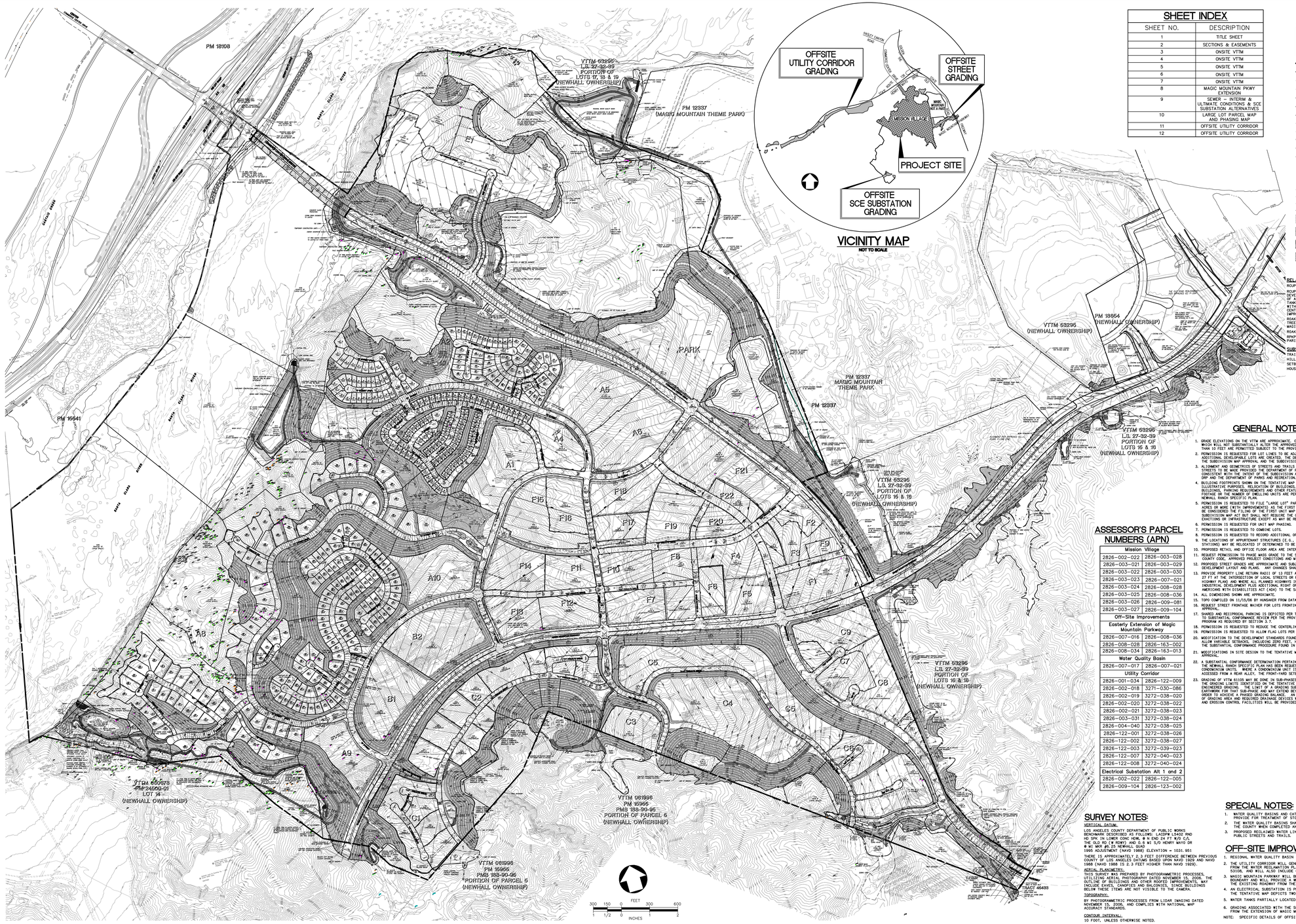

VICINITY MAP
NOT TO SCALE

SHEET INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	SECTIONS & EASEMENTS
3	ONSITE VTTM
4	ONSITE VTTM
5	ONSITE VTTM
6	ONSITE VTTM
7	ONSITE VTTM
8	MAGIC MOUNTAIN PKWY EXTENSION
9	SEWER – INTERIM & ULTIMATE CONDITIONS & SCE SUBSTATION ALTERNATIVES
10	LARGE LOT PARCEL MAP AND PHASING MAP
11	OFFSITE UTILITY CORRIDOR
12	OFFSITE UTILITY CORRIDOR

LEGEND:

Lot 1 / 1,000 SF / 1010.0 — LOT NO. / LOT AREA (SQUARE FEET) / PAD ELEVATION

- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED UTILITY EASEMENT
- EXISTING EASEMENT
- FUTURE RIGHT OF WAY
- 1000 — PROPOSED CONTOUR
- DAYLIGHT LINE
- CUT / FILL LINE
- RIDGE LINE
- SD — STORM DRAIN
- SS — SANITARY SEWER
- W — WATER
- STORM DRAIN INLET
- CATCH BASIN
- EXISTING POWER POLE
- SEA — SEA, RIVER CORRIDOR
- FEMA — FEMA
- EXISTING COUNTY FLOODPLAIN
- 404_1603
- BURIED BANK STABILIZATION
- LINE OF SIGHT EASEMENT
- ACCESS ROAD
- SLOPE TOE PROTECTION
- ABANDONED OIL WELL
- EXISTING OAK TREE WITH NUMBER

RELATED ENTITLEMENTS:

RCUP 200500080 TO AUTHORIZE DEVELOPMENT WITHIN SEA 23

RCUP 200500081 TO AUTHORIZE THE FOLLOWING: THE DEVELOPMENT OF 73 SECOND DWELLING UNITS; THE DEVELOPMENT OF A CONTINUED CARE RETIREMENT COMMUNITY; THREE WATER TANKS; ON-SITE GRADING AND OFF-SITE GRADING ASSOCIATED WITH THE EXTENSIONS OF WESTRIDGE PARKWAY AND COMMERCE CENTER DRIVE; AND THE CONSTRUCTION OF OFF-SITE IMPROVEMENTS

ROAK 200500032 TO AUTHORIZE IMPACTS TO OFF-SITE OAK TREES ASSOCIATED WITH THE EASTERLY EXTENSION OF MAGIC MOUNTAIN PARKWAY

ROAK 200500043 TO AUTHORIZE IMPACTS TO ON-SITE OAK TREES

RPKP 200500011 PARKING PERMIT FOR RECIPROCAL AND SHARED PARKING

SUBSTANTIAL CONFORMANCE REVIEW:

TRAIL CROSS-SECTIONS
HILLSIDE GRADING
SETBACK MODIFICATION
HOUSING AND BUILDING TYPES

EARTHWORK:

Area	Adjusted Cut Volume (CY)	Adjusted Fill Volume (CY)
Mission Village On-site	27,000,000	27,400,000
Magic Mountain Parkway Off-site	900,000[1]	500,000
Off-site Utility Corridor	618,000	618,000
Total	**28,518,000**	**28,518,000**
Off-site SCE Substation (Alt 1)	158,000	45,000
Off-site SCE Substation (Alt 2)	372,000	107,000
Disposal Site (Alt 1)		113,000
Disposal Site (Alt 2)		265,000

1. 400,000 CY Cut to be used as fill for Mission Village On-site Grading

PROJECT SUMMARY:

GROSS AREA – 1281.8 Acres
TOTAL LOTS – 621
TOTAL D.U. – 4,055
EXISTING ZONING – SP (NEWHALL RANCH SPECIFIC PLAN)
PROPOSED ZONING – SP (NEWHALL RANCH SPECIFIC PLAN)
GENERAL PLAN LAND USE – SP (NEWHALL RANCH SPECIFIC PLAN)

Lot Numbers	No. of Lots	Type (Use)	Dwelling Units	Total Acres
Area A1				
157	1	Elementary School		9.5
Area A2				
1–34, 550–600	85	50'x110' SFD (5,500 sf) min.	85	15.9
35–45	11	Open Space		19.9
47–54	8	Private & Future Street		5.3
Area A3				
55–145	91	50'x80' SFD (4,000 sf) min.	91	10.2
146–150, 156	6	Open Space		7.2
152–155	4	Open Space (Arroyo Walk)		11.6
151, 160	2	Open Space (LDZ)		0.9
Area A4				
158	1	Condominiums	60	5.1
159	1	Open Space (LDZ)		<0.1
Area A5				
161	1	Condominiums	153	13.1
Area A6				
162	1	Condominiums	201	12.6
Area A7				
163–177, 179–265	102	60'x110' SFD (6,600 sf) min.	102	22.4
178	1	Recreation		0.3
266–273, 360, 363–364	11	Open Space		9.7
274–278	5	Private & Future Street		6.4
Area A8				
279–351	73	Tac/lot avg. SFD*	73	40.4
352	1	Water Quality Basin		2.8
354–356, 362, 365–366 617–620	10	Open Space		56.6
368–370	3	Private & Future Street		11.8
371–375	5	Private Drive		2.8
Area A9, A10, B1 and B2				
361	1	Area A9 Condominiums	60	6.7
376	1	Area A10 Condominiums	80	9.4
353	1	Open Space		8.2
377–379	3	Open Space (LDZ)		0.7
380	1	B1 Condominiums	92	12.7
381	1	B2 Condominiums	186	14.2
382–383	2	Open Space (LDZ)		1.8
Area C1				
354–387	4	Age Qualified Condominiums	63	9.7
388–390	3	Private Drive		1.8
391–395	5	Open Space		6.3
396	1	Fire Access Road		0.5
Area C2				
397–407, 411	12	Age Qualified Condominiums	113	18.6
412	1	Private Drive		0.8
408–410, 414–422	12	Open Space		30.4
423	1	Water Tanks		1.4
Area C3				
424	1	Recreation Center		4.6
425	1	Open Space		1.6
426	1	Open Space (LDZ)		0.4
Area C4				
427	1	Age Qualified Condominiums	129	21.3
428–431	4	Open Space		18.3
Area C5				
434	1	Age Qualified Condominiums	88	16.4
435–437	3	Open Space		15.0
438	1	Open Space (LDZ)		< 0.1
Area C6				
439	1	Age Qualified Condominiums	44	9.1
440	1	Open Space		0.6
441	1	Private Drive		0.5
442	1	Age Qualified Condominiums	22	4.1
Area C7				
443	1	Apartment/Condominium	88	4.4
444	1	Open Space (LDZ)		0.1
Area C8				
445	1	Apartment/Condominium	179	6.8
446	1	Open Space (LDZ)		0.1
Area C9				
447	1	Mixed Use Commercial 154,000 sf		6.6
448, 451–452	3	Open Space		9.6
453–454	2	Open Space (LDZ)		1.0
455–459	5	Private Drive		13.3
460–467	8	Open Space (LDZ)		4.5
Area E1				
480–484	5	Mixed Use Commercial 697,000 sf		33.9
485	1	Private Drive		1.5
486	1	Water Quality Basin		1.6
487–495, 498–499	11	Open Space		47.2
502–507	6	Open Space (LDZ)		4.0
Village Center				
F1 508	1	Mixed Use Commercial 337,170 sf		6.9
F2 510	1	Commercial 35,000 sf		2.4
F3 509, 510	2	Commercial 139,100 sf		5.2
Mixed Use				
F4 511	1	Residential/Commercial 48,100 sf	242	5.1
F5 512	1	Residential/Commercial 18,300 sf	249	4.5
F6 513	1	Apartment/Condominium	96	3.2
F7 514, 621	2	Apartment/Condominium	216	7.7
F8 515	1	Library		3.3
F9 516	1	Tramway		1.7
F10 517	1	Condominiums	120	4.5
F11 518	1	Condominiums	96	4.3
F12 519	1	Condominiums	128	5.1
F13 520	1	Condominiums	96	5.1
F14 521	1	Condominiums	105	6.7
F15 522	1	Condominiums	126	7.8
F16 523	1	Condominiums	114	5.4
F17 524	1	Condominiums	87	3.5
F18 525	1	Condominiums	120	6.5
F19 526	1	Recreation Center		6.9
F20 527	1	Private Park (Village Green)		2.9
F21 528	1	Continued Care Retirement Community	351	13.6
F22 529	1	Mixed Use Commercial 126,430 sf		2.4
531–532	2	Open Space (Arroyo Walk)		3.0
533–540	8	Private Drive		13.9
541–549	9	Open Space (LDZ)		3.9
Miscellaneous				
357, 601, 613	3	Sewer Lift Station		0.5
358–359	2	Open Space (Lyon Cyn)		16.1
367, 609	2	Open Space (River Adjacent)		27.5
413, 432, 450, 497	4	Debris Basin		3.9
433	1	Water Facilities		1.4
448	1	Fire Station		1.5
469	1	Park		21.6
471–475	5	Open Space		36.3
476–479	4	Open Space (LDZ)		1.0
496, 602, 610	3	Water Quality Basin		14.4
46, 468, 470, 500–501	5	Spineflower Preserve		85.8
603	1	Open Space		2.7
604	1	CCD Bridge		3.6
605–608	4	Open Space (River)		212.6
611	1	Open Space		4.6
612	1	Park		5.2
614–615	2	Open Space		1.7
616	1	Future R/W		0.4
		Public R/W		59.0
		CALTRANS R/W		2.2
Total	621		4055	1261.8

* ALLOWS 73 SECONDARY UNITS (1/LOT)

ABBREVIATIONS:
MMP = MAGIC MOUNTAIN PARKWAY
CCD = COMMERCE CENTER DRIVE
SFD = SINGLE FAMILY DWELLING UNIT
LDZ = LANDSCAPE DEVELOPMENT ZONE

ASSESSOR'S PARCEL NUMBERS (APN)

Mission Village	
2826–002–022	2826–003–028
2826–003–021	2826–003–029
2826–003–022	2826–003–030
2826–003–023	2826–007–021
2826–003–024	2826–008–028
2826–003–025	2826–008–036
2826–003–026	2826–009–081
2826–003–027	2826–009–104
Off–Site Improvements	
Easterly Extension of Magic Mountain Parkway	
2826–007–016	2826–008–036
2826–008–028	2827–163–022
2826–008–034	2826–163–013
Water Quality Basin	
2826–007–017	2826–007–021
Utility Corridor	
2826–001–034	2826–122–009
2826–002–018	3271–030–086
2826–002–019	3272–038–020
2826–002–020	3272–038–022
2826–002–021	3272–038–023
2826–003–031	3272–038–024
2826–004–040	3272–038–025
2826–122–001	3272–038–026
2826–122–002	3272–038–027
2826–122–003	3272–039–023
2826–122–007	3272–040–023
2826–122–008	3272–040–024
Electrical Substation Alt 1 and 2	
2826–002–022	2826–122–005
2826–009–104	2826–123–002

SURVEY NOTES:

VERTICAL DATUM:
LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS BENCHMARK DESCRIBED AS FOLLOWS: L-6029 E 4402 RND HD SPK IN LOWER CONC HDWL @ N END 24 FT W/O C/L HWY 126 (SR-126) 0.1 MI W/ S/O HENRY MAYO DR & 1.0 MI E/ NEWHALL AVE
1995 ADJUSTMENT (NAVD 1988) ELEVATION = 1031.951

THE CONTOURS SHOWN ON THIS MAP ARE DIFFERENCED BETWEEN PREVIOUS COUNTY OF LOS ANGELES DATUMS BASED FROM 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:
BY PHOTOGRAMMETRIC PROCESSES FROM LIDAR IMAGING DATED NOVEMBER 15, 2006, AND COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.

CONTOUR INTERVAL:
10 FOOT, UNLESS OTHERWISE NOTED.

