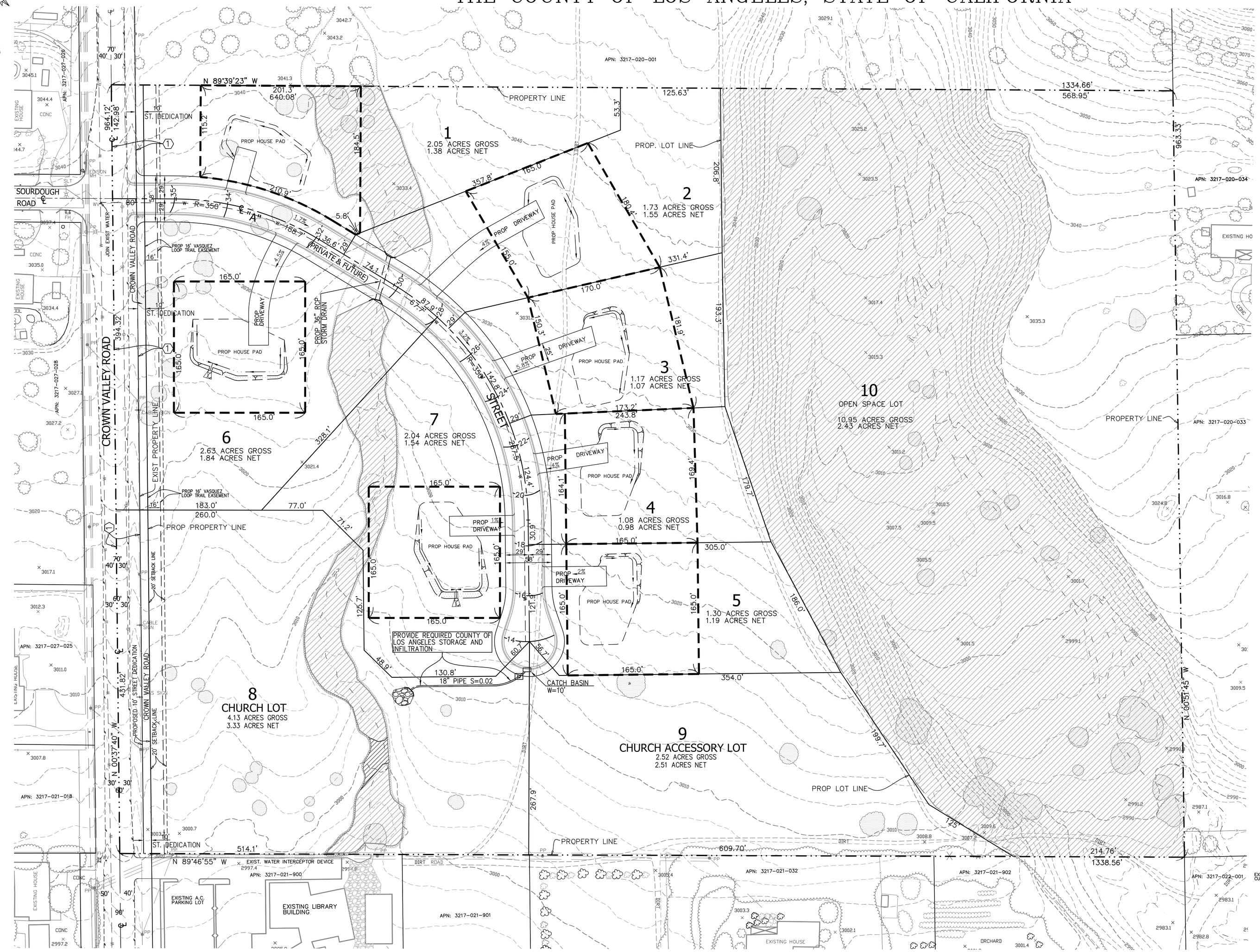
SCALE 1"=50'

DEPT OF REGIONAL PLANNING
TR071892 TENTATIVE
21 JAN 2014

"MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 71892
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA"



VICINITY MAP
N.T.S.

PROPERTY OWNER

THE ROMAN CATHOLIC ARCHBISHOP OF LOS ANGELES, A CORPORATION SOLE
3424 WILSHIRE BLVD. 4th FLOOR
LOS ANGELES, CA. 90010.

BENCH MARK: L.A.C.P.W.

RDBM TAG IN N CB @ NW COR SIERRA HWY & CROWN VALLEY RD 20M W & 13M N/O C/L INT

BENCHMARK #5170 ELEVATION = 2965.483 (1995)

LEGAL DESCRIPTION

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 13 WEST, SAN BERNADINO BASE AND MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON APRIL 22, 1880.

EXCEPT THEREFROM THE NORTH 350 FEET.

