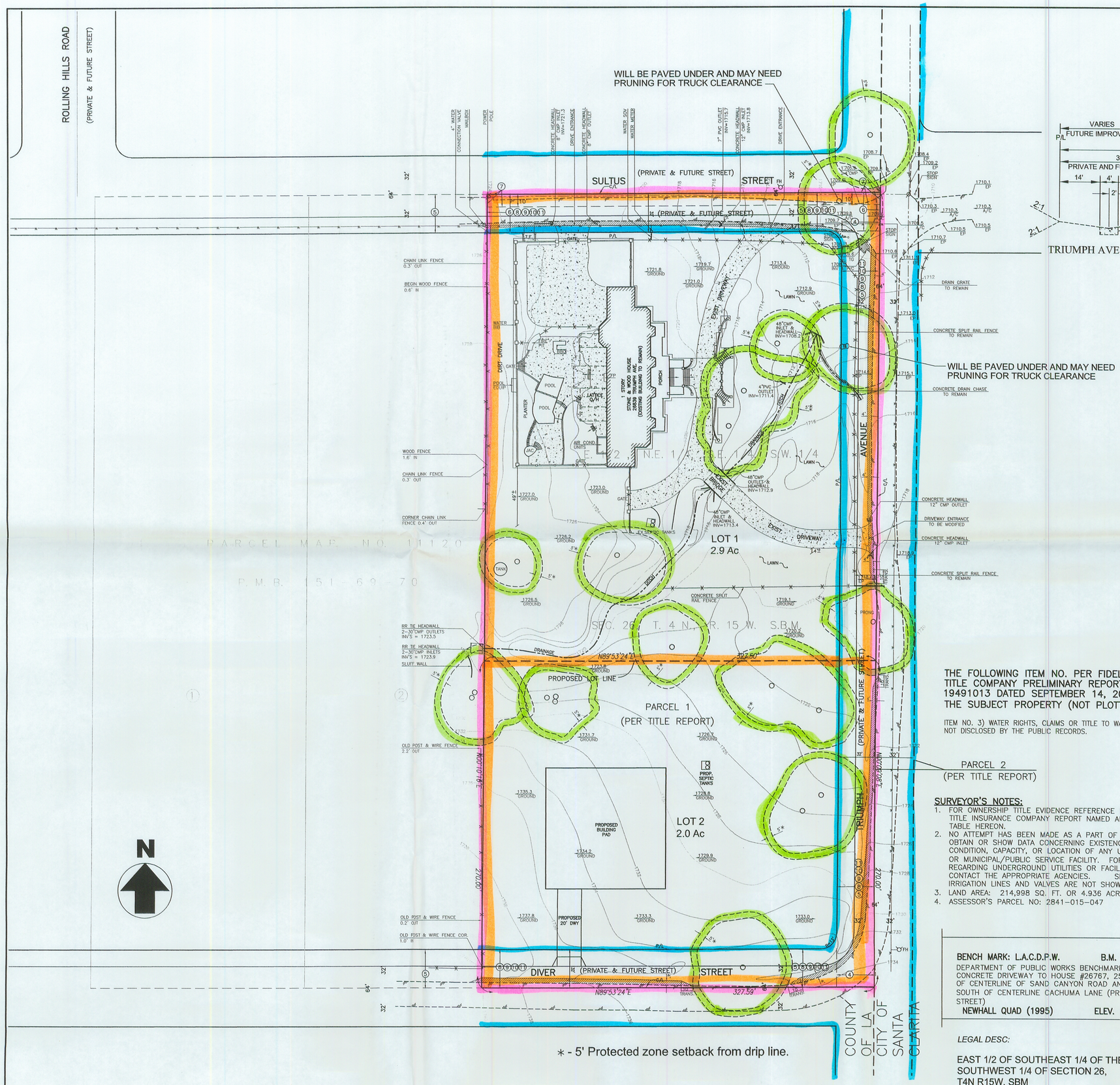
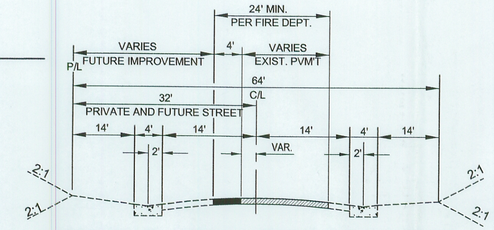
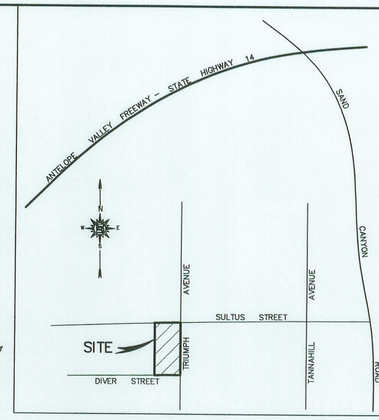


∗ - 5' Protected zone setback from drip line.