GENERAL NOTES:

1. GRADE ELEVATIONS ON THE VTTM ARE APPROXIMATE. CHANGES IN THE ELEVATIONS DEPICTED ON THE TENTATIVE MAP WHICH WILL NOT SUBSTANTIALLY ALTER THE APPROVED GRADING PLAN OR RESULT IN PAD ELEVATION CHANGES OF MORE THAN 10 FEET ARE PERMITTED SUBJECT TO THE PROVISIONS OF SECTION 5.2 OF THE NEWHALL RANCH SPECIFIC PLAN.
2. PERMISSION IS REQUESTED FOR LOT LINES TO BE ADJUSTED TO THE SATISFACTION OF DRP AND DPW PROVIDED NO ADDITIONAL DEVELOPABLE LOTS ARE CREATED. THE DEGREE OF ADJUSTMENT SHALL BE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL AND THE SUBDIVISION MAP ACT.
3. ALIGNMENT AND GEOMETRICS OF STREETS AND TRAILS ARE APPROXIMATE. PERMISSION IS REQUESTED FOR ADJUSTMENTS TO STREETS TO BE MADE PROVIDED THE DEPARTMENT OF PUBLIC WORKS AND DRP DETERMINE THAT THE ADJUSTMENTS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION APPROVAL. ADJUSTMENTS TO TRAILS CAN BE MADE WITH APPROVAL BY DRP AND THE DEPARTMENT OF PARKS AND RECREATION.
4. BUILDING FOOTPRINTS SHOWN ON THE TENTATIVE MAP OR ACCOMPANYING SITE PLAN EXHIBIT MAPS ARE ONLY FOR ILLUSTRATIVE PURPOSES. RELOCATION OF BUILDINGS, OR ADJUSTMENTS IN BUILDING SQUARE FOOTAGE, NUMBER OF BUILDINGS, PARKING REQUIREMENTS AND OTHER FEATURES WHICH WILL NOT RESULT IN AN INCREASE IN TOTAL SQUARE FOOTAGE, NUMBER OF BUILDINGS, OR UNITS ARE PERMISSIBLE SUBJECT TO THE PROVISIONS OF SECTION 5.2 OF THE NEWHALL RANCH SPECIFIC PLAN.
5. PERMISSION IS REQUESTED TO FILE "LARGE LOT" PARCEL MAPS OF 20 ACRES OR MORE (WITHOUT IMPROVEMENTS) OR 5 ACRES OR MORE (WITH IMPROVEMENTS) AS THE FIRST UNIT FINAL MAP. RECORDATION OF A LARGE LOT PARCEL MAP SHALL BE CONSIDERED THE FILING OF THE FIRST UNIT MAP FOR THE PURPOSES OF TIME EXTENSIONS PURSUANT TO THE SUBDIVISION MAP ACT BUT SHALL NOT REQUIRE THE OBLIGATION OF FEES, DEDICATIONS (EG. RIGHTS OF WAY OR PARKS) EXACTIONS OR INFRASTRUCTURE EXCEPT AS MAY BE REQUIRED BY CHAPTER 21.32 OF THE SUBDIVISION MAP ACT.
6. PERMISSION IS REQUESTED FOR UNIT MAP PHASING.
7. PERMISSION IS REQUESTED TO COMBINE LOTS.
8. PERMISSION IS REQUESTED TO RECORD ADDITIONAL OPEN SPACE LOTS.
9. THE LOCATIONS OF APPURTENANT STRUCTURES (E.G., PASEOS, PEDESTRIAN BRIDGES, TRANSIT SHELTERS, SEWER LIFT STATIONS) MAY BE RELOCATED IF DETERMINED TO BE CONSISTENT WITH THE APPROVED TENTATIVE MAP BY DRP AND DPW.
10. PROPOSED RETAIL AND OFFICE FLOOR AREA ARE INTERCHANGEABLE IF THE REQUIRED PARKING IS PROVIDED.
11. REQUEST PERMISSION TO PHASE MASS GRADE TO THE SATISFACTION OF DRP AND DPW AND THE PROVISIONS OF THE COUNTY CODE, APPROVED PROJECT CONDITIONS AND MITIGATION MEASURES.
12. PROPOSED STREET GRADES ARE APPROXIMATE AND SUBJECT TO ADJUSTMENTS PENDING DETERMINATION OF FINAL DEVELOPMENT LAYOUT AND PLANS. ANY CHANGES SHALL BE TO THE SATISFACTION OF DPW.
13. PROVIDE PROPERTY LINE RETURN RADII OF 13 FEET AT ALL LOCAL STREET AND PRIVATE DRIVE INTERSECTIONS, AND 27 FT AT THE INTERSECTION OF LOCAL STREETS OR PRIVATE DRIVES WITH PLANNED HIGHWAYS THOSE ON THE COUNTY HIGHWAY PLAN AND WHERE ALL PLANNED HIGHWAYS INTERSECT OR WHERE ONE OF THE ROADS SERVES A COMMERCIAL OR INDUSTRIAL DEVELOPMENT, OR AS MAY BE REQUIRED BY DPW FOR COMPLIANCE TO MEET CURRENT GUIDELINES OF THE AMERICANS WITH DISABILITIES ACT (ADA) TO THE SATISFACTION OF PUBLIC WORKS.
14. ALL DIMENSIONS SHOWN ARE APPROXIMATE.
15. TOPO COMPILED ON 11/15/06 BY HUNSAKER FROM DATA FLOWN 5/24/06.
16. REQUEST STREET FRONTAGE WAIVER FOR LOTS FRONTING ON PRIVATE STREETS AND PRIVATE DRIVES PER CONDITIONS OF APPROVAL.
17. SHARED AND RECIPROCAL PARKING IS DEPICTED PER THE PROVISIONS OF THE NEWHALL RANCH SPECIFIC PLANS SUBJECT TO SUBSTANTIAL CONFORMANCE REVIEW PER THE PROVISIONS FOUND IN SECTION 5.2 AND APPROVAL OF A PARKING PROGRAM AS REQUIRED BY SECTION 24.
18. PERMISSION IS REQUESTED TO REDUCE THE CENTERLINE CURVE RADIUS TO 250 FEET ON "A" STREET
19. PERMISSION IS REQUESTED TO ALLOW FLAG LOTS PER CONDITIONS OF APPROVAL.
20. MODIFICATION TO THE DEVELOPMENT STANDARDS FOUND IN SECTION 3.4 OF THE NEWHALL RANCH SPECIFIC PLAN TO ALLOW VARIABLE SETBACKS, INCLUDING ZERO FEET, HAS BEEN REQUESTED PER THE CONDITIONS OF APPROVAL THROUGH THE SUBSTANTIAL CONFORMANCE PROCEDURE FOUND IN SECTION 5.2 OF THE SPECIFIC PLAN.
21. MODIFICATIONS IN SITE DESIGN TO THE TENTATIVE MAP/EXHIBIT MAP ARE PERMITTED AS DEFINED IN THE CONDITIONS OF APPROVAL.
22. A SUBSTANTIAL CONFORMANCE DETERMINATION PERTAINING TO THE DEVELOPMENT STANDARDS FOUND IN SECTION 3.4 OF THE NEWHALL RANCH SPECIFIC PLAN HAS BEEN REQUESTED TO ALLOW MODIFICATION OF FRONT–YARD SETBACKS FOR CONDOMINIUM UNITS. WHERE A CONDOMINIUM UNIT IS DESIGNED SO THAT A GARAGE IS SIDE–ENTRY, RECESSED OR ACCESSED FROM A REAR ALLEY, THE FRONT–YARD SETBACK MAY BE 10' EXCEPT AS ALLOWED BY NOTE 20 ABOVE.
23. GRADING OF VTTM 81105 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 LIMITS OF A GRADING SUB–PHASE WILL BE ESTABLISHED TO ACHIEVE A BALANCED CONDITION OF CUT AND FILL WITHIN THE SUB–PHASE. IF IT IS DETERMINED THAT IMPORT OR EXPORT IS NECESSARY IN ORDER TO ACHIEVE A PHASED GRADING BALANCE, AN INTERIM HYDROLOGY REPORT WILL BE PREPARED FOR EACH PHASED OF GRADING AREA AND REQUIRED DRAINAGE DEVICES WILL BE PROVIDED TO SUPPORT THE PHASED GRADING. DRAINAGE AND EROSION CONTROL FACILITIES WILL BE PROVIDED TO THE SATISFACTION OF DPW.

SPECIAL NOTES:

1. WATER QUALITY BASINS AND CATCH BASIN FILTERS WILL PROVIDE FOR TREATMENT OF STORM WATER RUN OFF.
2. THE WATER QUALITY BASINS SHALL BE DEDICATED TO THE COUNTY WHEN COMPLETED AND ACCEPTED.
3. PROPOSED RECLAIMED WATER LINES WILL BE LOCATED IN PUBLIC STREETS AND TRAILS.

OFF–SITE IMPROVEMENTS:

1. REGIONAL WATER QUALITY BASIN IS PROPOSED WITHIN THE PROJECT BOUNDARY OF VTTM 53295/ENTRADA.
2. THE UTILITY CORRIDOR WILL GENERALLY RUN ALONG SEA 23 (SANTA CLARA RIVER) INCLUDING THE CONNECTION FROM THE WATER RECLAMATION PLANT LOCATED WEST OF PROPOSED NEIGHBORING LANDMARK VILLAGE/VTTM 53105, AND WILL ALSO INCLUDE COMMERCE CENTER DRIVE BRIDGE.
3. MAGIC MOUNTAIN PARKWAY WILL BE EXTENDED FROM ITS EXISTING TERMINUS JUST EAST OF THE PROJECT BOUNDARY AND WILL PROVIDE A WESTWARD THOROUGHFARE THROUGH THE PROJECT AND INCLUDE IMPROVEMENTS OF THE EXISTING ROADWAY FROM THE OLD ROAD WITHIN VTTM 53295.
4. AN ELECTRICAL SUBSTATION IS PROPOSED TO BE LOCATED SOUTH OF THE PROJECT BOUNDARY IN POTRERO VALLEY. THE TENTATIVE MAP DEPICTS TWO POTENTIAL LOCATIONS FOR THIS SUBSTATION WITHIN VTTM 61996 AND POTRERO VALLEY.
5. WATER TANKS PARTIALLY LOCATED WITHIN THE PROJECT AND WITHIN VTTM 61996 AND WATER TANK OFF WESTRIDGE PARKWAY IN TRACT 45433.
6. GRADING ASSOCIATED WITH THE SOUTHERLY EXTENSION OF WESTRIDGE PARKWAY, INCLUDES IMPORT OF MATERIALS FROM THE EXTENSION OF MAGIC MOUNTAIN PARKWAY.

NOTE: SPECIFIC DETAILS OF OFFSITE IMPROVEMENTS MAY BE FOUND IN THE APPLICATIONS (I.E. CUP BURDENS OF PROOF)

PUBLIC STREETS

"A" STREET	"GG" STREET
"B" STREET	"HH" STREET
"H" STREET	"MM" STREET
"I" STREET	"QQ" STREET
"O1" STREET	"RR" STREET
"O2" STREET	COMMERCE CENTER DRIVE
"O3" STREET	MAGIC MOUNTAIN PARKWAY
"R" STREET	WESTRIDGE PARKWAY

UTILITY PROVIDERS:

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

EX	EXISTING	SF	SQUARE FOOT	RW	RECLAIMED WATER
FW	FORCE MAIN	SD	STORM DRAIN	CLWA	CASTAIC LAKE WATER AGENCY
HP	HIGH POINT	SS	SANITARY SEWER	PVT	PRIVATE DRIVE
L	LENGTH	STD	STANDARD	P & F	PRIVATE AND FUTURE STREET
MIN	MINIMUM	R/W	RIGHT OF WAY	REC	RECREATION
GB	GRADE BREAK	W1	WATER ZONE – 1	O.S.	OPEN SPACE
PROP	PROPOSED	W2	WATER ZONE – 2	RUA	RESTRICTED USE AREA
R	RADIUS	W3	WATER ZONE – 3		

KEY MAP
NOT TO SCALE
SHEET 3 | SHEET 4 | SHEET 5 | SHEET 6 | SHEET 1 | SHEET 2

LEGAL DESCRIPTION:
PARCELS 11, 12, 13, 22 AND A PORTION OF PARCEL 14 OF PARCEL MAP 24500–01, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, AS SHOWN ON MAP FILED IN BOOK 293 PAGES 34 TO 67 INCLUSIVE, OF PARCEL MAPS, RECORDS OF LOS ANGELES COUNTY.

PSOMAS
29480 Avenue Stanford, Suite 200
Santa Clarita, CA 91355
(661) 259–4600 FAX (661) 775–2718 (FAX)

No. 53639 Exp. 12–31–12 CIVIL — STATE OF CALIFORNIA

12/15/2010
MATTHEW G. HEIDEMAN R.C.E. NO. 53639 DATE

DESIGNED : MGH/DE
DRAFTED : DE/MS
CHECKED : MGH

OWNER/DEVELOPER :
NEWHALL LAND
25124 SPRINGFIELD COURT, SUITE 300
VALENCIA, CALIFORNIA 91355
TELEPHONE: (661) 255–4000
REPRESENTATIVE : COREY HARPOLE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP
NO. 61105

COUNTY CASE NO. _____

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

PROJECT NO. 1NRC0120.00
SHEET 1 OF 12
REV: _____
DATE: 12/15/2010

ME003–01.dwg

TRAIL SECTION "B"
NTS

TRAIL SECTION "A"
NTS

SR126/COMMERCE CENTER DRIVE INTERCHANGE

PER CALTRANS PR____

TYPICAL SECTION (R/W = 90')
PRIVATE AND FUTURE STREETS: "K", "S" & "UU"

"A" STREET (R/W = 64')

INDUSTRIAL COLLECTOR (R/W = 66')
PUBLIC STREETS: "QQ"

(2a) **PRIVATE DRIVE (R/W = 56') W/ PARALLEL PARKING**
PRIVATE DRIVES "LL1" & "KK"

(6a) **PRIVATE DRIVE-LOCAL COLLECTOR-NO MEDIAN WITH ANGLED PARKING (R/W = 84')**
PRIVATE DRIVE "DD" FROM 550' EAST OF "HH" STREET TO COMMERCE CENTER DRIVE & PRIVATE DRIVE "EE"

NOTE: DIMENSIONS SHOWN HEREON ARE MINIMUM REQUIREMENTS AND SUBJECT TO CHANGE. FINAL DIMENSIONS WILL BE BASED UPON TRAFFIC ENGINEER'S AND FIRE DEPARTMENT RECOMMENDATIONS

(11) **TYPICAL GATE DETAIL WITHOUT GUARD HOUSE**
STREETS "K", "S" & "UU"

RESIDENTIAL COLLECTOR WITH PASEO (R/W = 64')
STREETS "B" & "R"

(3b) **RURAL PRIVATE DRIVE (R/W = 40')**
PRIVATE DRIVES "F", "G", "J", "P" & "BB"

(2a) **PRIVATE DRIVE (R/W = 56') W/ PARALLEL PARKING**
PRIVATE DRIVE "LL2" FROM "KK" TO 300' NORTH OF "NN"

(9) **INDUSTRIAL/COMMERCIAL PRIVATE DRIVE (R/W = 84')**
PRIVATE DRIVE "JJ"

MODIFIED INDUSTRIAL COLLECTOR WITH NO PARKING, NO BIKE LANE (R/W=86')
"GG" STREET

UTILITY EASEMENT AND TEMPORARY FIRE ACCESS ROAD (R/W = 40')
BETWEEN AREAS C1 AND C2 (CONNECTING MAGIC MOUNTAIN PARKWAY AND "LL1" PRIVATE DRIVE)

(2a) **PRIVATE DRIVE (R/W = 60') W/ PARALLEL PARKING**
PRIVATE DRIVES "CC", "II" AND "DD" FROM "HH" TO 550' EAST OF "HH"

MAJOR HIGHWAY, CASE I, SECTION C WITH ON STREET BIKE LANE, NO PARKING (R/W = 126')
MAGIC MOUNTAIN PARKWAY – FROM EASTERLY PROJECT BOUNDARY TO "EE" PRIVATE DRIVE

SECTION 1-1 (R/W = 110')
ENTRIES ON "C" STREET, "KK" STREET, & "OO" PRIVATE DRIVE

RESIDENTIAL COLLECTOR (R/W = 64')
PUBLIC STREETS: "HH" & "RR"
PRIVATE AND FUTURE STREET: "UU"

RURAL RESIDENTIAL (R/W = 60')
PRIVATE AND FUTURE STREETS: "C", "D1", "D2", & "E"

(1b) **PRIVATE DRIVE (R/W = 46') NO PARKING**
PRIVATE DRIVE "LL2" FROM 300' NORTH OF "NN" TO SOUTH PROJECT BOUNDARY

SECONDARY HIGHWAY, CASE II, SECTION C WITH ON STREET BIKE LANE , NO PARKING (R/W = 108'-115')
MAGIC MOUNTAIN PARKWAY – FROM "EE" PRIVATE DRIVE TO "II" PRIVATE DRIVE

NOTE: DIMENSIONS SHOWN HEREON ARE MINIMUM REQUIREMENTS AND SUBJECT TO CHANGE. FINAL DIMENSIONS WILL BE BASED UPON TRAFFIC ENGINEER'S AND FIRE DEPARTMENT RECOMMENDATIONS

(10) **TYPICAL GATE DETAIL WITH GUARD HOUSE**
"C" STREET, "KK" STREET, & "OO" DRIVE ENTRIES
NOT TO SCALE

RESIDENTIAL LOCAL (R/W = 60')
PUBLIC STREETS: "Q1", "Q2", & "Q3"
PRIVATE AND FUTURE STREETS: "L", "N"

RESIDENTIAL CUL DE SAC (R/W = 58')
PUBLIC STREETS: "H" & "I"
PRIVATE AND FUTURE STREETS: "L", "M", "N", "O", "S", "T", "U", "V", "W" & "Z"
(1a) **PRIVATE DRIVES:** "II", "NN", "PP", "SS", "TT", "YY", & "ZZ"

(4) **"OO" PRIVATE DRIVE (R/W = 79') NO PARKING**

SECONDARY HIGHWAY, CASE II, SECTION B WITH ON STREET BIKE LANE (R/W = 92')
MAGIC MOUNTAIN PARKWAY – FROM "II" PRIVATE DRIVE TO WESTERLY PROJECT BOUNDARY

(5) **VILLAGE CENTER RESIDENTIAL PRIVATE DRIVE WITH PARALLEL PARKING (MIN R/W = 68')**
PRIVATE DRIVE "FF"

COMMERCE CENTER DRIVE BRIDGE (R/W = 120'-129')
NTS

COMMERCE CENTER DRIVE BRIDGE (R/W = 120')
NTS

* NO LDZ LOT ADJACENT TO PARK
MAJOR HIGHWAY, CASE I, SECTION C WITH ON STREET BIKE LANE, NO PARKING (R/W = 114')
COMMERCE CENTER DRIVE – FROM BRIDGE TO MAGIC MOUNTAIN PARKWAY

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

"MM" STREET (R/W = 78')

SUBTERANEAN GARAGE EXCAVATION DETAIL
NOTE: DIRT TO BE DISPOSED OF WITHIN NEWHALL RANCH

ACCESS ROAD (24' ESMT)
TO WATER TANKS, AT LOT 260 AND AS SHOWN

(12) **TYPICAL TRAFFIC CALMING INTERSECTION**
NOT TO SCALE
AT INTERSECTIONS: "YY" & "LL1" "KK" & "LL2"

TYPICAL TURNAROUND DETAIL
NOT TO SCALE

COMMENTS:

EASEMENTS . . . . PLOTTABLE EASEMENTS ARE SHOWN FROM AN OWNER SUPPLIED TITLE REPORT. NON-PLOTTABLE ONES ARE NOTED ON THE SURVEY AS HAVING "EFFECT OF". BECAUSE OUR SERVICE IS LIMITED TO REPORTING ON EASEMENT LOCATIONS WE STRONGLY RECOMMEND LEGAL COUNSEL BE RETAINED TO REPORT ON TITLE PAPERS IN THEIR ENTIRETY.

TITLE REPORT . . . . FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY TITLE REPORT ORDER NO. 3442045 DATED FEBRUARY 12, 2010

( ) INDICATES TITLE REPORT EXCEPTION NO.

