

LEGEND

Proposed Slope Easement Area 

Approximate Limits of Restricted Use Area 

LINE TABLE

L1	N00°20'03"E	40.00'
L2	N00°20'03"E	297.97'
L3	N27°19'54"E	30.00'

CURVE TABLE

C1	Δ=25°26'27"	L=146.53'	R=330.00'
C2	Δ=25°26'27"	L=146.53'	R=330.00'
C3	Δ=75°20'35"	L=57.86'	R=44.00'
C4	Δ=131°39'16"	L=101.10'	R=44.00'
C5	Δ=26°59'56"	L=41.47'	R=88.00'

Assessor Parcel Number:

3247-026-015

Legal Description:

THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 17 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILES IN THE DISTRICT LAND OFFICE SEPTEMBER 26, 1880 IN THE COUNTY RECORDER OF SAID COUNTY.

Owners:

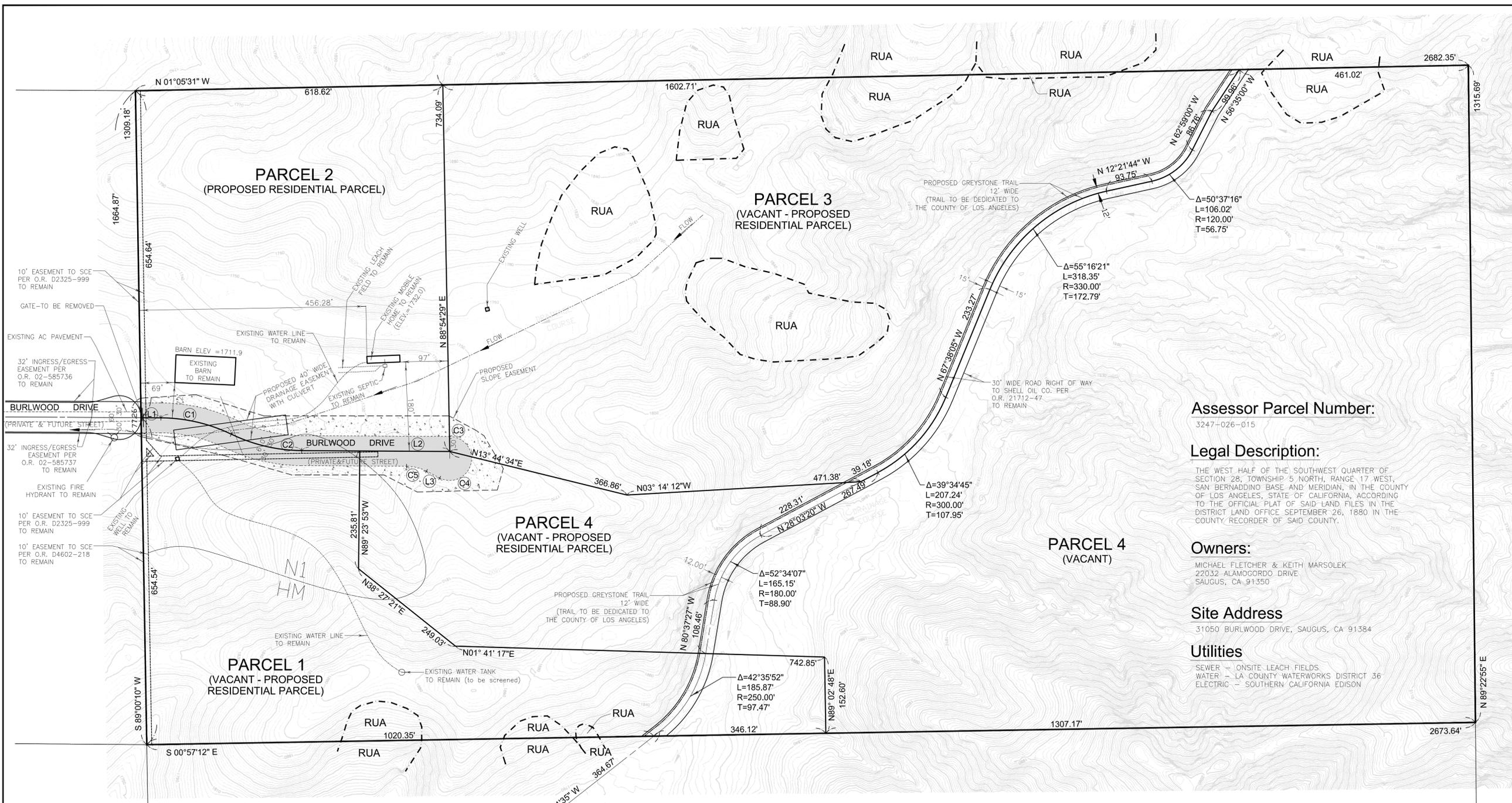
MICHAEL FLETCHER & KEITH MARSOLEK
22032 ALAMOGORDO DRIVE
SAUGUS, CA 91350

Site Address

31050 BURLWOOD DRIVE, SAUGUS, CA 91384

Utilities

SEWER - ONSITE LEACH FIELDS
WATER - LA COUNTY WATERWORKS DISTRICT 36
ELECTRIC - SOUTHERN CALIFORNIA EDISON



BENCHMARK: THE ELEVATION OF 1598.350 ON BENCHMARK NO. L 4568 (FC MON IN S EDGE CONC BASE OF F HYD 5M S/O C/L HASLEY CYN RD & 1.9K W/O ROMERO CYN RD 15.2M E/O END OF CO RD MKD (BM 142-22305-1972) 8.8M W/O PP) NAVD 1988 DATUM, 1995 ADJUSTMENT, AS SHOWN IN THE LOS ANGELES COUNTY PUBLIC WORKS BENCHMARKS.

