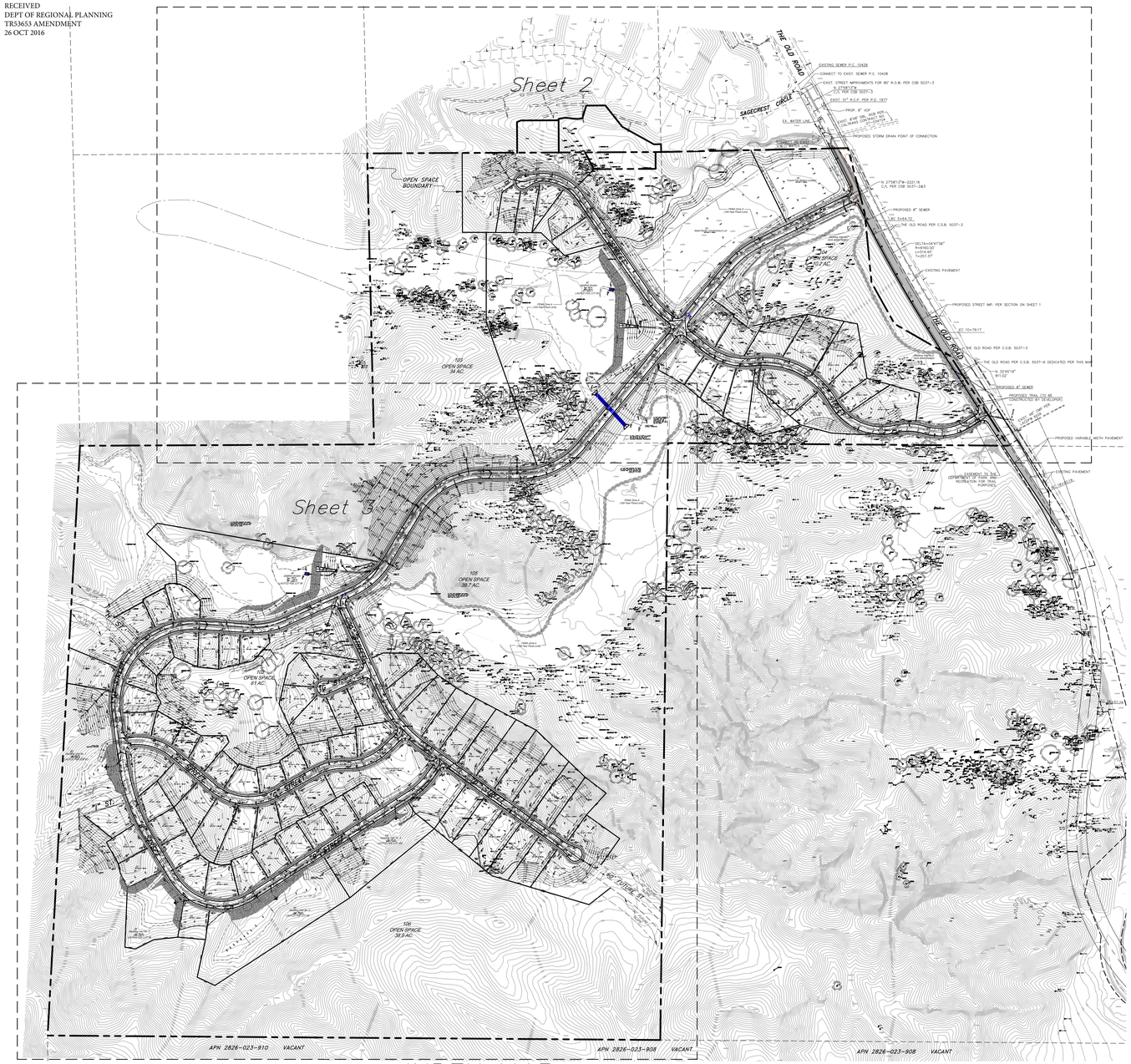
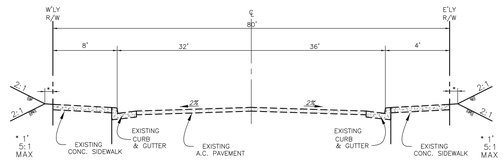
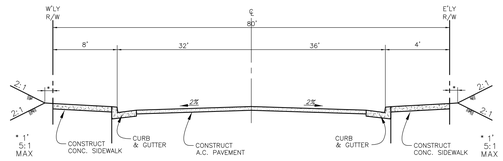
RECEIVED
DEPT OF REGIONAL PLANNING
TR53653 AMENDMENT
26 OCT 2016

MAJOR LAND DIVISION
AMENDMENT TO VESTING TENTATIVE TRACT NUMBER 53653
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

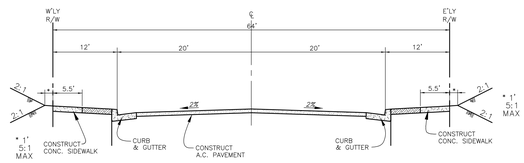




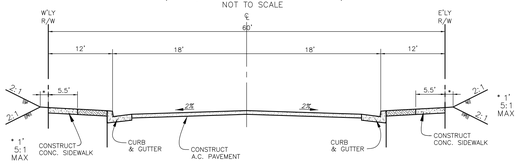
EXISTING 80' R.O.W. N/O TRACT BOUNDARY
(THE OLD ROAD)
NOT TO SCALE



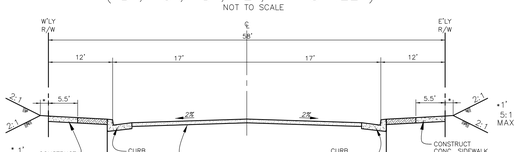
ALTERNATIVE SECONDARY HIGHWAY–80, ROW
CASE 1–NO PARKING/ NO BIKE LANE
(THE OLD ROAD)
NOT TO SCALE



TYPICAL SECTION 64' R/W **
("A", "H", "I" STREET)
NOT TO SCALE

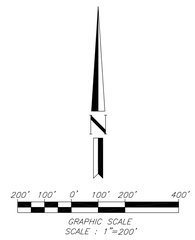


TYPICAL SECTION 60' R/W **
("B", "C", "D", "E", "F" STREET)
NOT TO SCALE



TYPICAL SECTION 58' R/W **
("G" STREET)
NOT TO SCALE

**–Permission is requested to use the alternate street section on all local streets.



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TEL 818-251-5700
FAX 818-251-5799

PREPARED BY OR UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER IMAD ABOUJAWDAH No. 51299 Exp. 6-30-18 CIVIL STATE OF CALIFORNIA

Imad Aboujawdah P.E. 51299

DATE:

VESTING TENTATIVE TRACT MAP 53653 for Lyons Canyon Ranch DR Horton

DESCRIPTION:	BY
DESIGNED:	C.D.D.
DRAWN:	C.D.D.
CHECKED:	I.S.A.
SUPERVISED:	I.S.A.
PROJ. ENGINEER:	I.S.A.
DRAWING SCALE:	1"=200'
DWEI JOB NUMBER:	070108

SHEET NO.

1

OF 3 SHEETS

Plot Date: Tue, October 25, 2016

INDEX MAP

Lot Schedule (Single Family Dwelling) **

Lot No.	Lot Area (S.F.)	Pad Area (S.F.)	Lot No.	Lot Area (S.F.)	Pad Area (S.F.)
1	18,409	12,140	55	18,846	15,185
2	14,557	12,400	56	15,342	15,352
3	14,711	11,926	57	15,638	15,132
4	38,071	15,950	58	15,936	14,629
5	27,417	19,342	59	15,597	14,573
6	13,590	12,706	60	25,786	21,135
7	13,744	12,398	61	17,515	11,381
8	14,376	12,841	62	22,947	14,644
9	12,880	9,485	63	31,068	19,826
10	13,992	10,987	64	29,832	20,824
11	12,043	8,648	65	17,338	12,612
12	17,060	10,535	66	14,207	9,243
13	12,798	11,233	67	18,583	15,202
14	11,847	11,624	68	17,621	11,495
15	9,554	8,894	69	17,737	13,783
16	17,806	14,466	70	16,971	11,495
17	14,985	1,745	71	19,306	15,115
18	13,888	12,028	72	23,686	17,960
19	12,130	9,887	73	12,394	12,083
20	11,046	9,253	74	16,958	9,895
21	12,368	11,545	75	21,343	19,613
22	13,428	11,425	76	29,665	18,644
23	16,018	14,396	77	33,544	15,230
24	20,652	11,451	78	29,004	16,960
25	18,506	13,044	79	25,135	21,432
26	20,927	16,690	80	13,817	13,097
27	18,166	14,414	81	14,178	10,978
28	14,335	11,059	82	16,444	19,009
29	20,336	15,831	83	35,547	15,923
30	18,230	14,400	84	31,536	17,407
31	24,051	20,678	85	21,336	18,102
32	30,497	26,505	86	24,993	12,430
33	26,683	23,117	87	21,281	11,858
34	26,761	23,424	88	25,490	11,692
35	26,831	23,337	89	13,379	11,297
36	26,902	20,775	90	15,882	8,190
37	26,972	21,287	91	15,871	7,900
38	27,042	19,787	92	128,838	14,100
39	27,113	20,049	93	385,070	MULTI-FAMILY
40	30,972	25,493	94	89,497	FIRE STATION
41	36,092	14,009	95	524,084	D.B. FEE LOT
42	51,765	19,100	96	255,405	D.B. FEE LOT
43	25,445	10,800	97	85,113	D.I. FEE LOT
44	24,871	16,804	98	65,316	D.I. FEE LOT
45	24,066	17,357	99	158,917	D.I. FEE LOT
46	21,210	12,835	100	66,694	D.I. FEE LOT
47	22,355	16,007	101	60,513	RECREATION LOT
48	27,652	18,550	102	267,136	OPEN SPACE
49	14,505	12,365	103	1,479,747	OPEN SPACE
50	16,234	14,328	104	445,257	OPEN SPACE
51	16,480	14,037	105	1,727,715	OPEN SPACE
52	17,462	15,076	106	1,694,053	OPEN SPACE
53	16,926	14,395			
54	18,729	13,898			

** LOT AREA NOTE:
LOT AREAS SHOWN EXCLUDE RIGHT-OF-WAY OF PRIVATE AND FUTURE STREETS.

CENTER LINE~CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	24°19'33"	400.00'	169.83'	86.21'
C2	50°27'11"	350.00'	308.20'	164.90'
C3	58°49'43"	350.00'	359.36'	197.33'
C4	34°40'31"	350.00'	211.82'	109.27'
C5	28°01'44"	350.00'	171.22'	87.36'
C6	101°38'42"	350.00'	620.91'	429.49'
C7	49°30'28"	350.00'	302.43'	161.38'
C8	52°08'15"	350.00'	318.49'	171.23'
C9	23°21'34"	925.00'	377.12'	191.22'
C10	08°58'47"	925.00'	144.97'	72.63'
C11	14°22'47"	925.00'	232.15'	116.69'
C12	91°32'18"	250.00'	399.41'	256.80'
C13	21°50'29"	300.00'	114.36'	57.88'
C14	30°21'19"	550.00'	291.39'	149.20'
C15	19°33'53"	550.00'	187.81'	94.83'
C16	10°47'26"	550.00'	103.58'	51.95'
C17	48°19'13"	250.00'	210.84'	112.15'
C18	69°29'10"	250.00'	303.19'	173.39'
C19	31°05'49"	250.00'	135.69'	69.56'
C20	45°52'46"	250.00'	200.19'	105.81'
C21	81°35'30"	200.00'	284.81'	172.61'
C22	15°58'43"	400.00'	111.55'	56.14'
C23	46°30'56"	300.00'	243.56'	128.94'
C24	67°54'29"	350.00'	414.83'	235.67'
C25	74°19'22"	250.00'	324.29'	189.49'
C26	29°42'52"	250.00'	129.65'	66.32'
C27	49°08'02"	250.00'	214.39'	114.28'
C28	27°27'42"	350.00'	167.75'	85.52'

RIGHT–OF–WAY~CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C29	89°50'59"	13.00'	20.39'	12.97'
C30	89°58'27"	13.00'	20.41'	12.99'
C31	90°00'00"	13.00'	20.42'	13.00'
C32	83°27'30"	13.00'	18.94'	11.59'
C33	86°27'53"	13.00'	19.62'	12.22'
C34	88°13'00"	13.00'	20.02'	12.60'
C35	89°36'32"	13.00'	20.33'	12.91'
C36	90°33'13"	13.00'	20.55'	13.13'
C37	85°50'30"	13.00'	19.48'	12.09'
C38	208°18'01"	44.00'	159.96'	------
C39	28°18'01"	88.00'	43.47'	22.19'
C40	213°04'39"	44.00'	163.63'	------
C41	16°32'19"	88.00'	25.40'	12.79'
C42	34°48'17"	88.00'	53.46'	27.58'
C43	09°50'44"	88.00'	15.12'	7.58'
C44	209°39'10"	44.00'	161.00'	------

CENTER LINE~LINE DATA:

LINE	BEARING	DISTANCE
L1	N 25°58'38" W	123.45'
L2	N 25°58'38" W	26.05'
L3	N 63°52'21" E	510.32'
L4	N 39°32'49" E	1034.70'
L5	N 39°32'49" E	346.55'
L6	N 39°32'49" E	688.15'
L7	N 90°00'00" E	165.07'
L8	N 31°10'17" E	254.01'
L9	N 65°50'48" E	326.18'
L10	N 65°50'48" E	67.75'
L11	N 65°50'48" E	258.43'
L12	N 86°07'28" W	215.99'
L13	N 07°46'11" W	214.42'
L14	N 07°46'11" W	129.12'
L15	N 07°46'11" W	85.29'
L16	N 72°19'59" E	327.95'
L17	N 31°07'44" W	195.75'
L18	N 57°19'57" E	844.46'
L19	N 35°29'28" E	95.21'
L20	N 24°09'12" W	478.35'
L21	N 24°09'12" W	350.52'
L22	N 24°09'12" W	122.83'
L23	N 65°50'48" E	221.89'
L24	N 54°30'32" W	834.67'
L25	N 54°30'32" W	104.94'
L26	N 54°30'32" W	824.99'
L27	N 82°13'49" E	43.00'
L28	N 49°26'58" W	226.02'
L29	N 61°03'52" E	202.43'
L30	N 46°16'55" E	120.82'
L31	N 34°28'28" W	541.88'
L32	N 50°27'11" W	224.42'
L33	N 50°27'11" W	81.30'
L34	N 50°27'11" W	143.11'
L35	N 57°11'49" E	101.17'

General Notes:

1. AREA ..... 234.8 AC. GROSS
2. EXISTING COUNTY OF LOS ANGELES ZONING A-2-2/C-3
3. PROPOSED COUNTY OF LOS ANGELES ZONING A-2-2/C-3
4. EXISTING SITE USE .....VACANT, WARNER RANCH STUDIO
5. DEVELOPMENT TYPE ..... SINGLE FAMILY RESIDENTIAL/CONDOMINIUMS/FIRE STATION/PARK
6. TOTAL NUMBER OF LOTS 106
7. TOTAL NUMBER OF UNITS 185
8. MINIMUM RESIDENTIAL LOT SIZE .....8000 S.F.
9. DEVELOPMENT IS LOCATED IN VERY HIGH FIRE HAZARD SEVERITY ZONE.
10. STREET AND PRIVATE DRIVEWAY AND FIRE LANE GRADES: MIN. 0.5%, MAX. 10%.
11. TOPOGRAPHY IS BASED ON CONTROLLED TOPO W/ CONTOUR INTERVAL 5 FEET.
12. ALL PUBLIC STREETS ARE OFFERED FOR DEDICATION.
13. ALL SLOPES OVER 5 FEET IN HEIGHT ARE TO BE LANDSCAPED AND IRRIGATED WITH COUNTY APPROVED PLANTS AND GROUND COVER.
14. RECIPROCAL PARKING EASEMENTS TO BE RESERVED FOR CONDOMINIUM LOT. EXISTING LOS ANGELES COUNTY GENERAL PLAN .....NON-URBAN HILLSIDE/SEA
15. EXISTING LA COUNTY SANTA CLARITA VALLEY AREAWIDE LOCAL PLAN .....N2, HM, HM/S
16. THERE ARE OAK TREES EXISTING WITHIN PROJECT BOUNDARY.
17. BOUNDARY LINE DIMENSIONS ARE TAKEN FROM RECORD DATA, LOT AREAS SHOWN IN TABLE HEREON ARE GROSS ACREAGE.
18. PARK SITE, LOT 101, TO BE PRIVATELY MAINTAINED BY HOME OWNERS ASSOCIATION
19. OPEN SPACE LOTS, LOTS 102, 103, 104, 105, AND 106, TO BE VOLUNTARILY DEDICATED TO A PUBLIC AGENCY AFTER RECORDATION OF FINAL MAP.
20. ALL OPEN SWALES TO BE DESIGNED TO HAVE A VELOCITY OF 10 FEET PER SECOND TO ENSURE SELF CLEANING.
21. LOTS 76 SHALL HAVE A MINIMUM PAVED ACCESS DRIVEWAY OF 20' AND LOT 92 SHALL HAVE A MINIMUM PAVED ACCESS DRIVEWAY OF 28'. AN APPROVED FIRE DEPARTMENT TURNAROUND IS REQUIRED.
21. NUMBER AND TYPE OF LOTS PROPOSED:
    - 92 SINGLE FAMILY LOTS
    - 1 MULTI-FAMILY LOT (93 CONDO UNITS)
    - 1 FIRE STATION LOT
    - 1 RECREATION LOT
    - 5 OPEN SPACE LOTS
    - 6 **BASIN LOTS**
    - 106 TOTAL
22. TOP AND TOE OF SLOPES ARE SUBJECT TO CHANGE IN FINAL ENGINEERING.
23. A LANDSCAPE MAINTENANCE DISTRICT OF H.O.A. WILL BE ESTABLISHED FOR MAINTENANCE OF OPEN SPACE SLOPES AND COMMON SLOPES OVER 5 FEET IN HEIGHT.
24. PERMISSION IS REQUESTED TO ABANDON ALL OF THE COUNTY EASEMENTS FOR DRAINAGE PURPOSES BY THE FINAL MAP PERSUANT TO SECTION 66599.20 " OF THE STATE GOVERNMENT CODE (IF ANY).
25. TOTAL CUT: 2,090,350 C.Y., TOTAL FILL: 2,090,350 C.Y.
26. THE DEDICATION OF CONSTRUCTION RIGHTS OVER LOTS 102, 103, 104, 105, AND 106 WITH A MINIMUM OF 15 FEET OF ACCESS TO EACH LOT SHALL BE GRANTED.
27. WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES A 12' FOOT WIDE EASEMENT AND TRAIL FOR RIDING AND HIKING PURPOSES FOR THE GAVIN CANYON TRAIL.

Legal Description

PARCEL 1:

THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

PARCEL 2:

LOT 7 AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING EASTERLY OF THE WESTERLY LAND DESIGNATED AS PARCEL 1A, IN THE FINAL ORDER OF CONDEMNATION ENTERED IN SUPERIOR COURT, LOS ANGELES COUNTY, CASE NO. 860312, A CERTIFIED COPY THEREOF BEING RECORDED ON MAY 13, 1966 AS INSTRUMENT NO. 3063, IN BOOK D3304 PAGE 451 OFFICIALRECORDS.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND INCLUDED WITHIN PARCEL 1 AS CONVEYED IN DEED TO THE STATE OF CALIFORNIA, RECORDED MARCH 22, 1951 AS INSTRUMENT NO. 3206, IN BOOK 35865 PAGE 28 OFFICIAL RECORDS.

PARCEL 3:

THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEROF.

EXCEPT THEREFROM THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4.

PARCEL 4:

THE SOUTHEAST ONE-FOURTH OF THE SOUTHEAST ONE-FOURTH OF THE SOUTHWEST ONE-FOURTH OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 16 WEST, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT.

Utilities and Services

WATER ..... VALENCIA WATER COMPANY / NEWHALL WATER
SEWER ..... LOS ANGELES SANITATION DISTRICT
GAS ..... SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC ..... SOUTHERN CALIFORNIA EDISON COMPANY
TELEPHONE ..... PACIFIC BELL
CABLE ..... TV STEVENSON RANCH CABLEVISION
SCHOOL ..... NEWHALL SCHOOL DISTRICT & WILLIAM S. HART UNION HIGH SCHOOL DISTRICT

BASIS OF BEARINGS

THE BEARING SOUTH 89°32'12" EAST OF THE NORTH LINE OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN AS SHOWN ON COUNTY OF LOS ANGELES, COUNTY SURVEYOR'S MAP NO. B-5390.

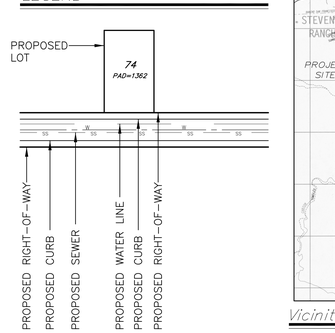
BENCH MARK

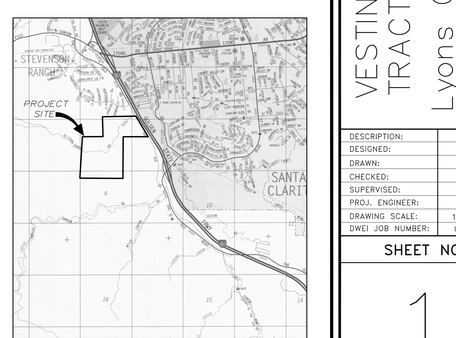
NEWHALL (1995)

LA CO BM TAG IN SLY CB ON-RAMP TO S BOUND (5) FWY 180 FT WLY OF W SIDE FRWY & 38 FT SLY OF C/L CALGROVE BL (WLY END C B)

ELEV. =1338.889 (FEET) B.M. NO. L 5370

LEGEND





Vicinity Map

NOT TO SCALE
Source: TB Guide P. 4640
TENTATIVE TRACT No. 53653

MAJOR LAND DIVISION
AMENDMENT TO VESTING TENTATIVE TRACT NUMBER 53653
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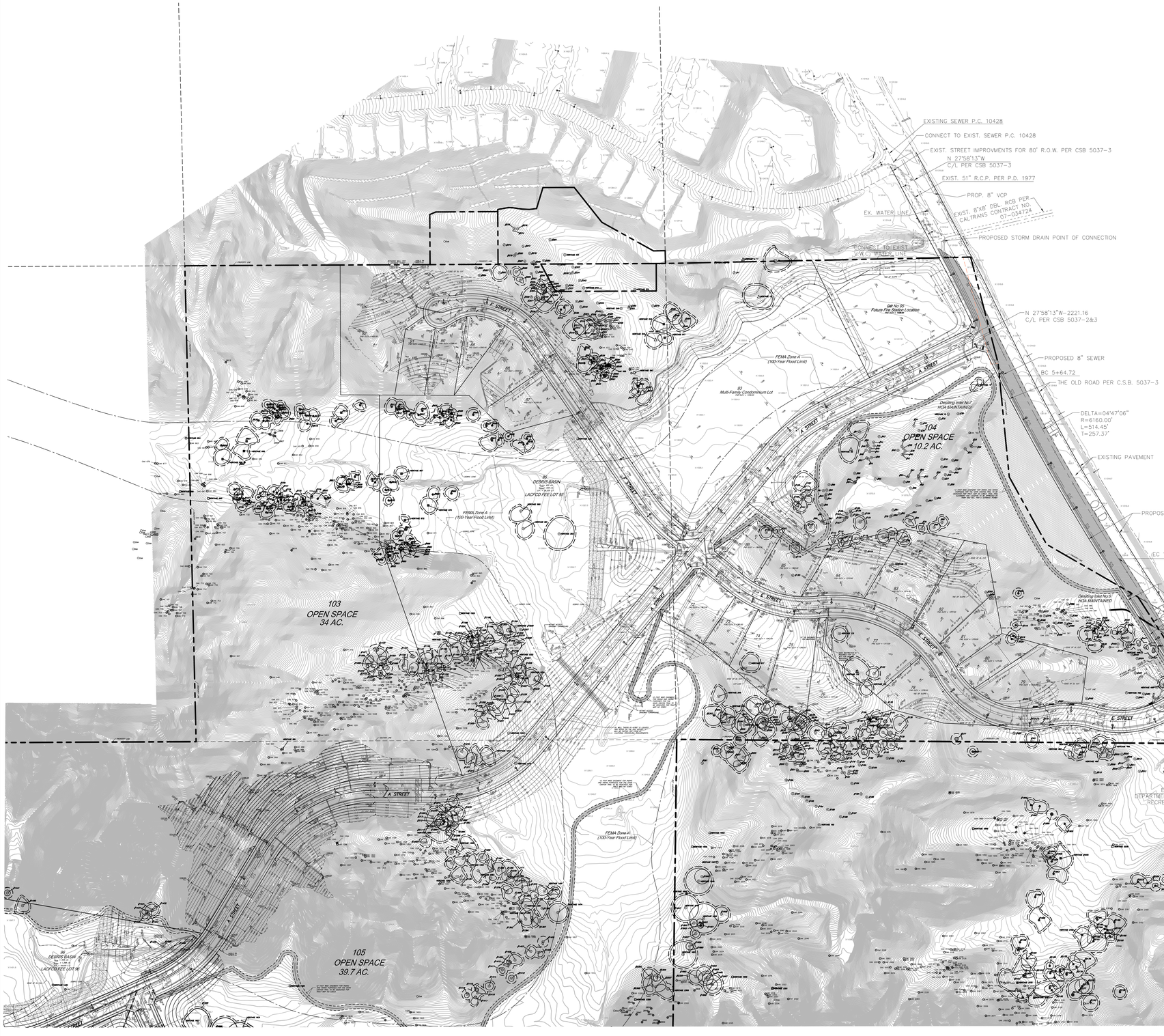

See Sheet 3

100' 50' 0' 50' 100' 100'
GRAPHIC SCALE
SCALE : 1"=100'

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885 Patriot Drive, Unit C
Moorpark, California 93021
Phone: 805-522-2622
Fax: 805-426-8016
email: CDD@civildesignanddrafting.com

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PREPARED BY OR UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER
IMAD ABOUJAWDAH
No. 51299
Exp. 6-30-18
CIVIL
STATE OF CALIFORNIA

Imad Aboujawdah P.E. 51299

DATE:

VESTING TENTATIVE TRACT MAP 53653
for
Lyons Canyon Ranch
DR Horton

DESCRIPTION:	BY
DESIGNED:	C.D.D.
DRAWN:	C.D.D.
CHECKED:	I.S.A.
SUPERVISED:	I.S.A.
PROJ. ENGINEER:	I.S.A.
DRAWING SCALE:	1"=100'
DWEI JOB NUMBER:	070108

SHEET NO.

