LEGEND

- PROPOSED CATCH BASIN
- PRIVATELY MAINTAINED STAND PIPE INLET (PVT. S.D. TO BE EXTENDED W/FUTURE FINE GRADING PLANS)
- EXISTING STORM DRAIN
- TRACT BOUNDARY FOR PM 19784
- TRACT BOUNDARY FOR TPM 060030
- OFFSITE EASEMENT
- ** OWNER RESERVES THE RIGHT OF EXPLORING AND EXTRACTING OF OIL RESERVES BENEATH THE SURFACE SUBJECT TO THE REVIEW AND APPROVAL OF ALL COUNTY AGENCIES AND STATE DIVISIONS OF OIL AND GAS
- POSSIBLE MONUMENT SIGN LOCATION ("B" STREET TERMINOUS)
- DAYLIGHT LINE
- OAK TREE (TOTAL 4)
- SEWER
- STORM DRAIN
- WATER LINE

ITEM NO.	EASEMENTS PER FIRST AMERICAN TITLE COMPANY PRELIM. TITLE REPORT ORDER NO. 1094907 (57) DATED 8-07-07
7	EASEMENT OF H.A. & EDNA BARDEEN FOR RIGHT OF SURFACE ENTRY IN BK 10763 PG. 40, O.R. (BLANKET IN NATURE) (TO BE REMOVED)
10	EASEMENT OF KOCH EXPLORATION COMPANY FOR OIL AND GAS LEASEHOLD PER DOC. REC. 12-15-86 AS INSTR. NO. 86-1734748, O.R. (BLANKET IN NATURE) (TO BE REMOVED)
12	ACCRUED WATER RIGHTS FOR DITCHES & RESERVOIRS REC. IN BK.8 PG.140, BK.6 PG.92 & BK.4 PG.611, ALL OF PATENTS, RECORDS OF LA COUNTY. (INDETERMINATE IN NATURE) (TO REMAIN)
13	EASEMENT OF ESTATE DEVELOPMENT CORPORATION FOR PUBLIC UTILITY PURPOSES IN BK.12117 PG.278, O.R. (INDETERMINATE IN NATURE) (TO REMAIN)
14	EASEMENT OF ESTATE DEVELP. CORP. FOR ROADWAY PURPOSES IN BK.17574 PG.132 & BK 17612 PG. 14, BOTH O.R. (INDETERMINATE IN NATURE) (TO REMAIN)
15	EASEMENT OF LA VOLTA PHELPS FOR PUBLIC UTILITY PURPOSES IN BK.18140 PG. 201, O.R. (INDETERMINATE IN NATURE) (TO REMAIN)
16	EASEMENT OF NEWHALL LAND & FARMING CO. FOR GRADING, DRAINAGE, SLOPES & INCIDENTAL PURPOSES PER DOC. REC. 01-20-2000 AS INSTR. NO. 00-798809, O.R. TO BE QUITCLAIMED WITH FINAL PARCEL MAP RECORDATION. (TO BE REMOVED)
17	EASEMENT OF LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR FLOOD CONTROL PURPOSES PER DOC. REC. 10-31-2000 AS INSTR. NO. 00-1709412, O.R. TO BE ABANDONED WITH FINAL PARCEL MAP RECORDATION. (TO BE REMOVED)

THE FOLLOWING TITLE EXCEPTION ITEMS ARE SUBSURFACE OIL AND MINERAL RIGHTS: 6, 8, 9, 11

EARTHWORK

CUT/FILL: . . . 2.4 M.C.Y. (BALANCED)

