RECEIVED
DEPT OF REGIONAL PLANNING
TR53138-4 AMENDMENT PG 1
DATE: 06 MAY 2015

LOT AREAS

LOT NO.	●	●●	GROSS AREA (SF)	NET AREA	ZONE A-1 (SF)	ZONE R-1 (SF)
1	49	51	16980	16931	16980	N/A
2	49	52	16484	16435	16484	N/A
3	50		15637	15586	15637	N/A
4	88		27236	27148	27236	N/A
5	43	71	27736	27133	27736	N/A
6	31	47	15504	14674	15504	N/A
7	21	21	22820	20475	22820	N/A
8	42	58	6345	6237	6345	N/A
9	71		6240	5699	6240	N/A
10	71		6201	5727	6201	N/A
11	71		6168	5696	6168	N/A
12	48	60	6136	5680	6136	N/A
13	46	59	6243	5902	6243	N/A
14	50		6082	5896	6082	N/A
15	52		6879	6753	6879	N/A
16	36	55	8065	7954	8065	N/A
17	37	59	15025	14905	15025	N/A
18	46	56	22128	22128	7778.78	14349
19	57		16412	16412	N/A	16412
20	55		15037	15037	N/A	15037
21	95		12410	12410	N/A	12410
22	75		17509	16310	N/A	17509
23	67		15637	14817	N/A	15637
24	62		19328	18478	N/A	19328
25	68		24892	23336	N/A	24892
26	67		27510	26822	N/A	27510
27	56		29820	28402	N/A	29820
28	50		15409	15409	N/A	15409
29	50		17352	17352	N/A	17352
30	51		11790	11790	N/A	11790
31	44	50	33912	33912	2133.34	31778
32	61		18123	18123	178.014	17945
33	58		18483	18483	N/A	18483
34	54		19387	19387	N/A	19387
35	54		17707	17707	N/A	17707
36	54		15713	15713	N/A	15713
37	60		12316	12316	N/A	12316
38	188		18004	18004	N/A	18004
39	72		11757	11680	N/A	11757
40	70		11060	10990	N/A	11060
41	70		10451	10382	N/A	10451
42	70		9991	9922	N/A	9991
43	70		9704	9634	N/A	9704
44	68		9606	9537	N/A	9606
45	60		9837	9777	N/A	9837
46	55		13014	12959	N/A	13014
47	41	56	16762	16721	N/A	16762
48	30	47	17029	16999	N/A	17029
49	10	10	29882	28470	N/A	29882
50	36	51	14177	13212	N/A	14177
51	28	55	15161	14669	N/A	15161
52	10	10	15367	13908	N/A	15367
53	10	10	27931	26225	N/A	27931
54	74		11521	11447	N/A	11521
55	194		18229	18035	N/A	18229
56	114		15460	12205	N/A	15460
57	74		17755	16843	N/A	17755
58	162		28459	26217	N/A	28459
59	102		20491	20293	N/A	20491
60	59		10347	10223	N/A	10347
61	59		10227	10104	N/A	10227
62	58		11468	11333	N/A	11468
63	60		6030	5970	N/A	6030
64	61		6437	6376	N/A	6437
65	46	59	6142	6095	N/A	6142
66	30	40	13681	13651	N/A	13681
67	31	50	15092	14577	N/A	15092
68	58		34251	33875	N/A	34251
69	97		15689	15592	N/A	15689
70	60		8820	8760	N/A	8820
71	56		9989	9909	N/A	9989
72	56		10588	10507	N/A	10588
73	56		10967	10885	N/A	10967
74	56		6822	6822	N/A	6822
75	56		6640	6640	N/A	6640

LOT NO.	●	●●	GROSS AREA (SF)	NET AREA	ZONE A-1 (SF)	ZONE R-1 (SF)
76	56		7170	7170	N/A	7170
77	59		19856	19255	N/A	19856
78	60		17272	16772	N/A	17272
79	60		16213	15713	N/A	16213
80	60		15115	14609	N/A	15115
81	71		12837	12470	N/A	12837
82	78		10782	10566	N/A	10782
83	124		15059	13338	N/A	15059
84	163		14837	14837	N/A	14837
85	57		7482	7482	N/A	7482
86	55		8082	8082	N/A	8082
87	90		11332	11332	N/A	11332
88	85		10072	10072	N/A	10072
89	59		8493	8493	N/A	8493
90	56		8916	8916	N/A	8916
91	54		15110	15110	N/A	15110
92	54		20136	20136	6748.08	13388
93	56		15141	15141	6083.34	9057
94	56		15356	15356	8929.63	6427
95	54		15177	15177	11159.4	4018
96	54		15085	15085	13292.5	1793
97	49	51	15005	15005	14810.4	195
98	49	50	15126	15126	15126	N/A
99	49	51	9048	9048	9048	N/A
100	50		9761	9761	8550.57	1211
101	50		7291	7291	725.336	6565
102	45	58	6974	6876	N/A	6974
103	84		13992	12062	N/A	13992
104	66		8826	8517	N/A	8826
105	63		8592	8232	N/A	8592
106	50		8100	7634	N/A	8100
107	50		7565	7111	N/A	7565
108	50		7380	6930	N/A	7380
109	50		7533	7080	N/A	7533
110	50		7907	7452	N/A	7907
111	50		8300	7845	N/A	8300
112	50		8693	8238	N/A	8693
113	50		9086	8631	N/A	9086
114	50		9478	9024	N/A	9478
115	50		9746	9295	N/A	9746
116	50		9632	9178	N/A	9632
117	151		30342	27296	N/A	30342
118	30	57	21396	21365	N/A	21396
119	51		6865	6814	N/A	6865
120	50		6810	6760	N/A	6810
121	50		6783	6733	N/A	6783
122	50		6757	6707	N/A	6757
123	50		6731	6681	N/A	6731
124	50		6704	6654	N/A	6704
125	50		6678	6628	N/A	6678
126	50		6652	6602	N/A	6652
127	50		6626	6576	N/A	6626
128	50		6599	6549	N/A	6599
129	50		6573	6523	N/A	6573
130	50		6547	6497	N/A	6547
131	50		6521	6471	N/A	6521
132	50		6518	6468	N/A	6518
133	41	59	10008	9815	N/A	10008
134	62		9801	9603	N/A	9801
135	52		6760	6708	N/A	6760
136	52		6760	6708	N/A	6760
137	52		6760	6708	N/A	6760
138	52		6760	6708	N/A	6760
139	50		6500	6450	N/A	6500
140	50		6500	6450	N/A	6500
141	50		6500	6450	N/A	6500
142	50		6500	6450	N/A	6500
143	50		6500	6450	N/A	6500
144	50		6500	6450	N/A	6500
145	50		6500	6450	N/A	6500
146	50		6500	6450	N/A	6500
147	50		6500	6450	N/A	6500
148	74		26125	26050	N/A	26125
149	62		21808	21746	N/A	21808
150	57		6164	6106	N/A	6164

LOT NO.	●	●●	GROSS AREA (SF)	NET AREA	ZONE A-1 (SF)	ZONE R-1 (SF)
151	50		6275	6225	N/A	6275
152	50		6244	6194	N/A	6244
153	50		6239	6189	N/A	6239
154	50		6233	6183	N/A	6233
155	50		6227	6177	N/A	6227
156	50		6221	6171	N/A	6221
157	50		6216	6166	N/A	6216
158	50		6210	6160	N/A	6210
159	50		6204	6154	N/A	6204
160	50		6199	6149	N/A	6199
161	50		6193	6143	N/A	6193
162	50		6187	6137	N/A	6187
163	72		8179	7927	N/A	8179
164	33	52	13137	12938	N/A	13137
165	52		6916	6865	N/A	6916
166	50		6404	6353	N/A	6404
167	50		6253	6203	N/A	6253
168	50		6250	6200	N/A	6250
169	50		6250	6200	N/A	6250
170	50		6250	6200	N/A	6250
171	50		6250	6200	N/A	6250
172	50		6250	6200	N/A	6250
173	37	53	6405	6368	N/A	6405
174	35	56	21700	21664	N/A	21700
175	97		14207	14106	N/A	14207
176	73		6656	6583	N/A	6656
177	50		6017	5967	N/A	6017
178	50		6032	5982	N/A	6032
179	50		6047	5997	N/A	6047
180	61		6384	6322	N/A	6384
181	60		6339	6280	N/A	6339
182	42	55	7850	7676	N/A	7850
183	71		8736	8633	N/A	8736
184	73		8996	8996	N/A	8996
185	74		9523	9523	N/A	9523
186	73		8897	8897	N/A	8897
187	201		16252	16252	N/A	16252
188	274		39290	34627	N/A	39290
189	61		16344	15592	N/A	16344
190	62		20796	17348	N/A	20796
191	57		18621	17536	N/A	18621
192	57		19052	18028	N/A	19052
193	86		24760	22807	N/A	24760
194	58		28403	25046	N/A	28403
195	61		22223	19894	N/A	22223
196	61		22354	19879	N/A	22354
197	66		36360	31356	N/A	36360
198	58		21934	21108	N/A	21934
199	58		54248	43746	N/A	54248
200	58		29563	28678	N/A	29563
201	58		8845	7991	N/A	8845
202	60		7659	7062	N/A	7659
203	61		33176	32279	N/A	33176
204	130		22370	19808	N/A	22370
205	53		15070	15013	N/A	15070
206	73		13786	13713	N/A	13786
207	85		11892	11807	N/A	11892
208	92		15612	15520	N/A	15612
209	90		16353	16263	N/A	16353
210	56		12259	12203	N/A	12259
211	56		13952	13896	N/A	13952
212	55		15446	15391	N/A	15446
213	56		15029	14973	N/A	15029
214	61		12786	12725	N/A	12786
215	57		15037	14980	N/A	15037
216	54		18031	17977	N/A	18031
217	61		10740	10679	N/A	10740
218	52		10477	10356	N/A	10477
219	88		16084	15996	N/A	16084
220	88		15502	15414	N/A	15502
221	121		16017	15896	N/A	16017
222	81		18662	18582	N/A	18662
223	77		18565	18488	N/A	18565
224	78		16752	16674	N/A	16752
225	80		15522	15442	N/A	15522

