"MINOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP NO. 071800
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA"

DEPT OF REGIONAL PLANNING
PM071800 EXHIBIT
22 MAY 2013

TITLE REPORT NOTES

EASEMENTS SHOWN ON THIS TENTATIVE MAP ARE FROM FIRST AMERICAN TITLE COMPANY. TITLE POLICY # 3424812 (29) DATED JANUARY 13, 2012

(3) AN EASEMENT IN FAVOR OF THE COUNTY OF LOS ANGELES FOR SANITARY SEWERS AND INCIDENTAL PURPOSES PER PARCEL MAP NO. 20685–01 M.B. 327 PAGES 21 TO 31 INCLUSIVE OF PARCEL MAPS. SAID EASEMENT IS TO REMAIN.

(4) AN EASEMENT IN FAVOR OF THE COUNTY OF LOS ANGELES FOR COVERED STORM DRAIN, APPURTENANT STRUCTURES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES PER PARCEL MAP NO. 20685–01 M.B. 327 PAGES 21 TO 31 INCLUSIVE OF PARCEL MAPS. SAID EASEMENT IS TO REMAIN.

(5) AN EASEMENT IN FAVOR OF THE COUNTY OF LOS ANGELES FOR RIDING AND HIKING PURPOSES (HASLEY CANYON TRAIL) AND INCIDENTAL PURPOSES PER PARCEL MAP NO. 20685–01 M.B. 327 PAGES 21 TO 31 INCLUSIVE OF PARCEL MAPS. SAID EASEMENT IS TO REMAIN.

(6) AN EASEMENT IN FAVOR OF THE COUNTY OF LOS ANGELES FOR AIRSPACE PURPOSES PER PARCEL MAP NO. 20685–01 M.B. 327 PAGES 21 TO 31 INCLUSIVE OF PARCEL MAPS. SAID EASEMENT IS TO REMAIN.

(7) EASEMENT FOR PRIVATE DRIVEWAY AND FIRELANE AND INCIDENTAL PURPOSES PER PARCEL MAP NO. 20685–01 M.B. 327 PAGES 21 TO 31 INCLUSIVE OF PARCEL MAPS. SAID EASEMENT IS TO REMAIN.

(9) AN EASEMENT IN FAVOR OF THE VALENCIA WATER COMPANY FOR WATERLINES AND INCIDENTAL PURPOSES RECORDED JANUARY 21, 2005 AS INSTRUMENT NO. 05–0154246 OF OFFICIAL RECORDS. SAID EASEMENT IS TO REMAIN.

(11) COVENANT, CONDITIONS, AND RESTRICTIONS AND EASEMENTS IN A DOCUMENT RECORDED DECEMBER 17, 2007 AS INSTRUMENT NO. 20072766149 OF OFFICIAL RECORDS.
SAID EASEMENT IS BLANKET IN NATURE AND IS TO REMAIN.

(12) AN EASEMENT IN FAVOR OF 28602 HASLEY LLC. AND 28610 HASLEY LLC. FOR PARKING, DRAINAGE, DRIVEWAY, UTILITY AND INCIDENTAL PURPOSES RECORDED JULY 02, 2010 AS INSTRUMENT NO. 20100909470 OF OFFICIAL RECORDS. SAID EASEMENT IS TO REMAIN.

(19) AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS, COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES RECORDED MAY 04, 2011 AS INSTRUMENT NO. 20110641120 OF OFFICIAL RECORDS. SAID EASEMENT IS TO REMAIN.

CURVE TABLE			
No.	DELTA	R	L
C1	58°02'27"	450.00'	455.85'
C2	21°31'42"	450.00'	169.08'
C3	36°30'45"	450.00'	286.77'
C4	19°16'22"	450.00'	151.37'
C5	16°32'32"	450.00'	129.92'
C6	2°43'50"	450.00'	21.45