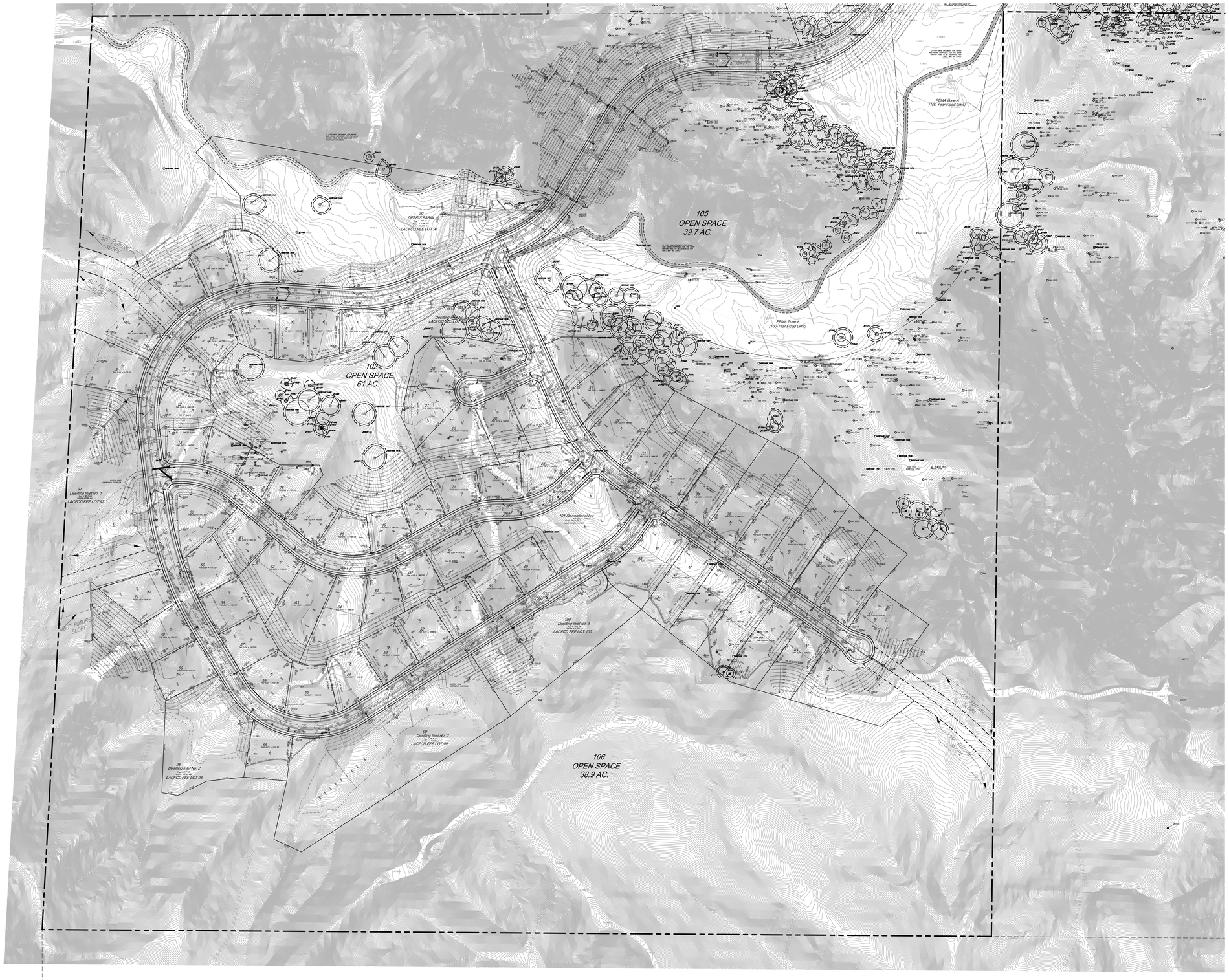
2

OF 3 SHEETS

Plot Date: Tue, October 25, 2016

MAJOR LAND DIVISION
AMENDMENT TO VESTING TENTATIVE TRACT NUMBER 53653
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

See Sheet 2



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PREPARED BY OR UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER
IMAD ABOUJAWDAH
No. 51299
Exp. 6-30-16
CIVIL
STATE OF CALIFORNIA

Imad Abouljawdah P.E. 51299

DATE:

VESTING TENTATIVE TRACT MAP 53653 for Lyons Canyon Ranch DR Horton

DESCRIPTION:	BY
DESIGNED:	C.D.D.
DRAWN:	C.D.D.
CHECKED:	I.S.A.
SUPERVISED:	I.S.A.
PROJ. ENGINEER:	I.S.A.
DRAWING SCALE:	1"=100'
DWEI JOB NUMBER:	070108

SHEET NO.

3

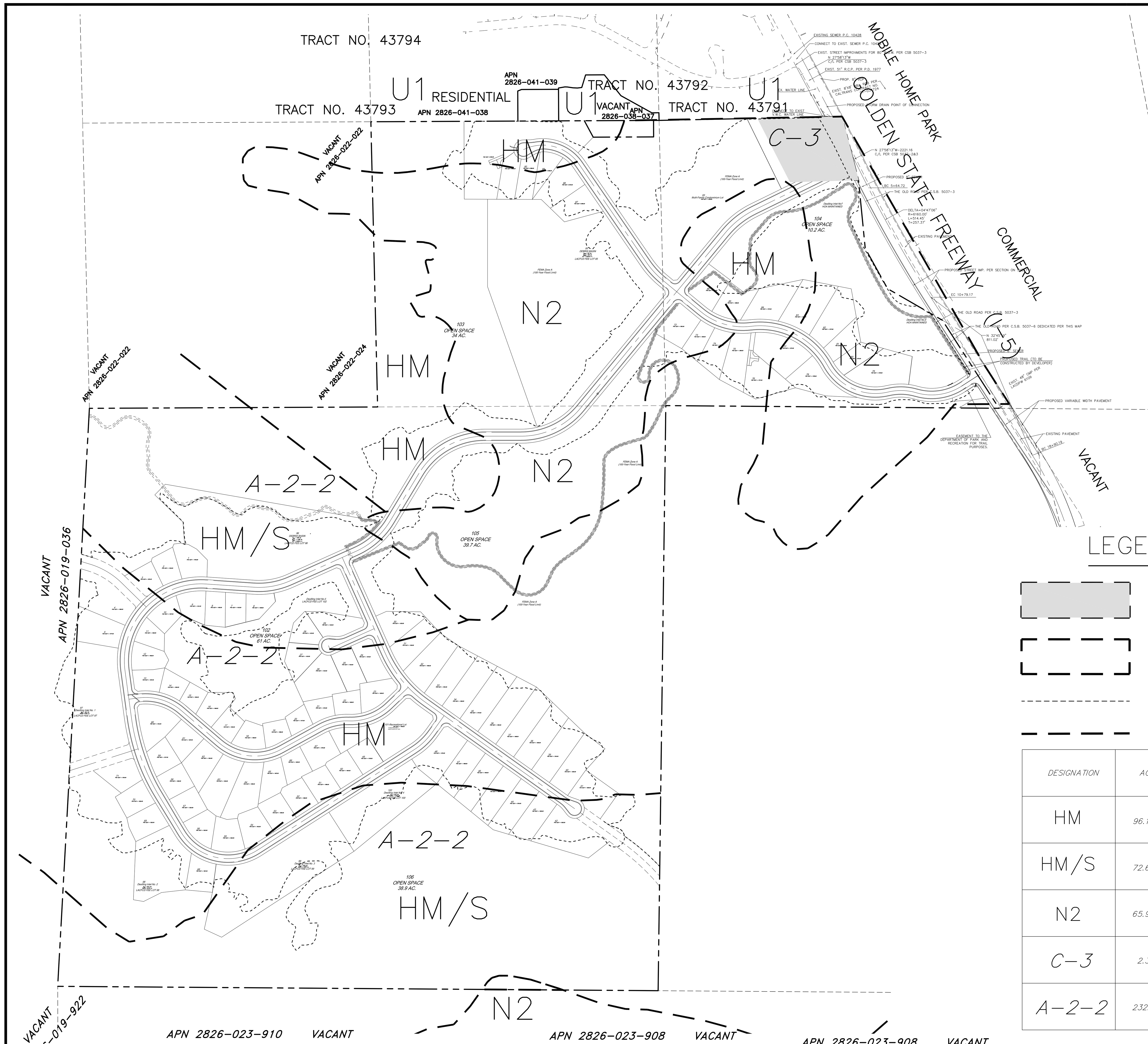
OF 3 SHEETS

Plot Date: Tue, October 25, 2016

Exhibit "A"

LAND USE MAP

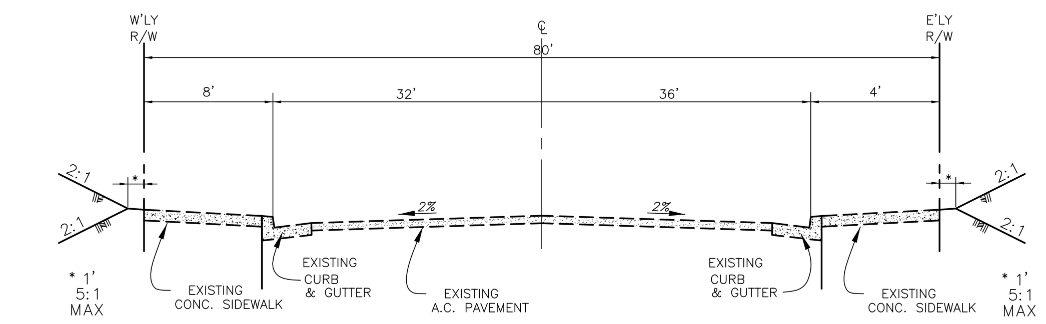
AMENDMENT TO VESTING TENTATIVE TRACT NUMBER 53653 LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



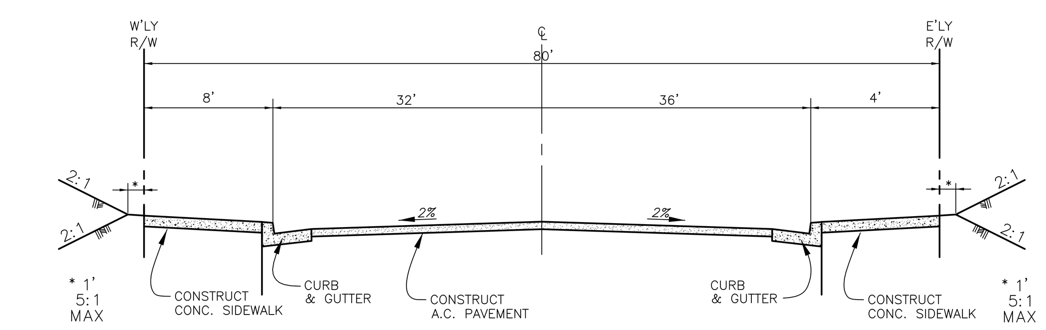
LEGEND

- C-3
- A-2-2
- Grading Limits
- Land Use Designations

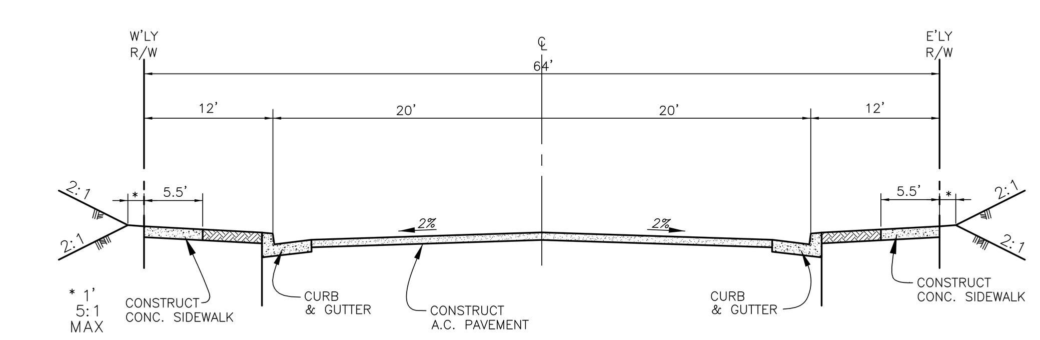
DESIGNATION	ACRES	COUNTY OF LOS ANGELES GENERAL PLAN LAND USE DESIGNATION
HM	96.18 AC.	HILLSIDE MANAGEMENT
HM/S	72.66 AC.	HILLSIDE MANAGEMENT/SEA (AREA ELIGIBLE FOR 1/4 MILE U1 PROXIMITY DENSITY BONUS)
N2	65.96 AC.	NON-URBAN 2 ZONE
C-3	2.3 AC.	COMMERCIAL
A-2-2	232.5 AC.	AGRICULTURAL