LOT NO.	●	●●	GROSS AREA (SF)	NET AREA	ZONE A-1 (SF)	ZONE R-1 (SF)
226	77		17695	17618	N/A	17695
227	77		19482	19405	N/A	19482
228	80		20036	19955	N/A	20036
229	109		22363	22254	N/A	22363
230	81		19871	19523	N/A	19871
231	160		14347	14187	N/A	14347
232	84		16407	16117	N/A	16407
233	91		15381	15290	N/A	15381
234	99		15574	15476	N/A	15574
235	79		15314	15235	N/A	15314
236	74		16658	16584	N/A	16658
237	72		15096	15024	N/A	15096
238	116		15108	14992	N/A	15108
239	99		15272	15173	N/A	15272
240	90		15003	14913	N/A	15003
241	95		15004	14909	N/A	15004
242	201		15015	14814	N/A	15015
243	97		15016	14919	N/A	15016
244	84		16187	16102	N/A	16187
245	80		15447	15367	N/A	15447
246	81		15308	15227	N/A	15308
247	85		17971	17886	N/A	17971
248	94		15920	15826	N/A	15920
249	91		15125	15034	N/A	15125
250	112		16282	16170	N/A	16282
251	137		23574	23291	N/A	23574
252	134		15906	15772	N/A	15906
253	92		15512	15419	N/A	15512
254	79		18543	18463	N/A	18543
255	168		16249	16082	N/A	16249
256	95		15739	15644	N/A	15739
257	84		15011	14927	N/A	15011
258	85		16382	16298	N/A	16382
259	140		18581	18441	N/A	18581
260	149		22290	22141	N/A	22290
261	108		20428	20153	N/A	20428
262	137		23096	22959	N/A	23096
263	99		17761	17662	N/A	17761
264	91		18991	18900	N/A	18991
265	80		16521	16441	N/A	16521
266	169		27793	24064	N/A	27793
267	89		19797	19707	N/A	19797
268	89		20737	20649	N/A	20737
269	87		32829	32743	N/A	32829
270	87		36527	36440	N/A	36527
271	39	71	96292	96252	N/A	96292
272	43	75	34378	34334	N/A	34378
273	96		16506	16410	N/A	16506
274	105		17173	17068	N/A	17173
275	209		23899	23690	N/A	23899
276	191		34019	29682	N/A	34019
277	132		30689	28236	N/A	30689
278	84		22496	22412	N/A	22496
279	80		25860	22709	N/A	25860
280	80		22796	21558	N/A	22796
281	92		20447	19307	N/A	20447
282	84		29822	25506	N/A	29822
283	95		23614	22370	N/A	23614
284	85		25501	23758	N/A	25501
285	78		23560	22134	N/A	23560
286	80		19552	18531	N/A	19552
287	76		20535	19687	N/A	20535
288	78		18789	14344	N/A	18789
289	59		15277	14464	N/A	15277
290	58		15266	14302	N/A	15266
291	57		15356	14354	N/A	15356
292	60		12453	11726	N/A	12453
293	63		13136	12370	N/A	13136
294	55		14209	13355	N/A	14209
295	109		8749	8749	N/A	8749
296	61		7111	7111	N/A	7111
297	61		6769	6769	N/A	6769
298	61		6426	6426	N/A	6426
299	76		6949	6949	N/A	6949
300	97		7473	7473	N/A	7473

LOT NO.	●	●●	GROSS AREA (SF)	NET AREA	ZONE A-1 (SF)	ZONE R-1 (SF)
301	87		7499	7499	N/A	7499
302	87		7524	7524	N/A	7524
303	87		7472	7472	N/A	7472
304	71		7651	7651	N/A	7651
305	76		8367	8367	N/A	8367
306	81		8458	8458	N/A	8458
307	81		7968	7968	N/A	7968
308	108		12412	12302	N/A	12412
309	102		10035	9933	N/A	10035
310	68		11187	11119	N/A	11187
311	71		19869	19798	N/A	19869
312	49	81	23966	23916	N/A	23966
313	42	40	19526	19480	N/A	19526
R4			10489	10489	N/A	10489

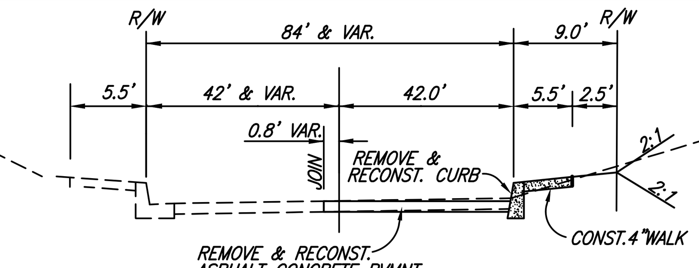
OPEN SPACE LOTS

LOT NO.		AREA (SF)	ZONE A-1	ZONE R-1
314	PARK	29549	29549	N/A
315	SHERIFF STATION	19236	19236	N/A
316		240696	240696	N/A
317		593313	593313	N/A
318		120255	120255	N/A
319		85084	85084	N/A
320		26453	26453	N/A
321		117412	3982	113430
322		41829	N/A	41829
323		117732	52982	64750
324		41548	41548	N/A
325		167642	120967	46675
326		36521	N/A	36521
327		85649	4388	81261
328		10794	N/A	10794
329		22612	22337	275
330		20250	20178	71
331		127353	85474	41879
332		163553	N/A	163553
333		122314	N/A	122314
334		342753	N/A	342753
335	HORSE REST AREA	172416	N/A	172416
336	DEBRIS BASIN	27838	N/A	27838
337		11692	N/A	11692
338		226520	N/A	226520
339		100460	N/A	100460
340	HELISPOT	44171	N/A	44171
341	SEWER LIFT STATION	19199	1480	17719
342		51240	51240	N/A
343		20608	20608	N/A
344	RECREATION CENTER	85287	N/A	85287
345		329157	329157	N/A

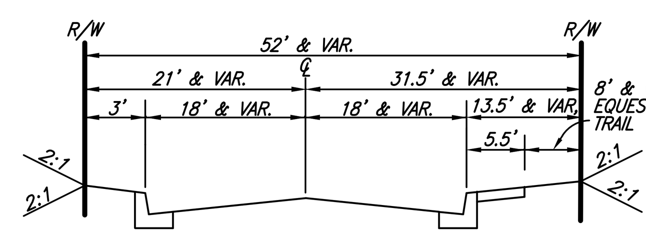
PRIVATE DRIVEWAY & FIRE LANE LOTS

LOT NO.	AREA (SF)	ZONE A-1	ZONE R-1
346	12281	12281	N/A
347	67027	67027	N/A
348	30736	30736	N/A
349	80097	3900	76196
350	151284	R1	151284
351	134691	R1	134691
352	53995	R1	53995
353	166749	R1	166749
354	245036	R1	245036

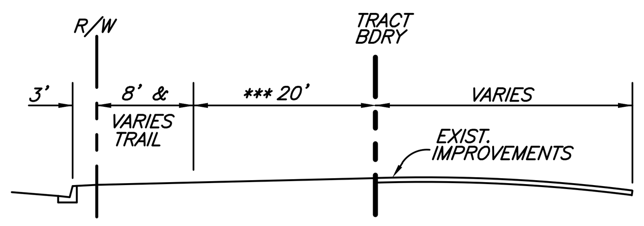
NOTE: ● LOT WIDTH AT STREET R/W (FEET) ●● LOT WIDTH AT BUILDING SETBACK (FEET)



