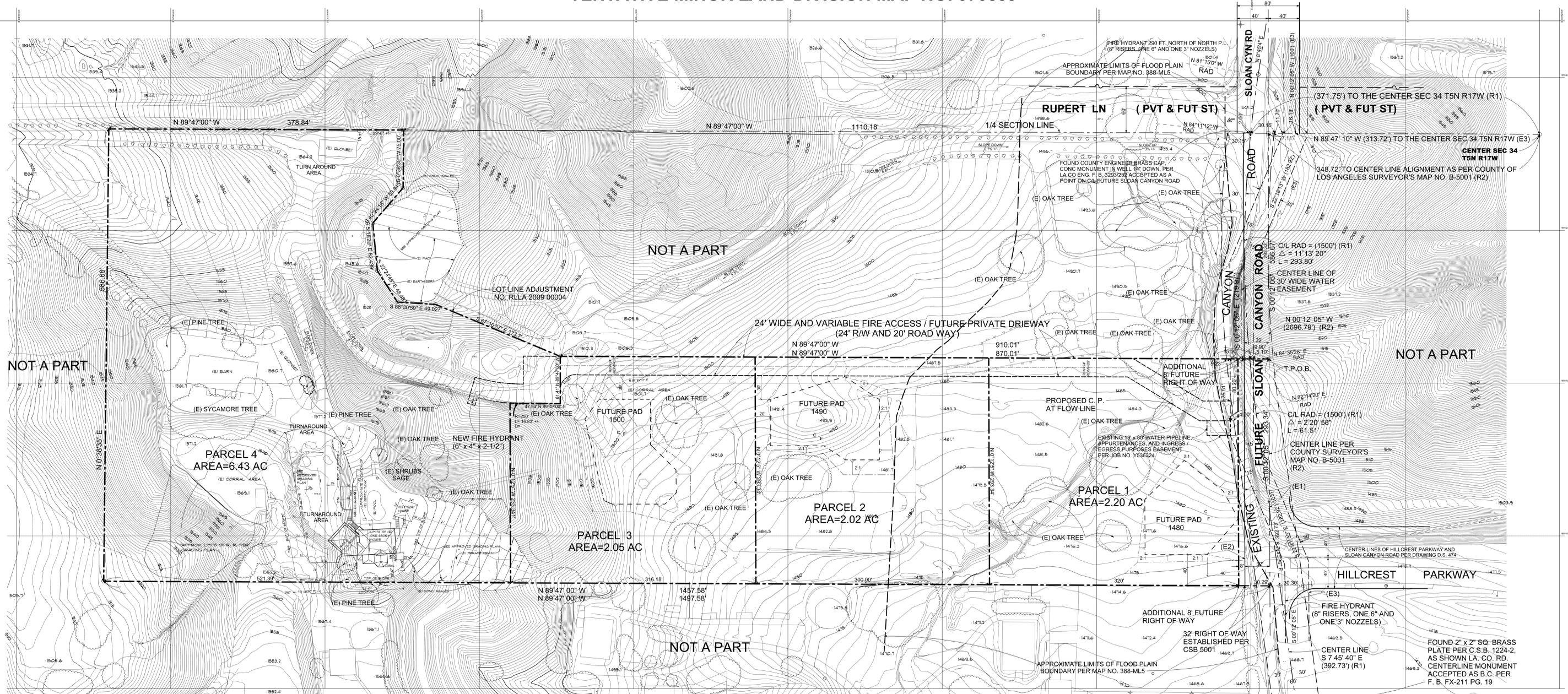


# TENTATIVE MINOR LAND DIVISION MAP NO. 070839



**LEGEND:**

(R1)	COUNTY SURVEYOR'S MAP NO. B-1224-2
(R2)	COUNTY SURVEYOR'S MAP NO. B-5001
P.O.C.	POINT OF COMMENCING
T.P.O.B.	TRUE POINT OF BEGINNING
WA	EASEMENT FOR WATER PIPELINES, APPURTENANCES, AND INGRESS & EGRESS PURPOSES.
(E1)	COUNTY OF LOS ANGELES, HOLDER OF AN IRREVOCABLE OFFER TO DEDICATE AND GRANT OF EASEMENT FOR PUBLIC ROAD AND HIGHWAY PURPOSES, PART B, PER DOCUMENT NO. 92-1481983, RECORDED ON 8/11/1992, OF OFFICIAL RECORDS.
(E2)	COUNTY OF LOS ANGELES, HOLDER OF THE RIGHT TO RESTRICT ACCESS, PER DOCUMENT NO. 92-1481985, RECORDED ON 8/11/1992, OF OFFICIAL RECORDS.
(E3)	COUNTY OF LOS ANGELES, HOLDER OF AN EASEMENT FOR WATER LINE AND APPURTENANT STRUCTURES, PARCEL 6-106 PER EASEMENT RECORDED ON 9/04/1989, AS INSTRUMENT NO. 2349, OF OFFICIAL RECORDS.

**LEGAL DESCRIPTION OF EXISTING PARCEL:**

THAT PORTION OF THE SOUTHERLY 293.33 FEET AND PORTION OF NORTHERLY 293.33 FEET OF SOUTHWEST QUARTER OF SECTION 34 TOWNSHIP 5 NORTH, RANGE 17 WEST SAN BERNARDINO MERIDIAN, AND PARCEL 2 OF LOT LINE ADJUSTMENT NO. RLLA 2009 00004, RECORDED DOCUMENT NO. 200914848 IN RECORDERS OFFICE OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS.

