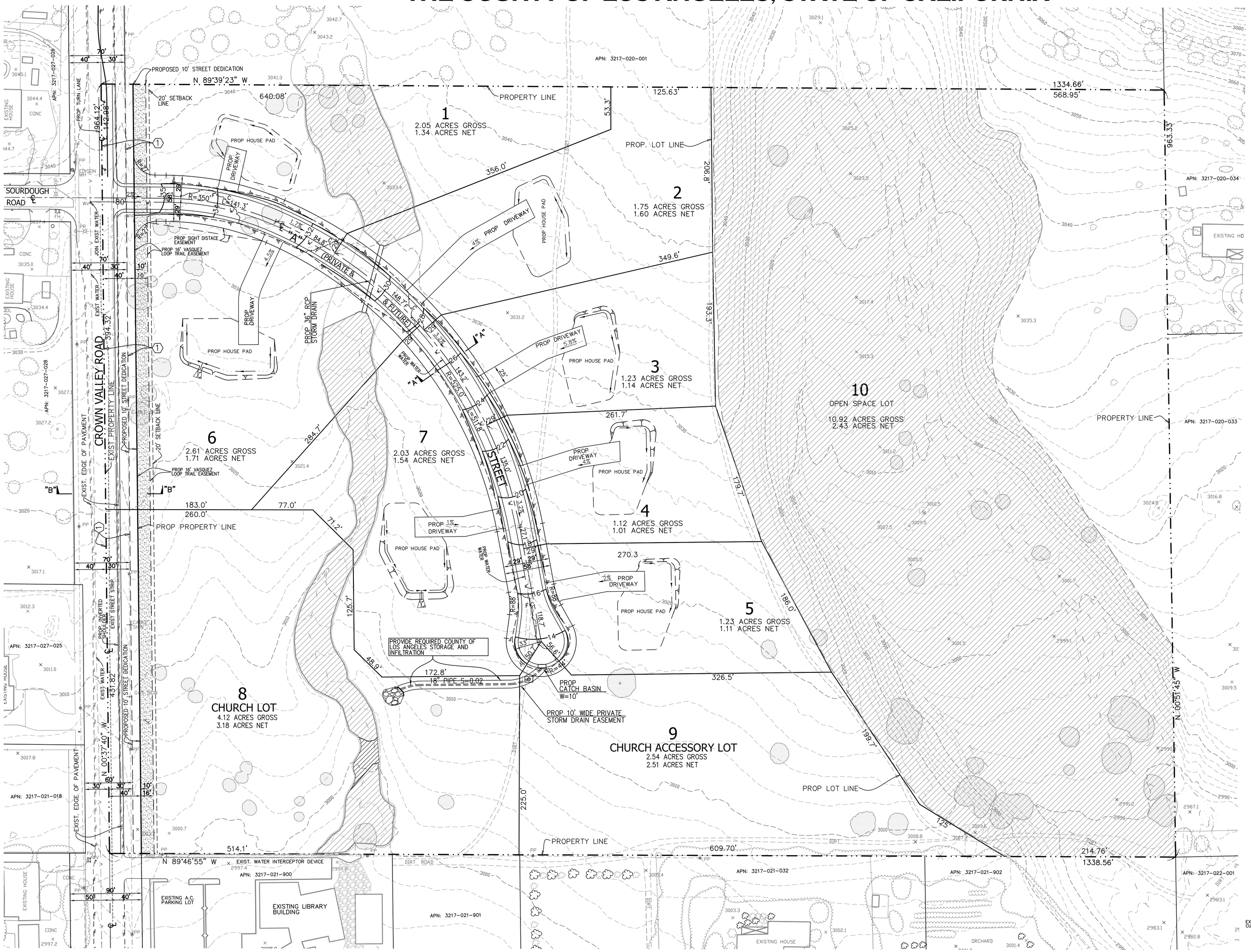
SCALE 1"=50'

RECEIVED
DEPT OF REGIONAL PLANNING
TR071892 TENTATIVE
DATE: 01 APR 2015

"MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 071892
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 & 12M 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:

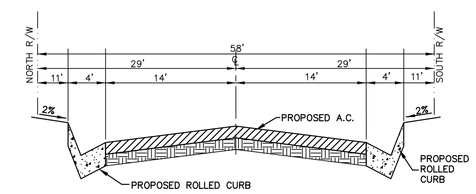
1. TOTAL AREA IS 29.60 ACRES (INCLUDES TO CENTERLINE OF CROWN VLY RD.ST.)
2. (GENERAL PLAN LAND DESIGNATION: N1 (ACTON COMMUNITY STANDARD DISTRICT)
3. EXISTING AND PROPOSED ZONING: A-1-10,000
4. PROJECT SCOPE OF PROPOSED SUBDIVISION: SEVEN (7) SINGLE FAMILY RESIDENTIAL LOTS, TWO (2)CHURCH PROPERTY LOTS 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 FOR THE RESIDENTIAL LOTS AT THIS TIME. GRADING SHOWN HEREON IS CONCEPTUAL IN NATURE. FINAL GRADING IS TO COMPLY WITH ACTON COMMUNITY STANDARDS. (SEE EXHIBIT "A")
12. ALL MAINTENANCE OF THE PROPOSED PRIVATE AND FUTURE STREET ("A" STREET), INCLUDING DRAINAGE DEVISES AND LANDSCAPING WILL BE THE RESPONSIBILITIES OF A HOMEOWNERS ASSOCIATION (HOA) SET FORTH BY THE PROPERTY OWNER.
13. A.P.N. 3217-020-002

LOT AREAS

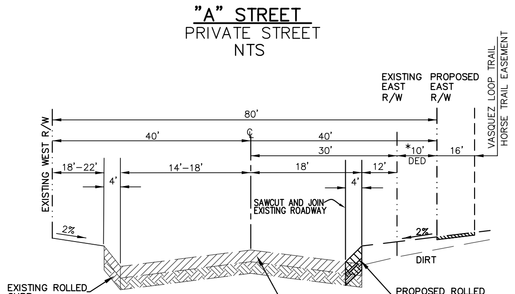
LOT TABLE

NO.	GROSS	NET	LOT TYPE
1	2.05 AC.	1.34 AC.	SINGLE FAMILY LOT
2	1.75 AC.	1.60 AC.	SINGLE FAMILY LOT
3	1.23 AC.	1.14 AC.	SINGLE FAMILY LOT
4	1.12 AC.	1.01 AC.	SINGLE FAMILY LOT
5	1.23 AC.	1.11 AC.	SINGLE FAMILY LOT
6	2.61 AC.	1.71 AC.	SINGLE FAMILY LOT
7	2.03 AC.	1.54 AC.	SINGLE FAMILY LOT
8	4.12 AC.	3.18 AC.	CHURCH LOT
9	2.54 AC.	2.51 AC.	CHURCH ACCESSORY LOT
10	10.92 AC.	2.43 AC.	OPEN SPACE LOT
	29.60 AC. TOTAL	17.57 AC. TOTAL	

NET AREA EXCLUDES CROWN VALLEY ROAD STREET DEDICATION, TRAIL DEDICATION AND PRIVATE AND FUTURE STREET.



"A" STREET
PRIVATE STREET
NTS



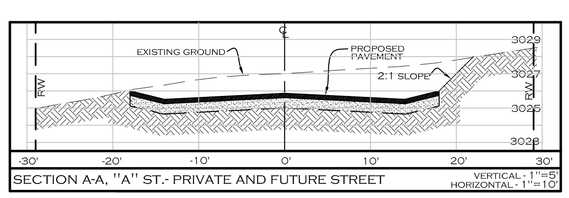
CROWN VALLEY ROAD
NTS

TITLE REPORT NOTES

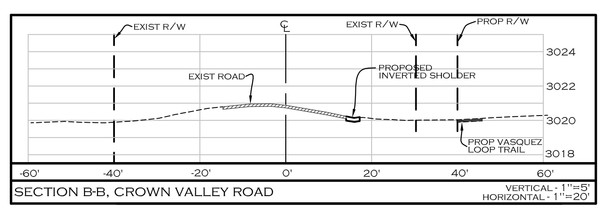
THE EFFECTS OF EASEMENT SHOWN IN CHICAGO TITLE COMPANY POLICY NO. 1267460020-X59 DATED MARCH 23, 2012 ARE SHOWN UNLESS OTHERWISE NOTED.

(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)

NOTE: NO EXISTING PRIVATE EASEMENTS EXIST ON SITE.



SECTION A-A, "A" ST.- PRIVATE AND FUTURE STREET
VERTICAL: 1"=5'
HORIZONTAL: 1"=10'



SECTION B-B, CROWN VALLEY ROAD
VERTICAL: 1"=5'
HORIZONTAL: 1"=20'

LEGEND

- RESTRICTED USE AREA DUE TO FLOOD HAZARD
- PROP. 16' VASQUEZ LOOP TRAIL
- CALIFORNIA JUNIPER TREE

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

27 MARCH 2015
DATE

REVISIONS | DATE

TENTATIVE TRACT 071892

CRC 2691

SHEET 1 OF 1 SHEETS

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

CRC Enterprises
27600 Bouquet Canyon Road Suite 200 Santa Clarita CA 91350
Telephone (661) 297-2336 FAX (661) 297-2331