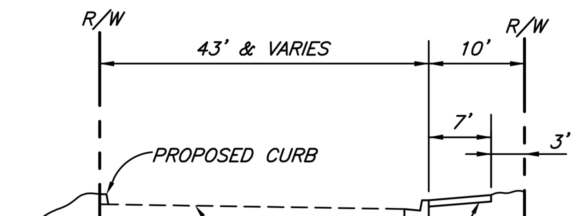
TOPANGA BLVD.
NOT TO SCALE



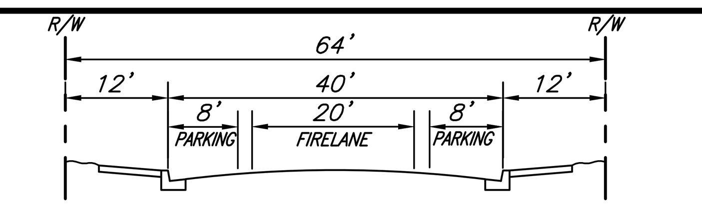
CANOGA AVENUE
UNDER 118 FREEWAY
NOT TO SCALE



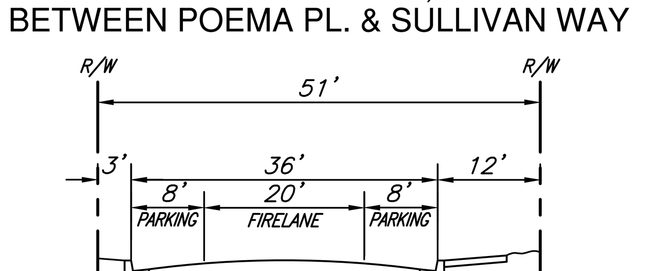
***20' OFFER TO DEDICATE FOR FUTURE STREET
MAYAN DR. / AUCAS DR.
SECTION 1-1



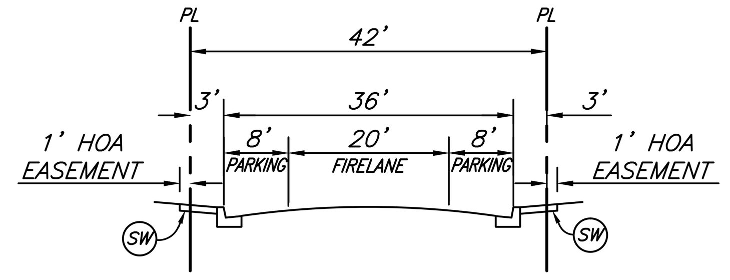
CANOGA AVE.
SECTION 2-2



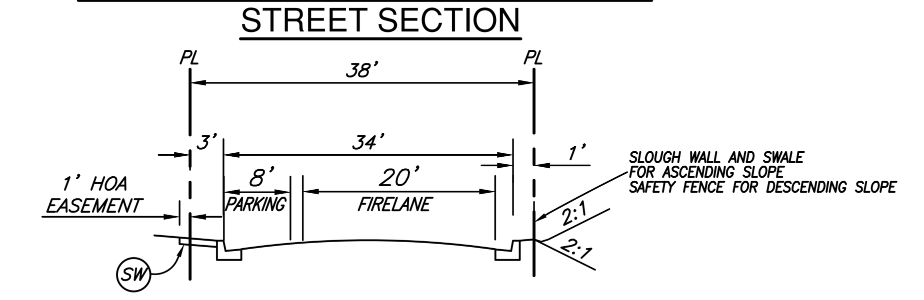
STREET SECTION
POEMA PL. BETWEEN CANOGA AVE. &
W'LY END OF POEMA PL. BRIDGE;
CANOGA AVE. N/O POEMA PL.; BULLFINCH RD.
BETWEEN POEMA PL. & SULLIVAN WAY



STREET SECTION
CANOGA AVE. S/O POEMA PL.; NOGAN DR.

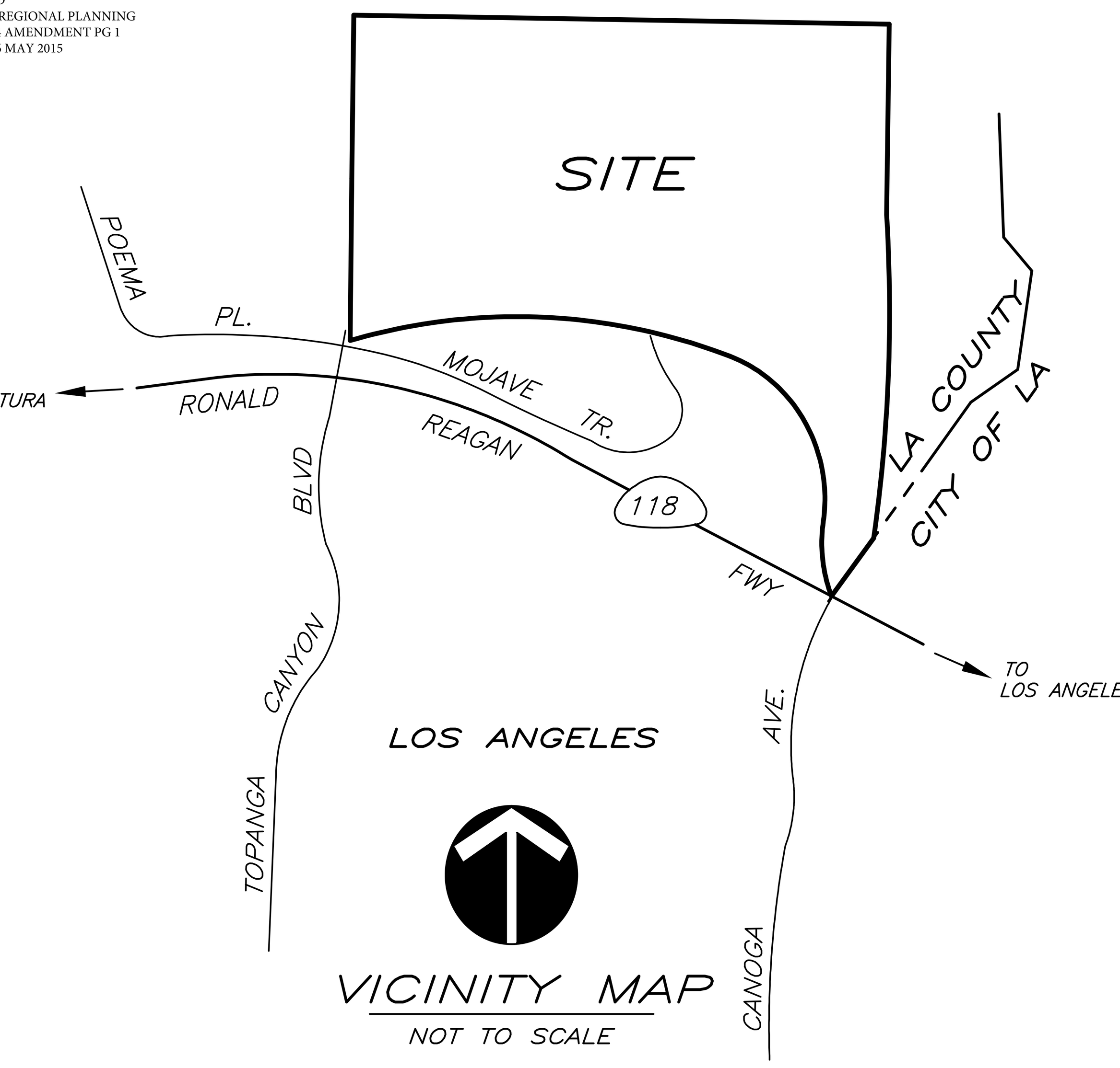


PRIVATE DRIVEWAY AND FIRE LANE
STREET SECTION

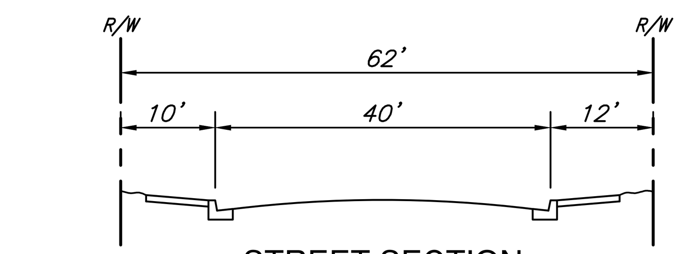


PRIVATE DRIVEWAY AND FIRE LANE
STREET SECTION
SWANSON WAY, NEUTRA WAY

(SW) 4' PRIVATE SIDEWALK ALONG LOT FRONTAGES TO BE MAINTAINED BY HOA



VICINITY MAP
NOT TO SCALE



STREET SECTION
BULLFINCH RD. BETWEEN SCHINDLER
WAY & SULLIVAN WAY

EASEMENT NOTES:

EASEMENTS ARE BASED UPON TITLE REPORT NO. NHSC-4770098, DATED 11-6-2014 AND PREPARED BY FIRST AMERICAN TITLE COMPANY CORONA, CA

**(5.) NATURE OF INTEREST: AN EASEMENT FOR DITCHES AND CANALS
NAME OF PARTY: THE UNITED STATES OF AMERICA
BY DOCUMENT RECORDED: JUNE 6, 1917 AS BOOK 13, PAGE 302 OF PATENTS.

