



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- THE PROJECT IS LOCATED IN THE COASTIC AREA OF UNINCORPORATED LOS ANGELES COUNTY.
- SANTA CLARA VALLEY AERIALS PLAN (ONE VALLEY ONE PLAN) LAND USE DESIGNATION IS SUBURBAN RESIDENTIAL, R5 (SR/15).
- LOS ANGELES COUNTY ZONING IS: R1-5000
- ASSESSOR PARCEL NUMBER: 2865-019-008 WITH A GROSS AREA OF 39.44 ACRES.
- THOMAS BROTHERS PAGE #S: 4499, 62

UTILITIES & SERVICES:

- STORM DRAIN - LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
- SEWER - LOS ANGELES COUNTY SANITATION DISTRICT NO. 32
- WATER - VALENCA WATER COMPANY
- GAS - SOUTHERN CALIFORNIA GAS COMPANY
- ELECTRICAL - SOUTHERN CALIFORNIA EDISON COMPANY
- TELEPHONE - AT&T
- CABLE TV - TIME WARNER CABLE
- SCHOOLS - CASCADIA UNION SCHOOL DISTRICT
- PARKS - LOS ANGELES COUNTY PARK AND RECREATION DEPARTMENT
- POLICE - LOS ANGELES COUNTY SHERIFF'S DEPARTMENT
- FIRE - LOS ANGELES COUNTY FIRE DEPARTMENT

EASEMENT NOTES:

- ⑤ ITEM 5 - AN EASEMENT TO RICHFIELD OIL CORPORATION FOR PRELIME AND APPOINTANCES, NEGRESS AND EGRESS, JANUARY 21, 1952, SUBSEQUENTLY ASSIGNED TO BELL PETROLEUM COMPANY, INSTRUMENT NO. 73206, PAGE 346, O.R. DATED NOVEMBER 20, 1953, (THE EXACT EXTENT AND LOCATION OF SAID EASEMENT IS NOT DISCLOSED OF RECORD).
- ⑪ ITEM 11 - AN EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR OVERHEAD ELECTRICAL AND TELEPHONE LINES AND APPOINTANCES, INSTRUMENT NO. 2830 IN BOOK 44163, PAGE 191, O.R. DATED MARCH 25, 1954.
- ⑫ ITEM 20 - AN EASEMENT FOR ELECTRICAL AND COMMUNICATION SYSTEMS TO SOUTHERN CALIFORNIA EDISON, INSTRUMENT NO. 81-379493, O.R. DATED APRIL 15, 1981, (THE EXACT EXTENT AND LOCATION OF SAID EASEMENT IS NOT DISCLOSED OF RECORD).
- ⑬ ITEM 21B - AN EASEMENT FOR CONSTRUCTING AND MAINTAINING WATER MAINS, RESERVOIR TANKS AND INCIDENTAL PURPOSES TO VALENCA WATER COMPANY, INSTRUMENT NO. 90-814117, O.R. DATED MAY 3, 1980.
- ⑭ ITEM 23 - AN EASEMENT FOR FLOOD CONTROL AND INCIDENTAL PURPOSES TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, INSTRUMENT NO. 88-1476222, O.R. (TRACT 45335 IN BOOK 1140, PAGES 52-60).
- ⑮ ITEM 24 - AN EASEMENT FOR FLOOD CONTROL AND INCIDENTAL PURPOSES TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, INSTRUMENT NO. 94-1151981, O.R. (TRACT 51325 IN BOOK 1205, PAGES 93-97).
- ⑯ ITEM 8 - AN EASEMENT TO SOUTHERN CALIFORNIA EDISON FOR ELECTRICAL SYSTEMS, INSTRUMENT NO. 89-1957524, O.R. DATED DECEMBER 9, 1989.

CIRCULATION:

- PARK VISTA DRIVE TO BE A PUBLIC RIGHT OF WAY.
- STREET GRADES DO NOT EXCEED A MAXIMUM OF 10 PERCENT.
- ALTERNATE STREET SECTIONS ARE SHOWN PER COMMENTARY CODE TITLE 21, SECTION 2124.090
- ALL DE SPC DESIGN SHALL BE PER STANDARD LOS ANGELES COUNTY PUBLIC WORKS, ROAD AND GROUND DEPARTMENT REQUIREMENTS.

BENCHMARK:

L488RD, 22' E/O BOR, NE CORNER OF HILLCREST PARKWAY AND PARK WEST DRIVE, ELEVATION 1,503.57', NENW1/4 (2009), L 7095 (NAVD 88 DATUM)

LEGAL DESCRIPTION:

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 17 WEST, SAN BERNARDINO COUNTY, THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

DEPT OF REGIONAL PLANNING
TR072631 TENTATIVE
21 JAN 2014

MAJOR LAND DIVISION

**VESTING TENTATIVE TRACT MAP
NO. 72631**

LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
JANUARY 16th, 2014

	DESIGNED:	JC	<p>VESTING TENTATIVE MAP TRACT NO. 72631</p> <p>S R C WEST, I N C . LAND PLANNING • ENGINEERING • SURVEYING 25322 RYE CANYON ROAD, SUITE 201, SANTA CLARITA, CA. 91355 Phone : (661) 257-6570, Fax : (661) 257-6577</p>	<table border="1"> <tr> <th>No.</th> <th>REVISION DESCRIPTION</th> <th>BY</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	No.	REVISION DESCRIPTION	BY	DATE				
	No.	REVISION DESCRIPTION			BY	DATE						
<p>DRAWN: J.SPENCE</p> <p>CHECKED: HH</p> <p>SUPERVISED: RD</p> <p>PROJ. ENGINEER: HH</p> <p>DATE: 1-16-14</p> <p>SCALE: 1" = 60'</p> <p>JOB NUMBER: 955-004</p>	<p>SHEET NO. 1</p> <p>OF 1 SHEETS</p>											