

PREVIOUSLY SUBMITTED AS  
TENTATIVE TRACT #71169.

# TENTATIVE PARCEL MAP NO. 73439 COUNTY OF LOS ANGELES

RECEIVED  
DEPT OF REGIONAL PLANNING  
PM073439 TENTATIVE  
DATE: 17 FEB 2015

**SURVEYOR'S NOTES:**

- LEGAL OWNER OF PROPERTY:  
MR. ALLEN COPELAND  
39767 BOUQUET CANYON ROAD  
LEONA VALLEY, CA 93551  
PHONE: (661) 400-4074  
FAX: (661) 270-9631
- AREA: 2562990 S.F. OR 58.84 ACRES
- EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL  
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
- EXISTING AND PROPOSED ZONING: A-2-2
- NUMBER OF PROPOSED LOTS: 4 LOTS PLUS A REMAINDER
- MAXIMUM HEIGHT LIMIT: 35 FT. FOR RESIDENTIAL USES
- MINIMUM REQUIRED PARKING: 2 COVERED SPACES PER SINGLE FAMILY RESIDENCE
- STANDARD YARD REQUIREMENTS:  
FRONT YARD: 20 FEET  
REAR YARD: 15 FEET OR 20% OF AVERAGE DEPTH OF SHALLOW LOT, BUT NOT LESS THAN 10 FEET.  
SIDE YARDS: INTERIOR LOT: 5 FEET OR 10% OF AVERAGE WIDTH OF NARROW LOT, BUT NOT LESS THAN 3 FEET.  
CORNER LOT: 5 FEET EXCEPT ON REVERSED CORNER LOT, WHICH IS 10 FEET.
- FURTHER DIVISION OF THIS PROPERTY TO LOT SIZES BELOW 5 ACRES WILL REQUIRE STANDARD IMPROVEMENTS BE COMPLETED AS A CONDITION OF APPROVAL.
- ASSESSOR PARCEL NUMBERS: 3205-004-012
- OPEN SPACE BETWEEN EACH LOT SHALL BE MAINTAINED BY PROPERTY OWNER PER LA CO. FIRE DEPT. REQUIREMENTS FOR BRUSH CLEARANCE.
- BOUNDARY IS BASED ON RECORD DATA
- THERE IS AN EXISTING HOUSE ON THIS SITE
- THIS PROPERTY DOES NOT FALL INTO AN ALQUIST-PRIOLO SPECIAL STUDIES ZONE
- THIS PROPERTY LIES WITHIN THE BOUNDARY OF THE LEONA VALLEY COMMUNITY STANDARDS DISTRICT
- INDIVIDUAL ON-SITE SEPTIC SYSTEM WILL BE USED FOR SEWER SERVICE
- THE EXTERIOR BOUNDARY LINES OF THE LAND BEING SUBDIVIDED WILL BE MONUMENTED BEFORE THE FINAL MAP IS RECORDED

**EASEMENTS:**

- AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT FOR PUBLIC STREET, ROAD OR HIGHWAY PURPOSES, RECORDED NOVEMBER 21, 1974 AS INSTRUMENT NO. 2973, IN BOOK D6482 PAGE 286 OFFICIAL RECORDS.
- EASEMENT FOR SLOPE PURPOSES RECORDED NOVEMBER 21, 1974 AS INSTRUMENT NO. 2974 IN BOOK D6481 PAGE 289 OFFICIAL RECORDS.
- EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 28, 1975 AS INSTRUMENT NO. 680, IN BOOK D6540 PAGE 932, OF OFFICIAL RECORDS.
- EASEMENT FOR INGRESS/EGRESS RECORDED FEBRUARY 22, 1999 AS INSTRUMENT NO. 99-0280322, OF OFFICIAL RECORDS
- 10' EASEMENT FOR UNDERGROUND PIPELINE GRANTED TO ALLAN AND VALERIE COPELAND TRUSTEES OF THE COPELAND 1994 TRUST BY AN AGREEMENT RECORDED FEBRUARY 22, 1999, AS INSTRUMENTS NO. 99-0280323, OF OFFICIAL RECORDS.
- EASEMENT FOR INGRESS/EGRESS RECORDED FEBRUARY 22, 1999 AS INSTRUMENT NO. 99-0280324, OF OFFICIAL RECORDS
- 10' EASEMENT FOR UNDERGROUND PIPELINE GRANTED TO ALLAN AND VALERIE COPELAND TRUSTEES OF THE COPELAND 1994 TRUST BY AN AGREEMENT RECORDED FEBRUARY 22, 1999, AS INSTRUMENT NO. 99-0280325, OF OFFICIAL RECORDS.