**(6.) NATURE OF INTEREST: AN EASEMENT FOR THE RIGHT TO STORE WATER, THE RIGHT TO BUILD A BY-PASS OR DITCH AND FOR PUBLIC HIGHWAY
NAME OF PARTY: N. A. GRAY AND MINNIE A. GRAY
BY DOCUMENT RECORDED: OCTOBER 30, 1919 AS INSTRUMENT NO. 106 IN BOOK 6967, PAGE 279 OF DEEDS.

**(7.) NATURE OF INTEREST: AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES
NAME OF PARTY: TWIN LAKES PARK COMPANY
BY DOCUMENT RECORDED: JUNE 18, 1927 AS BOOK 7001, PAGE 258 OF OFFICIAL RECORDS.

**(8.) NATURE OF INTEREST: AN EASEMENT FOR HIGHWAYS, ROADS AND PUBLIC UTILITIES
NAME OF PARTY: TWIN LAKES PARK COMPANY
BY DOCUMENT RECORDED: DECEMBER 30, 1929 AS BOOK 9666, PAGE 58 OF OFFICIAL RECORDS.

(9.) NATURE OF INTEREST: AN EASEMENT FOR WATER TANKS AND PIPELINES
NAME OF PARTY: COUNTY OF LOS ANGELES
BY DOCUMENT RECORDED: AUGUST 31, 1934 AS BOOK 12982, PAGE 117 OF OFFICIAL RECORDS.

(10) NATURE OF INTEREST: AN EASEMENT FOR HIGHWAYS, ROADS AND PUBLIC UTILITIES
NAME OF PARTY: TWIN LAKES PARK COMPANY
BY DOCUMENT RECORDED: FEBRUARY 13, 1946 AS BOOK 22756, PAGE 378 OF OFFICIAL RECORDS.

(11) NATURE OF INTEREST: AN EASEMENT FOR POLELINES
NAME OF PARTY: SOUTHERN CALIFORNIA EDISON COMPANY
BY DOCUMENT RECORDED: MARCH 18, 1947 AS BOOK 24324, PAGE 347 OF OFFICIAL RECORDS.

*(12) NATURE OF INTEREST: AN EASEMENT FOR INGRESS AND EGRESS
NAME OF PARTY: MOUNTAINS RECREATION AND CONSERVATION AUTHORITY, A LOCAL PUBLIC AGENCY
BY DOCUMENT RECORDED: MAY 23, 1950 AS BOOK 33203, PAGE 137 OF OFFICIAL RECORDS.

(13) NATURE OF INTEREST: AN EASEMENT FOR THE TRANSPORTATION OF WATER
NAME OF PARTY: TWIN LAKES PARK COMPANY
BY DOCUMENT RECORDED: SEPTEMBER 25, 1950 AS BOOK 34389, PAGE 21 OF OFFICIAL RECORDS.

**(14) NATURE OF INTEREST: AN EASEMENT FOR THE TRANSPORTATION OF WATER
NAME OF PARTY: TWIN LAKES PARK COMPANY
BY DOCUMENT RECORDED: SEPTEMBER 25, 1950 AS BOOK 34389, PAGE 22 OF OFFICIAL RECORDS.

(15) NATURE OF INTEREST: AN EASEMENT FOR PIPELINES
NAME OF PARTY: TWIN LAKES PARK COMPANY
BY DOCUMENT RECORDED: SEPTEMBER 25, 1950 AS BOOK 34389, PAGE 24 OF OFFICIAL RECORDS.

(16) NATURE OF INTEREST: AN EASEMENT FOR POLELINES
NAME OF PARTY: SOUTHERN CALIFORNIA EDISON COMPANY
BY DOCUMENT RECORDED: SEPTEMBER 8, 1952 AS BOOK 39790, PAGE 334 OF OFFICIAL RECORDS.

*(17) NATURE OF INTEREST: AN EASEMENT FOR POLELINES AND CONDUITS
NAME OF PARTY: CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER
BY DOCUMENT RECORDED: JUNE 14, 1956 AS BOOK 51454, PAGE 158 OF OFFICIAL RECORDS.

(18) NATURE OF INTEREST: AN EASEMENT FOR POLELINES AND CONDUITS
NAME OF PARTY: SOUTHERN CALIFORNIA EDISON COMPANY
BY DOCUMENT RECORDED: AUGUST 1, 1956 AS BOOK 51907, PAGE 152 OF OFFICIAL RECORDS.

(19) NATURE OF INTEREST: AN EASEMENT FOR POLELINES AND CONDUITS
NAME OF PARTY: SOUTHERN CALIFORNIA EDISON COMPANY
BY DOCUMENT RECORDED: MARCH 14, 1960 AS BOOK D780, PAGE 214 OF OFFICIAL RECORDS.

(20) NATURE OF INTEREST: AN EASEMENT FOR UNDERGROUND WIRES AND CONDUCTORS
NAME OF PARTY: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY
BY DOCUMENT RECORDED: FEBRUARY 20, 1967 AS INSTRUMENT NO. 2796 OF OFFICIAL RECORDS.

(21) NATURE OF INTEREST: AN EASEMENT FOR UNDERGROUND WIRES AND CONDUCTORS
NAME OF PARTY: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY
BY DOCUMENT RECORDED: FEBRUARY 20, 1967 AS INSTRUMENT NO. 2797 OF OFFICIAL RECORDS.

(22) NATURE OF INTEREST: AN EASEMENT FOR UNDERGROUND WIRES AND CONDUCTORS
NAME OF PARTY: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY
BY DOCUMENT RECORDED: JULY 7, 1967 AS INSTRUMENT NO. 3491 OF OFFICIAL RECORDS.

**(23) NATURE OF INTEREST: AN EASEMENT FOR PUBLIC UTILITIES
NAME OF PARTY: SOUTHERN CALIFORNIA EDISON COMPANY
BY DOCUMENT RECORDED: APRIL 5, 1968 AS INSTRUMENT NO. 3867 OF OFFICIAL RECORDS.

(24) NATURE OF INTEREST: AN EASEMENT FOR POLELINES AND CONDUITS
NAME OF PARTY: SOUTHERN CALIFORNIA EDISON COMPANY
BY DOCUMENT RECORDED: APRIL 11, 1968 AS INSTRUMENT NO. 3195 OF OFFICIAL RECORDS.

(25) NATURE OF INTEREST: AN EASEMENT FOR UNDERGROUND WIRES AND CONDUCTORS
NAME OF PARTY: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY
BY DOCUMENT RECORDED: AUGUST 2, 1968 AS INSTRUMENT NO. 2680 OF OFFICIAL RECORDS.

(26) NATURE OF INTEREST: AN EASEMENT FOR PIPELINES AND LANDSCAPING
NAME OF PARTY: LAS VIRGENES WATER COMPANY
BY DOCUMENT RECORDED: AUGUST 20, 1968 AS INSTRUMENT NO. 2305 OF OFFICIAL RECORDS.

(27) NATURE OF INTEREST: AN EASEMENT FOR POLELINES
NAME OF PARTY: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY
BY DOCUMENT RECORDED: OCTOBER 24, 1968 AS INSTRUMENT NO. 3139 OF OFFICIAL RECORDS.

**(28) NATURE OF INTEREST: AN EASEMENT FOR INGRESS AND EGRESS
NAME OF PARTY: ROLLS ROYCE CONSTRUCTION COMPANY
BY DOCUMENT RECORDED: JANUARY 2, 1980 AS INSTRUMENT NO. 80-1075 OF OFFICIAL RECORDS.

(29) NATURE OF INTEREST: AN EASEMENT FOR ROAD
NAME OF PARTY: ROLLS ROYCE CONSTRUCTION COMPANY
BY DOCUMENT RECORDED: JANUARY 3, 1980 AS INSTRUMENT NO. 80-6388 OF OFFICIAL RECORDS.

(30) NATURE OF INTEREST: AN EASEMENT FOR UNDERGROUND WIRES AND CONDUCTORS
NAME OF PARTY: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY
BY DOCUMENT RECORDED: MAY 1, 1981 AS INSTRUMENT NO. 81-436645 OF OFFICIAL RECORDS.

(31) NATURE OF INTEREST: AN EASEMENT FOR SURFACE ENTRY RIGHTS TO MINE, DIG AND BORE FOR WATER, OIL AND MINERALS
NAME OF PARTY: W. E. LAWRENCE
BY DOCUMENT RECORDED: AUGUST 1, 1989 AS INSTRUMENT NO. 89-1232366 OF OFFICIAL RECORDS.

(32) NATURE OF INTEREST: AN EASEMENT FOR POLELINES AND CONDUITS
NAME OF PARTY: SOUTHERN CALIFORNIA EDISON COMPANY
BY DOCUMENT RECORDED: NOVEMBER 2, 1993 AS INSTRUMENT NO. 93-2135209 OF OFFICIAL RECORDS.

