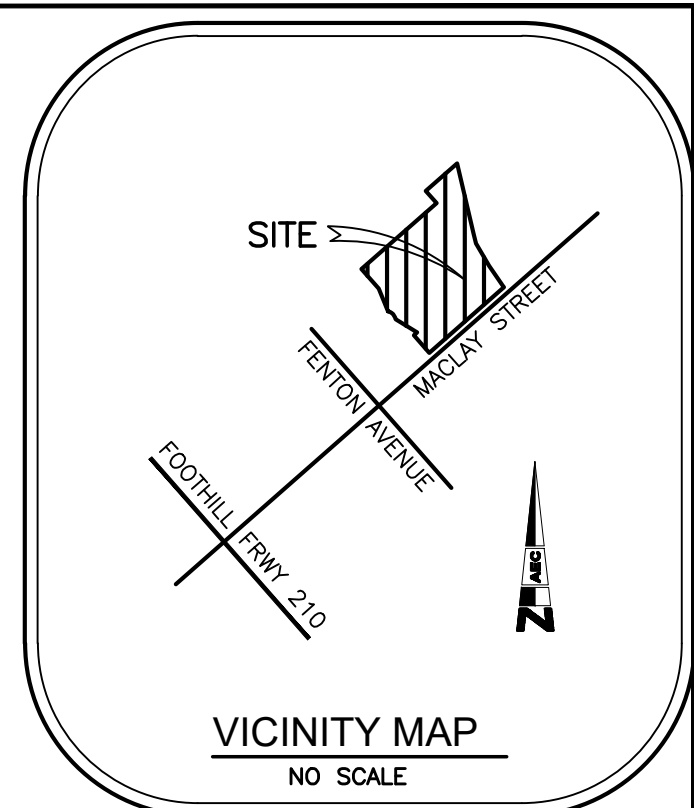
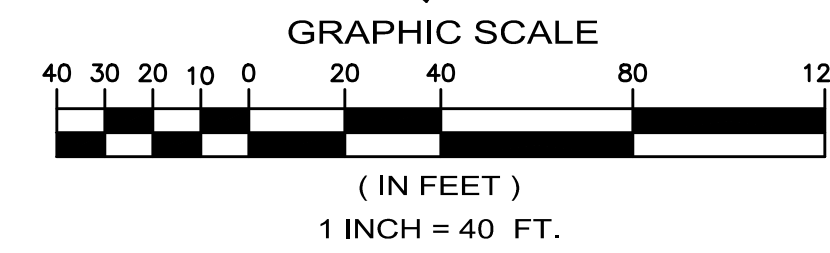
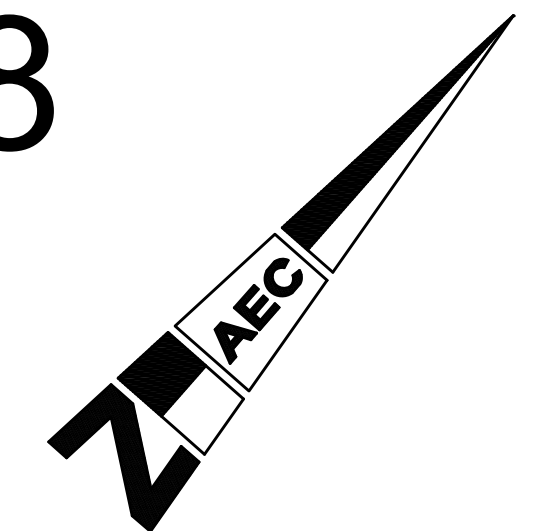


TENTATIVE PARCEL MAP NO. 084658

FINANCIAL PURPOSES

PORTION OF BLOCK 21 OF THE MACLAY RANCHO EX-MISSION DE SAN FERNANDO, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 37 PAGE 5, ET SEQ, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY



LEGEND	
4	FIRE HYDRANT
—	EDGE PAVEMENT
W	WATER VALVE
□	METER, PULL BOX
L	LOT LINE
—	CONCRETE
—	BLOCK WALL
—	WOOD FENCE
—	CHAINLINK FENCE
(OO)	EXISTING GRADE
AC	ASPHALT PAVEMENT
BS	BOTTOM OF STEP
BW	BACK OF WALK
CB	CATCH BASIN
CO	CLEAN OUT
EG	EDGE OF GUTTER
EP	EDGE OF PAVEMENT
FC	FINISHED CONCRETE
FF	FINISHED FLOOR
FL	FLOWLINE
FP	FIRE PLACE
FT	FOUNTAIN
FW	FRONT OF WALK
GB	GRADE BREAK
GI	GRATE INLET
GM	GAS METER
L	LOT LINE
NG	NATURAL GROUND
NO	NUMBER
PA	PLANTER AREA
PB	PULL BOX
PL	PROPERTY LINE
R/W	RIGHT OF WAY
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
TC	TOP OF CURB
TO	TOP OF GRATE
TS	TOP OF SLOPE
TS	TOP OF STEP
TW	TOP OF WALL
WM	WATER METER

EASEMENT NOTES

- THE FOLLOWING ITEMS WERE FOUND IN TITLE REPORT NO. 00365072-990-TEO-M41 DATED OCTOBER 31, 2022 BY FIDELITY NATIONAL TITLE COMPANY:
- NOTE: EXCEPTIONS 1-4 AND 10-14 ARE NOT SURVEY RELATED.
- AN EASEMENT FOR PIPE LINES, MANHOLES, SERVICE AND/OR DISTRIBUTING SYSTEM OR SYSTEMS OR CONNECTIONS, WITH NECESSARY OR CONVENIENT APPENDAGES, STRUCTURES AND EQUIPMENT FOR THE CONVEYANCE AND DISTRIBUTION OF WATER RECORDED IN BOOK 20259, PAGE 243, OFFICIAL RECORDS. A PORTION OF SAID EASEMENT WAS OUTLINED BY DOCUMENT RECORDED JULY 17, 1964 AS RECORDING NO. 1964-3669, OFFICIAL RECORDS. EASEMENT LIES WITHIN SURVEYED PROPERTY AND IS PLOTTED HEREON.
 - AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT BY WOLHI CORPORATION, TO THE CITY OF LOS ANGELES RECORDED JUNE 21, 1963 AS RECORDING NO. 1963-4306, BOOK M-1290, PAGE 833, OFFICIAL RECORDS. LIES WITHIN SURVEYED PROPERTY AND IS UNPLOTTABLE OF RECORD DESCRIPTION.
 - AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT BY WOLHI CORPORATION, TO THE CITY OF LOS ANGELES RECORDED JUNE 21, 1963 AS RECORDING NO. 1963-4307, OFFICIAL RECORDS. LIES WITHIN SURVEYED PROPERTY AND IS UNPLOTTABLE OF RECORD DESCRIPTION.
 - AN EASEMENT FOR PIPE LINES RECORDED JUNE 28, 1963 AS RECORDING NO. 1963-6970, IN BOOK D-2084, PAGE 874, OFFICIAL RECORDS. UNDERGROUND RADAR RESEARCH IDENTIFIES NO STRUCTURES WITHIN SAID EASEMENT. EASEMENT LIES WITHIN SURVEYED PROPERTY AND IS PLOTTED HEREON.
 - AN EASEMENT FOR PUBLIC STREET TO THE CITY OF LOS ANGELES, RECORDED MARCH 9, 2001 AS RECORDING NO. 2001-1883, OFFICIAL RECORDS. EASEMENT LIES WITHIN SURVEYED PROPERTY AND IS PLOTTED HEREON.
 - MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS EITHER HAZARDOUS, SUBSTANDARD OR A NUISANCE - ADJUDICATION PROCEEDINGS" DATED AUGUST 17, 2022 BY MACLAY INVESTMENTS, LLC & NIDAL B. AZZI RECORDED AUGUST 22, 2022 AS RECORDING NO. 2022-836131, OFFICIAL RECORDS. IS NOT SURVEY RELATED.