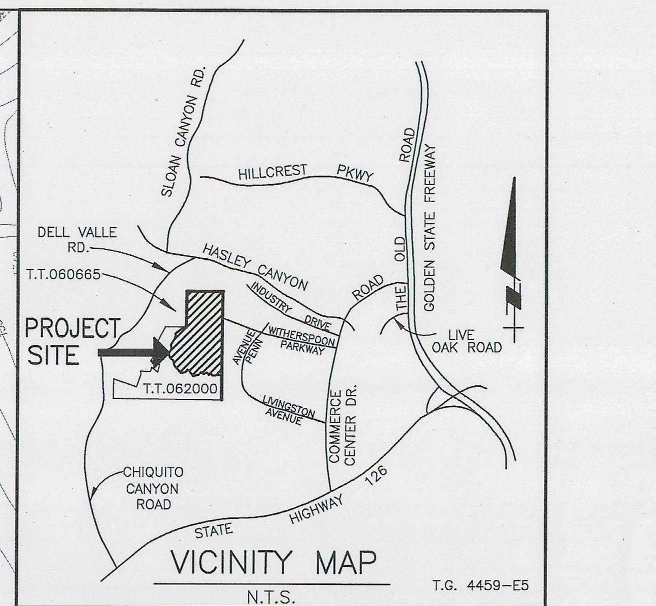
DATA SUMMARY

GROSS AREA: LOTS 1 TO 41	116.6± AC.
GROSS AREA: LOTS 31 (1-31)	69.6± AC.(+1.2 AC. PAD AREA WITH 6'R.W.)
DEBRIS BASIN LOTS: 5 (32-36)	1.1± AC.
OPEN SPACE LOTS: 5 (37-41)	39.0± AC.
EXISTING ZONING:	MPD & M11/2 DP
EXISTING & PROPOSED LAND USE:	HM & M
APN 3271-005-033 & 3271-028-106	

BENCH MARK: L 3976
RD BM TAG IN CB 4 FT N/O BCR 70 FT N & 32 FT E/O C/L INT THE OLD ROAD & HASLEY CYN RD OFF-RAMP (@ SHELL GAS STATION)
NEWHALL QUAD. (1993) ELEV. 1065.652