(33) NATURE OF INTEREST: AN EASEMENT FOR POLELINES AND CONDUITS
NAME OF PARTY: SOUTHERN CALIFORNIA EDISON COMPANY
BY DOCUMENT RECORDED: NOVEMBER 2, 1993 AS INSTRUMENT NO. 93-2135211 OF OFFICIAL RECORDS.

(34) NATURE OF INTEREST: AN EASEMENT FOR DRIVEWAY, INGRESS, EGRESS AND UTILITIES
NAME OF PARTY: MARY LIMA, TRUSTEE, ET.AL.
BY DOCUMENT RECORDED: OCTOBER 30, 1997 AS INSTRUMENT NO. 97-1721511 AS AMENDED BY
DOCUMENT RECORDED MAY 26, 2004 AS INSTRUMENT NO. 04-1344880, BOTH OF OFFICIAL RECORDS.

**(35) NATURE OF INTEREST: AN EASEMENT FOR CONSERVATION PURPOSES
NAME OF PARTY: THE MOUNTAINS RECREATION AND CONSERVATION AUTHORITY
BY DOCUMENT RECORDED: DECEMBER 31, 1997 AS INSTRUMENT NO. 97-2043879 OF OFFICIAL RECORDS.

**(36) NATURE OF INTEREST: AN EASEMENT FOR ROAD, FUEL MODIFICATION AND UTILITIES
NAME OF PARTY: HARRY HORNER AND SABINE HORNER
BY DOCUMENT RECORDED: DECEMBER 31, 1997 AS INSTRUMENT NO. 97-2043880 OF OFFICIAL RECORDS.

(37) NATURE OF INTEREST: AN EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS
NAME OF PARTY: ALL THE RECORD OWNERS OF PARCELS SHOWN ON MAPS FILED IN BOOK 22, PAGE 3; BOOK 24, PAGE 15 AND 16; BOOK 25, PAGES 37, 38 AND 39; AND IN BOOK 28, PAGE 39, ALL OF RECORDS OF SURVEY
BY DOCUMENT RECORDED: JULY 6, 2000 AS INSTRUMENT NO. 00-1026656 OF OFFICIAL RECORDS.

**(38) NATURE OF INTEREST: AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES
NAME OF PARTY: WEST COAST FINANCIAL SERVICES, INC., A NEVADA CORPORATION AND YVONNE PECORA, AN INDIVIDUAL
BY DOCUMENT RECORDED: SEPTEMBER 10, 2004 AS INSTRUMENT NO. 20042329031 OF OFFICIAL RECORDS.

**(39) NATURE OF INTEREST: AN EASEMENT FOR ACCESS AND UTILITIES
NAME OF PARTY: LINDA CORBRIDGE
BY DOCUMENT RECORDED: MARCH 23, 2005 AS INSTRUMENT NO. 05-661338 OF OFFICIAL RECORDS.

**(40) NATURE OF INTEREST: AN EASEMENT FOR ELECTRICAL DISTRIBUTION AND COMMUNICATION FACILITIES
NAME OF PARTY: SOUTHERN CALIFORNIA EDISON COMPANY
BY DOCUMENT RECORDED: AUGUST 10, 2006 AS INSTRUMENT NO. 06-1780766 OF OFFICIAL RECORDS.

**(41) NATURE OF INTEREST: AN EASEMENT FOR ELECTRICAL DISTRIBUTION AND COMMUNICATION FACILITIES
NAME OF PARTY: SOUTHERN CALIFORNIA EDISON COMPANY
BY DOCUMENT RECORDED: JUNE 27, 2007 AS INSTRUMENT NO. 20071543837 OF OFFICIAL RECORDS.

**(42) NATURE OF INTEREST: AN EASEMENT FOR SANITARY SEWER
NAME OF PARTY: COUNTY OF LOS ANGELES
BY DOCUMENT RECORDED: DECEMBER 14, 2009 AS INSTRUMENT NO. 20091897245 OF OFFICIAL RECORDS.

**(43) NATURE OF INTEREST: AN EASEMENT FOR SANITARY SEWER
NAME OF PARTY: COUNTY OF LOS ANGELES
BY DOCUMENT RECORDED: DECEMBER 14, 2009 AS INSTRUMENT NO. 20091897248 OF OFFICIAL RECORDS.

**(44) NATURE OF INTEREST: AN EASEMENT FOR PUBLIC HIGHWAY
NAME OF PARTY: STATE OF CALIFORNIA
BY DOCUMENT RECORDED: MARCH 23, 2011 AS INSTRUMENT NO. 20110433225 OF OFFICIAL RECORDS.

(*) DENOTES EASEMENT IS BLANKET IN NATURE
(**) DENOTES EASEMENT IS NOT PLOTTABLE

NOT A PART (N A P) POTENTIAL DEVELOPMENT DATA TABLE

N.A.P. #	LOT	RECORD OF SURVEY	OWNER	AREA (S.F.)	POTENTIAL FUTURE LOTS
1	1725	24-15	SCHEPPEGRELL	2700	1
~~2~~	~~1299~~	~~22-3~~	~~FORESTAR CHATSWORTH LLC~~	~~2250~~	~~1~~
~~3~~	~~476~~	~~22-3~~	~~FORESTAR CHATSWORTH LLC~~	~~2000~~	~~1~~
4	996	22-3	R & C BUNDALIAN	2100	1
5	399	25-37 , 38	SANDOVAL	3775	1
6	303 , 304 , 333 , 334 338 , 339 , 340 , 341 342 , 343 & 398	25-37 , 38	WATTERS	30218	3
7	306 , 308 , 320 , 321 322 & 323	25-37 , 38	FORESTAR CHATSWORTH LLC	16081	2
8	1221	22-3	SANDIFUR	2212	1
9	813	22-3	DELPASAND	2800	1
10	2051	22-3	FLEMING	4250	1
11	2098	22-3	SANTA MONICA MOUNTAINS/CONSERVANCY	3300	1
TOTAL	21				12

LOT LINE ADJUSTMENT WITH ADJACENT OPEN SPACE LOT ALLOWED FOR FUTURE POTENTIAL LOTS

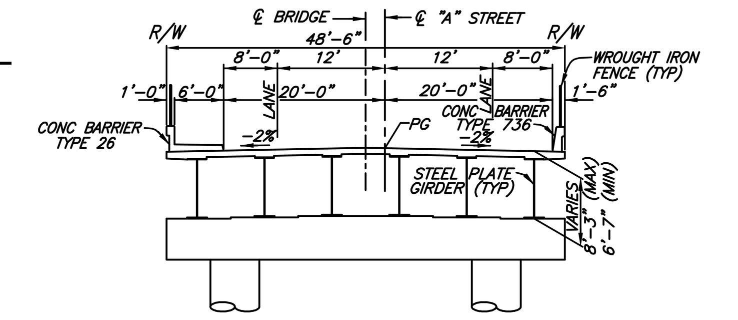
GENERAL NOTES

1. SEWER DISPOSAL TO BE BY SANITARY SEWER.
2. WATER PURVEYOR IS LAS VIRGENES MUNICIPAL WATER DISTRICT.
3. REQUEST PERMISSION TO HAVE 2 GATES ON THE PRIVATE DRIVEWAYS AND FIRELANES AS SHOWN ON SHEET 2 AND PER DETAIL HEREON, TO THE SATISFACTION OF D.P.W.
4. ALL SLOPES ARE PLOTTED AT 2:1 RATIO, EXCEPT AS SHOWN.
5. REQUEST PERMISSION TO CREATE MORE OPEN SPACE LOTS ON THE FINAL MAP, TO THE SATISFACTION OF D.R.P.
6. REQUEST PERMISSION TO FILE MAP IN PHASES AND TO ADJUST LOT LINES ON THE FINAL MAP, TO THE SATISFACTION OF D.R.P.
7. A HOMEOWNERS ASSOCIATION OR LANDSCAPE MAINTENANCE DISTRICT WILL BE FORMED TO MAINTAIN THE OPEN SPACE/SLOPE LOTS AND THE PRIVATE DRIVEWAYS AND FIRELANES.
8. NO PUBLIC STREETS EXCEED 10% GRADE.
9. REQUEST PERMISSION TO USE ALTERNATE STREET SECTIONS AND TO REDUCE PKWY WIDTH FOR SINGLE LOADED STREETS, TO THE SATISFACTION OF D.P.W.
10. REQUEST PERMISSION TO MODIFY LOT DIMENSIONS AT STREET FRONTAGE FOR LOTS 1, 2, 6, 8, 12, 13, 16–18, 31, 48, 50, 51, 66–67, 97–99, 102, 118, 133, 164, 173–174, 182, AND 271. AS SHOWN ON LOT AREA TABLE HEREON TO THE SATISFACTION OF D.R.P. (EXCEPT FOR FLAG LOTS 7, 49, 52 AND 53)
11. REQUEST PERMISSION TO WAIVE STREET FRONTAGE REQUIREMENTS AND USE PRIVATE DRIVEWAYS AND FIRE LANES.
12. 8' AND 12' WIDE TRAIL EASEMENTS TO BE DEDICATED TO THE COUNTY OF LOS ANGELES.
13. REQUEST PERMISSION TO RECORD TRACT NO. 53138-01 AS A LARGE LOT SUBDIVISION (20+ ACRES).
14. GRADE ELEVATIONS SHOWN ON THE VTTM AND THE EXHIBIT MAP ARE APPROXIMATE. THE ELEVATIONS DEPICTED ON THE TENTATIVE MAP AND EXHIBIT MAP WHICH WILL NOT SUBSTANTIALLY ALTER THE APPROVED GRADING PLAN OR RESULT IN PAD ELEVATION CHANGES OF MORE THAN 10 FEET ARE PERMITTED TO THE SATISFACTION OF THE DPW AND DRP.
15. LOT LINES CAN BE ADJUSTED TO THE SATISFACTION OF DRP PROVIDED NO ADDITIONAL DEVELOPMENT LOTS ARE CREATED. THE DEGREE OF ADJUSTMENT SHALL BE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP ACT.

