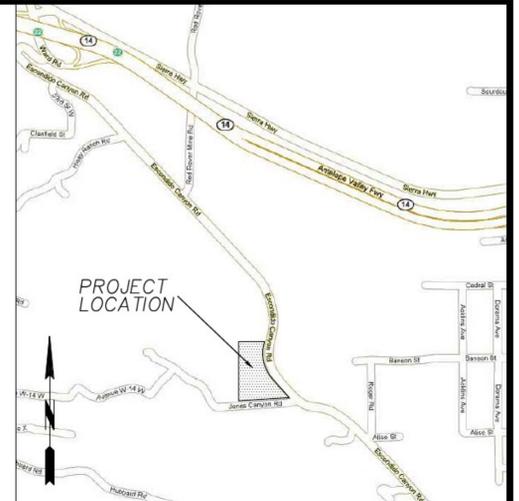
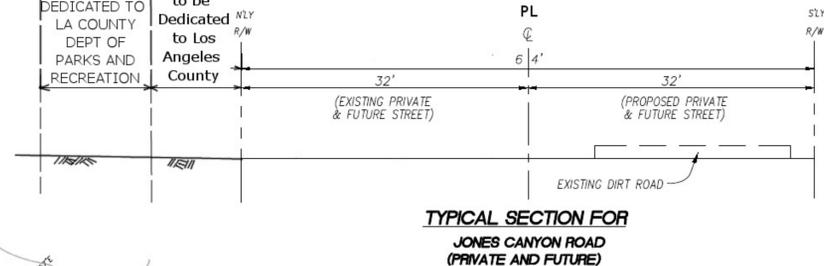
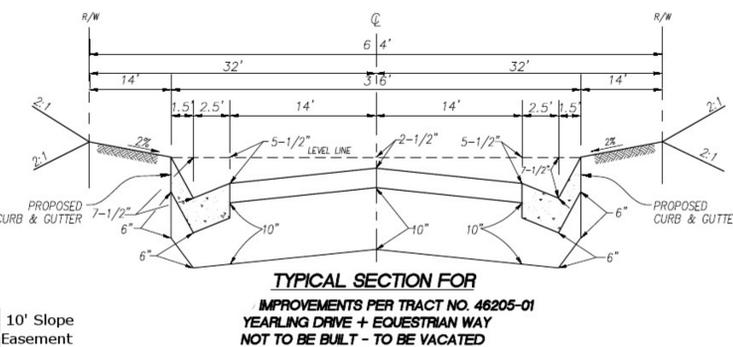
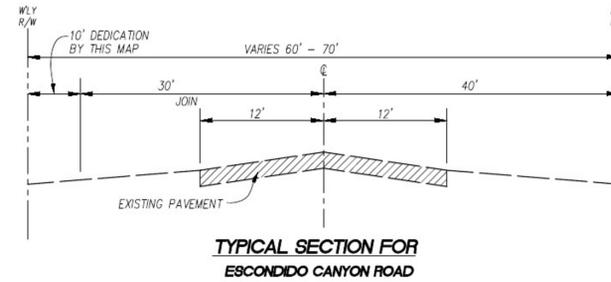
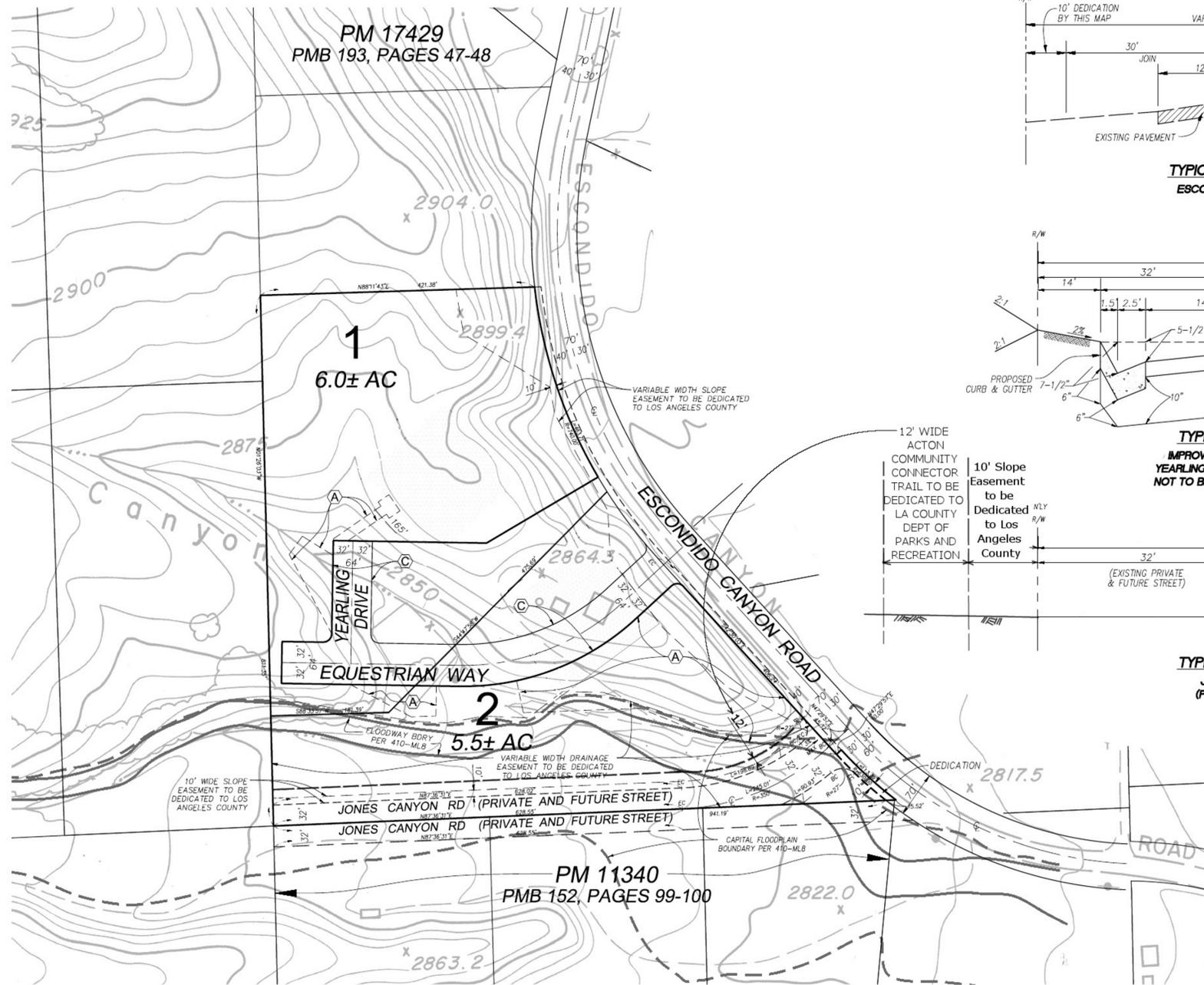