EFFECTS OF:

EFFECT OF- (26) RIGHT OF ENTRY AND RIGHTS OF WAY FOR MAINTAINING, USING, COLLECTING AND DISTRIBUTING THE WATERS OF RANCHO SIMI, RECORDED DECEMBER 14, 1889 AS BOOK 614 PAGE 285 OF DEEDS AND DEED RECORDED MARCH 26, 1891 AS BOOK 645, PAGE 18 OF DEEDS SAID EASEMENT IS INDETERMINATE IN NATURE.

EFFECT OF- (27) AN EASEMENT FOR POLE LINE AND INCIDENTAL PURPOSES TO SUNSET TELEPHONE AND TELEGRAPH CO, RECORDED OCTOBER 10, 1896 AS INSTRUMENT NO. 17, BOOK 1129 PAGE 8, O.R. SAID EASEMENT IS INDETERMINATE IN NATURE.

EFFECT OF- (28) AN EASEMENT FOR POLE LINE AND INCIDENTAL PURPOSES TO VENTURA COUNTY POWER COMPANY, A CORPORATION, RECORDED SEPTEMBER 3, 1907 AS BOOK 3210 PAGE 74 OF DEEDS. SAID EASEMENT IS NOT PLOTTABLE, DOCUMENT IS ILLEGIBLE.

EFFECT OF- (29) AN EASEMENT FOR PUBLIC ROAD, HIGHWAY AND INCIDENTAL PURPOSES, RECORDED JUNE 27, 1910 AS INSTRUMENT NO. 47, BOOK 4230 PAGE 2 OF DEEDS. SAID EASEMENT DOES NOT AFFECT.

EFFECT OF- (30) A PERMISSIVE LICENSE TO EMPTY OR SPILL WATER FROM THE LOS ANGELES AQUEDUCT INTO STREAMS AND WATER CHANNELS, RECORDED DECEMBER 14, 1920 AS INSTRUMENT NO. 825, BOOK 308 PAGE 82, O.R. SAID EASEMENT IS NOT PLOTTABLE.

EFFECT OF- (31) AN EASEMENT FOR OIL, PETROLEUM, GAS, WATER PIPE LINE AND TELEPHONE LINE AND INCIDENTAL PURPOSES, RECORDED AUGUST 20, 1923 AS INSTRUMENT NO. 973, BOOK 2469 PAGE 268, O.R. SAID EASEMENT DOES NOT AFFECT.

EFFECT OF- (32) COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN DOCUMENT, RECORDED AUGUST 20, 1923 AS INSTRUMENT NO. 973, BOOK 2469 PAGE 268, O.R. SAID EASEMENT DOES NOT AFFECT.

EFFECT OF- (39) COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN DOCUMENT, RECORDED DECEMBER 4, 1944 AS INSTRUMENT NO. 1236, BOOK 21229 PAGE 281, O.R. SAID DOCUMENT HAS BEEN TERMINATED.

EFFECT OF- (42) AN EASEMENT FOR THE OPERATION OF A PIPE LINE AND INCIDENTAL PURPOSES TO PACIFIC LIGHTNING GAS SUPPLY COMPANY RECORDED MAY 22, 1950 AS INSTRUMENT NO. 2548 IN BOOK 33197, PAGE 73 OF OFFICIAL RECORDS. DOCUMENT IS ILLEGIBLE.

EFFECT OF- (43) TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "AGREEMENT", RECORDED JULY 31, 1950 AS INSTRUMENT NO. 3438, BOOK 33841 PAGE 152, O.R. SAID DOCUMENT HAS BEEN TERMINATED.

PARTIAL QUITCLAIM BY HUMBLE OIL AND REFINING COMPANY, RECORDED APRIL 1, 1960 AS INSTRUMENT NO. 4219, O.R.

SAID AGREEMENT MODIFIED AS DISCLOSED IN MODIFICATION AGREEMENT, RECORDED APRIL 10, 1961 AS INSTRUMENT NO. 4125, O.R.

EFFECT OF- (46) AN EASEMENT FOR POLE LINE AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, RECORDED JULY 11, 1952 AS BOOK 39363 PAGE 283, O.R. SAID EASEMENT DOES NOT AFFECT.

EFFECT OF- (47) AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON RECORDED JUNE 4, 1953 AS INSTRUMENT NO. 2445 IN BOOK 41890, PAGE 365 OF OFFICIAL RECORDS. SAID EASEMENT IS INDETERMINATE IN NATURE.

EFFECT OF- (48) EASEMENT FOR ELECTRIC LINES WITH APPURTENANCES AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON CO, RECORDED SEPTEMBER 4, 1953 AS INSTRUMENT NO. 3126, BOOK 42632 PAGE 195, O.R.

EFFECT OF- (49) AN EASEMENT FOR POLE LINE AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, RECORDED DECEMBER 21, 1953 AS INSTRUMENT NO. 1702, BOOK 43431 PAGE 69, O.R. SAID EASEMENT DOES NOT AFFECT.

EFFECT OF- (60) EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON CO, RECORDED SEPTEMBER 11, 1962 AS INSTRUMENT NO. 5373 IN BOOK D1751 PAGE 657, O.R.

EFFECT OF- (63) EASEMENT FOR PIPE LINES, ACCESS ROADS, DRAINAGE STRUCTURES AND SURFACE AND SUBSURFACE EASEMENTS FOR OIL WELLS AND INCIDENTAL PURPOSES TO HUMBLE OIL AND REFINING CO, RECORDED MARCH 9, 1970 AS INSTRUMENT NO. 1741 IN BOOK M3439 PAGE 696, O.R.

EFFECT OF- (64) EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES TO STANDARD OIL CO, RECORDED JULY 20, 1970 AS INSTRUMENT NO. 1974 IN BOOK D4777 PAGE 147, O.R.

EFFECT OF- (65) AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES TO PACIFIC LIGHTING SERVICE CO, RECORDED APRIL 12, 1971 AS INSTRUMENT NO. 2154 IN BOOK D5024 PAGE 891, O.R. SAID EASEMENT DOES NOT AFFECT.

EFFECT OF- (66) AN EASEMENT FOR OVERHEAD AND UNDERGROUND ELECTRIC SUPPLY AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON CO, RECORDED DECEMBER 2, 1971 AS INSTRUMENT NO. 2421 IN BOOK D5275 PAGE 731, O.R. SAID EASEMENT DOES NOT AFFECT.

EFFECT OF- (70) AN EASEMENT FOR PIPELINE, PUMPING STATION AND INCIDENTAL PURPOSES TO TEXACO CALIFORNIA PIPELINES, INC. A DELAWARE CORPORATION RECORDED SEPTEMBER 8, 1993 AS INSTRUMENT NO. 93-1746382, O.R. SAID EASEMENT HAS TERMINATED.

EFFECT OF- (76) THE RIGHT TO PROHIBIT THE CONSTRUCTION OF RESIDENTIAL BUILDINGS OR OTHER STRUCTURES WITHIN PARCELS 18-22, BY THE COUNTY OF LOS ANGELES, RECORDED IN PARCEL MAP NO. 24500-01 IN BOOK 23 PAGES 34-67 OF PARCELS MAPS.

EFFECT OF- (77) THE ACCEPTANCE OF SAID FUTURE STREETS AS PUBLIC STREETS WILL INCLUDE PROPERTY ON BOTH SIDES OF SAID STREETS WHICH MUST BE CONVEYED AS ONE UNIT AND CANNOT BE SEPARATED WITHOUT FURTHER ACTION OF THE ADVISORY AGENCY, RECORDED IN PARCEL MAP NO. 24500-01 IN BOOK 23 PAGES 34-67 OF PARCELS MAPS.

EFFECT OF- (78) THE FURTHER DIVISION OF THIS PROPERTY TO LOT/PARCEL SIZE BELOW 5 ACRES WILL BE HEREBY DEDICATED TO THE COUNTY OF LOS ANGELES THE RIGHT TO PROHIBIT THE CONSTRUCTION OF RESIDENTIAL BUILDINGS OR OTHER STRUCTURES WITHIN PARCELS 18 THROUGH 22 INCLUSIVE. SAID RIGHT TO PROHIBIT CONSTRUCTION DOES NOT AFFECT.

THIS AREA HAS A LIMITED GROUND WATER SUPPLY AND WATER MAY NOT BE AVAILABLE DURING PERIODS OF SEVERE DROUGHT.

THE FURTHER DIVISION AND/OR DEVELOPMENT OF THIS PROPERTY WILL REQUIRE TRAIN DEDICATIONS FOR POTRERO CANYON TRAIL IN PARCELS 15, 16 AND 17; FOR PICO CANYON TRAIL IN PARCEL 18 AND ALONG THE NORTHERN BANK OF THE SANTA CLARA RIVER IN PARCELS 19, 20, 21 AND 22 IN ACCORDANCE WITH THE NEWHALL RANCH SPECIFIC PLAN. SAID DEDICATIONS DO NOT AFFECT.

THE FURTHER DIVISION AND/OR DEVELOPMENT OF THIS PROPERTY IN ACCORDANCE WITH SPECIFIC PLAN NO. 94-087-(5) WILL REQUIRE THAT ACCESS BE PROVIDED TO ALL "FIRE ROADS" AND OTHER ROADS THAT ARE USED BY THE FIRE DEPARTMENT TO SERVE THIS AREA AND ADJACENT AREAS.

EFFECT OF- (79) SUCH RIGHTS AS MAY EXIT IN THE STATE OF CALIFORNIA AND/OR THE COUNTY OF LOS ANGELES, IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PROPERTY LYING WITHIN THE EXISTING STATE ROUTE 26, ALSO KNOWN AS HENRY MAYO DRIVE.

EFFECT OF- (80) THE RECITALS ON PARCEL MAP NO. 24500-01 REGARDING GEOTECHNICAL CONDITIONS THAT EXIST, GIVING NOTICE OF THE REQUIREMENT OF THE NEED OF SUBSEQUENT APPROVALS PRIOR TO ANY DEVELOPMENT THEREON.

EFFECT OF- (82) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT BY OFFSITE PROPERTY OWNER REGARDING OFFSITE EASEMENT OF TR 61105" RECORDED SEPTEMBER 26, 2008 AS INSTRUMENT NO. 20081733500 OF OFFICIAL RECORDS. INDETERMINATE IN NATURE.

EFFECT OF- (83) (158) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED MEMORANDUM OF AGREEMENT FOR SCHOOL FACILITIES MITIGATION AND FUNDING" PARCELS 13 TO 18, PORTIONS OF PARCELS 4 TO 8, 10 TO 12 AND 19 TO 22 OF PARCEL MAP NO. 24500-01 RECORDED FEBRUARY 4, 2010 AS INSTRUMENT NO. 20100164624 OF OFFICIAL RECORDS.

EFFECT OF- (84) A 10 FOOT WIDE EASEMENT FOR TWO PIPE LINES AND ONE POLE LINE OF MOBIL OIL CORPORATION, SUCCESSOR IN INTEREST TO GENERAL PIPELINE COMPANY, PER DEEDS RECORDED AUGUST 5, 1912 AS INSTRUMENT NO. 119, IN BOOK 5156 PAGE 8, OF DEEDS; AND AS MODIFIED, REDEFINED, AND PARTIALLY QUITCLAIMED BY INSTRUMENTS RECORDED JANUARY 6, 1936 IN BOOK 13835, PAGE 350; DECEMBER 2, 1937 IN BOOK 15492, PAGE 37; DECEMBER 4, 1969 IN BOOK D4573 PAGE 80 AN FEBRUARY 24, 1989 AS INSTRUMENT NO. 89-298517, ALL OF OFFICIAL RECORDS. SAID EASEMENT LIES EASTERLY OF THE PROPERTY IN QUESTION.

EFFECT OF- (85) AN EASEMENT FOR ONE LINE OF POLES OF PACIFIC LIGHT AND POWER CORPORATION PER DOCUMENT RECORDED MAY 22, 1914 AS INSTRUMENT NO. 131, IN BOOK 5810, PAGE 192, OF DEEDS. SAID EASEMENT LIES EASTERLY OF THE PROPERTY IN QUESTION

EFFECT OF- (86) AN EASEMENT FOR POLE LINES OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY AS PROVIDED IN DOCUMENT RECORDED JUNE 12, 1915 AS INSTRUMENT NO. 130, IN BOOK 6080, PAGE 40, OF DEEDS. SAID EASEMENT IS INDETERMINATE IN NATURE.

EFFECT OF- (87) AN EASEMENT FOR POLES, GUYS AND ANCHORS, CROSS-ARMS AND WIRES AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON RECORDED FEBRUARY 27, 1920 AS INSTRUMENT NO. 426 IN BOOK 7068, PAGE 323 OF DEEDS. SAID EASEMENT IS INDETERMINATE IN NATURE.

EFFECT OF- (91) THE PRIVILEGE AND RIGHT TO EXTEND AND MAINTAIN DRAINAGE STRUCTURES, EXCAVATION OF SLOPES, ADJACENT TO STATE ROAD AS PROVIDED IN DOCUMENT RECORDED FEBRUARY 20, 1929 AS INSTRUMENT NO. 1348, IN BOOK 7377, PAGE 255, O.R. SAID EASEMENT LIES EASTERLY OF THE PROPERTY IN QUESTION

EFFECT OF- (93) AN EASEMENT OF INDETERMINATE WIDTH, OF SOUTHERN CALIFORNIA TELEPHONE COMPANY, FOR POLE LINES AND UNDERGROUND CONDUITS AND MANHOLES AS PROVIDED IN DOCUMENT RECORDED APRIL 14, 1933 AS INSTRUMENT NO. 504, IN BOOK 12148, PAGE 89, O.R. AND IN DOCUMENT RECORDED MARCH 21, 1939 AS INSTRUMENT NO. 1239, IN BOOK 16456, PAGE 204, O.R. SAID EASEMENT LIES NORTHERLY OF THE PROPERTY IN QUESTION.

EFFECT OF- (94) A 5 FOOT WIDE EASEMENT OF THE STATE OF CALIFORNIA FOR PIPELINE PURPOSES AS PROVIDED IN DOCUMENT RECORDED MARCH 13, 1934 AS INSTRUMENT NO. 734, IN BOOK 12619, PAGE 272, O.R. SAID EASEMENT LIES NORTHEASTERLY OF THE PROPERTY IN QUESTION.

EFFECT OF- (95) A 10 FOOT WIDE EASEMENT OF SOUTHERN CALIFORNIA TELEPHONE COMPANY FOR POLE LINE PURPOSES AS PROVIDED IN DOCUMENT RECORDED AUGUST 21, 1935 AS INSTRUMENT NO. 732 IN BOOK 13612, PAGE 109, O.R. SAID EASEMENT AFFECTS SAUGUS & VENTURA ROAD, VACATED, AND DOES NOT AFFECT THE PROPERTY IN QUESTION.

EFFECT OF- (97) AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES TO UNION OIL COMPANY OF CALIFORNIA RECORDED MAY 6, 1938 AS INSTRUMENT NO. 952 IN BOOK 15781, PAGE 98 OF OFFICIAL RECORDS.

EFFECT OF- (98) (99) AGREEMENT BETWEEN NEWHALL LAND AND FARMING COMPANY AND AUGUST A. RUBEL AND MARY RUBEL RELATING TO WATER RIGHTS OF THE SANTA CLARA RIVER AS PROVIDED IN DOCUMENT RECORDED JUNE 14, 1940 AS INSTRUMENT NO. 988 IN BOOK 17568, PAGE 237, O.R. AND AS MODIFIED BY DOCUMENTS RECORDED NOVEMBER 19, 1980 AS INSTRUMENT NO. 80-1162907, MARCH 1, 1999 AS INSTRUMENT NO. 99-325353, AND MARCH 19, 1999 AS INSTRUMENT NO. 99-461692, ALL OF OFFICIAL RECORDS. SAID EASEMENTS LIE NORTHERLY OF THE PROPERTY IN QUESTION.

EFFECT OF- (100) (101) EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY, SOUTHERN PACIFIC RAILROAD AND SOUTHERN PACIFIC COMPANY AS DISCLOSED BY DOCUMENT RECORDED SEPTEMBER 20, 1941 AS INSTRUMENT NO. 20 IN BOOK 18811, PAGE 7, OFFICIAL RECORDS. SAID EASEMENT IS INDETERMINATE IN NATURE AND LIES NORTHERLY OF THE PROPERTY IN QUESTION.

EFFECTS OF (CONT.):

EFFECT OF- (102) QUITCLAIM DOCUMENT EXECUTED BY THE SOUTHERN CALIFORNIA TELEPHONE COMPANY TO THE STATE OF CALIFORNIA AN EASEMENT FOR HIGHWAY PURPOSES BY DOCUMENT RECORDED JULY 16, 1940 AS INSTRUMENT NO. 1006, IN BOOK 17609, PAGE 297, O.R. AND AUGUST 1, 1940 AS INSTRUMENT NO. 905, IN BOOK 17683, PAGE 239, O.R. SAID EASEMENT LIES NORTHERLY OF THE PROPERTY IN QUESTION.

EFFECT OF- (103) 10 FOOT WIDE EASEMENT OF SOUTHERN CALIFORNIA GAS COMPANY FOR PIPELINE PURPOSES BY DOCUMENT RECORDED NOVEMBER 22, 1940 AS INSTRUMENT NO. 1063, IN BOOK 17999, PAGE 153, O.R. SAID EASEMENT LIES NORTHERLY OF THE PROPERTY IN QUESTION AND EXPIRED 20 YEARS FROM THE DATE OF RECORDATION.

EFFECT OF- (104) 2 FOOT WIDE EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY FOR A POLE LINE BY DOCUMENT RECORDED JULY 28, 1948 AS INSTRUMENT NO. 3084, IN BOOK 27828, PAGE 248, O.R. SAID EASEMENT LIES NORTHEASTERLY OF THE PROPERTY IN QUESTION.