NO BUILDING PERMITS WILL BE ISSUED FOR ANY PARCEL UNTIL THE HEALTH DEPARTMENT HAS APPROVED THE PRIVATE SEWER DISPOSAL SYSTEM. EACH LOT MUST HAVE A SEPARATE PRIVATE SEWER SYSTEM CONTAINED WITHIN ITS BOUNDARIES. PRIVATE SEWER SYSTEMS ARE INTENDED AS SEPTIC TANKS AND LEACH FIELDS.

IN LIEU OF ESTABLISHING THE FINAL SPECIFIC LOCATIONS OF STRUCTURES ON EACH PARCEL AT THIS TIME, THE OWNER, AT THE TIME OF ISSUANCE OF A GRADING OR BUILDING PERMIT, AGREES TO DEVELOP THE PROPERTY IN CONFORMANCE WITH THE COUNTY CODE AND OTHER APPROPRIATE ORDINANCES SUCH AS THE BUILDING CODE, PLUMBING CODE, GRADING ORDINANCE, HIGHWAY PERMIT ORDINANCE, MECHANICAL CODE, ZONING ORDINANCE, UNDERGROUNDING OF UTILITIES ORDINANCE, WATER ORDINANCE, SANITARY SEWER AND INDUSTRIAL WASTE ORDINANCE, ELECTRICAL CODE, AND FIRE CODE. IMPROVEMENTS AND OTHER REQUIREMENTS MAY BE IMPOSED PURSUANT TO SUCH CODES AND ORDINANCES.

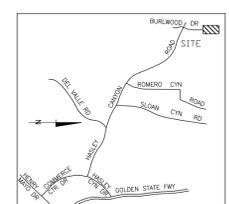
FURTHER DIVISION OF THIS PROPERTY BELOW 5 ACRES WILL REQUIRE STANDARD IMPROVEMENTS TO BE COMPLETED AS A CONDITION OF APPROVAL. THE IMPROVEMENTS WILL INCLUDE BUT NOT BE LIMITED TO PROVIDING ACCESS, INSTALLATION OF WATER MAINS, APPURTENANCES AND FIRE HYDRANTS, CONFORMANCE TO STANDARD LOS ANGELES COUNTY DEVELOPMENT STANDARDS. (SECTION 21.32.060)

RESIDENTIAL PAD ELEVATIONS MUST NOT EXCEED ELEVATION 1808 WITHOUT AN APPROVAL FROM L.A. COUNTY WATERWORKS DISTRICT 36 OR L.A. COUNTY FIRE DEPARTMENT, HEALTH DEPARTMENT, AND PUBLIC WORKS PERMISSION TO CONSTRUCT PRIVATE WATER WELLS.

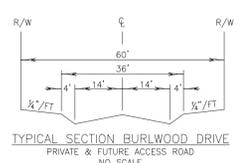
PARCEL AREAS

PARCEL #	(GROSS) SQ. FT.	/ ACRES	(NET) SQ. FT.	/ ACRES
1	442,576.1	10.16	415,554.2	9.54
2	438,198.9	10.06	399,546.7	9.17
3	959,868.2	22.04	936,981.7	21.51
4	1,674,001.6	38.43	1,622,629.0	37.25
TOTAL	3,514,644.8	80.69	3,374,711.6	77.47

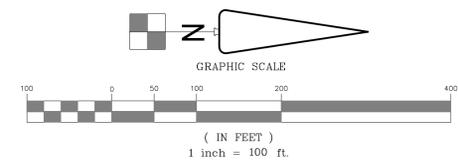
*NOTE: NET = GROSS LESS PROPOSED SLOPE, ROAD EASEMENT & SHELL ROAD EASEMENT



VICINITY MAP
NO SCALE



TYPICAL SECTION BURLWOOD DRIVE
PRIVATE & FUTURE ACCESS ROAD
NO SCALE



ZONING: A-2-2 (PRESENT AND PROPOSED- PLEASE REVIEW UNDER PREVIOUS SANTA CLARITA VALLEY AREA PLAN)

THERE ARE NO OAK TREES ON THE PROPERTY.

ALL EASEMENTS PER TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED AUGUST 18, 2006, PLOTTED, WITH THE EXCEPTION OF:

O.R. 02-585735 - INGRESS/EGRESS EASEMENT IS BLANKET IN NATURE AND NOT SPECIFICALLY DEFINED.

O.R. 03-2251295 - OFFSITE GRADING AND DRAINAGE COVENANTS GIVING PERMISSION TO GRADE A 5:1 CUT SLOPE ACROSS A PORTION OF PROPOSED PARCEL 1.

RESTRICTED USE AREAS (RUA'S) AND PROPOSED LEACH FIELD LOCATIONS ARE PER GEOTECHNICAL REPORT BY AGI GEOTECHNICAL, INC., DATED MAY 5, 2008 AND REPORT DATED OCTOBER 17, 2011.

Hahn and Associates, Inc.
26074 Avenue Hall, Suite 2
Santa Clarita, CA 91355
(661) 775-9500



Tentative Parcel Map No. 069961

MINOR LAND DIVISION
TENTATIVE PARCEL MAP NUMBER 069961
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE: November 18, 2015
SCALE: 1"=100'

BRANDON M. HAHN, PLS 7582
HAHN JOB NO: 0023-13-021
SHEET 1 OF 1 SHEETS