DEPT OF REGIONAL PLANNING
TR53295 TENTATIVE
26 JUN 2013

WESTRIDGE
TRACT 45433

2 = SHEET NUMBER

FEET
300 150 0 300 600
1 1/2 0 1 2
INCHES

SCALE: 1"=300'

GENERAL NOTES

1. GRADE ELEVATIONS SHOWN ON THE VTTM AND THE EXHIBITS MAP ARE APPROXIMATE. THE ELEVATIONS MAY CHANGE BY 3 FEET. ELEVATION CHANGES MAY BE GREATER THAN 3 FEET BUT ONLY IF DETERMINED BY DPW AND DRP THAT THE REVISIONS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL.
2. 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.
3. ALIGNMENT AND GEOMETRICS OF STREETS AND TRAILS ARE APPROXIMATE. ADJUSTMENTS TO TRAILS CAN BE MADE WITH APPROVAL BY DRP AND THE PARKS AND RECREATION DEPARTMENT.
4. BUILDING FOOTPRINTS THAT ARE SHOWN ON THE VTTM OR THIS EXHIBIT MAP ARE ONLY FOR ILLUSTRATIVE PURPOSES. ACTUAL BUILDING LOCATIONS AND FOOTPRINTS MAY VARY. APPROVAL IS REQUESTED DURING PLOT PLAN REVIEW PROVIDED THE PROPOSED BUILDINGS SATISFY ALL EXISTING CODES AND ORDINANCES. THIS MINOR CHANGE DOES NOT, HOWEVER, INCLUDE:
   A. THE CHANGE IN PROPOSED LAND USE.
   B. A CHANGE OF MORE THAN 5 FEET IN BUILDING HEIGHT.
5. THE RECORDATION OF A "LARGE LOT" PARCEL MAP WHERE ALL PARCELS ARE LARGER THAN 20 ACRES SHALL NOT REQUIRE THE OBLIGATION OF CONSTRUCTING IMPROVEMENTS OR INFRASTRUCTURE AS MAY BE OTHERWISE REQUIRED FOR THE SUBDIVISION, EXCEPT AS MAY BE REQUIRED BY CHAPTER 21.32 OF THE SUBDIVISION CODE.
6. THE RECORDATION OF A "LARGE LOT" PARCEL MAP SHALL NOT REQUIRE THE OBLIGATION OF FEES, DEDICATIONS (E.G., RIGHTS-OF-WAY OR PARKS), EXACTIONS, OR INFRASTRUCTURE AS MAY BE OTHERWISE REQUIRED FOR THE SUBDIVISION, EXCEPT AS MAY BE REQUIRED BY CHAPTER 21.32 OF THE SUBDIVISION CODE.
7. THE RECORDATION OF A "LARGE LOT" PARCEL MAP SHALL BE CONSIDERED THE FILING OF THE FIRST UNIT FOR THE PURPOSE OF TIME EXTENSIONS PURSUANT TO THE SUBDIVISION MAP ACT.
8. PERMISSION IS REQUESTED FOR UNIT PHASING.
9. PERMISSION IS REQUESTED TO COMBINE LOTS.
10. PERMISSION IS REQUESTED TO RECORD ADDITIONAL OPEN SPACE LOTS.
11. PERMISSION IS REQUESTED TO RECORD ADDITIONAL UTILITY LOTS AND PROVIDE MAINTENANCE EASEMENTS TO THE SATISFACTION OF THE DPW AND DRP.
12. THE LOCATIONS OF APPURTENANT STRUCTURES (E.G., PASEOS, PEDESTRIAN BRIDGES, TRANSIT SHELTERS, WATER QUALITY BASINS, ETC.) MAY BE RELOCATED TO THE SATISFACTION OF DPW AND DRP.
13. PERMISSION IS REQUESTED TO RECORD JOINT ACCESS EASEMENTS (20' WIDE) AS LOTS.
14. PERMISSION IS REQUESTED TO MASS GRADE.
15. PROPOSED STREET GRADING IS APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENTS PENDING DETERMINATION OF FINAL DEVELOPMENT LAYOUT AND PLANS.
16. LOCATION OF TRAILS TO BE FINALIZED PRIOR TO FINAL MAP APPROVAL.
17. PERMISSION IS REQUESTED TO PROVIDE RIGHT OF WAY RETURN RADII OF 13 FT. AT ALL LOCAL STREET INTERSECTIONS AND 27 FT WHERE ALL PLANNED HIGHWAYS INTERSECT OR WHERE ONE OF THE ROADS SERVES A COMMERCIAL OR INDUSTRIAL DEVELOPMENT.
18. MODIFIED STREET CROSS-SECTIONS AS SHOWN ON VESTING TENTATIVE TRACT MAP ARE REQUESTED. HOWEVER, PERMISSION IS SOUGHT TO CONSTRUCT STANDARD AND ALTERNATE STREET CROSS-SECTIONS AT THE DISCRETION OF THE SUBDIVIDER.
19. ALL DIMENSIONS SHOWN ARE APPROXIMATE.
20. TOPO COMPILED FROM DATA FLOWN 09/11.
21. ADDITIONAL RIGHT OF WAY MAY BE DEDICATED AS REQUIRED TO THE SATISFACTION OF PUBLIC WORKS.
22. RELATED ENTITLEMENTS:
    - TENTATIVE MAP NO. 53295
    - CONDITIONAL USE PERMINT NO. 00-210
    - OAK TREE PERMIT NO. 200700018
    - ZONE CHANGE NO. 00-210
    - PARKING PERMIT NO. 200700013
23. PERMISSION IS REQUESTED TO ALLOW OFFICE & RETAIL SPACE TO BE INTERCHANGEABLE PROVIDED THE REQUIRED PARKING IS SATISFIED.
24. FIRE ACCESS TO BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.
25. MODIFICATIONS OF REQUIRED STREET FRONTAGE IS REQUESTED PER SECTION 21.24.040 OF THE LOS ANGELES COUNTY CODE.
26. GUEST PARKING PROPOSED ON PRIVATE DRIVES PER COUNTY PRIVATE DRIVE MANUAL.
27. PRIVATE DRIVES DESIGNED PER THE COUNTY PRIVATE DRIVE MANUAL.
28. SHARED AND RECIPROCAL PARKING SHOWN PER REQUESTED PARKING PERMIT.
29. WITHIN COMMERCIAL PLANNING AREA 1-3, RESIDENTIAL PLANNING AREAS 4, 9-13 AND COMMERCIAL PLANNING AREA 14 FLEXIBILITY IN FUTURE DESIGN IS PERMITTED, INCLUDING BUT NOT LIMITED TO: CHANGING COMMERCIAL TO OFFICE AND OFFICE TO COMMERCIAL, CHANGING APARTMENTS TO CONDOMINIUMS AND CONDOMINIUMS TO APARTMENTS, CHANGING FROM ATTACHED TO DETACHED UNITS AND DETACHED TO ATTACHED UNITS, CHANGES TO BUILDING TYPES AND LOCATION, LOT CONFIGURATIONS AND RELOCATION OF DRIVEWAYS, DRIVE ENTRIES, DRIVEWAY ALIGNMENT AND OPEN SPACE AND LANDSCAPE AREA LOCATIONS AFFECTED AS A RESULT OF DESIGN CHANGES, PROVIDED THE CHANGES DO NOT EXCEED THE APPROVED TOTAL RESIDENTIAL UNIT COUNT, TOTAL COMMERCIAL/OFFICE SQUARE FOOTAGE AND DOES NOT RESULT IN A REDUCTION OF TOTAL OPEN SPACE. CHANGES SHALL BE DEPICTED ON A REVISED EXHIBIT MAP.
30. THE ABOVE MENTIONED GENERAL NOTES (THAT ADDRESS MINOR MODIFICATION) MAY REQUIRE REVIEW AND APPROVAL OF A REVISED EXHIBIT MAP.
31. PERMISSION REQUESTED TO HAVE REDUCED LOT SIZES (< 5000 SF) AND REDUCED LOT WIDTHS (< 50'). MINIMUM RESIDENTIAL SINGLE-FAMILY LOT SIZE IS 4,000 SF. MINIMUM RESIDENTIAL SINGLE-FAMILY LOT WIDTH(NON-CULDESAC) IS 40'.
32. GRADING OF VTTM 53295 MAY BE DONE IN SUB-PHASES OVER TIME BUT SUCH GRADING WILL STILL BE BALANCED WITHIN THE GRADING LIMITS IDENTIFIED ON THE TENTATIVE TRACT MAP. ALL GRADING OF SLOPES WILL BE PERFORMED AS ENGINEERED GRADING. THE LIMIT OF A GRADING SUB-PHASE WILL BE ESTABLISHED TO ACHIEVE A BALANCED EARTHWORK FOR THAT SUB-PHASE AND MAY EXTEND BEYOND THE LIMITS OF A PARTICULAR FINAL UNIT MAP BOUNDARY IN ORDER TO ACHIEVE A PHASED OF GRADING BALANCED. AN INTERIM HYDROLOGY REPORT WILL BE PROVIDED TO SUPPORT THE PHASED GRADING. DRAINAGE AND EROSION CONTROL FACILITIES WILL BE PROVIDED TO THE SATISFACTION OF DWP.
33. PERMISSION REQUESTED TO VACATE EXCESS RIGHT OF WAY ON MAGIC MOUNTAIN PARKWAY.
34. A BLANKET EASEMENT FOR COVERED STORM DRAIN, APPURTENANT STRUCTURES, AND INGRESS AND EGRESS PURPOSES SHALL BE DEDICATED TO THE LACFCD OVER ALL PRIVATE DRIVEWAYS AND FIRELANES TO THE SATISFACTION OF PUBLIC WORKS.

SPECIAL NOTES

1. WATER QUALITY BASINS AND BIOSWALES WILL PROVIDE FOR TREATMENT OF STORM WATER RUN OFF PER THE APPROVED DRAINAGE CONCEPT.
2. PROPOSED RECLAIMED WATER LINES WILL BE LOCATED IN PUBLIC/PRIVATE STREETS AND TRAILS.

SURVEY NOTES:

VERTICAL DATUM:
LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS BENCHMARK DESCRIBED AS FOLLOWS: LACDPW L5402 RND HD SPK IN LOWER CONC HDWL @ N END 24 FT W/O C/L THE OLD RD (W ROWY) AND 0.6 MI S/O HENRY MAYO DR @ MI MKR @.25 NEWHALL QUAD. 1995 ADJUSTMENT (NAVD 1988) ELEVATION = 1031.951

THERE IS APPROXIMATELY 2.3 FEET DIFFERENCE BETWEEN PREVIOUS COUNTY OF LOS ANGELES DATUMS BASED UPON NAVD 1929 AND NAVD 1988 (NAVD 1988 IS 2.3 FEET HIGHER THAN NAVD 1929).

AERIAL PLANIMETRY:
THIS SURVEY WAS PREPARED BY PHOTOGRAMMETRIC PROCESSES, UTILIZING AERIAL PHOTOGRAPHY DATED NOVEMBER 15, 2006. THE OUTLINE OF BUILDINGS AND OTHER ROOFED IMPROVEMENTS, MAY INCLUDE EAVES, CANOPIES AND BALCONIES, SINCE BUILDINGS BELOW THESE ITEMS ARE NOT VISIBLE TO THE CAMERA.

TOPOGRAPHY:
DATED SEPTEMBER 15, 2011, AND COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.

CONTOUR INTERVAL:
5 FOOT, UNLESS OTHERWISE NOTED.

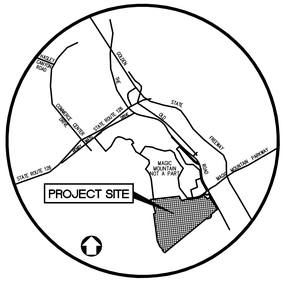
PROJECT SUMMARY:

GROSS AREA:	382.3 Acres
NET AREA:	363.0 Acres
TOTAL LOTS:	496
TOTAL RESIDENTIAL D.U.:	1,574 DU
TOTAL OFFICE/COMMERCIAL:	730,000 SF
EXISTING ZONING:	R1 (322.9 AC), C-3 (57.9 AC), C-R (1.5 AC)
PROPOSED ZONING:	C-3 (3.9 AC), C-3-DP (57.9 AC), RPD-5000-4U (140.3 AC), RPD-5000-8U (182.6 AC), C-R (1.5 AC)
EXISTING LAND USE:	H5 (322.9 AC), CM (57.9 AC), OS-PR (1.5 AC)
PROPOSED LAND USE:	H5 (322.9 AC), CM (57.9 AC), OS-PR (1.5 AC)
APN:	2826-008-036 2826-009-078 2826-134-028
ESTIMATED EARTHWORK: ONSITE:	6,400,000 CY CUT 6,600,000 CY FILL 200,000 CY IMPORT
OFFSITE:	1,400,000 CY CUT 1,200,000 CY FILL 200,000 CY EXPORT
TOTAL:	7,800,000 CY CUT 7,800,000 CY FILL

OAK TREES TO BE REMOVED: ONSITE 55 TREES, OFFSITE 12 TREES
OAK TREES TO BE ENCROACHED: ONSITE 10 TREES, OFFSITE 2 TREES
OAK TREES TO REMAIN: ONSITE 15 TREES, OFFSITE 10 TREES
TOTAL OAK TREES: 104

RELATED ENTITLEMENTS

CONDITION USE PERMINT NO.. 00-210
OAK TREE PERMIT NO. . . . . ROAK 200700018
ZONE CHANGE NO. . . . . RZC 00-210
PARKING PERMIT NO.. 200700013



VICINITY MAP
NOT TO SCALE

LEGEND:

1	LOT NO.
10,000 SF	LOT AREA (SQUARE FEET)
1010.0	PAD ELEVATION
	PROJECT BOUNDARY
	PROPOSED RIGHT OF WAY
	PROPOSED UTILITY EASEMENT
	EXISTING EASEMENT
1000	PROPOSED CONTOUR
	PROPOSED DAYLIGHT LINE
	TEMPORARY IMPACT LINE FOR GRADING
D	PROPOSED STORM DRAIN
SS	PROPOSED SANITARY SEWER
W	PROPOSED WATER
D	PROPOSED STORM DRAIN INLET/OUTLET
	PROPOSED CATCH BASIN
SD	EXISTING STORM DRAIN LINE
S	EXISTING SEWER LINE
W	EXISTING WATER LINE
O	EXISTING OIL LINE
G	EXISTING GAS LINE
OE	EXISTING OVERHEAD POWER LINE
	EXISTING POWER POLE
	PROPOSED RETAINING WALL
	SIGHT DISTANCE LINE
	EXISTING OIL WELL LOCATION
OAK NO. XX (TBE)	OAK TREE (TO BE ENCROACHED)
OAK NO. XX (TBR)	OAK TREE (TO BE REMOVED)
OAK NO. XX (TR)	OAK TREE (TO REMAIN)

ABBREVIATIONS:

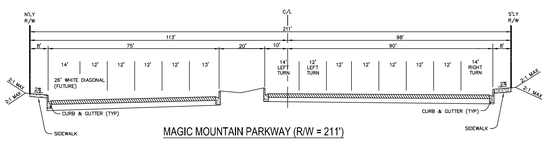
AC	ACRES
EX	EXISTING
FF	FINISH FLOOR
GB	GRADE BREAK
HP	HIGH POINT
L	LENGTH
MIN	MINIMUM
PROP	PROPOSED
R	RADIUS
R/W	RIGHT OF WAY
SF	SQUARE FEET
SD	STORM DRAIN
SS	SANITARY SEWER
TBI	TO BE IMPACTED
TBR	TO BE REMOVED
VC	VERTICAL CURVE
W	WATER

UTILITY PROVIDERS

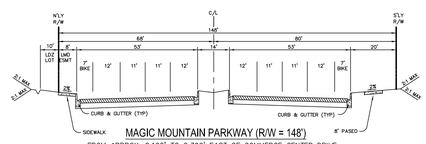
SEWER:	L.A. COUNTY SANITATION DIST. 32
WATER:	VALENCIA WATER COMPANY
ELECTRICAL:	SOUTHERN CALIFORNIA EDISON
GAS:	SOUTHERN CALIFORNIA GAS CO.
TELEPHONE:	AT&T
CABLE TV:	TIME WARNER CABLE

LOT SUMMARY

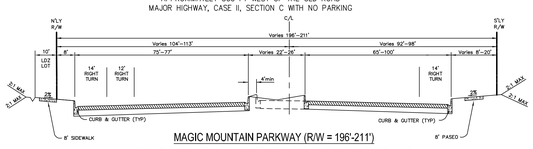
Lot Numbers	Sheet No.	No. of Lots	No. of Bldgs	Type (Use)	Dwelling Units	Commercial SF	Total Acres
Planning Area 1-3							
1-6,11	2	7	7	OFFICE/COMMERCIAL		400,000	18.1
7-10,12-17		10	8	OFFICE/COMMERCIAL		280,000	26.1
18-26		9		OPEN SPACE			8.6
Planning Area 4							
27-32	2,3	6		CONDOMINIUM	178		22.3
Planning Area 5							
33-166	3	134	134	SINGLE-FAMILY 50'x105'	134		16.5
Planning Area 6							
167-281	3	115	115	SINGLE-FAMILY 55'x110'	115		19.4
Planning Area 7							
282-371	3	90	90	SINGLE-FAMILY 45'x100	90		10.0
Planning Area 8							
372	3	1		PUBLIC PARK SITE			5.6
373		1		SCHOOL SITE			11.0
Planning Area 9							
374-380	3,4	7	15	CONDOMINIUM	255		11.1
Planning Area 10							
381-385	4	5	8	CONDOMINIUM	280		7.7
Planning Area 11							
386-393	4	8	13	CONDOMINIUM	208		10.3
Planning Area 12							
394-398	4	5	21	CONDOMINIUM	120		10.5
Planning Area 13							
399-405	4	7	5	CONDOMINIUM	194		15.6
Planning Area 14							
406,407	4	2	1	OFFICE/COMMERCIAL		50,000	4.3
Miscellaneous							
408	2,3,4	1		PRIVATE RECREATION CENTER 'A'			2.1
409		1		PRIVATE RECREATION CENTER 'B'			0.8
410-433		23		PRIVATE DRIVES			30.4
434-442		8		LACFCD			8.1
443		1		SPINEFLOWER PRESERVE			28.8
444-497		53		OPEN SPACE			95.5
				PUBLIC STREETS			19.5
TOTAL		497			1,574	730,000	382.3



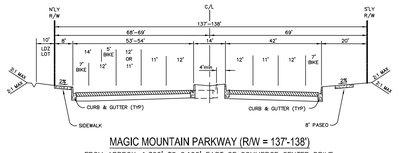
MAGIC MOUNTAIN PARKWAY (R/W = 211')
SECTION TO JOIN PER METROPOINTE IMPROVEMENT PLANS AT APPROXIMATELY 300 FT WEST OF THE OLD ROAD
MAJOR HIGHWAY, CASE II, SECTION C WITH NO PARKING



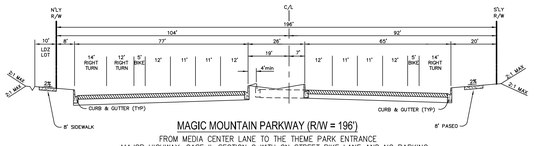
MAGIC MOUNTAIN PARKWAY (R/W = 148')
FROM APPROX. 2,100' TO 2,300' EAST OF COMMERCE CENTER DRIVE
MAJOR HIGHWAY, CASE II, SECTION C WITH ON STREET BIKE LANE AND NO PARKING



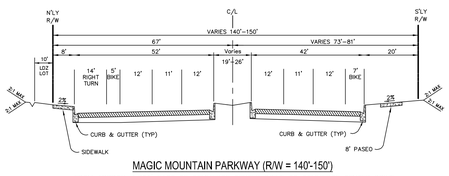
MAGIC MOUNTAIN PARKWAY (R/W = 196'-211')
FROM THE JOIN WITH METROPOINTE IMPROVEMENTS TO MEDIA CENTER LANE
MAJOR HIGHWAY, CASE II, SECTION C WITH NO PARKING



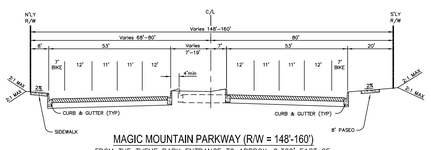
MAGIC MOUNTAIN PARKWAY (R/W = 137'-138')
FROM APPROX. 1,300' TO 2,100' EAST OF COMMERCE CENTER DRIVE
MAJOR HIGHWAY, CASE II, SECTION C WITH ON STREET BIKE LANE AND NO PARKING



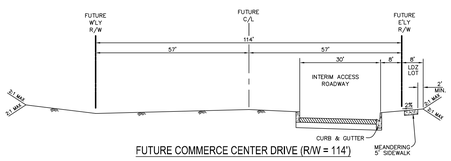
MAGIC MOUNTAIN PARKWAY (R/W = 196')
FROM MEDIA CENTER LANE TO THE THEME PARK ENTRANCE
MAJOR HIGHWAY, CASE II, SECTION C WITH ON STREET BIKE LANE AND NO PARKING



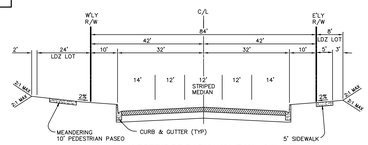
MAGIC MOUNTAIN PARKWAY (R/W = 140'-150')
FROM APPROX. 1,300' EAST OF COMMERCE CENTER DRIVE TO COMMERCE CENTER DRIVE
MAJOR HIGHWAY, CASE II, SECTION C WITH ON STREET BIKE LANE AND NO PARKING



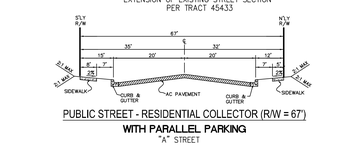
MAGIC MOUNTAIN PARKWAY (R/W = 148'-160')
FROM THE THEME PARK ENTRANCE TO APPROX. 2,300' EAST OF COMMERCE CENTER DRIVE
MAJOR HIGHWAY, CASE II, SECTION C WITH ON STREET BIKE LANE AND NO PARKING



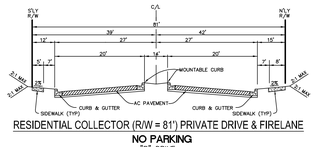
FUTURE COMMERCE CENTER DRIVE (R/W = 114')



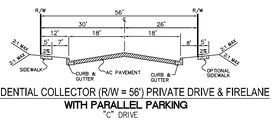
WESTRIDGE PARKWAY (R/W = 84')
EXTENSION OF EXISTING STREET SECTION PER TRACT 45433



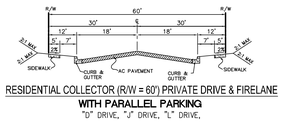
PUBLIC STREET - RESIDENTIAL COLLECTOR (R/W = 67')
WITH PARALLEL PARKING
"A" STREET



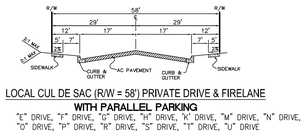
RESIDENTIAL COLLECTOR (R/W = 81') PRIVATE DRIVE & FIRELANE
NO PARKING
"B" DRIVE



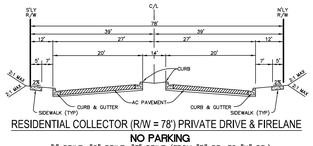
RESIDENTIAL COLLECTOR (R/W = 56') PRIVATE DRIVE & FIRELANE
WITH PARALLEL PARKING
"C" DRIVE



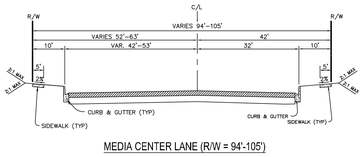
RESIDENTIAL COLLECTOR (R/W = 60') PRIVATE DRIVE & FIRELANE
WITH PARALLEL PARKING
"D" DRIVE, "J" DRIVE, "L" DRIVE,



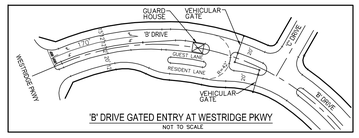
LOCAL CUL DE SAC (R/W = 58') PRIVATE DRIVE & FIRELANE
WITH PARALLEL PARKING
"E" DRIVE, "F" DRIVE, "G" DRIVE, "H" DRIVE, "K" DRIVE, "M" DRIVE, "N" DRIVE, "O" DRIVE, "P" DRIVE, "R" DRIVE, "S" DRIVE, "T" DRIVE, "U" DRIVE



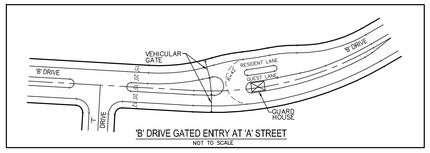
RESIDENTIAL COLLECTOR (R/W = 78') PRIVATE DRIVE & FIRELANE
NO PARKING
"I" DRIVE, "Q" DRIVE, "I" DRIVE (FROM "B" DR. TO "U" DR.)



MEDIA CENTER LANE (R/W = 94'-105')



'B' DRIVE GATED ENTRY AT WESTRIDGE PKWY
NOT TO SCALE



'B' DRIVE GATED ENTRY AT 'A' STREET
NOT TO SCALE

ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE.
CARLSBAD, CA 92008
TEL: (760) 431-9896
FAX: (760) 431-8802
27433 TOURNEY ROAD
SUITE 250
VALENCIA, CA 91355
TEL: (661) 799-2760
CIVIL ENGINEERING • LAND PLANNING • HELISOC DESIGN • SURVEYING

PREPARED FOR:
NEWHALL LAND & FARMING CO.
25124 SPRINGFIELD COURT
SUITE 300
VALENCIA, CA 91355
(661)255-4000
REPRESENTATIVE: MR. MILES HELFRICH

PLANS PREPARED BY:
ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE.
CARLSBAD, CA 92008
(760) 431-9896

PLANS PREPARED UNDER THE DIRECTION OF:
CRAIG M. WHITTEKER R.C.E. 51929 — 6/24/13 DATE

REGISTERED PROFESSIONAL ENGINEER — CRAIG M. WHITTEKER — NO. 51929 — EXP. 6-30-14 — CIVIL — STATE OF CALIFORNIA

LEGAL DESCRIPTION:

THAT PORTION OF RANCHO SAN FRANCISCO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 521 PAGES 522 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

NO.	DATE	REVISIONS	BY	APPR

SHEET 1 — COUNTY OF LOS ANGELES — 5 SHEETS

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP
NO. 53295

COUNTY CASE NO. _____
LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

I:\CAD\0930\TENTATIVE MAP\0930-TENTATIVE MAP-SHT-01.dwg

EASEMENTS BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY
PRELIMINARY TITLE REPORT ORDER NO. 3403118 (29) DATED JUNE 25, 2010

TITLE REPORT ITEM NO.	OWNER	PURPOSE	REFERENCE	FUTURE DISPOSITION	ADDITIONAL COMMENTS	TENTATIVE MAP SHEET NO.
2	GENERAL PIPE LINE COMPANY OF CALIFORNIA	PIPE LINE	AUGUST 5, 1912 INSTR. NO. 119 BOOK 5156 PAGE 8	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE DOCUMENT IS ILLEGIBLE	———
3	PACIFIC LIGHT AND POWER CORPORATION	POLES, etc.	MAY 22, 1914 INSTR. NO. 131 BOOK 5810 PAGE 192	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE DOCUMENT IS ILLEGIBLE	———
4	PACIFIC TELEPHONE AND TELEGRAPH COMAPANY	POLES, etc.	JUNE 12, 1915 INSTR. NO. 130 BOOK 6080 PAGE 40	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE INDETERMINATE POINT OF BEGINNING	———
5.1	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	FEBRUARY 27, 1920 INSTR. NO. 426 BOOK 7068 PAGE 323	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE PART OF DOCUMENT IS ILLEGIBLE	———
5.2	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	MAY 28, 1924 INSTR. NO. 70 BOOK 4022 PAGE 192	TO BE QUITCLAIMED PRIOR TO FINAL MAP		2,4
5.3	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	APRIL 17, 1925 INSTR. NO. 1620 BOOK 3397 PAGE 67	TO REMAIN		3,4
5.4	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	FEBRUARY 10, 1928 INSTR. NO. 1921 BOOK 7853 PAGE 11	TO REMAIN		3,4
5.5	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	JANUARY 12, 1931 INSTR. NO. 917 BOOK 10651 PAGE 4	TO REMAIN		3,4
5.6	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	SEPTEMBER 14, 1941 INSTR. NO. 20 BOOK 18811 PAGE 7	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE INDETERMINATE POINT OF BEGINNING	———
5.7	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	JULY 28, 1948 INSTR. NO. 3094 BOOK 27828 PAGE 248	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE PART OF DOCUMENT IS ILLEGIBLE	———
5.8	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	MAY 25, 1950 INSTR. NO. 2284 BOOK 33233 PAGE 24	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE DOCUMENT IS ILLEGIBLE	———
5.9	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	NOVEMBER 24, 1950 INSTR. NO. 3033 BOOK 34891 PAGE 223	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE INDETERMINATE POINT OF BEGINNING	———
5.10	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	SEPTEMBER 27, 1951 INSTR. NO. 2313 BOOK 37299 PAGE 252	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE DOCUMENT IS ILLEGIBLE	———
5.11	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	MAY 22, 1952. INSTR. NO. 2249 BOOK 38991 PAGE 298	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE DOCUMENT IS ILLEGIBLE	———
5.12	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	JULY 11, 1952 INSTR. NO. 2766 BOOK 39363 PAGE 41	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE INDETERMINATE POINT OF BEGINNING	———
5.13	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	SEPTEMBER 10, 1952 INSTR. NO. 3424 BOOK 39811 PAGE 49	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE DOCUMENT IS ILLEGIBLE	———
5.14	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	OCTOBER 27, 1954 INSTR. NO. 3026 BOOK 45950 PAGE 255	TO BE QUITCLAIMED PRIOR TO FINAL MAP		5
5.15	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	JANUARY 15, 1958 INSTR. NO. 3080 BOOK 56396 PAGE 205	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE DOCUMENT IS ILLEGIBLE	———
5.16	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	JULY 12, 1966 INSTR. NO. 2217 BOOK 03363 PAGE 475	TO REMAIN		3,4
5.17	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	AUGUST 2, 1968 INSTR. NO. 3513 BOOK 04063 PAGE 406	TO BE QUITCLAIMED PRIOR TO FINAL MAP		3
5.18	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	FEBRUARY 5, 1971 INSTR. NO. 3029 BOOK 04964 PAGE 262	TO BE QUITCLAIMED PRIOR TO FINAL MAP		4

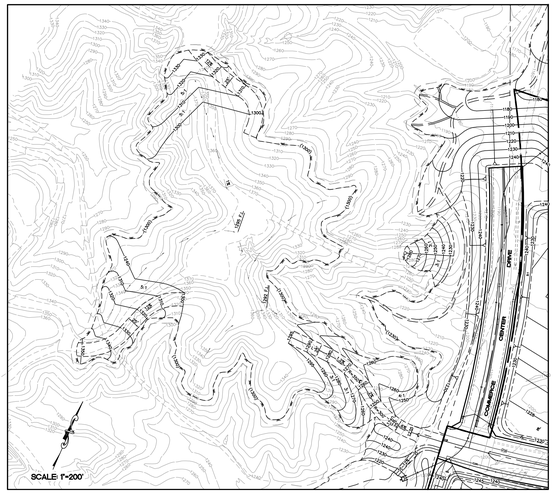
EASEMENT NOTE: PLOTTABLE EASEMENTS ARE SHOWN ON TENTATIVE MAP SHEETS. NON-PLOTTABLE EASEMENTS ARE NOTED AS SUCH IN THE SUMMARY TABLE HEREON. IT IS RECOMMENDED THAT LEGAL COUNSEL AND TITLE COMPANY BE RETAINED TO ANALYZE AND REPORT ON SUCH EASEMENTS.

EASEMENTS (CONTINUED)

TITLE REPORT ITEM NO.	OWNER	PURPOSE	REFERENCE	FUTURE DISPOSITION	ADDITIONAL COMMENTS	TENTATIVE MAP SHEET NO.
6	SOUTHERN CALIFORNIA TELEPHONE COMPANY	POLES, ect.	AUGUST 21, 1935 INSTR. NO. 732 BOOK 13612 PAGE 109	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE PARTS OF DOCUMENT ARE ILLEGIBLE	———
7	UNION OIL COMPANY OF CALIFORNIA	PIPE LINE	MAY 6, 1938 INSTR. NO. 952 BOOK 15781 PAGE 98	TO BE QUITCLAIMED PRIOR TO FINAL MAP		2,3
8	AUGUST A. RUBEL & MARY RUBEL	PIPE LINE	JUNE 14, 1940 INSTR. NO. 988 BOOK 17568 PAGE 237	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE NO SPECIFIC DESCRIPTION OF EASEMENT	———
9	INTENTIONALLY DELETED FROM TITLE REPORT	———	———	———	———	———
10	SOUTHERN PACIFIC RAILROADS & SOUTHERN PACIFIC CO.	ROADWAY	SEPTEMBER 20, 1941 INSTR. NO. 20 BOOK 18811 PAGE 7	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE INDETERMINATE POINT OF BEGINNING	———
11	INTENTIONALLY DELETED FROM TITLE REPORT	———	———	———	———	———
12	INTENTIONALLY DELETED FROM TITLE REPORT	———	———	———	———	———
13	COUNTY SANITARY DISTRICT NO. 32 OF LA COUNTY	SEWER LINE	FEBRUARY 25, 1966 INSTR. NO. 4236 BOOK 03219 PAGE 352	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE INDETERMINATE POINT OF BEGINNING	———
14	THE COUNTY OF LOS ANGELES	PUBLIC ROAD AND HIGHWAY	APRIL 6, 1971 INSTR. NO. 3104 BOOK 05018 PAGE 704	TO REMAIN		4
15	SOUTHERN CALIFORNIA GAS COMPANY	PIPE LINE	APRIL 13, 1971 INSTR. NO. 3154 BOOK 05024 PAGE 891	TO REMAIN		3,4
16.1	VALENCIA WATER COMPANY	WATER LINE	NOVEMBER 10, 1972 INSTR. NO. 3974 BOOK D-5663 PAGE 731	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE INDETERMINATE POINT OF BEGINNING	———
16.2	VALENCIA WATER COMPANY	WATER LINE	JULY 26, 2004 INSTR. NO. 04-1598888	TO BE QUITCLAIMED PRIOR TO FINAL MAP	BLANKET EASEMENT	———
16.3	VALENCIA WATER COMPANY	WATER LINE	SEPTEMBER 27, 2004 INSTR. NO. 2474623	TO BE QUITCLAIMED PRIOR TO FINAL MAP	BLANKET EASEMENT	———
17	SIX FLAGS MAGIC MOUNTAIN INC.	GREENHOUSE NURSERY	JUNE 5, 1979 INSTR. NO. 79-603645	TO BE QUITCLAIMED PRIOR TO FINAL MAP		2
18	SIX FLAGS MAGIC MOUNTAIN INC.	LIVESTOCK	JUNE 5, 1979 – INSTR. NO. 79-603648 JUNE 10, 1980 – INSTR. NO. 80-559806	TO REMAIN		5
19	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, ect.	SEPTEMBER 15, 1988 INSTR. NO. 88-1483381	TO BE QUITCLAIMED PRIOR TO FINAL MAP		3
20	INTENTIONALLY DELETED FROM TITLE REPORT	———	———	———	———	———
21	INTENTIONALLY DELETED FROM TITLE REPORT	———	———	———	———	———
22	LA COUNTY FLOOD CONTROL DISTRICT	FLOOD CONTROL	AUGUST 23, 2005 INSTR. NO. 05-2021536	TO BE QUITCLAIMED PRIOR TO FINAL MAP		4
23.1	THE CITY OF SANTA CLARITA	PUBLIC ROAD AND HIGHWAY	FEBRUARY 9, 2006 INSTR. NO. 06-307027	TO REMAIN		4
23.2	THE CITY OF SANTA CLARITA	PUBLIC ROAD AND HIGHWAY	FEBRUARY 9, 2006 INSTR. NO. 06-0307030	TO REMAIN		4
23.3	THE CITY OF SANTA CLARITA	PUBLIC ROAD AND HIGHWAY	FEBRUARY 9, 2006 INSTR. NO. 06-0307031	TO REMAIN		4
24	THE CITY OF SANTA CLARITA	STORM DRAIN	MAY 2, 2006 INSTR. NO. 06-0963640	TO BE QUITCLAIMED PRIOR TO FINAL MAP		4
25	INTENTIONALLY DELETED FROM TITLE REPORT	———	———	———	———	———
26	INTENTIONALLY DELETED FROM TITLE REPORT	———	———	———	———	———

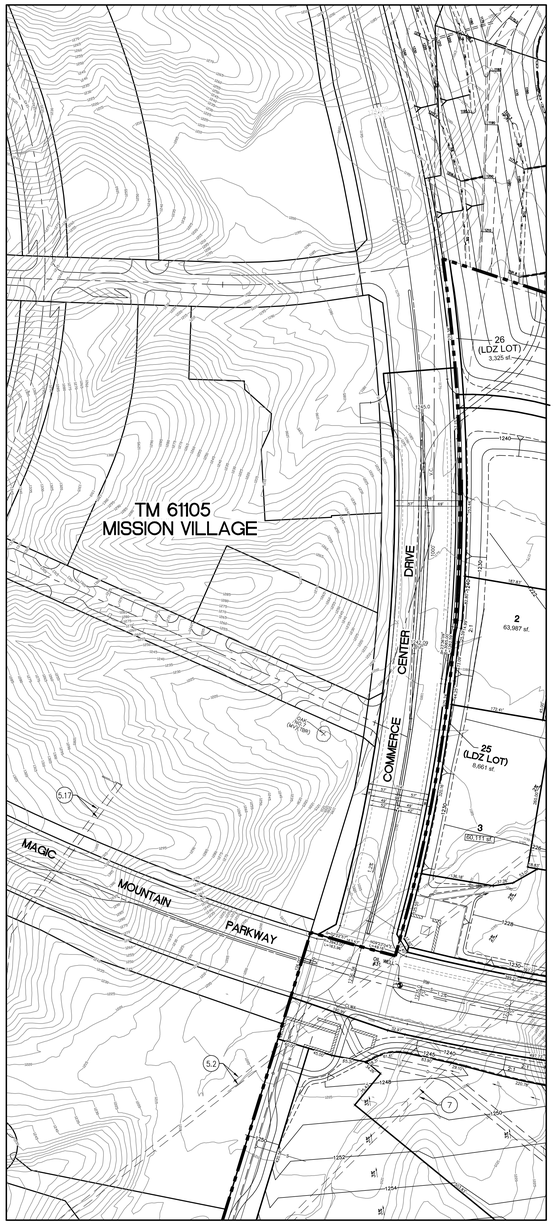
LEASES (NOT PLOTTED)

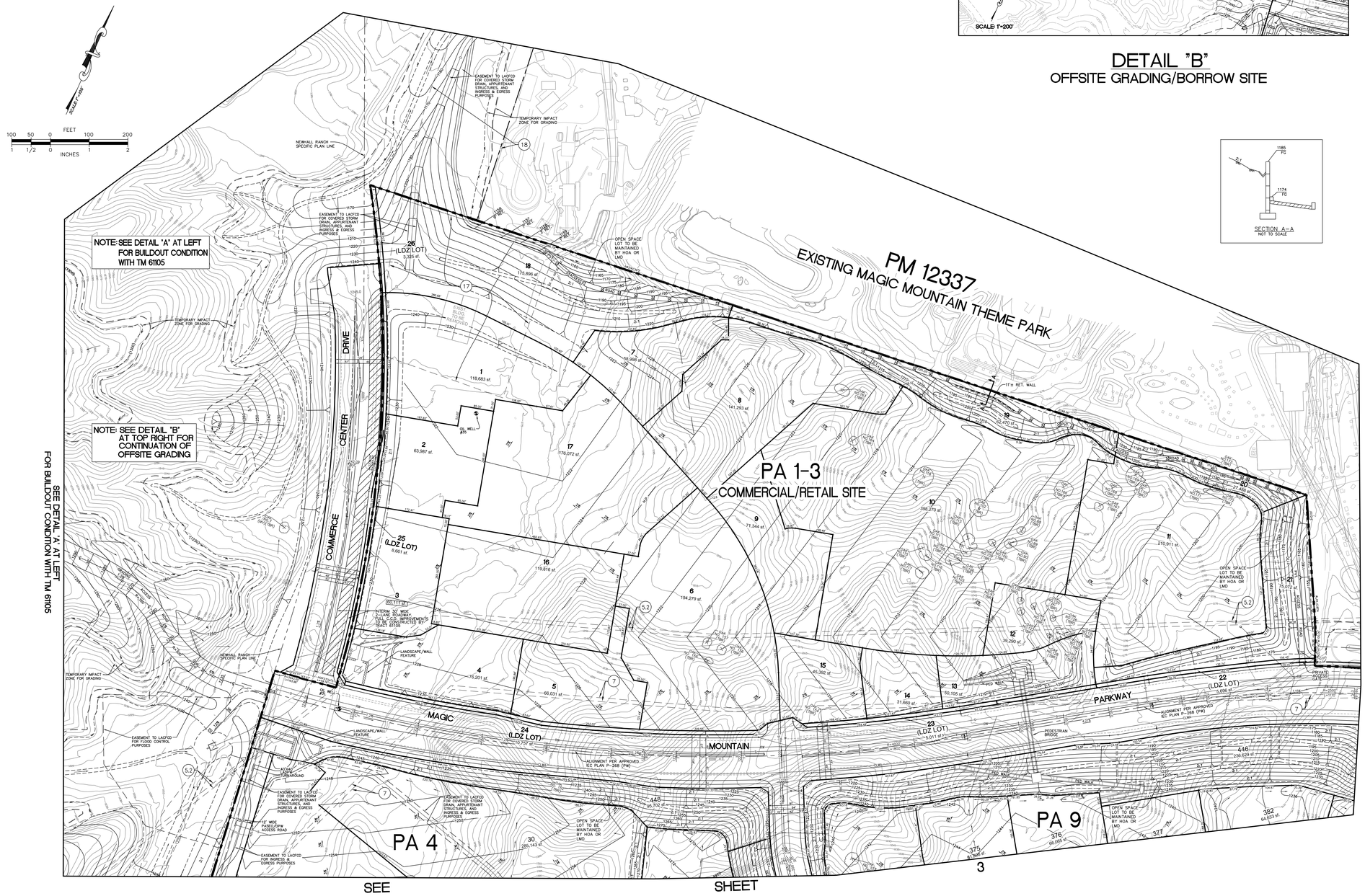
TITLE REPORT ITEM NO.	OWNER	PURPOSE	REFERENCE	FUTURE DISPOSITION	ADDITIONAL COMMENTS	TENTATIVE MAP SHEET NO.
27	HUMBLE OIL COMPANY	OIL/GAS	SEPTEMBER 1, 1948 INSTR. NO. 993 BOOK 28138 PAGE 231, 264	TO BE TERMINATED PRIOR TO FINAL MAP	———	———
28	TIDE WATER OIL COMPANY	OIL/GAS	DECEMBER 3, 1954 INSTR. NO. 954	TO BE TERMINATED PRIOR TO FINAL MAP	———	———
29	THE TEXAS COMPANY	OIL/GAS	JULY 31, 1958 INSTR. NO. 970 BOOK 17-79 PAGE 641	TO BE TERMINATED PRIOR TO FINAL MAP	———	———
30	STANDARD OIL COMPANY	OIL/GAS	AUGUST 19, 1958 INSTR. NO. 3370 BOOK 17-95 PAGE 123	TO BE TERMINATED PRIOR TO FINAL MAP	———	———
31	RICHARD R. CLEMENTS	OIL/GAS	AUGUST 7, 1962 INSTR. NO. 3408	TO BE TERMINATED PRIOR TO FINAL MAP	———	———
32	DEPCO INC.	OIL/GAS	APRIL 22, 1976 INSTR. NO. 27	TO BE TERMINATED PRIOR TO FINAL MAP	———	———