MINOR LAND DIVISION VESTING TENTATIVE PARCEL MAP NO. 061971 LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LEGAL DESCRIPTION

THAT PORTION OF THE NORTH HALF OF THE SOUTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT, LYING WESTERLY OF THAT CERTAIN ESCONDIDO CANYON ROAD RIGHT OF WAY OF THE LOS ANGELES COUNTY ROAD DEPARTMENT AS SHOWN ON LOS ANGELES COUNTY SURVEYORS MAP B-1611, AS DESCRIBED IN BOOK 24735 PAGE 276, OFFICIAL RECORDS OF LOS ANGELES COUNTY.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDARIES OF THAT CERTAIN MINING MILLSITE, DESCRIBED IN BOOK 2611 PAGE 24 OF DEEDS, RECORDS OF SAID COUNTY AND THAT CERTAIN 5 ACRE MILLSITE, AS EXCEPTED IN THE DEED RECORDED IN BOOK 3557 PAGE 7 OF DEEDS, RECORDS OF SAID COUNTY.

AND THE SOUTHERLY 131.11 FEET OF THE SOUTH HALF OF THE EAST HALF OF THE NORTH HALF OF SAID SOUTHWEST QUARTER LYING WESTERLY OF THAT CERTAIN ESCONDIDO CANYON ROAD RIGHT OF WAY OF THE LOS ANGELES COUNTY ROAD DEPARTMENT AS SHOWN ON LOS ANGELES COUNTY SURVEYORS MAP B-1611, AS DESCRIBED IN BOOK 24735 PAGE 276, OFFICIAL RECORDS OF LOS ANGELES COUNTY.