EFFECT OF- (107) EASEMENTS OF SOUTHERN CALIFORNIA GAS COMPANY FOR PIPELINE PURPOSES BY DOCUMENT RECORDED OCTOBER 8, 1948 AS INSTRUMENT NO. 2415, IN BOOK 28455, PAGE 170, O.R. SAID EASEMENT LIES NORTHEASTERLY AND EASTERLY OF THE PROPERTY IN QUESTION.

EFFECT OF- (108) 2 FOOT WIDE EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY FOR A POLE LINE BY DOCUMENT RECORDED MAY 25, 1950 AS INSTRUMENT NO. 2284, IN BOOK 33233, PAGE 24, O.R. SAID EASEMENT IS INDETERMINATE IN NATURE.

EFFECT OF- (109) 2 FOOT WIDE EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY FOR A POLE LINE BY DOCUMENT RECORDED NOVEMBER 4, 1950 AS INSTRUMENT NO. 3033, IN BOOK 34891, PAGE 223, O.R. SAID EASEMENT LIES NORTHERLY OF THE PROPERTY IN QUESTION.

EFFECT OF- (110) 2 FOOT WIDE EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY FOR A POLE LINE BY DOCUMENT RECORDED SEPTEMBER 27, 1951 AS INSTRUMENT NO. 2213, IN BOOK 37296, PAGE 252, O.R. SAID EASEMENT LIES NORTHERLY OF THE PROPERTY IN QUESTION.

EFFECT OF- (112) THREE EASEMENTS, 10 FEET WIDE, OF SOUTHERN CALIFORNIA EDISON COMPANY FOR POLE LINES BY DOCUMENT RECORDED MAY 22, 1952 AS INSTRUMENT NO. 2249, IN BOOK 38991, PAGE 298, O.R. SAID EASEMENT LIES NORTHEASTERLY OF THE PROPERTY IN QUESTION.

EFFECT OF- (113) 10 FOOT WIDE EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY FOR POLE LINES BY DOCUMENT RECORDED JULY 11, 1952 AS INSTRUMENT NO. 2766, IN BOOK 39363, PAGE 41, O.R. SAID EASEMENT LIES NORTHEASTERLY OF THE PROPERTY IN QUESTION.

EFFECT OF- (114) 10 FOOT WIDE EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY FOR POLE LINES BY DOCUMENT RECORDED SEPTEMBER 10, 1952 AS INSTRUMENT NO. 3424, IN BOOK 39811, PAGE 49, O.R. SAID EASEMENT LIES NORTHEASTERLY OF THE PROPERTY IN QUESTION.

EFFECT OF- (115) 10 FOOT WIDE EASEMENT OF SOUTHERN CALIFORNIA GAS COMPANY FOR PIPE LINE PURPOSES BY DOCUMENT RECORDED JULY 16, 1954 AS INSTRUMENT NO. 3212, IN BOOK 45088, PAGE 223, O.R. SAID EASEMENT LIES EASTERLY OF THE PROPERTY IN QUESTION.

EFFECT OF- (118) 10 FOOT WIDE EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY FOR POLE LINE PURPOSES BY DOCUMENT RECORDED NOVEMBER 15, 1955 AS INSTRUMENT NO. 4416, IN BOOK 49529, PAGE 249, O.R. SAID EASEMENT LIES NORTHERLY OF THE PROPERTY IN QUESTION.

EFFECT OF- (122) 10 FOOT WIDE EASEMENT OF SOUTHERN CALIFORNIA GAS COMPANY FOR PIPE LINE PURPOSES BY DOCUMENT RECORDED JANUARY 27, 1961 AS INSTRUMENT NO. 3977, IN BOOK D-1106, PAGE 434, O.R. SAID EASEMENT LIES NORTHERLY OF THE PROPERTY IN QUESTION.

EFFECT OF- (123) 10 FOOT WIDE EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY FOR POLE LINE PURPOSES BY DOCUMENT RECORDED OCTOBER 20, 1961 AS INSTRUMENT NO. 4809, IN BOOK D-1394, PAGE 842, O.R. SAID EASEMENT LIES EASTERLY OF THE PROPERTY IN QUESTION.

EFFECT OF- (124) 10 FOOT WIDE EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY FOR POLE LINE PURPOSES BY DOCUMENT RECORDED NOVEMBER 10, 1961 AS INSTRUMENT NO. 4645, IN BOOK D-1417, PAGE 415, O.R. SAID EASEMENT LIES EASTERLY OF THE PROPERTY IN QUESTION.

EFFECT OF- (125) (127) 10 FOOT AND 2 FOOT WIDE EASEMENTS OF SOUTHERN CALIFORNIA EDISON COMPANY FOR POLE LINE PURPOSES BY DOCUMENTS RECORDED APRIL 11, 1962 AS INSTRUMENT NO. 4511 AND 4512, IN BOOK D-1576, PAGES 811 AND 813, O.R. SAID EASEMENTS LIE EASTERLY OF THE PROPERTY IN QUESTION.

EFFECT OF- (133) EASEMENT OF VALENCIA WATER COMPANY FOR WATER MAIN AND APPURTENANCES BY DOCUMENT RECORDED NOVEMBER 10, 1972 AS INSTRUMENT NO. 2874, IN BOOK D5663, PAGE 731, O.R. SAID EASEMENT LIE NORTHERLY OF THE PROPERTY IN QUESTION.

EFFECT OF- (136) EASEMENT OF THE COUNTY OF LOS ANGELES FOR STORM DRAIN AND APPURTENANT STRUCTURES AS DEDICATED ON PARCEL MAP NO. 13331 AND 14415, PMB 248 / 46 AND 51. SAID EASEMENTS ADJOIN THE OLD ROAD AND LIE EASTERLY OF THE PROPERTY IN QUESTION.

EFFECT OF- (139) AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON RECORDED SEPTEMBER 15, 1988 AS INSTRUMENT NO. 88-1483381 OF OFFICIAL RECORDS.

EFFECT OF- (140) 10 FOOT WIDE EASEMENT OF THE SOUTHERN CALIFORNIA GAS COMPANY FOR GAS PIPE LINE PURPOSES BY DOCUMENT RECORDED SEPTEMBER 27, 1996 AS INSTRUMENT NO. 96-1594307, O.R. SAID EASEMENT ADJOINS FEEDMILL ROAD AND LIES EASTERLY OF THE PROPERTY IN QUESTION.

EFFECT OF- (142) 25 FOOT WIDE EASEMENT OF THE SOUTHERN CALIFORNIA EDISON COMPANY FOR POLE LINES AND METAL TOWERS BY DOCUMENT RECORDED APRIL 22, 1999 AS INSTRUMENT NO. 99-707071, O.R. SAID EASEMENT LIES EASTERLY OF THE PROPERTY IN QUESTION.

EFFECT OF- (143) AN EASEMENT OF THE VALENCIA WATER COMPANY FOR UTILITY FACILITIES BY DOCUMENT RECORDED JULY 26, 2004 AS INSTRUMENT NO. 04-1898888 AND RE-RECORDED SEPTEMBER 27, 2004 AS INSTRUMENT NO. 04-3331569, O.R. SAID EASEMENT LIES EASTERLY OF THE PROPERTY IN QUESTION.

EFFECT OF- (144) SUCH UNRECORDED LICENSES, JOINT USE AGREEMENTS, EASEMENTS AND ANY OTHER PERMISSIVE ARRANGEMENT AS MAY HAVE BEEN GRANTED OR ENTERED INTO BY THE STATE OF CALIFORNIA, THROUGH IT'S DEPARTMENT OF TRANSPORTATION AND/OR THE COUNTY OF LOS ANGELES, AFFECTING PARCEL D THEREIN.

EFFECT OF- (145) AN EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES, TO COUNTY SANITATION DISTRICT NO. 32 OF LOS ANGELES COUNTY RECORDED DECEMBER 26, 1995 AS INSTRUMENT NO. 95-2040302 OF OFFICIAL RECORDS.

EFFECT OF- (146) AN EASEMENT FOR GRAVEL ROADWAY FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES TO COUNTY SANITATION DISTRICT NO. 32 OF LOS ANGELES COUNTY RECORDED JANUARY 16, 2004 AS INSTRUMENT NO. 04-0118497 OF OFFICIAL RECORDS.

EFFECT OF- (147) AN EASEMENT FOR FLOOD CONTROL AND INCIDENTAL PURPOSES, TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT RECORDED AUGUST 23, 2005 AS INSTRUMENT NO. 05-2021536 OF OFFICIAL RECORDS.

EFFECT OF- (148) AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY SERVICES AND INCIDENTAL PURPOSES TO THE CITY OF SANTA CLARITA RECORDED FEBRUARY 9, 2006 AS INSTRUMENT NO. 06-0307030 OF OFFICIAL RECORDS.

EFFECT OF- (150) COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN DOCUMENT, RECORDED FEBRUARY 15, 2006 AS INSTRUMENT NO. 06-0350219, O.R.

EFFECT OF- (151) AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES TO RICHFIELD OIL CORPORATION RECORDED IN BOOK 34448, PAGE 202 OF OFFICIAL RECORDS.

EFFECT OF- (152) AN EASEMENT FOR SEWER PURPOSES AND INCIDENTAL PURPOSES TO COUNTY SANITATION DISTRICT NO. 32 OF LOS ANGELES COUNTY RECORDED FEBRUARY 25, 1966 AS INSTRUMENT NO. 4236 IN BOOK D3219, PAGE 352 OF OFFICIAL RECORDS.

EFFECT OF- (153) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED AGREEMENT FOR GRANT OF EASEMENT, EXECUTED BY AND BETWEEN THE NEWHALL LAND AND FARMING COMPANY (A CALIFORNIA LIMITED PARTNERSHIP) AND EXXONMOBIL OIL CORPORATION, A NEW YORK CORPORATION, RECORDED DECEMBER 20, 2004 AS INSTRUMENT NO. 04-3280764 OF OFFICIAL RECORDS.

EFFECT OF- (154) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED DECLARATION OF COVENANT BY OFFSITE PROPERTY OWNER PARCEL MAP NO. 18654, EXECUTED BY AND BETWEEN THE NEWHALL LAND AND FARMING COMPANY AND COUNTY OF LOS ANGELES, RECORDED FEBRUARY 22, 2005 AS INSTRUMENT NO. 05-0394988 OF OFFICIAL RECORDS.

EFFECT OF- (156) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT BY OFFSITE PROPERTY OWNER REGARDING OFFSITE EASEMENT OF TR 61105" RECORDED SEPTEMBER 26, 2008 AS INSTRUMENT NO. 20081733498 OF OFFICIAL RECORDS.

EFFECT OF- (157) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT BY OFFSITE PROPERTY OWNER REGARDING OFFSITE EASEMENT OF TR 61105" RECORDED SEPTEMBER 26, 2008 AS INSTRUMENT NO. 20081733499 OF OFFICIAL RECORDS.

EFFECT OF- ( ) COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN DOCUMENT, RECORDED APRIL 17, 1925 AS INSTRUMENT NO. 1670, BOOK 3997 PAGE 67, O.R.

EFFECT OF- ( ) COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN DOCUMENT, RECORDED FEBRUARY 10, 1928 AS INSTRUMENT NO. 1921, BOOK 7853 PAGE 11, O.R.

EFFECT OF- ( ) COVENANTS, CONDITIONS RESTRICTIONS AND EASEMENTS IN DOCUMENT, RECORDED JUNE 20, 2001 AS INSTRUMENT NO. 01-1059892, O.R.

EFFECT OF- ( ) AN EASEMENT FOR OIL, PETROLEUM, GAS AND OTHER HYDROCARBON SUBSTANCES PIPE LINES AND INCIDENTAL PURPOSES TO STANDARD OIL CO, RECORDED JUNE 9, 1953 AS INSTRUMENT NO. 2913, BOOK 41929 PAGE 75, O.R.

EFFECT OF- ( ) "POLE LICENSED AGREEMENT" TO SOUTHERN CALIFORNIA GAS CO, RECORDED DECEMBER 4, 1996 AS INSTRUMENT NO. 96-2078428, O.R.

LEASES NOT PLOTTED:

(36) SUBSURFACE OIL AND GAS LEASE TO BARNSDALE OIL COMPANY RECORDED JUNE 18, 1935 AS INSTRUMENT NO. 671, BOOK 13495 PAGE 125, O.R.

(38) SUBSURFACE OIL AND GAS LEASE TO R.E. HAVANSTRITE, RECORDED DECEMBER 26, 1940 AS INSTRUMENT NO. 873, BOOK 18078 PAGE 155, O.R.

(41) SUBSURFACE OIL AND GAS LEASE TO HUMBLE OIL AND REFINING CO, RECORDED MAY 24, 1949 AS INSTRUMENT NO. 1260, BOOK 30159 PAGE 97, O.R.

(52) SUBSURFACE OIL AND GAS LEASE TO TIDE WATER ASSOCIATED OIL CO, RECORDED DECEMBER 3, 1954 AS INSTRUMENT NO. 954, BOOK 46280 PAGE 28, O.R.

(54) SUBSURFACE OIL AND GAS LEASE TO STANDARD OIL CO, RECORDED AUGUST 19, 1958 AS INSTRUMENT NO. 3370, BOOK M95 PAGE 123, O.R.

(67) SUBSURFACE OIL AND GAS LEASE TO CORBIN J. ROBERTSON RECORDED MAY 6, 1982, AS INSTRUMENT NO. 82-468531, O.R.

(96) SUBSURFACE OIL AND GAS LEASE TO BARNSDALL OIL COMPANY RECORDED NOVEMBER 30, 1935 IN BOOK 13830 PAGE 143, O.R.

(105) SUBSURFACE OIL AND GAS LEASE TO HUMBLE OIL AND REFINING COMPANY, RECORDED SEPTEMBER 1, 1948 AS INSTRUMENT NO. 970, BOOK 28138 PAGE 231, O.R.

(106) SUBSURFACE OIL AND GAS LEASE TO HUMBLE OIL AND REFINING COMPANY, RECORDED SEPTEMBER 1, 1948 AS INSTRUMENT NO. 993, BOOK 28138 PAGE 264, O.R.

(111) SUBSURFACE OIL AND GAS LEASE TO HUMBLE OIL AND REFINING COMPANY, RECORDED MAY 31, 1951 AS INSTRUMENT NO. 3058, BOOK 36424 PAGE 96, O.R. AND CANCELED AS TO PORTIONS BY DEED RECORDED FEBRUARY 27, 1953 AS INSTRUMENT NO. 3517, IN BOOK 41080, PAGE 355, O.R.

(120) SUBSURFACE OIL AND GAS LEASE TO THE TEXAS COMPANY, RECORDED JULY 31, 1958 AS INSTRUMENT NO. 920, IN BOOK M-70 PAGE 641, O.R.

(126) SUBSURFACE OIL AND GAS LEASE TO RICHARD R. CLEMENTS, RECORDED AUGUST 7, 1962 AS INSTRUMENT NO. 3408, O.R.

(134) SUBSURFACE OIL AND GAS LEASE TO DEPCO, INC. RECORDED APRIL 22, 1976 AS INSTRUMENT NO. 27, O.R. SAID DOCUMENT APPEARS TO BE AN INCORRECT REFERENCE.

EASEMENTS PLOTTED:

AN EASEMENT FOR TELEPHONE LINES AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON CO, RECORDED MAY 26, 1924 AS INSTRUMENT NO. 570, BOOK 4022 PAGE 192, O.R.
(33) (88) **- TO BE QUITCLAIMED**

AN EASEMENT FOR THEREIN STATED AND RIGHTS INCIDENTAL THERE TO AND INCIDENTAL PURPOSES, RECORDED APRIL 17, 1925 AS INSTRUMENT NO. 1620, BOOK 3997 PAGE 67, O.R.
(34) (89)

AN EASEMENT FOR ELECTRICAL POLE LINES, TOWERS AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON CO, RECORDED FEBRUARY 10, 1928 AS INSTRUMENT NO. 1921, BOOK 7853 PAGE 11, O.R.
(35) (90)

AN EASEMENT FOR PIPELINE PURPOSES WITH APPURTENANCES FOR THE TRANSPORTATION OF OIL, GAS AND HYDROCARBON SUBSTANCES AND INCIDENTAL PURPOSES TO UNION OIL CO, RECORDED MAY 6, 1938 AS INSTRUMENT NO. 952, BOOK 15781 PAGE 98, O.R.
(37) (97) **- TO BE QUITCLAIMED**

AN EASEMENT FOR OIL, GAS AND TELEPHONE LINE AND INCIDENTAL PURPOSES TO BARNSDALE OIL CO, RECORDED DECEMBER 4, 1944 AS INSTRUMENT NO. 1238, BOOK 21454 PAGE 325, O.R.
(40) **- TO BE QUITCLAIMED**

AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON CO, RECORDED APRIL 10, 1951 AS INSTRUMENT NO. 2548, BOOK 36011 PAGE 28, O.R.
(44) **- TO BE QUITCLAIMED**

AN EASEMENT FOR ELECTRIC LINE AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON CO, RECORDED MAY 16, 1951 AS INSTRUMENT NO. 1937, BOOK 36301 PAGE 125, O.R.
(45) **- TO BE QUITCLAIMED**

APPROXIMATE LOCATION OF 2 FOOT AND 10 FOOT WIDE EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY FOR POLE LINES PER DOCUMENT RECORDED OCTOBER 27, 1954 AS INSTRUMENT NO. 3026, IN BOOK 45950, PAGE 255, O.R.
(50) (116)

AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON CO, RECORDED OCTOBER 27, 1954 AS INSTRUMENT NO. 3027, BOOK 45950 PAGE 257, O.R.
(51) **- TO BE QUITCLAIMED**

AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON CO, RECORDED JANUARY 15, 1958 AS INSTRUMENT NO. 3080, BOOK 56396 PAGE 205, O.R.
(53) (119) **- TO BE QUITCLAIMED**