DETAIL "B"
OFFSITE GRADING/BORROW SITE

DETAIL "A"
BUILDOUT CONDITION WITH TM 61105





ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE. CARLSBAD, CA 92008 TEL: (760) 431-9896 FAX: (760) 431-8802
27433 TOURNEY ROAD SUITE 250 VALENCIA, CA 91355 TEL: (661) 799-2760
CIVIL ENGINEERING • LAND PLANNING • HELISOC DESIGN • SURVEYING

PREPARED FOR:
NEWHALL LAND & FARMING CO.
25124 SPRINGFIELD COURT
SUITE 300
VALENCIA, CA 91355
(661)255-4000
REPRESENTATIVE: MR. MILES HELFRICH

PLANS PREPARED BY:
ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE.
CARLSBAD, CA 92008
(760) 431-9896

PLANS PREPARED UNDER THE DIRECTION OF:
CRAIG M. WHITTEKER R.C.E. 51929 — 6/24/13 DATE

REGISTERED PROFESSIONAL ENGINEER CRAIG M. WHITTEKER NO. 51929 EXP. 6-30-14 CIVIL STATE OF CALIFORNIA

LEGAL DESCRIPTION:

THAT PORTION OF RANCHO SAN FRANCISCO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 521 PAGES 522 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

NO.	DATE	REVISIONS	BY	APPR

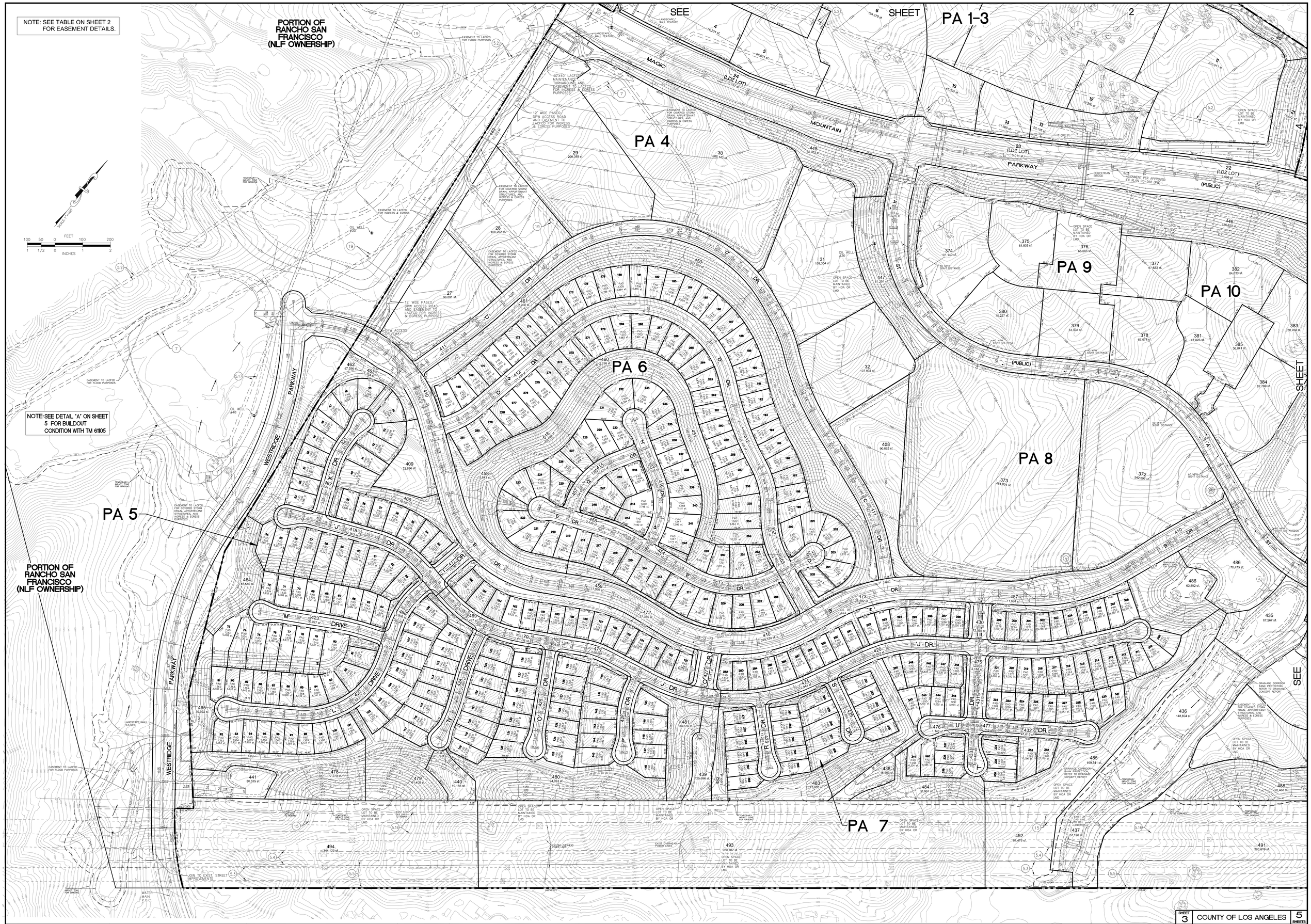
SHEET 2 | COUNTY OF LOS ANGELES | 5 SHEETS

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP
NO. 53295

COUNTY CASE NO. _____
LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

I:CAD/0930/TENTATIVE-MAP/0930-TENTATIVE MAP-SHT-02.dwg

NOTE: SEE TABLE ON SHEET 2 FOR EASEMENT DETAILS.



ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE.
CARLSBAD, CA 92008
TEL: (760) 431-9896
FAX: (760) 431-8802
27433 TOURNEY ROAD
SUITE 250
VALENCIA, CA 91355
TEL: (661) 799-2760
CIVIL ENGINEERING • LAND PLANNING • HILLSIDE DESIGN • SURVEYING

PREPARED FOR:
NEWHALL LAND & FARMING CO.
25124 SPRINGFIELD COURT
SUITE 300
VALENCIA, CA 91355
(661)255-4000
REPRESENTATIVE: MR. MILES HELFRICH

PLANS PREPARED BY:
ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE.
CARLSBAD, CA 92008
(760) 431-9896

PLANS PREPARED UNDER THE DIRECTION OF:
CRAIG M. WHITTEKER R.C.E. 51929 — 6/24/13 DATE

REGISTERED PROFESSIONAL ENGINEER — CRAIG M. WHITTEKER — NO. 51929 — EXP. 6-30-14 — CIVIL — STATE OF CALIFORNIA

LEGAL DESCRIPTION:

THAT PORTION OF RANCHO SAN FRANCISCO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 521 PAGES 522 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

NO.	DATE	REVISIONS	BY	APPR

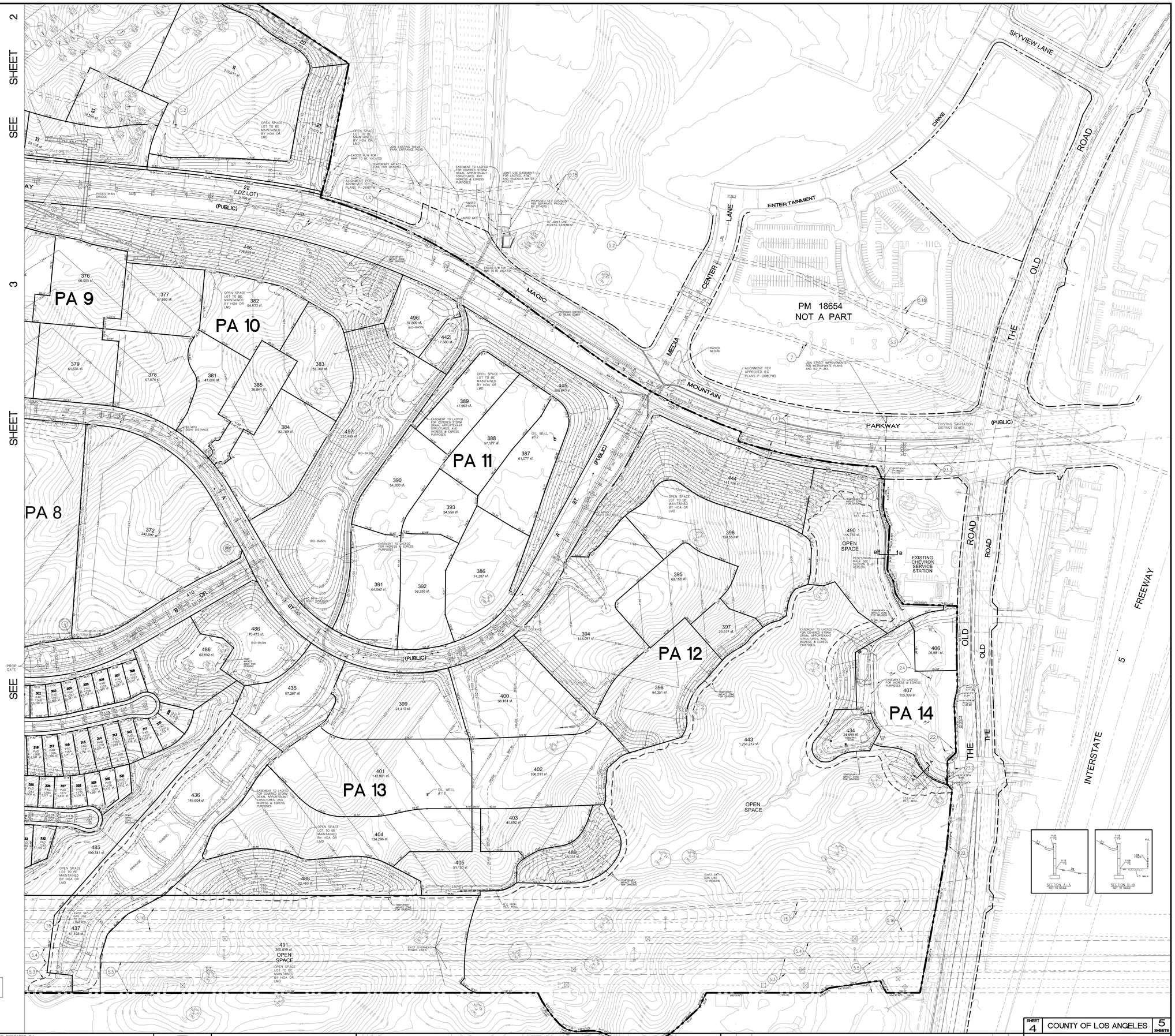
SHEET 3 — COUNTY OF LOS ANGELES — 5 SHEETS

MAJOR LAND DIVISION VESTING TENTATIVE TRACT MAP NO. 53295

COUNTY CASE NO. _____

LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

I:\CAD\0930\TENTATIVE-MAP\0930-TENTATIVE-MAP-SHT-03.dwg



NOTE: SEE TABLE ON SHEET 2 FOR EASEMENT DETAILS.

ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE.
CARLSBAD, CA 92008
TEL: (760) 431-9896
FAX: (760) 431-8802
27433 TOURNEY ROAD
SUITE 250
VALENCIA, CA 91355
TEL: (661) 799-2760
CIVIL ENGINEERING • LAND PLANNING • HELISCE DESIGN • SURVEYING

PREPARED FOR:
NEWHALL LAND & FARMING CO.
25124 SPRINGFIELD COURT
SUITE 300
VALENCIA, CA 91355
(661)255-4000
REPRESENTATIVE: MR. MILES HELFRICH

PLANS PREPARED BY:
ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE.
CARLSBAD, CA 92008
(760) 431-9896

PLANS PREPARED UNDER THE DIRECTION OF:
CRAIG M. WHITTEKER R.C.E. 51929 — 6/24/13 DATE

REGISTERED PROFESSIONAL ENGINEER — CRAIG M. WHITTEKER — NO. 51929 — EXP. 6-30-14 — CIVIL — STATE OF CALIFORNIA

LEGAL DESCRIPTION:

THAT PORTION OF RANCHO SAN FRANCISCO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 521 PAGES 522 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

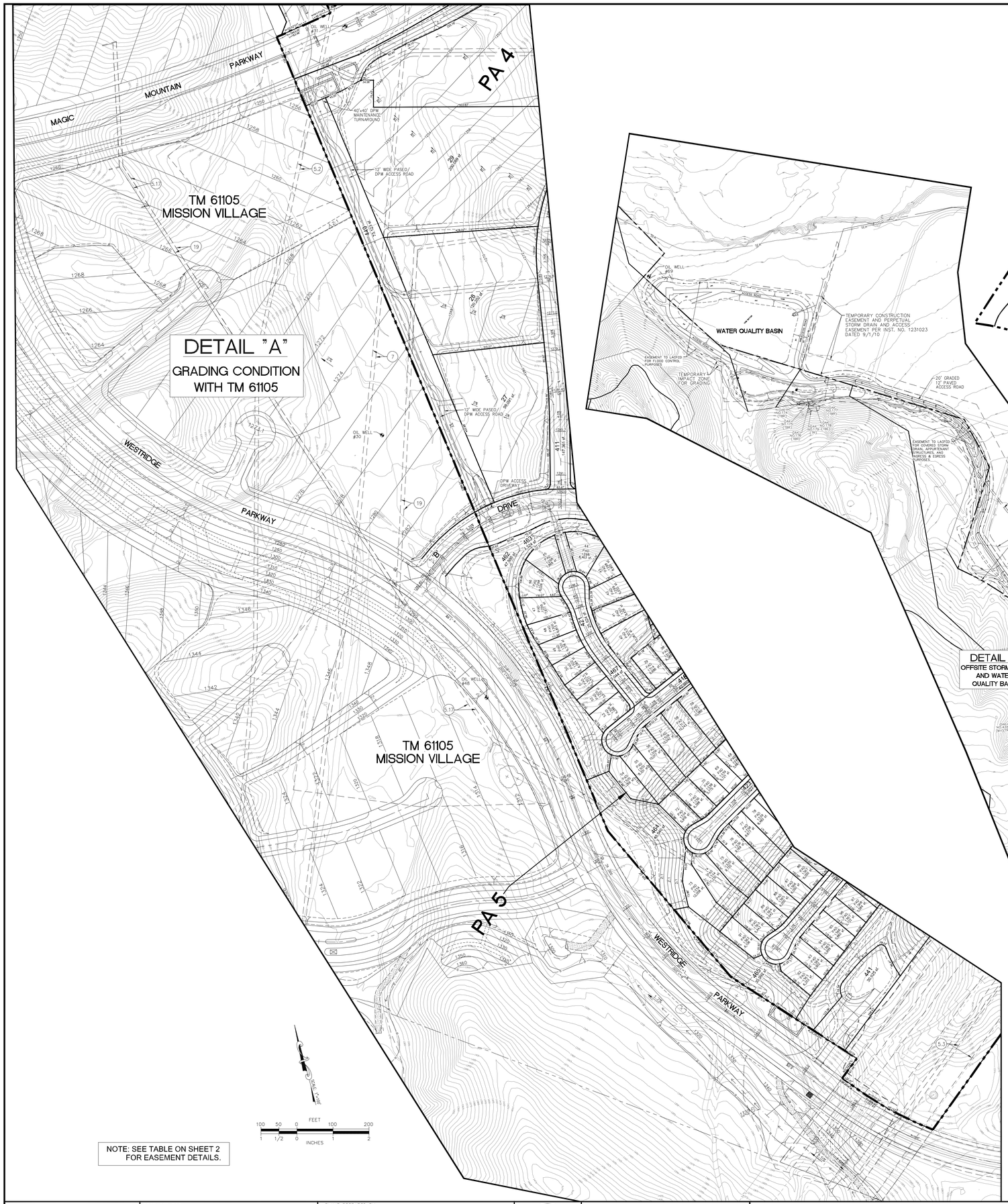
NO.	DATE	REVISIONS	BY	APPR

SHEET 4 — COUNTY OF LOS ANGELES — 5 SHEETS

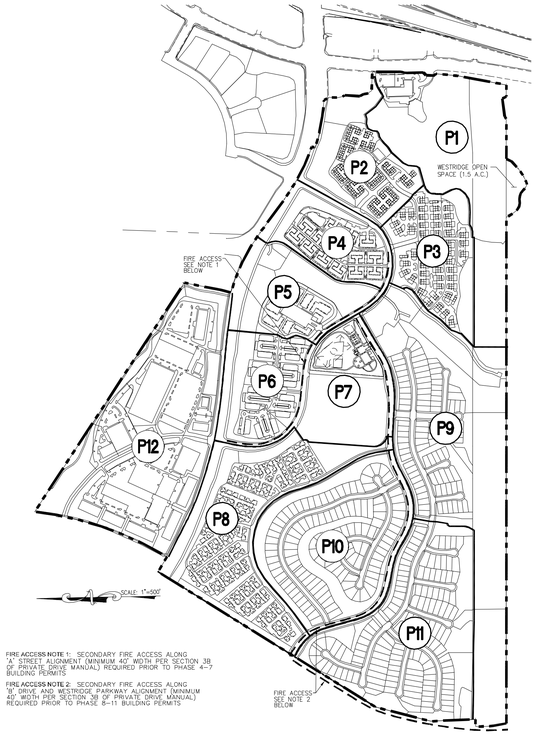
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 53295

COUNTY CASE NO. _____
LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

I:\CAD\0930\TENTATIVE MAP\0930-TENTATIVE MAP-SHT-04.dwg



LARGE LOT MAP



FIRE ACCESS NOTE 1: SECONDARY FIRE ACCESS ALONG "A" STREET ALIGNMENT (MINIMUM 40' WIDTH PER SECTION 3B OF PRIVATE DRIVE MANUAL) REQUIRED PRIOR TO PHASE 4–7 BUILDING PERMITS

FIRE ACCESS NOTE 2: SECONDARY FIRE ACCESS ALONG "B" DRIVE AND WESTRIDGE PARKWAY ALIGNMENT (MINIMUM 40' WIDTH PER SECTION 3B OF PRIVATE DRIVE MANUAL) REQUIRED PRIOR TO PHASE 8–11 BUILDING PERMITS

PHASING MAP

PHASING MAP DATA TABLE

PHASE	No. OF LOTS	No. OF UNITS	GROSS AREA (AC.)	OPEN SPACE AREA (AC.)	% OPEN SPACE	2 No. OF LOTS	2 No. OF UNITS	2 GROSS AREA (AC.)	2 OPEN SPACE AREA (AC.)	2 % OPEN SPACE
1	6	N/A	39.1	36.1	92%	5	N/A	39.1	36.1	92%
2	7	120	17.6	5.5	31%	13	120	56.7	41.6	76%
3	9	194	18.9	2.9	15%	22	314	75.6	44.5	59%
4	10	208	16.1	4.2	26%	32	522	91.7	48.7	53%
5	12	280	19.3	8.6	44%	44	802	111.0	57.3	52%
6	11	255	19.0	3.7	20%	55	1057	130.0	61.0	47%
7	2	N/A	15.9	6.5	41%	57	N/A	145.9	67.5	46%
8	10	178	37.7	8.2	21%	67	1235	183.6	75.7	41%
9	112	90	60.4	41.1	68%	179	1325	244.0	116.8	48%
10	129	115	39.1	11.4	29%	308	1440	283.1	128.2	45%
11	163	134	43.8	13.5	31%	471	1595	326.9	141.7	43%
12	26	N/A	53.9	8.5	16%	497	N/A	380.8	151.7	40%
WESTRIDGE OPEN SPACE	N/A	N/A	1.5	1.5	N/A	N/A	N/A	382.3	N/A	N/A
TOTAL	497	1,574	382.3	151.7	37%	497	1,574	382.3	151.7	40%

ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE.
CARLSBAD, CA 92008
TEL: (760) 431-9896
FAX: (760) 431-8802
27433 TOURNEY ROAD
SUITE 220
VALENCIA, CA 91355
TEL: (661) 799-2760
CIVIL ENGINEERING • LAND PLANNING • HILLSIDE DESIGN • SURVEYING

PREPARED FOR:
NEWHALL LAND & FARMING CO.
25124 SPRINGFIELD COURT
SUITE 300
VALENCIA, CA 91355
(661)255-4000
REPRESENTATIVE: MR. MILES HELFRICH

PLANS PREPARED BY:
ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE.
CARLSBAD, CA 92008
(760) 431-9896

PLANS PREPARED UNDER THE DIRECTION OF:
CRAIG M. WHITTEKER R.C.E. 51929 — DATE 6/24/13

REGISTERED PROFESSIONAL ENGINEER — CRAIG M. WHITTEKER — NO. 51929 — EXP. 6-30-14 — CIVIL — STATE OF CALIFORNIA

LEGAL DESCRIPTION:

THAT PORTION OF RANCHO SAN FRANCISCO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 521 PAGES 522 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

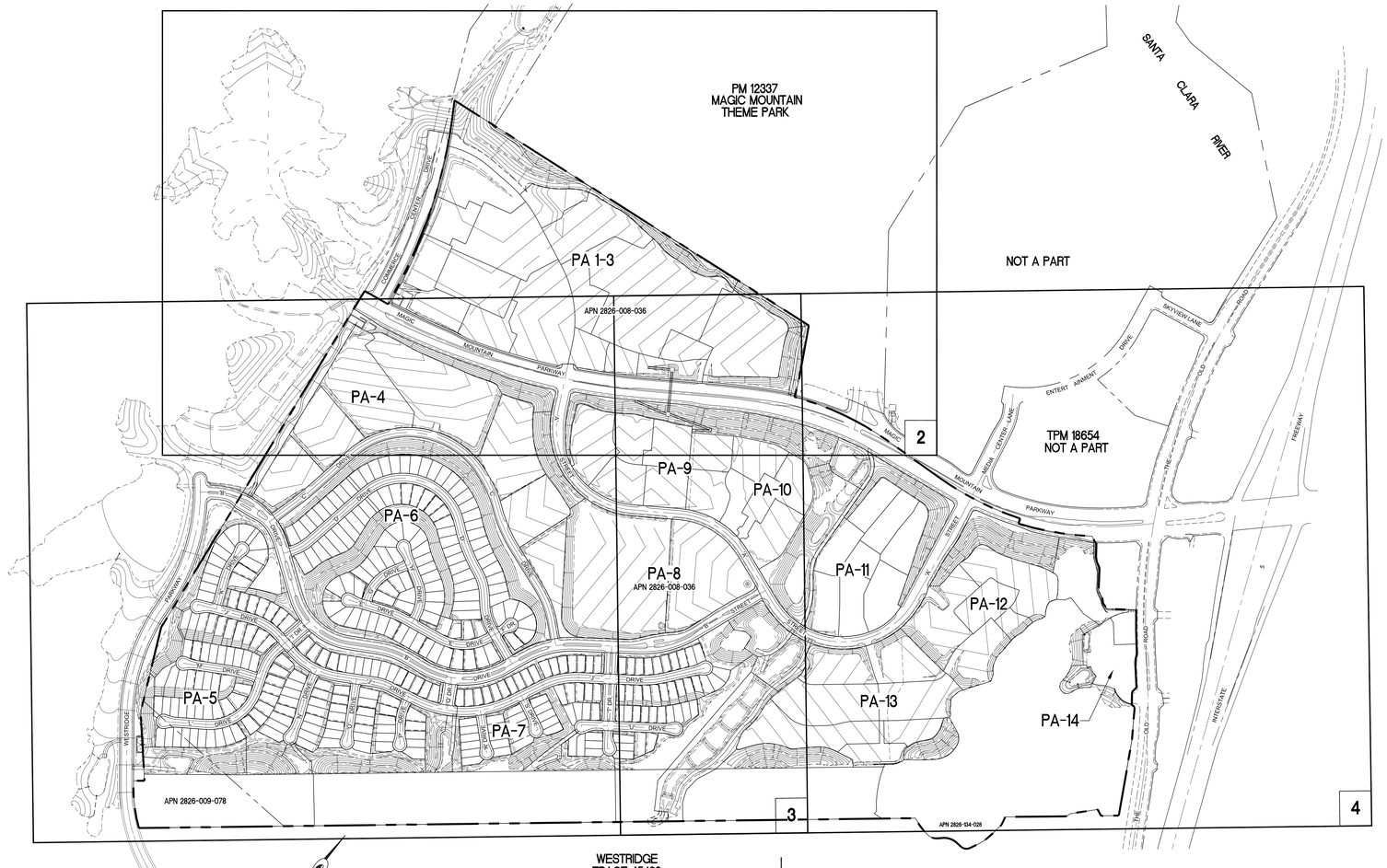
NO.	DATE	REVISIONS	BY	APPR

SHEET 5 — COUNTY OF LOS ANGELES — 5 SHEETS

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP
NO. 53295

COUNTY CASE NO. _____
LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

I:CAD/0930/TENTATIVE-MAP/0930-TENTATIVE MAP-SHT-05-DWG



WESTRIDGE
TRACT 45433

2 = SHEET NUMBER

FEET
300 150 0 300 600
1 1/2 0 1 2
INCHES

SCALE: 1"=300'

GENERAL NOTES

1. GRADE ELEVATIONS SHOWN ON THE VTTM AND THE EXHIBITS MAP ARE APPROXIMATE. THE ELEVATIONS MAY CHANGE BY 3 FEET. ELEVATION CHANGES MAY BE GREATER THAN 3 FEET BUT ONLY IF DETERMINED BY DPW AND DRP THAT THE REVISIONS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL.
2. 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.
3. ALIGNMENT AND GEOMETRICS OF STREETS AND TRAILS ARE APPROXIMATE. ADJUSTMENTS TO TRAILS CAN BE MADE WITH APPROVAL BY DRP AND THE PARKS AND RECREATION DEPARTMENT.
4. BUILDING FOOTPRINTS THAT ARE SHOWN ON THE VTTM OR THIS EXHIBIT MAP ARE ONLY FOR ILLUSTRATIVE PURPOSES. ACTUAL BUILDING LOCATIONS AND FOOTPRINTS MAY VARY. APPROVAL IS REQUESTED DURING PLOT PLAN REVIEW PROVIDED THE PROPOSED BUILDINGS SATISFY ALL EXISTING CODES AND ORDINANCES. THIS MINOR CHANGE DOES NOT, HOWEVER, INCLUDE:
   A. THE CHANGE IN PROPOSED LAND USE.
   B. A CHANGE OF MORE THAN 5 FEET IN BUILDING HEIGHT.
5. THE RECORDATION OF A "LARGE LOT" PARCEL MAP WHERE ALL PARCELS ARE LARGER THAN 20 ACRES SHALL NOT REQUIRE THE OBLIGATION OF CONSTRUCTING IMPROVEMENTS OR INFRASTRUCTURE AS MAY BE OTHERWISE REQUIRED FOR THE SUBDIVISION, EXCEPT AS MAY BE REQUIRED BY CHAPTER 21.32 OF THE SUBDIVISION CODE.
6. THE RECORDATION OF A "LARGE LOT" PARCEL MAP SHALL NOT REQUIRE THE OBLIGATION OF FEES, DEDICATIONS (E.G., RIGHTS-OF-WAY OR PARKS), EXACTIONS, OR INFRASTRUCTURE AS MAY BE OTHERWISE REQUIRED FOR THE SUBDIVISION, EXCEPT AS MAY BE REQUIRED BY CHAPTER 21.32 OF THE SUBDIVISION CODE.
7. THE RECORDATION OF A "LARGE LOT" PARCEL MAP SHALL BE CONSIDERED THE FILING OF THE FIRST UNIT FOR THE PURPOSE OF TIME EXTENSIONS PURSUANT TO THE SUBDIVISION MAP ACT.
8. PERMISSION IS REQUESTED FOR UNIT PHASING.
9. PERMISSION IS REQUESTED TO COMBINE LOTS.
10. PERMISSION IS REQUESTED TO RECORD ADDITIONAL OPEN SPACE LOTS.
11. PERMISSION IS REQUESTED TO RECORD ADDITIONAL UTILITY LOTS AND PROVIDE MAINTENANCE EASEMENTS TO THE SATISFACTION OF THE DPW AND DRP.
12. THE LOCATIONS OF APPURTENANT STRUCTURES (E.G., PASEOS, PEDESTRIAN BRIDGES, TRANSIT SHELTERS, WATER QUALITY BASINS, ETC.) MAY BE RELOCATED TO THE SATISFACTION OF DPW AND DRP.
13. PERMISSION IS REQUESTED TO RECORD JOINT ACCESS EASEMENTS (20' WIDE) AS LOTS.
14. PERMISSION IS REQUESTED TO MASS GRADE.
15. PROPOSED STREET GRADING IS APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENTS PENDING DETERMINATION OF FINAL DEVELOPMENT LAYOUT AND PLANS.
16. LOCATION OF TRAILS TO BE FINALIZED PRIOR TO FINAL MAP APPROVAL.
17. PERMISSION IS REQUESTED TO PROVIDE RIGHT OF WAY RETURN RADII OF 13 FT. AT ALL LOCAL STREET INTERSECTIONS AND 27 FT WHERE ALL PLANNED HIGHWAYS INTERSECT OR WHERE ONE OF THE ROADS SERVES A COMMERCIAL OR INDUSTRIAL DEVELOPMENT.
18. MODIFIED STREET CROSS-SECTIONS AS SHOWN ON VESTING TENTATIVE TRACT MAP ARE REQUESTED. HOWEVER, PERMISSION IS SOUGHT TO CONSTRUCT STANDARD AND ALTERNATE STREET CROSS-SECTIONS AT THE DISCRETION OF THE SUBDIVIDER.
19. ALL DIMENSIONS SHOWN ARE APPROXIMATE.
20. TOPO COMPILED FROM DATA FLOWN 09/11.
21. ADDITIONAL RIGHT OF WAY MAY BE DEDICATED AS REQUIRED TO THE SATISFACTION OF PUBLIC WORKS.
22. RELATED ENTITLEMENTS:
   - TENTATIVE MAP NO. 53295
   - CONDITIONAL USE PERMINT NO. 00-210
   - OAK TREE PERMIT NO. 200700018
   - ZONE CHANGE NO. 00-210
   - PARKING PERMIT NO. 200700013
23. PERMISSION IS REQUESTED TO ALLOW OFFICE & RETAIL SPACE TO BE INTERCHANGEABLE PROVIDED THE REQUIRED PARKING IS SATISFIED.
24. FIRE ACCESS TO BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.
25. MODIFICATIONS OF REQUIRED STREET FRONTAGE IS REQUESTED PER SECTION 21.24.040 OF THE LOS ANGELES COUNTY CODE.
26. GUEST PARKING PROPOSED ON PRIVATE DRIVES PER COUNTY PRIVATE DRIVE MANUAL.
27. PRIVATE DRIVES DESIGNED PER THE COUNTY PRIVATE DRIVE MANUAL.
28. SHARED AND RECIPROCAL PARKING SHOWN PER REQUESTED PARKING PERMIT.
29. WITHIN COMMERCIAL PLANNING AREA 1-3, RESIDENTIAL PLANNING AREAS 4, 9-13 AND COMMERCIAL PLANNING AREA 14 FLEXIBILITY IN FUTURE DESIGN IS PERMITTED, INCLUDING BUT NOT LIMITED TO: CHANGING COMMERCIAL TO OFFICE AND OFFICE TO COMMERCIAL, CHANGING APARTMENTS TO CONDOMINIUMS AND CONDOMINIUMS TO APARTMENTS, CHANGING FROM ATTACHED TO DETACHED UNITS AND DETACHED TO ATTACHED UNITS, CHANGES TO BUILDING TYPES AND LOCATION, LOT CONFIGURATIONS AND RELOCATION OF DRIVEWAYS, DRIVE ENTRIES, DRIVEWAY ALIGNMENT AND OPEN SPACE AND LANDSCAPE AREA LOCATIONS AFFECTED AS A RESULT OF DESIGN CHANGES, PROVIDED THE CHANGES DO NOT EXCEED THE APPROVED TOTAL RESIDENTIAL UNIT COUNT, TOTAL COMMERCIAL/OFFICE SQUARE FOOTAGE AND DOES NOT RESULT IN A REDUCTION OF TOTAL OPEN SPACE. CHANGES SHALL BE DEPICTED ON A REVISED EXHIBIT MAP.
30. THE ABOVE MENTIONED GENERAL NOTES (THAT ADDRESS MINOR MODIFICATION) MAY REQUIRE REVIEW AND APPROVAL OF A REVISED EXHIBIT MAP.
31. PERMISSION REQUESTED TO HAVE REDUCED LOT SIZES (< 5000 SF) AND REDUCED LOT WIDTHS (< 50'). MINIMUM RESIDENTIAL SINGLE-FAMILY LOT SIZE IS 4,000 SF. MINIMUM RESIDENTIAL SINGLE-FAMILY LOT WIDTH(NON-CULDESAC) IS 40'.
32. GRADING OF VTTM 53295 MAY BE DONE IN SUB-PHASES OVER TIME BUT SUCH GRADING WILL STILL BE BALANCED WITHIN THE GRADING LIMITS IDENTIFIED ON THE TENTATIVE TRACT MAP. ALL GRADING OF SLOPES WILL BE PERFORMED AS ENGINEERED GRADING. THE LIMIT OF A GRADING SUB-PHASE WILL BE ESTABLISHED TO ACHIEVE A BALANCED EARTHWORK FOR THAT SUB-PHASE AND MAY EXTEND BEYOND THE LIMITS OF A PARTICULAR FINAL UNIT MAP BOUNDARY IN ORDER TO ACHIEVE A PHASED OF GRADING BALANCED. AN INTERIM HYDROLOGY REPORT WILL BE PROVIDED TO SUPPORT THE PHASED GRADING. DRAINAGE AND EROSION CONTROL FACILITIES WILL BE PROVIDED TO THE SATISFACTION OF DWP.
33. PERMISSION REQUESTED TO VACATE EXCESS RIGHT OF WAY ON MAGIC MOUNTAIN PARKWAY.
34. A BLANKET EASEMENT FOR COVERED STORM DRAIN, APPURTENANT STRUCTURES, AND INGRESS AND EGRESS PURPOSES SHALL BE DEDICATED TO THE LACFCD OVER ALL PRIVATE DRIVEWAYS AND FIRELANES TO THE SATISFACTION OF PUBLIC WORKS.

SPECIAL NOTES

1. WATER QUALITY BASINS AND BIOSWALES WILL PROVIDE FOR TREATMENT OF STORM WATER RUN OFF PER THE APPROVED DRAINAGE CONCEPT.
2. PROPOSED RECLAIMED WATER LINES WILL BE LOCATED IN PUBLIC/PRIVATE STREETS AND TRAILS.

SURVEY NOTES:

VERTICAL DATUM:
LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS BENCHMARK DESCRIBED AS FOLLOWS: LACDPW L5402 RND HD SPK IN LOWER CONC HDWL @ N END 24 FT W/O C/L THE OLD RD (W RDWY) AND 0.6 MI S/O HENRY MAYO DR @ MI MKR @6.25 NEWHALL QUAD. 1995 ADJUSTMENT (NAVD 1988) ELEVATION = 1031.951

THERE IS APPROXIMATELY 2.3 FEET DIFFERENCE BETWEEN PREVIOUS COUNTY OF LOS ANGELES DATUMS BASED UPON NAVD 1929 AND NAVD 1988 (NAVD 1988 IS 2.3 FEET HIGHER THAN NAVD 1929).

AERIAL PLANIMETRY:
THIS SURVEY WAS PREPARED BY PHOTOGRAMMETRIC PROCESSES, UTILIZING AERIAL PHOTOGRAPHY DATED NOVEMBER 15, 2006. THE OUTLINE OF BUILDINGS AND OTHER ROOFED IMPROVEMENTS, MAY INCLUDE EAVES, CANOPIES AND BALCONIES, SINCE BUILDINGS BELOW THESE ITEMS ARE NOT VISIBLE TO THE CAMERA.

TOPOGRAPHY:
DATED SEPTEMBER 15, 2011, AND COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.

CONTOUR INTERVAL:
5 FOOT, UNLESS OTHERWISE NOTED.