TRIUMPH AVE.,SULTUS STREET AND DIVER STREET SECTION

NOT TO SCALE



VICINITY MAP

NOT TO SCALE

VESTING TENTATIVE PARCEL MAP NO.068834 IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

PROJECT SUMMARY

GROSS LOT AREA:	4.93 acres (214,998 S.F.)
NET LOT AREA:	4.02 acres (175,071 S.F.)
TOTAL LOTS:	1
DENSITY:	0.4 du/ac
EXISTING ZONING AND LAND USE:	HM, N1
PROPOSED ZONING AND LAND USE:	A1-2
PROPOSED GRADING:	NO GRADING
WATER PURVEYOR:	SANTA CLARITA WATER CO.
SANITATION:	SEPTIC

DRP FILE COPY

DEPT OF REGIONAL PLANNING
AUG 03 2009 REV. (REV RECD)
RECEIVED CS INDEX NO.

LOT SUMMARY

LOT NUMBER: 1 Existing Single family homes (2.9 AC)
LOT NUMBER: 2 Proposed family homes proposed (2.03 AC)

NOTES: GENERAL

1. PERMISSION IS REQUESTED TO ALLOW MINOR ADJUSTMENTS OF LOT LINES IF NECESSARY ON THE FINAL MAP.
2. ASSESSOR'S PARCEL NO: 2841-015-047.
3. NO OAK TREES ARE PROPOSED FOR REMOVAL, THREE ARE TO BE ENCROACED UPON.
4. THE SITE TO BE SERVED WITH SEPTIC AND EXISTING WATER LINES.
5. ALL EASEMENTS ARE TO BE REMAIN.
6. PERMISSION IS REQUESTED TO WAIVE ALL ROADWAY IMPROVEMENTS EXCEPT AS SHOWN DUE TO NEGATIVE IMPACT TO THE ON-SITE OAK TREES.
7. AN OAK TREE PERMIT HAS BEEN FILED CONCURRENTLY.

THE FOLLOWING ITEM NO. PER FIDELITY NATIONAL TITLE COMPANY PRELIMINARY REPORT ORDER NO. 19491013 DATED SEPTEMBER 14, 2006 AFFECTS THE SUBJECT PROPERTY (NOT PLOTTED)

ITEM NO. 3) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

EASEMENTS BASED ON FIDELITY NATIONAL TITLE COMPANY PRELIMINARY REPORT ORDER NO. 19491013 DATED SEPTEMBER 14, 2006:

(4) EASEMENT FOR INGRESS AND EGRESS PURPOSES PER DOCUMENT RECORDED DECEMBER 27, 1960 AS INSTRUMENT NO. 1477, OF OFFICIAL RECORDS.

(5) THE EFFECT OF AN INSTRUMENT ENTITLED "DECLARATION AND GRANT OF EASEMENT" EXECUTED BY MARY V. SATHRE AND RAYMOND E. SATHRE AND RECORDED ON MARCH 1, 1972 AS INSTRUMENT NO. 5305, OF OFFICIAL RECORDS.

(6) EASEMENT FOR PUBLIC UTILITY PURPOSES PER DOCUMENT RECORDED SEPTEMBER 1, 1976 AS INSTRUMENT NO. 1833, OF OFFICIAL RECORDS.

(7) EASEMENT FOR PUBLIC UTILITY PURPOSES PER DOCUMENT RECORDED SEPTEMBER 2, 1976 AS INSTRUMENT NO. 3205, OF OFFICIAL RECORDS.

(8) EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITY PURPOSES PER DOCUMENT RECORDED JULY 27, 1987 AS INSTRUMENT NO. 87-1187470, OF OFFICIAL RECORDS.

(9) EASEMENT OF SANTA CLARITA WATER COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR RIGHT OF WAY FOR INGRESS AND EGRESS AND TO CONSTRUCT, USE, MAINTAIN, OPERATE, ALTER, REPAIR, REPLACE, RECONSTRUCT AND REMOVE AT ANY TIME ABOVE OR BELOW GROUND WATER TANKS, WELLS, PIPE LINES, VALVES, PUMPS AND/OR ANY OTHER FACILITIES OR APPURTENANCES USED OR USEFUL FOR PUBLIC UTILITY PURPOSES IN, OVER, UNDER, ACROSS AND ALONG SAID LAND PER DOCUMENT RECORDED MAY 7, 1992 AS INSTRUMENT NO. 92-822930, OF OFFICIAL RECORDS.