AN EASEMENT FOR OIL, GAS, GASOLINE, WATER AND OTHER SUBSTANCES AND INCIDENTAL PURPOSES TO UNION OIL CO, RECORDED AUGUST 29, 1961 AS INSTRUMENT NO. 3943, O.R.
(55) **- TO BE QUITCLAIMED**

AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON CO, RECORDED SEPTEMBER 8, 1961 AS INSTRUMENT NO. 4667 IN BOOK D1349 PAGE 330, O.R.
(56) **- TO BE QUITCLAIMED**

AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON CO, RECORDED SEPTEMBER 8, 1961 AS INSTRUMENT NO. 4666, BOOK D1349 PAGE 328, O.R.
(57) **- TO BE QUITCLAIMED**

AN EASEMENT FOR PIPE LINE AND INCIDENTAL PURPOSES TO UNION OIL CO, RECORDED FEBRUARY 7, 1962 AS INSTRUMENT NO. 3210 IN BOOK D1505 PAGE 463, O.R. SAID EASEMENT DOES NOT AFFECT.
(58) **- TO BE QUITCLAIMED**

AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON CO, RECORDED APRIL 5, 1962 AS INSTRUMENT NO. 5029 IN BOOK D1570 PAGE 244, O.R.
(59) **- TO BE QUITCLAIMED**

AN EASEMENT FOR OVERHEAD AND UNDERGROUND ELECTRIC LINES AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON CO, RECORDED JULY 12, 1966 AS INSTRUMENT NO. 2217 IN BOOK D3363 PAGE 475, O.R.
(61) (128)

AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON CO, RECORDED AUGUST 7, 1968 AS INSTRUMENT NO. 3513, BOOK D4093 PAGE 406, O.R.
(62) (129) **- TO BE QUITCLAIMED**

AN EASEMENT FOR OVERHEAD AND UNDERGROUND ELECTRIC AND COMMUNICATION SUPPLY SYSTEMS AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON CO, RECORDED SEPTEMBER 15, 1988 AS INSTRUMENT NO. 88-1483381, O.R.
(68) (139) **- TO BE QUITCLAIMED**

AN EASEMENT FOR OVERHEAD AND UNDERGROUND ELECTRIC AND COMMUNICATION SUPPLY SYSTEMS AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON CO, RECORDED SEPTEMBER 15, 1988 AS INSTRUMENT NO. 88-1483382, O.R.
(69) **- TO BE QUITCLAIMED**

PROVISIONS OF THE DEDICATION STATEMENT ON THE MAP OF THE SUBDIVISION SHOWN BELOW, WHICH RELINQUISH CERTAIN RIGHTS OF INGRESS AND EGRESS TO THE PUBLIC STREET HEREIN NAMED, UPON THE TERMS THEREIN, EXCEPT FOR THE GENERAL PUBLIC RIGHT TO TRAVEL THE SAME OVER PARCELS 34 TO 67 AS PROVIDED IN DEDICATION STATEMENT ON PARCEL MAP NO. 24500-01, PMB 293-34-67.
(72) **- TO BE ABANDONED**

OFFER OF FUTURE STREET AND ALLEY AND RESTRICTIONS OF USE AS PROVIDED IN DEDICATION STATEMENT ON PARCEL MAP NO. 24500-01, PMB 293-34-67.
(73) **- TO BE ABANDONED**

DEDICATION STATEMENT OF PARCEL MAP NO. 24500-01, PMB 293-34-67. WHICH PROVIDES THAT THE FUTURE STREETS AS SHOWN HEREON WILL ACCEPT DRAINAGE WATER FROM ADJOINING STREET.
(74) **- TO BE ABANDONED**

DEDICATION STATEMENT OF PARCEL MAP NO. 24500-01, PMB 293-34-67. WHICH NON-EXCLUSIVE EASEMENTS FOR INGRESS & EGRESS, ROAD AND UTILITY PURPOSES OVER THE FUTURE STREETS AS OFFERED FOR DEDICATION.
(75) **- TO BE ABANDONED**

AN EASEMENT FOR CONSERVATION PURPOSES AND INCIDENTAL PURPOSES, TO THE STATE OF CALIFORNIA RECORDED AUGUST 11, 2005 AS INSTRUMENT NO. 05-1921220 OF OFFICIAL RECORDS.
(81)

AN EASEMENT FOR ELECTRICAL POLE LINES, TOWERS AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON CO, RECORDED JANUARY 12, 1931 AS INSTRUMENT NO. 917, BOOK 10631 PAGE 4, O.R.
(92)

AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON CO, RECORDED FEBRUARY 5, 1971 AS INSTRUMENT NO. 3029, BOOK D4964 PAGE 262, O.R. SAID EASEMENT LIES EASTERLY OF THE PROPERTY IN QUESTION.
(130)

100 FOOT WIDE ROAD EASEMENT FOR MAGIC MOUNTAIN PARKWAY OF THE COUNTY OF LOS ANGELES BY DOCUMENT RECORDED APRIL 6, 1971 AS INSTRUMENT NO. 3104, IN BOOK D5018, PAGE 704, O.R. SAID EASEMENT LIE EASTERLY OF THE PROPERTY IN QUESTION.
(131) **- TO BE ABANDONED AFTER DEDICATION OF NEW MAGIC MOUNTAIN PARKWAY RIGHT OF WAY**

AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON CO, RECORDED APRIL 12, 1971 AS INSTRUMENT NO. 2154, BOOK D5024 PAGE 891, O.R.
(132)

AN EASEMENT FOR GREENHOUSE / NURSERY, AND FOR THE GROWING, CULTIVATING, AND MAINTAINING PLANTS OF SIX FLAGS MAGIC MOUNTAIN, INC. , RECORDED JUNE 5, 1979 AS INSTRUMENT NO. 79-603645 AND RE-RECORDED JUNE 10, 1980 AS INSTRUMENT NO. 80-559803, BOTH OF O.R. THE LOCATION OF SAID EASEMENT WAS MOVED FROM ITS RECORD LOCATION TO COINCIDENT WITH THE PROJECT BOUNDARY LINE AS CONTAINED IN VTTM FILE C-SI-ME.DWG.
(135) **- TO BE QUITCLAIMED**

AN EASEMENT FOR GRAZING AND EXHIBITING LIVESTOCK OF SIX FLAGS MAGIC MOUNTAIN, INC. , RECORDED JUNE 5, 1979 AS INSTRUMENT NO. 79-603648 AND RE-RECORDED JUNE 10, 1980 AS INSTRUMENT NO. 80-559806, BOTH OF O.R. THE LOCATION OF SAID EASEMENT WAS MOVED FROM ITS RECORD LOCATION TO COINCIDENT WITH THE PROJECT BOUNDARY LINE AS CONTAINED IN VTTM FILE C-SI-ME.DWG.
(137) (138) **- TO BE QUITCLAIMED**

THE TERMS AND PROVISIONS SET OUT IN THOSE CERTAIN DOCUMENTS ENTITLED "NOTICE OF INTENT TO PRESERVE INTEREST", RECORDED DECEMBER 23, 1999 AS INSTRUMENT NO. 99-2360381; DECEMBER 28, 1999 AS INSTRUMENT NO. 99-2360380; DECEMBER 28, 1999 AS INSTRUMENT NO. 99-2375698; AS SUPPLEMENTED BY DOCUMENT RECORDED MARCH 17, 2000 AS INSTRUMENT NOS. 00-399622, 00-399624 AND 00-399625, ALL OF OFFICIAL RECORDS.
(71) (141) **- TO BE QUITCLAIMED**

AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY SERVICES AND INCIDENTAL PURPOSES TO THE CITY OF SANTA CLARITA RECORDED FEBRUARY 9, 2006 AS INSTRUMENT NO. 06-0307031 OF OFFICIAL RECORDS.
(149) **- TO BE ABANDONED AFTER DEDICATION OF NEW MAGIC MOUNTAIN PARKWAY RIGHT OF WAY**

AN EASEMENT FOR CONSTRUCT, RECONSTRUCT AND MAINTAIN, (PLACE, OPERATE, INSPECT, REPAIR, REPLACE AND REMOVE) SUCH UNDERGROUND COMMUNICATION FACILITIES TO PACIFIC BELL TELEPHONE COMPANY, RECORDED JUNE 15, 2007 AS INSTRUMENT NO. 20071453349 OF OFFICIAL RECORDS.
(155)

40 FOOT WIDE RIGHT OF WAY FOR KNUDSEN PARKWAY AS SHOWN ON PARCEL MAP NO. 12337, PMB 127 – 99 – 100.
( )

EASEMENT TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR COVERED STORM DRAIN, APPURTENANT STRUCTURES AND INGRESS AND EGRESS PURPOSES PER TRACT MAP NO 45433-04 RECORDED IN BOOK 1268, PAGE 45 TO 65 OF MAPS.
( ) **- TO BE ABANDONED WITHIN MISSION VILLAGE GRADING LIMITS**

AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES TO EXXON CORP, RECORDED JUNE 21, 1979 AS INSTRUMENT NO. 79-675839, O.R.
( )

A 60 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED JUNE 10, 1980 AS INSTRUMENT NO. 80-559807, O.R.
( ) **- TO BE ABANDONED WITHIN WATER QUALITY BASIN EASEMENT**

LOS ANGELES COUNTY FLOOD CONTROL EASEMENT AS DEPICTED ON ASSESSOR'S MAP AND AS PROVIDED DIGITALLY BY ALLIANCE ENGINEERING.
( )

AN EASEMENT FOR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES TO PACIFIC BELL TELEPHONE CORPORATION, RECORDED OCTOBER 14, 2005 AS INSTRUMENT NO. 05-2482658, O.R.
( )

AN EASEMENT FOR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES TO PACIFIC BELL TELEPHONE CORPORATION, RECORDED MARCH 3, 2006 AS INSTRUMENT NO. 06-0472539, O.R.
( )

DEDICATION OF WESTRIDGE PARKWAY AS SHOWN ON TRACT MAP NO 45433-04 RECORDED IN BOOK 1268, PAGES 45 TO 65 OF MAPS.
( )

WATER WELL SITE EASEMENT OF VALENCIA WATER COMPANY (WELL 206) RECORDED DECEMBER 13, 2010 AS INSTRUMENT NO. 20101836963, OR.
( )

WATER WELL SITE EASEMENT OF VALENCIA WATER COMPANY (WELL 207) RECORDED DECEMBER 13, 2010 AS INSTRUMENT NO. 20101836963, OR.
( )

WATER PIPELINE EASEMENT OF VALENCIA WATER COMPANY (WELL 206 & 207) RECORDED DECEMBER 13, 2010 AS INSTRUMENT NO. 20101836963, OR.
( )

(10) DENOTES PRIVATE DRIVE SECTION NUMBER PER COUNTY OF LOS ANGELES PRIVATE DRIVE MANUAL

REV: ________
DATE: 12/15/2010

KEY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

PARCELS 11, 12, 13, 22 AND A PORTION OF PARCEL 14 OF PARCEL MAP 24500-01, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, AS SHOWN ON MAP FILED IN BOOK 293 PAGES 34 TO 67 INCLUSIVE, OF PARCEL MAPS, RECORDS OF LOS ANGELES COUNTY.

REGISTERED PROFESSIONAL ENGINEER MATTHEW G. HEIDEMAN No. 55639 Exp. 12-31-12 CIVIL STATE OF CALIFORNIA

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28480 Avenue Stanford, Suite 200
Santa Clarita, CA 91355
(661) 219-6000 (661) 775-2718 (FAX)

12-15-2010
MATTHEW G. HEIDEMAN R.C.E. NO. 55639 DATE

DESIGNED : MGH/DE
DRAFTED : DE/MS
CHECKED : MGH

OWNER/DEVELOPER :
NEWHALL LAND
25124 SPRINGFIELD COURT, SUITE 300
VALENCIA, CALIFORNIA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE : COREY HARPOLE

MAJOR LAND DIVISION VESTING TENTATIVE TRACT MAP NO. 61105

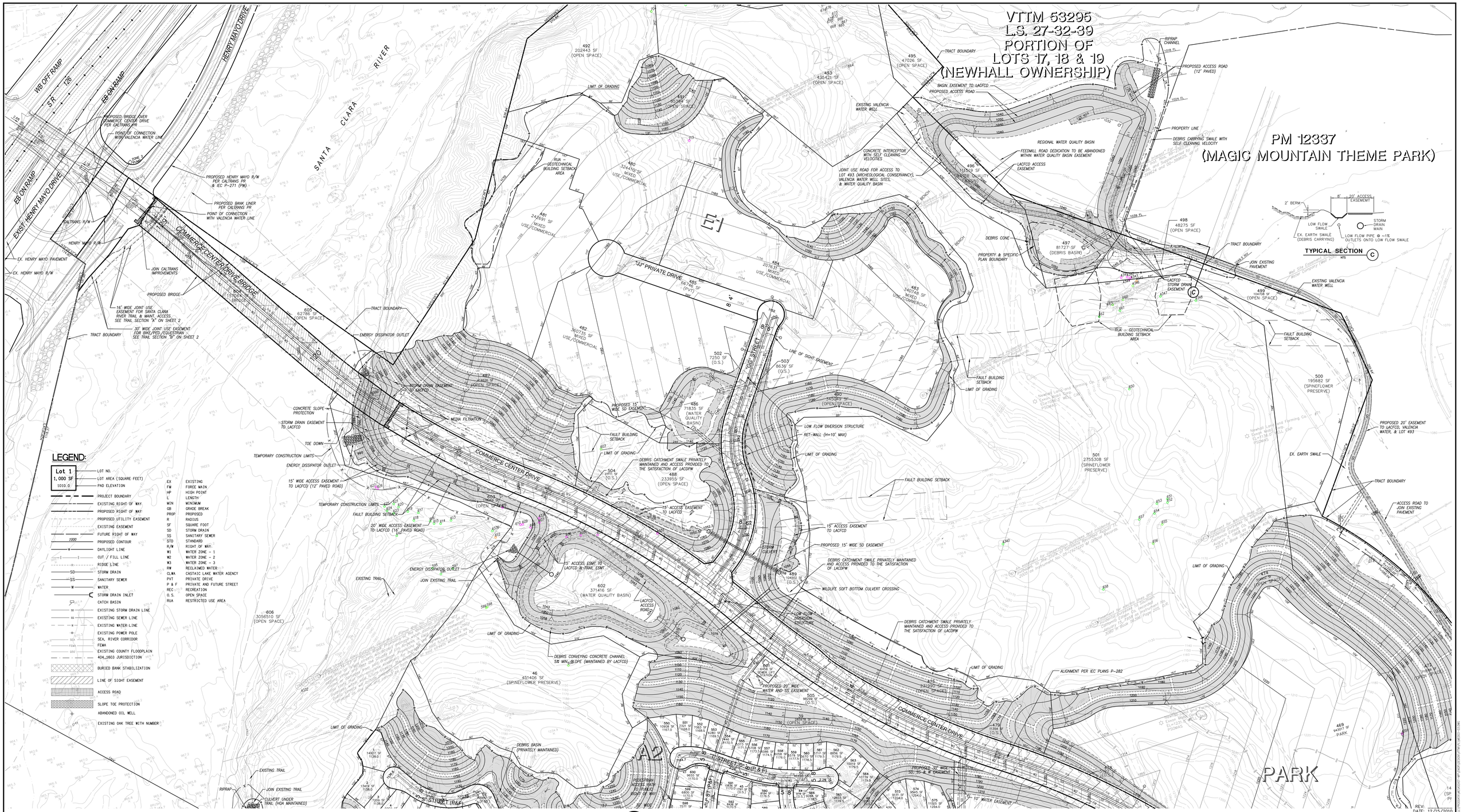
COUNTY CASE NO. ________

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

PROJECT NO. 1NRC0120.00

ME003-02.dwg

Dec 13, 2010 – 4:09PM – M:\NEWHALL\PRODDATA\MESASEAST-MP\ENGR\DESIGN\VTTM\PL\ME003-02.DWG



KEY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

PARCELS 11, 12, 13, 22 AND A PORTION OF PARCEL 14 OF PARCEL MAP 24500-01, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, AS SHOWN ON MAP FILED IN BOOK 293 PAGES 34 TO 67 INCLUSIVE, OF PARCEL MAPS, RECORDS OF LOS ANGELES COUNTY.

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TELEPHONE: (661) 255-4000
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MAJOR LAND DIVISION VESTING TENTATIVE TRACT MAP NO. 61105

COUNTY CASE NO. _____

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

PROJECT NO. 1NRC0120.00

SHEET 3 OF 12

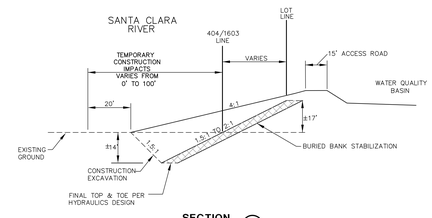
REV: DATE: 12/15/2010

ME003-03.dwg

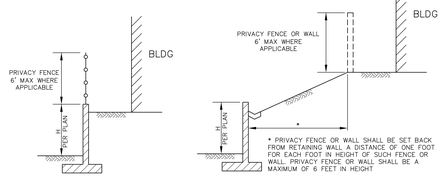
LEGEND:

Lot 1 / 1,000 SF / 1010.0	LOT NO. / LOT AREA (SQUARE FEET) / PAD ELEVATION
	PROJECT BOUNDARY
	EXISTING RIGHT OF WAY
	PROPOSED RIGHT OF WAY
	PROPOSED UTILITY EASEMENT
	EXISTING EASEMENT
	FUTURE RIGHT OF WAY
1000	PROPOSED CONTOUR
	DAYLIGHT LINE
	CUT / FILL LINE
	RIDGE LINE
SD	STORM DRAIN
SS	SANITARY SEWER
W	WATER
	STORM DRAIN INLET
	CATCH BASIN
SD	EXISTING STORM DRAIN LINE
SS	EXISTING SEWER LINE
W	EXISTING WATER LINE
	EXISTING POWER POLE
	SEA, RIVER CORRIDOR
	FEMA
050	EXISTING COUNTY FLOODPLAIN
	404_1603 JURISDICTION
	BURIED BANK STABILIZATION
	LINE OF SIGHT EASEMENT
	ACCESS ROAD
	SLOPE TOE PROTECTION
	ABANDONED OIL WELL
43	EXISTING OAK TREE WITH NUMBER

EX	EXISTING
FM	FORCE MAIN
HP	HIGH POINT
L	LENGTH
MIN	MINIMUM
GB	GRADE BREAK
PROP	PROPOSED
R	RADIUS
SF	SQUARE FOOT
SD	STORM DRAIN
SS	SANITARY SEWER
STD	STANDARD
R/W	RIGHT OF WAY
W1	WATER ZONE – 1
W2	WATER ZONE – 2
W3	WATER ZONE – 3
RW	RECLAIMED WATER
CLWA	CASTAIC LAKE WATER AGENCY
PVT	PRIVATE DRIVE
P & F	PRIVATE AND FUTURE STREET
REC	RECREATION
O. S.	OPEN SPACE
RUA	RESTRICTED USE AREA



SECTION B — NTS



CASE A **CASE B**

RETAINING WALL DETAIL
NTS

APPLICABLE TO LOTS 218, 237, 264, 265, 361, 490

FEET 100 50 0 100 200 — INCHES 1 1/2 0 1 2

KEY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

PARCELS 11, 12, 13, 22 AND A PORTION OF PARCEL 14 OF PARCEL MAP 24500-01, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, AS SHOWN ON MAP FILED IN BOOK 293 PAGES 34 TO 67 INCLUSIVE, OF PARCEL MAPS, RECORDS OF LOS ANGELES COUNTY.