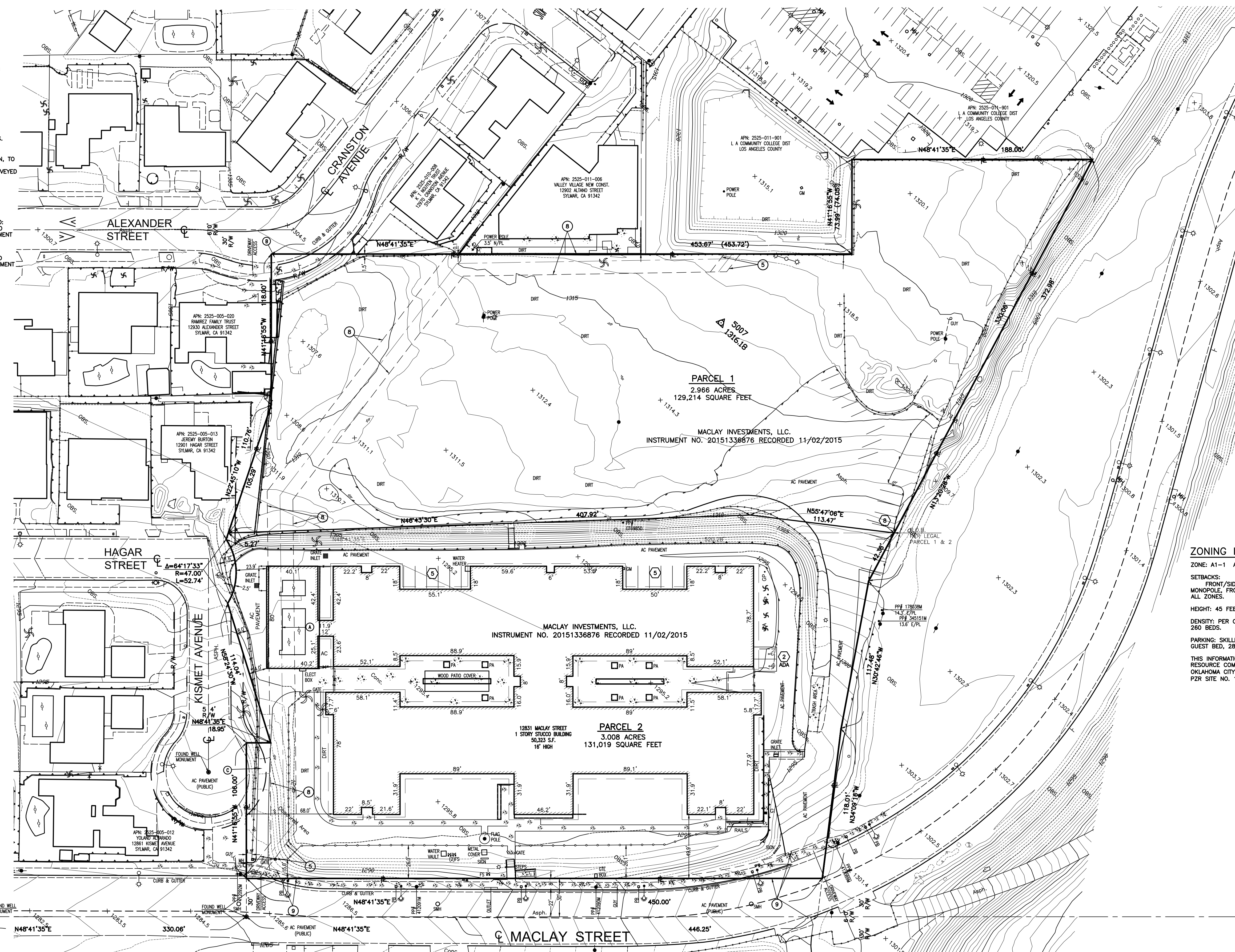
UTILITY STATEMENT

- ELECTRIC**
CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER
2633 ARTESIAN STREET - ROOM 250
LOS ANGELES, CA. 90031: (213) 367-2647
- GAS**
SOUTHERN CALIFORNIA GAS COMPANY 701 N. BULLIS ROAD
COMPTON, CA. 90221: (310) 687-2032
- WATER**
CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER
111 N. HOPE STREET - ROOM 1425 LOS ANGELES, CA.
90012: (213) 367-2130
- SEWER**
CITY OF LOS ANGELES BUREAU OF ENGINEERING 850 S.
SPRING STREET - STE 1100 LOS ANGELES, CA. 90012:
(213) 847-9543
- TELEPHONE**
PACIFIC TELEPHONE
3035 ANDRITA AVENUE - ROOM 201
LOS ANGELES, CA. 90065 : (323) 224-0524

THE EXISTENCE AND APPROXIMATE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE DETERMINED BY A SEARCH OF THE AVAILABLE PUBLIC RECORDS AND ABOVE GROUND OBSERVANCE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

GENERAL NOTES

- SURVEYOR HAS RELIED UPON INFORMATION SUPPLIED IN THE CURRENT TITLE REPORT BY CHICAGO TITLE COMPANY REPORT NO. 00060799-997-B55-AR DATED SEPTEMBER 7, 2016.
- ASSESSORS PARCEL NUMBER FOR THIS PROPERTY IS 2525-011-007.
- SITE HAS DIRECT ACCESS FROM MACLAY STREET, A PUBLIC RIGHT-OF-WAY.
- ALL EXISTING STRUCTURES TO BE PROTECTED. THERE IS NOT CONSTRUCTION REQUESTED WITH THIS SUBDIVISION.