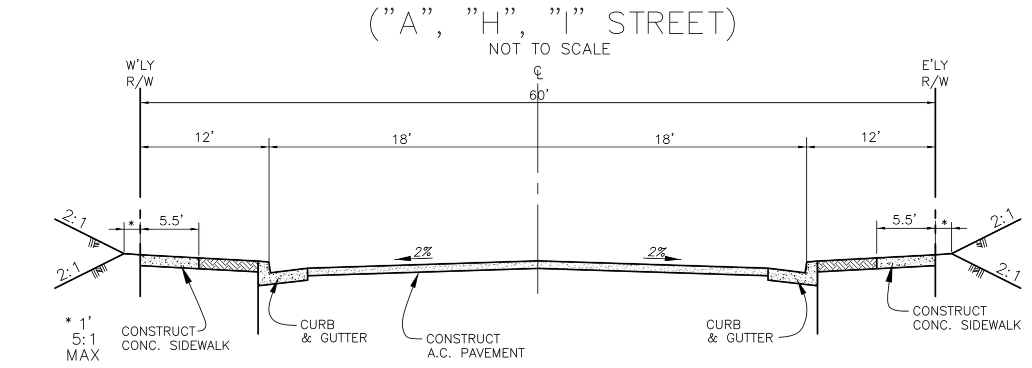
EXISTING 80' R.O.W. N/O TRACT BOUNDARY
(THE OLD ROAD)
NOT TO SCALE



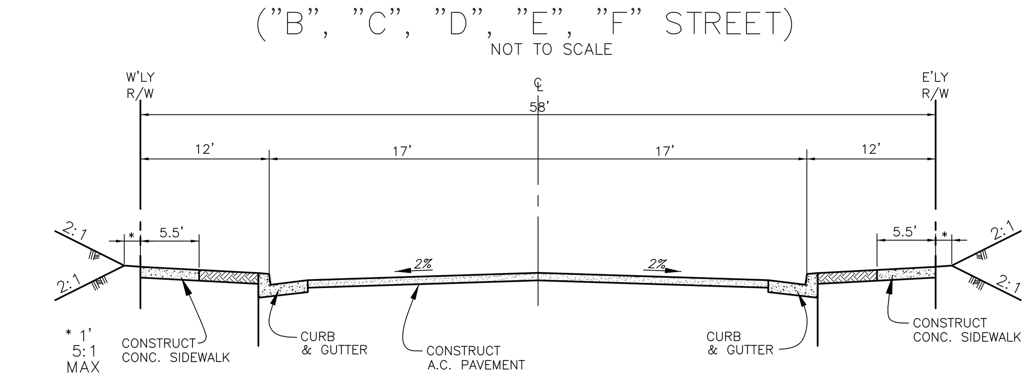
ALTERNATIVE SECONDARY HIGHWAY-80, ROW
CASE 1-NO PARKING/ NO BIKE LANE
(THE OLD ROAD)
NOT TO SCALE



TYPICAL SECTION 64' R/W **
("A", "H", "I" STREET)
NOT TO SCALE

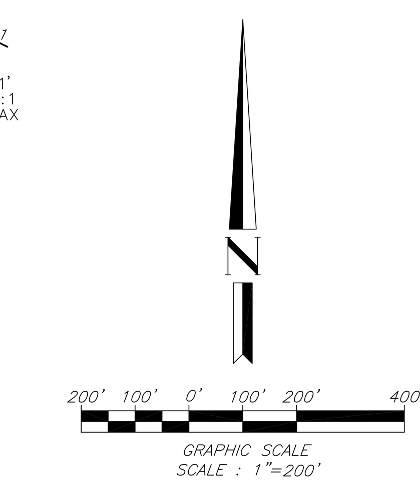


TYPICAL SECTION 60' R/W **
("B", "C", "D", "E", "F" STREET)
NOT TO SCALE



TYPICAL SECTION 58' R/W **
("G" STREET)
NOT TO SCALE

**-Permission is requested to use the alternate street section on all local streets.



Lot Schedule (Single Family Dwelling) **

Lot No.	Lot Area (S.F.)	Pad Area (S.F.)	Lot No.	Lot Area (S.F.)	Pad Area (S.F.)
1	18,409	12,140	55	18,846	15,185
2	14,557	12,400	56	15,342	15,352
3	14,711	11,926	57	15,638	15,132
4	38,071	15,950	58	15,936	14,629
5	27,417	19,342	59	15,597	14,573
6	13,590	12,706	60	25,786	21,135
7	13,744	12,398	61	17,515	11,381
8	14,376	12,841	62	22,947	14,644
9	12,880	9,485	63	31,068	19,826
10	13,992	10,987	64	29,832	20,824
11	12,043	8,648	65	17,338	12,612
12	17,060	10,535	66	14,207	9,243
13	12,798	11,233	67	18,583	15,202
14	11,847	11,624	68	17,621	11,495
15	9,354	8,894	69	17,737	13,783
16	17,806	14,466	70	16,971	11,495
17	14,985	7,745	71	19,306	15,115
18	13,888	12,028	72	23,686	17,960
19	12,130	9,887	73	12,394	12,083
20	11,046	9,255	74	16,958	9,895
21	12,368	11,545	75	21,343	19,613
22	13,428	11,425	76	29,665	18,644
23	16,018	14,396	77	33,544	15,230
24	20,652	11,451	78	29,004	16,960
25	18,506	13,044	79	25,132	21,432
26	20,927	16,690	80	13,817	13,097
27	18,166	14,414	81	14,178	10,978
28	14,335	11,009	82	36,444	19,009
29	20,336	15,831	83	35,547	15,923
30	18,230	14,400	84	31,536	17,407
31	24,051	20,678	85	21,336	18,102
32	30,497	26,505	86	24,993	12,430
33	26,683	23,137	87	21,281	11,838
34	26,761	23,424	88	25,490	11,692
35	26,831	23,337	89	13,379	11,297
36	26,902	20,775	90	15,882	8,190
37	26,972	21,287	91	15,871	7,900
38	27,042	19,787	92	128,938	14,100
39	27,113	20,049	93	385,070	MULTI-FAMILY
40	30,972	25,493	94	89,298	FIRE STATION
41	36,092	14,009	95	523,155	D.B. FEE LOT
42	51,765	19,100	96	255,405	D.B. FEE LOT
43	25,445	10,800	97	110,206	D.I. FEE LOT
44	24,811	16,804	98	65,340	D.I. FEE LOT
45	24,066	17,357	99	158,994	D.I. FEE LOT
46	23,210	12,935	100	84,942	D.I. FEE LOT
47	22,355	16,007	101	60,513	RECREATION LOT
48	27,652	18,550	102	267,136	OPEN SPACE
49	14,505	12,365	103	1,479,747	OPEN SPACE
50	16,234	14,328	104	445,257	OPEN SPACE
51	16,489	14,037	105	1,727,715	OPEN SPACE
52	17,462	15,076	106	1,694,053	OPEN SPACE
53	16,926	14,395			
54	18,729	13,898			

** LOT AREA NOTE:
LOT AREAS SHOWN EXCLUDE RIGHT-OF-WAY OF PRIVATE AND FUTURE STREETS.

CENTER LINE~CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	24°19'33"	400.00'	169.83'	86.21'
C2	50°27'11"	350.00'	308.20'	164.90'
C3	58°49'43"	350.00'	359.36'	197.33'
C4	34°40'31"	350.00'	211.82'	109.27'
C5	28°01'44"	350.00'	171.22'	87.36'
C6	101°38'42"	350.00'	620.91'	429.49'
C7	49°30'28"	350.00'	302.43'	161.38'
C8	52°08'15"	350.00'	318.49'	171.23'
C9	23°21'34"	925.00'	377.12'	191.22'
C10	08°58'47"	925.00'	144.97'	72.63'
C11	14°22'47"	925.00'	232.15'	116.69'
C12	91°32'18"	250.00'	399.41'	256.80'
C13	21°50'29"	300.00'	114.36'	57.88'
C14	30°21'19"	550.00'	291.39'	149.20'
C15	19°33'53"	550.00'	187.81'	94.83'
C16	10°47'26"	550.00'	103.58'	51.95'
C17	48°19'13"	250.00'	210.84'	112.15'
C18	69°29'10"	250.00'	303.19'	173.39'
C19	31°05'49"	250.00'	135.69'	69.56'
C20	45°52'46"	250.00'	200.19'	105.81'
C21	81°35'30"	200.00'	284.81'	172.61'
C22	15°58'43"	400.00'	111.55'	56.14'
C23	46°30'56"	300.00'	243.56'	128.94'
C24	67°54'29"	350.00'	414.83'	235.67'
C25	74°19'22"	250.00'	324.29'	189.49'
C26	29°42'52"	250.00'	129.65'	66.32'
C27	49°08'02"	250.00'	214.39'	114.28'
C28	27°27'42"	350.00'	167.75'	85.52'

RIGHT-OF-WAY~CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C29	89°50'59"	13.00'	20.39'	12.97'
C30	89°58'27"	13.00'	20.41'	12.99'
C31	90°00'00"	13.00'	20.42'	13.00'
C32	83°27'30"	13.00'	18.94'	11.59'
C33	86°27'53"	13.00'	19.62'	12.22'
C34	88°13'00"	13.00'	20.02'	12.60'
C35	89°36'32"	13.00'	20.33'	12.91'
C36	90°33'13"	13.00'	20.55'	13.13'
C37	85°50'30"	13.00'	19.48'	12.09'
C38	208°18'01"	44.00'	159.96'	---
C39	28°18'01"	88.00'	43.47'	22.19'
C40	213°04'39"	44.00'	163.63'	---
C41	16°32'19"	88.00'	25.40'	12.79'
C42	34°48'17"	88.00'	53.46'	27.58'
C43	09°50'44"	88.00'	15.12'	7.58'
C44	209°39'10"	44.00'	161.00'	---

CENTER LINE~LINE DATA:

LINE	BEARING	DISTANCE
L1	N 25°58'38" W	123.45'
L2	N 25°58'38" W	26.05'
L3	N 63°52'21" E	510.32'
L4	N 39°32'49" E	1034.70'
L5	N 39°32'49" E	346.55'
L6	N 39°32'49" E	688.15'
L7	N 90°00'00" E	165.07'
L8	N 31°10'17" E	254.01'
L9	N 65°50'48" E	326.18'
L10	N 65°50'48" E	67.75'
L11	N 65°50'48" E	258.43'
L12	N 86°07'28" W	215.99'
L13	N 07°46'11" W	214.42'
L14	N 07°46'11" W	129.12'
L15	N 07°46'11" W	85.29'
L16	N 72°19'59" E	327.95'
L17	N 31°07'44" W	195.75'
L18	N 57°19'57" E	844.46'
L19	N 35°29'28" E	95.21'
L20	N 24°09'12" W	478.35'
L21	N 24°09'12" W	355.52'
L22	N 24°09'12" W	122.83'
L23	N 65°50'48" E	221.89'
L24	N 54°30'32" W	834.67'
L25	N 54°30'32" W	104.94'
L26	N 54°30'32" W	824.99'
L27	N 82°13'49" E	43.00'
L28	N 49°26'58" W	226.02'
L29	N 61°03'52" E	202.43'
L30	N 46°16'55" E	120.82'
L31	N 34°28'28" W	541.88'
L32	N 50°27'11" W	224.42'
L33	N 50°27'11" W	81.30'
L34	N 50°27'11" W	143.11'
L35	N 57°11'49" E	101.17'

General Notes:

1. AREA .... 234.8 AC. GROSS
2. EXISTING COUNTY OF LOS ANGELES ZONING A-2-2/C-3
3. PROPOSED COUNTY OF LOS ANGELES ZONING A-2-2/C-3
4. EXISTING SITE USE .... VACANT, WARNER RANCH STUDIO
5. DEVELOPMENT TYPE .... SINGLE FAMILY RESIDENTIAL/CONDOMINIUMS/FIRE STATION/PARK
6. TOTAL NUMBER OF LOTS 106
7. TOTAL NUMBER OF UNITS 185
8. MINIMUM RESIDENTIAL LOT SIZE .... 8000 S.F.
9. DEVELOPMENT IS LOCATED IN FIRE ZONE 4.
10. STREET AND PRIVATE DRIVEWAY AND FIRE LANE GRADES: MIN. 0.5%, MAX. 10%.
11. TOPOGRAPHY IS BASED ON CONTROLLED TOPO W/ CONTOUR INTERVAL 5 FEET.
12. ALL PUBLIC STREETS ARE OFFERED FOR DEDICATION.
13. ALL SLOPES OVER 5 FEET IN HEIGHT ARE TO BE LANDSCAPED AND IRRIGATED WITH COUNTY APPROVED PLANTS AND GROUND COVER.
14. RECIPROCAL PARKING EASEMENTS TO BE RESERVED FOR CONDOMINIUM LOT. EXISTING LOS ANGELES COUNTY GENERAL PLAN .... NON-URBAN HILLSIDE/SEA
15. EXISTING LA COUNTY SANTA CLARITA VALLEY AREAWIDE LOCAL PLAN .... N2, HM, HM/S
16. THERE ARE OAK TREES EXISTING WITHIN PROJECT BOUNDARY.
17. BOUNDARY LINE DIMENSIONS ARE TAKEN FROM RECORD DATA, LOT AREAS SHOWN IN TABLE HEREON ARE GROSS ACREAGE.
18. PARK SITE, LOT 101, TO BE PRIVATELY MAINTAINED BY HOME OWNERS ASSOCIATION
19. OPEN SPACE LOTS, LOTS 102, 103, 104, 105, AND 106, TO BE VOLUNTARILY DEDICATED TO A PUBLIC AGENCY AFTER RECORDATION OF FINAL MAP.
20. ALL OPEN SWALES TO BE DESIGNED TO HAVE A VELOCITY OF 10 FEET PER SECOND TO ENSURE SELF CLEANING.
21. LOTS 76 AND 92 SHALL HAVE A MINIMUM PAVED ACCESS DRIVEWAY OF 20'. AN APPROVED FIRE DEPARTMENT TURNAROUND IS REQUIRED.
21. NUMBER AND TYPE OF LOTS PROPOSED:
    - 92 SINGLE FAMILY LOTS
    - 1 MULTI-FAMILY LOT (93 CONDO UNITS)
    - 1 FIRE STATION LOT
    - 1 RECREATION LOT
    - 5 OPEN SPACE LOTS
    - 6 **BASIN LOTS**
    - 106 TOTAL
22. TOP AND TOE OF SLOPES ARE SUBJECT TO CHANGE IN FINAL ENGINEERING.
23. A LANDSCAPE MAINTENANCE DISTRICT OF H.O.A. WILL BE ESTABLISHED FOR MAINTENANCE OF OPEN SPACE SLOPES AND COMMON SLOPES OVER 5 FEET IN HEIGHT.
24. PERMISSION IS REQUESTED TO ABANDON ALL OF THE COUNTY EASEMENTS FOR DRAINAGE PURPOSES BY THE FINAL MAP PERSUANT TO SECTION 66599.20 " OF THE STATE GOVERNMENT CODE (IF ANY).
25. TOTAL CUT: 2,090,350 C.Y., TOTAL FILL: 2,090,350 C.Y.
26. THE DEDICATION OF CONSTRUCTION RIGHTS OVER LOTS 102, 103, 104, 105, AND 106 WITH A MINIMUM OF 15 FEET OF ACCESS TO EACH LOT SHALL BE GRANTED.
27. WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES A 12 FOOT WIDE EASEMENT AND TRAIL FOR RIDING AND HIKING PURPOSES FOR THE GAVIN CANYON TRAIL.