**BEGINNING AT THE CENTER OF SAID SECTION 34;**  
THENCE ALONG NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION, N89°47'00" W, 348.72 FEET TO THE CENTER LINE OF SLOAN CANYON ROAD AS SHOWN ON THE COUNTY SURVEYOR'S MAP NO. B-5001 SHEET 5, THENCE ALONG CENTER LINE OF SLOAN CANYON ROAD, S 00°12'05" E, 586.67 FEET THE TRUE POINT OF BEGINNING.  
THENCE CONTINUING ALONG SAID SOUTHERLY LINE, N 89°47'00" W, 1497.58 FEET  
THENCE N 00°38'35" E, 586.67 FEET  
THENCE S 89°47'00" E, 379.84 FEET  
THENCE S 00°38'35" W, 75.00 FEET  
THENCE S 40°24'16" W, 59.95 FEET  
THENCE S 05°18'20" E, 62.44 FEET  
THENCE S 32°24'48" E, 48.48 FEET  
THENCE S 86°30'59" E, 49.03 FEET  
THENCE S 87°10'57" E, 173.70 FEET  
THENCE S 89°47'00" E, 910.10 FEET  
THENCE ALONG CENTER LINE OF SLOAN CANYON ROAD AS SHOWN ON THE COUNTY SURVEYOR'S MAP NO. B-5001 SHEET 5, S 00°12'05" E, 293.34 FEET TO THE TRUE POINT OF BEGINNING.

**AREA:**

EXISTING PARCEL	= 12.70 +/- AC	EXISTING SINGLE FAMILY RESIDENCE PER ASSESSOR'S MAP
PROPOSED PARCEL 1	= 2.20 +/- AC	VACANT
PROPOSED PARCEL 2	= 2.02 +/- AC	VACANT
PROPOSED PARCEL 3	= 2.05 +/- AC	VACANT
PROPOSED PARCEL 4	= 6.43 +/- AC	EXISTING SINGLE FAMILY RESIDENCE 30469 SLOAN CANYON ROAD CASTAIC, CA 91384 (TO REMAIN)