- THIS IS A TWO LOT SUBDIVISION FROM 1 LOT A1-1 IN A AGRICULTURAL ZONE, PER CASE NO. CPC-2006-569-CPU, SKILLED NURSING CARE HOUSING FACILITY, FOR FINANCIAL PURPOSES ONLY.
- SITE UTILITIES ARE SERVED BY PUBLIC MEANS AND SERVICE IS AVAILABLE IN THE PUBLIC RIGHT OF WAY.
- THE OWNER OF SUBJECT PROPERTY DOES NOT OWN ANY CONTIGUOUS PROPERTY.
- THIS PLAN AND/OR DATA FILES INCLUDING ALL CONTENTS HEREON ARE FOR THE SOLE USES AND PARTIES INDICATED HEREON INCLUDING THEIR SUCCESSORS AND ASSIGNS. ANY DEVIATION OR MISUSES OF THIS PLAN AND/OR DATA FILES WITHOUT PRIOR WRITTEN AGREEMENTS BY ANACAL ENGINEERING IS PROHIBITED AND IS THE RESPONSIBILITY OF THE PARTIES USING SAID DRAWING AND/OR DATA FILES. UPON THE REUSE OF THIS PLAN AND/OR DATA FILES ANACAL ENGINEERING RELINQUISHES ALL RESPONSIBILITIES OF THE ACCURACY AND GENERAL CONTENT OF SAID PLAN AND/OR DATA FILES CONTAINED HEREIN.
- SEWER IS AVAILABLE TO THE SITE THROUGH PUBLIC RIGHT OF WAY.
- NO GEOLOGICAL HAZARDOUS AREA.
- SITE IS NOT IN LIQUEFACTION AREA.
- NO HAZARDOUS CONDITIONS EXIST ON THIS SITE BASED ON ZIMAS PARCEL PROFILE REPORT.
- UNDERGROUND LOCATORS HAVE VERIFIED ALL UNDERGROUND UTILITIES AND FIND NO STRUCTURES WITHIN THE EASEMENT DATED JUNE 28, 1963 AS RECORDING NO. 1963-6970, IN BOOK D-2084, PAGE 874, OFFICIAL RECORDS. NOTED AS PIPELINE EASEMENT.