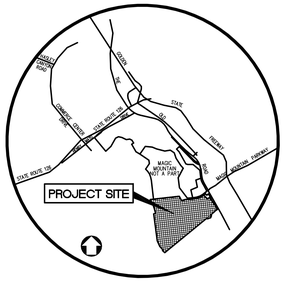
PROJECT SUMMARY:

GROSS AREA:	382.3 Acres
NET AREA:	363.0 Acres
TOTAL LOTS:	496
TOTAL RESIDENTIAL D.U.:	1,574 DU
TOTAL OFFICE/COMMERCIAL:	730,000 SF
EXISTING ZONING:	R1 (322.9 AC), C-3 (57.9 AC), C-R (1.5 AC)
PROPOSED ZONING:	C-3 (3.9 AC), C-3-DP (57.9 AC), RPD-5000-4U (140.3 AC), RPD-5000-8U (182.6 AC), C-R (1.5 AC)
EXISTING LAND USE:	H5 (322.9 AC), CM (57.9 AC), OS-PR (1.5 AC)
PROPOSED LAND USE:	H5 (322.9 AC), CM (57.9 AC), OS-PR (1.5 AC)
APN:	2826-008-036 2826-009-078 2826-134-028
ESTIMATED EARTHWORK: ONSITE:	6,400,000 CY CUT 6,600,000 CY FILL 200,000 CY IMPORT
OFFSITE:	1,400,000 CY CUT 1,200,000 CY FILL 200,000 CY EXPORT
TOTAL:	7,800,000 CY CUT 7,800,000 CY FILL

OAK TREES TO BE REMOVED: ONSITE 55 TREES, OFFSITE 12 TREES
OAK TREES TO BE ENCROACHED: ONSITE 10 TREES, OFFSITE 2 TREES
OAK TREES TO REMAIN: ONSITE 15 TREES, OFFSITE 10 TREES
TOTAL OAK TREES: 104

RELATED ENTITLEMENTS

CONDITION USE PERMINT NO.. 00-210
OAK TREE PERMIT NO. . . . . ROAK 200700018
ZONE CHANGE NO. . . . . RZC 00-210
PARKING PERMIT NO.. 200700013



VICINITY MAP
NOT TO SCALE

LEGEND:

- 1 / 10,000 SF / 1010.0 — LOT NO. / LOT AREA (SQUARE FEET) / PAD ELEVATION
- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED UTILITY EASEMENT
- EXISTING EASEMENT
- 1000 — PROPOSED CONTOUR
- PROPOSED DAYLIGHT LINE
- TEMPORARY IMPACT LINE FOR GRADING
- D — PROPOSED STORM DRAIN
- SS — PROPOSED SANITARY SEWER
- W — PROPOSED WATER
- D — PROPOSED STORM DRAIN INLET/OUTLET
- PROPOSED CATCH BASIN
- SD — EXISTING STORM DRAIN LINE
- S — EXISTING SEWER LINE
- W — EXISTING WATER LINE
- O — EXISTING OIL LINE
- G — EXISTING GAS LINE
- OE — EXISTING OVERHEAD POWER LINE
- EXISTING POWER POLE
- PROPOSED RETAINING WALL
- SIGHT DISTANCE LINE
- EXISTING OIL WELL LOCATION
- OAK NO. XX (TBE) — OAK TREE (TO BE ENCROACHED)
- OAK NO. XX (TBR) — OAK TREE (TO BE REMOVED)
- OAK NO. XX (TR) — OAK TREE (TO REMAIN)

ABBREVIATIONS:

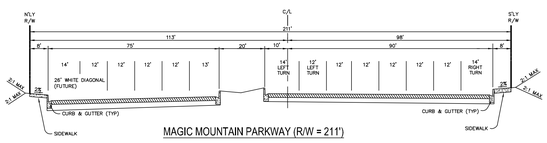
AC	ACRES
EX	EXISTING
FF	FINISH FLOOR
GB	GRADE BREAK
HP	HIGH POINT
L	LENGTH
MIN	MINIMUM
PROP	PROPOSED
R	RADIUS
R/W	RIGHT OF WAY
SF	SQUARE FEET
SD	STORM DRAIN
SS	SANITARY SEWER
TBI	TO BE IMPACTED
TBR	TO BE REMOVED
VC	VERTICAL CURVE
W	WATER

UTILITY PROVIDERS

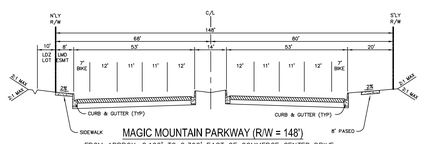
SEWER:	L.A. COUNTY SANITATION DIST. 32
WATER:	VALENCIA WATER COMPANY
ELECTRICAL:	SOUTHERN CALIFORNIA EDISON
GAS:	SOUTHERN CALIFORNIA GAS CO.
TELEPHONE:	AT&T
CABLE TV:	TIME WARNER CABLE

LOT SUMMARY

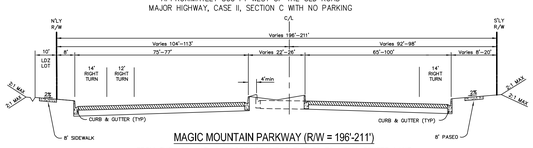
Lot Numbers	Sheet No.	No. of Lots	No. of Bldgs	Type (Use)	Dwelling Units	Commercial SF	Total Acres
Planning Area 1-3							
1-6,11	2	7	7	OFFICE/COMMERCIAL		400,000	18.1
7-10,12-17		10	8	OFFICE/COMMERCIAL		280,000	26.1
18-26		9		OPEN SPACE			8.6
Planning Area 4							
27-32	2,3	6		CONDOMINIUM	178		22.3
Planning Area 5							
33-166	3	134	134	SINGLE-FAMILY 50'x105'	134		16.5
Planning Area 6							
167-281	3	115	115	SINGLE-FAMILY 55'x110'	115		19.4
Planning Area 7							
282-371	3	90	90	SINGLE-FAMILY 45'x100	90		10.0
Planning Area 8							
372	3	1		PUBLIC PARK SITE			5.6
373		1		SCHOOL SITE			11.0
Planning Area 9							
374-380	3,4	7	15	CONDOMINIUM	255		11.1
Planning Area 10							
381-385	4	5	8	CONDOMINIUM	280		7.7
Planning Area 11							
386-393	4	8	13	CONDOMINIUM	208		10.3
Planning Area 12							
394-398	4	5	21	CONDOMINIUM	120		10.5
Planning Area 13							
399-405	4	7	5	CONDOMINIUM	194		15.6
Planning Area 14							
406,407	4	2	1	OFFICE/COMMERCIAL		50,000	4.3
Miscellaneous							
408	2,3,4	1		PRIVATE RECREATION CENTER 'A'			2.1
409		1		PRIVATE RECREATION CENTER 'B'			0.8
410-433		23		PRIVATE DRIVES			30.4
434-442		8		LACFCD			8.1
443		1		SPINEFLOWER PRESERVE			28.8
444-497		53		OPEN SPACE			95.5
				PUBLIC STREETS			19.5
TOTAL		497			1,574	730,000	382.3



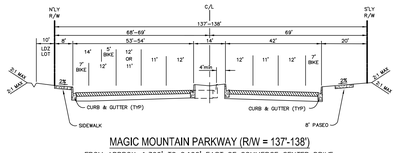
MAGIC MOUNTAIN PARKWAY (R/W = 211')
SECTION TO JOIN PER METROPOINTE IMPROVEMENT PLANS AT APPROXIMATELY 300 FT WEST OF THE OLD ROAD
MAJOR HIGHWAY, CASE II, SECTION C WITH NO PARKING



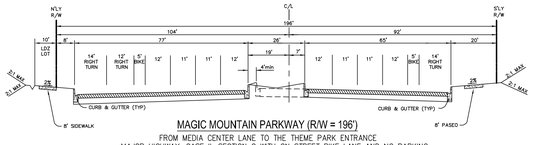
MAGIC MOUNTAIN PARKWAY (R/W = 148')
FROM APPROX. 2,100' TO 2,300' EAST OF COMMERCE CENTER DRIVE
MAJOR HIGHWAY, CASE II, SECTION C WITH ON STREET BIKE LANE AND NO PARKING



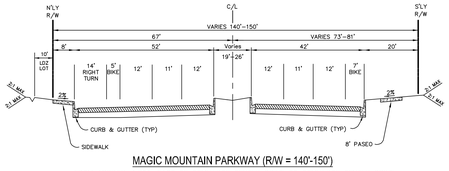
MAGIC MOUNTAIN PARKWAY (R/W = 196'-211')
FROM THE JOIN WITH METROPOINTE IMPROVEMENTS TO MEDIA CENTER LANE
MAJOR HIGHWAY, CASE II, SECTION C WITH NO PARKING



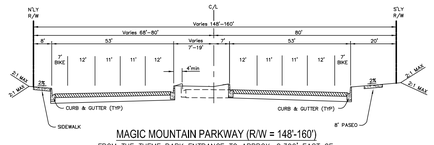
MAGIC MOUNTAIN PARKWAY (R/W = 137'-138')
FROM APPROX. 1,300' TO 2,100' EAST OF COMMERCE CENTER DRIVE
MAJOR HIGHWAY, CASE II, SECTION C WITH ON STREET BIKE LANE AND NO PARKING



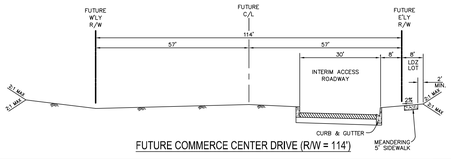
MAGIC MOUNTAIN PARKWAY (R/W = 196')
FROM MEDIA CENTER LANE TO THE THEME PARK ENTRANCE
MAJOR HIGHWAY, CASE II, SECTION C WITH ON STREET BIKE LANE AND NO PARKING



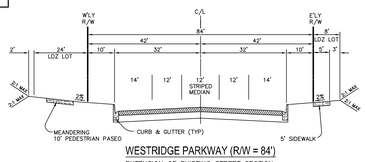
MAGIC MOUNTAIN PARKWAY (R/W = 140'-150')
FROM APPROX. 1,300' EAST OF COMMERCE CENTER DRIVE TO COMMERCE CENTER DRIVE
MAJOR HIGHWAY, CASE II, SECTION C WITH ON STREET BIKE LANE AND NO PARKING



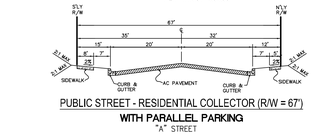
MAGIC MOUNTAIN PARKWAY (R/W = 148'-160')
FROM THE THEME PARK ENTRANCE TO APPROX. 2,300' EAST OF COMMERCE CENTER DRIVE
MAJOR HIGHWAY, CASE II, SECTION C WITH ON STREET BIKE LANE AND NO PARKING



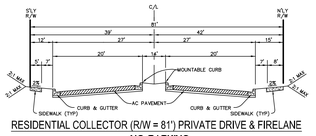
FUTURE COMMERCE CENTER DRIVE (R/W = 114')



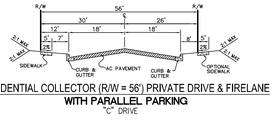
WESTRIDGE PARKWAY (R/W = 84')
EXTENSION OF EXISTING STREET SECTION PER TRACT 45433



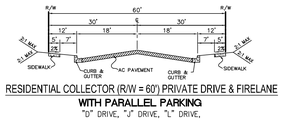
PUBLIC STREET - RESIDENTIAL COLLECTOR (R/W = 67')
WITH PARALLEL PARKING
"A" STREET



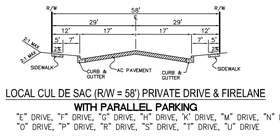
RESIDENTIAL COLLECTOR (R/W = 81') PRIVATE DRIVE & FIRELANE
NO PARKING
"B" DRIVE



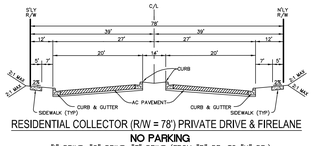
RESIDENTIAL COLLECTOR (R/W = 56') PRIVATE DRIVE & FIRELANE
WITH PARALLEL PARKING
"C" DRIVE



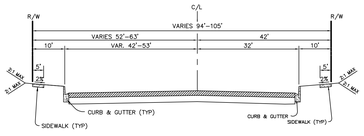
RESIDENTIAL COLLECTOR (R/W = 60') PRIVATE DRIVE & FIRELANE
WITH PARALLEL PARKING
"D" DRIVE, "J" DRIVE, "L" DRIVE,



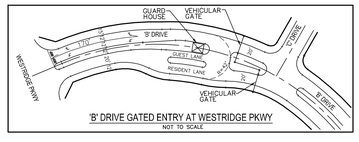
LOCAL CUL DE SAC (R/W = 58') PRIVATE DRIVE & FIRELANE
WITH PARALLEL PARKING
"E" DRIVE, "F" DRIVE, "G" DRIVE, "H" DRIVE, "K" DRIVE, "M" DRIVE, "N" DRIVE, "O" DRIVE, "P" DRIVE, "R" DRIVE, "S" DRIVE, "T" DRIVE, "U" DRIVE



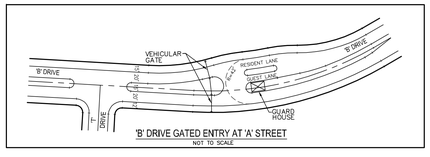
RESIDENTIAL COLLECTOR (R/W = 78') PRIVATE DRIVE & FIRELANE
NO PARKING
"I" DRIVE, "Q" DRIVE, "I" DRIVE (FROM "B" DR. TO "U" DR.)



MEDIA CENTER LANE (R/W = 94'-105')



'B' DRIVE GATED ENTRY AT WESTRIDGE PKWY
NOT TO SCALE



'B' DRIVE GATED ENTRY AT 'A' STREET
NOT TO SCALE

ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE.
CARLSBAD, CA 92008
TEL: (760) 431-9896
FAX: (760) 431-8802
27433 TOURNEY ROAD
SUITE 250
VALENCIA, CA 91355
TEL: (661) 799-2760
CIVIL ENGINEERING • LAND PLANNING • HELISOC DESIGN • SURVEYING

PREPARED FOR:
NEWHALL LAND & FARMING CO.
25124 SPRINGFIELD COURT
SUITE 300
VALENCIA, CA 91355
(661)255-4000
REPRESENTATIVE: MR. MILES HELFRICH

PLANS PREPARED BY:
ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE.
CARLSBAD, CA 92008
(760) 431-9896

PLANS PREPARED UNDER THE DIRECTION OF:
CRAIG M. WHITTEKER R.C.E. 51929 — 6/24/13 DATE

REGISTERED PROFESSIONAL ENGINEER — CRAIG M. WHITTEKER — NO. 51929 — EXP. 6-30-14 — CIVIL — STATE OF CALIFORNIA

LEGAL DESCRIPTION:

THAT PORTION OF RANCHO SAN FRANCISCO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 521 PAGES 522 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

NO.	DATE	REVISIONS	BY	APPR

SHEET 1 — COUNTY OF LOS ANGELES — 5 SHEETS

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP
NO. 53295

COUNTY CASE NO. _____
LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

I:\CAD\0930\TENTATIVE MAP\0930-TENTATIVE MAP-SHT-01.dwg

EASEMENTS BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY
PRELIMINARY TITLE REPORT ORDER NO. 3403118 (29) DATED JUNE 25, 2010

TITLE REPORT ITEM NO.	OWNER	PURPOSE	REFERENCE	FUTURE DISPOSITION	ADDITIONAL COMMENTS	TENTATIVE MAP SHEET NO.
2	GENERAL PIPE LINE COMPANY OF CALIFORNIA	PIPE LINE	AUGUST 5, 1912 INSTR. NO. 119 BOOK 5156 PAGE 8	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE DOCUMENT IS ILLEGIBLE	———
3	PACIFIC LIGHT AND POWER CORPORATION	POLES, etc.	MAY 22, 1914 INSTR. NO. 131 BOOK 5810 PAGE 192	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE DOCUMENT IS ILLEGIBLE	———
4	PACIFIC TELEPHONE AND TELEGRAPH COMAPANY	POLES, etc.	JUNE 12, 1915 INSTR. NO. 130 BOOK 6080 PAGE 40	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE INDETERMINATE POINT OF BEGINNING	———
5.1	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	FEBRUARY 27, 1920 INSTR. NO. 426 BOOK 7068 PAGE 323	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE PART OF DOCUMENT IS ILLEGIBLE	———
5.2	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	MAY 28, 1924 INSTR. NO. 70 BOOK 4022 PAGE 192	TO BE QUITCLAIMED PRIOR TO FINAL MAP		2,4
5.3	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	APRIL 17, 1925 INSTR. NO. 1620 BOOK 3397 PAGE 67	TO REMAIN		3,4
5.4	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	FEBRUARY 10, 1928 INSTR. NO. 1921 BOOK 7853 PAGE 11	TO REMAIN		3,4
5.5	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	JANUARY 12, 1931 INSTR. NO. 917 BOOK 10651 PAGE 4	TO REMAIN		3,4
5.6	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	SEPTEMBER 14, 1941 INSTR. NO. 20 BOOK 18811 PAGE 7	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE INDETERMINATE POINT OF BEGINNING	———
5.7	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	JULY 28, 1948 INSTR. NO. 3094 BOOK 27828 PAGE 248	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE PART OF DOCUMENT IS ILLEGIBLE	———
5.8	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	MAY 25, 1950 INSTR. NO. 2284 BOOK 33233 PAGE 24	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE DOCUMENT IS ILLEGIBLE	———
5.9	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	NOVEMBER 24, 1950 INSTR. NO. 3033 BOOK 34891 PAGE 223	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE INDETERMINATE POINT OF BEGINNING	———
5.10	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	SEPTEMBER 27, 1951 INSTR. NO. 2313 BOOK 37299 PAGE 252	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE DOCUMENT IS ILLEGIBLE	———
5.11	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	MAY 22, 1952. INSTR. NO. 2249 BOOK 38991 PAGE 298	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE DOCUMENT IS ILLEGIBLE	———
5.12	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	JULY 11, 1952 INSTR. NO. 2766 BOOK 39363 PAGE 41	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE INDETERMINATE POINT OF BEGINNING	———
5.13	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	SEPTEMBER 10, 1952 INSTR. NO. 3424 BOOK 39811 PAGE 49	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE DOCUMENT IS ILLEGIBLE	———
5.14	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	OCTOBER 27, 1954 INSTR. NO. 3026 BOOK 45950 PAGE 255	TO BE QUITCLAIMED PRIOR TO FINAL MAP		5
5.15	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	JANUARY 15, 1958 INSTR. NO. 3080 BOOK 56396 PAGE 205	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE DOCUMENT IS ILLEGIBLE	———
5.16	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	JULY 12, 1966 INSTR. NO. 2217 BOOK 03363 PAGE 475	TO REMAIN		3,4
5.17	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	AUGUST 7, 1968 INSTR. NO. 3513 BOOK 04063 PAGE 406	TO BE QUITCLAIMED PRIOR TO FINAL MAP		3
5.18	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	FEBRUARY 5, 1971 INSTR. NO. 3029 BOOK 04964 PAGE 262	TO BE QUITCLAIMED PRIOR TO FINAL MAP		4

EASEMENT NOTE: PLOTTABLE EASEMENTS ARE SHOWN ON TENTATIVE MAP SHEETS. NON-PLOTTABLE EASEMENTS ARE NOTED AS SUCH IN THE SUMMARY TABLE HEREON. IT IS RECOMMENDED THAT LEGAL COUNSEL AND TITLE COMPANY BE RETAINED TO ANALYZE AND REPORT ON SUCH EASEMENTS.

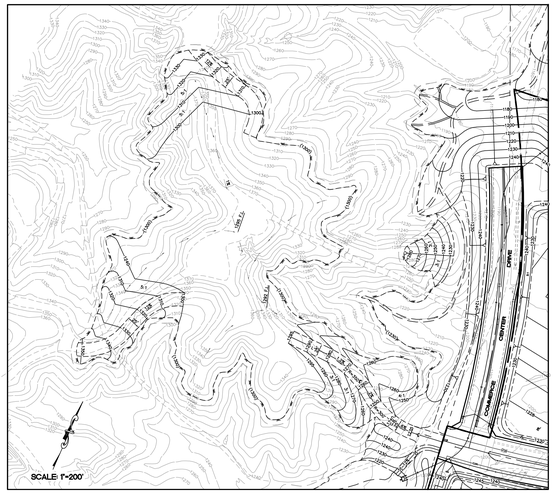
EASEMENTS (CONTINUED)

TITLE REPORT ITEM NO.	OWNER	PURPOSE	REFERENCE	FUTURE DISPOSITION	ADDITIONAL COMMENTS	TENTATIVE MAP SHEET NO.
6	SOUTHERN CALIFORNIA TELEPHONE COMPANY	POLES, ect.	AUGUST 21, 1935 INSTR. NO. 732 BOOK 13612 PAGE 109	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE PARTS OF DOCUMENT ARE ILLEGIBLE	———
7	UNION OIL COMPANY OF CALIFORNIA	PIPE LINE	MAY 6, 1938 INSTR. NO. 952 BOOK 15781 PAGE 98	TO BE QUITCLAIMED PRIOR TO FINAL MAP		2,3
8	AUGUST A. RUBEL & MARY RUBEL	PIPE LINE	JUNE 14, 1940 INSTR. NO. 988 BOOK 17568 PAGE 237	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE NO SPECIFIC DESCRIPTION OF EASEMENT	———
9	INTENTIONALLY DELETED FROM TITLE REPORT	———	———	———	———	———
10	SOUTHERN PACIFIC RAILROADS & SOUTHERN PACIFIC CO.	ROADWAY	SEPTEMBER 20, 1941 INSTR. NO. 20 BOOK 18811 PAGE 7	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE INDETERMINATE POINT OF BEGINNING	———
11	INTENTIONALLY DELETED FROM TITLE REPORT	———	———	———	———	———
12	INTENTIONALLY DELETED FROM TITLE REPORT	———	———	———	———	———
13	COUNTY SANITARY DISTRICT NO. 32 OF LA COUNTY	SEWER LINE	FEBRUARY 25, 1966 INSTR. NO. 4236 BOOK 03219 PAGE 352	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE INDETERMINATE POINT OF BEGINNING	———
14	THE COUNTY OF LOS ANGELES	PUBLIC ROAD AND HIGHWAY	APRIL 6, 1971 INSTR. NO. 3104 BOOK 05018 PAGE 704	TO REMAIN		4
15	SOUTHERN CALIFORNIA GAS COMPANY	PIPE LINE	APRIL 13, 1971 INSTR. NO. 3154 BOOK 05024 PAGE 891	TO REMAIN		3,4
16.1	VALENCIA WATER COMPANY	WATER LINE	NOVEMBER 10, 1972 INSTR. NO. 3974 BOOK D-5663 PAGE 731	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE INDETERMINATE POINT OF BEGINNING	———
16.2	VALENCIA WATER COMPANY	WATER LINE	JULY 26, 2004 INSTR. NO. 04-1598888	TO BE QUITCLAIMED PRIOR TO FINAL MAP	BLANKET EASEMENT	———
16.3	VALENCIA WATER COMPANY	WATER LINE	SEPTEMBER 27, 2004 INSTR. NO. 2474623	TO BE QUITCLAIMED PRIOR TO FINAL MAP	BLANKET EASEMENT	———
17	SIX FLAGS MAGIC MOUNTAIN INC.	GREENHOUSE NURSERY	JUNE 5, 1979 INSTR. NO. 79-603645	TO BE QUITCLAIMED PRIOR TO FINAL MAP		2
18	SIX FLAGS MAGIC MOUNTAIN INC.	LIVESTOCK	JUNE 5, 1979 – INSTR. NO. 79-603648 JUNE 10, 1980 – INSTR. NO. 80-559806	TO REMAIN		5
19	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, ect.	SEPTEMBER 15, 1988 INSTR. NO. 88-1483381	TO BE QUITCLAIMED PRIOR TO FINAL MAP		3
20	INTENTIONALLY DELETED FROM TITLE REPORT	———	———	———	———	———
21	INTENTIONALLY DELETED FROM TITLE REPORT	———	———	———	———	———
22	LA COUNTY FLOOD CONTROL DISTRICT	FLOOD CONTROL	AUGUST 23, 2005 INSTR. NO. 05-2021536	TO BE QUITCLAIMED PRIOR TO FINAL MAP		4
23.1	THE CITY OF SANTA CLARITA	PUBLIC ROAD AND HIGHWAY	FEBRUARY 9, 2006 INSTR. NO. 06-307027	TO REMAIN		4
23.2	THE CITY OF SANTA CLARITA	PUBLIC ROAD AND HIGHWAY	FEBRUARY 9, 2006 INSTR. NO. 06-0307030	TO REMAIN		4
23.3	THE CITY OF SANTA CLARITA	PUBLIC ROAD AND HIGHWAY	FEBRUARY 9, 2006 INSTR. NO. 06-0307031	TO REMAIN		4
24	THE CITY OF SANTA CLARITA	STORM DRAIN	MAY 2, 2006 INSTR. NO. 06-0963640	TO BE QUITCLAIMED PRIOR TO FINAL MAP		4
25	INTENTIONALLY DELETED FROM TITLE REPORT	———	———	———	———	———
26	INTENTIONALLY DELETED FROM TITLE REPORT	———	———	———	———	———

LEASES (NOT PLOTTED)

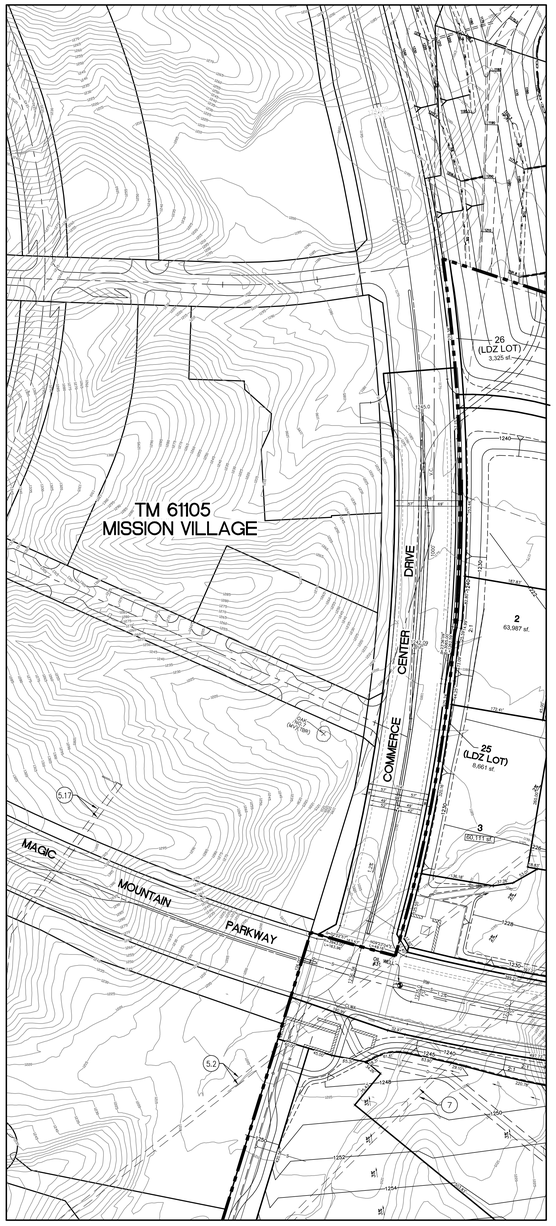
TITLE REPORT ITEM NO.	OWNER	PURPOSE	REFERENCE	FUTURE DISPOSITION	ADDITIONAL COMMENTS	TENTATIVE MAP SHEET NO.
27	HUMBLE OIL COMPANY	OIL/GAS	SEPTEMBER 1, 1948 INSTR. NO. 993 BOOK 28138 PAGE 231, 264	TO BE TERMINATED PRIOR TO FINAL MAP	———	———
28	TIDE WATER OIL COMPANY	OIL/GAS	DECEMBER 3, 1954 INSTR. NO. 954	TO BE TERMINATED PRIOR TO FINAL MAP	———	———
29	THE TEXAS COMPANY	OIL/GAS	JULY 31, 1958 INSTR. NO. 970 BOOK 17-79 PAGE 641	TO BE TERMINATED PRIOR TO FINAL MAP	———	———
30	STANDARD OIL COMPANY	OIL/GAS	AUGUST 19, 1958 INSTR. NO. 3370 BOOK 17-95 PAGE 123	TO BE TERMINATED PRIOR TO FINAL MAP	———	———
31	RICHARD R. CLEMENTS	OIL/GAS	AUGUST 7, 1962 INSTR. NO. 3408	TO BE TERMINATED PRIOR TO FINAL MAP	———	———
32	DEPCO INC.	OIL/GAS	APRIL 22, 1976 INSTR. NO. 27	TO BE TERMINATED PRIOR TO FINAL MAP	———	———

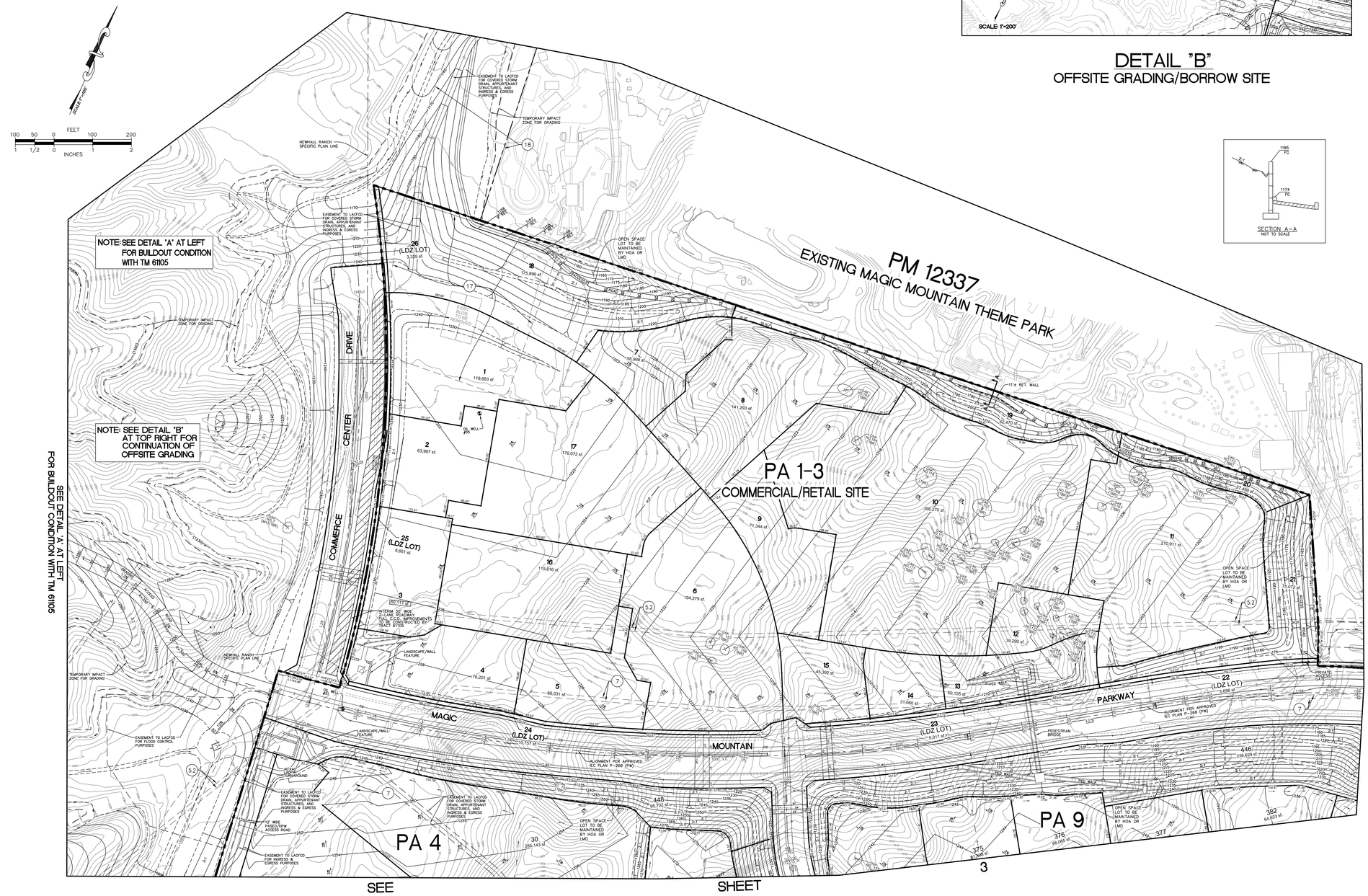
DEPT OF REGIONAL PLANNING
TR53295 TENTATIVE PG 2
26 JUN 2013



DETAIL "B"
OFFSITE GRADING/BORROW SITE

DETAIL "A"
BUILDOUT CONDITION WITH TM 61105





ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE.
CARLSBAD, CA 92008
TEL: (760) 431-9896
FAX: (760) 431-8802
27433 TOURNEY ROAD
SUITE 250
VALENCIA, CA 91355
TEL: (661) 799-2760
CIVIL ENGINEERING • LAND PLANNING • HELISOC DESIGN • SURVEYING

PREPARED FOR:
NEWHALL LAND & FARMING CO.
25124 SPRINGFIELD COURT
SUITE 300
VALENCIA, CA 91355
(661)255-4000
REPRESENTATIVE: MR. MILES HELFRICH

PLANS PREPARED BY:
ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE.
CARLSBAD, CA 92008
(760) 431-9896

PLANS PREPARED UNDER THE DIRECTION OF:
CRAIG M. WHITTEKER R.C.E. 51929 — 6/24/13 DATE

REGISTERED PROFESSIONAL ENGINEER — CRAIG M. WHITTEKER — NO. 51929 — EXP. 6-30-14 — CIVIL — STATE OF CALIFORNIA

LEGAL DESCRIPTION:

THAT PORTION OF RANCHO SAN FRANCISCO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 521 PAGES 522 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

NO.	DATE	REVISIONS	BY	APPR

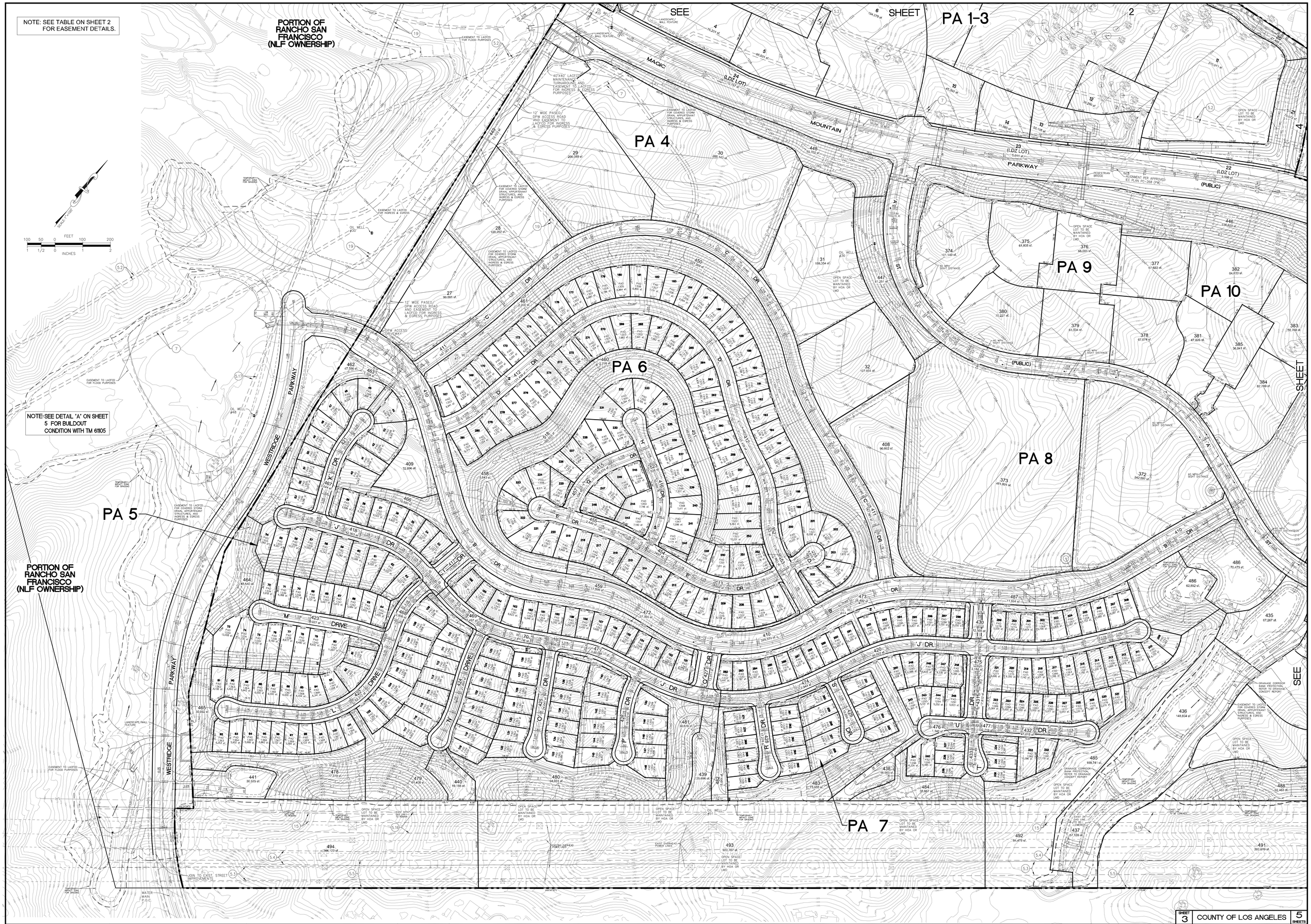
SHEET 2 — COUNTY OF LOS ANGELES — 5 SHEETS

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP
NO. 53295

COUNTY CASE NO. _____
LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

I:CAD/0930/TENTATIVE-MAP/0930-TENTATIVE MAP-SHT-02.dwg

NOTE: SEE TABLE ON SHEET 2 FOR EASEMENT DETAILS.



ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE.
CARLSBAD, CA 92008
TEL: (760) 431-9896
FAX: (760) 431-8802
27433 TOURNEY ROAD
SUITE 250
VALENCIA, CA 91355
TEL: (661) 799-2760
CIVIL ENGINEERING • LAND PLANNING • HILLSIDE DESIGN • SURVEYING

PREPARED FOR:
NEWHALL LAND & FARMING CO.
25124 SPRINGFIELD COURT
SUITE 300
VALENCIA, CA 91355
(661)255-4000
REPRESENTATIVE: MR. MILES HELFRICH

PLANS PREPARED BY:
ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE.
CARLSBAD, CA 92008
(760) 431-9896

PLANS PREPARED UNDER THE DIRECTION OF:
CRAIG M. WHITTEKER R.C.E. 51929 — 6/24/13 DATE

REGISTERED PROFESSIONAL ENGINEER — CRAIG M. WHITTEKER — NO. 51929 — EXP. 6-30-14 — CIVIL — STATE OF CALIFORNIA

LEGAL DESCRIPTION:

THAT PORTION OF RANCHO SAN FRANCISCO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 521 PAGES 522 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

NO.	DATE	REVISIONS	BY	APPR

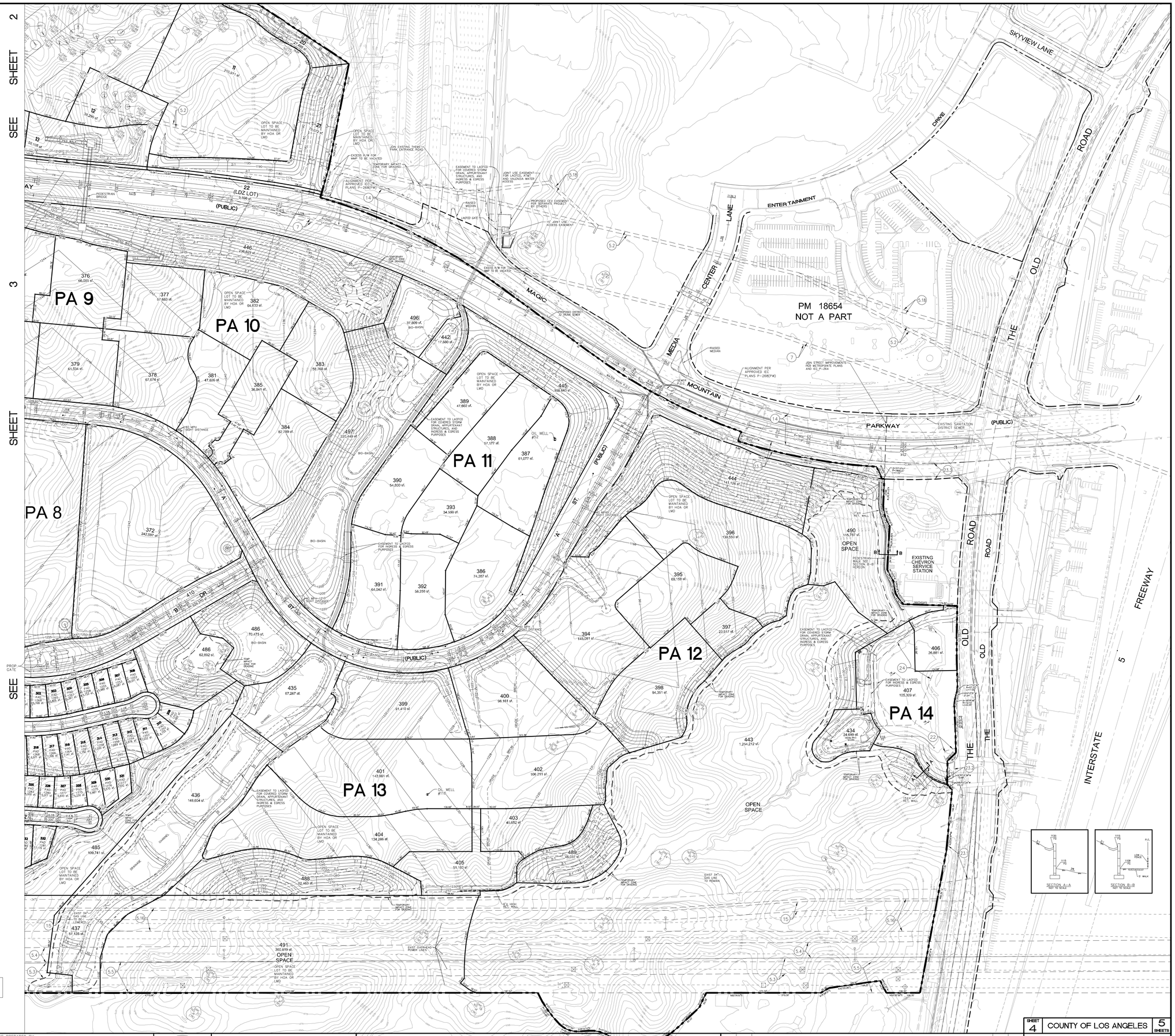
SHEET 3 — COUNTY OF LOS ANGELES — 5 SHEETS

MAJOR LAND DIVISION VESTING TENTATIVE TRACT MAP NO. 53295

COUNTY CASE NO. _____

LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

I:\CAD\0930\TENTATIVE-MAP\0930-TENTATIVE-MAP-SHT-03.dwg



NOTE: SEE TABLE ON SHEET 2 FOR EASEMENT DETAILS.

ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE.
CARLSBAD, CA 92008
TEL: (760) 431-9896
FAX: (760) 431-8802
27433 TOURNEY ROAD
SUITE 250
VALENCIA, CA 91355
TEL: (661) 799-2760
CIVIL ENGINEERING • LAND PLANNING • HELISCE DESIGN • SURVEYING

PREPARED FOR:
NEWHALL LAND & FARMING CO.
25124 SPRINGFIELD COURT
SUITE 300
VALENCIA, CA 91355
(661)255-4000
REPRESENTATIVE: MR. MILES HELFRICH

PLANS PREPARED BY:
ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE.
CARLSBAD, CA 92008
(760) 431-9896

PLANS PREPARED UNDER THE DIRECTION OF:
CRAIG M. WHITTEKER R.C.E. 51929 — 6/24/13 DATE

REGISTERED PROFESSIONAL ENGINEER — CRAIG M. WHITTEKER — NO. 51929 — EXP. 6-30-14 — CIVIL — STATE OF CALIFORNIA

LEGAL DESCRIPTION:

THAT PORTION OF RANCHO SAN FRANCISCO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 521 PAGES 522 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

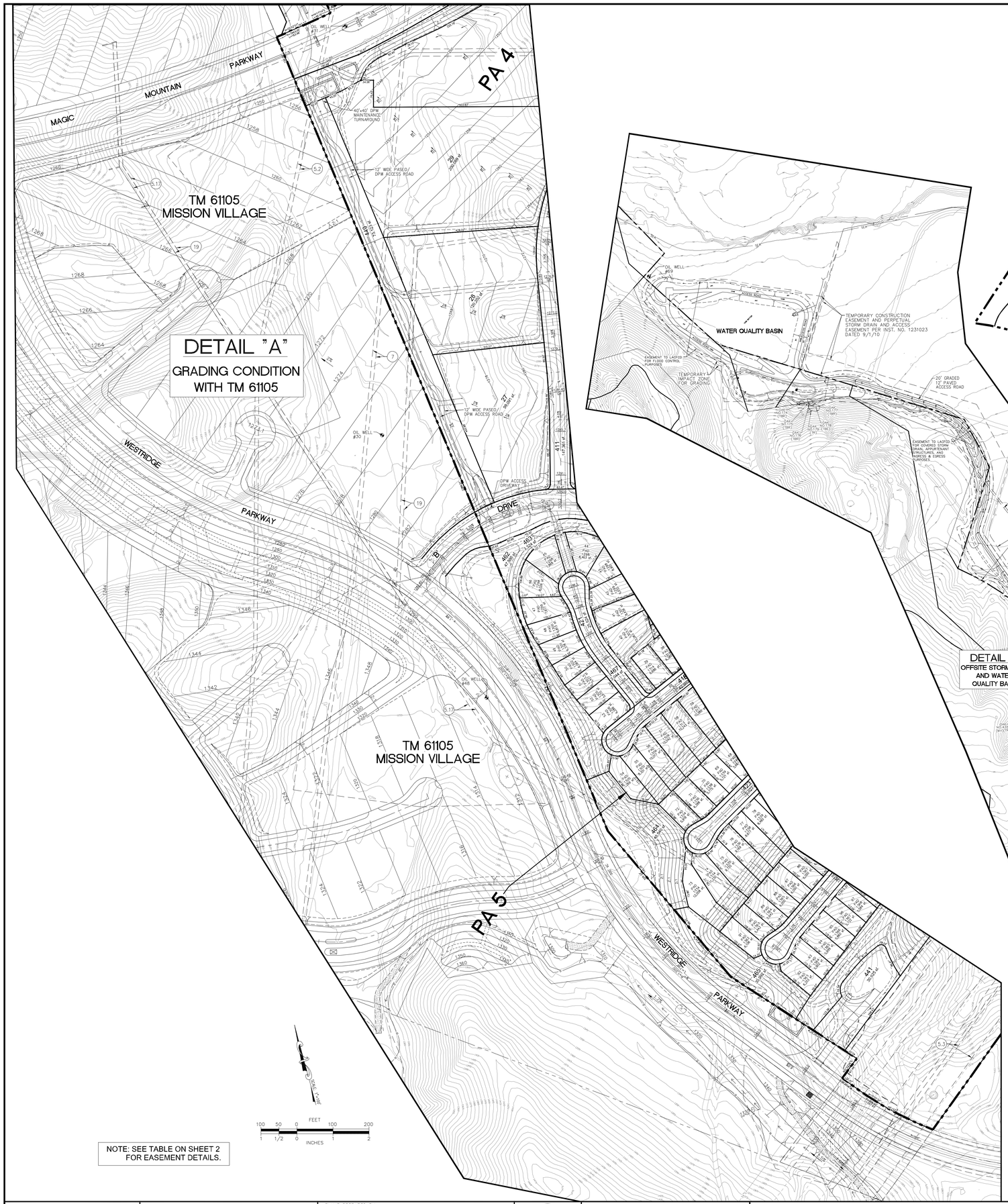
NO.	DATE	REVISIONS	BY	APPR

SHEET 4 — COUNTY OF LOS ANGELES — 5 SHEETS

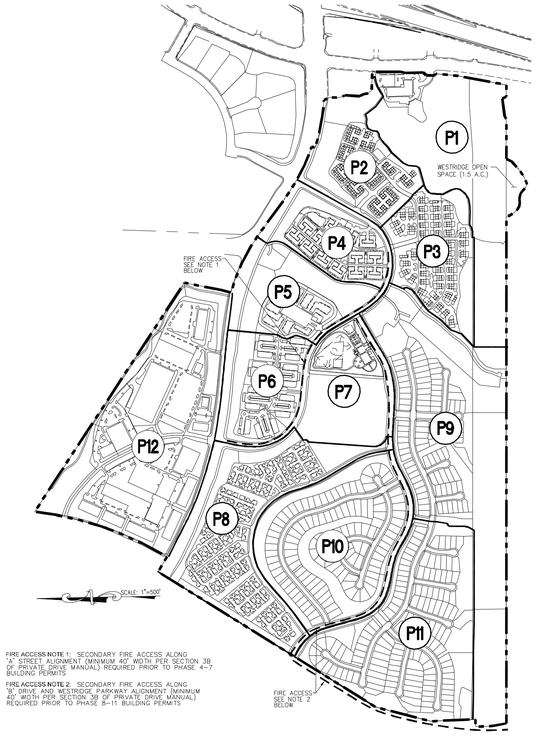
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 53295

COUNTY CASE NO. _____
LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

I:\CAD\0930\TENTATIVE MAP\0930-TENTATIVE MAP-SHT-04.dwg



LARGE LOT MAP



FIRE ACCESS NOTE 1: SECONDARY FIRE ACCESS ALONG "A" STREET ALIGNMENT (MINIMUM 40' WIDTH PER SECTION 3B OF PRIVATE DRIVE MANUAL) REQUIRED PRIOR TO PHASE 4–7 BUILDING PERMITS

FIRE ACCESS NOTE 2: SECONDARY FIRE ACCESS ALONG "B" DRIVE AND WESTRIDGE PARKWAY ALIGNMENT (MINIMUM 40' WIDTH PER SECTION 3B OF PRIVATE DRIVE MANUAL) REQUIRED PRIOR TO PHASE 8–11 BUILDING PERMITS

PHASING MAP

PHASING MAP DATA TABLE

PHASE	No. OF LOTS	No. OF UNITS	GROSS AREA (AC.)	OPEN SPACE AREA (AC.)	% OPEN SPACE	2 No. OF LOTS	2 No. OF UNITS	2 GROSS AREA (AC.)	2 OPEN SPACE AREA (AC.)	2 % OPEN SPACE
1	6	N/A	39.1	36.1	92%	5	N/A	39.1	36.1	92%
2	7	120	17.6	5.5	31%	13	120	56.7	41.6	76%
3	9	194	18.9	2.9	15%	22	314	75.6	44.5	59%
4	10	208	16.1	4.2	26%	32	522	91.7	48.7	53%
5	12	280	19.3	8.6	44%	44	802	111.0	57.3	52%
6	11	255	19.0	3.7	20%	55	1057	130.0	61.0	47%
7	2	N/A	15.9	6.5	41%	57	N/A	145.9	67.5	46%
8	10	178	37.7	8.2	21%	67	1235	183.6	75.7	41%
9	112	90	60.4	41.1	68%	179	1325	244.0	116.8	48%
10	129	115	39.1	11.4	29%	308	1440	283.1	128.2	45%
11	163	134	43.8	13.5	31%	471	1595	326.9	141.7	43%
12	26	N/A	53.9	8.5	16%	497	N/A	380.8	151.7	40%
WESTRIDGE OPEN SPACE	N/A	N/A	1.5	1.5	N/A	N/A	N/A	382.3	N/A	N/A
TOTAL	497	1,574	382.3	151.7	37%	497	1,574	382.3	151.7	40%

ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE.
CARLSBAD, CA 92008
TEL: (760) 431-9896
FAX: (760) 431-8802
27433 TOURNEY ROAD
SUITE 220
VALENCIA, CA 91355
TEL: (661) 799-2760
CIVIL ENGINEERING • LAND PLANNING • HILLSIDE DESIGN • SURVEYING

PREPARED FOR:
NEWHALL LAND & FARMING CO.
25124 SPRINGFIELD COURT
SUITE 300
VALENCIA, CA 91355
(661)255-4000
REPRESENTATIVE: MR. MILES HELFRICH

PLANS PREPARED BY:
ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE.
CARLSBAD, CA 92008
(760) 431-9896

PLANS PREPARED UNDER THE DIRECTION OF:
CRAIG M. WHITTEKER R.C.E. 51929 — DATE 6/24/13

REGISTERED PROFESSIONAL ENGINEER — CRAIG M. WHITTEKER — NO. 51929 — EXP. 6-30-14 — CIVIL — STATE OF CALIFORNIA

LEGAL DESCRIPTION:

THAT PORTION OF RANCHO SAN FRANCISCO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 521 PAGES 522 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

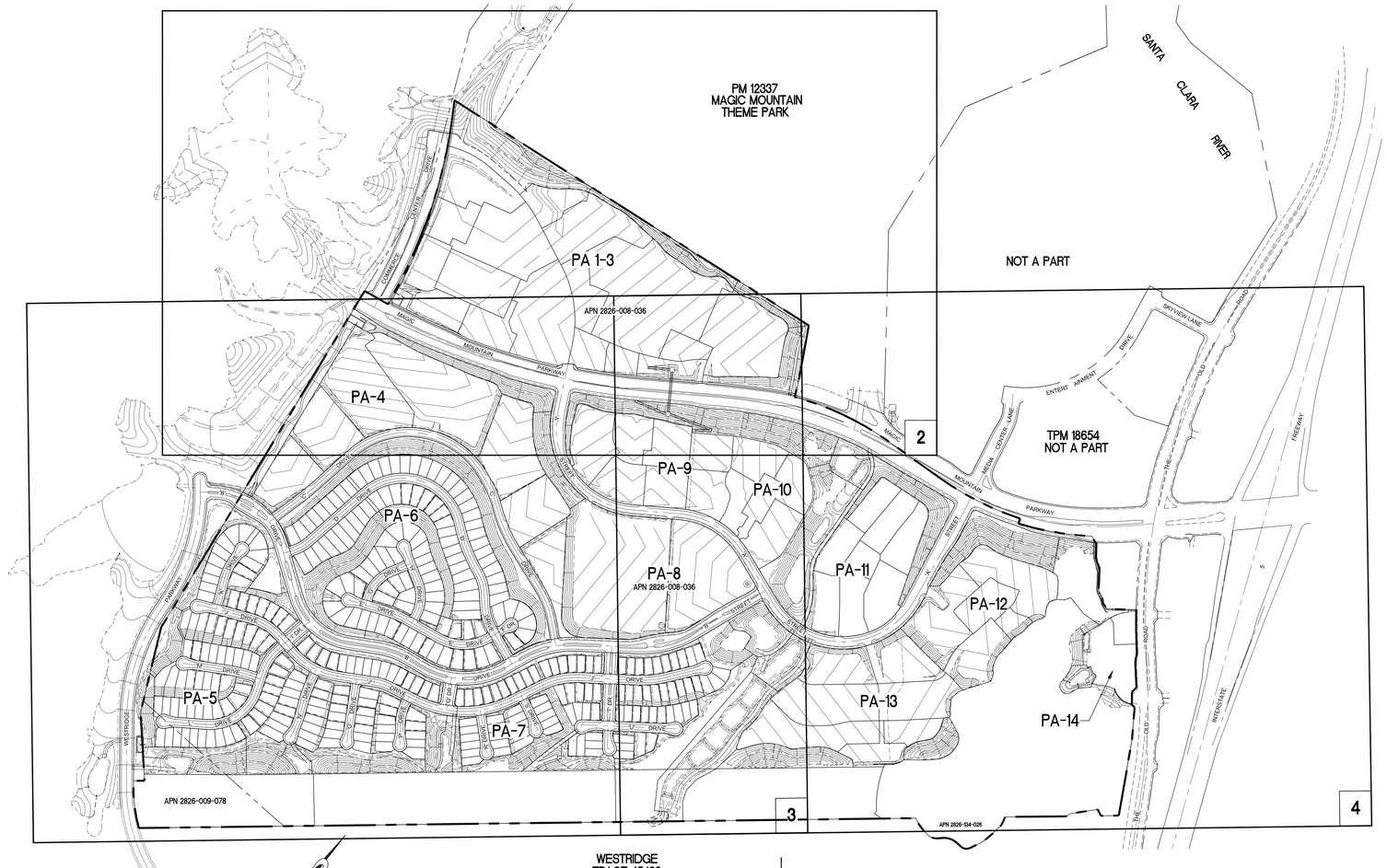
NO.	DATE	REVISIONS	BY	APPR

SHEET 5 — COUNTY OF LOS ANGELES — 5 SHEETS

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP
NO. 53295

COUNTY CASE NO. _____
LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

I:CAD/0930/TENTATIVE-MAP/0930-TENTATIVE MAP-SHT-05-DWG



WESTRIDGE
TRACT 45433

2 = SHEET NUMBER

FEET
300 150 0 300 600
1 1/2 0 1 2
INCHES

SCALE: 1"=300'

GENERAL NOTES

1. GRADE ELEVATIONS SHOWN ON THE VTTM AND THE EXHIBITS MAP ARE APPROXIMATE. THE ELEVATIONS MAY CHANGE BY 3 FEET. ELEVATION CHANGES MAY BE GREATER THAN 3 FEET BUT ONLY IF DETERMINED BY DPW AND DRP THAT THE REVISIONS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL.
2. 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.
3. ALIGNMENT AND GEOMETRICS OF STREETS AND TRAILS ARE APPROXIMATE. ADJUSTMENTS TO TRAILS CAN BE MADE WITH APPROVAL BY DRP AND THE PARKS AND RECREATION DEPARTMENT.
4. BUILDING FOOTPRINTS THAT ARE SHOWN ON THE VTTM OR THIS EXHIBIT MAP ARE ONLY FOR ILLUSTRATIVE PURPOSES. ACTUAL BUILDING LOCATIONS AND FOOTPRINTS MAY VARY. APPROVAL IS REQUESTED DURING PLOT PLAN REVIEW PROVIDED THE PROPOSED BUILDINGS SATISFY ALL EXISTING CODES AND ORDINANCES. THIS MINOR CHANGE DOES NOT, HOWEVER, INCLUDE:
   A. THE CHANGE IN PROPOSED LAND USE.
   B. A CHANGE OF MORE THAN 5 FEET IN BUILDING HEIGHT.
5. THE RECORDATION OF A "LARGE LOT" PARCEL MAP WHERE ALL PARCELS ARE LARGER THAN 20 ACRES SHALL NOT REQUIRE THE OBLIGATION OF CONSTRUCTING IMPROVEMENTS OR INFRASTRUCTURE AS MAY BE OTHERWISE REQUIRED FOR THE SUBDIVISION, EXCEPT AS MAY BE REQUIRED BY CHAPTER 21.32 OF THE SUBDIVISION CODE.
6. THE RECORDATION OF A "LARGE LOT" PARCEL MAP SHALL NOT REQUIRE THE OBLIGATION OF FEES, DEDICATIONS (E.G., RIGHTS-OF-WAY OR PARKS), EXACTIONS, OR INFRASTRUCTURE AS MAY BE OTHERWISE REQUIRED FOR THE SUBDIVISION, EXCEPT AS MAY BE REQUIRED BY CHAPTER 21.32 OF THE SUBDIVISION CODE.
7. THE RECORDATION OF A "LARGE LOT" PARCEL MAP SHALL BE CONSIDERED THE FILING OF THE FIRST UNIT FOR THE PURPOSE OF TIME EXTENSIONS PURSUANT TO THE SUBDIVISION MAP ACT.
8. PERMISSION IS REQUESTED FOR UNIT PHASING.
9. PERMISSION IS REQUESTED TO COMBINE LOTS.
10. PERMISSION IS REQUESTED TO RECORD ADDITIONAL OPEN SPACE LOTS.
11. PERMISSION IS REQUESTED TO RECORD ADDITIONAL UTILITY LOTS AND PROVIDE MAINTENANCE EASEMENTS TO THE SATISFACTION OF THE DPW AND DRP.
12. THE LOCATIONS OF APPURTENANT STRUCTURES (E.G., PASEOS, PEDESTRIAN BRIDGES, TRANSIT SHELTERS, WATER QUALITY BASINS, ETC.) MAY BE RELOCATED TO THE SATISFACTION OF DPW AND DRP.
13. PERMISSION IS REQUESTED TO RECORD JOINT ACCESS EASEMENTS (20' WIDE) AS LOTS.
14. PERMISSION IS REQUESTED TO MASS GRADE.
15. PROPOSED STREET GRADING IS APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENTS PENDING DETERMINATION OF FINAL DEVELOPMENT LAYOUT AND PLANS.
16. LOCATION OF TRAILS TO BE FINALIZED PRIOR TO FINAL MAP APPROVAL.
17. PERMISSION IS REQUESTED TO PROVIDE RIGHT OF WAY RETURN RADII OF 13 FT. AT ALL LOCAL STREET INTERSECTIONS AND 27 FT WHERE ALL PLANNED HIGHWAYS INTERSECT OR WHERE ONE OF THE ROADS SERVES A COMMERCIAL OR INDUSTRIAL DEVELOPMENT.
18. MODIFIED STREET CROSS-SECTIONS AS SHOWN ON VESTING TENTATIVE TRACT MAP ARE REQUESTED. HOWEVER, PERMISSION IS SOUGHT TO CONSTRUCT STANDARD AND ALTERNATE STREET CROSS-SECTIONS AT THE DISCRETION OF THE SUBDIVIDER.
19. ALL DIMENSIONS SHOWN ARE APPROXIMATE.
20. TOPO COMPILED FROM DATA FLOWN 09/11.
21. ADDITIONAL RIGHT OF WAY MAY BE DEDICATED AS REQUIRED TO THE SATISFACTION OF PUBLIC WORKS.
22. RELATED ENTITLEMENTS:
   - TENTATIVE MAP NO. 53295
   - CONDITIONAL USE PERMINT NO. 00-210
   - OAK TREE PERMIT NO. 200700018
   - ZONE CHANGE NO. 00-210
   - PARKING PERMIT NO. 200700013
23. PERMISSION IS REQUESTED TO ALLOW OFFICE & RETAIL SPACE TO BE INTERCHANGEABLE PROVIDED THE REQUIRED PARKING IS SATISFIED.
24. FIRE ACCESS TO BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.
25. MODIFICATIONS OF REQUIRED STREET FRONTAGE IS REQUESTED PER SECTION 21.24.040 OF THE LOS ANGELES COUNTY CODE.
26. GUEST PARKING PROPOSED ON PRIVATE DRIVES PER COUNTY PRIVATE DRIVE MANUAL.
27. PRIVATE DRIVES DESIGNED PER THE COUNTY PRIVATE DRIVE MANUAL.
28. SHARED AND RECIPROCAL PARKING SHOWN PER REQUESTED PARKING PERMIT.
29. WITHIN COMMERCIAL PLANNING AREA 1-3, RESIDENTIAL PLANNING AREAS 4, 9-13 AND COMMERCIAL PLANNING AREA 14 FLEXIBILITY IN FUTURE DESIGN IS PERMITTED, INCLUDING BUT NOT LIMITED TO: CHANGING COMMERCIAL TO OFFICE AND OFFICE TO COMMERCIAL, CHANGING APARTMENTS TO CONDOMINIUMS AND CONDOMINIUMS TO APARTMENTS, CHANGING FROM ATTACHED TO DETACHED UNITS AND DETACHED TO ATTACHED UNITS, CHANGES TO BUILDING TYPES AND LOCATION, LOT CONFIGURATIONS AND RELOCATION OF DRIVEWAYS, DRIVE ENTRIES, DRIVEWAY ALIGNMENT AND OPEN SPACE AND LANDSCAPE AREA LOCATIONS AFFECTED AS A RESULT OF DESIGN CHANGES, PROVIDED THE CHANGES DO NOT EXCEED THE APPROVED TOTAL RESIDENTIAL UNIT COUNT, TOTAL COMMERCIAL/OFFICE SQUARE FOOTAGE AND DOES NOT RESULT IN A REDUCTION OF TOTAL OPEN SPACE. CHANGES SHALL BE DEPICTED ON A REVISED EXHIBIT MAP.
30. THE ABOVE MENTIONED GENERAL NOTES (THAT ADDRESS MINOR MODIFICATION) MAY REQUIRE REVIEW AND APPROVAL OF A REVISED EXHIBIT MAP.
31. PERMISSION REQUESTED TO HAVE REDUCED LOT SIZES (< 5000 SF) AND REDUCED LOT WIDTHS (< 50'). MINIMUM RESIDENTIAL SINGLE-FAMILY LOT SIZE IS 4,000 SF. MINIMUM RESIDENTIAL SINGLE-FAMILY LOT WIDTH(NON-CULDESAC) IS 40'.
32. GRADING OF VTTM 53295 MAY BE DONE IN SUB-PHASES OVER TIME BUT SUCH GRADING WILL STILL BE BALANCED WITHIN THE GRADING LIMITS IDENTIFIED ON THE TENTATIVE TRACT MAP. ALL GRADING OF SLOPES WILL BE PERFORMED AS ENGINEERED GRADING. THE LIMIT OF A GRADING SUB-PHASE WILL BE ESTABLISHED TO ACHIEVE A BALANCED EARTHWORK FOR THAT SUB-PHASE AND MAY EXTEND BEYOND THE LIMITS OF A PARTICULAR FINAL UNIT MAP BOUNDARY IN ORDER TO ACHIEVE A PHASED OF GRADING BALANCED. AN INTERIM HYDROLOGY REPORT WILL BE PROVIDED TO SUPPORT THE PHASED GRADING. DRAINAGE AND EROSION CONTROL FACILITIES WILL BE PROVIDED TO THE SATISFACTION OF DWP.
33. PERMISSION REQUESTED TO VACATE EXCESS RIGHT OF WAY ON MAGIC MOUNTAIN PARKWAY.
34. A BLANKET EASEMENT FOR COVERED STORM DRAIN, APPURTENANT STRUCTURES, AND INGRESS AND EGRESS PURPOSES SHALL BE DEDICATED TO THE LACFCD OVER ALL PRIVATE DRIVEWAYS AND FIRELANES TO THE SATISFACTION OF PUBLIC WORKS.

SPECIAL NOTES

1. WATER QUALITY BASINS AND BIOSWALES WILL PROVIDE FOR TREATMENT OF STORM WATER RUN OFF PER THE APPROVED DRAINAGE CONCEPT.
2. PROPOSED RECLAIMED WATER LINES WILL BE LOCATED IN PUBLIC/PRIVATE STREETS AND TRAILS.

SURVEY NOTES:

VERTICAL DATUM:
LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS BENCHMARK DESCRIBED AS FOLLOWS: LACDPW L5402 RND HD SPK IN LOWER CONC HDWL @ N END 24 FT W/O C/L THE OLD RD (W RDWY) AND 0.6 MI S/O HENRY MAYO DR @ MI MKR @6.25 NEWHALL QUAD. 1995 ADJUSTMENT (NAVD 1988) ELEVATION = 1031.951

THERE IS APPROXIMATELY 2.3 FEET DIFFERENCE BETWEEN PREVIOUS COUNTY OF LOS ANGELES DATUMS BASED UPON NAVD 1929 AND NAVD 1988 (NAVD 1988 IS 2.3 FEET HIGHER THAN NAVD 1929).

AERIAL PLANIMETRY:
THIS SURVEY WAS PREPARED BY PHOTOGRAMMETRIC PROCESSES, UTILIZING AERIAL PHOTOGRAPHY DATED NOVEMBER 15, 2006. THE OUTLINE OF BUILDINGS AND OTHER ROOFED IMPROVEMENTS, MAY INCLUDE EAVES, CANOPIES AND BALCONIES, SINCE BUILDINGS BELOW THESE ITEMS ARE NOT VISIBLE TO THE CAMERA.

TOPOGRAPHY:
DATED SEPTEMBER 15, 2011, AND COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.

CONTOUR INTERVAL:
5 FOOT, UNLESS OTHERWISE NOTED.

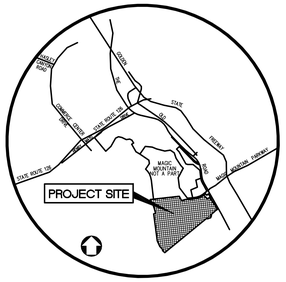
PROJECT SUMMARY:

GROSS AREA:	382.3 Acres
NET AREA:	363.0 Acres
TOTAL LOTS:	496
TOTAL RESIDENTIAL D.U.:	1,574 DU
TOTAL OFFICE/COMMERCIAL:	730,000 SF
EXISTING ZONING:	R1 (322.9 AC), C-3 (57.9 AC), C-R (1.5 AC)
PROPOSED ZONING:	C-3 (3.9 AC), C-3-DP (57.9 AC), RPD-5000-4U (140.3 AC), RPD-5000-8U (182.6 AC), C-R (1.5 AC)
EXISTING LAND USE:	H5 (322.9 AC), CM (57.9 AC), OS-PR (1.5 AC)
PROPOSED LAND USE:	H5 (322.9 AC), CM (57.9 AC), OS-PR (1.5 AC)
APN:	2826-008-036 2826-009-078 2826-134-028
ESTIMATED EARTHWORK: ONSITE:	6,400,000 CY CUT 6,600,000 CY FILL 200,000 CY IMPORT
OFFSITE:	1,400,000 CY CUT 1,200,000 CY FILL 200,000 CY EXPORT
TOTAL:	7,800,000 CY CUT 7,800,000 CY FILL

OAK TREES TO BE REMOVED: ONSITE 55 TREES, OFFSITE 12 TREES
OAK TREES TO BE ENCROACHED: ONSITE 10 TREES, OFFSITE 2 TREES
OAK TREES TO REMAIN: ONSITE 15 TREES, OFFSITE 10 TREES
TOTAL OAK TREES: 104

RELATED ENTITLEMENTS

CONDITION USE PERMINT NO.. 00-210
OAK TREE PERMIT NO. . . . . ROAK 200700018
ZONE CHANGE NO. . . . . RZC 00-210
PARKING PERMIT NO.. 200700013



VICINITY MAP
NOT TO SCALE

LEGEND:

- 1 / 10,000 SF / 1010.0 — LOT NO. / LOT AREA (SQUARE FEET) / PAD ELEVATION
- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED UTILITY EASEMENT
- EXISTING EASEMENT
- 1000 — PROPOSED CONTOUR
- PROPOSED DAYLIGHT LINE
- TEMPORARY IMPACT LINE FOR GRADING
- D — PROPOSED STORM DRAIN
- SS — PROPOSED SANITARY SEWER
- W — PROPOSED WATER
- D — PROPOSED STORM DRAIN INLET/OUTLET
- PROPOSED CATCH BASIN
- SD — EXISTING STORM DRAIN LINE
- S — EXISTING SEWER LINE
- W — EXISTING WATER LINE
- O — EXISTING OIL LINE
- G — EXISTING GAS LINE
- OE — EXISTING OVERHEAD POWER LINE
- EXISTING POWER POLE
- PROPOSED RETAINING WALL
- SIGHT DISTANCE LINE
- EXISTING OIL WELL LOCATION
- OAK NO. XX (TBE) — OAK TREE (TO BE ENCROACHED)
- OAK NO. XX (TBR) — OAK TREE (TO BE REMOVED)
- OAK NO. XX (TR) — OAK TREE (TO REMAIN)

ABBREVIATIONS:

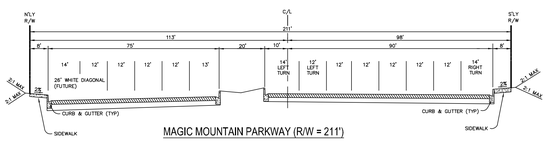
AC	ACRES
EX	EXISTING
FF	FINISH FLOOR
GB	GRADE BREAK
HP	HIGH POINT
L	LENGTH
MIN	MINIMUM
PROP	PROPOSED
R	RADIUS
R/W	RIGHT OF WAY
SF	SQUARE FEET
SD	STORM DRAIN
SS	SANITARY SEWER
TBI	TO BE IMPACTED
TBR	TO BE REMOVED
VC	VERTICAL CURVE
W	WATER

UTILITY PROVIDERS

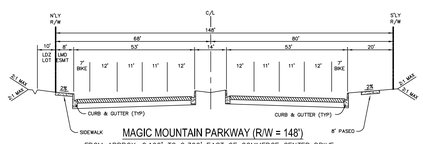
SEWER:	L.A. COUNTY SANITATION DIST. 32
WATER:	VALENCIA WATER COMPANY
ELECTRICAL:	SOUTHERN CALIFORNIA EDISON
GAS:	SOUTHERN CALIFORNIA GAS CO.
TELEPHONE:	AT&T
CABLE TV:	TIME WARNER CABLE

LOT SUMMARY

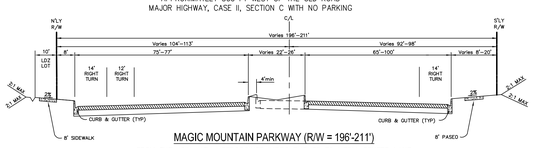
Lot Numbers	Sheet No.	No. of Lots	No. of Bldgs	Type (Use)	Dwelling Units	Commercial SF	Total Acres
Planning Area 1-3							
1-6,11	2	7	7	OFFICE/COMMERCIAL		400,000	18.1
7-10,12-17		10	8	OFFICE/COMMERCIAL		280,000	26.1
18-26		9		OPEN SPACE			8.6
Planning Area 4							
27-32	2,3	6		CONDOMINIUM	178		22.3
Planning Area 5							
33-166	3	134	134	SINGLE-FAMILY 50'x105'	134		16.5
Planning Area 6							
167-281	3	115	115	SINGLE-FAMILY 55'x110'	115		19.4
Planning Area 7							
282-371	3	90	90	SINGLE-FAMILY 45'x100	90		10.0
Planning Area 8							
372	3	1		PUBLIC PARK SITE			5.6
373		1		SCHOOL SITE			11.0
Planning Area 9							
374-380	3,4	7	15	CONDOMINIUM	255		11.1
Planning Area 10							
381-385	4	5	8	CONDOMINIUM	280		7.7
Planning Area 11							
386-393	4	8	13	CONDOMINIUM	208		10.3
Planning Area 12							
394-398	4	5	21	CONDOMINIUM	120		10.5
Planning Area 13							
399-405	4	7	5	CONDOMINIUM	194		15.6
Planning Area 14							
406,407	4	2	1	OFFICE/COMMERCIAL		50,000	4.3
Miscellaneous							
408	2,3,4	1		PRIVATE RECREATION CENTER 'A'			2.1
409		1		PRIVATE RECREATION CENTER 'B'			0.8
410-433		23		PRIVATE DRIVES			30.4
434-442		8		LACFCD			8.1
443		1		SPINEFLOWER PRESERVE			28.8
444-497		53		OPEN SPACE			95.5
				PUBLIC STREETS			19.5
TOTAL		497			1,574	730,000	382.3



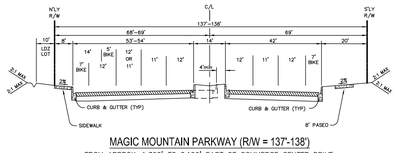
MAGIC MOUNTAIN PARKWAY (R/W = 211')
SECTION TO JOIN PER METROPOINTE IMPROVEMENT PLANS AT APPROXIMATELY 300 FT WEST OF THE OLD ROAD
MAJOR HIGHWAY, CASE II, SECTION C WITH NO PARKING



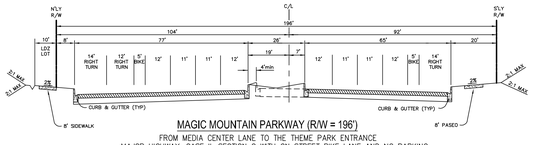
MAGIC MOUNTAIN PARKWAY (R/W = 148')
FROM APPROX. 2,100' TO 2,300' EAST OF COMMERCE CENTER DRIVE
MAJOR HIGHWAY, CASE II, SECTION C WITH ON STREET BIKE LANE AND NO PARKING



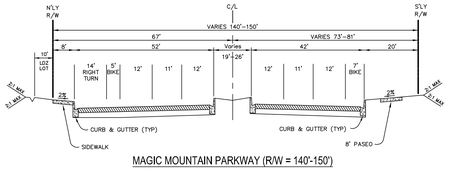
MAGIC MOUNTAIN PARKWAY (R/W = 196'-211')
FROM THE JOIN WITH METROPOINTE IMPROVEMENTS TO MEDIA CENTER LANE
MAJOR HIGHWAY, CASE II, SECTION C WITH NO PARKING



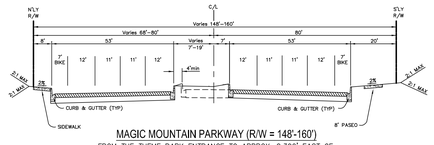
MAGIC MOUNTAIN PARKWAY (R/W = 137'-138')
FROM APPROX. 1,300' TO 2,100' EAST OF COMMERCE CENTER DRIVE
MAJOR HIGHWAY, CASE II, SECTION C WITH ON STREET BIKE LANE AND NO PARKING



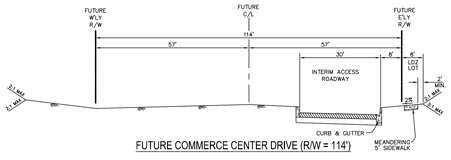
MAGIC MOUNTAIN PARKWAY (R/W = 196')
FROM MEDIA CENTER LANE TO THE THEME PARK ENTRANCE
MAJOR HIGHWAY, CASE II, SECTION C WITH ON STREET BIKE LANE AND NO PARKING



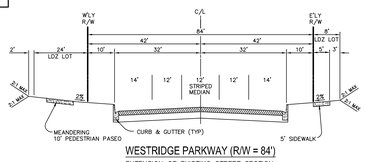
MAGIC MOUNTAIN PARKWAY (R/W = 140'-150')
FROM APPROX. 1,300' EAST OF COMMERCE CENTER DRIVE TO COMMERCE CENTER DRIVE
MAJOR HIGHWAY, CASE II, SECTION C WITH ON STREET BIKE LANE AND NO PARKING



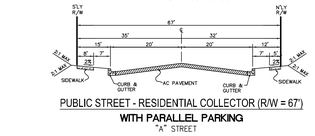
MAGIC MOUNTAIN PARKWAY (R/W = 148'-160')
FROM THE THEME PARK ENTRANCE TO APPROX. 2,300' EAST OF COMMERCE CENTER DRIVE
MAJOR HIGHWAY, CASE II, SECTION C WITH ON STREET BIKE LANE AND NO PARKING



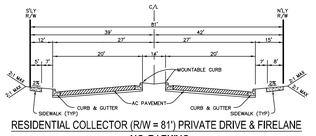
FUTURE COMMERCE CENTER DRIVE (R/W = 114')



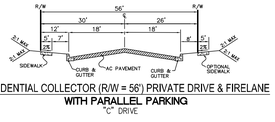
WESTRIDGE PARKWAY (R/W = 84')
EXTENSION OF EXISTING STREET SECTION PER TRACT 45433



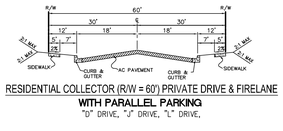
PUBLIC STREET - RESIDENTIAL COLLECTOR (R/W = 67')
WITH PARALLEL PARKING
"A" STREET



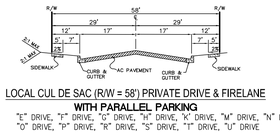
RESIDENTIAL COLLECTOR (R/W = 81') PRIVATE DRIVE & FIRELANE
NO PARKING
"B" DRIVE



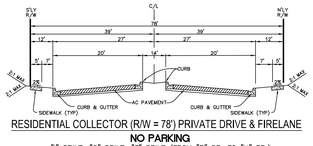
RESIDENTIAL COLLECTOR (R/W = 56') PRIVATE DRIVE & FIRELANE
WITH PARALLEL PARKING
"C" DRIVE



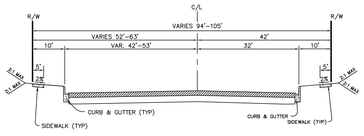
RESIDENTIAL COLLECTOR (R/W = 60') PRIVATE DRIVE & FIRELANE
WITH PARALLEL PARKING
"D" DRIVE, "J" DRIVE, "L" DRIVE,



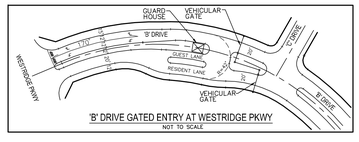
LOCAL CUL DE SAC (R/W = 58') PRIVATE DRIVE & FIRELANE
WITH PARALLEL PARKING
"E" DRIVE, "F" DRIVE, "G" DRIVE, "H" DRIVE, "K" DRIVE, "M" DRIVE, "N" DRIVE, "O" DRIVE, "P" DRIVE, "R" DRIVE, "S" DRIVE, "T" DRIVE, "U" DRIVE



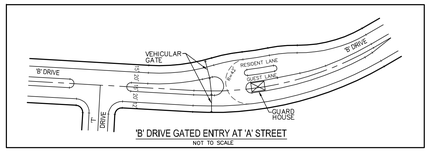
RESIDENTIAL COLLECTOR (R/W = 78') PRIVATE DRIVE & FIRELANE
NO PARKING
"I" DRIVE, "Q" DRIVE, "I" DRIVE (FROM "B" DR. TO "U" DR.)



MEDIA CENTER LANE (R/W = 94'-105')



'B' DRIVE GATED ENTRY AT WESTRIDGE PKWY
NOT TO SCALE



'B' DRIVE GATED ENTRY AT 'A' STREET
NOT TO SCALE

ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE.
CARLSBAD, CA 92008
TEL: (760) 431-9896
FAX: (760) 431-8802
27433 TOURNEY ROAD
SUITE 250
VALENCIA, CA 91355
TEL: (661) 799-2760
CIVIL ENGINEERING • LAND PLANNING • HELISOC DESIGN • SURVEYING

PREPARED FOR:
NEWHALL LAND & FARMING CO.
25124 SPRINGFIELD COURT
SUITE 300
VALENCIA, CA 91355
(661)255-4000
REPRESENTATIVE: MR. MILES HELFRICH

PLANS PREPARED BY:
ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE.
CARLSBAD, CA 92008
(760) 431-9896

PLANS PREPARED UNDER THE DIRECTION OF:
CRAIG M. WHITTEKER R.C.E. 51929 — 6/24/13 DATE

REGISTERED PROFESSIONAL ENGINEER — CRAIG M. WHITTEKER — NO. 51929 — EXP. 6-30-14 — CIVIL — STATE OF CALIFORNIA

LEGAL DESCRIPTION:

THAT PORTION OF RANCHO SAN FRANCISCO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 521 PAGES 522 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

NO.	DATE	REVISIONS	BY	APPR

SHEET 1 — COUNTY OF LOS ANGELES — 5 SHEETS

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP
NO. 53295

COUNTY CASE NO. _____
LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

I:\CAD\0930\TENTATIVE MAP\0930-TENTATIVE MAP-SHT-01.dwg

EASEMENTS BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY
PRELIMINARY TITLE REPORT ORDER NO. 3403118 (29) DATED JUNE 25, 2010

TITLE REPORT ITEM NO.	OWNER	PURPOSE	REFERENCE	FUTURE DISPOSITION	ADDITIONAL COMMENTS	TENTATIVE MAP SHEET NO.
2	GENERAL PIPE LINE COMPANY OF CALIFORNIA	PIPE LINE	AUGUST 5, 1912 INSTR. NO. 119 BOOK 5156 PAGE 8	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE DOCUMENT IS ILLEGIBLE	———
3	PACIFIC LIGHT AND POWER CORPORATION	POLES, etc.	MAY 22, 1914 INSTR. NO. 131 BOOK 5810 PAGE 192	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE DOCUMENT IS ILLEGIBLE	———
4	PACIFIC TELEPHONE AND TELEGRAPH COMAPANY	POLES, etc.	JUNE 12, 1915 INSTR. NO. 130 BOOK 6080 PAGE 40	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE INDETERMINATE POINT OF BEGINNING	———
5.1	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	FEBRUARY 27, 1920 INSTR. NO. 426 BOOK 7068 PAGE 323	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE PART OF DOCUMENT IS ILLEGIBLE	———
5.2	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	MAY 28, 1924 INSTR. NO. 70 BOOK 4022 PAGE 192	TO BE QUITCLAIMED PRIOR TO FINAL MAP		2,4
5.3	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	APRIL 17, 1925 INSTR. NO. 1620 BOOK 3397 PAGE 67	TO REMAIN		3,4
5.4	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	FEBRUARY 10, 1928 INSTR. NO. 1921 BOOK 7853 PAGE 11	TO REMAIN		3,4
5.5	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	JANUARY 12, 1931 INSTR. NO. 917 BOOK 10651 PAGE 4	TO REMAIN		3,4
5.6	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	SEPTEMBER 14, 1941 INSTR. NO. 20 BOOK 18811 PAGE 7	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE INDETERMINATE POINT OF BEGINNING	———
5.7	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	JULY 28, 1948 INSTR. NO. 3094 BOOK 27828 PAGE 248	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE PART OF DOCUMENT IS ILLEGIBLE	———
5.8	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	MAY 25, 1950 INSTR. NO. 2284 BOOK 33233 PAGE 24	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE DOCUMENT IS ILLEGIBLE	———
5.9	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	NOVEMBER 24, 1950 INSTR. NO. 3033 BOOK 34891 PAGE 223	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE INDETERMINATE POINT OF BEGINNING	———
5.10	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	SEPTEMBER 27, 1951 INSTR. NO. 2313 BOOK 37299 PAGE 252	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE DOCUMENT IS ILLEGIBLE	———
5.11	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	MAY 22, 1952. INSTR. NO. 2249 BOOK 38991 PAGE 298	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE DOCUMENT IS ILLEGIBLE	———
5.12	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	JULY 11, 1952 INSTR. NO. 2766 BOOK 39363 PAGE 41	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE INDETERMINATE POINT OF BEGINNING	———
5.13	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	SEPTEMBER 10, 1952 INSTR. NO. 3424 BOOK 39811 PAGE 49	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE DOCUMENT IS ILLEGIBLE	———
5.14	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	OCTOBER 27, 1954 INSTR. NO. 3026 BOOK 45950 PAGE 255	TO BE QUITCLAIMED PRIOR TO FINAL MAP		5
5.15	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	JANUARY 15, 1958 INSTR. NO. 3080 BOOK 56396 PAGE 205	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE DOCUMENT IS ILLEGIBLE	———
5.16	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	JULY 12, 1966 INSTR. NO. 2217 BOOK 03363 PAGE 475	TO REMAIN		3,4
5.17	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	AUGUST 2, 1968 INSTR. NO. 3513 BOOK 04063 PAGE 406	TO BE QUITCLAIMED PRIOR TO FINAL MAP		3
5.18	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	FEBRUARY 5, 1971 INSTR. NO. 3029 BOOK 04964 PAGE 262	TO BE QUITCLAIMED PRIOR TO FINAL MAP		4

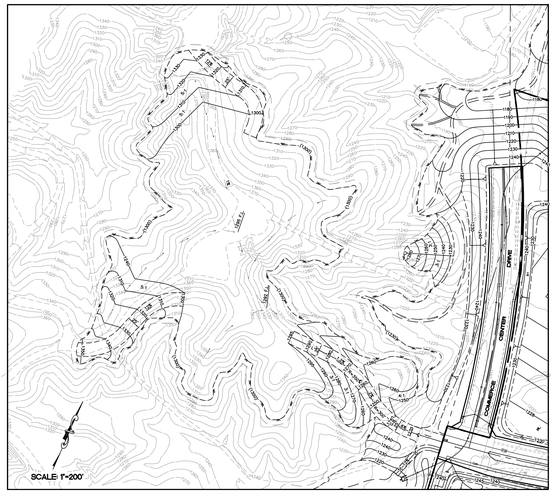
EASEMENT NOTE: PLOTTABLE EASEMENTS ARE SHOWN ON TENTATIVE MAP SHEETS. NON-PLOTTABLE EASEMENTS ARE NOTED AS SUCH IN THE SUMMARY TABLE HEREON. IT IS RECOMMENDED THAT LEGAL COUNSEL AND TITLE COMPANY BE RETAINED TO ANALYZE AND REPORT ON SUCH EASEMENTS.