AND LOT 1 OF TRACT 46205-01 OF MAP BOOK 1248, PAGES 75-77

APN 3208-008-056, -047

OWNER

WATT ENTERPRISES, LTD
14106 VENTURA BLVD (SUITE 200)
SHERMAN OAKS, CA 91423
(818) 905-6601
ATTN: BRADY WATT

ZONING

A-1-1

LOT TABULATION

LOT NO.	GROSS AREA	NET AREA
1	6.0± AC.	5.1± AC.
2	5.5± AC.	2.2± AC.
TOTAL	11.5± AC.	

EASEMENT NOTES:

- THE FOLLOWING EASEMENTS CORRESPOND TO THE TITLE POLICY PREPARED BY TRANSECTION TITLE INSURANCE CO.
- (A) VARIABLE WIDTH EASEMENT TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT PER TRACT 46205-01 MB 1248, PAGES 75-77, TO BE VACATED
 - (B) BUILDING RESTRICTION OF THE COUNTY OF LOS ANGELES PER TRACT 46205-01 MB 1248, PAGES 75-77 TO BE VACATED.
 - (C) EQUESTRIAN WAY AND YEARLING DRIVE PER TRACT 46205-01 MB 1248, PAGES 75-77 TO BE VACATED.
 - (D) DIRECT INGRESS AND EGRESS DEDICATION PER TRACT 46205-01 MB 1248, PAGES 75-77 TO BE VACATED.

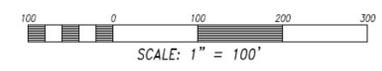
UTILITIES

WATER: LA COUNTY PUBLIC WATER DISTRICT NO 37
SEWER: PRIVATE SEWAGE DISPOSAL (SEPTIC)
ELECTRIC: SOUTHERN CALIFORNIA EDISON
CABLE: TIME WARNER CABLE
TELEPHONE: AT & T
GAS: SOUTHERN CALIFORNIA GAS COMPANY

NOTES

1. SIZE OF SITE: 11.5± ACRES
2. EXISTING LAND USE: N1 (1du/2ac)(0.5ac/du)
3. PROPOSED LAND USE: 2 LOTS (1du/5.75ac)(0.17ac/du)
4. NO EXISTING STRUCTURES
5. NO GRADING PROPOSED
6. REQUEST ABANDONMENT OF TRACT NO. 46205-01
7. REQUEST ABANDONMENT OF EASEMENTS (A), (B), (C), & (D) ON FINAL MAP
8. REQUEST RELEASE OF SECURITY BONDS FOR TRACT NO. 46205-01

BENCH MARK: L 2989
RDBM TAG IN W CB 3M S/O BCR 7.6M W/O C/L RED ROVER MINE RD OFF-RAMP ANTELOPE VALLEY FRWY & 10.7M S/O C/L SIERRA HWY (161M E/O WARD RD)
NEWHALL 1995 ELEV. 3078.809



NOTE:
BEARINGS AND DISTANCES SHOWN HEREON ARE BASED UPON RECORD INFORMATION AND DO NOT REFLECT AN ACTUAL SURVEY

DATE	NO.	REVISIONS
1/15/13	3	REV. APN NUMBER AND LEGAL DESCRIPTION
1/15/13	3	REV. WATER, CABLE, & TELEPHONE PROVIDER, ENGINEER OF RECORD
1/15/13	3	ADDED 12' JONES CYN TRAIL, NET AREAS, REV. NOTES
1/15/13	3	REMOVED CSD NOTES AND BUILDING OUTLINE
12/07/09	2	REVISED TO INCORPORATE PUBLIC HEARING COMMENTS
7/27/07	1	REVISED PER SUBDIVISION COMMITTEE MEETING (08/14/06)

OWNER / SUBDIVIDER / APPLICANT:
WATT ENTERPRISES, LTD
14106 VENTURA BLVD (SUITE 200)
SHERMAN OAKS, CA 91423
(818) 905-6601



Prepared by:
DEAN PARADISE, PE 39830
HALL & FOREMAN INC
25152 SPRINGFIELD COURT, SUITE 350
SANTA CLARITA, CA 91355
661-284-7400

PROJECT:
**VESTING TENTATIVE
PARCEL MAP
NO. 061971**