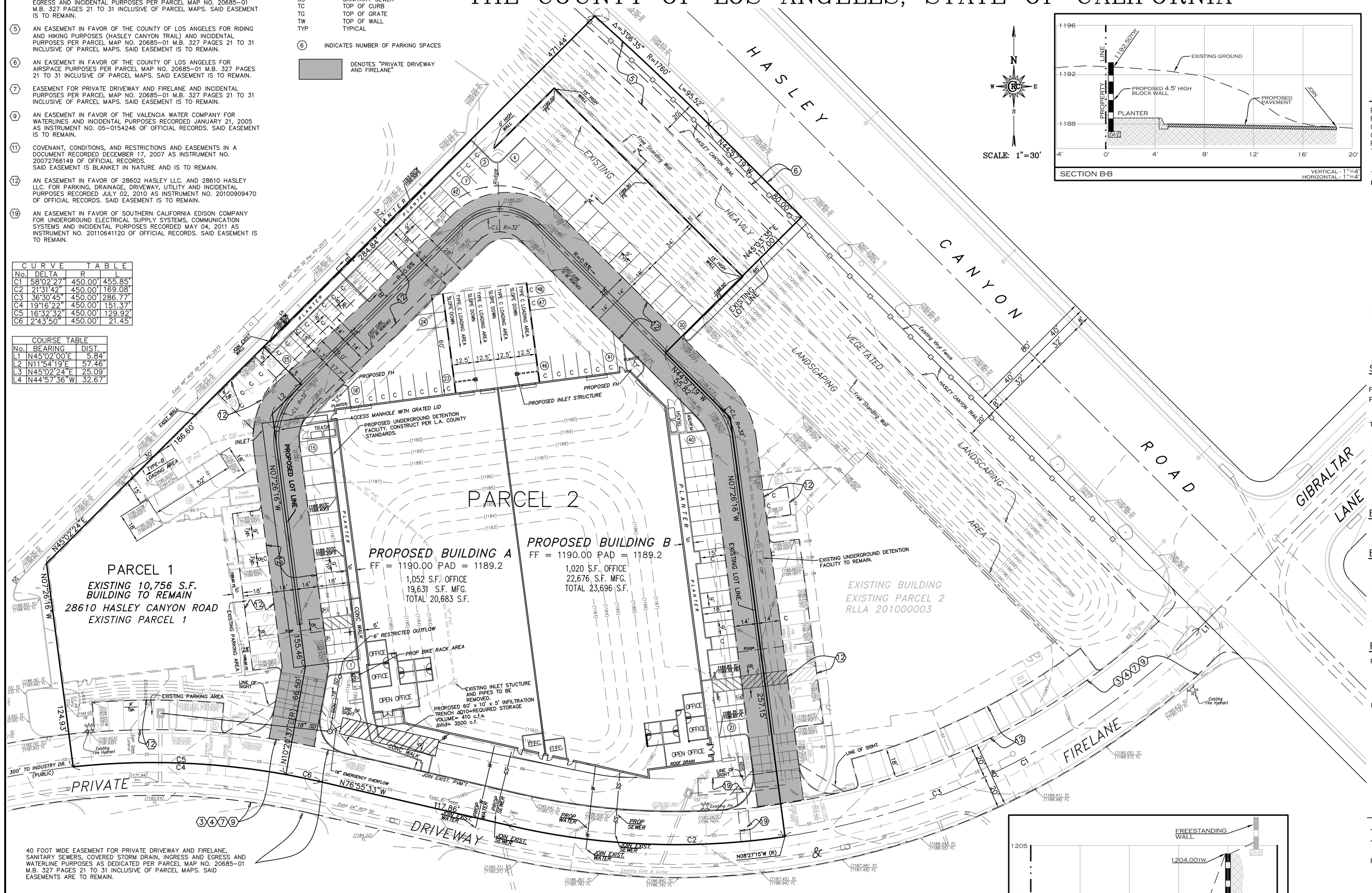
COURSE TABLE		
No.	BEARING	DIST.
L1	N45°02'00"E	5.84'
L2	N11°54'19"E	57.46'
L3	N45°02'24"E	25.09'
L4	N44°57'36"W	32.67'

LEGEND

BLDG	BUILDING
C	COMPACT PARKING STALL
FH	FIRE HYDRANT
FL	FLOWLINE
FS	FINISH SURFACE
INV	INVERT
(R)	RADIAL
SD	STORM DRAIN
SMH	SEWER MANHOLE
SS	SANITARY SEWER
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TOP OF WALL
TYP	TYPICAL