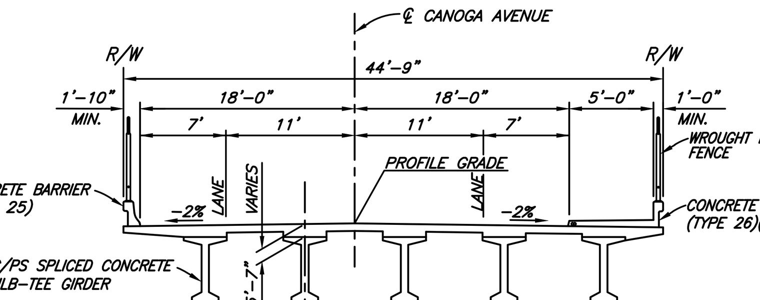
PROJECT DATA

1. EXISTING AND PROPOSED GENERAL PLAN
   (1) NON-URBAN HILLSIDE DEVELOPMENT (NU)
   (2) RURAL COMMUNITY (RC)
2. EXISTING AND PROPOSED ZONING
   (1) A-1-1 63.5ac.
   (2) R-1-6000 168.55ac.
3. NUMBER OF LOTS
   a. RESIDENTIAL LOTS (1-313)
   b. OPEN SPACE/SLOPE LOTS (314, 316-345)
   c. FUTURE L.A. COUNTY SHERIFF FACILITY (315)
   d. PRIVATE DWY & FIRELANE LOTS (346-354)
   TOTAL 354 LOTS
4. REMAINDER PARCEL PER SECTION 66424.6 (4)
5. GROSS AREA INCLUDING APN 2818-24-900 & APN 2818-22-902 232.19 ACRES

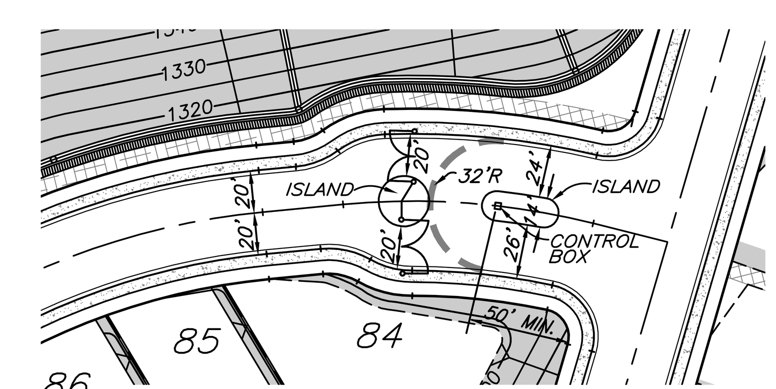
GRADING QUANTITY
CUT – 1,874,600 CY
FILL – 1,874,600 CY
OVER EX – 150,000 CY
BALANCED ON SITE



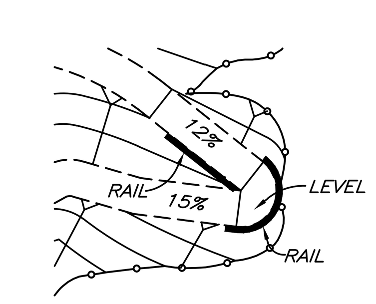
POEMA PLACE BRIDGE TYPICAL SECTION
N.T.S.



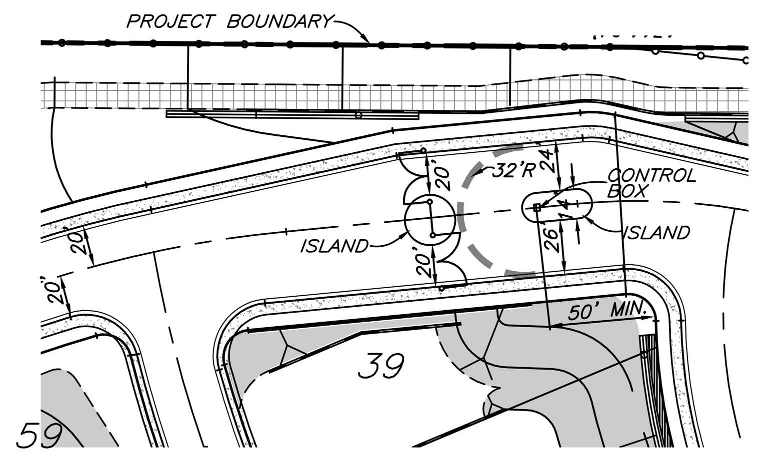
CANOGA AVENUE BRIDGE TYPICAL SECTION
N.T.S.



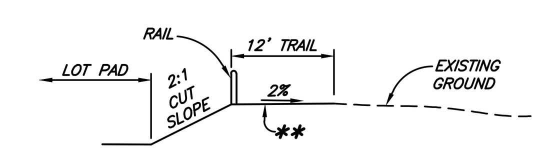
BULLFINCH GATE
SCALE: 1"=60'



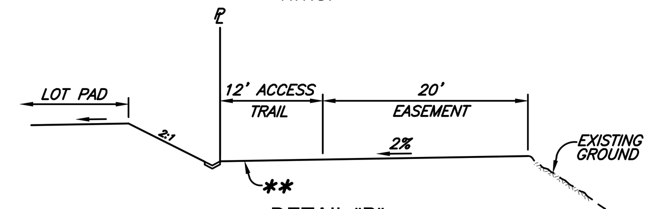
SWITCH BACK DETAIL
N.T.S.



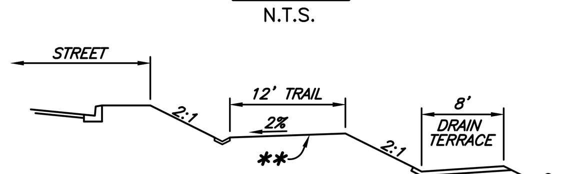
CANOGA GATE
SCALE: 1"=60'



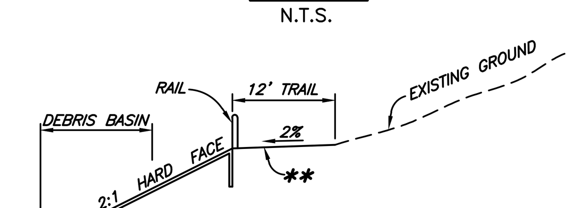
DETAIL "A"
N.T.S.



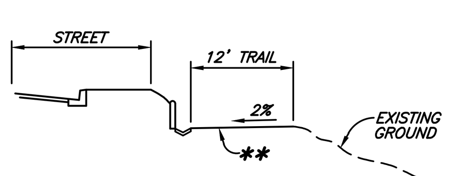
DETAIL "B"
N.T.S.



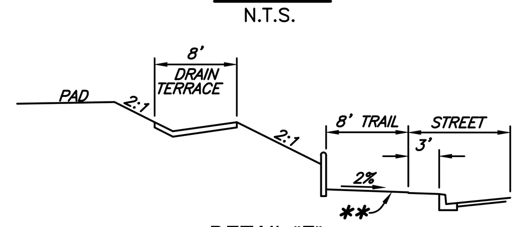
DETAIL "C"
N.T.S.



DETAIL "D"
N.T.S.



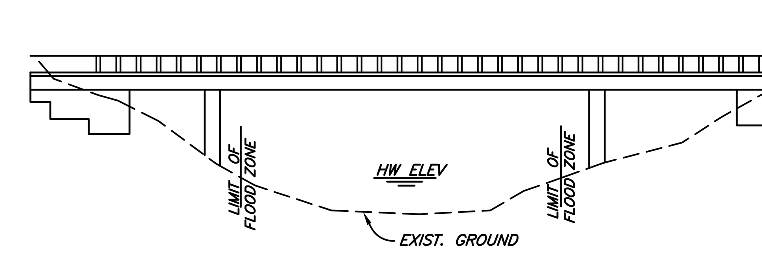
DETAIL "E"
N.T.S.