**LEGAL DESCRIPTION:**

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  
PARCEL 2 OF PARCEL MAP NO. 4607, OF WHICH PARCEL MAP NO. 4607, OF WHICH PARCEL MAP WAS FILED IN BOOK 56 PAGES 24 AND 25 OF PARCEL MAPS, ON NOVEMBER 21, 1974 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
EXCEPT THEREFROM AN UNDIVIDED ONE-THIRD (1/3) INTEREST IN THAT PORTION OF SAID PROPERTY, INCLUDING ALL OIL, GAS AND OTHER HYDROCARBONS AND ALL OTHER MINERALS OF WHATSOEVER NATURE, LYING BELOW A DEPTH OF FIVE HUNDRED (500) FEET, MEASURED VERTICALLY FROM THE CONTOUR OF THE SURFACE THEREOF; PROVIDED, HOWEVER, THAT GRANTOR, ITS SUCCESSORS, AND ASSIGNS, SHALL NOT HAVE THE RIGHT FOR ANY PURPOSE WHATSOEVER TO ENTER UPON, INTO, OR THROUGH THE SURFACE OF SAID PROPERTY GRANTED HEREIN OR ANY PART THEREOF, LYING BETWEEN SAID SURFACE AND FIVE HUNDRED (500) FEET BELOW THE SURFACE, AS RESERVED BY DEED RECORDED JULY 5, 1978 AS INSTRUMENT NO. 78-725952, OFFICIAL RECORDS.

ASSESSORS PARCEL NUMBER: 3205-004-012

**UTILITIES:**

- POWER UTILITY - SOUTHERN CALIF. EDISON  
(661)726-5697 P.O. BOX 4349  
42060 10TH STREET WEST  
LANCASTER, CA 93534
- GAS UTILITY - PROPANE
- TELEPHONE - SBC  
(661)266-3207 2655 EAST AVENUE Q  
PALMDALE, CA 93550
- WATER UTILITY - CALIFORNIA WATER SERVICE COMPANY  
(661)947-4111 5015 WEST AVENUE L-14, UNIT 2  
QUARTZ HILL, CA 93536  
(661) 943-9001
- CABLE - TIME WARNER CABLE  
(661)947-2810 41551 10TH STREET WEST  
PALMDALE, CA 93551
- SEWER UTILITY - PROPOSED SEPTIC SYSTEM

**BASIS OF BEARINGS:**

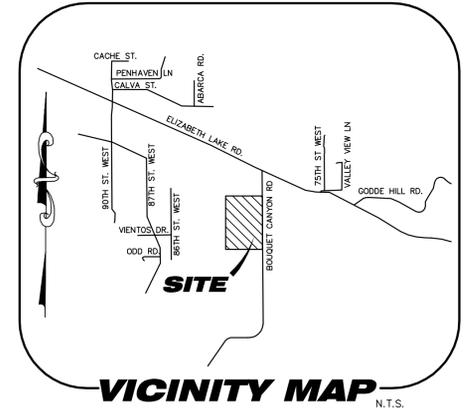
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N00°24'05"W THE CENTERLINE OF BOUQUET CANYON ROAD AS SHOWN ON PARCEL MAP NO. 4607 RECORDED IN BOOK 56 PAGES 24-25 OF PARCEL MAPS, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

**FLOOD HAZARD NOTE:**

THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF LOS ANGELES, CA, COMMUNITY-PANEL NUMBER 06037C0635F, EFFECTIVE DATE SEPTEMBER, 26, 2008: ZONE X ARE AREAS OF 0.2% ANNUAL CHANCE OF FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FORM 1% ANNUAL CHANCE FLOOD.

**BENCH MARK:**

BENCH MARK L4298  
RD MON IN WELL @ SW CORN ELIZABETH LAKE RD & BOUQUET CYN RD 9M W & 10.7M S/O C/L INT 900MM N/O PP #574560E IP MKR POST 600MM E/O MON ELEV=3086.108 (PALMDALE 2004 ADJ.)