Legal Description

PARCEL 1:

THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

PARCEL 2:

LOT 7 AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING EASTERLY OF THE WESTERLY LAND DESIGNATED AS PARCEL 1A, IN THE FINAL ORDER OF CONDEMNATION ENTERED IN SUPERIOR COURT, LOS ANGELES COUNTY, CASE NO. 860012, A CERTIFIED COPY THEREOF BEING RECORDED ON MAY 13, 1966 AS INSTRUMENT NO. 3063, IN BOOK D3304 PAGE 451 OFFICIALRECORDS.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND INCLUDED WITHIN PARCEL 1, AS CONVEYED IN DEED TO THE STATE OF CALIFORNIA, RECORDED MARCH 22, 1951 AS INSTRUMENT NO. 3206, IN BOOK 35868 PAGE 28 OFFICIAL RECORDS.

PARCEL 3:

THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEROF.

EXCEPT THEREFROM THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4.

PARCEL 4:

THE SOUTHEAST ONE-FOURTH OF THE SOUTHEAST ONE-FOURTH OF THE SOUTHWEST ONE-FOURTH OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 16 WEST, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT.

Utilities and Services

WATER	VALENCIA WATER COMPANY / NEWHALL WATER
SEWER	LOS ANGELES SANITATION DISTRICT
GAS	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC	SOUTHERN CALIFORNIA EDISON COMPANY
TELEPHONE	PACIFIC BELL
CABLE	TV STEVENSON RANCH CABLEVISION
SCHOOL	NEWHALL SCHOOL DISTRICT & WILLLIAM S. HART UNION HIGH SCHOOL DISTRICT

BASIS OF BEARINGS

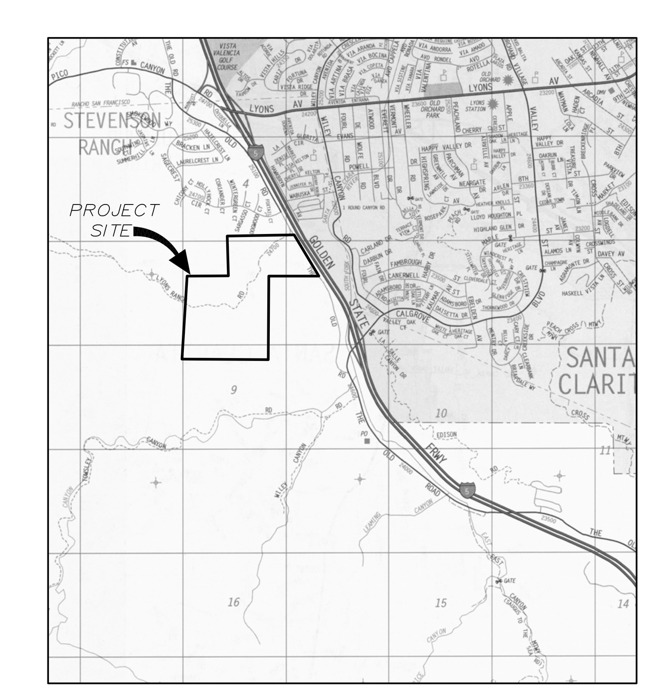
THE BEARING SOUTH 89°32'12" EAST OF THE NORTH LINE OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN AS SHOWN ON COUNTY OF LOS ANGELES, COUNTY SURVEYOR'S MAP NO. B-5390.

BENCH MARK

NEWHALL (1995)

LA CO BM TAG IN SLY CB ON-RAMP TO S BOUND (5) FRWY 180 FT WLY OF W SIDE FRWY & 38 FT SLY OF C/L CALGROVE BL (WLY END C B)

ELEV. =1338.889 (FEET) B.M. NO. L 5370



Vicinity Map
NOT TO SCALE
Source: TB Guide P. 4640
TENTATIVE TRACT No. 53653

Civil Design & Drafting inc.
885 Patriot Drive, Unit C
Moorpark, California 93021
Phone: 805-522-2622
Fax: 805-426-8016
email: CDD@civildesignanddrafting.com

PLAN REVISION DESCRIPTIONS

Western Pacific Housing
LOS ANGELES / VENTURA COUNTY DIVISION
A D.R. HORTON COMPANY
21300 VICTORY BLVD., SUITE 700
WOODLAND HILLS, CALIFORNIA 91367
TEL 818-251-5700
FAX 818-251-5799

PREPARED BY OR UNDER THE DIRECTION OF:
REGISTERED PROFESSIONAL ENGINEER IMAD ABOUJAWDAH No. 51299 Exp. 6-30-18 CIVIL STATE OF CALIFORNIA
Imad Aboujawdah P.E. 51299
DATE:

EXHIBIT "A"
Land Use Map
for
Lyons Canyon Ranch
Vesting Tentative Tract Map No. 53653

DESCRIPTION:	BY
DESIGNED:	C.D.D.
DRAWN:	C.D.D.
CHECKED:	I.S.A.
SUPERVISED:	I.S.A.
PROJ. ENGINEER:	I.S.A.
DRAWING SCALE:	1"=200'
DWEI JOB NUMBER:	070108

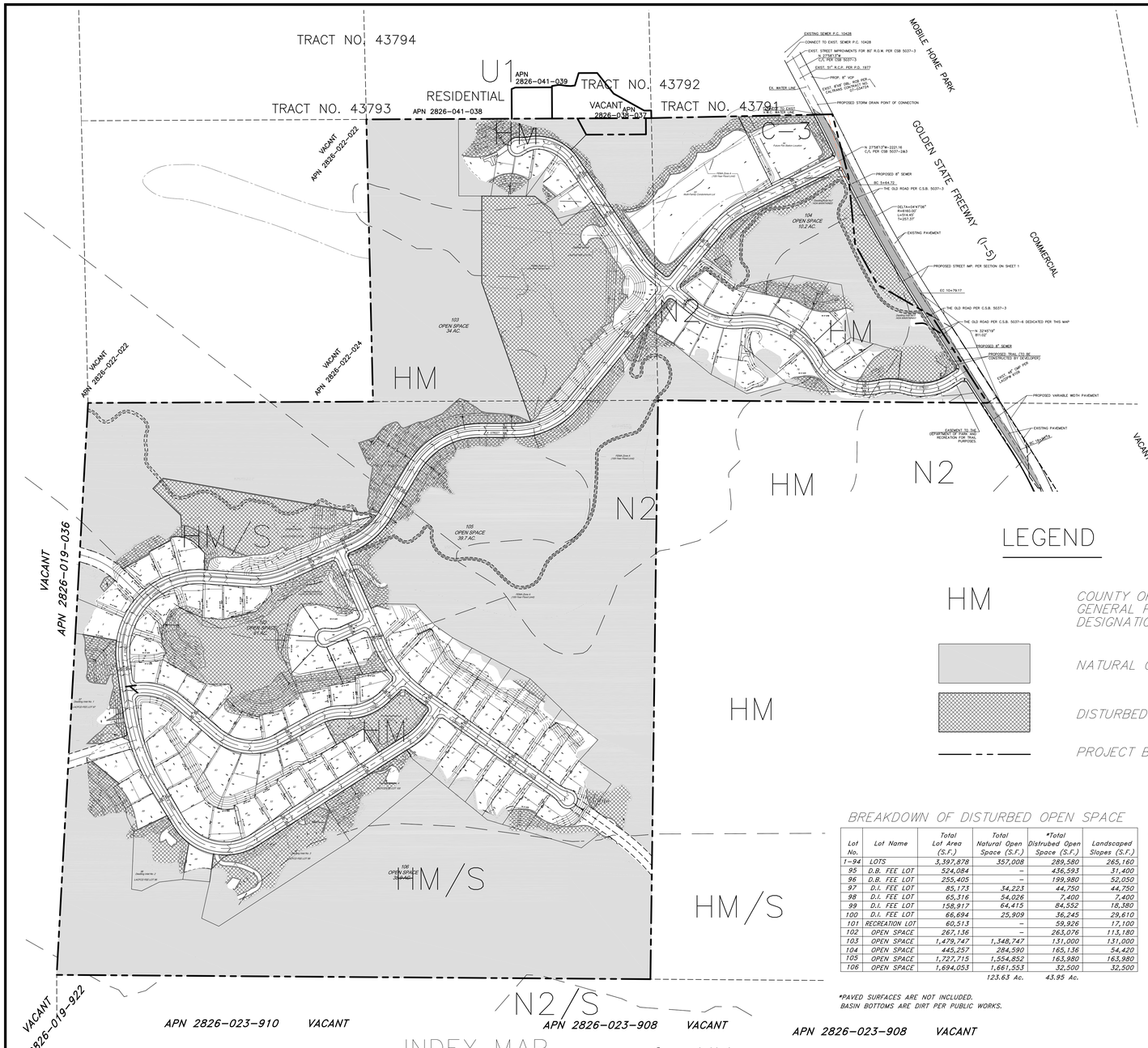
SHEET NO.
2
OF 6 SHEETS

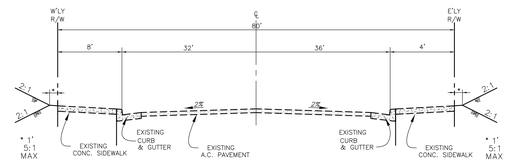
Plot Date: Tue, October 25, 2016

Exhibit "A"

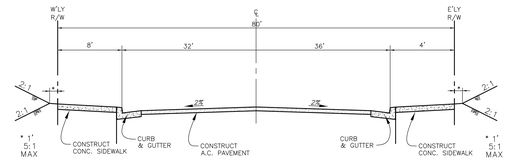
OPEN SPACE MAP

AMENDMENT TO VESTING TENTATIVE TRACT NUMBER 53653
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

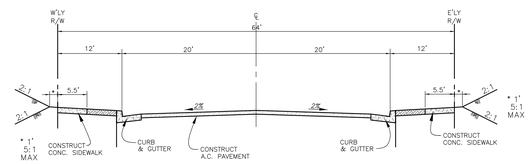




EXISTING 80' R.O.W. N/O TRACT BOUNDARY
(THE OLD ROAD)
NOT TO SCALE



ALTERNATIVE SECONDARY HIGHWAY-80, ROW
CASE 1-NO PARKING/ NO BIKE LANE
(THE OLD ROAD)
NOT TO SCALE



TYPICAL SECTION 64' R/W **
("A", "H", "I" STREET)
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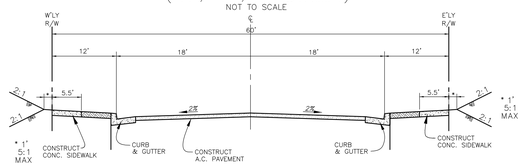

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("B", "C", "D", "E", "F" STREET)
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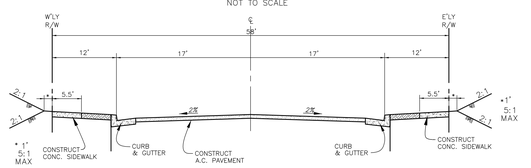
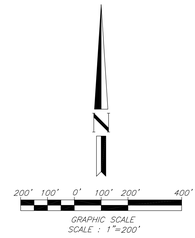


TYPICAL SECTION 58' R/W **
("G" STREET)
NOT TO SCALE

**-Permission is requested to use the alternate street section on all local streets.



LEGEND

HM — COUNTY OF LOS ANGELES GENERAL PLAN LAND USE DESIGNATION

NATURAL OPEN SPACE

DISTURBED OPEN SPACE

PROJECT BOUNDARY

BREAKDOWN OF DISTURBED OPEN SPACE

Lot No.	Lot Name	Total Lot Area (S.F.)	Total Natural Open Space (S.F.)	*Total Disturbed Open Space (S.F.)	Landscaped Slopes (S.F.)
1-94	LOTS	3,397,878	357,008	289,580	265,160
95	D.B. FEE LOT	524,084	–	436,593	31,400
96	D.B. FEE LOT	255,405	–	199,980	52,050
97	D.I. FEE LOT	85,175	34,223	44,750	44,750
98	D.I. FEE LOT	65,316	54,026	7,400	7,400
99	D.I. FEE LOT	158,917	64,415	84,552	18,380
100	D.I. FEE LOT	66,694	25,909	36,245	29,610
101	RECREATION LOT	60,513	–	59,926	17,100
102	OPEN SPACE	267,136	–	263,076	113,180
103	OPEN SPACE	1,479,747	1,348,747	131,000	131,000
104	OPEN SPACE	445,257	284,590	165,136	54,420
105	OPEN SPACE	1,727,715	1,554,852	163,980	163,980
106	OPEN SPACE	1,694,053	1,661,553	32,500	32,500
			123.63 Ac.	43.95 Ac.	