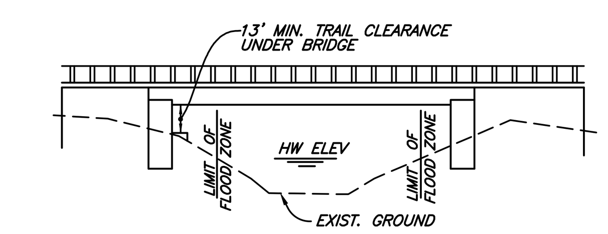
DETAIL "F"
TYPICAL INTERIOR TRAIL
N.T.S.

** DIRT OR DECOMPOSED GRANITE AND SOIL CEMENT MIX STABILIZATION

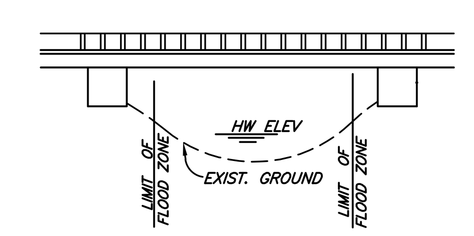
HORSE TRAIL / ACCESS DETAILS
DESIGN CRITERIA 300' @ 15% MAX FOLLOWED BY 100' @ 10% MAX



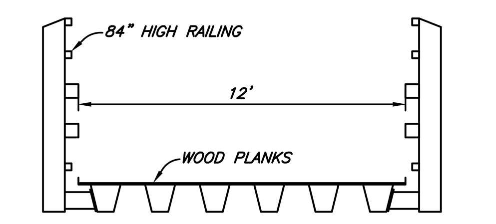
POEMA PLACE BRIDGE
N.T.S.



CANOGA AVENUE BRIDGE
N.T.S.



EQUESTRIAN BRIDGE
N.T.S.



TYPICAL SECTION - EQUESTRIAN BRIDGE
NEWSPAN 12'X40'± & 12'X70'± PREFABRICATED PANEL BRIDGE OR EQUAL
N.T.S.

TRAIL NOTE:
TRAILS SHOWN HEREON AND WITHIN GRADING LIMITS WILL BE DESIGNED TO LACDPW REQUIREMENTS AND WILL BE PLAN CHECKED BY LACDPW.
TRAILS OUTSIDE OF GRADING LIMITS WILL BE DESIGNED PER PARK AND RECREATIONAL DEPARTMENT AND NOT CHECKED BY LACDPW

LEGEND

SDL– LINE OF SIGHT
(A)–Street easements per R.S. 24–17 & R.S. 24–14
(P)–PRIVATE DRWY & FIRELANE
(✻) PORTION OF EXIST PVT. ROAD OR DRWY TO BE RELOCATED AND JOIN EXIST.
(E)–PROPOSED INGRESS AND EGRESS ACCESS EASEMENT FOR N.A.P. AND ADJACENT PROPERTY OWNERS TO BE RESERVED IN SEPARATE DOCUMENTS.
(12'T)–PROPOSED TRAIL EASEMENT TO COUNTY OF L.A.
(FC)–PROPOSED FEE LOT TO L.A.C.F.C.D. FOR STORM DRAIN PURPOSES.
(FD)–PROPOSED 20' EASEMENT TO L.A.CO. FIRE DEPT. FOR INGRESS & EGRESS PURPOSES
(8'T)–PROPOSED 8' TRAIL EASEMENT TO THE COUNTY OF L.A.
RW –RETAINING WALL
RUA –RESTRICTED USE AREA
NAP –NOT A PART OF THIS SUBDIVISION
(R)–REMAINDER PARCEL PER SECTION 66424.6

BENCH MARK: USGS C1452
24.9m (81.7ft) NORTH OF THE CENTER OF THE WESTBOUND LANES OF FREEWAY 118, 17.5m (57.4ft) NORTH OF THE NORTHWEST CORNER OF THE WESTBOUND FREEWAY OVERPASS OF THE HIGHWAY 7.3m (24.0ft) SOUTH OF THE CENTERLINE OF THE WESTBOUND FREEWAY ON-RAMP, 0.8M (2.6ft) ABOVE THE LEVEL OF THE RAMP AND 0.3m (1.0ft) WEST OF A WITNESS POST.
ELEV. 1247.92 1995 ADJ

LEGAL DESCRIPTION:
BEING A SUBDIVISION OF PORTIONS OF SECTIONS 6 AND 7, TOWNSHIP 2 NORTH, RANGE 16 WEST, S.B.M. IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

CUP MODIFICATION 201100160
OAK TREE PERMIT 201200001
CASE No. 99–239

UNITED CIVIL, INC.
30141 AGOURA ROAD, SUITE 215
AGOURA HILLS, CA 91301
PH: (818) 707-8648
FAX: (818) 707-8649

MAJOR LAND DIVISION
AMENDED VESTING TENTATIVE TRACT NO. 53138
4TH AMENDMENT
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
SIEW HUAT NG
NO.46026
EXP.12-31-16
CIVIL
STATE OF CALIFORNIA

OWNER/SUBDIVIDER:
FORESTAR CHATSWORTH, LLC
4590 MACARTHUR BLVD.
SUITE 600
NEWPORT BEACH, CA 92660
PH: (949) 748-6714

DATE: 5/6/2015

SIEW HUAT NG 5/6/2015
R.C.E. 46026 EXP. 12-31-2016 DATE

SCALE: NTS
JN 14–1264
SHT. 1 OF 3 SHTS.

RECEIVED
DEPT OF REGIONAL PLANNING
TR53138-4 AMENDMENT PG 2
DATE: 06 MAY 2015

MATCH LINE

MATCH LINE

MATCH LINE

SEE SHEET 3

NATURAL UNIMPROVED TRAIL

NOGAN DR.

BULLFINCH DR.

FURNESS DRIVE

GILL DRIVE

POEMA PLACE

POEMA AVENUE

CANOGA AVE.

MCKIM TERRACE

JOHNSON TERRACE

W. WIO-HE-LO TR.

W. MAYAN DR.

AUCAS DR.

CHICKASAW

AZTEC DR.

MOJAVE TR.

WAHOO DR.

MAYAN DR.

TOPANGA CYN. BLVD.

FWY ON RAMP

FWY OFF RAMP

SHERIFF STATION 315

PARK 314

LIMA ROCK

RUA

IMPACT WALL TO PROTECT AGAINST POSSIBLE DEBRIS FLOWS

EXISTING ENGINEERED FILL PER TRACT 53235

BRIDGE EASEMENT

BRIDGE

A-1-1

R-1-6000

NAP 5

NAP 6

NAP 7

344 REC LOT 1.93 AC. GROSS 1.71 AC. NET PAD 1324.0

PROPOSED STREET AND HORSE TRAIL IMPROVEMENT SEE SHEET 1 FOR DETAIL

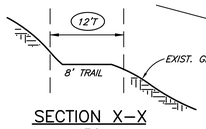
PROPOSED CURB

EXIST. TRAIL CITY OF L.A.

SCALE 1"=100'

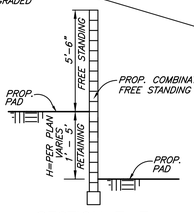
R.S. 24-17

SECTION X-X
N.T.S.

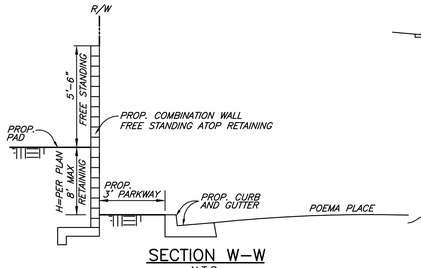


SECTION Y-Y
N.T.S.

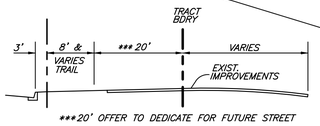
SECTION Z-Z
N.T.S.
TYPICAL LOT LINE WALL WHERE ADJACENT PADS VARY IN GRADE BY 1' TO 5'



SECTION W-W
N.T.S.

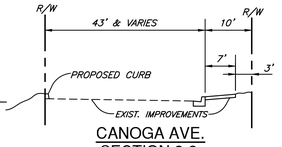


MAYAN DR. / AUCAS DR.
SECTION 1-1

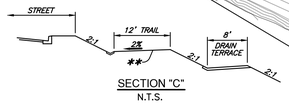


***20' OFFER TO DEDICATE FOR FUTURE STREET

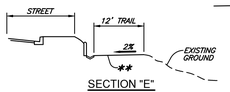
CANOGA AVE.
SECTION 2-2



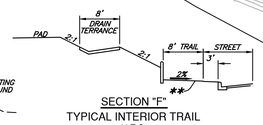
SECTION "C"
N.T.S.



SECTION "E"
N.T.S.



SECTION "F"
TYPICAL INTERIOR TRAIL
N.T.S.