(10) EASEMENT OF SAND CANYON OAKS PROPERTY OWNERS ASSOCIATION, A CALIFORNIA CORPORATION FOR RIGHT OF WAY FOR INGRESS AND EGRESS AND TO CONSTRUCT, USE, MAINTAIN, OPERATE, ALTER, REPAIR, REPLACE, RECONSTRUCT AND REMOVE AT ANY TIME ABOVE OR BELOW GROUND WATER TANKS, WELLS, PIPE LINES, VALVES, PUMPS AND/OR ANY OTHER FACILITIES OR APPURTENANCES USED OR USEFUL FOR PUBLIC UTILITY PURPOSES, IN, OR OVER, UNDER, ACROSS, AND ALONG SAID LAND PER DOCUMENT RECORDED MAY 7, 1992 AS INSTRUMENT NO. 92-822950, OF OFFICIAL RECORDS.

(11) EASEMENT OF SAND CANYON OAKS PROPERTY OWNERS ASSOCIATION, A CALIFORNIA CORPORATION FOR INGRESS, EGRESS, VEHICULAR AND PEDESTRIAN ACCESS, THE PLACEMENT OF UNDERGROUND UTILITIES (INCLUDING BUT NOT LIMITED TO WATER, ELECTRICITY, GAS, TELEPHONE LINES AND CABLE LINES), CONSTRUCTING A ROAD AND THE PAVING OF THE EASEMENT AREA AND RELATED USES AND MAINTENANCE OF THE ROAD LOCATED ON THE EASEMENT AREA. THE INSTALLATION OR MAINTENANCE OF UTILITIES IN THE EASEMENT AREA MAY INCLUDE WORK TO BE DONE BY THE SAND CANYON OAKS MUTUAL WATER COMPANY, INC. OR ITS SUCCESSORS IN INTEREST. THE EASEMENT SHALL ALSO INCLUDE THE RIGHT TO INSTALL GUTTERS, STORM DRAINS AND LANDSCAPING AND THE RIGHT TO CONSTRUCT EROSION CONTROL DEVICES, DRAINAGE FACILITIES AND RETAINING WALLS WITHIN THE EASEMENT AREA AS MAY REASONABLY BE NECESSARY, OR AS MAY BE REQUIRED BY APPLICABLE GOVERNMENTAL AGENCIES OR AUTHORITIES PER DOCUMENT RECORDED AUGUST 12, 1994 AS INSTRUMENT NO. 94-1499244, OF OFFICIAL RECORDS.

SURVEYOR'S NOTES:

1. FOR OWNERSHIP TITLE EVIDENCE REFERENCE IS MADE TO THE TITLE INSURANCE COMPANY REPORT NAMED ABOVE THE EASEMENT TABLE HEREON.
2. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UNDERGROUND UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES OR FACILITIES PLEASE CONTACT THE APPROPRIATE AGENCIES. SPRINKLER HEADS AND IRRIGATION LINES AND VALVES ARE NOT SHOWN HEREON.
3. LAND AREA: 214,998 SQ. FT. OR 4.936 ACRES (PARCEL 1)
4. ASSESSOR'S PARCEL NO: 2841-015-047

BENCH MARK: L.A.C.D.P.W. B.M. L 5248
DEPARTMENT OF PUBLIC WORKS BENCHMARK TAG IN CONCRETE DRIVEWAY TO HOUSE #26767, 25 FEET WEST OF CENTERLINE OF SAND CANYON ROAD AND 44 FEET SOUTH OF CENTERLINE CACHUMA LANE (PRIVATE STREET)
NEWHALL QUAD (1995) ELEV. 1721.587

LEGAL DESC:

EAST 1/2 OF SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, T4N R15W, SBM

A Minor Land Division

SIKAND Engineering | Planning | Surveying
15230 Burbank Blvd.
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

SCALE: 1"=40'	DATE: 02-23-07	W.O. NO. 5106-050-00
CK'D BY:	DATE: 2-7-08	BY
1	2-7-08	-
2	2-23-09	SHOWED 4FT PM/TL 5 FT TREE DRIPLINE SETBACK ; REVISED GEN. NOTES -

REVISION — MISC. REVISION PER MOST RECENT SCM COMMENTS.

APPROVED BY: — SHEET 1 OF 1

PREPARED FOR:
BARRY L. KING
26839 TRIUMPH AVENUE
SANTA CLARITA, CALIFORNIA 91387

X:\Julianet\5106-050\00\Planning\Tentative Maps\Veg\tent map.dwg, 24x36 (P)
Plotted: 07/29/09 15:31:52 by Dennis