



LOT AREAS					
LOT NO.	AREAS	LOT NO.	AREAS	LOT NO.	AREAS
1	21,335 SF	18	16,867 SF	35	8,658 SF
2	13,634 SF	19	8,196 SF	36	10,375 SF
3	12,485 SF	20	8,464 SF	37	11,864 SF
4	12,052 SF	21	7,783 SF	38	12,836 SF
5	10,178 SF	22	8,303 SF	39	13,897 SF
6	8,513 SF	23	9,911 SF	40	13,504 SF
7	8,057 SF	24	16,837 SF	41	20,048 SF
8	7,954 SF	25	15,320 SF	42	18,442 SF
9	8,625 SF	26	13,975 SF	43	26,301 SF
10	8,700 SF	27	13,550 SF	44	23,687 SF
11	13,793 SF	28	12,556 SF	45	23,991 SF
12	16,712 SF	29	12,903 SF	46	29,481 SF
13	13,370 SF	30	26,019 SF		
14	11,681 SF	31	23,595 SF		
15	10,760 SF	32	10,681 SF		
16	11,958 SF	33	10,625 SF		
17	13,714 SF	34	11,509 SF		
WATER TANK		0.59 AC			
RESIDENTIAL LOTS		14.78 AC			
PRIVATE DRIVEWAY AND FIRELANE		7.77 AC			
OPEN SPACE		66.76 AC			
TOTAL		89.90 AC			

EASEMENT DATA
 EASEMENTS ARE BASED ON TITLE REPORT NO. 997-23056154-C-KMS PREPARED BY FIDELITY NATIONAL TITLE COMPANY.

ITEM NO. DESCRIPTION

(15) (16) THE EFFECT OF A DOMINANT TENANT EASEMENT FOR RIGHT OF WAY ACCESS PURPOSES TO ADJACENT PROPERTY PER INST. NO. 94-1932032 RECORDED 10-25-94, INST. NO. 94-1939713 RECORDED 10-28-94 AND INST. NO. 00-548735 RECORDED 4-12-00, ALL OF O.R.

21-24 NOTICE OF BUILDING CODE VIOLATION FOR GRADING WORK PERFORMED WITHOUT BENEFIT OF PERMIT OR INSPECTION PER INST. NOS. 20091808946 TO 20091808949, ALL RECORDED 12-01-09, OF O.R. NOT LOCATABLE.

(20) EASEMENT AGREEMENT FOR A NONEXCLUSIVE EASEMENT TO INSTALL, CONSTRUCT, MAINTAIN AND REPAIR A ROADWAY FOR INGRESS AND EGRESS, UTILITIES, DRAINAGE, COMMUNICATION, LIGHTING AND INCIDENTAL PURPOSES PER INST. NO. 2010046653 RECORDED 4-6-10, OF O.R.

29-30 THE EFFECT OF A PENDING COURT ACTION TO ENFORCE THE GRANTING OF AN EASEMENT AND/OR USE OF AN EASEMENT OVER A PORTION OF SUBJECT PROPERTY PER INST. NO. 20120083944 AND 20120083945, BOTH RECORDED 1-18-12, OF O.R., LOCATION NOT DISCLOSED.

(31) GRANT OF EASEMENT/MEMORANDUM OF AGREEMENT FOR A NONEXCLUSIVE EASEMENT TO CONSTRUCT AND USE A USABLE 20'-24' FT. WIDE ACCESS ROAD PER INST. NO. 2014115362 RECORDED 10-31-14, OF O.R.

34 NOTICE OF BUILDING CODE VIOLATION FOR GRADING WORK PERFORMED WITHOUT BENEFIT OF PERMIT OR INSPECTION PER INST. NO. 20150170415 RECORDED 8-12-15, OF O.R. NOT LOCATABLE.

- GENERAL NOTES**
- SEWER DISPOSAL BY SANITARY SEWER
 - WATER PURVEYOR IS LOS VIRGENES MUNICIPAL WATER DISTRICT
 - ALL SLOPES ARE PLOTTED AT 2:1 RATIO, EXCEPT AS SHOWN
 - REQUEST PERMISSION TO CREATE ADDITIONAL OPEN SPACE LOTS AS NEEDED
 - A HOME OWNERS ASSOCIATION WILL BE FORMED TO MAINTAIN THE OPEN SPACE LOTS AND THE PRIVATE DRIVEWAY AND FIRE LANE
 - REQUEST PERMISSION TO ADJUST LOT LINES ON THE FINAL MAP TO THE SATISFACTION OF O.R.P.
 - REQUEST PERMISSION TO WAVE STREET FRONTAGE REQUIREMENTS AND USE PRIVATE DRIVEWAYS AND FIRE LANES

PROJECT DATA

1. EXISTING AND PROPOSED GENERAL PLAN	R
2. EXISTING AND PROPOSED ZONING	A-1-2
3. NUMBER OF LOTS:	
a. RESIDENTIAL	LOTS 1-46
b. PRIVATE DRIVEWAY AND FIRE LANE	LOT 47
c. OPEN SPACE	LOTS 48-50
d. WATER TANK	LOT 51
4. SITE GROSS AREA	89.90 AC
5. GRADING QUANTITY	1,930,000 CUT 1,888,000 FILL 42,000 EXPORT

LEGAL DESCRIPTION
 LOTS 2 AND 3 IN SECTION 33, TOWNSHIP 2 NORTH, RANGE 17 WEST, OF THE SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT.

APN: 2017-012-012, 2017-012-013, 2017-012-014, 2017-013-011, 2017-013-012

B & E ENGINEERS 20 E. FOOTHILL BLVD., STE 230
 ARCADIA, CA 91006-2375
 CIVIL ENGINEERING, SURVEYING, & LAND PLANNING TEL: (626) 446-4449

MAJOR LAND DIVISION
 VESTING TENTATIVE TRACT NO. 73766
 LOCATED IN THE UNINCORPORATED TERRITORY OF
 THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE: 08-25-2015
 SCALE: 1"=100'
 JN 2004117
 SHT. 1 OF 1 SHTS.

BENCH MARK
 ID EW4400 ELEV. 785.62
 STANDARD SURVEY MONUMENT ON THE CENTERLINE INTERSECTION OF TOPANGA CANYON BOULEVARD AND HART STREET
 2004 ADJ NGVD 1988

PREPARED BY:
 Remy F. Amano
 RCE 41729



EXHIBIT A