NOTES:

1. TOTAL AREA IS 29.60 ACRES
2. GENERAL PLAN LAND DESIGNATION: N1 (ACTON COMMUNITY STANDARD DISTRICT)
3. EXISTING AND PROPOSED ZONING: A-1-10,000
4. PROJECT SCOPE OF PROPOSED SUBDIVISION: SEVEN (7) SINGLE FAMILY RESIDENTIAL LOTS, TWO (2)CHURCH PROPERTY LOTS AND ONE (1) OPEN SPACE LOT.
5. THERE ARE NO EXISTING STRUCTURES ON SITE.
6. THERE ARE NO OAK TREES ON SITE.
7. **NEAREST: FIRE DEPARTMENT**
   STATION 80
   1533 W. SIERRA HWY.
   ACTON, CA. 93510-9740
   ± 3 MILES
8. **NEAREST: SHERIFF DEPARTMENT**
   38250 SIERRA HWY.
   PALMDALE, CA. 93550
   ± 10 MILES
10. **UTILITY PROVIDERS:**
   - SOUTHERN CALIFORNIA GAS COMPANY
   - SOUTHERN CALIFORNIA EDISON
   - LOS ANGELES COUNTY WATER WORKS DISTRICT 37
   - PACIFIC–BELL TELEPHONE COMPANY
11. NO GRADING IS PROPOSED AT THIS TIME. GRADING IS CONCEPTUAL IN NATURE AT THIS TIME. ALL FINAL GRADING IS TO COMPLY WITH ACTON COMMUNITY STANDARDS.
12. A.P.N. 3217-020-002

LOT NOTES

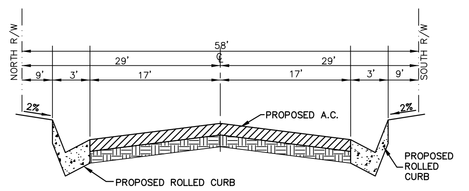
LOT TABLE

NO.	GROSS	NET	LOT TYPE
1	2.05 AC.	1.38 AC.	SINGLE FAMILY LOT
2	1.73 AC.	1.55 AC.	SINGLE FAMILY LOT
3	1.17 AC.	1.07 AC.	SINGLE FAMILY LOT
4	1.08 AC.	0.98 AC.	SINGLE FAMILY LOT
5	1.30 AC.	1.19 AC.	SINGLE FAMILY LOT
6	2.63 AC.	1.84 AC.	SINGLE FAMILY LOT
7	2.04 AC.	1.54 AC.	SINGLE FAMILY LOT
8	4.13 AC.	3.33 AC.	CHURCH LOT
9	2.52 AC.	2.51 AC.	CHURCH ACCESSORY LOT
10	10.95 AC.	2.43 AC.	OPEN SPACE LOT
	29.60 AC. TOTAL	17.84 AC. TOTAL	

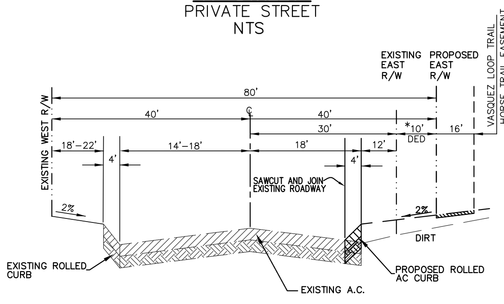
TITLE REPORT NOTES

THE EFFECTS OF EASEMENT SHOWN IN CHICAGO TITLE COMPANY POLICY NO. 1267460020–X59 DATED MARCH 23, 2012 ARE SHOWN UNLESS OTHERWISE NOTED.

(1) AN 30 FOOT WIDE EASEMENT FOR PUBLIC ROAD AND HIGHWAY PURPOSES IN FAVOR OF COUNTY OF LOS ANGELES RECORDED SEPTEMBER 7, 1937 IN BOOK 14965, PAGE 236 OF OFFICIAL RECORDS. (EASEMENT TO REMAIN)



"A" STREET
PRIVATE STREET
NTS



CROWN VALLEY ROAD
NTS

LEGEND

RESTRICTED USE AREA DUE TO FLOOD HAZARD

CALIFORNIA JUNIPER TREE

IRREGULAR SHAPPED LOT OF AN AVERAGE OF THE 165'X165' LOT AREA OR EQUAL PER ACTON COMMUNITY STD. 22.44.126(D).1.C

A.C. = ASPHALTIC CONCRETE
CL = CENTERLINE
FH = FIRE HYDRANT
GAR = GARAGE
PP = POWER POLE
PROP = PROPOSED
SFR = SINGLE FAMILY RESIDENCE
ST LT = STREET LIGHT
WV = WATER VALVE

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

PLANS PREPARED UNDER THE DIRECTION OF

RON KOESTER LS 5930 — 13 DEC. 13 DATE

REVISIONS
DATE

TENTATIVE TRACT 71892

CRC 2691

SHEET 1 OF 1 SHEETS

PREPARED FOR
SAINT MARY'S CATHOLIC CHURCH
ACTON MISSION
1600 EAST AVENUE R-4
PALMDALE, CA. 93510

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