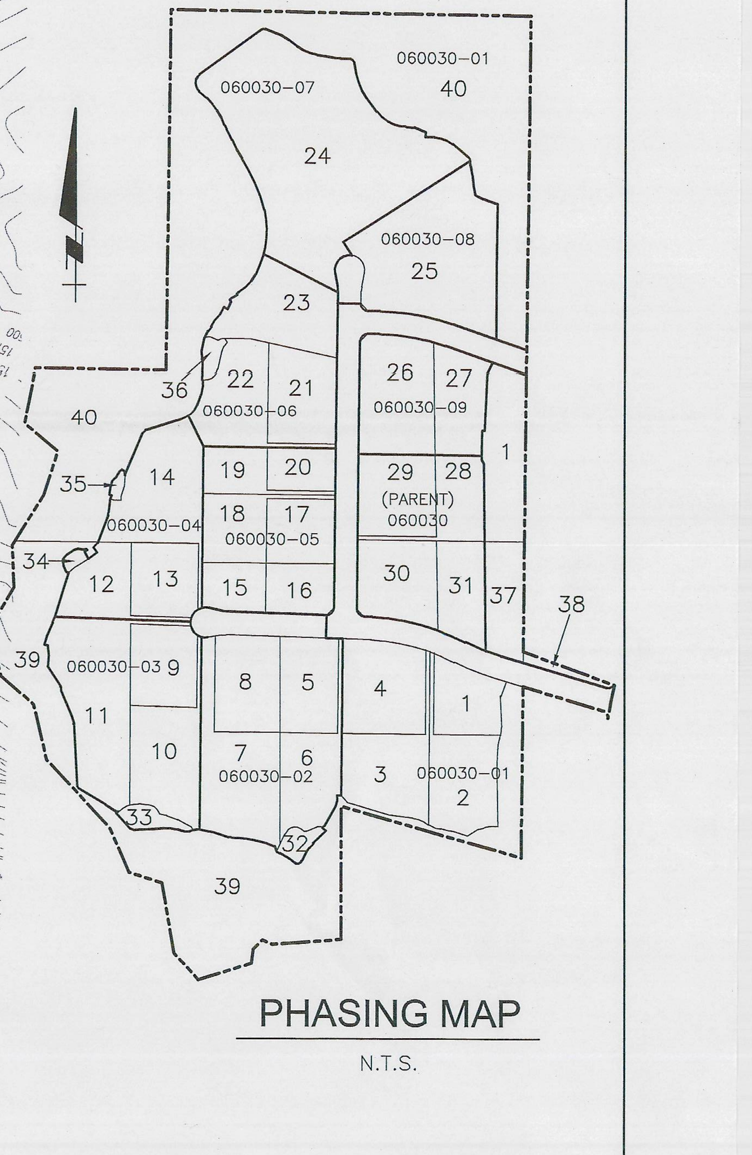
NOTES

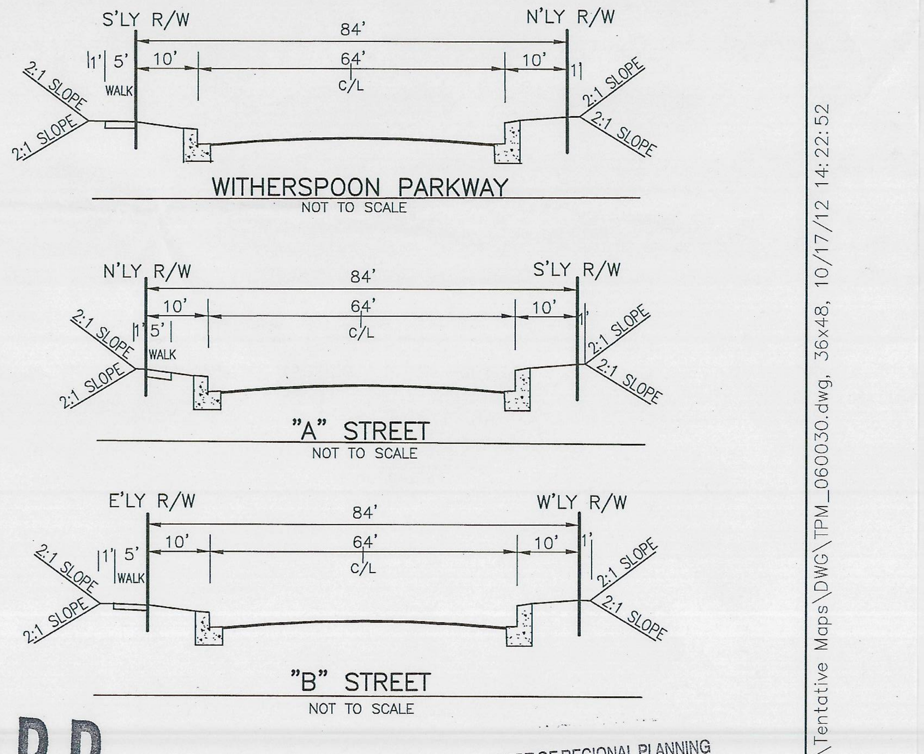
1. PROPOSED GRADING IS APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENTS PENDING THE FINAL LAYOUT AND PLANS, TO THE SATISFACTION OF PUBLIC WORKS AND REGIONAL PLANNING.
2. UNIT PHASING IS REQUESTED. TO THE SATISFACTION OF PUBLIC WORKS AND REGIONAL PLANNING.
3. ADJUSTMENT OF LOT LINES IS REQUESTED. TO THE SATISFACTION OF PUBLIC WORKS AND REGIONAL PLANNING.
4. REQUEST PERMISSION TO COMBINE LOTS. TO THE SATISFACTION OF PUBLIC WORKS AND REGIONAL PLANNING.
5. LOT DIMENSIONS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO MINOR ADJUSTMENT.
6. * DENOTES INGRESS/EGRESS AND UTILITY EASEMENT.
7. ALL STREETS INCLUDING THE CUL-DE-SACS ARE 84' R/W.
8. ALL FLAGS LOTS AND ON-SITE PRIVATE DRIVEWAYS AND FIRE LANES WILL PROVIDE A MINIMUM PAVED WITH OF 28' FOR FIRE DEPARTMENT ACCESS.
9. ALL TURNS WITHIN THE PRIVATE DRIVEWAY AND FIRE LANES SHALL PROVIDED A MINIMUM TURNING RADII OF 32' ON THE CENTERLINE.
10. OPEN SPACE AREAS WILL BE RECORDED WITH THE 1ST UNIT.