REGISTERED PROFESSIONAL ENGINEER — No. 55639 — Exp. 12-31-12 — CIVIL — STATE OF CALIFORNIA

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MATTHEW G. HEIDEMAN R.C.E. NO. 55639 — 12/15/2010 DATE

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MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 61105

COUNTY CASE NO. _____

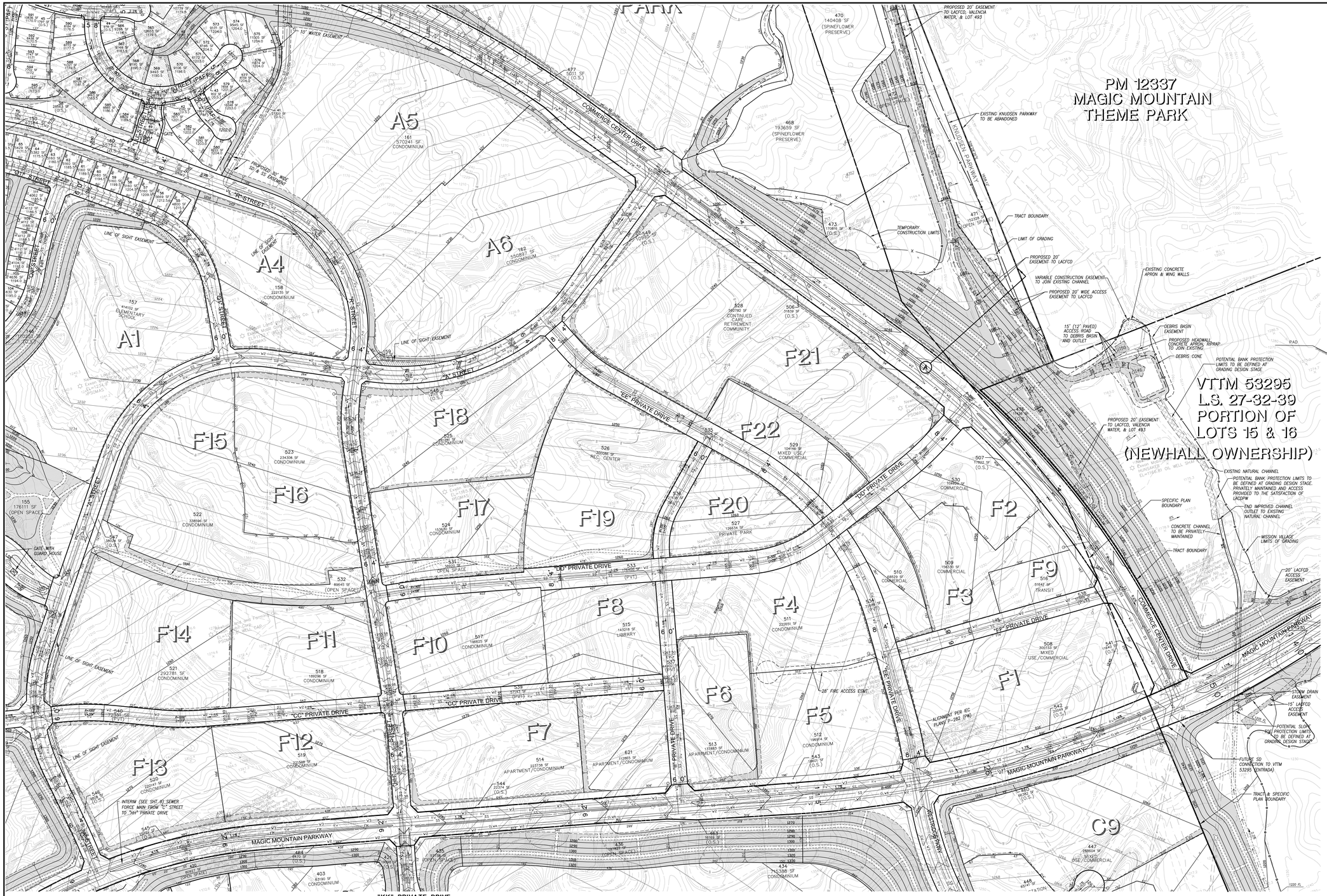
LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

REV:
DATE: 12/15/2010

PROJECT NO. 1NRC0120.00

SHEET 4 OF 12

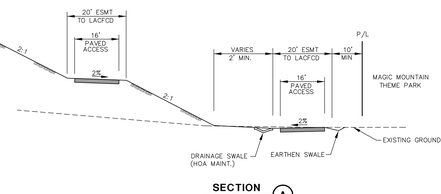
ME003-04.dwg



LEGEND:

Lot 1 / 1,000 SF / 1010.0	LOT NO. / LOT AREA (SQUARE FEET) / PAD ELEVATION
	PROJECT BOUNDARY
	EXISTING RIGHT OF WAY
	PROPOSED RIGHT OF WAY
	PROPOSED UTILITY EASEMENT
	EXISTING EASEMENT
	FUTURE RIGHT OF WAY
1000	PROPOSED CONTOUR
	DAYLIGHT LINE
	CUT / FILL LINE
	RIDGE LINE
SD	STORM DRAIN
SS	SANITARY SEWER
W	WATER
	STORM DRAIN INLET
	CATCH BASIN
SD	EXISTING STORM DRAIN LINE
SS	EXISTING SEWER LINE
W	EXISTING WATER LINE
	EXISTING POWER POLE
SEA	SEA, RIVER CORRIDOR
FEMA	FEMA
050	Q-CAP
404_1603	
	BURIED BANK STABILIZATION
	LINE OF SIGHT EASEMENT
	ACCESS ROAD
	SLOPE TOE PROTECTION
	ABANDONED OIL WELL
43	EXISTING OAK TREE WITH NUMBER

EX	EXISTING
FM	FORCE MAIN
HP	HIGH POINT
L	LENGTH
MIN	MINIMUM
GB	GRADE BREAK
PROP	PROPOSED
R	RADIUS
SF	SQUARE FOOT
SD	STORM DRAIN
SS	SANITARY SEWER
STD	STANDARD
R/W	RIGHT OF WAY
W1	WATER ZONE - 1
W2	WATER ZONE - 2
W3	WATER ZONE - 3
RW	RECLAIMED WATER
CLWA	CASTAIC LAKE WATER AGENCY
PVT	PRIVATE DRIVE
P & F	PRIVATE AND FUTURE STREET
REC	RECREATION
O.S.	OPEN SPACE
RUA	RESTRICTED USE AREA



SECTION A
NTS

KEY MAP
NOT TO SCALE

100 50 0 FEET 100 200
1 1/2 0 INCHES 1 3

LEGAL DESCRIPTION:

PARCELS 11, 12, 13, 22 AND A PORTION OF PARCEL 14 OF PARCEL MAP 24500-01, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, AS SHOWN ON MAP FILED IN BOOK 293 PAGES 34 TO 67 INCLUSIVE, OF PARCEL MAPS, RECORDS OF LOS ANGELES COUNTY.

REGISTERED PROFESSIONAL ENGINEER MATTHEW G. HEIDEMAN No. 55639 Exp. 12-31-12 CIVIL STATE OF CALIFORNIA

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MATTHEW G. HEIDEMAN R.C.E. NO. 55639 DATE 12/15/2010

DESIGNED :	MGH/DE
DRAFTED :	DE/MS
CHECKED :	MGH

OWNER/DEVELOPER :

NEWHALL LAND
25124 SPRINGFIELD COURT, SUITE 300
VALENCIA, CALIFORNIA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE : COREY HARPOLE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP
NO. 61105

COUNTY CASE NO. _____

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

REV:
DATE: 12/15/2010

PROJECT NO.	1NRD0120.00
SHEET	5
OF	12

ME003-05.dwg

LEGEND:

Lot 1	LOT NO.
1,000 SF	LOT AREA (SQUARE FEET)
1010.0	PAD ELEVATION
	PROJECT BOUNDARY
	EXISTING RIGHT OF WAY
	PROPOSED RIGHT OF WAY
	PROPOSED UTILITY EASEMENT
	EXISTING EASEMENT
	FUTURE RIGHT OF WAY
1000	PROPOSED CONTOUR
	DAYLIGHT LINE
	CUT / FILL LINE
R	RIDGE LINE
SD	STORM DRAIN
SS	SANITARY SEWER
W	WATER
	STORM DRAIN INLET
	CATCH BASIN
SD	EXISTING STORM DRAIN LINE
SS	EXISTING SEWER LINE
W	EXISTING WATER LINE
	EXISTING POWER POLE
SEA	SEA, RIVER CORRIDOR
FEMA	FEMA
Q50	EXISTING COUNT FLOODPLAIN
	404_1603 JURISDICTION
	BURIED BANK STABILIZATION
	LINE OF SIGHT EASEMENT
	ACCESS ROAD
	SLOPE TOE PROTECTION
	ABANDONED OIL WELL
43	EXISTING OAK TREE WITH NUMBER

EX	EXISTING
FM	FORCE MAIN
HP	HIGH POINT
L	LENGTH
MIN	MINIMUM
GB	GRADE BREAK
PROP	PROPOSED
R	RADIUS
SF	SQUARE FOOT
SD	STORM DRAIN
SS	SANITARY SEWER
STD	STANDARD
R/W	RIGHT OF WAY
W1	WATER ZONE - 1
W2	WATER ZONE - 2
W3	WATER ZONE - 3
RW	RECLAIMED WATER
CLWA	CASTAIC LAKE WATER AGENCY
PVT	PRIVATE DRIVE
P & F	PRIVATE AND FUTURE STREET
REC	RECREATION
O.S.	OPEN SPACE
RUA	RESTRICTED USE AREA

SECTION D
NTS

FEET 100 50 0 100 200
INCHES 1 1/2 0 1 2

KEY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

PARCELS 11, 12, 13, 22 AND A PORTION OF PARCEL 14 OF PARCEL MAP 24500-01, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, AS SHOWN ON MAP FILED IN BOOK 293 PAGES 34 TO 67 INCLUSIVE, OF PARCEL MAPS, RECORDS OF LOS ANGELES COUNTY.

REGISTERED PROFESSIONAL ENGINEER MATTHEW G. HEIDEMAN No. 55639 Exp. 12-31-12 CIVIL STATE OF CALIFORNIA

PSOMAS
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MATTHEW G. HEIDEMAN R.C.E. NO. 55639 12/15/2010 DATE

DESIGNED : MGH/DE
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25124 SPRINGFIELD COURT, SUITE 300
VALENCIA, CALIFORNIA 91355
TELEPHONE: (661) 255-4000
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MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP
NO. 61105

COUNTY CASE NO. ________

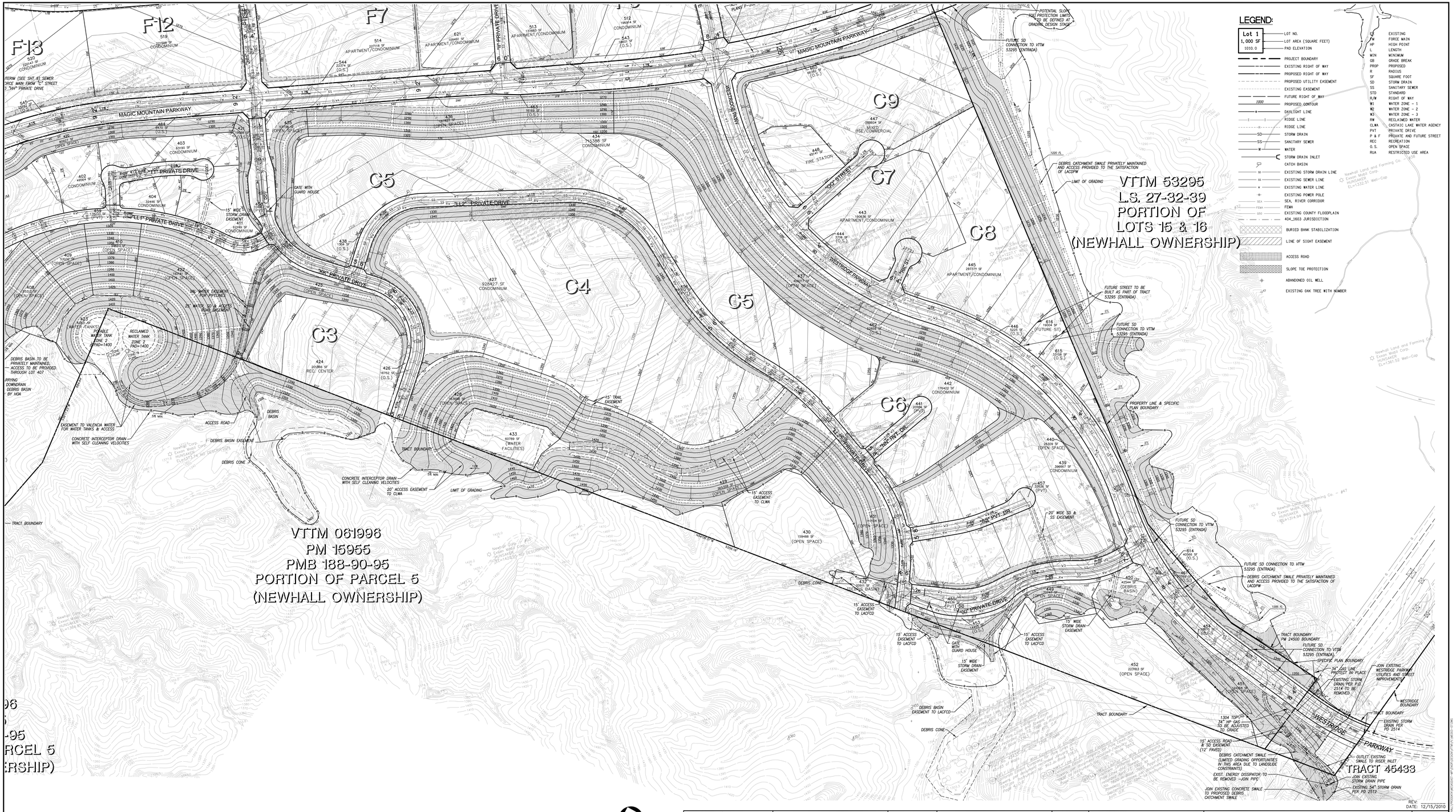
LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

REV: ________
DATE: 12/15/2010

PROJECT NO. 1NRC0120.00

SHEET 6 OF 12

ME003-06.dwg



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12-15-2010
MATTHEW G. HEIDEMAN R.C.E. NO. 55639 DATE

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MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP
NO. 61105

COUNTY CASE NO. _____

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

REV:
DATE: 12/15/2010

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SHEET 7 OF 12

ME003-07.dwg

PM 12337
MAGIC MOUNTAIN
THEME PARK

VTTM 53295
(NEWHALL OWNERSHIP)

PM 18654
(NEWHALL OWNERSHIP)

VTTM 53295
L.S. 27-32-39
PORTION OF
LOTS 15 & 16
(NEWHALL OWNERSHIP)

VTTM 53295
L.S. 27-32-39
PORTION OF
LOTS 15 & 16
(NEWHALL OWNERSHIP)

EXISTING KNUDSEN PARKWAY TO BE ABANDONED

TRACT BOUNDARY

LIMIT OF GRADING

PROPOSED 20' EASEMENT TO LACFCD

VARIABLE CONSTRUCTION EASEMENT TO JOIN EXISTING CHANNEL

PROPOSED 20' WIDE ACCESS EASEMENT TO LACFCD

EXISTING CONCRETE APRON & WING WALLS

15' (12' PAVED) ACCESS ROAD TO DEBRIS BASIN AND OUTLET

DEBRIS BASIN EASEMENT

PROPOSED HEADWALL TO JOIN EXISTING RIPRAP

DEBRIS CONE

POTENTIAL BANK PROTECTION LIMITS TO BE DEFINED AT GRADING DESIGN STAGE

PROPOSED 20' EASEMENT TO LACFCD, VALENCIA WATER & LOT 493

EXISTING NATURAL CHANNEL

POTENTIAL BANK PROTECTION LIMITS TO BE DEFINED AT GRADING DESIGN STAGE. PRIVATELY MAINTAINED ACCESS PROVIDED TO THE SATISFACTION OF LACDPW