EASEMENTS (CONTINUED)

TITLE REPORT ITEM NO.	OWNER	PURPOSE	REFERENCE	FUTURE DISPOSITION	ADDITIONAL COMMENTS	TENTATIVE MAP SHEET NO.
6	SOUTHERN CALIFORNIA TELEPHONE COMPANY	POLES, ect.	AUGUST 21, 1935 INSTR. NO. 732 BOOK 13612 PAGE 109	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE PARTS OF DOCUMENT ARE ILLEGIBLE	———
7	UNION OIL COMPANY OF CALIFORNIA	PIPE LINE	MAY 6, 1938 INSTR. NO. 952 BOOK 15781 PAGE 98	TO BE QUITCLAIMED PRIOR TO FINAL MAP		2,3
8	AUGUST A. RUBEL & MARY RUBEL	PIPE LINE	JUNE 14, 1940 INSTR. NO. 988 BOOK 17568 PAGE 237	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE NO SPECIFIC DESCRIPTION OF EASEMENT	———
9	INTENTIONALLY DELETED FROM TITLE REPORT	———	———	———	———	———
10	SOUTHERN PACIFIC RAILROADS & SOUTHERN PACIFIC CO.	ROADWAY	SEPTEMBER 20, 1941 INSTR. NO. 20 BOOK 18811 PAGE 7	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE INDETERMINATE POINT OF BEGINNING	———
11	INTENTIONALLY DELETED FROM TITLE REPORT	———	———	———	———	———
12	INTENTIONALLY DELETED FROM TITLE REPORT	———	———	———	———	———
13	COUNTY SANITARY DISTRICT NO. 32 OF LA COUNTY	SEWER LINE	FEBRUARY 25, 1966 INSTR. NO. 4236 BOOK 03219 PAGE 352	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE INDETERMINATE POINT OF BEGINNING	———
14	THE COUNTY OF LOS ANGELES	PUBLIC ROAD AND HIGHWAY	APRIL 6, 1971 INSTR. NO. 3104 BOOK 05018 PAGE 704	TO REMAIN		4
15	SOUTHERN CALIFORNIA GAS COMPANY	PIPE LINE	APRIL 13, 1971 INSTR. NO. 3154 BOOK 05024 PAGE 891	TO REMAIN		3,4
16.1	VALENCIA WATER COMPANY	WATER LINE	NOVEMBER 10, 1972 INSTR. NO. 3974 BOOK D-5663 PAGE 731	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE INDETERMINATE POINT OF BEGINNING	———
16.2	VALENCIA WATER COMPANY	WATER LINE	JULY 26, 2004 INSTR. NO. 04-1598888	TO BE QUITCLAIMED PRIOR TO FINAL MAP	BLANKET EASEMENT	———
16.3	VALENCIA WATER COMPANY	WATER LINE	SEPTEMBER 27, 2004 INSTR. NO. 2474623	TO BE QUITCLAIMED PRIOR TO FINAL MAP	BLANKET EASEMENT	———
17	SIX FLAGS MAGIC MOUNTAIN INC.	GREENHOUSE NURSERY	JUNE 5, 1979 INSTR. NO. 79-603645	TO BE QUITCLAIMED PRIOR TO FINAL MAP		2
18	SIX FLAGS MAGIC MOUNTAIN INC.	LIVESTOCK	JUNE 5, 1979 – INSTR. NO. 79-603648 JUNE 10, 1980 – INSTR. NO. 80-559806	TO REMAIN		5
19	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, ect.	SEPTEMBER 15, 1988 INSTR. NO. 88-1483381	TO BE QUITCLAIMED PRIOR TO FINAL MAP		3
20	INTENTIONALLY DELETED FROM TITLE REPORT	———	———	———	———	———
21	INTENTIONALLY DELETED FROM TITLE REPORT	———	———	———	———	———
22	LA COUNTY FLOOD CONTROL DISTRICT	FLOOD CONTROL	AUGUST 23, 2005 INSTR. NO. 05-2021536	TO BE QUITCLAIMED PRIOR TO FINAL MAP		4
23.1	THE CITY OF SANTA CLARITA	PUBLIC ROAD AND HIGHWAY	FEBRUARY 9, 2006 INSTR. NO. 06-307027	TO REMAIN		4
23.2	THE CITY OF SANTA CLARITA	PUBLIC ROAD AND HIGHWAY	FEBRUARY 9, 2006 INSTR. NO. 06-0307030	TO REMAIN		4
23.3	THE CITY OF SANTA CLARITA	PUBLIC ROAD AND HIGHWAY	FEBRUARY 9, 2006 INSTR. NO. 06-0307031	TO REMAIN		4
24	THE CITY OF SANTA CLARITA	STORM DRAIN	MAY 2, 2006 INSTR. NO. 06-0963640	TO BE QUITCLAIMED PRIOR TO FINAL MAP		4
25	INTENTIONALLY DELETED FROM TITLE REPORT	———	———	———	———	———
26	INTENTIONALLY DELETED FROM TITLE REPORT	———	———	———	———	———

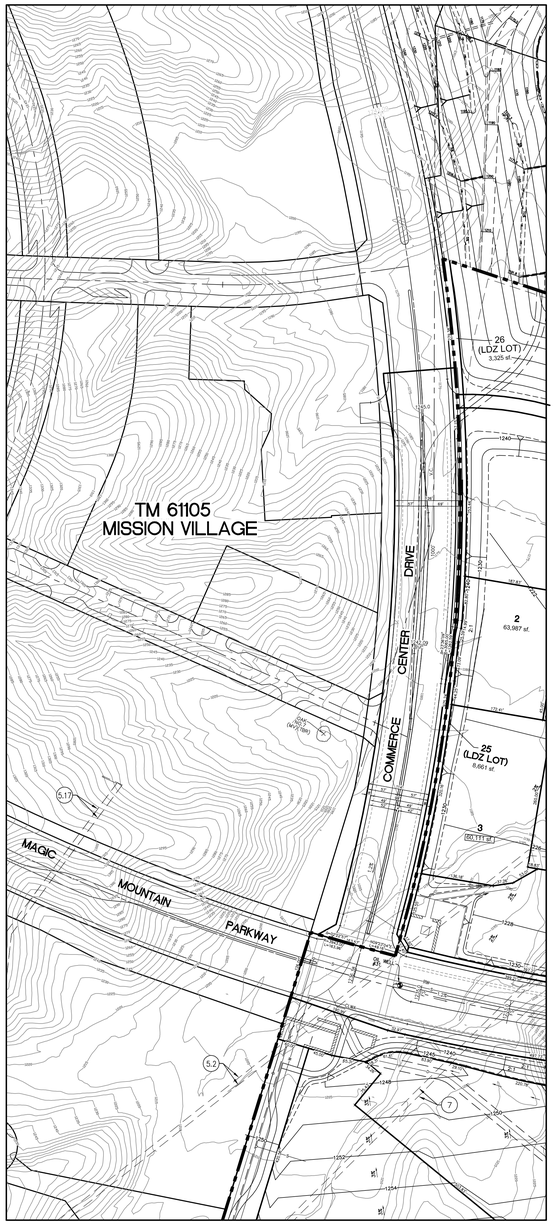
LEASES (NOT PLOTTED)

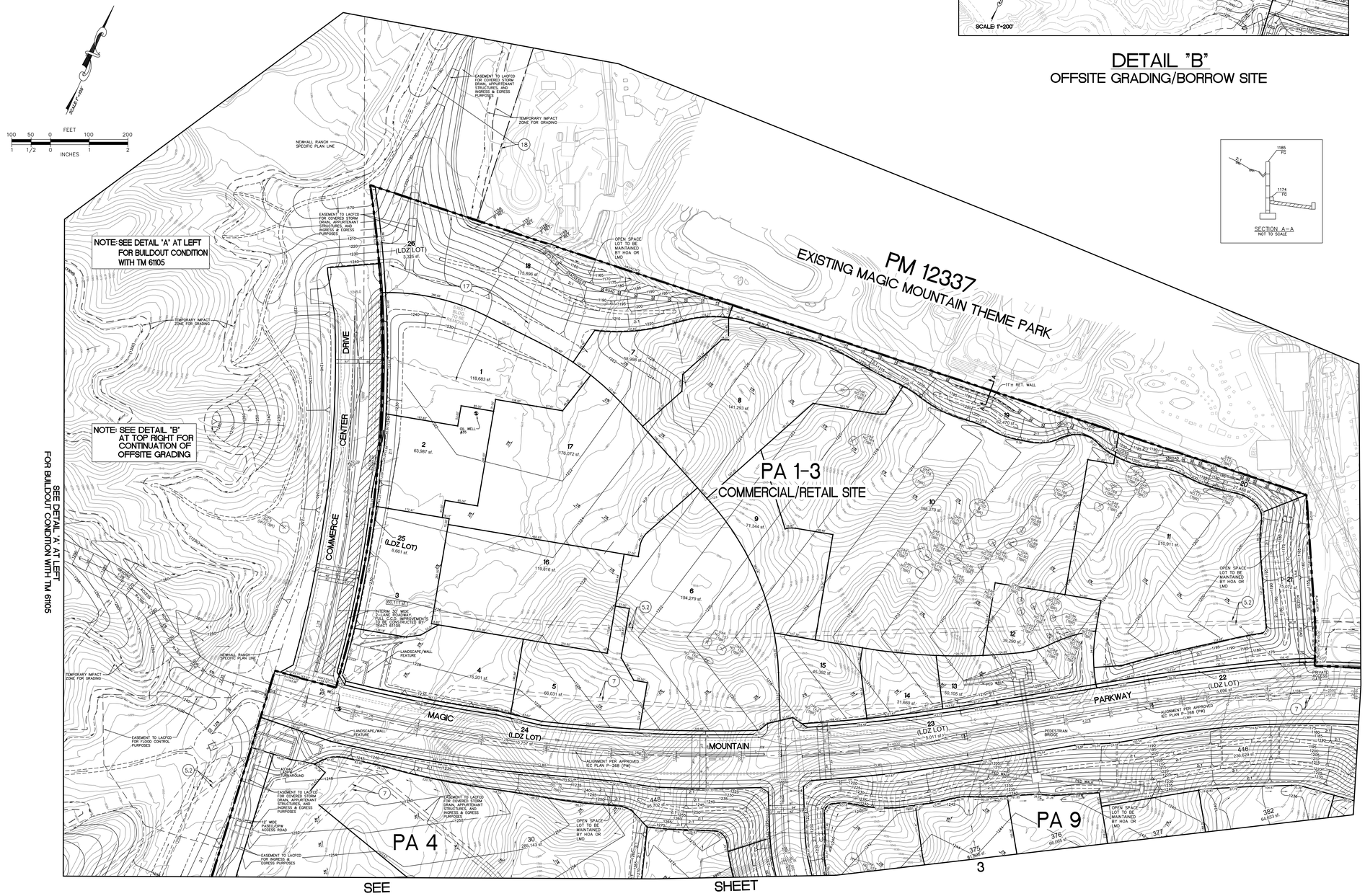
TITLE REPORT ITEM NO.	OWNER	PURPOSE	REFERENCE	FUTURE DISPOSITION	ADDITIONAL COMMENTS	TENTATIVE MAP SHEET NO.
27	HUMBLE OIL COMPANY	OIL/GAS	SEPTEMBER 1, 1948 INSTR. NO. 993 BOOK 28138 PAGE 231, 264	TO BE TERMINATED PRIOR TO FINAL MAP	———	———
28	TIDE WATER OIL COMPANY	OIL/GAS	DECEMBER 3, 1954 INSTR. NO. 954	TO BE TERMINATED PRIOR TO FINAL MAP	———	———
29	THE TEXAS COMPANY	OIL/GAS	JULY 31, 1958 INSTR. NO. 970 BOOK 17-79 PAGE 641	TO BE TERMINATED PRIOR TO FINAL MAP	———	———
30	STANDARD OIL COMPANY	OIL/GAS	AUGUST 19, 1958 INSTR. NO. 3370 BOOK 17-95 PAGE 123	TO BE TERMINATED PRIOR TO FINAL MAP	———	———
31	RICHARD R. CLEMENTS	OIL/GAS	AUGUST 7, 1962 INSTR. NO. 3408	TO BE TERMINATED PRIOR TO FINAL MAP	———	———
32	DEPCO INC.	OIL/GAS	APRIL 22, 1976 INSTR. NO. 27	TO BE TERMINATED PRIOR TO FINAL MAP	———	———



DETAIL "B"
OFFSITE GRADING/BORROW SITE

DETAIL "A"
BUILDOUT CONDITION WITH TM 61105





ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE. CARLSBAD, CA 92008 TEL: (760) 431-9896 FAX: (760) 431-8802
27433 TOURNEY ROAD SUITE 250 VALENCIA, CA 91355 TEL: (661) 799-2760
CIVIL ENGINEERING • LAND PLANNING • HELISOC DESIGN • SURVEYING

PREPARED FOR:
NEWHALL LAND & FARMING CO.
25124 SPRINGFIELD COURT
SUITE 300
VALENCIA, CA 91355
(661)255-4000
REPRESENTATIVE: MR. MILES HELFRICH

PLANS PREPARED BY:
ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE.
CARLSBAD, CA 92008
(760) 431-9896

PLANS PREPARED UNDER THE DIRECTION OF:
CRAIG M. WHITTEKER R.C.E. 51929 — 6/24/13 DATE

REGISTERED PROFESSIONAL ENGINEER CRAIG M. WHITTEKER NO. 51929 EXP. 6-30-14 CIVIL STATE OF CALIFORNIA

LEGAL DESCRIPTION:

THAT PORTION OF RANCHO SAN FRANCISCO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 521 PAGES 522 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

NO.	DATE	REVISIONS	BY	APPR

SHEET 2 | COUNTY OF LOS ANGELES | 5 SHEETS

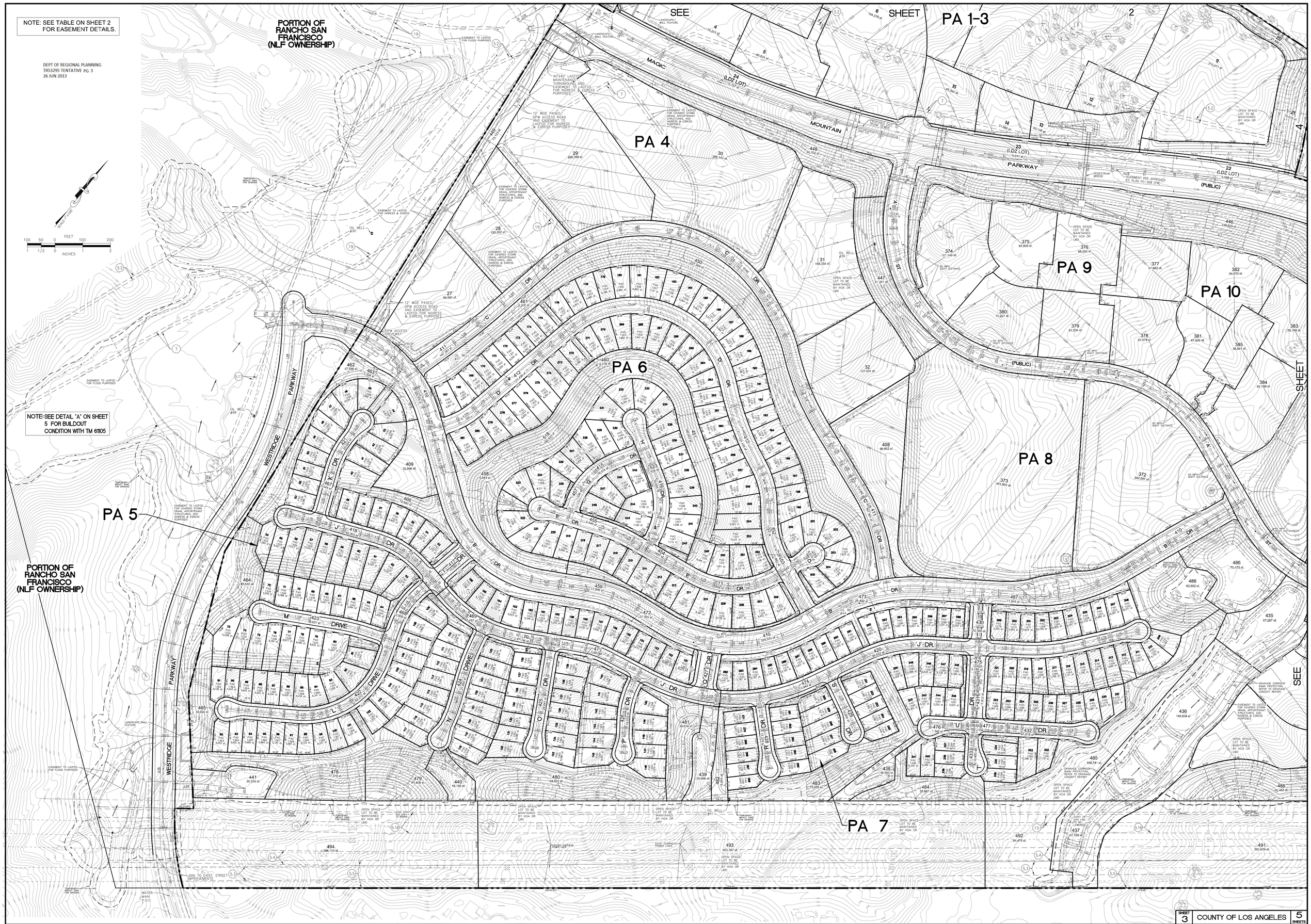
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP
NO. 53295

COUNTY CASE NO. _____
LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

I:CAD/0930/TENTATIVE-MAP/0930-TENTATIVE MAP-SHT-02.dwg

NOTE: SEE TABLE ON SHEET 2 FOR EASEMENT DETAILS.

DEPT OF REGIONAL PLANNING
TR53295 TENTATIVE PG 3
26 JUN 2013



ALLIANCE
LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE.
CARLSBAD, CA 92008
TEL: (760) 431-9896
FAX: (760) 431-8802
27433 TOURNEY ROAD
SUITE 200
VALENCIA, CA 91355
TEL: (661) 799-2760
CIVIL ENGINEERING • LAND PLANNING • HILLSIDE DESIGN • SURVEYING

PREPARED FOR:
NEWHALL LAND & FARMING CO.
25124 SPRINGFIELD COURT
SUITE 300
VALENCIA, CA 91355
(661)255-4000
REPRESENTATIVE: MR. MILES HELFRICH

PLANS PREPARED BY:
ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE.
CARLSBAD, CA 92008
(760) 431-9896

PLANS PREPARED UNDER THE DIRECTION OF:
CRAIG M. WHITTEKER R.C.E. 51929 — 6/24/13 DATE

REGISTERED PROFESSIONAL ENGINEER — CRAIG M. WHITTEKER — NO. 51929 — EXP. 6-30-14 — CIVIL — STATE OF CALIFORNIA

LEGAL DESCRIPTION:

THAT PORTION OF RANCHO SAN FRANCISCO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 521 PAGES 522 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

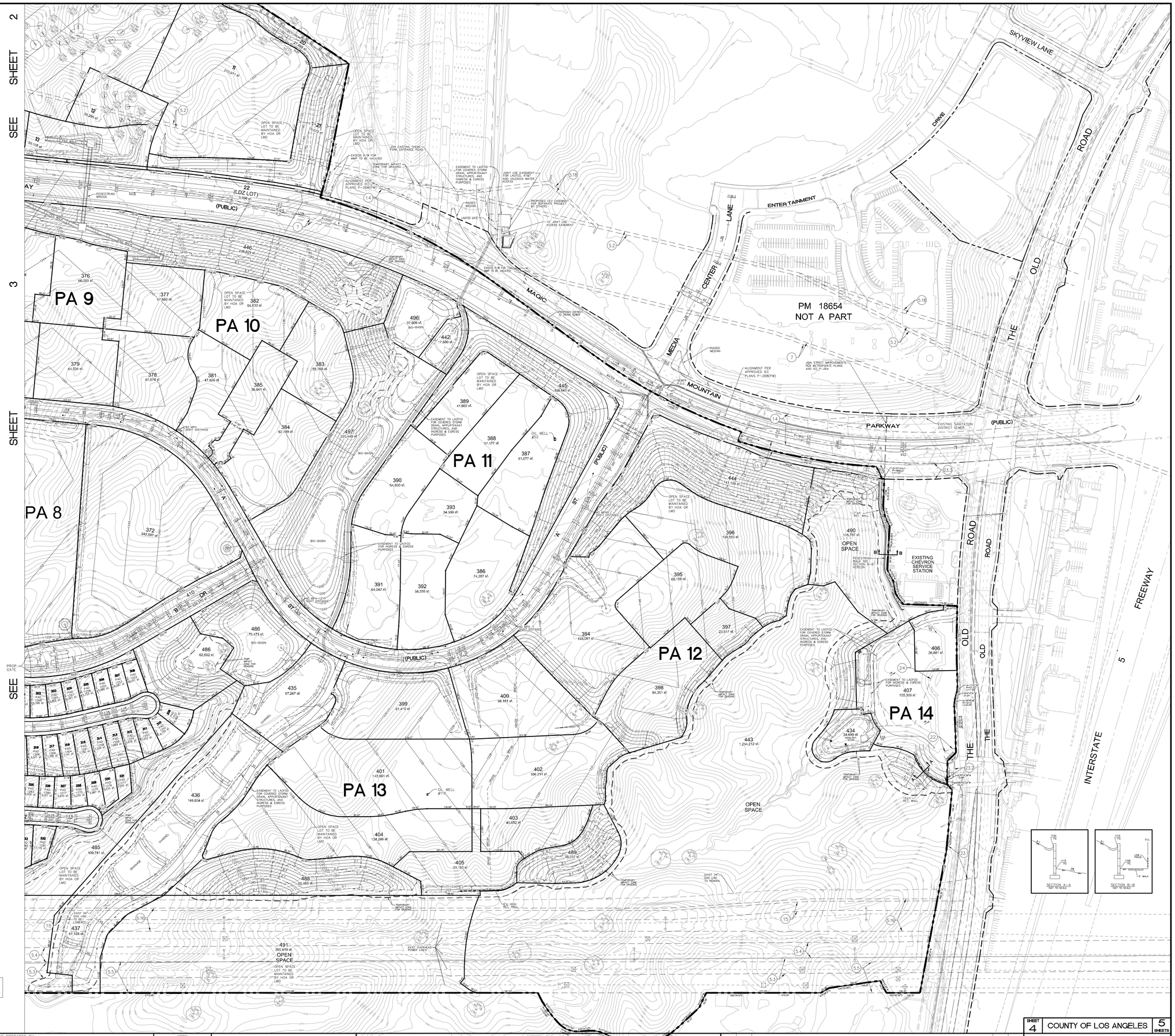
NO.	DATE	REVISIONS	BY	APPR

SHEET 3 — COUNTY OF LOS ANGELES — 5 SHEETS

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP
NO. 53295

COUNTY CASE NO. _____
LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

I:\CAD\0930\TENTATIVE-MAP\0930-TENTATIVE-MAP-SHT-03.dwg



NOTE: SEE TABLE ON SHEET 2 FOR EASEMENT DETAILS.

ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE.
CARLSBAD, CA 92008
TEL: (760) 431-9896
FAX: (760) 431-8802
27433 TOURNEY ROAD
SUITE 250
VALENCIA, CA 91355
TEL: (661) 799-2760
CIVIL ENGINEERING • LAND PLANNING • HELISCE DESIGN • SURVEYING

PREPARED FOR:
NEWHALL LAND & FARMING CO.
25124 SPRINGFIELD COURT
SUITE 300
VALENCIA, CA 91355
(661)255-4000
REPRESENTATIVE: MR. MILES HELFRICH

PLANS PREPARED BY:
ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE.
CARLSBAD, CA 92008
(760) 431-9896

PLANS PREPARED UNDER THE DIRECTION OF:
CRAIG M. WHITTEKER R.C.E. 51929 — 6/24/13 DATE

REGISTERED PROFESSIONAL ENGINEER — CRAIG M. WHITTEKER — NO. 51929 — EXP. 6-30-14 — CIVIL — STATE OF CALIFORNIA

LEGAL DESCRIPTION:

THAT PORTION OF RANCHO SAN FRANCISCO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 521 PAGES 522 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

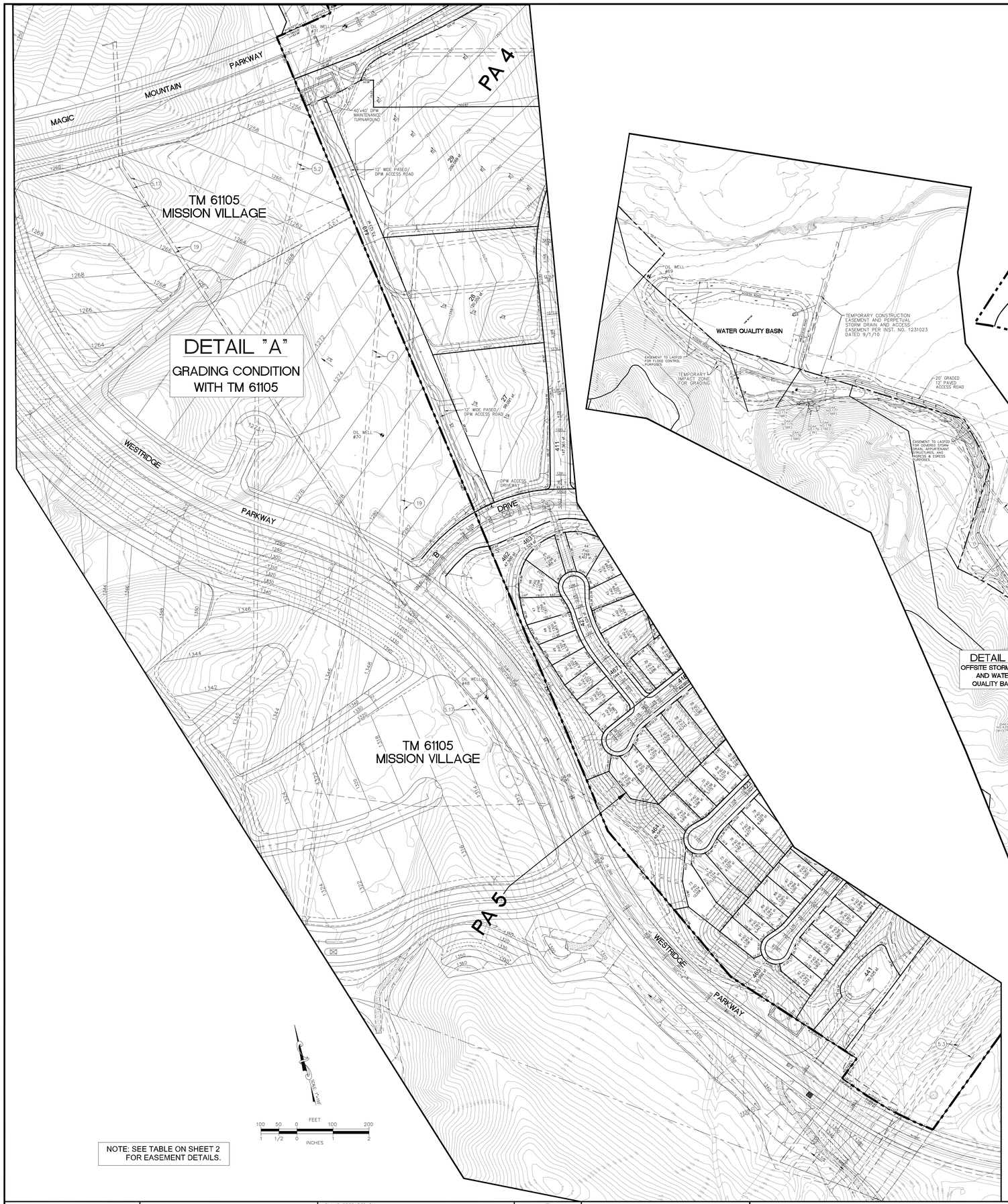
NO.	DATE	REVISIONS	BY	APPR

SHEET 4 — COUNTY OF LOS ANGELES — 5 SHEETS

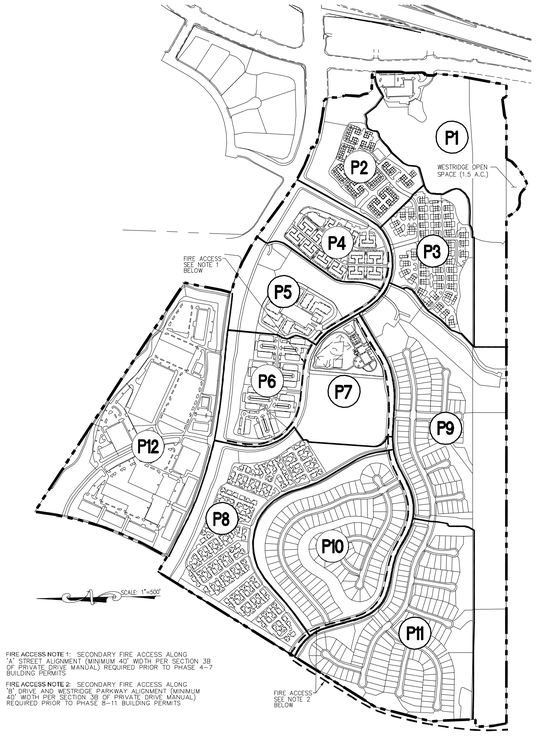
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 53295

COUNTY CASE NO. _____
LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

I:\CAD\0930\TENTATIVE MAP\0930-TENTATIVE MAP-SHT-04.dwg



LARGE LOT MAP



FIRE ACCESS NOTE 1: SECONDARY FIRE ACCESS ALONG "A" STREET ALIGNMENT (MINIMUM 40' WIDTH PER SECTION 3B OF PRIVATE DRIVE MANUAL) REQUIRED PRIOR TO PHASE 4–7 BUILDING PERMITS

FIRE ACCESS NOTE 2: SECONDARY FIRE ACCESS ALONG "B" DRIVE AND WESTRIDGE PARKWAY ALIGNMENT (MINIMUM 40' WIDTH PER SECTION 3B OF PRIVATE DRIVE MANUAL) REQUIRED PRIOR TO PHASE 8–11 BUILDING PERMITS

PHASING MAP

PHASING MAP DATA TABLE

PHASE	No. OF LOTS	No. OF UNITS	GROSS AREA (AC.)	OPEN SPACE AREA (AC.)	% OPEN SPACE	2 No. OF LOTS	2 No. OF UNITS	2 GROSS AREA (AC.)	2 OPEN SPACE AREA (AC.)	2 % OPEN SPACE
1	6	N/A	39.1	36.1	92%	5	N/A	39.1	36.1	92%
2	7	120	17.6	5.5	31%	13	120	56.7	41.6	76%
3	9	194	18.9	2.9	15%	22	314	75.6	44.5	59%
4	10	208	16.1	4.2	26%	32	522	91.7	48.7	53%
5	12	280	19.3	8.6	44%	44	802	111.0	57.3	52%
6	11	255	19.0	3.7	20%	55	1057	130.0	61.0	47%
7	2	N/A	15.9	6.5	41%	57	N/A	145.9	67.5	46%
8	10	178	37.7	8.2	21%	67	1235	183.6	75.7	41%
9	112	90	60.4	41.1	68%	179	1325	244.0	116.8	48%
10	129	115	39.1	11.4	29%	308	1440	283.1	128.2	45%
11	163	134	43.8	13.5	31%	471	1595	326.9	141.7	43%
12	26	N/A	53.9	8.5	16%	497	N/A	380.8	151.7	40%
WESTRIDGE OPEN SPACE	N/A	N/A	1.5	1.5	N/A	N/A	N/A	382.3	N/A	N/A
TOTAL	497	1,574	382.3	151.7	37%	497	1,574	382.3	151.7	40%

ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE.
CARLSBAD, CA 92008
TEL: (760) 431-9896
FAX: (760) 431-8802
27433 TOURNEY ROAD
SUITE 220
VALENCIA, CA 91355
TEL: (661) 799-2760
CIVIL ENGINEERING • LAND PLANNING • HILLSIDE DESIGN • SURVEYING

PREPARED FOR:
NEWHALL LAND & FARMING CO.
25124 SPRINGFIELD COURT
SUITE 300
VALENCIA, CA 91355
(661)255-4000
REPRESENTATIVE: MR. MILES HELFRICH

PLANS PREPARED BY:
ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE.
CARLSBAD, CA 92008
(760) 431-9896

PLANS PREPARED UNDER THE DIRECTION OF:
CRAIG M. WHITTEKER R.C.E. 51929 — DATE 6/24/13

REGISTERED PROFESSIONAL ENGINEER — CRAIG M. WHITTEKER — NO. 51929 — EXP. 6-30-14 — CIVIL — STATE OF CALIFORNIA

LEGAL DESCRIPTION:

THAT PORTION OF RANCHO SAN FRANCISCO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 521 PAGES 522 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

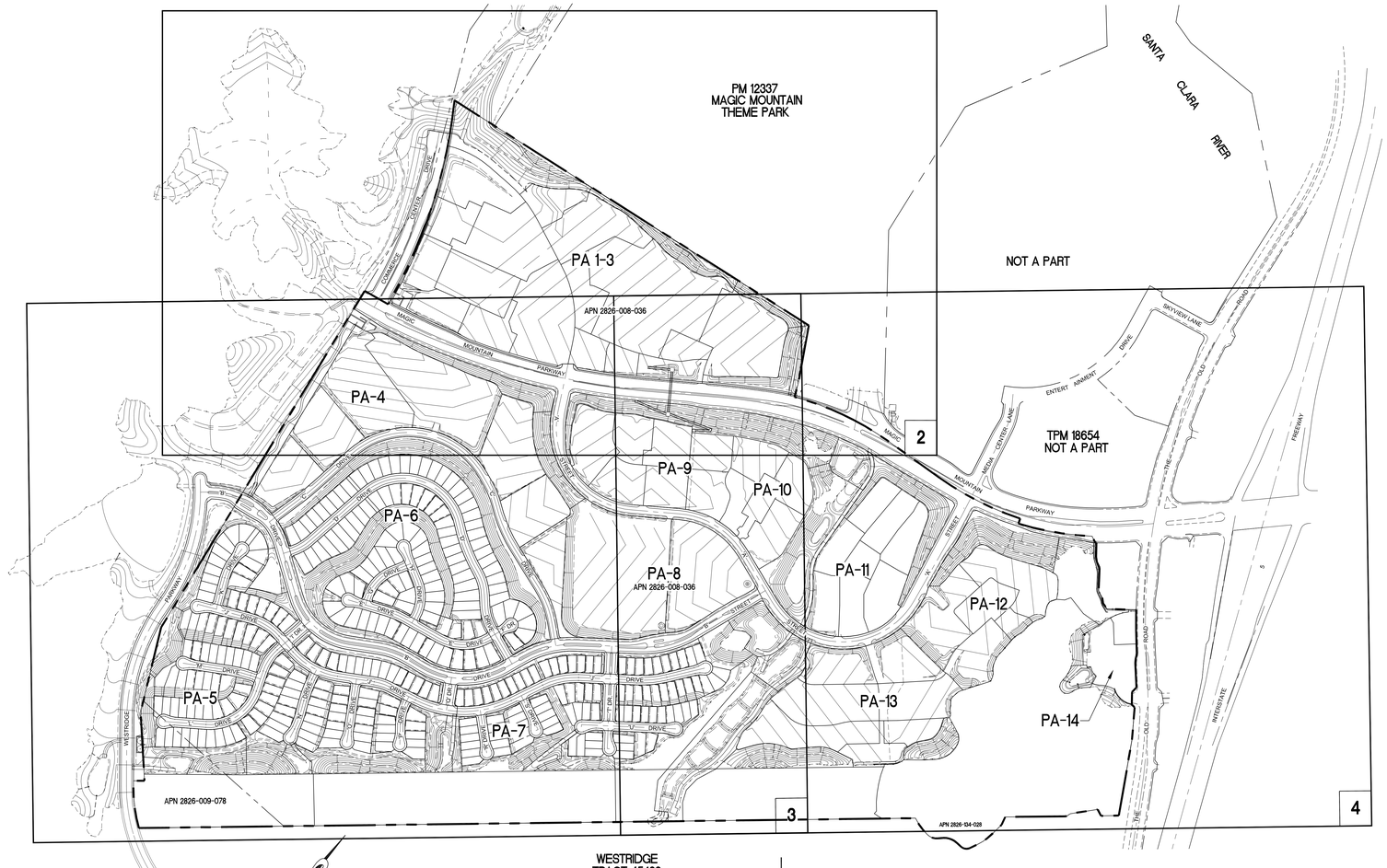
NO.	DATE	REVISIONS	BY	APPR

SHEET 5 — COUNTY OF LOS ANGELES — 5 SHEETS

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP
NO. 53295

COUNTY CASE NO. _____
LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

I:CAD/0930/TENTATIVE-MAP/0930-TENTATIVE MAP-SHT-05-DWG



WESTRIDGE
TRACT 45433

2 = SHEET NUMBER

FEET
300 150 0 300 600
1 1/2 0 1 2
INCHES

SCALE: 1"=300'

GENERAL NOTES

1. GRADE ELEVATIONS SHOWN ON THE VTTM AND THE EXHIBITS MAP ARE APPROXIMATE. THE ELEVATIONS MAY CHANGE BY 3 FEET. ELEVATION CHANGES MAY BE GREATER THAN 3 FEET BUT ONLY IF DETERMINED BY DPW AND DRP THAT THE REVISIONS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL.
2. 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.
3. ALIGNMENT AND GEOMETRICS OF STREETS AND TRAILS ARE APPROXIMATE. ADJUSTMENTS TO TRAILS CAN BE MADE WITH APPROVAL BY DRP AND THE PARKS AND RECREATION DEPARTMENT.
4. BUILDING FOOTPRINTS THAT ARE SHOWN ON THE VTTM OR THIS EXHIBIT MAP ARE ONLY FOR ILLUSTRATIVE PURPOSES. ACTUAL BUILDING LOCATIONS AND FOOTPRINTS MAY VARY. APPROVAL IS REQUESTED DURING PLOT PLAN REVIEW PROVIDED THE PROPOSED BUILDINGS SATISFY ALL EXISTING CODES AND ORDINANCES. THIS MINOR CHANGE DOES NOT, HOWEVER, INCLUDE:
   A. THE CHANGE IN PROPOSED LAND USE.
   B. A CHANGE OF MORE THAN 5 FEET IN BUILDING HEIGHT.
5. THE RECORDATION OF A "LARGE LOT" PARCEL MAP WHERE ALL PARCELS ARE LARGER THAN 20 ACRES SHALL NOT REQUIRE THE OBLIGATION OF CONSTRUCTING IMPROVEMENTS OR INFRASTRUCTURE AS MAY BE OTHERWISE REQUIRED FOR THE SUBDIVISION, EXCEPT AS MAY BE REQUIRED BY CHAPTER 21.32 OF THE SUBDIVISION CODE.
6. THE RECORDATION OF A "LARGE LOT" PARCEL MAP SHALL NOT REQUIRE THE OBLIGATION OF FEES, DEDICATIONS (E.G., RIGHTS-OF-WAY OR PARKS), EXACTIONS, OR INFRASTRUCTURE AS MAY BE OTHERWISE REQUIRED FOR THE SUBDIVISION, EXCEPT AS MAY BE REQUIRED BY CHAPTER 21.32 OF THE SUBDIVISION CODE.
7. THE RECORDATION OF A "LARGE LOT" PARCEL MAP SHALL BE CONSIDERED THE FILING OF THE FIRST UNIT FOR THE PURPOSE OF TIME EXTENSIONS PURSUANT TO THE SUBDIVISION MAP ACT.
8. PERMISSION IS REQUESTED FOR UNIT PHASING.
9. PERMISSION IS REQUESTED TO COMBINE LOTS.
10. PERMISSION IS REQUESTED TO RECORD ADDITIONAL OPEN SPACE LOTS.
11. PERMISSION IS REQUESTED TO RECORD ADDITIONAL UTILITY LOTS AND PROVIDE MAINTENANCE EASEMENTS TO THE SATISFACTION OF THE DPW AND DRP.
12. THE LOCATIONS OF APPURTENANT STRUCTURES (E.G., PASEOS, PEDESTRIAN BRIDGES, TRANSIT SHELTERS, WATER QUALITY BASINS, ETC.) MAY BE RELOCATED TO THE SATISFACTION OF DPW AND DRP.
13. PERMISSION IS REQUESTED TO RECORD JOINT ACCESS EASEMENTS (20' WIDE) AS LOTS.
14. PERMISSION IS REQUESTED TO MASS GRADE.
15. PROPOSED STREET GRADING IS APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENTS PENDING DETERMINATION OF FINAL DEVELOPMENT LAYOUT AND PLANS.
16. LOCATION OF TRAILS TO BE FINALIZED PRIOR TO FINAL MAP APPROVAL.
17. PERMISSION IS REQUESTED TO PROVIDE RIGHT OF WAY RETURN RADII OF 13 FT. AT ALL LOCAL STREET INTERSECTIONS AND 27 FT WHERE ALL PLANNED HIGHWAYS INTERSECT OR WHERE ONE OF THE ROADS SERVES A COMMERCIAL OR INDUSTRIAL DEVELOPMENT.
18. MODIFIED STREET CROSS-SECTIONS AS SHOWN ON VESTING TENTATIVE TRACT MAP ARE REQUESTED. HOWEVER, PERMISSION IS SOUGHT TO CONSTRUCT STANDARD AND ALTERNATE STREET CROSS-SECTIONS AT THE DISCRETION OF THE SUBDIVIDER.
19. ALL DIMENSIONS SHOWN ARE APPROXIMATE.
20. TOPO COMPILED FROM DATA FLOWN 09/11.
21. ADDITIONAL RIGHT OF WAY MAY BE DEDICATED AS REQUIRED TO THE SATISFACTION OF PUBLIC WORKS.
22. RELATED ENTITLEMENTS:
   - TENTATIVE MAP NO. 53295
   - CONDITIONAL USE PERMINT NO. 00-210
   - OAK TREE PERMIT NO. 200700018
   - ZONE CHANGE NO. 00-210
   - PARKING PERMIT NO. 200700013
23. PERMISSION IS REQUESTED TO ALLOW OFFICE & RETAIL SPACE TO BE INTERCHANGEABLE PROVIDED THE REQUIRED PARKING IS SATISFIED.
24. FIRE ACCESS TO BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.
25. MODIFICATIONS OF REQUIRED STREET FRONTAGE IS REQUESTED PER SECTION 21.24.040 OF THE LOS ANGELES COUNTY CODE.
26. GUEST PARKING PROPOSED ON PRIVATE DRIVES PER COUNTY PRIVATE DRIVE MANUAL.
27. PRIVATE DRIVES DESIGNED PER THE COUNTY PRIVATE DRIVE MANUAL.
28. SHARED AND RECIPROCAL PARKING SHOWN PER REQUESTED PARKING PERMIT.
29. WITHIN COMMERCIAL PLANNING AREA 1-3, RESIDENTIAL PLANNING AREAS 4, 9-13 AND COMMERCIAL PLANNING AREA 14 FLEXIBILITY IN FUTURE DESIGN IS PERMITTED, INCLUDING BUT NOT LIMITED TO: CHANGING COMMERCIAL TO OFFICE AND OFFICE TO COMMERCIAL, CHANGING APARTMENTS TO CONDOMINIUMS AND CONDOMINIUMS TO APARTMENTS, CHANGING FROM ATTACHED TO DETACHED UNITS AND DETACHED TO ATTACHED UNITS, CHANGES TO BUILDING TYPES AND LOCATION, LOT CONFIGURATIONS AND RELOCATION OF DRIVEWAYS, DRIVE ENTRIES, DRIVEWAY ALIGNMENT AND OPEN SPACE AND LANDSCAPE AREA LOCATIONS AFFECTED AS A RESULT OF DESIGN CHANGES, PROVIDED THE CHANGES DO NOT EXCEED THE APPROVED TOTAL RESIDENTIAL UNIT COUNT, TOTAL COMMERCIAL/OFFICE SQUARE FOOTAGE AND DOES NOT RESULT IN A REDUCTION OF TOTAL OPEN SPACE. CHANGES SHALL BE DEPICTED ON A REVISED EXHIBIT MAP.
30. THE ABOVE MENTIONED GENERAL NOTES (THAT ADDRESS MINOR MODIFICATION) MAY REQUIRE REVIEW AND APPROVAL OF A REVISED EXHIBIT MAP.
31. PERMISSION REQUESTED TO HAVE REDUCED LOT SIZES (< 5000 SF) AND REDUCED LOT WIDTHS (< 50'). MINIMUM RESIDENTIAL SINGLE-FAMILY LOT SIZE IS 4,000 SF. MINIMUM RESIDENTIAL SINGLE-FAMILY LOT WIDTH(NON-CULDESAC) IS 40'.
32. GRADING OF VTTM 53295 MAY BE DONE IN SUB-PHASES OVER TIME BUT SUCH GRADING WILL STILL BE BALANCED WITHIN THE GRADING LIMITS IDENTIFIED ON THE TENTATIVE TRACT MAP. ALL GRADING OF SLOPES WILL BE PERFORMED AS ENGINEERED GRADING. THE LIMIT OF A GRADING SUB-PHASE WILL BE ESTABLISHED TO ACHIEVE A BALANCED EARTHWORK FOR THAT SUB-PHASE AND MAY EXTEND BEYOND THE LIMITS OF A PARTICULAR FINAL UNIT MAP BOUNDARY IN ORDER TO ACHIEVE A PHASED OF GRADING BALANCED. AN INTERIM HYDROLOGY REPORT WILL BE PROVIDED TO SUPPORT THE PHASED GRADING. DRAINAGE AND EROSION CONTROL FACILITIES WILL BE PROVIDED TO THE SATISFACTION OF DWP.
33. PERMISSION REQUESTED TO VACATE EXCESS RIGHT OF WAY ON MAGIC MOUNTAIN PARKWAY.
34. A BLANKET EASEMENT FOR COVERED STORM DRAIN, APPURTENANT STRUCTURES, AND INGRESS AND EGRESS PURPOSES SHALL BE DEDICATED TO THE LACFCD OVER ALL PRIVATE DRIVEWAYS AND FIRELANES TO THE SATISFACTION OF PUBLIC WORKS.