*PAVED SURFACES ARE NOT INCLUDED.
BASIN BOTTOMS ARE DIRT PER PUBLIC WORKS.

OPEN SPACE SUMMARY

Total Project Area = 234.8 Acres

Total Natural Open Space = 123.63 Acres = 52.7%

Total Disturbed Open Space = 43.95 Acres = 18.7%

Total Project Open Space 167.6 Ac. = 71.4%

Disturbed Open Space = Proposed Graded Slopes, Proposed Debris Basin Improvements, Proposed Park Lot (Paved surfaces are not included)

Proposed Oak Tree Removals: 180

Proposed Oak Tree Encroachments: 74

INDEX MAP

Lot Schedule (Single Family Dwelling) **

Lot No.	Lot Area (S.F.)	Pad Area (S.F.)	Lot No.	Lot Area (S.F.)	Pad Area (S.F.)
1	18,409	12,140	55	18,846	15,185
2	14,557	12,400	56	15,743	15,352
3	14,711	11,926	57	15,638	15,132
4	38,071	15,950	58	15,936	14,629
5	27,417	19,342	59	15,597	14,573
6	13,590	12,706	60	25,786	21,135
7	13,744	12,398	61	17,515	11,381
8	14,176	12,841	62	22,947	14,644
9	12,880	9,485	63	31,068	19,826
10	13,992	10,987	64	29,832	20,824
11	12,043	8,648	65	17,338	12,612
12	17,060	10,535	66	14,207	9,243
13	12,798	11,233	67	18,583	15,202
14	11,847	11,624	68	17,621	11,495
15	9,354	8,894	69	17,737	13,783
16	17,806	14,466	70	16,971	11,485
17	14,985	7,745	71	19,306	15,115
18	13,888	12,028	72	23,686	17,960
19	12,130	9,887	73	12,394	12,083
20	11,046	9,255	74	16,958	9,895
21	12,568	11,545	75	21,743	13,613
22	13,428	11,425	76	29,665	18,644
23	16,018	14,396	77	33,544	15,230
24	20,652	11,451	78	29,004	16,960
25	18,506	13,044	79	25,132	21,432
26	20,927	16,690	80	13,811	13,097
27	18,166	14,414	81	14,178	10,978
28	14,335	11,009	82	36,444	19,009
29	20,136	15,811	83	35,547	15,923
30	18,230	14,400	84	31,536	17,407
31	24,051	20,678	85	21,356	18,102
32	30,497	26,505	86	24,993	12,430
33	26,683	23,137	87	21,281	11,838
34	26,761	23,424	88	25,490	11,692
35	26,831	23,337	89	13,379	11,297
36	26,902	20,775	90	15,883	8,190
37	26,972	21,287	91	15,871	7,900
38	27,042	19,787	92	128,938	14,100
39	271,113	20,049	93	385,070	MULTI-FAMILY
40	30,972	25,493	94	89,497	FIRE STATION
41	36,092	14,009	95	524,084	D.B. FEE LOT
42	51,765	19,100	96	255,405	D.B. FEE LOT
43	25,445	10,800	97	85,173	D.I. FEE LOT
44	24,811	16,804	98	65,316	D.I. FEE LOT
45	24,066	17,257	99	158,917	D.I. FEE LOT
46	23,210	12,935	100	66,694	D.I. FEE LOT
47	22,355	16,007	101	60,513	RECREATION LOT
48	27,652	18,550	102	267,136	OPEN SPACE
49	14,505	12,365	103	1,479,747	OPEN SPACE
50	16,234	14,328	104	445,257	OPEN SPACE
51	16,489	14,037	105	1,727,715	OPEN SPACE
52	17,462	15,076	106	1,694,053	OPEN SPACE
53	16,926	14,395			
54	18,729	13,898			

** LOT AREA NOTE:
LOT AREAS SHOWN EXCLUDE RIGHT-OF-WAY OF PRIVATE AND FUTURE STREETS.

CENTER LINE~CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	24°19'33"	400.00'	169.83'	86.21'
C2	50°27'11"	350.00'	308.20'	164.90'
C3	58°49'43"	350.00'	359.36'	197.33'
C4	34°40'31"	350.00'	211.82'	109.27'
C5	28°01'44"	350.00'	171.22'	87.36'
C6	101°38'42"	350.00'	620.91'	429.49'
C7	49°30'28"	350.00'	302.43'	161.38'
C8	52°08'15"	350.00'	318.49'	171.23'
C9	23°21'34"	925.00'	377.12'	191.22'
C10	08°58'47"	925.00'	144.97'	72.63'
C11	14°22'47"	925.00'	232.15'	116.69'
C12	91°32'18"	250.00'	399.41'	256.80'
C13	21°50'29"	300.00'	114.36'	57.88'
C14	30°21'19"	550.00'	291.39'	149.20'
C15	19°33'53"	550.00'	187.81'	94.83'
C16	10°47'26"	550.00'	103.58'	51.95'
C17	48°19'13"	250.00'	210.84'	112.15'
C18	69°29'10"	250.00'	303.19'	173.39'
C19	31°05'49"	250.00'	135.69'	69.56'
C20	45°52'46"	250.00'	200.19'	105.81'
C21	81°35'30"	200.00'	284.81'	172.61'
C22	15°58'54"	400.00'	111.55'	56.14'
C23	46°30'56"	300.00'	243.56'	128.94'
C24	67°54'29"	350.00'	414.83'	235.67'
C25	74°19'22"	250.00'	324.29'	189.49'
C26	29°42'52"	250.00'	129.65'	66.32'
C27	49°08'02"	250.00'	214.39'	114.28'
C28	27°27'42"	350.00'	167.75'	85.52'

RIGHT-OF-WAY~CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C29	89°50'59"	13.00'	20.39'	12.97'
C30	89°58'27"	13.00'	20.41'	12.99'
C31	90°00'00"	13.00'	20.42'	13.00'
C32	83°27'30"	13.00'	18.94'	11.59'
C33	86°27'53"	13.00'	19.62'	12.22'
C34	88°13'00"	13.00'	20.02'	12.60'
C35	89°36'32"	13.00'	20.33'	12.91'
C36	89°33'13"	13.00'	20.55'	13.13'
C37	85°50'30"	13.00'	19.48'	12.09'
C38	208°18'01"	44.00'	159.96'	---
C39	28°18'01"	88.00'	43.47'	22.19'
C40	213°04'39"	44.00'	163.63'	---
C41	16°32'19"	88.00'	25.40'	12.79'
C42	34°48'17"	88.00'	53.46'	27.58'
C43	09°50'44"	88.00'	15.12'	7.58'
C44	209°39'10"	44.00'	161.00'	---

CENTER LINE~LINE DATA:

LINE	BEARING	DISTANCE
L1	N 25°58'38" W	123.45'
L2	N 25°58'38" W	26.05'
L3	N 63°52'21" E	510.32'
L4	N 39°32'49" E	1034.70'
L5	N 39°32'49" E	346.55'
L6	N 39°32'49" E	688.15'
L7	N 90°00'00" E	165.07'
L8	N 31°10'17" E	254.01'
L9	N 65°50'48" E	326.18'
L10	N 65°50'48" E	67.75'
L11	N 65°50'48" E	258.43'
L12	N 86°07'28" W	215.99'
L13	N 07°46'11" W	214.42'
L14	N 07°46'11" W	129.12'
L15	N 07°46'11" W	85.29'
L16	N 72°19'59" E	327.95'
L17	N 31°07'44" W	195.75'
L18	N 57°19'57" E	844.46'
L19	N 35°29'28" E	95.21'
L20	N 24°09'12" W	478.35'
L21	N 24°09'12" W	355.52'
L22	N 24°09'12" W	122.83'
L23	N 65°50'48" E	221.89'
L24	N 54°30'32" W	834.67'
L25	N 54°30'32" W	104.94'
L26	N 54°30'32" W	824.99'
L27	N 82°13'49" E	43.00'
L28	N 49°26'58" W	226.02'
L29	N 61°03'52" E	202.43'
L30	N 46°16'55" E	120.82'
L31	N 34°28'28" W	541.88'
L32	N 50°27'11" W	224.42'
L33	N 50°27'11" W	81.30'
L34	N 50°27'11" W	143.11'
L35	N 57°11'49" E	101.17'

General Notes:

1. AREA ..... 234.8 AC. GROSS
2. EXISTING COUNTY OF LOS ANGELES ZONING A-2-2/C-3
3. PROPOSED COUNTY OF LOS ANGELES ZONING A-2-2/C-3
4. EXISTING SITE USE .....VACANT, WARNER RANCH STUDIO
5. DEVELOPMENT TYPE ..... SINGLE FAMILY RESIDENTIAL/CONDOMINIUMS/FIRE STATION/PARK
6. TOTAL NUMBER OF LOTS 106
7. TOTAL NUMBER OF UNITS 185
8. MINIMUM RESIDENTIAL LOT SIZE .....8000 S.F.
9. DEVELOPMENT IS LOCATED IN FIRE ZONE 4.
10. STREET AND PRIVATE DRIVEWAY AND FIRE LANE GRADES: MIN. 0.5%, MAX. 10%.
11. TOPOGRAPHY IS BASED ON CONTROLLED TOPO W/ CONTOUR INTERVAL 5 FEET.
12. ALL PUBLIC STREETS ARE OFFERED FOR DEDICATION.
13. ALL SLOPES OVER 5 FEET IN HEIGHT ARE TO BE LANDSCAPED AND IRRIGATED WITH COUNTY APPROVED PLANTS AND GROUND COVER.
14. RECIPROCAL PARKING EASEMENTS TO BE RESERVED FOR CONDOMINIUM LOT. EXISTING LOS ANGELES COUNTY GENERAL PLAN .....NON-URBAN HILLSIDE/SEA
15. EXISTING LA COUNTY SANTA CLARITA VALLEY AREAWIDE LOCAL PLAN .....N2, HM, HM/S
16. THERE ARE OAK TREES EXISTING WITHIN PROJECT BOUNDARY.
17. BOUNDARY LINE DIMENSIONS ARE TAKEN FROM RECORD DATA, LOT AREAS SHOWN IN TABLE HEREON ARE GROSS ACREAGE.
18. PARK SITE, LOT 101, TO BE PRIVATELY MAINTAINED BY HOME OWNERS ASSOCIATION
19. OPEN SPACE LOTS, LOTS 102, 103, 104, 105, AND 106, TO BE VOLUNTARILY DEDICATED TO A PUBLIC AGENCY AFTER RECORDATION OF FINAL MAP.
20. ALL OPEN SWALES TO BE DESIGNED TO HAVE A VELOCITY OF 10 FEET PER SECOND TO ENSURE SELF CLEANING.
21. LOTS 76 AND 92 SHALL HAVE A MINIMUM PAVED ACCESS DRIVEWAY OF 20'. AN APPROVED FIRE DEPARTMENT TURNAROUND IS REQUIRED.
21. NUMBER AND TYPE OF LOTS PROPOSED:
    - 92 SINGLE FAMILY LOTS
    - 1 MULTI-FAMILY LOT (93 CONDO UNITS)
    - 1 FIRE STATION LOT
    - 1 RECREATION LOT
    - 5 OPEN SPACE LOTS
    - 6 **BASIN LOTS**
    - 106 TOTAL
22. TOP AND TOE OF SLOPES ARE SUBJECT TO CHANGE IN FINAL ENGINEERING.
23. A LANDSCAPE MAINTENANCE DISTRICT OF H.O.A. WILL BE ESTABLISHED FOR MAINTENANCE OF OPEN SPACE SLOPES AND COMMON SLOPES OVER 5 FEET IN HEIGHT.
24. PERMISSION IS REQUESTED TO ABANDON ALL OF THE COUNTY EASEMENTS FOR DRAINAGE PURPOSES BY THE FINAL MAP PERSUANT TO SECTION 66599.20 " OF THE STATE GOVERNMENT CODE (IF ANY).
25. TOTAL CUT: 2,090,350 C.Y., TOTAL FILL: 2,090,350 C.Y.
26. THE DEDICATION OF CONSTRUCTION RIGHTS OVER LOTS 102, 103, 104, 105, AND 106 WITH A MINIMUM OF 15 FEET OF ACCESS TO EACH LOT SHALL BE GRANTED.
27. WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES A 12 FOOT WIDE EASEMENT AND TRAIL FOR RIDING AND HIKING PURPOSES FOR THE GAVIN CANYON TRAIL.