CONCRETE CHANNEL TO BE PRIVATELY MAINTAINED

END IMPROVED CHANNEL OUTLET TO EXISTING NATURAL CHANNEL

MISSION VILLAGE LIMITS OF GRADING

20' LACFCD ACCESS EASEMENT

COMMERCE CENTER DRIVE

MAGIC MOUNTAIN PARKWAY

STORM DRAIN EASEMENT

15' LACFCD ACCESS EASEMENT

POTENTIAL SLOPE TOE PROTECTION LIMITS TO BE DEFINED AT GRADING DESIGN STAGE

FUTURE SD CONNECTION TO VTTM 53295 (CENTRAL)

DEBRIS CATCHMENT SWALE PRIVATELY MAINTAINED AND ACCESS PROVIDED TO LACDPW

EXISTING CULVERT

EXISTING CONC CHANNEL PER P01052 (LINE B)

EXISTING CONC. CHANNEL (DEBRIS CARRYING MOUNTAIN THEME PARK PROPERTY LINE

JOIN EXISTING THEME PARK ENTRANCE IMPROVEMENTS

ABANDON EXISTING CULVERT

END OF EXISTING STREET IMPROVEMENTS (TO BE REMOVED & VACATED)

ALIGNMENT PER APPROVED IEC PLANS P-268 (PW)

MEDIA FILTRATION

PROPOSED R/W

15' SD EASEMENT

POINT OF CONNECTION WITH RELOCATED VAL. WATER LINE

DEBRIS CONE

DEBRIS BASIN EASEMENT TO LACFCD

15' LACFCD ACCESS EASEMENT

PROPOSED 15' WIDE ACCESS EASEMENT TO BASIN

LIMIT OF GRADING

DEBRIS CONE TO LACFCD

DEBRIS BASIN EASEMENT TO LACFCD

JOIN USE EASEMENT FOR LACFCD, AT&T, VALENCIA WATER ACCESS

PROPOSED CBV EASEMENT PER SEPARATE PROCESS BY OTHERS

15' JOINT USE ACCESS EASEMENT

JOIN EXISTING STREET IMPROVEMENTS TO CONSTRUCT PORTION OF MEDIA, RECONSTRUCT TO CENTERLINE OF MMPKWY

LACFCD GATE

RAISED MEDIAN

EXISTING R/W

PROPOSED R/W

MEDIA FILTRATION

94' MEDIA

105' SAME

ENTERTAINMENT

VALLEYVIEW LANE

THE OLD ROAD REALIGNMENT PER APPROVED IEC P-264

POINT OF CONNECTION WITH SEWER LINE PER BY PSOMAS

JOIN ULTIMATE STREET IMPROVEMENTS PER METROPOINTE PLANS AND APPROVED IEC P-264

POINT OF CONNECTION WITH 42" WATER LINE

POINT OF CONNECTION WITH 20" CLIMA RECLAIMED WATER

JOIN, MTD 1764 STORM DRAIN BY METROPOINTE

GOLDEN STATE FREEWAY

RCB PER THE OLD ROAD RELOCATION PLANS BY METROPOINTE

EXISTING TIE, OLD ROAD

RCP PER THE OLD ROAD RELOCATION PLANS BY METROPOINTE

THE OLD ROAD

CHEVRON STATION RELOCATION PER CUP 03-188

LIMIT OF GRADING

DEBRIS CONE

DEBRIS BASIN EASEMENT TO LACFCD

RELOCATION OF EXISTING WATER LINE IN MAGIC MOUNTAIN PKWY BY VALENCIA WATER COMPANY

EXISTING WATER LINE TO BE RELOCATED BY VALENCIA WATER COMPANY

DEBRIS CATCHMENT SWALE PRIVATELY MAINTAINED AND ACCESS PROVIDED TO THE SATISFACTION OF LACDPW

Newhall Land and Farming Co
Dekalb Energy Inc.
HUNSAKER
EL=1168.5 Bell-Head

Exxon Mobil Corp
HUNSAKER
EL=1156.81 OIL WELL SHUT-IN

MAGIC MOUNTAIN PARKWAY (R/W = 150'-140')
FROM COMMERCE CENTER DRIVE TO APPROX. 500' EAST

MAGIC MOUNTAIN PARKWAY (R/W = 137'-138')
FROM APPROX. 1,300' TO 2,000' EAST OF COMMERCE CENTER DRIVE

MAGIC MOUNTAIN PARKWAY (R/W = 148')
FROM APPROX. 2,100' TO 2,300' EAST OF COMMERCE CENTER DRIVE

MAGIC MOUNTAIN PARKWAY (R/W = 148'-160')
FROM APPROX. 2,300' EAST OF COMMERCE CENTER DRIVE TO THE THEME PARK ENTRANCE

MAGIC MOUNTAIN PARKWAY (R/W = 196')
TYPICAL SECTION BETWEEN MEDIA CENTER AND THEME PARK ENTRANCE

MAGIC MOUNTAIN PARKWAY (R/W = 196'-211')
FROM MEDIA CENTER TO JOIN WITH METROPOINTE IMPROVEMENTS

MAGIC MOUNTAIN PARKWAY (R/W = 211')
SECTION TO JOIN PER METROPOINTE IMPROVEMENT PLANS APPROXIMATELY 300 FT WEST OF THE OLD ROAD

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

LEGEND:

Lot 1
1,000 SF
1010.0

	LOT NO.
	LOT AREA (SQUARE FEET)
	PAD ELEVATION
	PROJECT BOUNDARY
	EXISTING RIGHT OF WAY
	PROPOSED RIGHT OF WAY
	PROPOSED UTILITY EASEMENT
	EXISTING EASEMENT
	FUTURE RIGHT OF WAY
1000	PROPOSED CONTOUR
	DAYLIGHT LINE
	DAYLIGHT LINE
	RIDGE LINE
SD	STORM DRAIN
SS	SANITARY SEWER
W	WATER
	STORM DRAIN INLET
	CATCH BASIN
SD	EXISTING STORM DRAIN LINE
SS	EXISTING SEWER LINE
W	EXISTING WATER LINE
	EXISTING POWER POLE
SEA	SEA, RIVER CORRIDOR
FEMA	FEMA
050	EXISTING COUNTY FLOODPLAIN
	404_1603
	BURIED BANK STABILIZATION
	LINE OF SIGHT EASEMENT
	ACCESS ROAD
	SLOPE TOE PROTECTION
	ABANDONED OIL WELL
	EXISTING OAK TREE WITH NUMBER

EX	EXISTING
FM	FORCE MAIN
HP	HIGH POINT
L	LENGTH
MIN	MINIMUM
GB	GRADE BREAK
PROP	PROPOSED
R	RADIUS
SF	SQUARE FOOT
SD	STORM DRAIN
SS	SANITARY SEWER
STD	STANDARD
R/W	RIGHT OF WAY
W1	WATER ZONE - 1
W2	WATER ZONE - 2
W3	WATER ZONE - 3
RW	RECLAIMED WATER
CLWA	CASTAIC LAKE WATER AGENCY
PVT	PRIVATE DRIVE
P & F	PRIVATE AND FUTURE STREET
REC	RECREATION
O. S.	OPEN SPACE
RUA	RESTRICTED USE AREA

REV:
DATE: 12/15/2010

100 50 0 100 200
FEET
1 1/2 0 2
INCHES

KEY MAP
NOT TO SCALE

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REGISTERED PROFESSIONAL ENGINEER G. HEIDEMAN No. 55639 Exp. 12-31-12 CIVIL CALIFORNIA

MATTHEW G. HEIDEMAN R.C.E. NO. 55639 DATE 12-15-2010

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25124 SPRINGFIELD COURT, SUITE 300
VALENCIA, CALIFORNIA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE : COREY HARPOLE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP
NO. 61105

COUNTY CASE NO. _____

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

PROJECT NO. 1NRC0120.00
SHEET 8 OF 12

ME003-08.dwg

SEWER LIFT STATION SUMMARIES

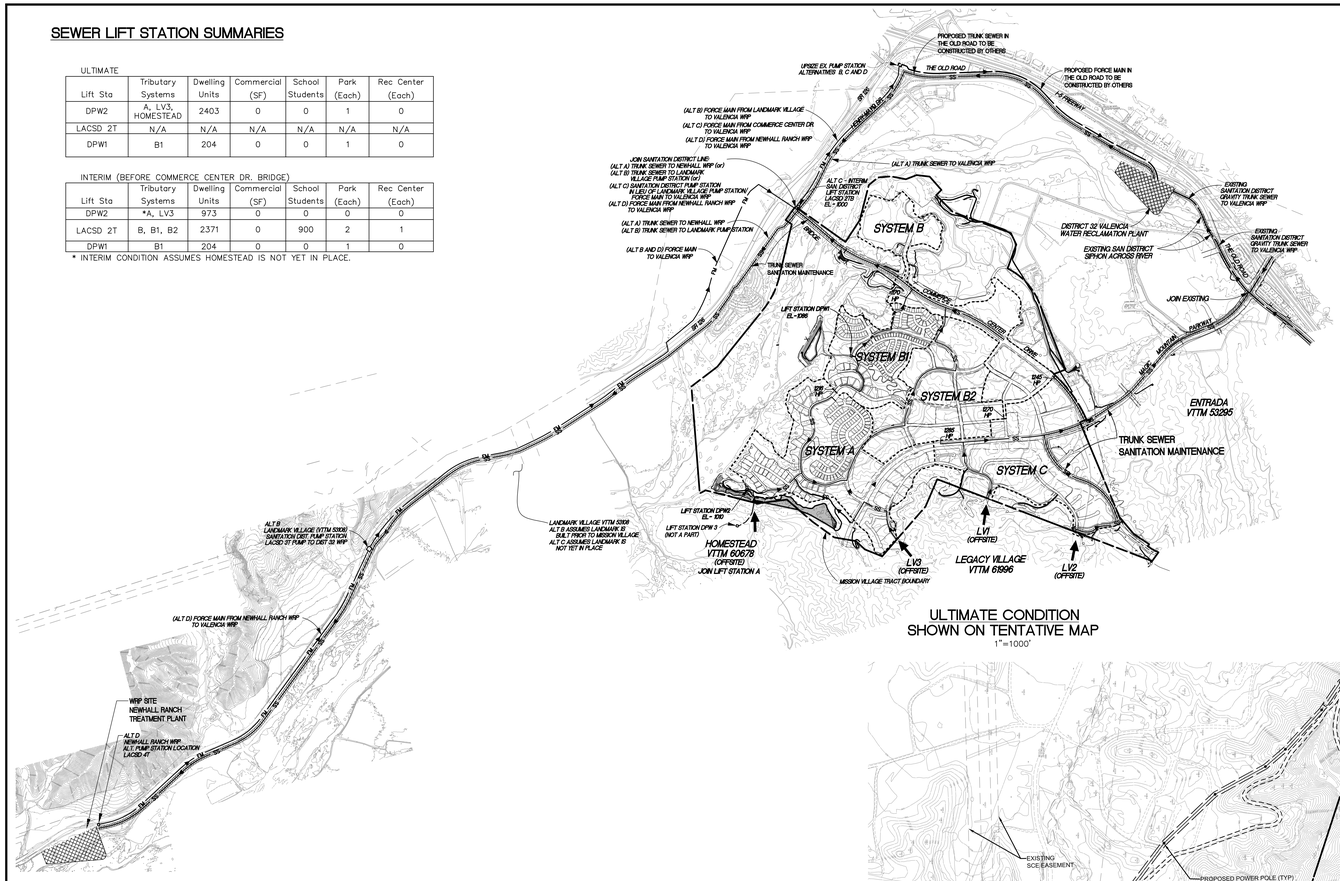
ULTIMATE

Lift Sta	Tributary Systems	Dwelling Units	Commercial (SF)	School Students	Park (Each)	Rec Center (Each)
DPW2	A, LV3, HOMESTEAD	2403	0	0	1	0
LACSD 2T	N/A	N/A	N/A	N/A	N/A	N/A
DPW1	B1	204	0	0	1	0

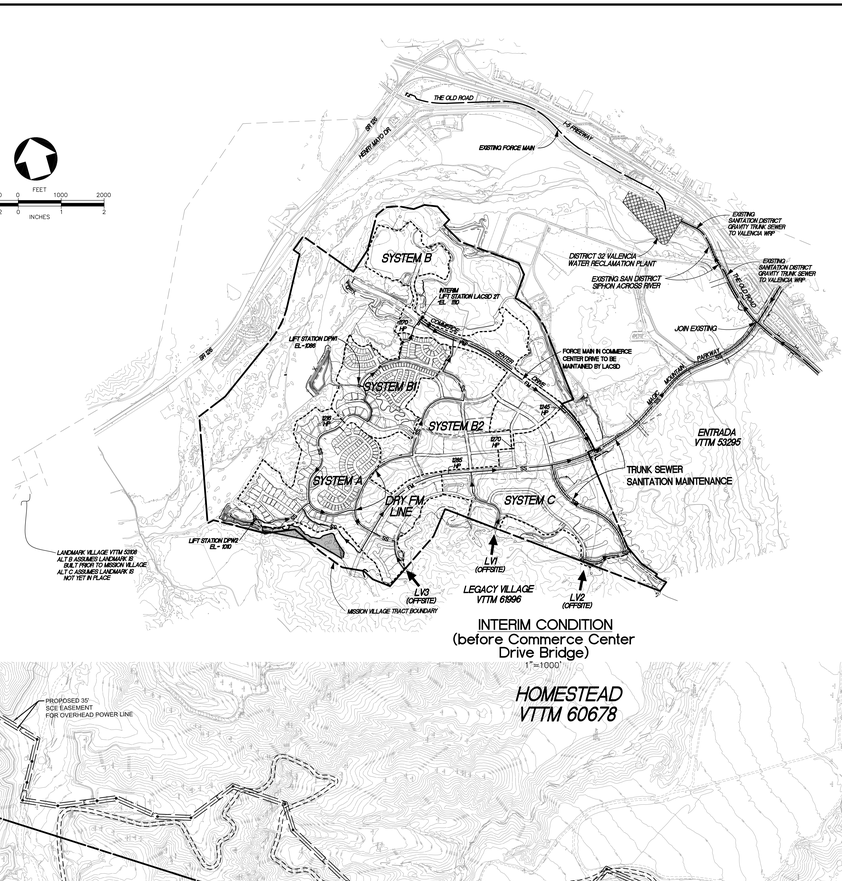
INTERIM (BEFORE COMMERCE CENTER DR. BRIDGE)

Lift Sta	Tributary Systems	Dwelling Units	Commercial (SF)	School Students	Park (Each)	Rec Center (Each)
DPW2	*A, LV3	973	0	0	0	0
LACSD 2T	B, B1, B2	2371	0	900	2	1
DPW1	B1	204	0	0	1	0

* INTERIM CONDITION ASSUMES HOMESTEAD IS NOT YET IN PLACE.



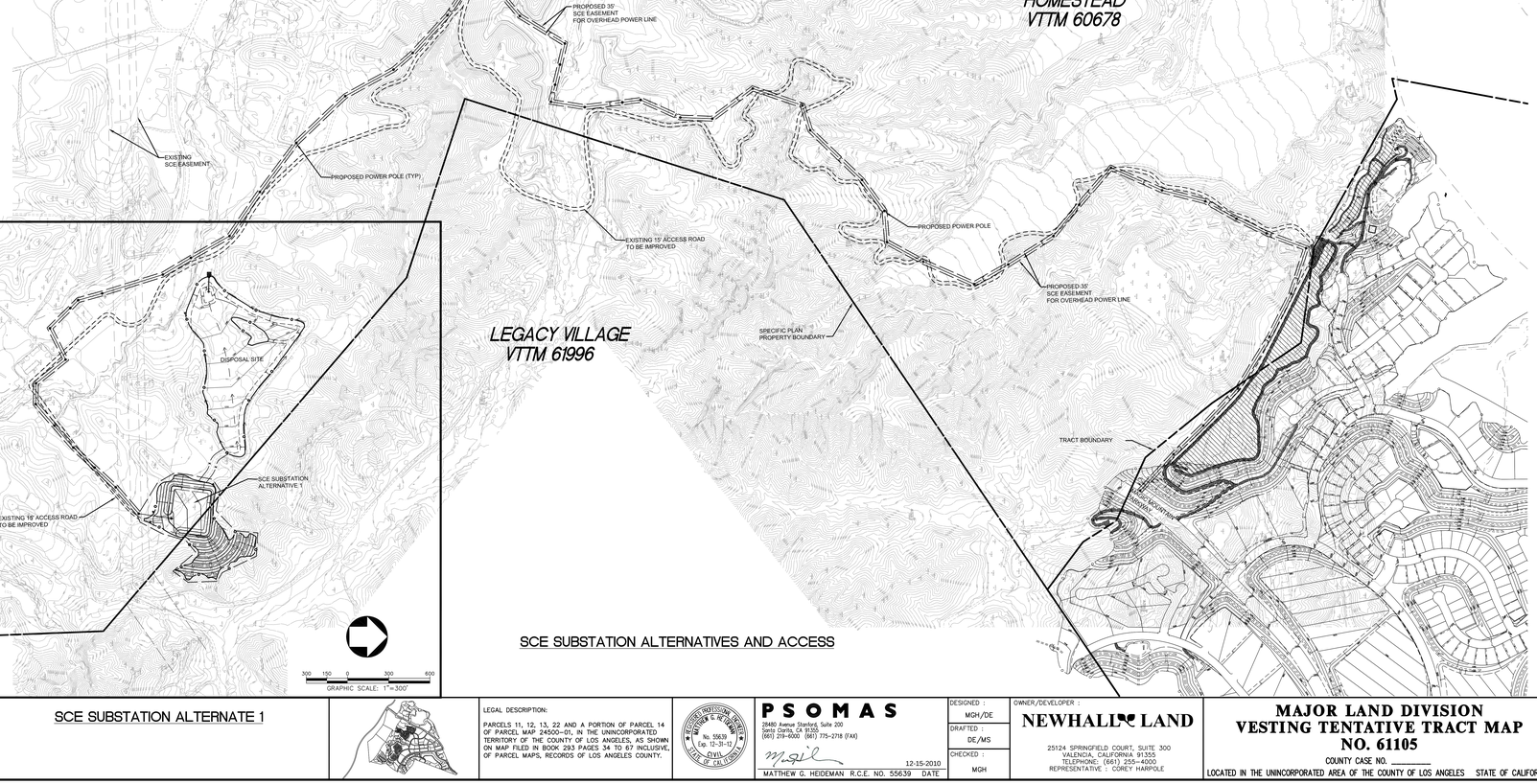
ULTIMATE CONDITION
SHOWN ON TENTATIVE MAP
1"=1000'