SPECIAL NOTES

1. WATER QUALITY BASINS AND BIOSWALES WILL PROVIDE FOR TREATMENT OF STORM WATER RUN OFF PER THE APPROVED DRAINAGE CONCEPT.
2. PROPOSED RECLAIMED WATER LINES WILL BE LOCATED IN PUBLIC/PRIVATE STREETS AND TRAILS.

SURVEY NOTES:

VERTICAL DATUM:
LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS BENCHMARK DESCRIBED AS FOLLOWS: LACDPW L5402 RND HD SPK IN LOWER CONC HDWL @ N END 24 FT W/O C/L THE OLD RD (W RDWY) AND 0.6 MI S/O HENRY MAYO DR @ MI MKR @6.25 NEWHALL QUAD. 1995 ADJUSTMENT (NAVD 1988) ELEVATION = 1031.951

THERE IS APPROXIMATELY 2.3 FEET DIFFERENCE BETWEEN PREVIOUS COUNTY OF LOS ANGELES DATUMS BASED UPON NAVD 1929 AND NAVD 1988 (NAVD 1988 IS 2.3 FEET HIGHER THAN NAVD 1929).

AERIAL PLANIMETRY:
THIS SURVEY WAS PREPARED BY PHOTOGRAMMETRIC PROCESSES, UTILIZING AERIAL PHOTOGRAPHY DATED NOVEMBER 15, 2006. THE OUTLINE OF BUILDINGS AND OTHER ROOFED IMPROVEMENTS, MAY INCLUDE EAVES, CANOPIES AND BALCONIES, SINCE BUILDINGS BELOW THESE ITEMS ARE NOT VISIBLE TO THE CAMERA.

TOPOGRAPHY:
DATED SEPTEMBER 15, 2011, AND COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.

CONTOUR INTERVAL:
5 FOOT, UNLESS OTHERWISE NOTED.

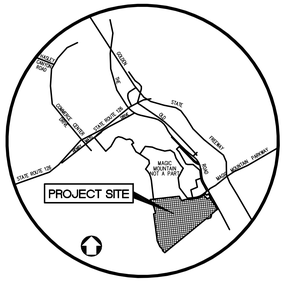
PROJECT SUMMARY:

GROSS AREA:	382.3 Acres
NET AREA:	363.0 Acres
TOTAL LOTS:	496
TOTAL RESIDENTIAL D.U.:	1,574 DU
TOTAL OFFICE/COMMERCIAL:	730,000 SF
EXISTING ZONING:	R1 (322.9 AC), C-3 (57.9 AC), C-R (1.5 AC)
PROPOSED ZONING:	C-3 (3.9 AC), C-3-DP (57.9 AC), RPD-5000-4U (140.3 AC), RPD-5000-8U (182.6 AC), C-R (1.5 AC)
EXISTING LAND USE:	H5 (322.9 AC), CM (57.9 AC), OS-PR (1.5 AC)
PROPOSED LAND USE:	H5 (322.9 AC), CM (57.9 AC), OS-PR (1.5 AC)
APN:	2826-008-036 2826-009-078 2826-134-028
ESTIMATED EARTHWORK: ONSITE:	6,400,000 CY CUT 6,600,000 CY FILL 200,000 CY IMPORT
OFFSITE:	1,400,000 CY CUT 1,200,000 CY FILL 200,000 CY EXPORT
TOTAL:	7,800,000 CY CUT 7,800,000 CY FILL

OAK TREES TO BE REMOVED: ONSITE 55 TREES, OFFSITE 12 TREES
OAK TREES TO BE ENCROACHED: ONSITE 10 TREES, OFFSITE 2 TREES
OAK TREES TO REMAIN: ONSITE 15 TREES, OFFSITE 10 TREES
TOTAL OAK TREES: 104

RELATED ENTITLEMENTS

CONDITION USE PERMINT NO.. 00-210
OAK TREE PERMIT NO. . . . . ROAK 200700018
ZONE CHANGE NO. . . . . RZC 00-210
PARKING PERMIT NO.. 200700013



VICINITY MAP
NOT TO SCALE

LEGEND:

- 1 / 10,000 SF / 1010.0 — LOT NO. / LOT AREA (SQUARE FEET) / PAD ELEVATION
- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED UTILITY EASEMENT
- EXISTING EASEMENT
- 1000 — PROPOSED CONTOUR
- PROPOSED DAYLIGHT LINE
- TEMPORARY IMPACT LINE FOR GRADING
- D — PROPOSED STORM DRAIN
- SS — PROPOSED SANITARY SEWER
- W — PROPOSED WATER
- D — PROPOSED STORM DRAIN INLET/OUTLET
- PROPOSED CATCH BASIN
- SD — EXISTING STORM DRAIN LINE
- S — EXISTING SEWER LINE
- W — EXISTING WATER LINE
- O — EXISTING OIL LINE
- G — EXISTING GAS LINE
- OE — EXISTING OVERHEAD POWER LINE
- EXISTING POWER POLE
- PROPOSED RETAINING WALL
- SIGHT DISTANCE LINE
- EXISTING OIL WELL LOCATION
- OAK NO. XX (TBE) — OAK TREE (TO BE ENCROACHED)
- OAK NO. XX (TBR) — OAK TREE (TO BE REMOVED)
- OAK NO. XX (TR) — OAK TREE (TO REMAIN)

ABBREVIATIONS:

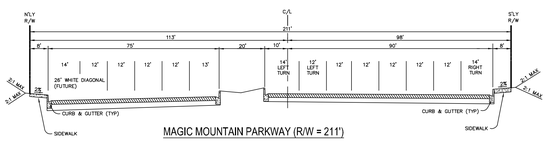
AC	ACRES
EX	EXISTING
FF	FINISH FLOOR
GB	GRADE BREAK
HP	HIGH POINT
L	LENGTH
MIN	MINIMUM
PROP	PROPOSED
R	RADIUS
R/W	RIGHT OF WAY
SF	SQUARE FEET
SD	STORM DRAIN
SS	SANITARY SEWER
TBI	TO BE IMPACTED
TBR	TO BE REMOVED
VC	VERTICAL CURVE
W	WATER

UTILITY PROVIDERS

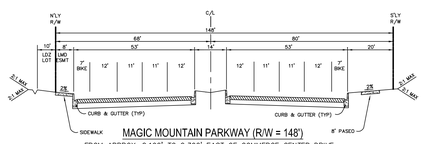
SEWER:	L.A. COUNTY SANITATION DIST. 32
WATER:	VALENCIA WATER COMPANY
ELECTRICAL:	SOUTHERN CALIFORNIA EDISON
GAS:	SOUTHERN CALIFORNIA GAS CO.
TELEPHONE:	AT&T
CABLE TV:	TIME WARNER CABLE

LOT SUMMARY

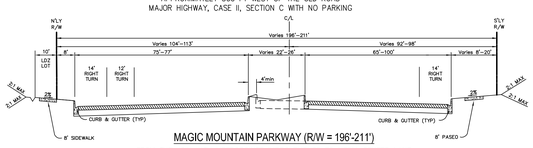
Lot Numbers	Sheet No.	No. of Lots	No. of Bldgs	Type (Use)	Dwelling Units	Commercial SF	Total Acres
Planning Area 1-3							
1-6,11	2	7	7	OFFICE/COMMERCIAL		400,000	18.1
7-10,12-17		10	8	OFFICE/COMMERCIAL		280,000	26.1
18-26		9		OPEN SPACE			8.6
Planning Area 4							
27-32	2,3	6		CONDOMINIUM	178		22.3
Planning Area 5							
33-166	3	134	134	SINGLE-FAMILY 50'x105'	134		16.5
Planning Area 6							
167-281	3	115	115	SINGLE-FAMILY 55'x110'	115		19.4
Planning Area 7							
282-371	3	90	90	SINGLE-FAMILY 45'x100	90		10.0
Planning Area 8							
372	3	1		PUBLIC PARK SITE			5.6
373		1		SCHOOL SITE			11.0
Planning Area 9							
374-380	3,4	7	15	CONDOMINIUM	255		11.1
Planning Area 10							
381-385	4	5	8	CONDOMINIUM	280		7.7
Planning Area 11							
386-393	4	8	13	CONDOMINIUM	208		10.3
Planning Area 12							
394-398	4	5	21	CONDOMINIUM	120		10.5
Planning Area 13							
399-405	4	7	5	CONDOMINIUM	194		15.6
Planning Area 14							
406,407	4	2	1	OFFICE/COMMERCIAL		50,000	4.3
Miscellaneous							
408	2,3,4	1		PRIVATE RECREATION CENTER 'A'			2.1
409		1		PRIVATE RECREATION CENTER 'B'			0.8
410-433		23		PRIVATE DRIVES			30.4
434-442		8		LACFCD			8.1
443		1		SPINEFLOWER PRESERVE			28.8
444-497		53		OPEN SPACE			95.5
				PUBLIC STREETS			19.5
TOTAL		497			1,574	730,000	382.3



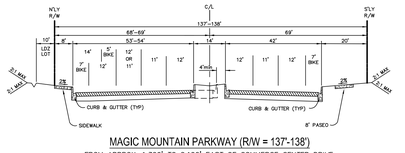
MAGIC MOUNTAIN PARKWAY (R/W = 211')
SECTION TO JOIN PER METROPOINTE IMPROVEMENT PLANS AT APPROXIMATELY 300 FT WEST OF THE OLD ROAD
MAJOR HIGHWAY, CASE II, SECTION C WITH NO PARKING



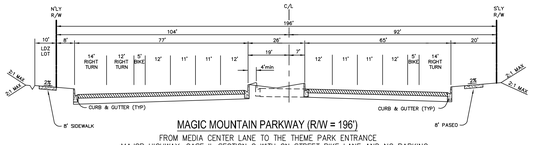
MAGIC MOUNTAIN PARKWAY (R/W = 148')
FROM APPROX. 2,100' TO 2,300' EAST OF COMMERCE CENTER DRIVE
MAJOR HIGHWAY, CASE II, SECTION C WITH ON STREET BIKE LANE AND NO PARKING



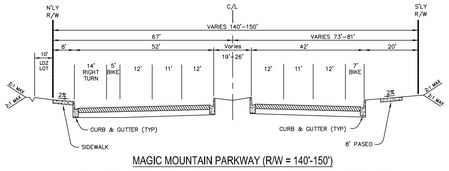
MAGIC MOUNTAIN PARKWAY (R/W = 196'-211')
FROM THE JOIN WITH METROPOINTE IMPROVEMENTS TO MEDIA CENTER LANE
MAJOR HIGHWAY, CASE II, SECTION C WITH NO PARKING



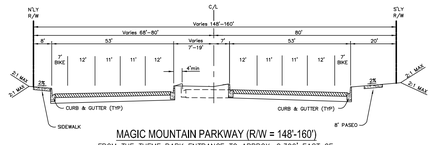
MAGIC MOUNTAIN PARKWAY (R/W = 137'-138')
FROM APPROX. 1,300' TO 2,100' EAST OF COMMERCE CENTER DRIVE
MAJOR HIGHWAY, CASE II, SECTION C WITH ON STREET BIKE LANE AND NO PARKING



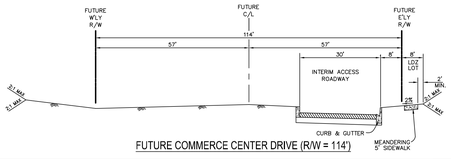
MAGIC MOUNTAIN PARKWAY (R/W = 196')
FROM MEDIA CENTER LANE TO THE THEME PARK ENTRANCE
MAJOR HIGHWAY, CASE II, SECTION C WITH ON STREET BIKE LANE AND NO PARKING



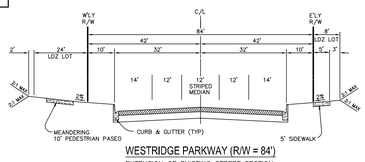
MAGIC MOUNTAIN PARKWAY (R/W = 140'-150')
FROM APPROX. 1,300' EAST OF COMMERCE CENTER DRIVE TO COMMERCE CENTER DRIVE
MAJOR HIGHWAY, CASE II, SECTION C WITH ON STREET BIKE LANE AND NO PARKING



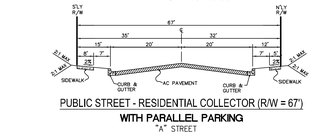
MAGIC MOUNTAIN PARKWAY (R/W = 148'-160')
FROM THE THEME PARK ENTRANCE TO APPROX. 2,300' EAST OF COMMERCE CENTER DRIVE
MAJOR HIGHWAY, CASE II, SECTION C WITH ON STREET BIKE LANE AND NO PARKING



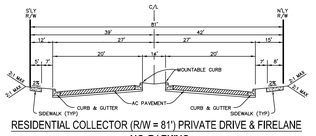
FUTURE COMMERCE CENTER DRIVE (R/W = 114')



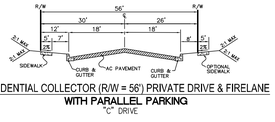
WESTRIDGE PARKWAY (R/W = 84')
EXTENSION OF EXISTING STREET SECTION PER TRACT 45433



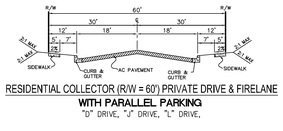
PUBLIC STREET - RESIDENTIAL COLLECTOR (R/W = 67')
WITH PARALLEL PARKING
"A" STREET



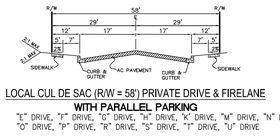
RESIDENTIAL COLLECTOR (R/W = 81') PRIVATE DRIVE & FIRELANE
NO PARKING
"B" DRIVE



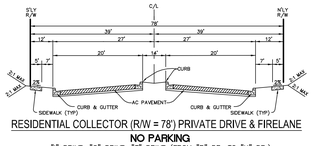
RESIDENTIAL COLLECTOR (R/W = 56') PRIVATE DRIVE & FIRELANE
WITH PARALLEL PARKING
"C" DRIVE



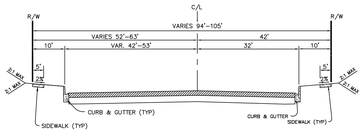
RESIDENTIAL COLLECTOR (R/W = 60') PRIVATE DRIVE & FIRELANE
WITH PARALLEL PARKING
"D" DRIVE, "J" DRIVE, "L" DRIVE,



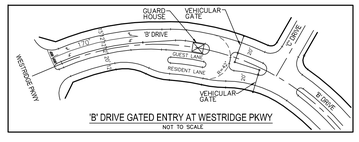
LOCAL CUL DE SAC (R/W = 58') PRIVATE DRIVE & FIRELANE
WITH PARALLEL PARKING
"E" DRIVE, "F" DRIVE, "G" DRIVE, "H" DRIVE, "K" DRIVE, "M" DRIVE, "N" DRIVE, "O" DRIVE, "P" DRIVE, "R" DRIVE, "S" DRIVE, "T" DRIVE, "U" DRIVE



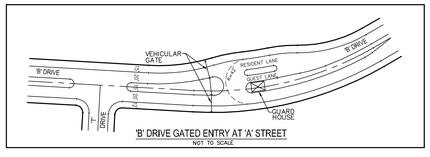
RESIDENTIAL COLLECTOR (R/W = 78') PRIVATE DRIVE & FIRELANE
NO PARKING
"I" DRIVE, "Q" DRIVE, "I" DRIVE (FROM "B" DR. TO "U" DR.)



MEDIA CENTER LANE (R/W = 94'-105')



'B' DRIVE GATED ENTRY AT WESTRIDGE PKWY
NOT TO SCALE



'B' DRIVE GATED ENTRY AT 'A' STREET
NOT TO SCALE

ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE.
CARLSBAD, CA 92008
TEL: (760) 431-9896
FAX: (760) 431-8802
27433 TOURNEY ROAD
SUITE 250
VALENCIA, CA 91355
TEL: (661) 799-2760
CIVIL ENGINEERING • LAND PLANNING • HELISOC DESIGN • SURVEYING

PREPARED FOR:
NEWHALL LAND & FARMING CO.
25124 SPRINGFIELD COURT
SUITE 300
VALENCIA, CA 91355
(661)255-4000
REPRESENTATIVE: MR. MILES HELFRICH

PLANS PREPARED BY:
ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE.
CARLSBAD, CA 92008
(760) 431-9896

PLANS PREPARED UNDER THE DIRECTION OF:
CRAIG M. WHITTEKER R.C.E. 51929 — 6/24/13 DATE

REGISTERED PROFESSIONAL ENGINEER — CRAIG M. WHITTEKER — NO. 51929 — EXP. 6-30-14 — CIVIL — STATE OF CALIFORNIA

LEGAL DESCRIPTION:

THAT PORTION OF RANCHO SAN FRANCISCO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 521 PAGES 522 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

NO.	DATE	REVISIONS	BY	APPR

SHEET 1 — COUNTY OF LOS ANGELES — 5 SHEETS

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP
NO. 53295

COUNTY CASE NO. _____
LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

I:\CAD\0930\TENTATIVE MAP\0930-TENTATIVE MAP-SHT-01.dwg

EASEMENTS BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY
PRELIMINARY TITLE REPORT ORDER NO. 3403118 (29) DATED JUNE 25, 2010

TITLE REPORT ITEM NO.	OWNER	PURPOSE	REFERENCE	FUTURE DISPOSITION	ADDITIONAL COMMENTS	TENTATIVE MAP SHEET NO.
2	GENERAL PIPE LINE COMPANY OF CALIFORNIA	PIPE LINE	AUGUST 5, 1912 INSTR. NO. 119 BOOK 5156 PAGE 8	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE DOCUMENT IS ILLEGIBLE	———
3	PACIFIC LIGHT AND POWER CORPORATION	POLES, etc.	MAY 22, 1914 INSTR. NO. 131 BOOK 5810 PAGE 192	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE DOCUMENT IS ILLEGIBLE	———
4	PACIFIC TELEPHONE AND TELEGRAPH COMAPANY	POLES, etc.	JUNE 12, 1915 INSTR. NO. 130 BOOK 6080 PAGE 40	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE INDETERMINATE POINT OF BEGINNING	———
5.1	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	FEBRUARY 27, 1920 INSTR. NO. 426 BOOK 7068 PAGE 323	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE PART OF DOCUMENT IS ILLEGIBLE	———
5.2	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	MAY 28, 1924 INSTR. NO. 70 BOOK 4022 PAGE 192	TO BE QUITCLAIMED PRIOR TO FINAL MAP		2,4
5.3	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	APRIL 17, 1925 INSTR. NO. 1620 BOOK 3397 PAGE 67	TO REMAIN		3,4
5.4	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	FEBRUARY 10, 1928 INSTR. NO. 1921 BOOK 7853 PAGE 11	TO REMAIN		3,4
5.5	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	JANUARY 12, 1931 INSTR. NO. 917 BOOK 10651 PAGE 4	TO REMAIN		3,4
5.6	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	SEPTEMBER 14, 1941 INSTR. NO. 20 BOOK 18811 PAGE 7	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE INDETERMINATE POINT OF BEGINNING	———
5.7	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	JULY 28, 1948 INSTR. NO. 3094 BOOK 27828 PAGE 248	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE PART OF DOCUMENT IS ILLEGIBLE	———
5.8	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	MAY 25, 1950 INSTR. NO. 2284 BOOK 33233 PAGE 24	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE DOCUMENT IS ILLEGIBLE	———
5.9	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	NOVEMBER 24, 1950 INSTR. NO. 3033 BOOK 34891 PAGE 223	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE INDETERMINATE POINT OF BEGINNING	———
5.10	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	SEPTEMBER 27, 1951 INSTR. NO. 2313 BOOK 37299 PAGE 252	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE DOCUMENT IS ILLEGIBLE	———
5.11	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	MAY 22, 1952. INSTR. NO. 2249 BOOK 38991 PAGE 298	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE DOCUMENT IS ILLEGIBLE	———
5.12	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	JULY 11, 1952 INSTR. NO. 2766 BOOK 39363 PAGE 41	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE INDETERMINATE POINT OF BEGINNING	———
5.13	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	SEPTEMBER 10, 1952 INSTR. NO. 3424 BOOK 39811 PAGE 49	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE DOCUMENT IS ILLEGIBLE	———
5.14	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	OCTOBER 27, 1954 INSTR. NO. 3026 BOOK 45950 PAGE 255	TO BE QUITCLAIMED PRIOR TO FINAL MAP		5
5.15	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	JANUARY 15, 1958 INSTR. NO. 3080 BOOK 56396 PAGE 205	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE DOCUMENT IS ILLEGIBLE	———
5.16	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	JULY 12, 1966 INSTR. NO. 2217 BOOK 03363 PAGE 475	TO REMAIN		3,4
5.17	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	AUGUST 2, 1968 INSTR. NO. 3513 BOOK 04063 PAGE 406	TO BE QUITCLAIMED PRIOR TO FINAL MAP		3
5.18	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	FEBRUARY 5, 1971 INSTR. NO. 3029 BOOK 04964 PAGE 262	TO BE QUITCLAIMED PRIOR TO FINAL MAP		4

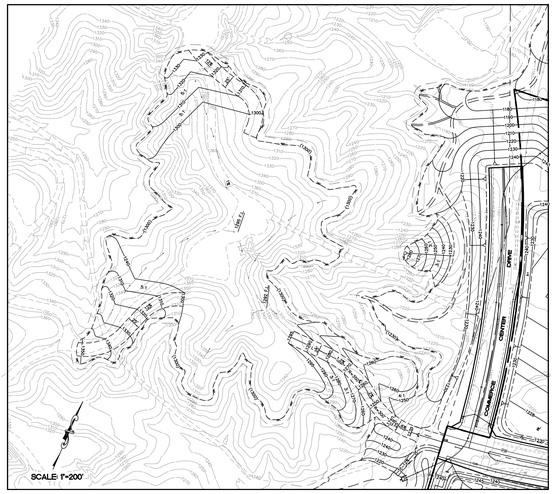
EASEMENT NOTE: PLOTTABLE EASEMENTS ARE SHOWN ON TENTATIVE MAP SHEETS. NON-PLOTTABLE EASEMENTS ARE NOTED AS SUCH IN THE SUMMARY TABLE HEREON. IT IS RECOMMENDED THAT LEGAL COUNSEL AND TITLE COMPANY BE RETAINED TO ANALYZE AND REPORT ON SUCH EASEMENTS.

EASEMENTS (CONTINUED)

TITLE REPORT ITEM NO.	OWNER	PURPOSE	REFERENCE	FUTURE DISPOSITION	ADDITIONAL COMMENTS	TENTATIVE MAP SHEET NO.
6	SOUTHERN CALIFORNIA TELEPHONE COMPANY	POLES, ect.	AUGUST 21, 1935 INSTR. NO. 732 BOOK 13612 PAGE 109	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE PARTS OF DOCUMENT ARE ILLEGIBLE	———
7	UNION OIL COMPANY OF CALIFORNIA	PIPE LINE	MAY 6, 1938 INSTR. NO. 952 BOOK 15781 PAGE 98	TO BE QUITCLAIMED PRIOR TO FINAL MAP		2,3
8	AUGUST A. RUBEL & MARY RUBEL	PIPE LINE	JUNE 14, 1940 INSTR. NO. 988 BOOK 17568 PAGE 237	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE NO SPECIFIC DESCRIPTION OF EASEMENT	———
9	INTENTIONALLY DELETED FROM TITLE REPORT	———	———	———	———	———
10	SOUTHERN PACIFIC RAILROADS & SOUTHERN PACIFIC CO.	ROADWAY	SEPTEMBER 20, 1941 INSTR. NO. 20 BOOK 18811 PAGE 7	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE INDETERMINATE POINT OF BEGINNING	———
11	INTENTIONALLY DELETED FROM TITLE REPORT	———	———	———	———	———
12	INTENTIONALLY DELETED FROM TITLE REPORT	———	———	———	———	———
13	COUNTY SANITARY DISTRICT NO. 32 OF LA COUNTY	SEWER LINE	FEBRUARY 25, 1966 INSTR. NO. 4236 BOOK 03219 PAGE 352	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE INDETERMINATE POINT OF BEGINNING	———
14	THE COUNTY OF LOS ANGELES	PUBLIC ROAD AND HIGHWAY	APRIL 6, 1971 INSTR. NO. 3104 BOOK 05018 PAGE 704	TO REMAIN		4
15	SOUTHERN CALIFORNIA GAS COMPANY	PIPE LINE	APRIL 13, 1971 INSTR. NO. 3154 BOOK 05024 PAGE 891	TO REMAIN		3,4
16.1	VALENCIA WATER COMPANY	WATER LINE	NOVEMBER 10, 1972 INSTR. NO. 3974 BOOK D-5663 PAGE 731	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE INDETERMINATE POINT OF BEGINNING	———
16.2	VALENCIA WATER COMPANY	WATER LINE	JULY 26, 2004 INSTR. NO. 04-1598888	TO BE QUITCLAIMED PRIOR TO FINAL MAP	BLANKET EASEMENT	———
16.3	VALENCIA WATER COMPANY	WATER LINE	SEPTEMBER 27, 2004 INSTR. NO. 2474623	TO BE QUITCLAIMED PRIOR TO FINAL MAP	BLANKET EASEMENT	———
17	SIX FLAGS MAGIC MOUNTAIN INC.	GREENHOUSE NURSERY	JUNE 5, 1979 INSTR. NO. 79-603645	TO BE QUITCLAIMED PRIOR TO FINAL MAP		2
18	SIX FLAGS MAGIC MOUNTAIN INC.	LIVESTOCK	JUNE 5, 1979 – INSTR. NO. 79-603648 JUNE 10, 1980 – INSTR. NO. 80-559806	TO REMAIN		5
19	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, ect.	SEPTEMBER 15, 1988 INSTR. NO. 88-1483381	TO BE QUITCLAIMED PRIOR TO FINAL MAP		3
20	INTENTIONALLY DELETED FROM TITLE REPORT	———	———	———	———	———
21	INTENTIONALLY DELETED FROM TITLE REPORT	———	———	———	———	———
22	LA COUNTY FLOOD CONTROL DISTRICT	FLOOD CONTROL	AUGUST 23, 2005 INSTR. NO. 05-2021536	TO BE QUITCLAIMED PRIOR TO FINAL MAP		4
23.1	THE CITY OF SANTA CLARITA	PUBLIC ROAD AND HIGHWAY	FEBRUARY 9, 2006 INSTR. NO. 06-307027	TO REMAIN		4
23.2	THE CITY OF SANTA CLARITA	PUBLIC ROAD AND HIGHWAY	FEBRUARY 9, 2006 INSTR. NO. 06-0307030	TO REMAIN		4
23.3	THE CITY OF SANTA CLARITA	PUBLIC ROAD AND HIGHWAY	FEBRUARY 9, 2006 INSTR. NO. 06-0307031	TO REMAIN		4
24	THE CITY OF SANTA CLARITA	STORM DRAIN	MAY 2, 2006 INSTR. NO. 06-0963640	TO BE QUITCLAIMED PRIOR TO FINAL MAP		4
25	INTENTIONALLY DELETED FROM TITLE REPORT	———	———	———	———	———
26	INTENTIONALLY DELETED FROM TITLE REPORT	———	———	———	———	———

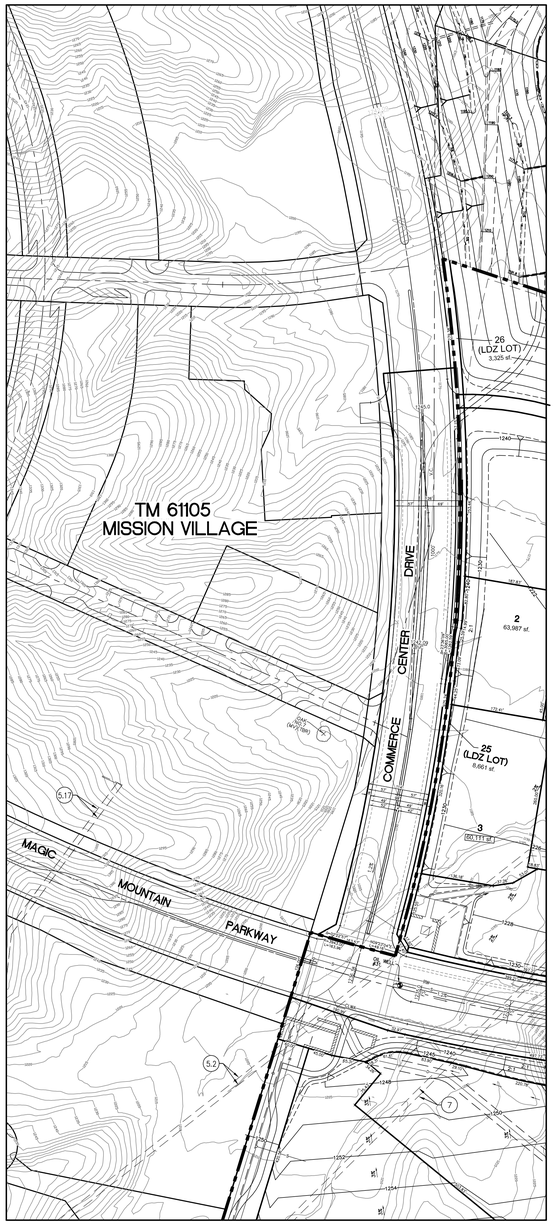
LEASES (NOT PLOTTED)

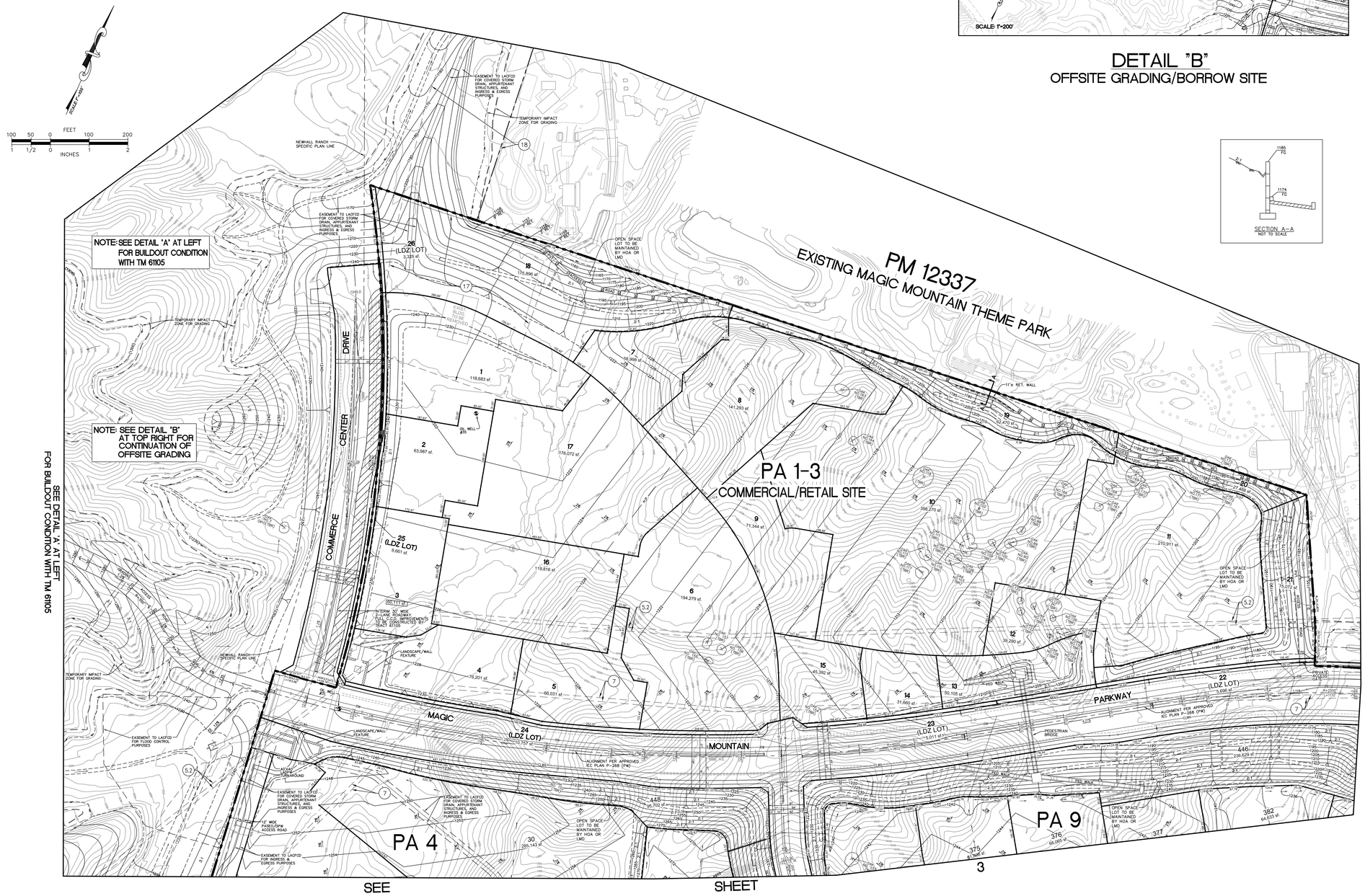
TITLE REPORT ITEM NO.	OWNER	PURPOSE	REFERENCE	FUTURE DISPOSITION	ADDITIONAL COMMENTS	TENTATIVE MAP SHEET NO.
27	HUMBLE OIL COMPANY	OIL/GAS	SEPTEMBER 1, 1948 INSTR. NO. 993 BOOK 28138 PAGE 231, 264	TO BE TERMINATED PRIOR TO FINAL MAP	———	———
28	TIDE WATER OIL COMPANY	OIL/GAS	DECEMBER 3, 1954 INSTR. NO. 954	TO BE TERMINATED PRIOR TO FINAL MAP	———	———
29	THE TEXAS COMPANY	OIL/GAS	JULY 31, 1958 INSTR. NO. 970 BOOK 17-79 PAGE 641	TO BE TERMINATED PRIOR TO FINAL MAP	———	———
30	STANDARD OIL COMPANY	OIL/GAS	AUGUST 19, 1958 INSTR. NO. 3370 BOOK 17-95 PAGE 123	TO BE TERMINATED PRIOR TO FINAL MAP	———	———
31	RICHARD R. CLEMENTS	OIL/GAS	AUGUST 7, 1962 INSTR. NO. 3408	TO BE TERMINATED PRIOR TO FINAL MAP	———	———
32	DEPCO INC.	OIL/GAS	APRIL 22, 1976 INSTR. NO. 27	TO BE TERMINATED PRIOR TO FINAL MAP	———	———



DETAIL "B"
OFFSITE GRADING/BORROW SITE

DETAIL "A"
BUILDOUT CONDITION WITH TM 61105





ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE. CARLSBAD, CA 92008 TEL: (760) 431-9896 FAX: (760) 431-8802
27433 TOURNEY ROAD SUITE 250 VALENCIA, CA 91355 TEL: (661) 799-2760
CIVIL ENGINEERING • LAND PLANNING • HELISOC DESIGN • SURVEYING

PREPARED FOR:
NEWHALL LAND & FARMING CO.
25124 SPRINGFIELD COURT
SUITE 300
VALENCIA, CA 91355
(661)255-4000
REPRESENTATIVE: MR. MILES HELFRICH

PLANS PREPARED BY:
ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE.
CARLSBAD, CA 92008
(760) 431-9896

PLANS PREPARED UNDER THE DIRECTION OF:
CRAIG M. WHITTEKER R.C.E. 51929 — 6/24/13 DATE

REGISTERED PROFESSIONAL ENGINEER CRAIG M. WHITTEKER NO. 51929 EXP. 6-30-14 CIVIL STATE OF CALIFORNIA

LEGAL DESCRIPTION:

THAT PORTION OF RANCHO SAN FRANCISCO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 521 PAGES 522 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

NO.	DATE	REVISIONS	BY	APPR

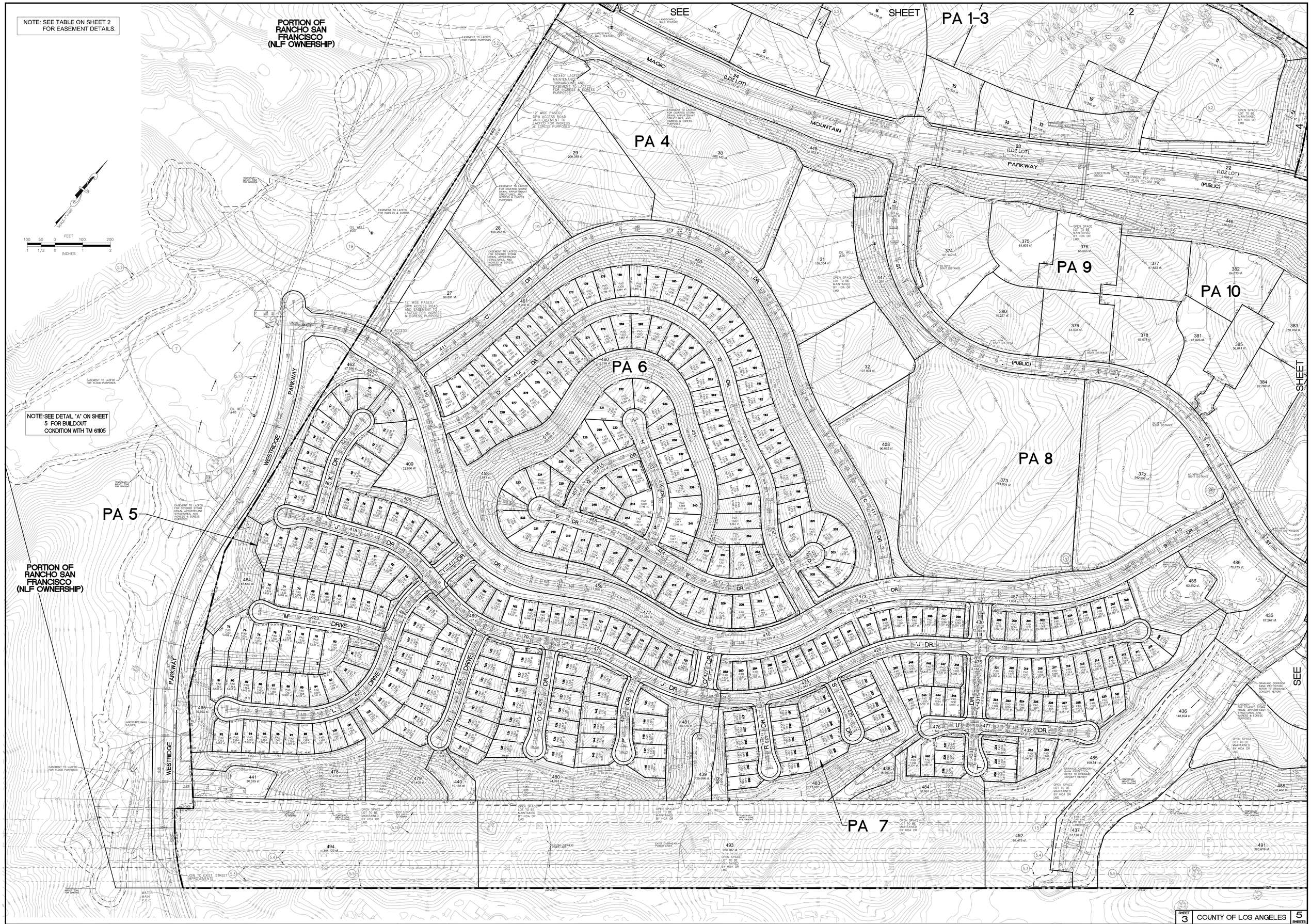
SHEET 2 | COUNTY OF LOS ANGELES | 5 SHEETS

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP
NO. 53295

COUNTY CASE NO. _____
LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

I:CAD/0930/TENTATIVE-MAP/0930-TENTATIVE MAP-SHT-02.dwg

NOTE: SEE TABLE ON SHEET 2 FOR EASEMENT DETAILS.



ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE.
CARLSBAD, CA 92008
TEL: (760) 431-9896
FAX: (760) 431-8802
27433 TOURNEY ROAD
SUITE 250
VALENCIA, CA 91355
TEL: (661) 799-2760
CIVIL ENGINEERING • LAND PLANNING • HILLSIDE DESIGN • SURVEYING

PREPARED FOR:
NEWHALL LAND & FARMING CO.
25124 SPRINGFIELD COURT
SUITE 300
VALENCIA, CA 91355
(661)255-4000
REPRESENTATIVE: MR. MILES HELFRICH

PLANS PREPARED BY:
ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE.
CARLSBAD, CA 92008
(760) 431-9896

PLANS PREPARED UNDER THE DIRECTION OF:
CRAIG M. WHITTEKER R.C.E. 51929 — 6/24/13 DATE

REGISTERED PROFESSIONAL ENGINEER — CRAIG M. WHITTEKER — NO. 51929 — EXP. 6-30-14 — CIVIL — STATE OF CALIFORNIA

LEGAL DESCRIPTION:

THAT PORTION OF RANCHO SAN FRANCISCO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 521 PAGES 522 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

NO.	DATE	REVISIONS	BY	APPR

SHEET 3 — COUNTY OF LOS ANGELES — 5 SHEETS

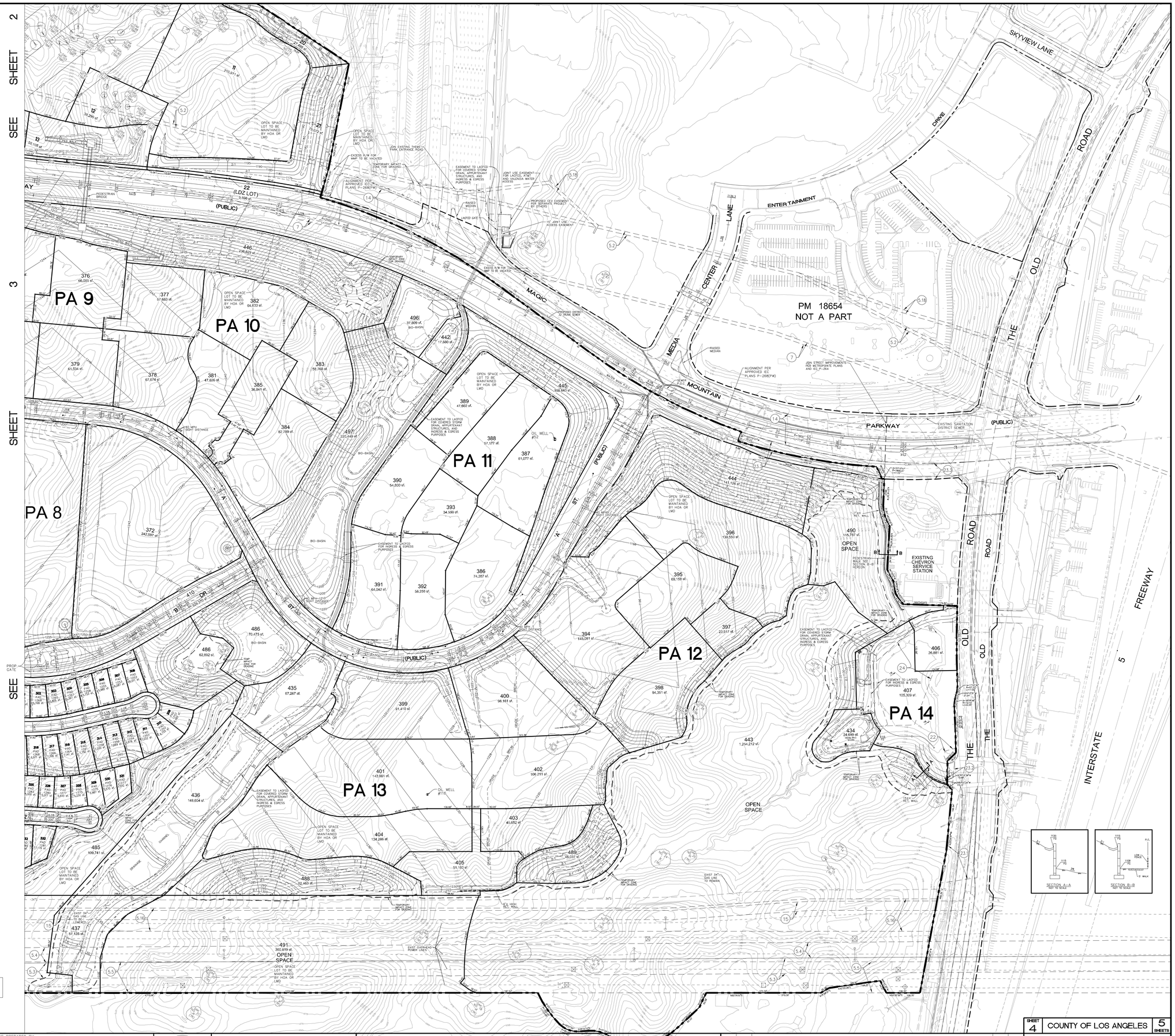
MAJOR LAND DIVISION VESTING TENTATIVE TRACT MAP NO. 53295

COUNTY CASE NO. _____

LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

I:\CAD\0930\TENTATIVE-MAP\0930-TENTATIVE-MAP-SHT-03.dwg

DEPT OF REGIONAL PLANNNG
TR53295 TENTATIVE PG 4
26 JUN 2013



NOTE: SEE TABLE ON SHEET 2 FOR EASEMENT DETAILS.

ALLIANCE
LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE.
CARLSBAD, CA 92008
TEL: (760) 431-9896
FAX: (760) 431-8802
27433 TOURNEY ROAD
SUITE 250
VALENCIA, CA 91355
TEL: (661) 799-2760
CIVIL ENGINEERING • LAND PLANNING • WILSOE DESIGN • SURVEYING

PREPARED FOR:
NEWHALL LAND & FARMING CO.
25124 SPRINGFIELD COURT
SUITE 300
VALENCIA, CA 91355
(661)255-4000
REPRESENTATIVE: MR. MILES HELFRICH

PLANS PREPARED BY:
ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE.
CARLSBAD, CA 92008
(760) 431-9896

PLANS PREPARED UNDER THE DIRECTION OF:
CRAIG M. WHITTEKER R.C.E. 51929 6/24/13 DATE

REGISTERED PROFESSIONAL ENGINEER
CRAIG M. WHITTEKER
NO. 51929
EXP. 6-30-14
CIVIL
STATE OF CALIFORNIA

LEGAL DESCRIPTION:

THAT PORTION OF RANCHO SAN FRANCISCO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 521 PAGES 522 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

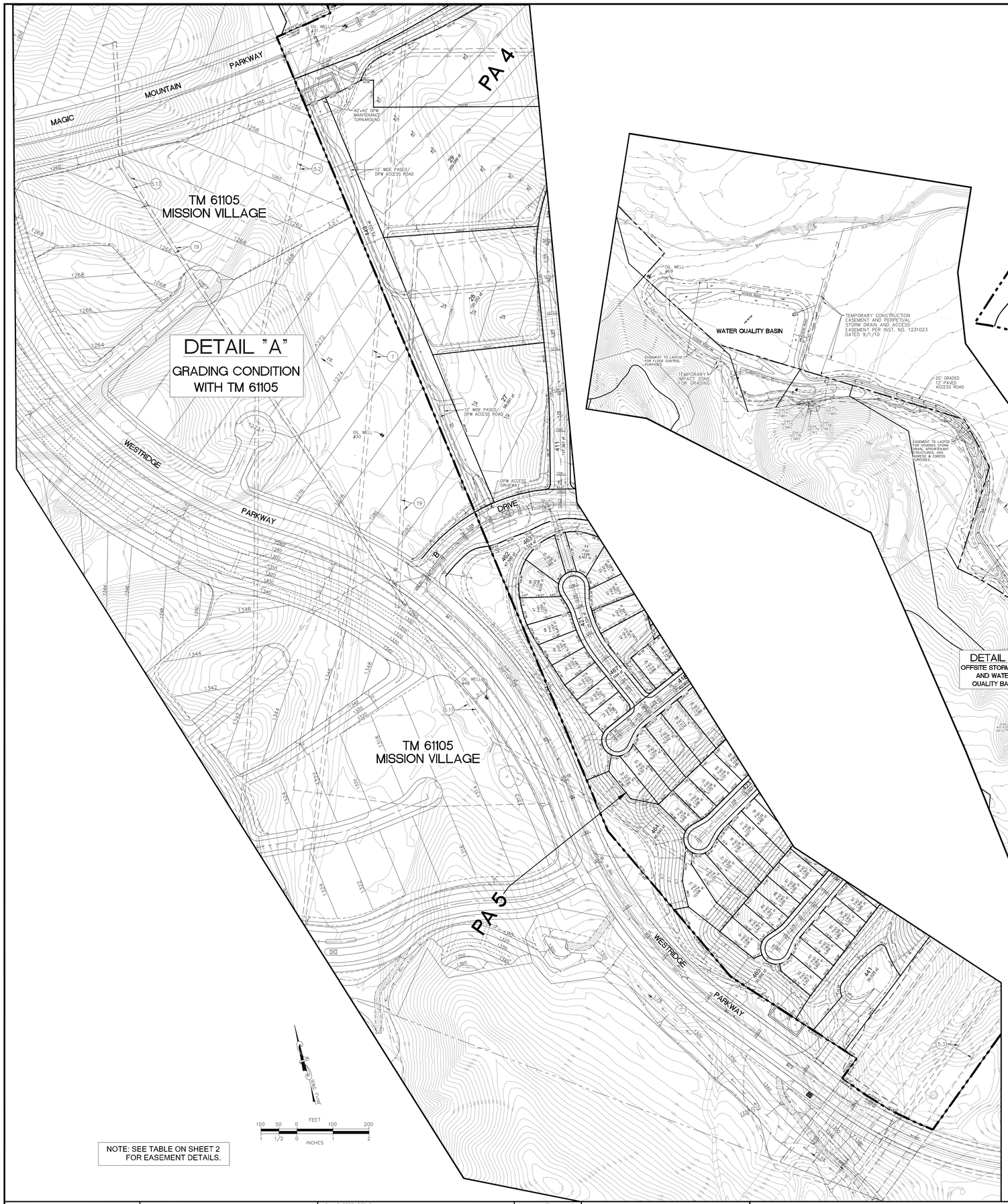
NO.	DATE	REVISIONS	BY	APPR

SHEET 4 | COUNTY OF LOS ANGELES | 5 SHEETS

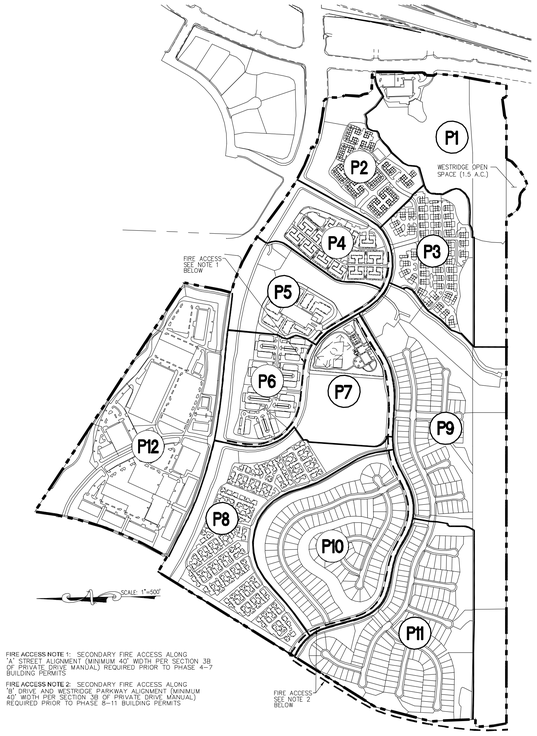
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP
NO. 53295

COUNTY CASE NO. _____
LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

I:CAD\0930\TENTATIVE MAP\0930-TENTATIVE MAP-SHT-04.dwg



LARGE LOT MAP



FIRE ACCESS NOTE 1: SECONDARY FIRE ACCESS ALONG "A" STREET ALIGNMENT (MINIMUM 40' WIDTH PER SECTION 3B OF PRIVATE DRIVE MANUAL) REQUIRED PRIOR TO PHASE 4–7 BUILDING PERMITS

FIRE ACCESS NOTE 2: SECONDARY FIRE ACCESS ALONG "B" DRIVE AND WESTRIDGE PARKWAY ALIGNMENT (MINIMUM 40' WIDTH PER SECTION 3B OF PRIVATE DRIVE MANUAL) REQUIRED PRIOR TO PHASE 8–11 BUILDING PERMITS

PHASING MAP

PHASING MAP DATA TABLE

PHASE	No. OF LOTS	No. OF UNITS	GROSS AREA (AC.)	OPEN SPACE AREA (AC.)	% OPEN SPACE	2 No. OF LOTS	2 No. OF UNITS	2 GROSS AREA (AC.)	2 OPEN SPACE AREA (AC.)	2 % OPEN SPACE
1	6	N/A	39.1	36.1	92%	5	N/A	39.1	36.1	92%
2	7	120	17.6	5.5	31%	13	120	56.7	41.6	76%
3	9	194	18.9	2.9	15%	22	314	75.6	44.5	59%
4	10	208	16.1	4.2	26%	32	522	91.7	48.7	53%
5	12	280	19.3	8.6	44%	44	802	111.0	57.3	52%
6	11	255	19.0	3.7	20%	55	1057	130.0	61.0	47%
7	2	N/A	15.9	6.5	41%	57	N/A	145.9	67.5	46%
8	10	178	37.7	8.2	21%	67	1235	183.6	75.7	41%
9	112	90	60.4	41.1	68%	179	1325	244.0	116.8	48%
10	129	115	39.1	11.4	29%	308	1440	283.1	128.2	45%
11	163	134	43.8	13.5	31%	471	1595	326.9	141.7	43%
12	26	N/A	53.9	8.5	16%	497	N/A	380.8	151.7	40%
WESTRIDGE OPEN SPACE	N/A	N/A	1.5	1.5	N/A	N/A	N/A	382.3	N/A	N/A
TOTAL	497	1,574	382.3	151.7	37%	497	1,574	382.3	151.7	40%

ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE.
CARLSBAD, CA 92008
TEL: (760) 431-9896
FAX: (760) 431-8802
27433 TOURNEY ROAD
SUITE 220
VALENCIA, CA 91355
TEL: (661) 799-2760
CIVIL ENGINEERING • LAND PLANNING • HILLSIDE DESIGN • SURVEYING

PREPARED FOR:
NEWHALL LAND & FARMING CO.
25124 SPRINGFIELD COURT
SUITE 300
VALENCIA, CA 91355
(661)255-4000
REPRESENTATIVE: MR. MILES HELFRICH

PLANS PREPARED BY:
ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE.
CARLSBAD, CA 92008
(760) 431-9896

PLANS PREPARED UNDER THE DIRECTION OF:
CRAIG M. WHITTEKER R.C.E. 51929 — DATE 6/24/13

REGISTERED PROFESSIONAL ENGINEER — CRAIG M. WHITTEKER — NO. 51929 — EXP. 6-30-14 — CIVIL — STATE OF CALIFORNIA

LEGAL DESCRIPTION:

THAT PORTION OF RANCHO SAN FRANCISCO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 521 PAGES 522 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

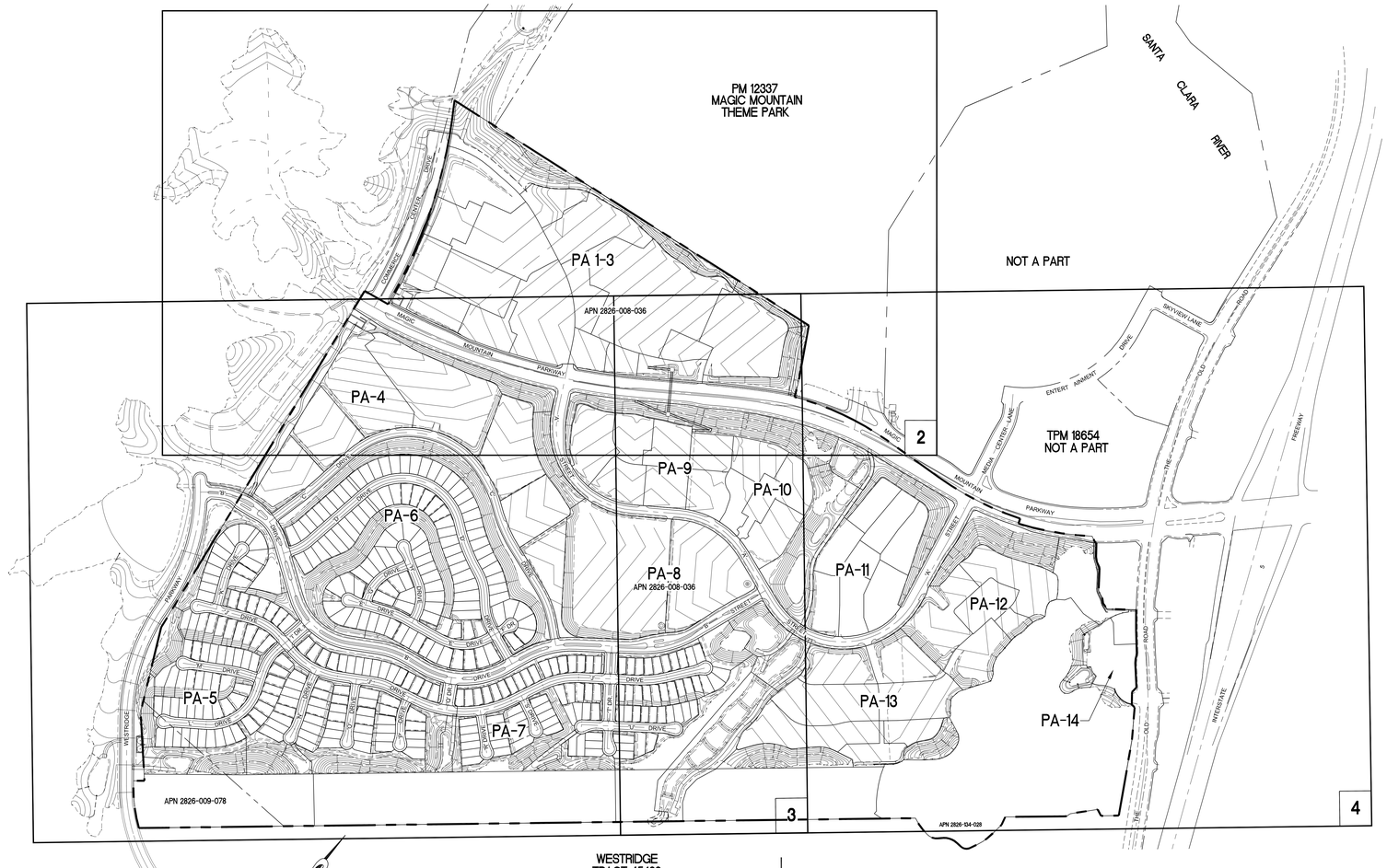
NO.	DATE	REVISIONS	BY	APPR

SHEET 5 — COUNTY OF LOS ANGELES — 5 SHEETS

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP
NO. 53295

COUNTY CASE NO. _____
LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

I:CAD/0930/TENTATIVE-MAP/0930-TENTATIVE MAP-SHT-05-DWG



WESTRIDGE
TRACT 45433

2 = SHEET NUMBER

FEET
300 150 0 300 600
1 1/2 0 1 2
INCHES

SCALE: 1"=300'

GENERAL NOTES

1. GRADE ELEVATIONS SHOWN ON THE VTTM AND THE EXHIBITS MAP ARE APPROXIMATE. THE ELEVATIONS MAY CHANGE BY 3 FEET. ELEVATION CHANGES MAY BE GREATER THAN 3 FEET BUT ONLY IF DETERMINED BY DPW AND DRP THAT THE REVISIONS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL.
2. 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.
3. ALIGNMENT AND GEOMETRICS OF STREETS AND TRAILS ARE APPROXIMATE. ADJUSTMENTS TO TRAILS CAN BE MADE WITH APPROVAL BY DRP AND THE PARKS AND RECREATION DEPARTMENT.
4. BUILDING FOOTPRINTS THAT ARE SHOWN ON THE VTTM OR THIS EXHIBIT MAP ARE ONLY FOR ILLUSTRATIVE PURPOSES. ACTUAL BUILDING LOCATIONS AND FOOTPRINTS MAY VARY. APPROVAL IS REQUESTED DURING PLOT PLAN REVIEW PROVIDED THE PROPOSED BUILDINGS SATISFY ALL EXISTING CODES AND ORDINANCES. THIS MINOR CHANGE DOES NOT, HOWEVER, INCLUDE:
   A. THE CHANGE IN PROPOSED LAND USE.
   B. A CHANGE OF MORE THAN 5 FEET IN BUILDING HEIGHT.
5. THE RECORDATION OF A "LARGE LOT" PARCEL MAP WHERE ALL PARCELS ARE LARGER THAN 20 ACRES SHALL NOT REQUIRE THE OBLIGATION OF CONSTRUCTING IMPROVEMENTS OR INFRASTRUCTURE AS MAY BE OTHERWISE REQUIRED FOR THE SUBDIVISION, EXCEPT AS MAY BE REQUIRED BY CHAPTER 21.32 OF THE SUBDIVISION CODE.
6. THE RECORDATION OF A "LARGE LOT" PARCEL MAP SHALL NOT REQUIRE THE OBLIGATION OF FEES, DEDICATIONS (E.G., RIGHTS-OF-WAY OR PARKS), EXACTIONS, OR INFRASTRUCTURE AS MAY BE OTHERWISE REQUIRED FOR THE SUBDIVISION, EXCEPT AS MAY BE REQUIRED BY CHAPTER 21.32 OF THE SUBDIVISION CODE.
7. THE RECORDATION OF A "LARGE LOT" PARCEL MAP SHALL BE CONSIDERED THE FILING OF THE FIRST UNIT FOR THE PURPOSE OF TIME EXTENSIONS PURSUANT TO THE SUBDIVISION MAP ACT.
8. PERMISSION IS REQUESTED FOR UNIT PHASING.
9. PERMISSION IS REQUESTED TO COMBINE LOTS.
10. PERMISSION IS REQUESTED TO RECORD ADDITIONAL OPEN SPACE LOTS.
11. PERMISSION IS REQUESTED TO RECORD ADDITIONAL UTILITY LOTS AND PROVIDE MAINTENANCE EASEMENTS TO THE SATISFACTION OF THE DPW AND DRP.
12. THE LOCATIONS OF APPURTENANT STRUCTURES (E.G., PASEOS, PEDESTRIAN BRIDGES, TRANSIT SHELTERS, WATER QUALITY BASINS, ETC.) MAY BE RELOCATED TO THE SATISFACTION OF DPW AND DRP.
13. PERMISSION IS REQUESTED TO RECORD JOINT ACCESS EASEMENTS (20' WIDE) AS LOTS.
14. PERMISSION IS REQUESTED TO MASS GRADE.
15. PROPOSED STREET GRADING IS APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENTS PENDING DETERMINATION OF FINAL DEVELOPMENT LAYOUT AND PLANS.
16. LOCATION OF TRAILS TO BE FINALIZED PRIOR TO FINAL MAP APPROVAL.
17. PERMISSION IS REQUESTED TO PROVIDE RIGHT OF WAY RETURN RADII OF 13 FT. AT ALL LOCAL STREET INTERSECTIONS AND 27 FT WHERE ALL PLANNED HIGHWAYS INTERSECT OR WHERE ONE OF THE ROADS SERVES A COMMERCIAL OR INDUSTRIAL DEVELOPMENT.
18. MODIFIED STREET CROSS-SECTIONS AS SHOWN ON VESTING TENTATIVE TRACT MAP ARE REQUESTED. HOWEVER, PERMISSION IS SOUGHT TO CONSTRUCT STANDARD AND ALTERNATE STREET CROSS-SECTIONS AT THE DISCRETION OF THE SUBDIVIDER.
19. ALL DIMENSIONS SHOWN ARE APPROXIMATE.
20. TOPO COMPILED FROM DATA FLOWN 09/11.
21. ADDITIONAL RIGHT OF WAY MAY BE DEDICATED AS REQUIRED TO THE SATISFACTION OF PUBLIC WORKS.
22. RELATED ENTITLEMENTS:
   - TENTATIVE MAP NO. 53295
   - CONDITIONAL USE PERMINT NO. 00-210
   - OAK TREE PERMIT NO. 200700018
   - ZONE CHANGE NO. 00-210
   - PARKING PERMIT NO. 200700013
23. PERMISSION IS REQUESTED TO ALLOW OFFICE & RETAIL SPACE TO BE INTERCHANGEABLE PROVIDED THE REQUIRED PARKING IS SATISFIED.
24. FIRE ACCESS TO BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.
25. MODIFICATIONS OF REQUIRED STREET FRONTAGE IS REQUESTED PER SECTION 21.24.040 OF THE LOS ANGELES COUNTY CODE.
26. GUEST PARKING PROPOSED ON PRIVATE DRIVES PER COUNTY PRIVATE DRIVE MANUAL.
27. PRIVATE DRIVES DESIGNED PER THE COUNTY PRIVATE DRIVE MANUAL.
28. SHARED AND RECIPROCAL PARKING SHOWN PER REQUESTED PARKING PERMIT.
29. WITHIN COMMERCIAL PLANNING AREA 1-3, RESIDENTIAL PLANNING AREAS 4, 9-13 AND COMMERCIAL PLANNING AREA 14 FLEXIBILITY IN FUTURE DESIGN IS PERMITTED, INCLUDING BUT NOT LIMITED TO: CHANGING COMMERCIAL TO OFFICE AND OFFICE TO COMMERCIAL, CHANGING APARTMENTS TO CONDOMINIUMS AND CONDOMINIUMS TO APARTMENTS, CHANGING FROM ATTACHED TO DETACHED UNITS AND DETACHED TO ATTACHED UNITS, CHANGES TO BUILDING TYPES AND LOCATION, LOT CONFIGURATIONS AND RELOCATION OF DRIVEWAYS, DRIVE ENTRIES, DRIVEWAY ALIGNMENT AND OPEN SPACE AND LANDSCAPE AREA LOCATIONS AFFECTED AS A RESULT OF DESIGN CHANGES, PROVIDED THE CHANGES DO NOT EXCEED THE APPROVED TOTAL RESIDENTIAL UNIT COUNT, TOTAL COMMERCIAL/OFFICE SQUARE FOOTAGE AND DOES NOT RESULT IN A REDUCTION OF TOTAL OPEN SPACE. CHANGES SHALL BE DEPICTED ON A REVISED EXHIBIT MAP.
30. THE ABOVE MENTIONED GENERAL NOTES (THAT ADDRESS MINOR MODIFICATION) MAY REQUIRE REVIEW AND APPROVAL OF A REVISED EXHIBIT MAP.
31. PERMISSION REQUESTED TO HAVE REDUCED LOT SIZES (< 5000 SF) AND REDUCED LOT WIDTHS (< 50'). MINIMUM RESIDENTIAL SINGLE-FAMILY LOT SIZE IS 4,000 SF. MINIMUM RESIDENTIAL SINGLE-FAMILY LOT WIDTH(NON-CULDESAC) IS 40'.
32. GRADING OF VTTM 53295 MAY BE DONE IN SUB-PHASES OVER TIME BUT SUCH GRADING WILL STILL BE BALANCED WITHIN THE GRADING LIMITS IDENTIFIED ON THE TENTATIVE TRACT MAP. ALL GRADING OF SLOPES WILL BE PERFORMED AS ENGINEERED GRADING. THE LIMIT OF A GRADING SUB-PHASE WILL BE ESTABLISHED TO ACHIEVE A BALANCED EARTHWORK FOR THAT SUB-PHASE AND MAY EXTEND BEYOND THE LIMITS OF A PARTICULAR FINAL UNIT MAP BOUNDARY IN ORDER TO ACHIEVE A PHASED OF GRADING BALANCED. AN INTERIM HYDROLOGY REPORT WILL BE PROVIDED TO SUPPORT THE PHASED GRADING. DRAINAGE AND EROSION CONTROL FACILITIES WILL BE PROVIDED TO THE SATISFACTION OF DWP.
33. PERMISSION REQUESTED TO VACATE EXCESS RIGHT OF WAY ON MAGIC MOUNTAIN PARKWAY.
34. A BLANKET EASEMENT FOR COVERED STORM DRAIN, APPURTENANT STRUCTURES, AND INGRESS AND EGRESS PURPOSES SHALL BE DEDICATED TO THE LACFCD OVER ALL PRIVATE DRIVEWAYS AND FIRELANES TO THE SATISFACTION OF PUBLIC WORKS.

SPECIAL NOTES

1. WATER QUALITY BASINS AND BIOSWALES WILL PROVIDE FOR TREATMENT OF STORM WATER RUN OFF PER THE APPROVED DRAINAGE CONCEPT.
2. PROPOSED RECLAIMED WATER LINES WILL BE LOCATED IN PUBLIC/PRIVATE STREETS AND TRAILS.

SURVEY NOTES:

VERTICAL DATUM:
LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS BENCHMARK DESCRIBED AS FOLLOWS: LACDPW L5402 RND HD SPK IN LOWER CONC HDWL @ N END 24 FT W/O C/L THE OLD RD (W RDWY) AND 0.6 MI S/O HENRY MAYO DR @ MI MKR @6.25 NEWHALL QUAD. 1995 ADJUSTMENT (NAVD 1988) ELEVATION = 1031.951

THERE IS APPROXIMATELY 2.3 FEET DIFFERENCE BETWEEN PREVIOUS COUNTY OF LOS ANGELES DATUMS BASED UPON NAVD 1929 AND NAVD 1988 (NAVD 1988 IS 2.3 FEET HIGHER THAN NAVD 1929).

AERIAL PLANIMETRY:
THIS SURVEY WAS PREPARED BY PHOTOGRAMMETRIC PROCESSES, UTILIZING AERIAL PHOTOGRAPHY DATED NOVEMBER 15, 2006. THE OUTLINE OF BUILDINGS AND OTHER ROOFED IMPROVEMENTS, MAY INCLUDE EAVES, CANOPIES AND BALCONIES, SINCE BUILDINGS BELOW THESE ITEMS ARE NOT VISIBLE TO THE CAMERA.

TOPOGRAPHY:
DATED SEPTEMBER 15, 2011, AND COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.

CONTOUR INTERVAL:
5 FOOT, UNLESS OTHERWISE NOTED.

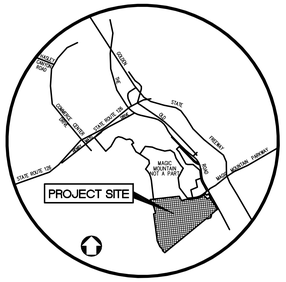
PROJECT SUMMARY:

GROSS AREA:	382.3 Acres
NET AREA:	363.0 Acres
TOTAL LOTS:	496
TOTAL RESIDENTIAL D.U.:	1,574 DU
TOTAL OFFICE/COMMERCIAL:	730,000 SF
EXISTING ZONING:	R1 (322.9 AC), C-3 (57.9 AC), C-R (1.5 AC)
PROPOSED ZONING:	C-3 (3.9 AC), C-3-DP (57.9 AC), RPD-5000-4U (140.3 AC), RPD-5000-8U (182.6 AC), C-R (1.5 AC)
EXISTING LAND USE:	H5 (322.9 AC), CM (57.9 AC), OS-PR (1.5 AC)
PROPOSED LAND USE:	H5 (322.9 AC), CM (57.9 AC), OS-PR (1.5 AC)
APN:	2826-008-036 2826-009-078 2826-134-028
ESTIMATED EARTHWORK: ONSITE:	6,400,000 CY CUT 6,600,000 CY FILL 200,000 CY IMPORT
OFFSITE:	1,400,000 CY CUT 1,200,000 CY FILL 200,000 CY EXPORT
TOTAL:	7,800,000 CY CUT 7,800,000 CY FILL

OAK TREES TO BE REMOVED: ONSITE 55 TREES, OFFSITE 12 TREES
OAK TREES TO BE ENCROACHED: ONSITE 10 TREES, OFFSITE 2 TREES
OAK TREES TO REMAIN: ONSITE 15 TREES, OFFSITE 10 TREES
TOTAL OAK TREES: 104

RELATED ENTITLEMENTS

CONDITION USE PERMINT NO.. 00-210
OAK TREE PERMIT NO. . . . . ROAK 200700018
ZONE CHANGE NO. . . . . RZC 00-210
PARKING PERMIT NO.. 200700013



VICINITY MAP
NOT TO SCALE

LEGEND:

- 1 / 10,000 SF / 1010.0 — LOT NO. / LOT AREA (SQUARE FEET) / PAD ELEVATION
- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED UTILITY EASEMENT
- EXISTING EASEMENT
- 1000 — PROPOSED CONTOUR
- PROPOSED DAYLIGHT LINE
- TEMPORARY IMPACT LINE FOR GRADING
- D — PROPOSED STORM DRAIN
- SS — PROPOSED SANITARY SEWER
- W — PROPOSED WATER
- D — PROPOSED STORM DRAIN INLET/OUTLET
- PROPOSED CATCH BASIN
- SD — EXISTING STORM DRAIN LINE
- S — EXISTING SEWER LINE
- W — EXISTING WATER LINE
- O — EXISTING OIL LINE
- G — EXISTING GAS LINE
- OE — EXISTING OVERHEAD POWER LINE
- EXISTING POWER POLE
- PROPOSED RETAINING WALL
- SIGHT DISTANCE LINE
- EXISTING OIL WELL LOCATION
- OAK NO. XX (TBE) — OAK TREE (TO BE ENCROACHED)
- OAK NO. XX (TBR) — OAK TREE (TO BE REMOVED)
- OAK NO. XX (TR) — OAK TREE (TO REMAIN)

ABBREVIATIONS:

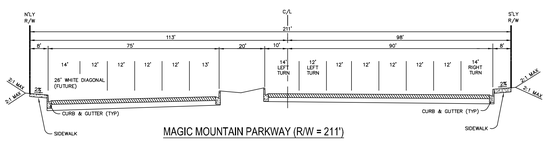
AC	ACRES
EX	EXISTING
FF	FINISH FLOOR
GB	GRADE BREAK
HP	HIGH POINT
L	LENGTH
MIN	MINIMUM
PROP	PROPOSED
R	RADIUS
R/W	RIGHT OF WAY
SF	SQUARE FEET
SD	STORM DRAIN
SS	SANITARY SEWER
TBI	TO BE IMPACTED
TBR	TO BE REMOVED
VC	VERTICAL CURVE
W	WATER

UTILITY PROVIDERS

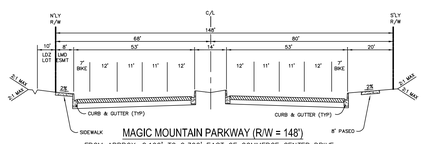
SEWER:	L.A. COUNTY SANITATION DIST. 32
WATER:	VALENCIA WATER COMPANY
ELECTRICAL:	SOUTHERN CALIFORNIA EDISON
GAS:	SOUTHERN CALIFORNIA GAS CO.
TELEPHONE:	AT&T
CABLE TV:	TIME WARNER CABLE

LOT SUMMARY

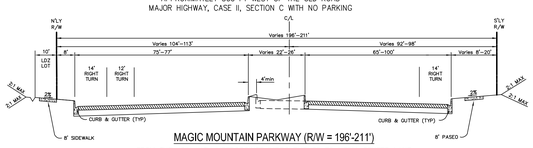
Lot Numbers	Sheet No.	No. of Lots	No. of Bldgs	Type (Use)	Dwelling Units	Commercial SF	Total Acres
Planning Area 1-3							
1-6,11	2	7	7	OFFICE/COMMERCIAL		400,000	18.1
7-10,12-17		10	8	OFFICE/COMMERCIAL		280,000	26.1
18-26		9		OPEN SPACE			8.6
Planning Area 4							
27-32	2,3	6		CONDOMINIUM	178		22.3
Planning Area 5							
33-166	3	134	134	SINGLE-FAMILY 50'x105'	134		16.5
Planning Area 6							
167-281	3	115	115	SINGLE-FAMILY 55'x110'	115		19.4
Planning Area 7							
282-371	3	90	90	SINGLE-FAMILY 45'x100	90		10.0
Planning Area 8							
372	3	1		PUBLIC PARK SITE			5.6
373		1		SCHOOL SITE			11.0
Planning Area 9							
374-380	3,4	7	15	CONDOMINIUM	255		11.1
Planning Area 10							
381-385	4	5	8	CONDOMINIUM	280		7.7
Planning Area 11							
386-393	4	8	13	CONDOMINIUM	208		10.3
Planning Area 12							
394-398	4	5	21	CONDOMINIUM	120		10.5
Planning Area 13							
399-405	4	7	5	CONDOMINIUM	194		15.6
Planning Area 14							
406,407	4	2	1	OFFICE/COMMERCIAL		50,000	4.3
Miscellaneous							
408	2,3,4	1		PRIVATE RECREATION CENTER 'A'			2.1
409		1		PRIVATE RECREATION CENTER 'B'			0.8
410-433		23		PRIVATE DRIVES			30.4
434-442		8		LACFCD			8.1
443		1		SPINEFLOWER PRESERVE			28.8
444-497		53		OPEN SPACE			95.5
				PUBLIC STREETS			19.5
TOTAL		497			1,574	730,000	382.3



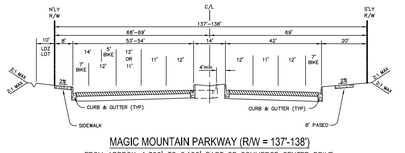
MAGIC MOUNTAIN PARKWAY (R/W = 211')
SECTION TO JOIN PER METROPOINTE IMPROVEMENT PLANS AT APPROXIMATELY 300 FT WEST OF THE OLD ROAD
MAJOR HIGHWAY, CASE II, SECTION C WITH NO PARKING



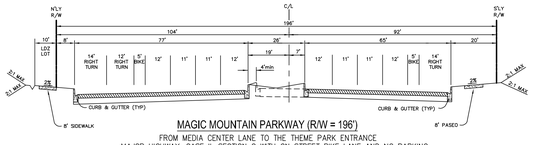
MAGIC MOUNTAIN PARKWAY (R/W = 148')
FROM APPROX. 2,100' TO 2,300' EAST OF COMMERCE CENTER DRIVE
MAJOR HIGHWAY, CASE II, SECTION C WITH ON STREET BIKE LANE AND NO PARKING



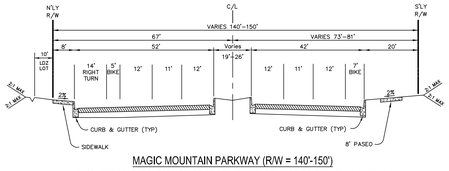
MAGIC MOUNTAIN PARKWAY (R/W = 196'-211')
FROM THE JOIN WITH METROPOINTE IMPROVEMENTS TO MEDIA CENTER LANE
MAJOR HIGHWAY, CASE II, SECTION C WITH NO PARKING



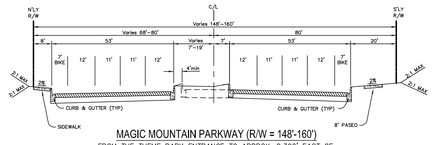
MAGIC MOUNTAIN PARKWAY (R/W = 137'-138')
FROM APPROX. 1,300' TO 2,100' EAST OF COMMERCE CENTER DRIVE
MAJOR HIGHWAY, CASE II, SECTION C WITH ON STREET BIKE LANE AND NO PARKING



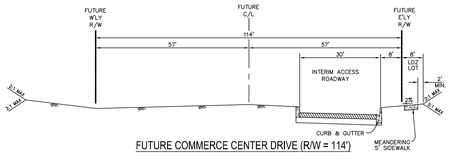
MAGIC MOUNTAIN PARKWAY (R/W = 196')
FROM MEDIA CENTER LANE TO THE THEME PARK ENTRANCE
MAJOR HIGHWAY, CASE II, SECTION C WITH ON STREET BIKE LANE AND NO PARKING



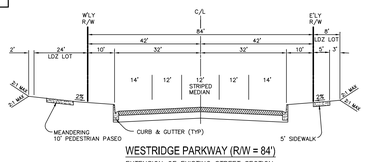
MAGIC MOUNTAIN PARKWAY (R/W = 140'-150')
FROM APPROX. 1,300' EAST OF COMMERCE CENTER DRIVE TO COMMERCE CENTER DRIVE
MAJOR HIGHWAY, CASE II, SECTION C WITH ON STREET BIKE LANE AND NO PARKING



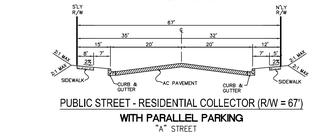
MAGIC MOUNTAIN PARKWAY (R/W = 148'-160')
FROM THE THEME PARK ENTRANCE TO APPROX. 2,300' EAST OF COMMERCE CENTER DRIVE
MAJOR HIGHWAY, CASE II, SECTION C WITH ON STREET BIKE LANE AND NO PARKING



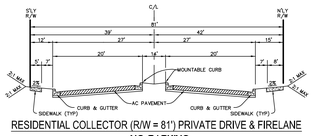
FUTURE COMMERCE CENTER DRIVE (R/W = 114')



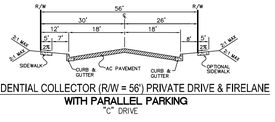
WESTRIDGE PARKWAY (R/W = 84')
EXTENSION OF EXISTING STREET SECTION PER TRACT 45433



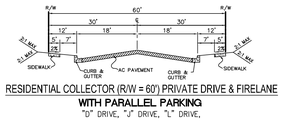
PUBLIC STREET - RESIDENTIAL COLLECTOR (R/W = 67')
WITH PARALLEL PARKING
"A" STREET



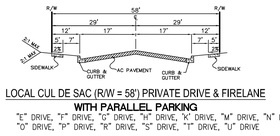
RESIDENTIAL COLLECTOR (R/W = 81') PRIVATE DRIVE & FIRELANE
NO PARKING
"B" DRIVE



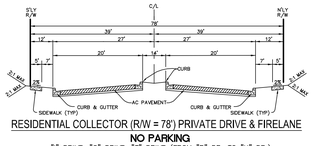
RESIDENTIAL COLLECTOR (R/W = 56') PRIVATE DRIVE & FIRELANE
WITH PARALLEL PARKING
"C" DRIVE



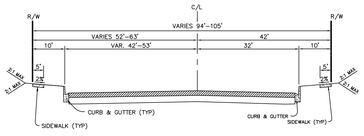
RESIDENTIAL COLLECTOR (R/W = 60') PRIVATE DRIVE & FIRELANE
WITH PARALLEL PARKING
"D" DRIVE, "J" DRIVE, "L" DRIVE,



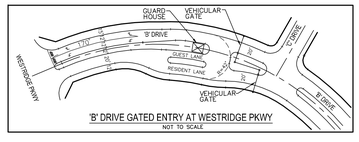
LOCAL CUL DE SAC (R/W = 58') PRIVATE DRIVE & FIRELANE
WITH PARALLEL PARKING
"E" DRIVE, "F" DRIVE, "G" DRIVE, "H" DRIVE, "K" DRIVE, "M" DRIVE, "N" DRIVE, "O" DRIVE, "P" DRIVE, "R" DRIVE, "S" DRIVE, "T" DRIVE, "U" DRIVE



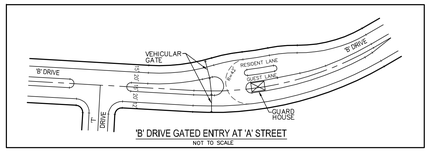
RESIDENTIAL COLLECTOR (R/W = 78') PRIVATE DRIVE & FIRELANE
NO PARKING
"I" DRIVE, "Q" DRIVE, "I" DRIVE (FROM "B" DR. TO "U" DR.)