Utilities and Services

WATER	VALENCIA WATER COMPANY / NEWHALL WATER
SEWER	LOS ANGELES SANITATION DISTRICT
GAS	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC	SOUTHERN CALIFORNIA EDISON COMPANY
TELEPHONE	PACIFIC BELL
CABLE	TV STEVENSON RANCH CABLEVISION
SCHOOL	NEWHALL SCHOOL DISTRICT & WILLIAM S. HART UNION HIGH SCHOOL DISTRICT

Legal Description

PARCEL 1:

THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

PARCEL 2:

LOT 7 AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING EASTERLY OF THE WESTERLY LAND DESIGNATED AS PARCEL 1A, IN THE FINAL ORDER OF CONDEMNATION ENTERED IN SUPERIOR COURT, LOS ANGELES COUNTY, CASE NO. 860012, A CERTIFIED COPY THEREOF BEING RECORDED ON MAY 13, 1966 AS INSTRUMENT NO. 3063, IN BOOK D3304 PAGE 451 OFFICIALRECORDS.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND INCLUDED WITHIN PARCEL 1, AS CONVEYED IN DEED TO THE STATE OF CALIFORNIA, RECORDED MARCH 22, 1951 AS INSTRUMENT NO. 3206, IN BOOK 35868 PAGE 28 OFFICIAL RECORDS.

PARCEL 3:

THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4.

PARCEL 4:

THE SOUTHEAST ONE-FOURTH OF THE SOUTHEAST ONE-FOURTH OF THE SOUTHWEST ONE-FOURTH OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 16 WEST, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT.

BASIS OF BEARINGS

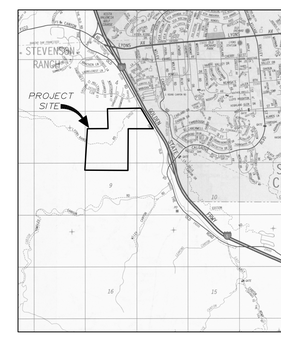
THE BEARING SOUTH 89°32'12" EAST OF THE NORTH LINE OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN AS SHOWN ON COUNTY OF LOS ANGELES, COUNTY SURVEYOR'S MAP NO. B-5390.

BENCH MARK

NEWHALL (1995)

LA CO BM TAG IN SLY CB ON-RAMP TO S BOUND (5) FRWY 180 FT WLY OF W SIDE FRWY & 38 FT SLY OF C/L CALGROVE BL (WLY END C B)

ELEV. =1338.889 (FEET) *B.M. NO. L 5370*



Vicinity Map

NOT TO SCALE
Source: TB Guide P. 4640
TENTATIVE TRACT No. 53653

civil Design & Drafting inc.
885 Patriot Drive, Unit C
Moorpark, California 93021
Phone: 805-522-2622
Fax: 805-426-8016
email: CDD@civildesiganddrafting.com

PLAN REVISION DESCRIPTIONS

Western Pacific Housing
LOS ANGELES / VENTURA COUNTY DIVISION
A D.R. HORTON COMPANY
21300 VICTORY BLVD, SUITE 700
WOODLAND HILLS, CALIFORNIA 91367
TEL 818-251-5700
FAX 818-251-5799

PREPARED BY OR UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER Imad Abouljawdah No. 51299 Exp. 6-30-16 CIVIL STATE OF CALIFORNIA

Imad Abouljawdah P.E. 51299

DATE:

EXHIBIT "A"
Open Space Map
for
Lyons Canyon Ranch
Vesting Tentative Tract Map No. 53653

DESCRIPTION:	BY
DESIGNED:	C.D.D.
DRAWN:	C.D.D.
CHECKED:	I.S.A.
SUPERVISED:	I.S.A.
PROJ. ENGINEER:	I.S.A.
DRAWING SCALE:	1"=200'
DWEI JOB NUMBER:	070108

SHEET NO.

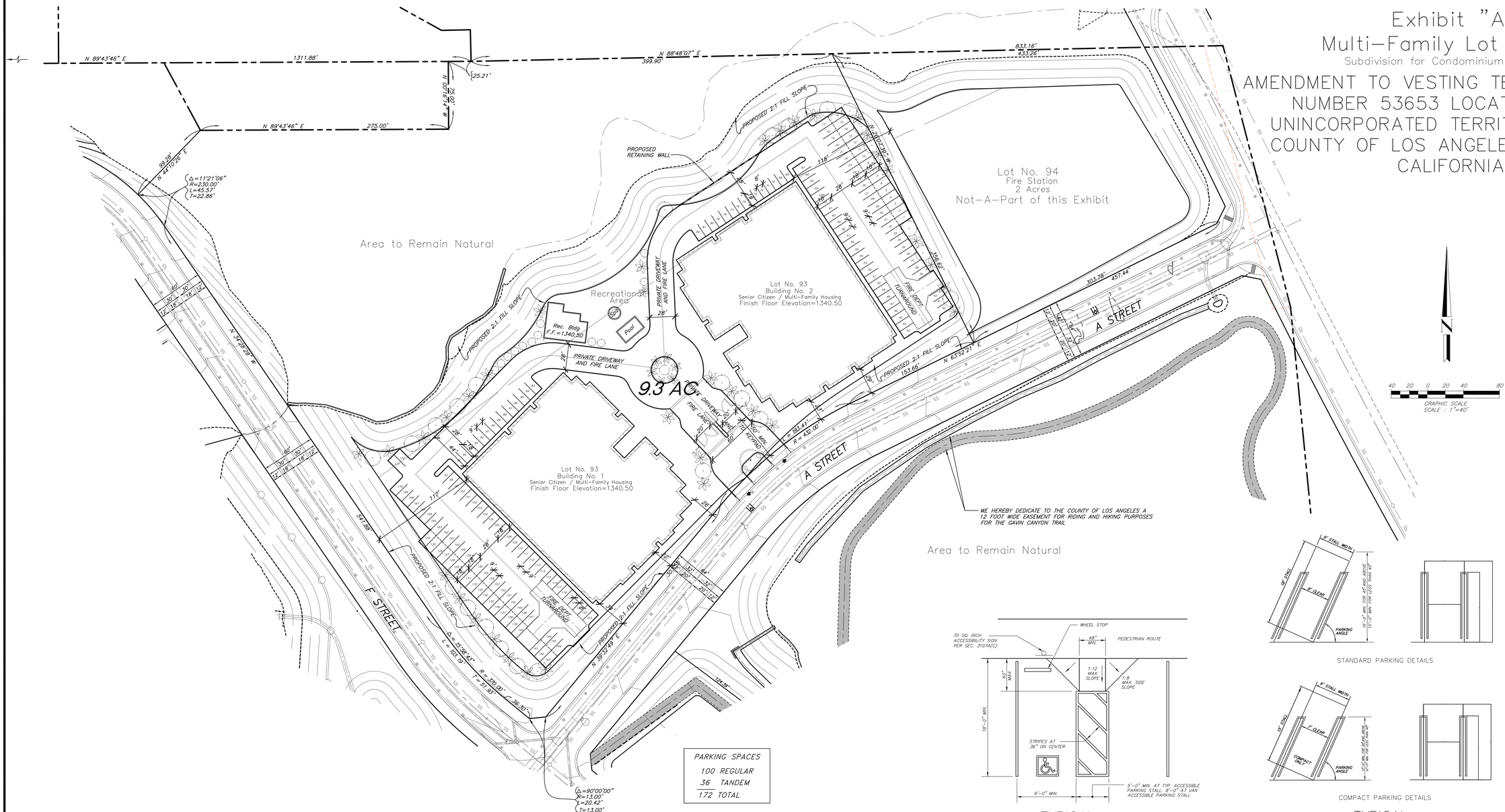
3

OF 6 SHEETS

Plot Date: Tue, October 25, 2016

Exhibit "A"
Multi–Family Lot Exhibit
Subdivision for Condominium Purposes

AMENDMENT TO VESTING TENTATIVE TRACT NUMBER 53653 LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



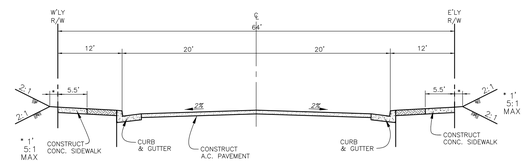
PARKING SPACES
100 REGULAR
36 TANDEM
172 TOTAL

TYPICAL
HANDICAPPED PARKING STALL (B)
NO SCALE

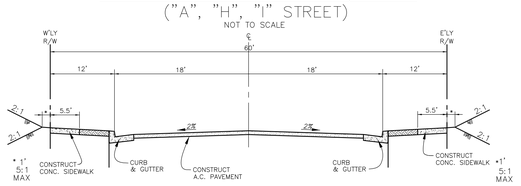
STANDARD PARKING DETAILS

COMPACT PARKING DETAILS

TYPICAL
STRIPING FOR PARKING STALLS (A)
NO SCALE



TYPICAL SECTION 64' R/W **
("A", "H", "I" STREET)
NOT TO SCALE



TYPICAL SECTION 60' R/W **
("B", "C", "D", "E", "F" STREET)
NOT TO SCALE

General Notes:

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SCHOOL	NEWHALL SCHOOL DISTRICT & WILLLIAM S. HART UNION HIGH SCHOOL DISTRICT

BASIS OF BEARINGS

THE BEARING SOUTH 89°32'12" EAST OF THE NORTH LINE OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN AS SHOWN ON COUNTY OF LOS ANGELES, COUNTY SURVEYOR'S MAP NO. B–5390.

BENCH MARK

NEWHALL (1995)

LA CO BM TAG IN SLY CB ON–RAMP TO S BOUND (5) FRWY 180 FT WLY OF W SIDE FRWY & 38 FT SLY OF C/L CALGROVE BL (WLY END C B)

ELEV. =1338.889 (FEET) B.M. NO. L 5370

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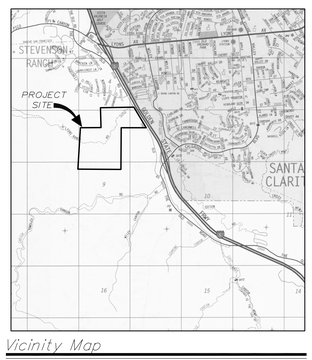

Vicinity Map
NOT TO SCALE
Source: TB Guide P. 4640
TENTATIVE TRACT No. 53653

civil Design & Drafting inc.
885 Patriot Drive, Unit C
Moorpark, California 93021
Phone: 805-522-2622
Fax: 805-426-8016
email: CDD@civildesignanddrafting.com

PLAN REVISION DESCRIPTIONS

Western Pacific Housing
LOS ANGELES / VENTURA COUNTY DIVISION
A D.R. HORTON COMPANY
21300 VICTORY BLVD., SUITE 700
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TEL 818–251–5700
FAX 818–251–5799

PREPARED BY OR UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER (IMAD ABOUJAWDAH) No. 51299 Exp. 6-30-18 CIVIL STATE OF CALIFORNIA

Imad Aboujawdah P.E. 51299
DATE:

EXHIBIT "A"
Multi–Family Lot Exhibit
for
Lyons Canyon Ranch
Vesting Tentative Tract Map No. 53653

DESCRIPTION:	BY
DESIGNED:	C.D.D.
DRAWN:	C.D.D.
CHECKED:	I.S.A.
SUPERVISED:	I.S.A.
PROJ. ENGINEER:	I.S.A.
DRAWING SCALE:	1"=200'
DWEI JOB NUMBER:	070108

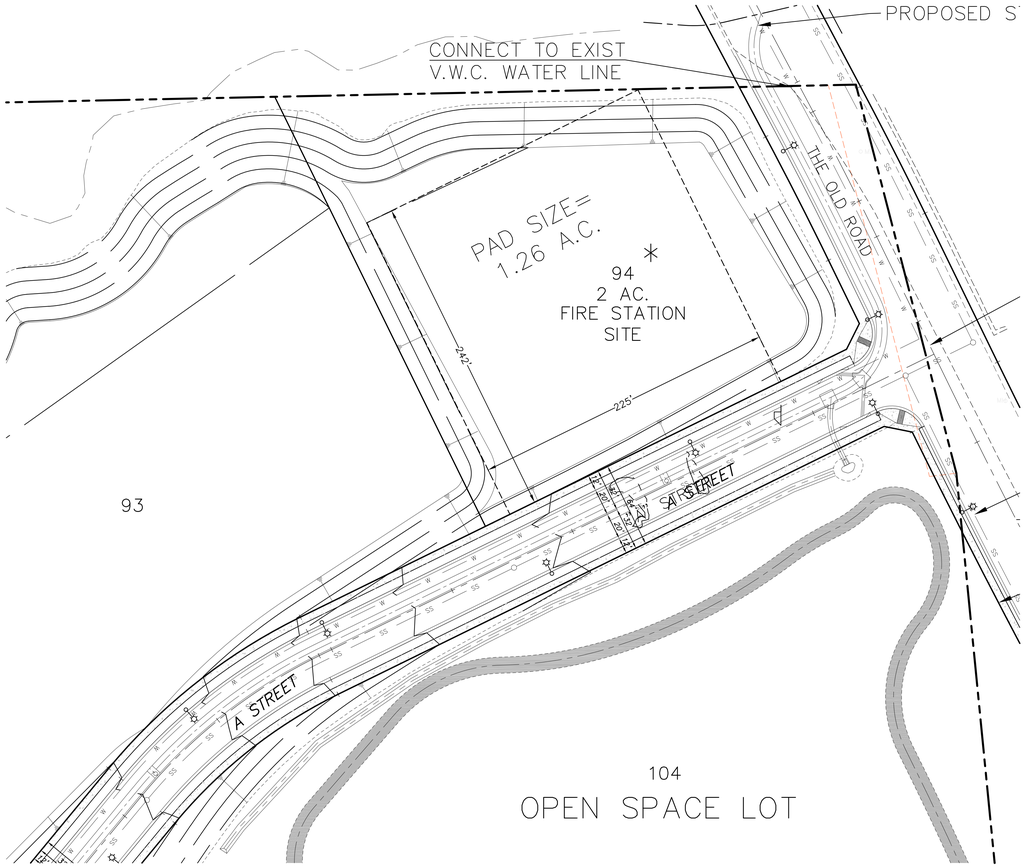
SHEET NO.