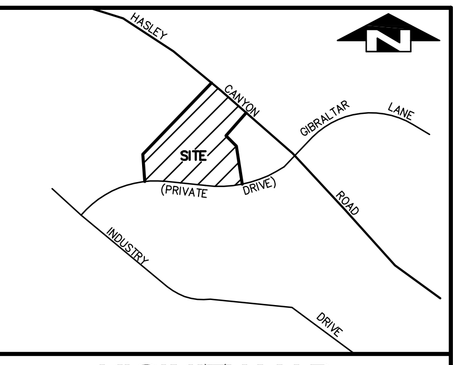
(6) INDICATES NUMBER OF PARKING SPACES

DENOTES "PRIVATE DRIVEWAY AND FIRELANE"



SCALE: 1"=30'

SECTION B-B
VERTICAL - 1"=4'
HORIZONTAL - 1"=4'



VICINITY MAP

LEGAL DESCRIPTION:

PARCEL 1 OF LOT LINE ADJUSTMENT NO. RLLA 201000003 RECORDED MARCH 01, 2010 AS INSTRUMENT NO. 20100272083 OF OFFICIAL RECORDS, BEING PORTIONS OF PARCELS 12 AND 13 OF PARCEL MAP 20685–01, AS PER MAP FILED IN BOOK 327 PAGES 21 TO 31 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SITE SUMMARY

PROPERTY OWNER: 28610 HASLEY LLC, A CALIFORNIA LIMITED LIABILITY CO.
4525 RESEDA BLVD.
TARZANA CA. 91356

PROJECT ADDRESS: 28610 HASLEY CYN RD.
SANTA CLARITA CA. 91384

ASSESSOR'S PARCEL NO: 2866–060–073

ZONING:
EXISTING M–1.5 DP
PROPOSED M–1.5 DP

SANTA CLARITA VALLEY AREA PLAN
CASTAIC COMMUNITY STD. DISTRICT
EXISTING AND PROPOSED LAND USE: M (INDUSTRY) AND W (WATERSHED)

TOTAL SITE AREA: 143,592 S.F. (3.30 AC.)

EXISTING AND PROPOSED USE: MANUFACTURING / INDUSTRIAL

EXISTING AND PROPOSED DRAINAGE DEVISES WILL BE MAINTAINED BY OWNER

GRADING QUANITIES
CUT = 2,450 CUBIC YARDS
FILL = 2,200 CUBIC YARDS
IMPORT = BALANCE ON SITE

SITE AREAS:

	GROSS	NET
PARCEL 1	28,063 S.F. 0.64 AC.	22,330 S.F. 0.51 AC.
PARCEL 2	115,529 S.F. 2.65 AC.	90,481 S.F. 2.07 AC.
TOTAL	143,592 S.F. 3.29 AC.	112,811 S.F.. 1.58 AC.

SITE PAVING AREA =	62,937 S.F. (43.8%)
TOTAL LANDSCAPE AREA =	22,609 S.F. (15.7%)
PARKING AREA =	19,676 S.F. (13.7%)
PARKING LANDSCAPING AREA =	3,093 S.F. (15.7%)

BUILDING NOTES:

PROPOSED BUILDING USE: MANUFACTURING

BUILDING AREAS:

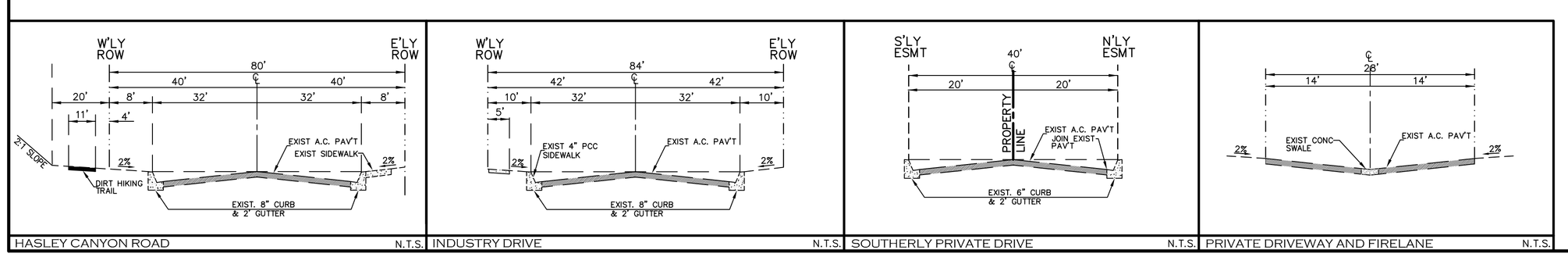
EXISTING BLDG. (PROP. PARCEL 1)	10,756 S.F.
PROPOSED PARCEL 2	
PROPOSED BUILDING A	20,683 S.F.
PROPOSED BUILDING B	23,696 S.F.
TOTAL FLOOR AREA =	55,135 S.F.

PARKING:

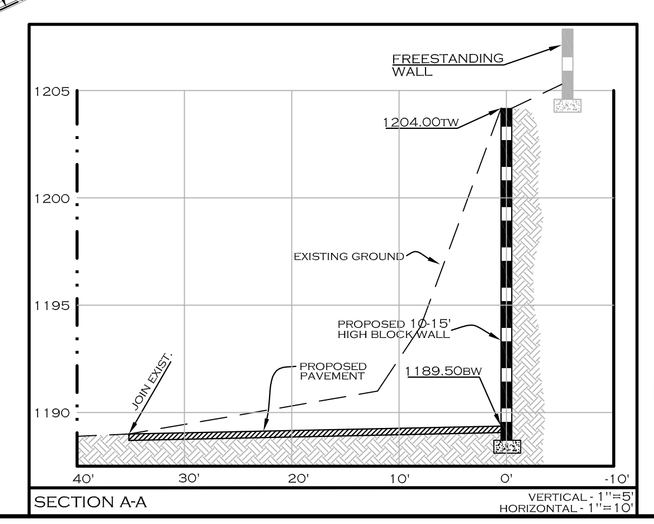
PARCEL 1	
COMPACT SPACES	6
STANDARD SPACES	17
HANDICAP SPACES	2
TOTAL PROVIDED	25
	22 REQUIRED
PARCEL 2	
BUILDING A	
COMPACT SPACES	16
STANDARD SPACES	24
HANDICAP SPACES	2
TOTAL PROVIDED	42
TOTAL REQUIRED	42 REQUIRED
BUILDING B	
COMPACT SPACES	13
STANDARD SPACES	33
HANDICAP SPACES	2
TOTAL PROVIDED	48
TOTAL REQUIRED	48 REQUIRED

TOTAL PARKING PROVIDED =	115 STALLS
TOTAL PARKING REQUIRED =	112 STALLS

PARKING NOTE: WHEEL STOPS TO BE PLACED WHERE REQUIRED AS PER CURRENT CODE.



HASLEY CANYON ROAD N.T.S. | INDUSTRY DRIVE N.T.S. | SOUTHERLY PRIVATE DRIVE N.T.S. | PRIVATE DRIVEWAY AND FIRELANE N.T.S.



SECTION A-A
VERTICAL - 1"=5'
HORIZONTAL - 1"=10'

LICENSED LAND SURVEYOR
RONALD N. KOESTER
NO. 5930
STATE OF CALIFORNIA

CSD EXHIBIT "A"

PLANS PREPARED UNDER THE DIRECTION OF

10 MAY 13

RON KOESTER LS 5930 EXP. 12–31–14 DATE

REVISIONS | DATE

VESTING TENTATIVE PARCEL MAP No. 071800 "A"
CSD EXHIBIT "A"
CRC 2651
SHEET 1 OF 1 SHEETS

PREPARED FOR
28610 HASLEY LLC.
4525 RESEDA BLVD.
TARZANA, CA
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27600 Bouquet Canyon Road Suite 200 Santa Clarita Ca. 91350
Telephone (661) 297–2336 FAX (661) 297–2331