MEDIA CENTER LANE (R/W = 94'-105')



'B' DRIVE GATED ENTRY AT WESTRIDGE PKWY
NOT TO SCALE



'B' DRIVE GATED ENTRY AT 'A' STREET
NOT TO SCALE

ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE.
CARLSBAD, CA 92008
TEL: (760) 431-9896
FAX: (760) 431-8802
27433 TOURNEY ROAD
SUITE 250
VALENCIA, CA 91355
TEL: (661) 799-2760
CIVIL ENGINEERING • LAND PLANNING • HELISOC DESIGN • SURVEYING

PREPARED FOR:
NEWHALL LAND & FARMING CO.
25124 SPRINGFIELD COURT
SUITE 300
VALENCIA, CA 91355
(661)255-4000
REPRESENTATIVE: MR. MILES HELFRICH

PLANS PREPARED BY:
ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE.
CARLSBAD, CA 92008
(760) 431-9896

PLANS PREPARED UNDER THE DIRECTION OF:
CRAIG M. WHITTEKER R.C.E. 51929 — 6/24/13 DATE

REGISTERED PROFESSIONAL ENGINEER — CRAIG M. WHITTEKER — NO. 51929 — EXP. 6-30-14 — CIVIL — STATE OF CALIFORNIA

LEGAL DESCRIPTION:

THAT PORTION OF RANCHO SAN FRANCISCO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 521 PAGES 522 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

NO.	DATE	REVISIONS	BY	APPR

SHEET 1 — COUNTY OF LOS ANGELES — 5 SHEETS

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP
NO. 53295

COUNTY CASE NO. _____
LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

I:\CAD\0930\TENTATIVE MAP\0930-TENTATIVE MAP-SHT-01.dwg

EASEMENTS BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY
PRELIMINARY TITLE REPORT ORDER NO. 3403118 (29) DATED JUNE 25, 2010

TITLE REPORT ITEM NO.	OWNER	PURPOSE	REFERENCE	FUTURE DISPOSITION	ADDITIONAL COMMENTS	TENTATIVE MAP SHEET NO.
2	GENERAL PIPE LINE COMPANY OF CALIFORNIA	PIPE LINE	AUGUST 5, 1912 INSTR. NO. 119 BOOK 5156 PAGE 8	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE DOCUMENT IS ILLEGIBLE	———
3	PACIFIC LIGHT AND POWER CORPORATION	POLES, etc.	MAY 22, 1914 INSTR. NO. 131 BOOK 5810 PAGE 192	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE DOCUMENT IS ILLEGIBLE	———
4	PACIFIC TELEPHONE AND TELEGRAPH COMAPANY	POLES, etc.	JUNE 12, 1915 INSTR. NO. 130 BOOK 6080 PAGE 40	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE INDETERMINATE POINT OF BEGINNING	———
5.1	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	FEBRUARY 27, 1920 INSTR. NO. 426 BOOK 7068 PAGE 323	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE PART OF DOCUMENT IS ILLEGIBLE	———
5.2	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	MAY 28, 1924 INSTR. NO. 70 BOOK 4022 PAGE 192	TO BE QUITCLAIMED PRIOR TO FINAL MAP		2,4
5.3	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	APRIL 17, 1925 INSTR. NO. 1620 BOOK 3397 PAGE 67	TO REMAIN		3,4
5.4	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	FEBRUARY 10, 1928 INSTR. NO. 1921 BOOK 7853 PAGE 11	TO REMAIN		3,4
5.5	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	JANUARY 12, 1931 INSTR. NO. 917 BOOK 10651 PAGE 4	TO REMAIN		3,4
5.6	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	SEPTEMBER 14, 1941 INSTR. NO. 20 BOOK 18811 PAGE 7	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE INDETERMINATE POINT OF BEGINNING	———
5.7	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	JULY 28, 1948 INSTR. NO. 3094 BOOK 27828 PAGE 248	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE PART OF DOCUMENT IS ILLEGIBLE	———
5.8	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	MAY 25, 1950 INSTR. NO. 2284 BOOK 33233 PAGE 24	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE DOCUMENT IS ILLEGIBLE	———
5.9	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	NOVEMBER 24, 1950 INSTR. NO. 3033 BOOK 34891 PAGE 223	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE INDETERMINATE POINT OF BEGINNING	———
5.10	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	SEPTEMBER 27, 1951 INSTR. NO. 2313 BOOK 37299 PAGE 252	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE DOCUMENT IS ILLEGIBLE	———
5.11	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	MAY 22, 1952. INSTR. NO. 2249 BOOK 38991 PAGE 298	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE DOCUMENT IS ILLEGIBLE	———
5.12	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	JULY 11, 1952 INSTR. NO. 2766 BOOK 39363 PAGE 41	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE INDETERMINATE POINT OF BEGINNING	———
5.13	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	SEPTEMBER 10, 1952 INSTR. NO. 3424 BOOK 39811 PAGE 49	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE DOCUMENT IS ILLEGIBLE	———
5.14	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	OCTOBER 27, 1954 INSTR. NO. 3026 BOOK 45950 PAGE 255	TO BE QUITCLAIMED PRIOR TO FINAL MAP		5
5.15	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	JANUARY 15, 1958 INSTR. NO. 3080 BOOK 56396 PAGE 205	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE DOCUMENT IS ILLEGIBLE	———
5.16	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	JULY 12, 1966 INSTR. NO. 2217 BOOK 03363 PAGE 475	TO REMAIN		3,4
5.17	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	AUGUST 2, 1968 INSTR. NO. 3513 BOOK 04063 PAGE 406	TO BE QUITCLAIMED PRIOR TO FINAL MAP		3
5.18	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, etc.	FEBRUARY 5, 1971 INSTR. NO. 3029 BOOK 04964 PAGE 262	TO BE QUITCLAIMED PRIOR TO FINAL MAP		4

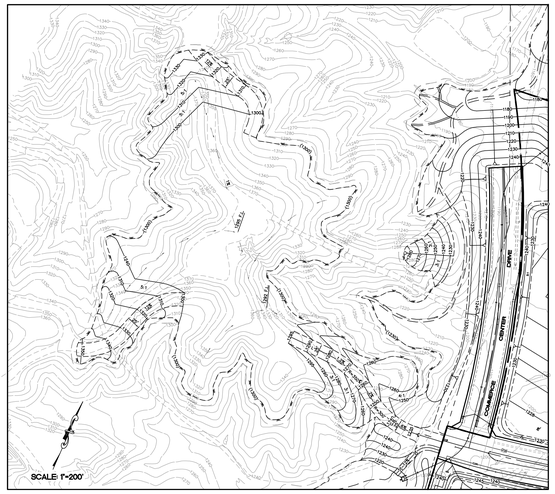
EASEMENT NOTE: PLOTTABLE EASEMENTS ARE SHOWN ON TENTATIVE MAP SHEETS. NON-PLOTTABLE EASEMENTS ARE NOTED AS SUCH IN THE SUMMARY TABLE HEREON. IT IS RECOMMENDED THAT LEGAL COUNSEL AND TITLE COMPANY BE RETAINED TO ANALYZE AND REPORT ON SUCH EASEMENTS.

EASEMENTS (CONTINUED)

TITLE REPORT ITEM NO.	OWNER	PURPOSE	REFERENCE	FUTURE DISPOSITION	ADDITIONAL COMMENTS	TENTATIVE MAP SHEET NO.
6	SOUTHERN CALIFORNIA TELEPHONE COMPANY	POLES, ect.	AUGUST 21, 1935 INSTR. NO. 732 BOOK 13612 PAGE 109	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE PARTS OF DOCUMENT ARE ILLEGIBLE	———
7	UNION OIL COMPANY OF CALIFORNIA	PIPE LINE	MAY 6, 1938 INSTR. NO. 952 BOOK 15781 PAGE 98	TO BE QUITCLAIMED PRIOR TO FINAL MAP		2,3
8	AUGUST A. RUBEL & MARY RUBEL	PIPE LINE	JUNE 14, 1940 INSTR. NO. 988 BOOK 17568 PAGE 237	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE NO SPECIFIC DESCRIPTION OF EASEMENT	———
9	INTENTIONALLY DELETED FROM TITLE REPORT	———	———	———	———	———
10	SOUTHERN PACIFIC RAILROADS & SOUTHERN PACIFIC CO.	ROADWAY	SEPTEMBER 20, 1941 INSTR. NO. 20 BOOK 18811 PAGE 7	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE INDETERMINATE POINT OF BEGINNING	———
11	INTENTIONALLY DELETED FROM TITLE REPORT	———	———	———	———	———
12	INTENTIONALLY DELETED FROM TITLE REPORT	———	———	———	———	———
13	COUNTY SANITARY DISTRICT NO. 32 OF LA COUNTY	SEWER LINE	FEBRUARY 25, 1966 INSTR. NO. 4236 BOOK 03219 PAGE 352	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE INDETERMINATE POINT OF BEGINNING	———
14	THE COUNTY OF LOS ANGELES	PUBLIC ROAD AND HIGHWAY	APRIL 6, 1971 INSTR. NO. 3104 BOOK 05018 PAGE 704	TO REMAIN		4
15	SOUTHERN CALIFORNIA GAS COMPANY	PIPE LINE	APRIL 13, 1971 INSTR. NO. 3154 BOOK 05024 PAGE 891	TO REMAIN		3,4
16.1	VALENCIA WATER COMPANY	WATER LINE	NOVEMBER 10, 1972 INSTR. NO. 3974 BOOK D-5663 PAGE 731	TO BE QUITCLAIMED PRIOR TO FINAL MAP	NOT PLOTTABLE INDETERMINATE POINT OF BEGINNING	———
16.2	VALENCIA WATER COMPANY	WATER LINE	JULY 26, 2004 INSTR. NO. 04-1598888	TO BE QUITCLAIMED PRIOR TO FINAL MAP	BLANKET EASEMENT	———
16.3	VALENCIA WATER COMPANY	WATER LINE	SEPTEMBER 27, 2004 INSTR. NO. 2474623	TO BE QUITCLAIMED PRIOR TO FINAL MAP	BLANKET EASEMENT	———
17	SIX FLAGS MAGIC MOUNTAIN INC.	GREENHOUSE NURSERY	JUNE 5, 1979 INSTR. NO. 79-603645	TO BE QUITCLAIMED PRIOR TO FINAL MAP		2
18	SIX FLAGS MAGIC MOUNTAIN INC.	LIVESTOCK	JUNE 5, 1979 – INSTR. NO. 79-603648 JUNE 10, 1980 – INSTR. NO. 80-559806	TO REMAIN		5
19	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, ect.	SEPTEMBER 15, 1988 INSTR. NO. 88-1483381	TO BE QUITCLAIMED PRIOR TO FINAL MAP		3
20	INTENTIONALLY DELETED FROM TITLE REPORT	———	———	———	———	———
21	INTENTIONALLY DELETED FROM TITLE REPORT	———	———	———	———	———
22	LA COUNTY FLOOD CONTROL DISTRICT	FLOOD CONTROL	AUGUST 23, 2005 INSTR. NO. 05-2021536	TO BE QUITCLAIMED PRIOR TO FINAL MAP		4
23.1	THE CITY OF SANTA CLARITA	PUBLIC ROAD AND HIGHWAY	FEBRUARY 9, 2006 INSTR. NO. 06-307027	TO REMAIN		4
23.2	THE CITY OF SANTA CLARITA	PUBLIC ROAD AND HIGHWAY	FEBRUARY 9, 2006 INSTR. NO. 06-0307030	TO REMAIN		4
23.3	THE CITY OF SANTA CLARITA	PUBLIC ROAD AND HIGHWAY	FEBRUARY 9, 2006 INSTR. NO. 06-0307031	TO REMAIN		4
24	THE CITY OF SANTA CLARITA	STORM DRAIN	MAY 2, 2006 INSTR. NO. 06-0963640	TO BE QUITCLAIMED PRIOR TO FINAL MAP		4
25	INTENTIONALLY DELETED FROM TITLE REPORT	———	———	———	———	———
26	INTENTIONALLY DELETED FROM TITLE REPORT	———	———	———	———	———

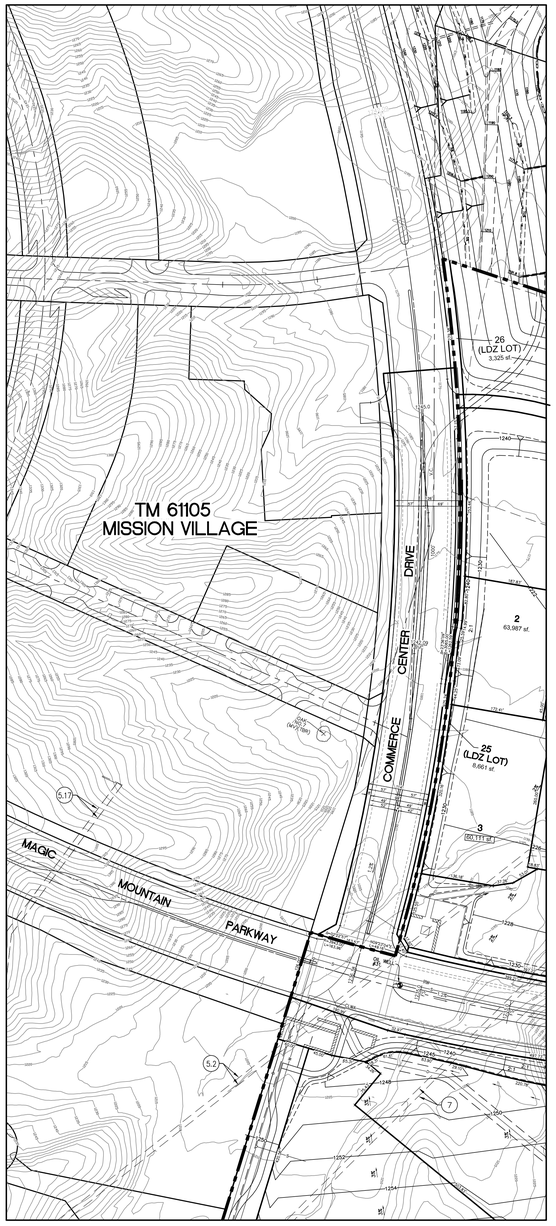
LEASES (NOT PLOTTED)

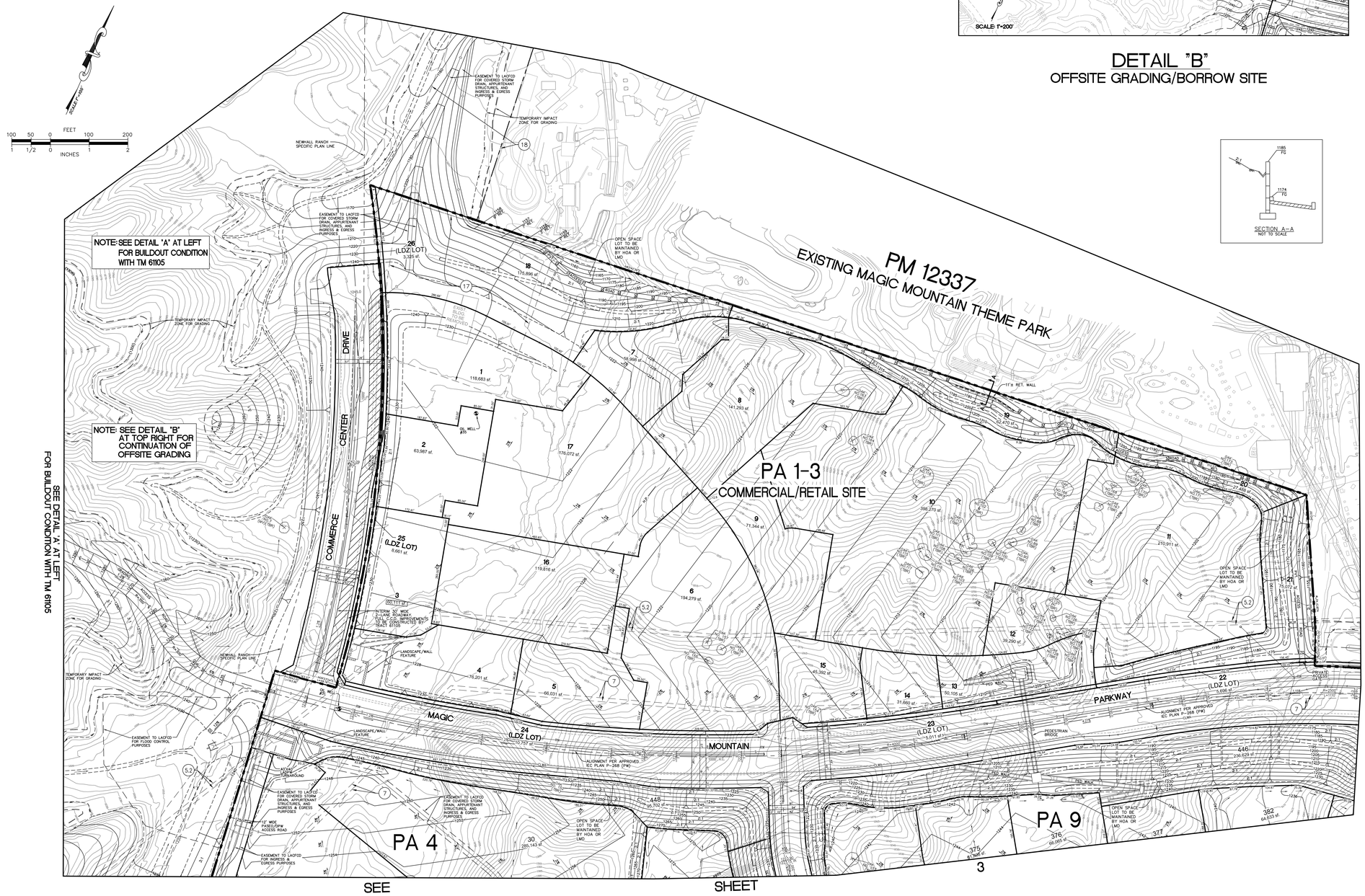
TITLE REPORT ITEM NO.	OWNER	PURPOSE	REFERENCE	FUTURE DISPOSITION	ADDITIONAL COMMENTS	TENTATIVE MAP SHEET NO.
27	HUMBLE OIL COMPANY	OIL/GAS	SEPTEMBER 1, 1948 INSTR. NO. 993 BOOK 28138 PAGE 231, 264	TO BE TERMINATED PRIOR TO FINAL MAP	———	———
28	TIDE WATER OIL COMPANY	OIL/GAS	DECEMBER 3, 1954 INSTR. NO. 954	TO BE TERMINATED PRIOR TO FINAL MAP	———	———
29	THE TEXAS COMPANY	OIL/GAS	JULY 31, 1958 INSTR. NO. 970 BOOK 17-79 PAGE 641	TO BE TERMINATED PRIOR TO FINAL MAP	———	———
30	STANDARD OIL COMPANY	OIL/GAS	AUGUST 19, 1958 INSTR. NO. 3370 BOOK 17-95 PAGE 123	TO BE TERMINATED PRIOR TO FINAL MAP	———	———
31	RICHARD R. CLEMENTS	OIL/GAS	AUGUST 7, 1962 INSTR. NO. 3408	TO BE TERMINATED PRIOR TO FINAL MAP	———	———
32	DEPCO INC.	OIL/GAS	APRIL 22, 1976 INSTR. NO. 27	TO BE TERMINATED PRIOR TO FINAL MAP	———	———



DETAIL "B"
OFFSITE GRADING/BORROW SITE

DETAIL "A"
BUILDOUT CONDITION WITH TM 61105





ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE. CARLSBAD, CA 92008 TEL: (760) 431-9896 FAX: (760) 431-8802
27433 TOURNEY ROAD SUITE 250 VALENCIA, CA 91355 TEL: (661) 799-2760
CIVIL ENGINEERING • LAND PLANNING • HELISOC DESIGN • SURVEYING

PREPARED FOR:
NEWHALL LAND & FARMING CO.
25124 SPRINGFIELD COURT
SUITE 300
VALENCIA, CA 91355
(661)255-4000
REPRESENTATIVE: MR. MILES HELFRICH

PLANS PREPARED BY:
ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE.
CARLSBAD, CA 92008
(760) 431-9896

PLANS PREPARED UNDER THE DIRECTION OF:
CRAIG M. WHITTEKER R.C.E. 51929 — 6/24/13 DATE

REGISTERED PROFESSIONAL ENGINEER CRAIG M. WHITTEKER NO. 51929 EXP. 6-30-14 CIVIL STATE OF CALIFORNIA

LEGAL DESCRIPTION:

THAT PORTION OF RANCHO SAN FRANCISCO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 521 PAGES 522 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

NO.	DATE	REVISIONS	BY	APPR

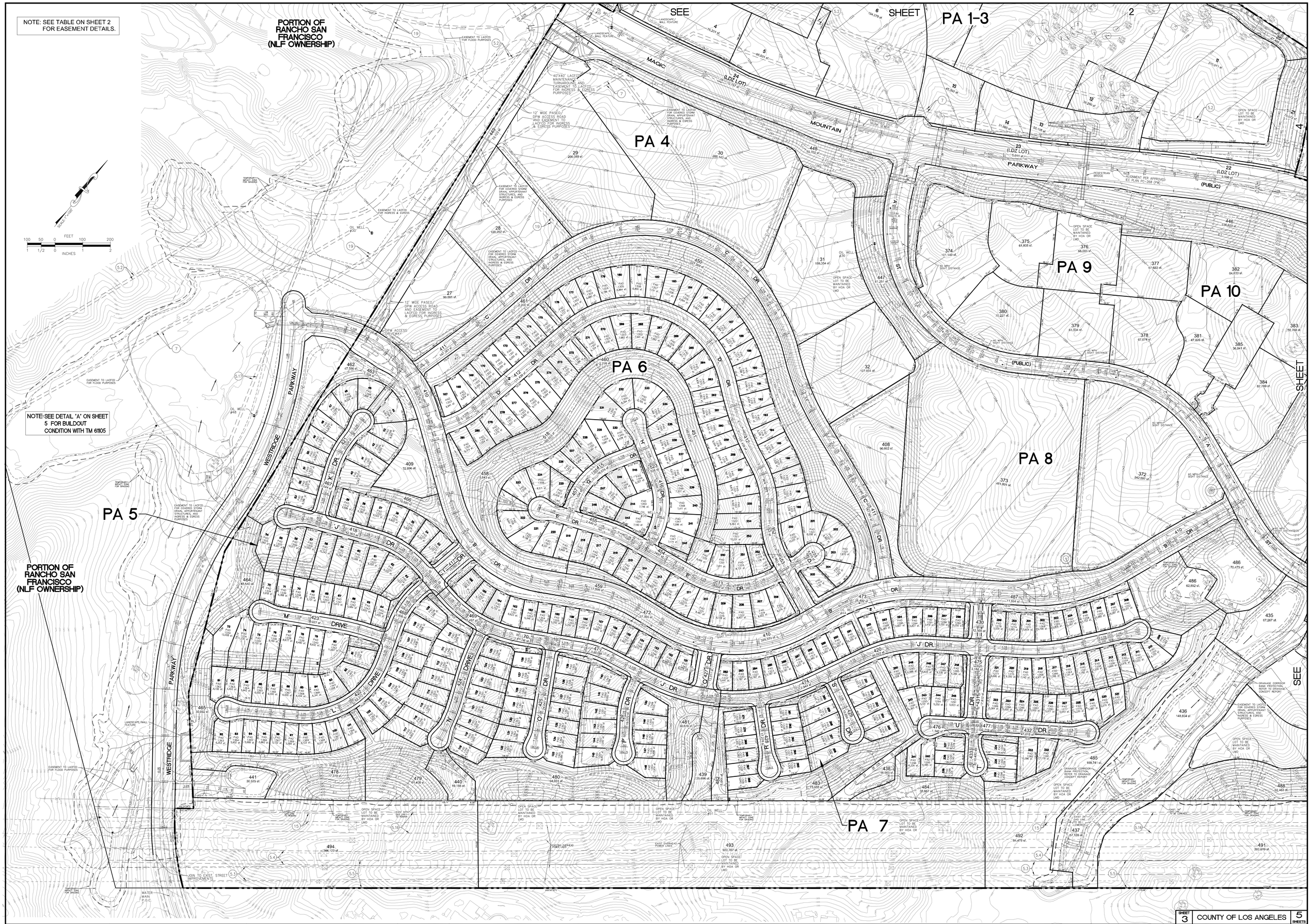
SHEET 2 | COUNTY OF LOS ANGELES | 5 SHEETS

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP
NO. 53295

COUNTY CASE NO. _____
LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

I:CAD/0930/TENTATIVE-MAP/0930-TENTATIVE MAP-SHT-02.dwg

NOTE: SEE TABLE ON SHEET 2 FOR EASEMENT DETAILS.



ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE.
CARLSBAD, CA 92008
TEL: (760) 431-9896
FAX: (760) 431-8802
27433 TOURNEY ROAD
SUITE 250
VALENCIA, CA 91355
TEL: (661) 799-2760
CIVIL ENGINEERING • LAND PLANNING • HILLSIDE DESIGN • SURVEYING

PREPARED FOR:
NEWHALL LAND & FARMING CO.
25124 SPRINGFIELD COURT
SUITE 300
VALENCIA, CA 91355
(661)255-4000
REPRESENTATIVE: MR. MILES HELFRICH

PLANS PREPARED BY:
ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE.
CARLSBAD, CA 92008
(760) 431-9896

PLANS PREPARED UNDER THE DIRECTION OF:
CRAIG M. WHITTEKER R.C.E. 51929 — 6/24/13 DATE

REGISTERED PROFESSIONAL ENGINEER — CRAIG M. WHITTEKER — NO. 51929 — EXP. 6-30-14 — CIVIL — STATE OF CALIFORNIA

LEGAL DESCRIPTION:

THAT PORTION OF RANCHO SAN FRANCISCO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 521 PAGES 522 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

NO.	DATE	REVISIONS	BY	APPR

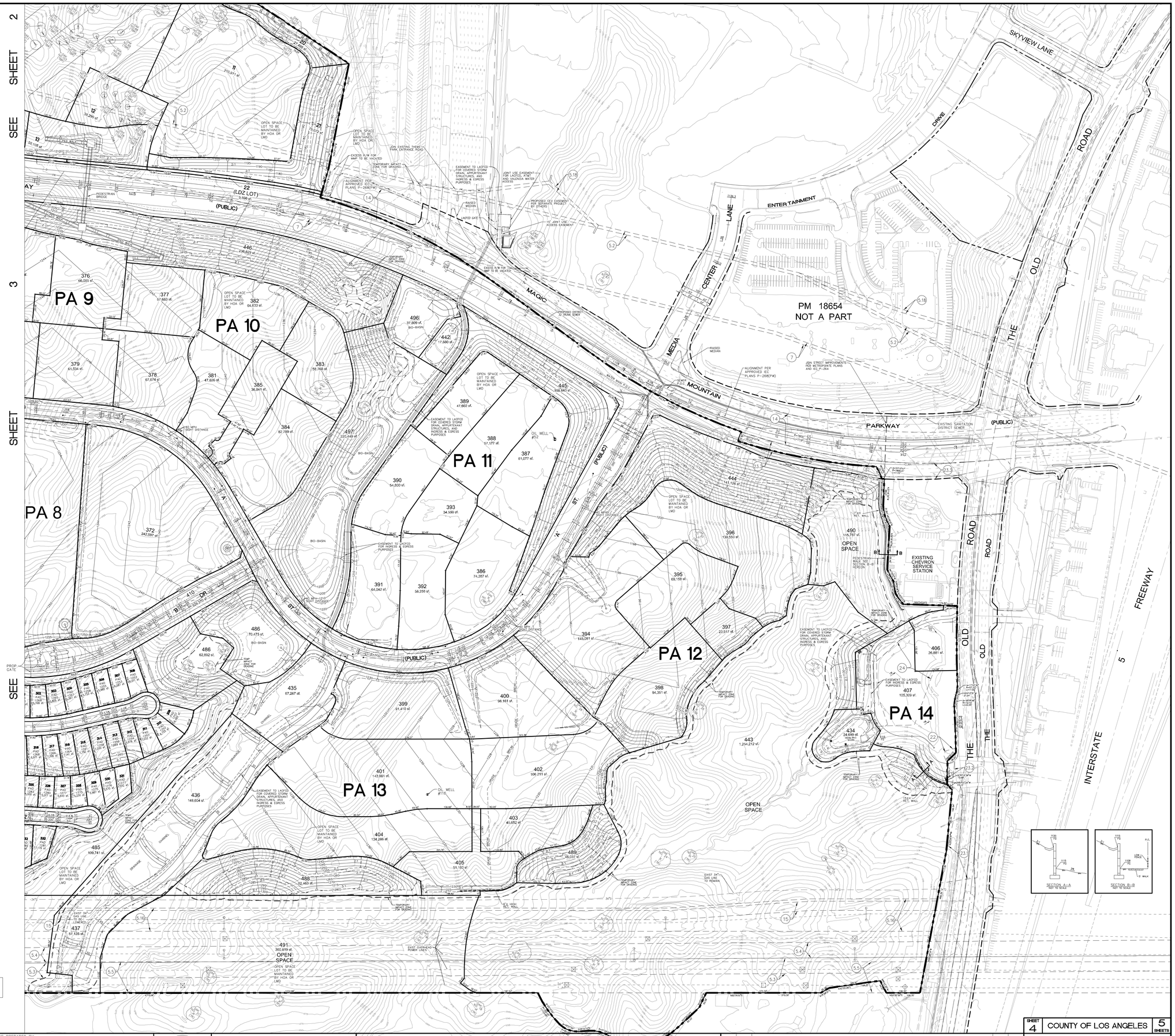
SHEET 3 — COUNTY OF LOS ANGELES — 5 SHEETS

MAJOR LAND DIVISION VESTING TENTATIVE TRACT MAP NO. 53295

COUNTY CASE NO. _____

LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

I:\CAD\0930\TENTATIVE-MAP\0930-TENTATIVE-MAP-SHT-03.dwg



NOTE: SEE TABLE ON SHEET 2 FOR EASEMENT DETAILS.

ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE.
CARLSBAD, CA 92008
TEL: (760) 431-9896
FAX: (760) 431-8802
27433 TOURNEY ROAD
SUITE 250
VALENCIA, CA 91355
TEL: (661) 799-2760
CIVIL ENGINEERING • LAND PLANNING • HELISCE DESIGN • SURVEYING

PREPARED FOR:
NEWHALL LAND & FARMING CO.
25124 SPRINGFIELD COURT
SUITE 300
VALENCIA, CA 91355
(661)255-4000
REPRESENTATIVE: MR. MILES HELFRICH

PLANS PREPARED BY:
ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE.
CARLSBAD, CA 92008
(760) 431-9896

PLANS PREPARED UNDER THE DIRECTION OF:
CRAIG M. WHITTEKER R.C.E. 51929 — 6/24/13 DATE

REGISTERED PROFESSIONAL ENGINEER — CRAIG M. WHITTEKER — NO. 51929 — EXP. 6-30-14 — CIVIL — STATE OF CALIFORNIA

LEGAL DESCRIPTION:

THAT PORTION OF RANCHO SAN FRANCISCO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 521 PAGES 522 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

NO.	DATE	REVISIONS	BY	APPR

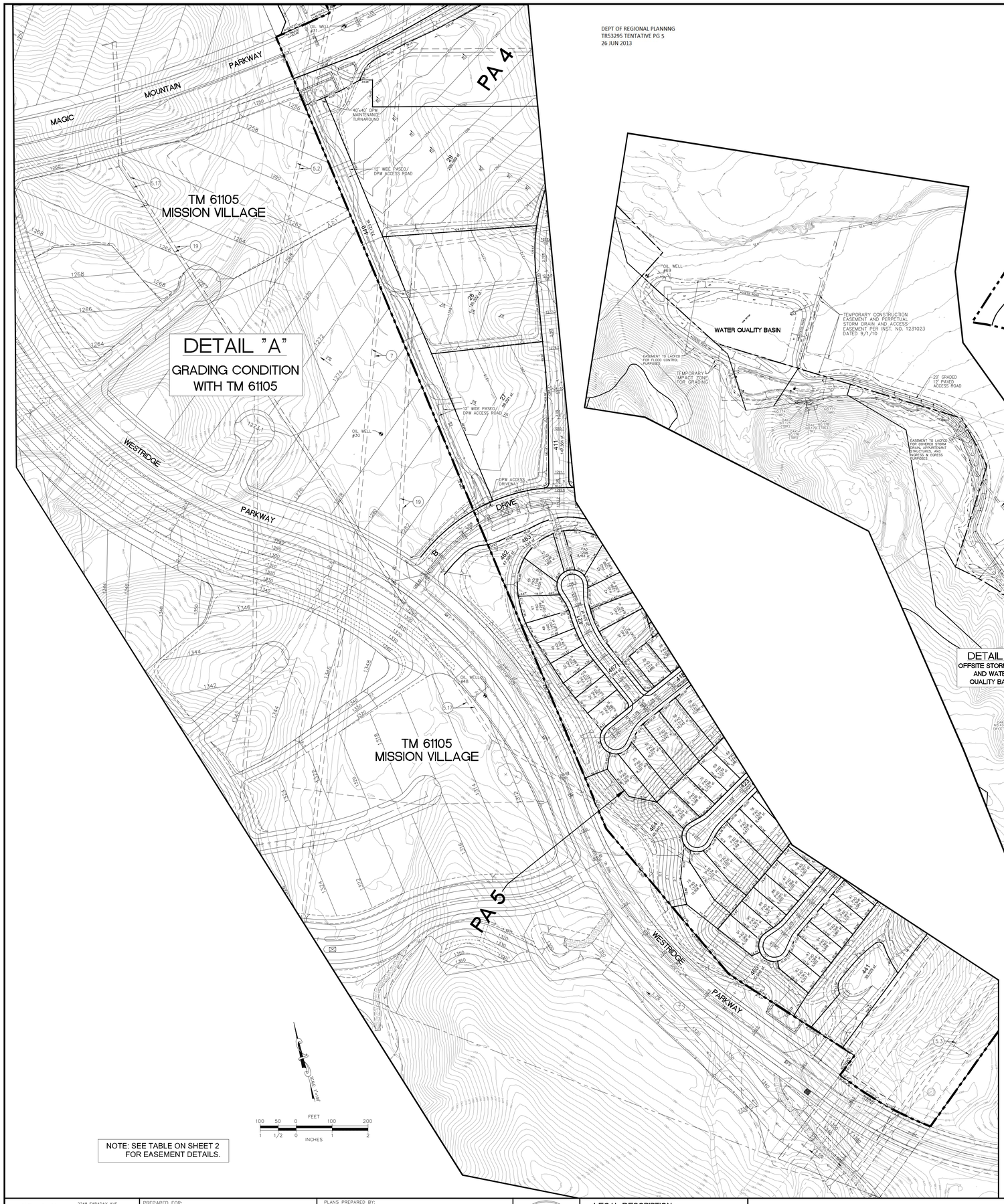
SHEET 4 — COUNTY OF LOS ANGELES — 5 SHEETS

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 53295

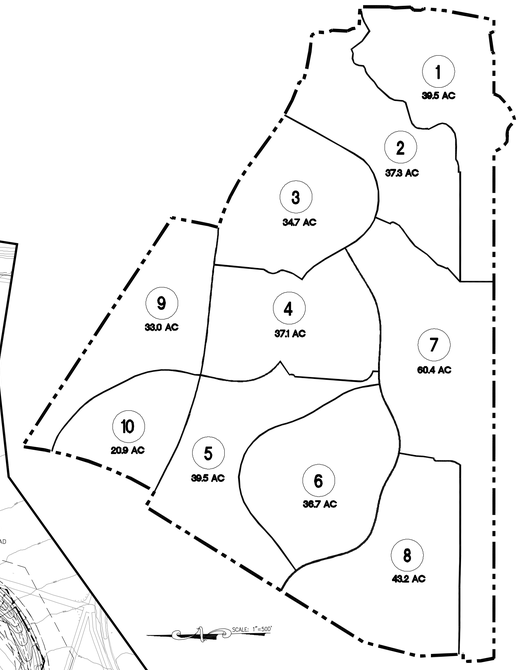
COUNTY CASE NO. _____
LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

I:\CAD\0930\TENTATIVE MAP\0930-TENTATIVE MAP-SHT-04.dwg

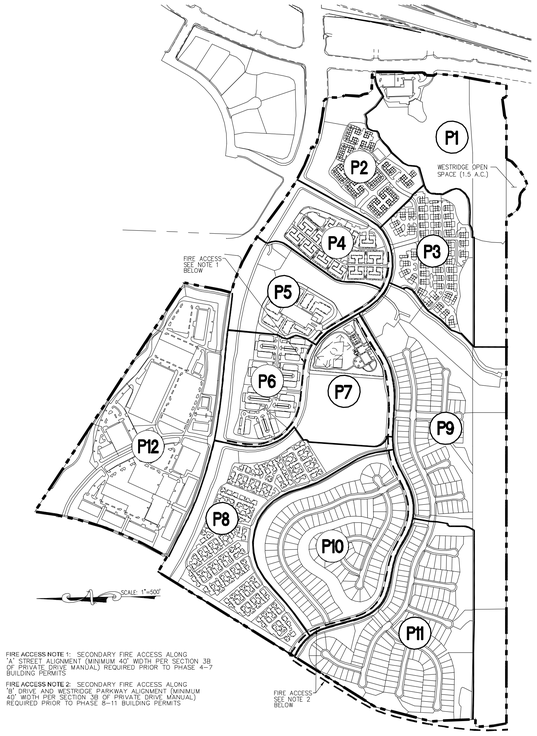
DEPT OF REGIONAL PLANNNG
TR53295 TENTATIVE PG 5
26 JUN 2013



NOTE: SEE TABLE ON SHEET 2
FOR EASEMENT DETAILS.



LARGE LOT MAP



FIRE ACCESS NOTE 1: SECONDARY FIRE ACCESS ALONG "A" STREET ALIGNMENT (MINIMUM 40' WIDTH PER SECTION 3B OF PRIVATE DRIVE MANUAL) REQUIRED PRIOR TO PHASE 4–7 BUILDING PERMITS

FIRE ACCESS NOTE 2: SECONDARY FIRE ACCESS ALONG "B" DRIVE AND WESTRIDGE PARKWAY ALIGNMENT (MINIMUM 40' WIDTH PER SECTION 3B OF PRIVATE DRIVE MANUAL) REQUIRED PRIOR TO PHASE 8–11 BUILDING PERMITS

PHASING MAP

PHASING MAP DATA TABLE

PHASE	No. OF LOTS	No. OF UNITS	GROSS AREA (AC.)	OPEN SPACE AREA (AC.)	% OPEN SPACE	Z No. OF LOTS	Z No. OF UNITS	Z GROSS AREA (AC.)	Z OPEN SPACE AREA (AC.)	Z % OPEN SPACE
1	6	N/A	39.1	36.1	92%	5	N/A	39.1	36.1	92%
2	7	120	17.6	5.5	31%	13	120	56.7	41.6	76%
3	9	194	18.9	2.9	15%	22	314	75.6	44.5	59%
4	10	208	16.1	4.2	26%	32	522	91.7	48.7	53%
5	12	280	19.3	8.6	44%	44	802	111.0	57.3	52%
6	11	255	19.0	3.7	20%	55	1057	130.0	61.0	47%
7	2	N/A	15.9	6.5	41%	57	N/A	145.9	67.5	46%
8	10	178	37.7	8.2	21%	67	1235	183.6	75.7	41%
9	112	90	60.4	41.1	68%	179	1325	244.0	116.8	48%
10	129	115	39.1	11.4	29%	308	1440	283.1	128.2	45%
11	163	134	43.8	13.5	31%	471	1595	326.9	141.7	43%
12	26	N/A	53.9	8.5	16%	497	N/A	380.8	151.7	40%
WESTRIDGE OPEN SPACE	N/A	N/A	1.5	1.5	N/A	N/A	N/A	382.3	N/A	N/A
TOTAL	497	1,574	382.3	151.7	37%	497	1,574	382.3	151.7	40%

ALLIANCE
LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE.
CARLSBAD, CA 92008
TEL: (760) 431-9896
FAX: (760) 431-8802
27433 TOURNEY ROAD
SUITE 220
VALENCIA, CA 91355
TEL: (661) 799-2760
CIVIL ENGINEERING • LAND PLANNING • HILLSIDE DESIGN • SURVEYING

PREPARED FOR:
NEWHALL LAND & FARMING CO.
25124 SPRINGFIELD COURT
SUITE 300
VALENCIA, CA 91355
(661)255-4000
REPRESENTATIVE: MR. MILES HELFRICH

PLANS PREPARED BY:
ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE.
CARLSBAD, CA 92008
(760) 431-9896
PLANS PREPARED UNDER THE DIRECTION OF:
CRAIG M. WHITTEKER R.C.E. 51929 — DATE 6/24/13

REGISTERED PROFESSIONAL ENGINEER — CRAIG M. WHITTEKER — NO. 51929 — EXP. 6-30-14 — CIVIL — STATE OF CALIFORNIA

LEGAL DESCRIPTION:

THAT PORTION OF RANCHO SAN FRANCISCO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 521 PAGES 522 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

NO.	DATE	REVISIONS	BY	APPR

SHEET 5 | COUNTY OF LOS ANGELES | 5 SHEETS

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP
NO. 53295

COUNTY CASE NO. _____
LOCATED IN THE UNINCORPORATED AREA OF THE
COUNTY OF LOS ANGELES STATE OF CALIFORNIA

I:CAD/0930/TENTATIVE-MAP/0930-TENTATIVE MAP-SHT-05-DWG