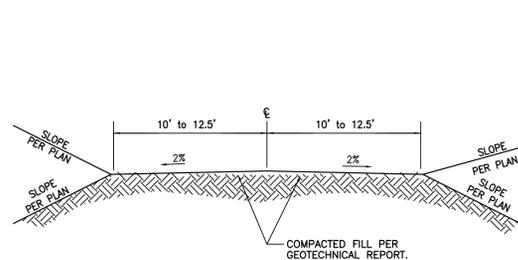


**LEGEND:**

- FL FLOW LINE
- HP HIGH POINT
- P.P. POWER POLE
- SDMH® STORMDRAIN MANHOLE
- 2992 PROPOSED PAD ELEVATION
- 9 LOT NUMBER
- FLOW ARROW (NATURAL DRAINAGE COURSE)
- EP EDGE OF PAVEMENT
- EX EXISTING

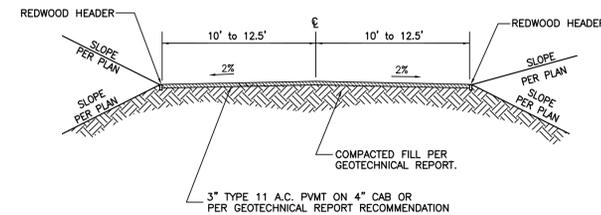
**ADDRESS:**

39767 BOUQUET CANYON RD.  
LEONA VALLEY, CA. 93551



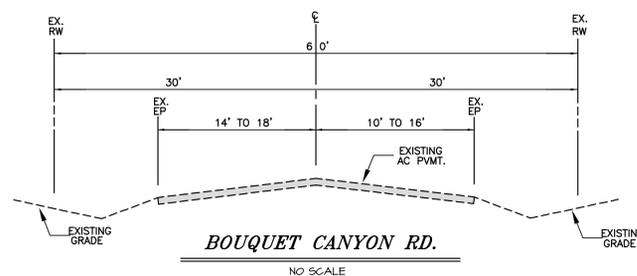
TYPICAL DRIVEWAY SECTION FOR  
GRADES LESS THAN 10%

NO SCALE



TYPICAL DRIVEWAY SECTION FOR  
GRADES 10% AND OVER

NO SCALE



BOUQUET CANYON RD.

NO SCALE

**ENGINEER'S STATEMENT:**

I HEREBY STATE THIS TENTATIVE TRACT MAP WAS PREPARED UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT ALL EASEMENTS OF RECORD ARE SHOWN PER TITLE REPORT BY ADVANTAGE TITLE, INC., DATED JULY 17, 2009, ORDER NUMBER 500-1097167-60.

*Karl M. Mallick*  
KARL MALLICK LS 7822 02/16/2015  
DATE:



TENTATIVE PARCEL MAP NO. 73439  
LOS ANGELES COUNTY UNINCORPORATED

PREPARED FOR:

MR. ALLEN COPELAND  
39767 BOUQUET CANYON ROAD  
LEONA VALLEY, CA 93551  
PHONE: (661) 400-4074  
FAX: (661) 270-9631

**Kimley»Horn**

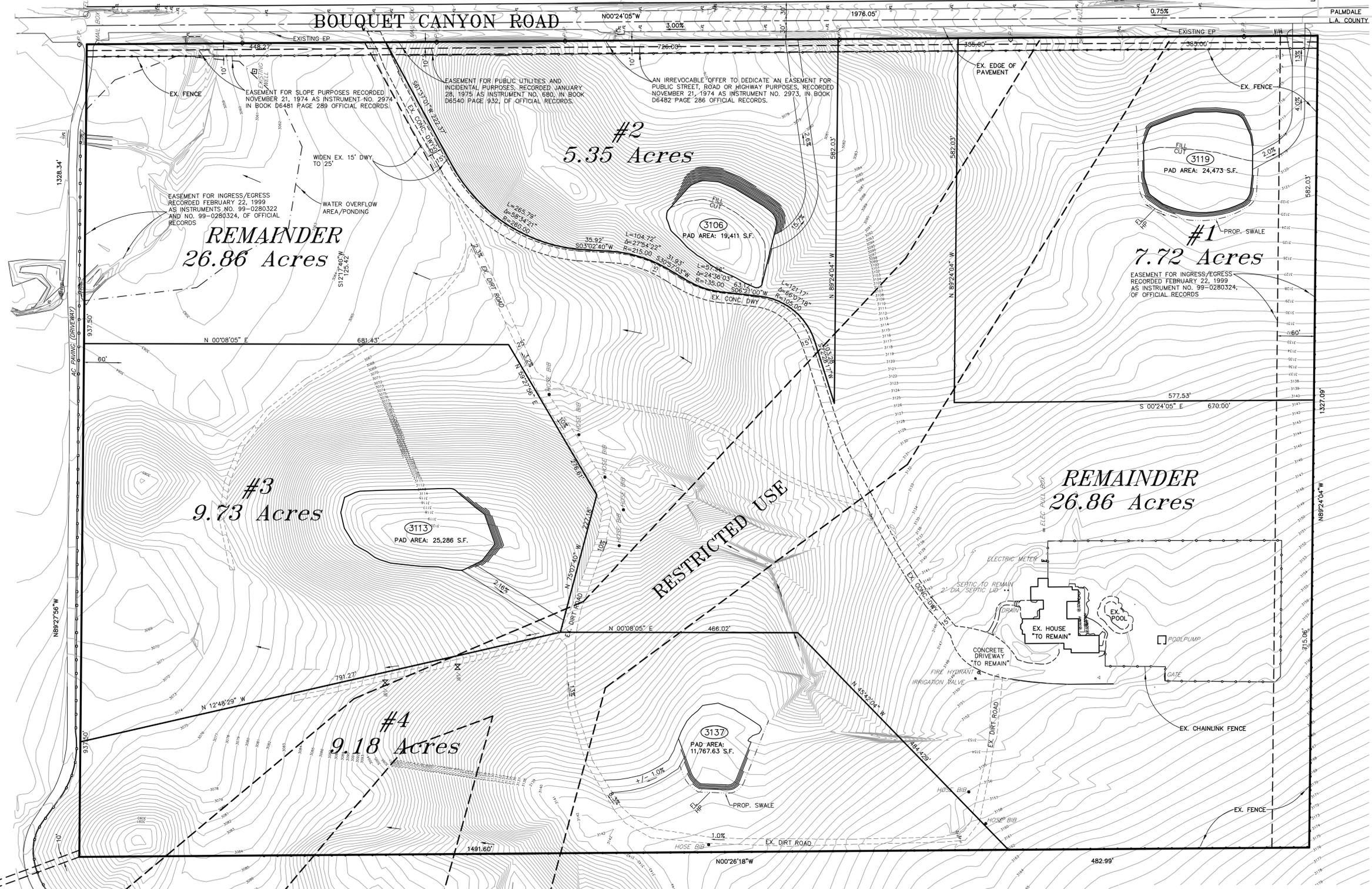
6800 OWENSOUTH AVE., SUITE 410,  
CANOGA PARK, CA 91303  
PHONE: 747-900-8400 WWW.KIMLEY-HORN.COM

SHEET  
1 OF 2  
SHEETS  
JN: 2183

PREVIOUSLY SUBMITTED AS  
TENTATIVE TRACT #71169.

# TENTATIVE PARCEL MAP NO. 73439 COUNTY OF LOS ANGELES

RECEIVED  
DEPT OF REGIONAL PLANNING  
PARTIAL TENTATIVE  
DATE: 17 FEB 2015



10' EASEMENT FOR UNDERGROUND PIPELINE GRANTED TO ALLAN AND VALERIE COPELAND TRUSTEES OF THE COPELAND 1994 TRUST BY AN AGREEMENT RECORDED FEBRUARY 22, 1999, AS INSTRUMENTS NO. 99-0280323 AND NO. 99-0280325, OF OFFICIAL RECORDS.

NOTE:  
RESTRICTED USE AREA LOCATED PER JAS GEOLOGIC SERVICES REPORT, PROJECT 04-8710.  
PREPARED JUNE 19, 2006

**TENTATIVE PARCEL MAP NO. 73439**  
**LOS ANGELES COUNTY UNINCORPORATED**

<p><i>PREPARED FOR:</i></p> <p>MR. ALLEN COPELAND 34161 BOUQUET CANYON ROAD LEONA VALLEY, CA 91351 PHONE: (661) 400-4014 FAX: (661) 210-4631</p>	<p><b>Kimley»Horn</b></p> <p>6800 OWENSMOUTH AVE., SUITE 410, CANOGA PARK, CA 91303 PHONE: 747-900-8400 WWW.KIMLEY-HORN.COM</p>	<p><i>SHEET</i></p> <p>2 OF 2</p> <hr/> <p><i>SHEETS</i></p> <p>JN: 21 83</p>
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