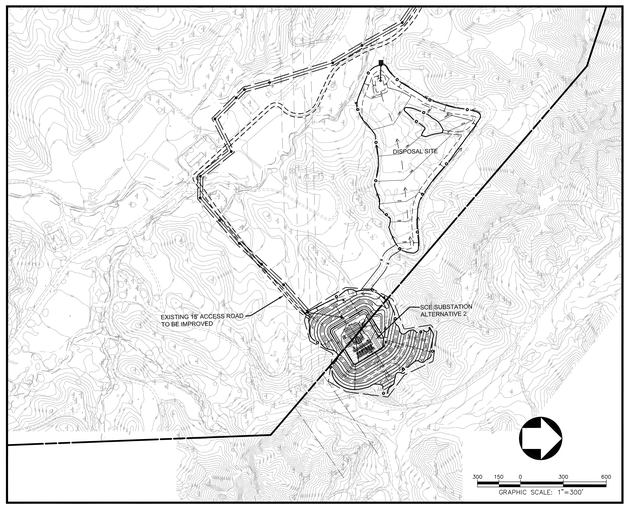
INTERIM CONDITION
(before Commerce Center Drive Bridge)
1"=1000'

LEGEND:

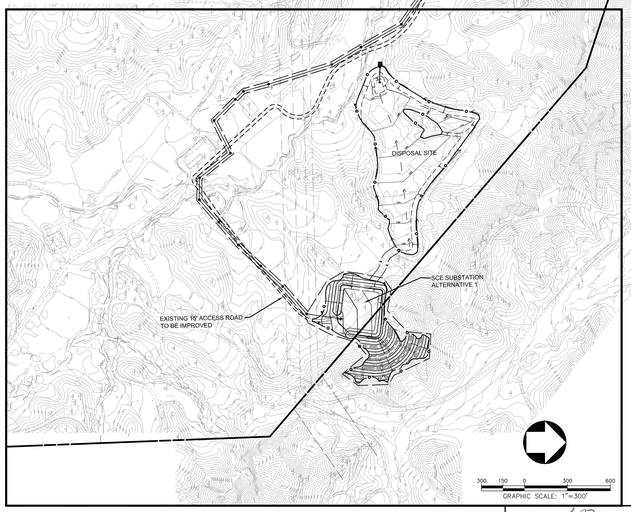
- GRAVITY SEWER MAIN
- FM — SEWER FORCE MAIN
- SS — OFF-SITE SEWER MAIN PER SEPARATE PROJECT
- EXISTING SEWER
- SS — TRUNK GRAVITY SEWER MAINTAINED BY SANITATION DISTRICT
- SEWER BOUNDARIES
- DAYLIGHT LINE
- X — LIMITS OF TEMPORARY GRADING
- SEWER LIFT STATION
- HP HIGH POINT
- WRP WATER RECLAMATION PLANT
- (ALT A) OFF-SITE ALTERNATIVES



SCE SUBSTATION ALTERNATIVES AND ACCESS



SCE SUBSTATION ALTERNATE 2



SCE SUBSTATION ALTERNATE 1

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MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 61105

COUNTY CASE NO. _____

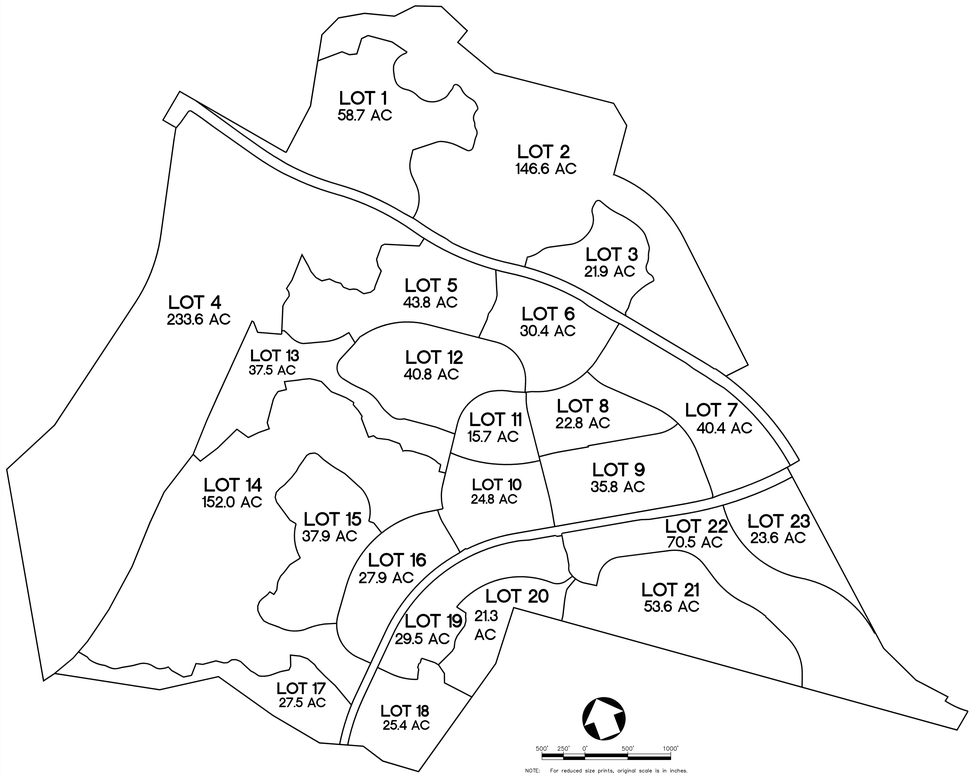
LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

REV: DATE: 12/15/2010

PROJECT NO. 1NRC0120.00

SHEET 9 OF 12

ME003-09.dwg

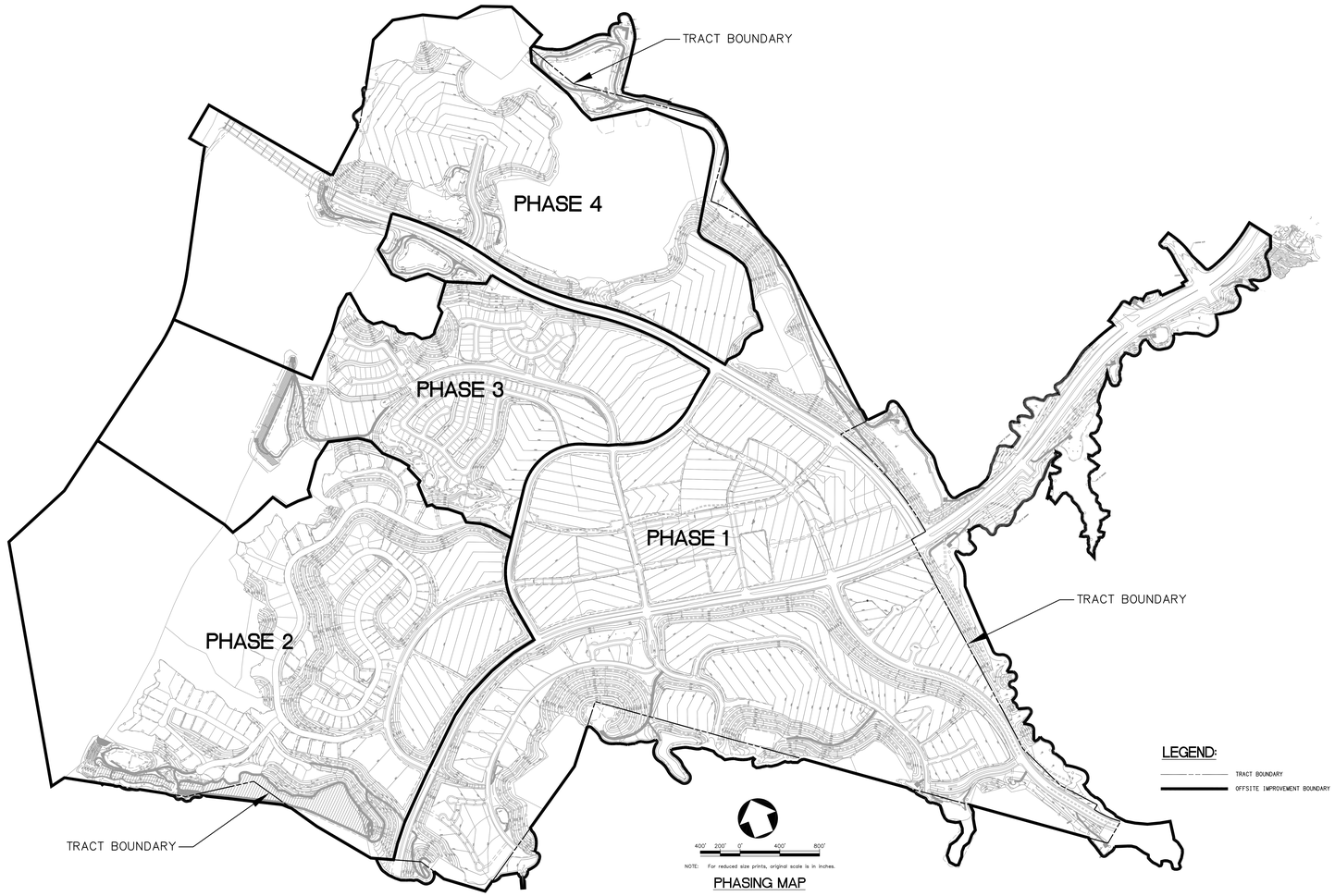


LARGE LOT PARCEL MAP

LEGEND:

LOT 1
100.0 AC — LOT NO.
LOT AREA (ACRE)

LOT LINE



PHASING MAP

PHASE 1	
Total Ac	576.4 AC [1]
Total On-Site Ac	449.7 AC
Total Du	2,872 DU
SFD	0 DU
Condo's	2,872 DU
Total Commercial Sf	858,100 SF
Total Open Space	153.3 AC

[1] INCLUDES OFFSITE GRADING SHOWN ON SHEETS 3, 7, AND 8.

PHASE 2	
Total Ac	337.8 AC [2]
Total On-Site Ac	335.3 AC
Total Du	593 DU
SFD	175 DU
Condo's	418 DU
Total Commercial Sf	0 SF
Total Open Space	204.2 AC

[2] INCLUDES OFFSITE GRADING SHOWN ON SHEET 6.

PHASE 3	
Total Ac	200.3 AC
Total On-Site Ac	200.3 AC
Total Du	590 DU
SFD	176 DU
Condo's	414 DU
Total Commercial Sf	0 SF
Total Open Space	113.0 AC

PHASE 4	
Total Ac	740.0 AC [3]
Total On-Site Ac	276.5 AC
Total Du	0 DU
SFD	0 DU
Condo's	0 DU
Total Commercial Sf	697,000 SF
Total Open Space	233.1 AC

[3] INCLUDES OFFSITE GRADING OF UTILITY CORRIDOR AND SCE SUBSTATION SHOWN ON SHEETS 9, 11, AND 12.

NOTE: WATER QUALITY BASIN, DEBRIS BASIN, SPINEFLOWER PRESERVE AND PARKS ARE INCLUDED IN TOTAL OPEN SPACE CALCULATION

KEY MAP
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12-15-2010
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SHEET 10 OF 12

ME003-10.dwg

SEE LEFT BELOW HEREON

SEE RIGHT ABOVE HEREON

SEE LEFT ABOVE ON SHEET 12

PROPOSED WRP SITE
NEWHALL RANCH TREATMENT PLANT
(N A P)

SR 126

SANTA CLARA RIVER

SAN MARTINEZ GRANDE CANYON ROAD

LOT 20

LOT 19

LOT 6

TYPICAL SECTION
BANK STABILIZATION (ADJACENT TO WRP)
NOT TO SCALE

TYPICAL SECTION
(FROM BANK STABILIZATION TO 500' WEST OF SAN MARTINEZ GRANDE CANYON ROAD)
NOT TO SCALE

TYPICAL SECTION
(FROM 500' WEST OF SAN MARTINEZ GRANDE CANYON ROAD TO CHIQUITO CREEK)
NOT TO SCALE

LEGEND:

- EXISTING RIGHT OF WAY
- EXISTING LOT LINE
- GRADING LIMIT
- CONSTRUCTION LIMIT LINE
- DAYLIGHT LINE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- GRADING SLOPE
- EXISTING EASEMENT
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING WATER
- EXISTING ELECTRIC
- EXISTING TELEPHONE LINE
- EXISTING ELECTRIC (OVERHEAD)
- EXISTING TELEPHONE (OVERHEAD)
- EXISTING GAS
- EXISTING OIL
- PROPOSED TRUNK SEWER
- PROPOSED FORCE MAIN SEWER
- PROPOSED WATER
- PROPOSED RECLAIMED WATER
- PROPOSED AGRICULTURAL WATER
- PROPOSED UT JOINT TRENCH

FEET 100 50 0 100 200
INCHES 1 1/2 0 1 2

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VESTING TENTATIVE TRACT MAP
NO. 61105

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DATE: 12/15/2010

PROJECT NO. 1NRC0120.00
SHEET 11 OF 12

ME003-11.dwg

SEE RIGHT BELOW ON SHEET 11

SEE LEFT BELOW HEREON

SEE RIGHT ABOVE HEREON

SR 126

CHIQUITO CANYON ROAD

CHIQUITO CREEK

WOLCOTT WAY

LANDFILL ACCESS

EXISTING RIGHT OF WAY

EXISTING PROPERTY LINE

MONUMENTATION OF WOLCOTT WAY AT CHIQUITO CANYON ROAD PER RECORD OF SURVEY BOOK 133 PAGES 1 TO 4 AND RECORD OF SURVEY BOOK 133 PAGES 5 TO 8

EXISTING RIGHT-OF-WAY OF S.R. 126 PER CALTRANS RIGHT OF WAY MAP NO. 1 ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR AS MONUMENTED PER RECORD OF SURVEY BOOK 133 PAGES 1 TO 4 AND RECORD OF SURVEY BOOK 133 PAGES 5 TO 8

25' UTILITY EASEMENT

TEMPORARY CONSTRUCTION LIMIT LINE

LIMITS OF GRADING

BORROW SITE

CASTAIC CREEK

CONSTRUCT SEWER WITHIN EXISTING EASEMENT

DRILL SEWER UNDER CREEK BED

TRAVEL VILLAGE
(Not A Part)

EXIST. LOT LINE

PROPOSED RCB PER 1926 PLANS

EXISTING CHIQUITO CREEK CHANNEL

100 50 0 FEET 100 200

1 1/2 0 1 2 INCHES

LEGEND:

- EXISTING RIGHT OF WAY
- EXISTING LOT LINE
- GRADING LIMIT
- CONSTRUCTION LIMIT LINE
- DAYLIGHT LINE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- GRADING SLOPE
- EXISTING EASEMENT
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING WATER
- EXISTING ELECTRIC
- EXISTING TELEPHONE LINE
- EXISTING ELECTRIC (OVERHEAD)
- EXISTING TELEPHONE (OVERHEAD)
- EXISTING GAS
- EXISTING OIL
- PROPOSED TRUNK SEWER
- PROPOSED FORCE MAIN SEWER
- PROPOSED WATER
- PROPOSED RECLAIMED WATER
- PROPOSED AGRICULTURAL WATER
- PROPOSED UT JOINT TRENCH

SR 126 R/W VARY | VARIES | EASEMENT LINE | 75' UTILITY EASEMENT | EASEMENT LINE | DAYLIGHT LINE | 80' | CONSTRUCTION LIMIT LINE

EXISTING GROUND | 16' PAVED MAINTENANCE ROAD | 2% | 2:1

TYPICAL SECTION
(FROM LANDFILL ACCESS TO CASTAIC CREEK)
NOT TO SCALE

SR 126 R/W VARY | VARIES | EASEMENT LINE | 75' UTILITY EASEMENT | EASEMENT LINE | DAYLIGHT LINE | 80' | CONSTRUCTION LIMIT LINE

EXISTING GROUND | 16' PAVED MAINTENANCE ROAD | TURF MAT REINFORCEMENT | 2:1

TYPICAL SECTION
(FROM CHIQUITO CREEK TO LANDFILL ACCESS)
NOT TO SCALE

KEY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

PARCELS 11, 12, 13, 22 AND A PORTION OF PARCEL 14 OF PARCEL MAP 24500-01, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, AS SHOWN ON MAP FILED IN BOOK 293 PAGES 34 TO 67 INCLUSIVE, OF PARCEL MAPS, RECORDS OF LOS ANGELES COUNTY.

REGISTERED PROFESSIONAL ENGINEER & REGISTERED LAND SURVEYOR No. 55639 Exp. 12-31-13 CIVIL STATE OF CALIFORNIA

PSOMAS
38480 Avenue Stanford, Suite 200
Santa Clarita, CA 91350
(661) 219-6000 (661) 775-2718 (FAX)

MATTHEW G. HEIDEMAN R.C.E. NO. 55639 DATE 12-15-2010

DESIGNED : MGH/DE
DRAFTED : DE/MS
CHECKED : MGH

OWNER/DEVELOPER :
NEWHALL LAND
25124 SPRINGFIELD COURT, SUITE 300
VALENCIA, CALIFORNIA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE : COREY HARPOLE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP
NO. 61105

COUNTY CASE NO. _____

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

REV: _____
DATE: 12/15/2010

PROJECT NO. 1NRC0120.00
SHEET 12
OF 12

ME003-12.dwg