** DIRT OR DECOMPOSED GRANITE AND SOIL CEMENT MIX STABILIZATION

LEGEND

SDL- LINE OF SIGHT

(A) -Street easements per R.S. 24-17 & R.S. 24-14

(P) -PRIVATE DRWY & FIRELANE

(*) **PORTION OF EXIST PVT. ROAD OR DRWY TO BE RELOCATED AND JOIN EXIST.**

(E) -PROPOSED INGRESS AND EGRESS ACCESS EASEMENT FOR N.A.P. AND ADJACENT PROPERTY OWNERS TO BE RESERVED IN SEPARATE DOCUMENTS.

(12'T) -PROPOSED 12' TRAIL EASEMENT TO COUNTY OF L.A.

(FC) -PROPOSED FEE LOT TO L.A.C.F.C.D. FOR STORM DRAIN PURPOSES.

(FD) -PROPOSED 20' EASEMENT TO L.A.CO. FIRE DEPT. PURPOSES FOR INGRESS & EGRESS PURPOSES.

(8'T) -PROPOSED 8' TRAIL EASEMENT TO THE COUNTY OF L.A.

RW -RETAINING WALL

RUA -RESTRICTED USE AREA

NAP -NOT A PART OF THIS SUBDIVISION

(R) -REMAINDER PARCEL PER SECTION 66424.6

(FL) -EASEMENT TO L.A.C.F.C.D. FOR INGRESS & EGRESS PURPOSES

(HOA) -EASEMENT TO HOME OWNERS ASSOCIATION FOR DRAINAGE PURPOSES

LEGAL DESCRIPTION:
BEING A SUBDIVISION OF PORTIONS OF SECTIONS 6 AND 7, TOWNSHIP 2 NORTH, RANGE 16 WEST, S.B.M. IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

CASE No. 99-239

UNITED CIVIL, INC.
30141 AGOURA ROAD, SUITE 215
AGOURA HILLS, CA 91301
PH: (818) 707-8648
FAX: (818) 707-8649

REGISTERED PROFESSIONAL ENGINEER SIEW HUAT NG NO.46026 EXP.12-31-16 CIVIL STATE OF CALIFORNIA

MAJOR LAND DIVISION
AMENDED VESTING TENTATIVE TRACT NO. 53138
4TH AMENDMENT
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE: 5/6/2015

5/6/2015
SIEW HUAT NG DATE
R.C.E. 46026 EXP. 12-31-2016

SCALE: 1"=100'

JN 14-1264

SHT. 2 OF 3 SHTS.

OWNER/SUBDIVIDER:
FORESTAR CHATSWORTH, LLC
4590 MACARTHUR BLVD.
SUITE 600
NEWPORT BEACH, CA 92660
PH: (949) 748-6714

R-1-6000

MATCH LINE

MATCH LINE

R-1-6000
A-1-1

TEMPORARY GRADING EASEMENT AND AGREEMENT PER L.A. COUNTY RECORDED DOCUMENT 06-0847437.

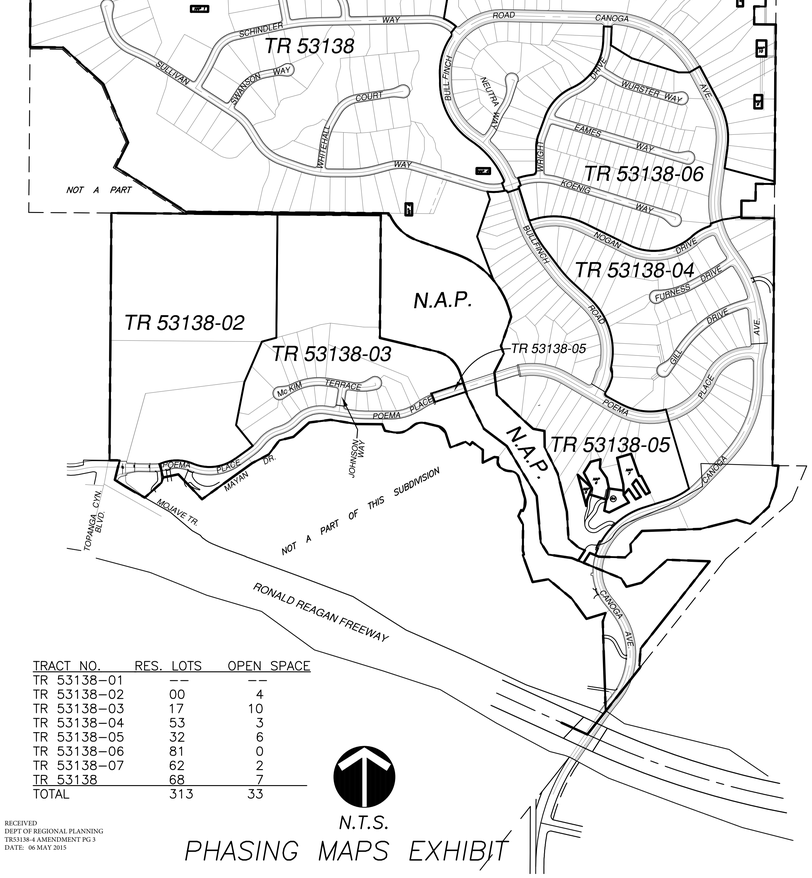
12' WIDE EQUESTRIAN BRIDGE

12' WIDE EQUESTRIAN BRIDGE

R.S. 24-14

SEE SHEET 2

SCALE 1"=100'

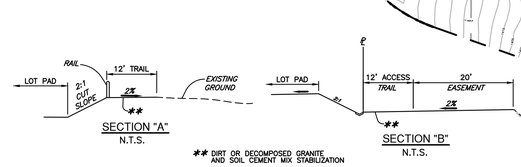


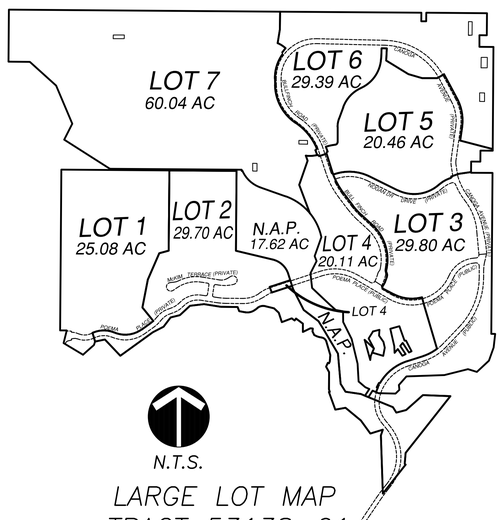
TRACT NO.	RES. LOTS	OPEN SPACE
TR 53138-01	--	--
TR 53138-02	00	4
TR 53138-03	17	10
TR 53138-04	53	3
TR 53138-05	32	6
TR 53138-06	81	0
TR 53138-07	62	2
TR 53138	68	7
TOTAL	313	33

N.T.S.

PHASING MAPS EXHIBIT

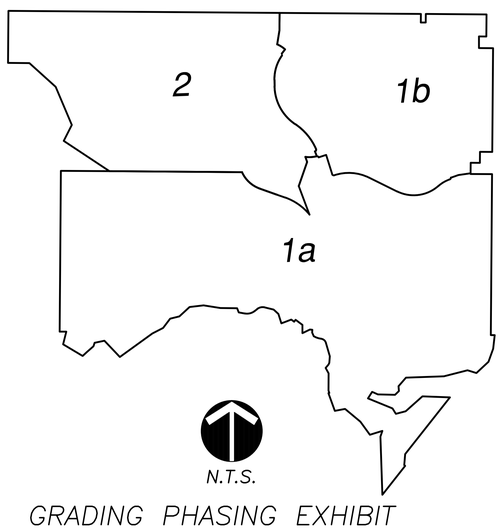
RECEIVED
DEPT OF REGIONAL PLANNING
TR53138-4 AMENDMENT PG 3
DATE: 06 MAY 2015



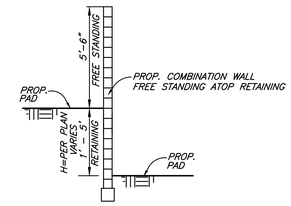


LARGE LOT MAP
TRACT 53138-01

- PUBLIC STREETS AND ACCESS EASEMENTS TO BE DEDICATED WITH THIS MAP.
- LARGE LOT MAP IS FOR FINANCIAL PURPOSES
- N.A.P. (APN 2818-24-900 AND 2818-22-902) PREVIOUSLY DEDICATED TO MOUNTAIN RESTORATION CONSERVATORY AGENCY.



GRADING PHASING EXHIBIT



SECTION Z-Z
N.T.S.
TYPICAL LOT LINE WALL WHERE ADJACENT PADS VARY IN GRADE BY 1' TO 5'

LEGEND

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- (P) -PRIVATE DRWY & FIRELANE
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- RUA -RESTRICTED USE AREA
- NAP -NOT A PART OF THIS SUBDIVISION
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SHT. 3 OF 3 SHTS.