**ZONE:** PRESENT AND PROPOSED ZONING: A-2-2 (NO CHANGE)

**CITY AND COMMUNITY:** SANTA CLARITA VALLEY

**COMMUNITY STANDARDS DISTRICT (CSD):** CASTAIC AREA CSD

**CSD AREA SPECIFIC BOUNDARY:** HASLEY CANYON AREA

**ZONE DISTRICT (ZD):** CASTAIC CANYON

**SUPERVISORIAL DISTRICT:** 5th

**THOMAS GUIDE PAGE AND GRID:** 4459 D2

**TOWNSHIP AND RANGE:** 05N 17W SECTION 34

**USGS QUAD STREET GRID:** VAL VERDE

**OAK TREES ON SITE, AS SHOWN ON THE PLAN**

**ALL EXISTING STRUCTURES TO REMAIN**

**SEWER/WASTE BY ON-SITE PRIVATE DISPOSAL FOR EACH LOT**

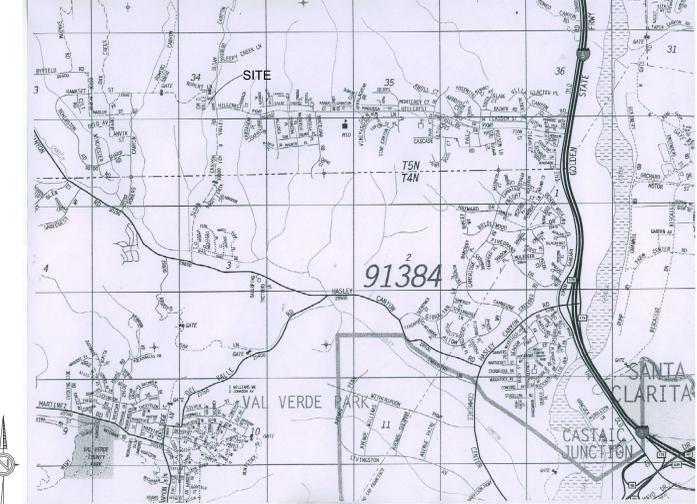
**AREA / OPEN SPACE:**

EXISTING PARCEL	= 12.44 +/- AC	EXISTING SINGLE FAMILY RESIDENCE			
PROPOSED PARCEL 1	2.15 +/- AC	VACANT	SINGLE FAM. HOUSE	0.25 +/- AC	88%
PROPOSED PARCEL 2	2.02 +/- AC	VACANT	SINGLE FAM. HOUSE	0.26 +/- AC	87%
PROPOSED PARCEL 3	2.05 +/- AC	VACANT	SINGLE FAM. HOUSE	0.26 +/- AC	87%
PROPOSED PARCEL 4	6.22 +/- AC	EXISTING SINGLE FAMILY RESIDENCE/ BARN QUONSET (TO REMAIN)	EXIST. PADS	0.93 +/- AC	85%

**AVERAGE OPEN SPACE AREA** 87% > 70% FOR NON-URBAN AREAS

**EXISTING GRADING PERMIT NO. GR060210001 (PARCEL 4)**

**FUTURE GRADING (PARCELS 1, 2 AND 3):** REF. TENTATIVE MAP NO. 070839  
CUT: 1880 +/- C.Y. FILL: 1880 +/- C.Y. GRADING WILL BALANCE ON SITE



**OWNER / APPLICANT:**  
DUANE E. POTTS AND KATHLEEN C. POTTS  
30415 SLOAN CANYON ROAD CASTAIC, CA 91384  
(661) 257-2773

**SURVEY BY:**  
ACCURATE SURVEYS  
POST OFFICE BOX 220249, SANTA CLARITA, CA 91322-0249  
TEL: (661) 253-1115 FAX: (661) 253-2612  
STEVEN W. PREECE, PLS NO. 4318

**PREPARED BY:**  
D.K. ENGINEERING, INC.  
27727 N. SPANDAU DR. SANTA CLARITA, CA 91350  
TEL: (661) 296-8986 FAX: (661) 296-8702  
DON KHALIGHI, R.C.E. 42375

**BASIS OF BEARINGS:**  
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N 89°47'00" E BEING THE C/L OF SLOAN CANYON ROAD AS SHOWN ON COUNTY SURVEYOR'S MAP NO. B-1224-2

**FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION.**

**BUILDING ADDRESS NUMBERS SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL BE MINIMUM 3 INCHES HIGH, 1 INCH WIDE WITH A 3/8 INCH STROKE. FOR BUILDINGS SET BACK MORE THAN 150 FEET FROM STREET, THE NUMBERS SHALL BE MINIMUM 5 INCH HIGH, 2 INCHES WIDE WITH A 1/2 INCH STROKE.**

**VICINITY MAP**  
N.T.S.

**TENTATIVE MINOR LAND DIVISION**  
**MAP NUMBER ( 070839)**  
REVISED 2/15/2013 D.K.