Gross Area Summary of Industrial, Debris Basin Lots & Open Space Lots for TPM 060030

Lot No.	Gr. Area (Ac.)	Net Area (Ac.)	
1	1.3	1.0	
2	2.2	2.2	
3	2.2	2.1	
4	2.3	2.0	
5	1.7	1.6	
6	1.8	1.8	
7	3.0	2.6	
8	1.9	1.9	
9	1.7	1.7	
10	2.3	2.0	
11	3.8	3.7	
12	1.5	1.4	
13	1.5	1.4	
14	3.0	2.7	
15	1.0	1.0	
16	1.1	1.0	
17	1.4	1.2	
18	1.5	1.4	
19	1.0	0.8	
20	0.9	0.8	
21	2.0	2.0	
22	2.1	1.8	
23	2.5	2.5	
24	9.6	9.4	
25	5.2	4.9	
26	2.7	2.6	
27	1.6	1.4	
28	1.4	1.4	
29	2.0	1.8	
30	2.0	1.6	
31	1.4	1.3	69.6 Ac. Gross Lot Total (65.0 Ac. Net Lot Total)
32	0.3		
33	0.4		
34	0.1		
35	0.1		
36	0.2		1.1 Ac. Basin Total
37	1.0		
38	0.2		
39	12.7		
40	23.0		
41	2.1		39.0 Ac. OS Total
			109.7 Ac. Sub-Total
			6.9 Ac. Street
			116.6 Ac. GROSS AREA





PREPARED FOR:

STERLING GATEWAY
P.O. BOX 681007
PARK CITY, UTAH 84068
ATTN. HUNT WILLIAMS (435) 655 0890

LEGAL DESCRIPTION:

PORTION OF LOT A, TRACT NO. 8599 RECORDED IN BOOK 101 PAGES 87-88, AND PORTIONS OF PARCELS 10 AND 11 OF PARCEL MAP NO. 19784 P.M.B. 298-61-67

8	10-17-12	ADD LOT TABLE, CLARIFY LOT LINES, REVISE NOTE 10
7	09-06-12	ADDED 5 OPEN SPACE LOTS, NOTE 10 & UPDATED APN'S
6	10-01-07	MISC. REV., SHOW OAK TREES
5	04-26-07	REV. PER COUNTY PLANNING, FIRE DEPARTMENT & DRAINAGE COMMENTS.
4	07-21-06	REV. PER COUNTY PLANNING AND FIRE DEPARTMENT COMMENTS.
3	5-09-06	REV. PER GEOSOIL COMMENTS.
2	9-22-05	REV. TO 37 LOTS
1	02-19-04	REV.GRADING TO EXP. 2M.C.Y.
SCALE: 1"=100'	CHK'D BY:	APPROVED BY:

DATE: 05-01-07 | DWG. NO. 5100-056-02 | SHEET 1 OF 1

REGISTERED PROFESSIONAL ENGINEER RONALD R. HORN No.16913 Exp. 06-30-13 CIVIL STATE OF CALIFORNIA

PROJECT ENGINEER | DATE

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

DRP
FILE COPY

DEPT OF REGIONAL PLANNING
OCT 18 2012 REV. (REV RECD)
RECEIVED CS INDEX NO.

MAJOR LAND DIVISION
VESTING TENTATIVE MAP
TENTATIVE PARCEL MAP NO. 060030
IN THE UNINCORPORATED TERRITORY
OF THE COUNTY OF LOS ANGELES

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