LAND AREA

EXISTING LOT	260,233 SQUARE FEET
	5.974 ACRES
PROPOSED LOT 1	129,214 SQUARE FEET
	2.966 ACRES
PROPOSED LOT 2	131,019 SQUARE FEET
	3.008 ACRES

EXISTING PARKING COUNT

PARCEL 2 ONLY	
REGULAR STALLS	- 18
ADA STALLS	- 2
TOTAL STALLS	- 20

BENCH MARK

BENCH MARK NO. _____
DESCRIPTION: _____
ELEVATION: _____

BASIS OF BEARINGS

THE BASIS OF BEARINGS USED ON THIS SURVEY IS THE CENTERLINE OF MACLAY STREET BEARING NORTH 48°41'35" EAST AS SHOWN ON TRACT MAP NO. 23544 BOOK 647 PAGE 27 THROUGH 29 RECORDS OF SAID COUNTY.

FLOOD ZONE INFORMATION

ZONE: X
AREA OF MINIMAL FLOOD HAZARD

PANEL NO. 06037C 10756
DATED: JUNE 2, 2021

NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ZONING INFORMATION

ZONE: A1-1 AGRICULTURAL ZONE

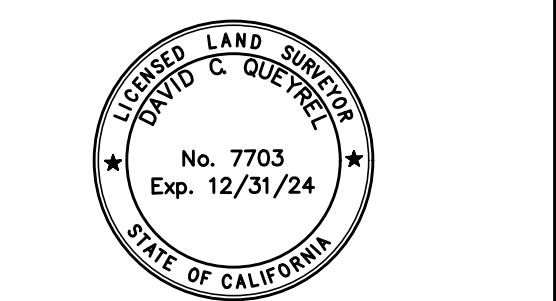
SETBACKS:
FRONT/SIDE/REAR = 20 PERCENT OF THE HEIGHT OF THE MONOPOLE, FROM ALL ABUTTING STREETS, RESIDENTIAL USES AND IN ALL ZONES.

HEIGHT: 45 FEET MAXIMUM

DENSITY: PER CASE NO. CPC-2006-569-CPU, MAXIMUM DENSITY IS 260 BEDS.

PARKING: SKILLED NURSING CARE HOUSING - 0.2 SPACES FOR EACH GUEST BED, 28 TOTAL SPACES REQUIRED.

THIS INFORMATION WAS OBTAINED FROM THE PLANNING & ZONING RESOURCE COMPANY, 1300 S. MERIDIAN AVENUE, SUITE 400, OKLAHOMA CITY, OKLAHOMA 73108. (405) 840-4344
PZR SITE NO. 167983-1 | DATED: 8/17/23



SURVEYOR
ANACAL ENGINEERING CO.
1211 N. TUSTIN AVENUE
ANAHEIM, CA. 92807
PH: 714-774-1763
ATTN: D.C. QUEYREL LS 7703

OWNER
MACLAY INVESTMENTS, LLC
12831 MACLAY STREET
LOS ANGELES, CA. 91342
ATTN: CHAIM RASKINS
PH: 818-445-6636

ANACAL ENGINEERING COMPANY
CIVIL ENGINEERING & LAND SURVEYING
1211 NORTH TUSTIN AVENUE ~ ANAHEIM, CALIFORNIA 92807
PHONE: (714) 774-1763 FAX: (714) 774-4690
E-MAIL ADDRESS: anacal@anacalengineering.com
WEB SITE: anacalengineering.com

PROJECT ENGINEER: ANACAL ENGINEERING COMPANY

DATE	1/22/25
SCALE	1" = 40'
DRAWN	G. A. C.
CHECKED	D. C. C.

TENTATIVE PARCEL MAP NO. 084658

MACKAY MENTAL HEALTH REHABILITATION CENTER

12831 MACLAY STREET

SHEET TITLE: PROJECT
SHEET NO. 1 OF 1

JOB NO. 24-0961PM
SYLMAR, CALIFORNIA