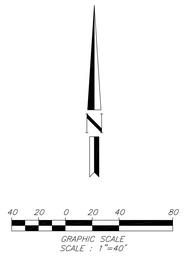
4

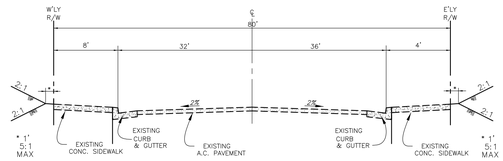
OF 6 SHEETS

Plot Date: Tue, October 25, 2016

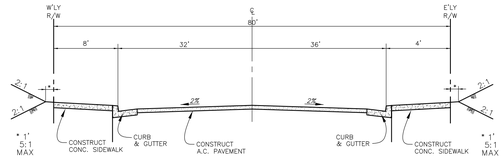
Exhibit "A"
Fire Station Site
AMENDMENT TOVESTING TENTATIVE TRACT NUMBER 53653
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



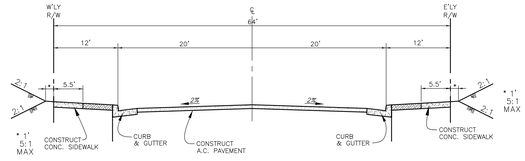




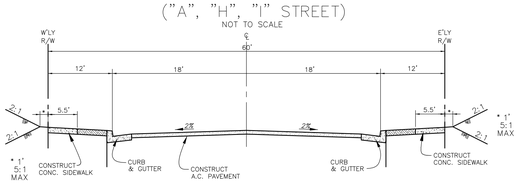
EXISTING 80' R.O.W. N/O TRACT BOUNDARY
(THE OLD ROAD)
NOT TO SCALE



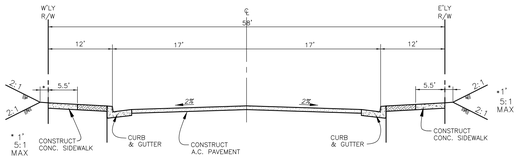
ALTERNATIVE SECONDARY HIGHWAY-80, ROW
CASE 1-NO PARKING/ NO BIKE LANE
(THE OLD ROAD)
NOT TO SCALE



TYPICAL SECTION 64' R/W **
("A", "H", "I" STREET)
NOT TO SCALE



TYPICAL SECTION 60' R/W **
("B", "C", "D", "E", "F" STREET)
NOT TO SCALE



TYPICAL SECTION 58' R/W **
("G" STREET)
NOT TO SCALE

**-Permission is requested to use the alternate street section on all local streets.

PARCEL AREA = 2.05 ACRES
PAD AREA = 1.26 ACRES

* THIS IS A CONCEPTUAL FIRE DEPARTMENT DESIGN AS RECEIVED FROM THE LOS ANGELES COUNTY FIRE DEPARTMENT

INDEX MAP

Lot Schedule (Single Family Dwelling) **

Lot No.	Lot Area (S.F.)	Pad Area (S.F.)	Lot No.	Lot Area (S.F.)	Pad Area (S.F.)
1	18,409	12,140	55	18,846	15,185
2	14,557	12,400	56	15,342	15,352
3	14,711	11,926	57	15,638	15,132
4	38,071	15,950	58	15,936	14,629
5	27,417	19,342	59	15,597	14,573
6	13,590	12,706	60	25,786	21,135
7	13,744	12,398	61	17,515	11,381
8	14,376	12,841	62	22,947	14,644
9	12,880	9,485	63	31,068	19,826
10	13,992	10,987	64	29,832	20,824
11	12,043	8,648	65	17,338	12,612
12	17,060	10,535	66	14,207	9,243
13	12,798	11,233	67	18,583	15,202
14	11,847	11,624	68	17,621	11,495
15	9,354	8,894	69	17,737	13,783
16	17,806	14,466	70	16,971	11,495
17	14,985	7,745	71	19,306	15,115
18	13,888	12,028	72	23,686	17,960
19	12,130	9,887	73	12,394	12,081
20	11,046	9,255	74	16,958	9,895
21	12,368	11,545	75	21,343	19,613
22	13,428	11,425	76	29,665	18,644
23	16,018	14,396	77	33,544	15,230
24	20,652	11,451	78	29,004	16,960
25	18,506	13,044	79	25,132	21,432
26	20,927	16,690	80	13,817	13,097
27	18,166	14,414	81	14,178	10,978
28	14,335	11,009	82	36,444	19,009
29	20,336	15,831	83	35,547	15,923
30	18,330	14,400	84	31,536	17,407
31	24,051	20,678	85	21,336	18,102
32	30,497	26,505	86	24,993	12,430
33	26,683	23,137	87	21,281	11,838
34	26,761	23,424	88	25,490	11,692
35	26,831	23,337	89	13,379	11,297
36	26,902	20,775	90	15,882	8,190
37	26,972	21,287	91	15,871	7,900
38	27,042	19,787	92	126,938	14,100
39	27,113	20,049	93	385,070	MULTI-FAMILY
40	30,972	25,493	94	89,298	FIRE STATION
41	36,092	14,059	95	523,155	D.B. FEE LOT
42	51,765	19,100	96	255,405	D.B. FEE LOT
43	25,445	10,800	97	110,206	D.I. FEE LOT
44	24,811	16,804	98	65,340	D.I. FEE LOT
45	24,066	17,357	99	158,934	D.I. FEE LOT
46	23,210	12,935	100	84,942	D.I. FEE LOT
47	22,355	16,007	101	60,513	RECREATION LOT
48	27,652	18,550	102	267,136	OPEN SPACE
49	14,505	12,365	103	1,479,747	OPEN SPACE
50	16,234	14,328	104	445,257	OPEN SPACE
51	16,489	14,037	105	1,727,715	OPEN SPACE
52	17,462	15,076	106	1,694,053	OPEN SPACE
53	16,926	14,395			
54	15,729	13,898			

** LOT AREA NOTE:
LOT AREAS SHOWN EXCLUDE RIGHT-OF-WAY OF PRIVATE AND FUTURE STREETS.

CENTER LINE~CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	24°19'33"	400.00'	169.83'	86.21'
C2	50°27'11"	350.00'	308.20'	164.90'
C3	58°49'43"	350.00'	359.36'	197.33'
C4	34°40'31"	350.00'	211.82'	109.27'
C5	28°01'44"	350.00'	171.22'	87.36'
C6	101°38'42"	350.00'	620.91'	429.49'
C7	49°30'28"	350.00'	302.43'	161.38'
C8	52°08'15"	350.00'	318.49'	171.23'
C9	23°21'34"	925.00'	377.12'	191.22'
C10	08°58'47"	925.00'	144.97'	72.63'
C11	14°22'47"	925.00'	232.15'	116.69'
C12	91°32'18"	250.00'	399.41'	256.80'
C13	21°50'29"	300.00'	114.36'	57.88'
C14	30°21'19"	550.00'	291.39'	149.20'
C15	19°33'53"	550.00'	187.81'	94.83'
C16	10°47'26"	550.00'	103.58'	51.95'
C17	48°19'13"	250.00'	210.84'	112.15'
C18	69°29'10"	250.00'	303.19'	173.39'
C19	31°05'49"	250.00'	135.69'	69.56'
C20	45°52'46"	250.00'	200.19'	105.81'
C21	81°35'30"	200.00'	284.81'	172.61'
C22	15°58'43"	400.00'	111.55'	56.14'
C23	46°30'56"	300.00'	243.56'	128.94'
C24	67°54'29"	350.00'	414.83'	235.67'
C25	74°19'22"	250.00'	324.29'	189.49'
C26	29°42'52"	250.00'	129.65'	66.32'
C27	49°08'02"	250.00'	214.39'	114.28'
C28	27°27'42"	350.00'	167.75'	85.52'

RIGHT-OF-WAY~CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C29	89°50'59"	13.00'	20.39'	12.97'
C30	89°58'27"	13.00'	20.41'	12.99'
C31	90°00'00"	13.00'	20.42'	13.00'
C32	83°27'30"	13.00'	18.94'	11.59'
C33	86°27'53"	13.00'	19.62'	12.22'
C34	88°13'00"	13.00'	20.02'	12.60'
C35	89°36'32"	13.00'	20.33'	12.91'
C36	90°33'13"	13.00'	20.55'	13.13'
C37	85°50'30"	13.00'	19.48'	12.09'
C38	208°18'01"	44.00'	159.96'	---
C39	28°18'01"	88.00'	43.47'	22.19'
C40	213°04'39"	44.00'	163.63'	---
C41	16°32'19"	88.00'	25.40'	12.79'
C42	34°48'17"	88.00'	53.46'	27.58'
C43	09°50'44"	88.00'	15.12'	7.58'
C44	209°39'10"	44.00'	161.00'	---

CENTER LINE~LINE DATA:

LINE	BEARING	DISTANCE
L1	N 25°58'38" W	123.45'
L2	N 25°58'38" W	26.05'
L3	N 63°52'21" E	510.32'
L4	N 39°32'49" E	1034.70'
L5	N 39°32'49" E	346.55'
L6	N 39°32'49" E	688.15'
L7	N 90°00'00" E	165.07'
L8	N 31°10'17" E	254.01'
L9	N 65°50'48" E	326.18'
L10	N 65°50'48" E	67.75'
L11	N 65°50'48" E	258.43'
L12	N 86°07'28" W	215.99'
L13	N 07°46'11" W	214.42'
L14	N 07°46'11" W	129.12'
L15	N 07°46'11" W	85.29'
L16	N 72°19'59" E	327.95'
L17	N 31°07'44" W	195.75'
L18	N 57°19'57" E	844.46'
L19	N 35°29'28" E	95.21'
L20	N 24°09'12" W	478.35'
L21	N 24°09'12" W	355.52'
L22	N 24°09'12" W	122.83'
L23	N 65°50'48" E	221.89'
L24	N 54°30'32" E	834.67'
L25	N 54°30'32" W	104.94'
L26	N 54°30'32" W	824.99'
L27	N 82°13'49" E	43.00'
L28	N 49°26'58" W	226.02'
L29	N 61°03'52" E	202.43'
L30	N 46°16'55" E	120.82'
L31	N 34°28'28" W	541.88'
L32	N 50°27'11" W	224.42'
L33	N 50°27'11" W	81.30'
L34	N 50°27'11" W	143.11'
L35	N 57°11'49" E	101.17'

General Notes:

1. AREA ..... 234.8 AC. GROSS
2. EXISTING COUNTY OF LOS ANGELES ZONING A-2-2/C-3
3. PROPOSED COUNTY OF LOS ANGELES ZONING A-2-2/C-3
4. EXISTING SITE USE ..... VACANT, WARNER RANCH STUDIO
5. DEVELOPMENT TYPE ..... SINGLE FAMILY RESIDENTIAL/CONDOMINIUMS/FIRE STATION/PARK
6. TOTAL NUMBER OF LOTS 106
7. TOTAL NUMBER OF UNITS 185
8. MINIMUM RESIDENTIAL LOT SIZE ..... 8000 S.F.
9. DEVELOPMENT IS LOCATED IN FIRE ZONE 4.
10. STREET AND PRIVATE DRIVEWAY AND FIRE LANE GRADES: MIN. 0.5%, MAX. 10%.
11. TOPOGRAPHY IS BASED ON CONTROLLED TOPO W/ CONTOUR INTERVAL 5 FEET.
12. ALL PUBLIC STREETS ARE OFFERED FOR DEDICATION.
13. ALL SLOPES OVER 5 FEET IN HEIGHT ARE TO BE LANDSCAPED AND IRRIGATED WITH COUNTY APPROVED PLANTS AND GROUND COVER.
14. RECIPROCAL PARKING EASEMENTS TO BE RESERVED FOR CONDOMINIUM LOT. EXISTING LOS ANGELES COUNTY GENERAL PLAN ..... NON-URBAN HILLSIDE/SEA
15. EXISTING LA COUNTY SANTA CLARITA VALLEY AREAWIDE LOCAL PLAN ..... N2, HM, HM/S
16. THERE ARE OAK TREES EXISTING WITHIN PROJECT BOUNDARY.
17. BOUNDARY LINE DIMENSIONS ARE TAKEN FROM RECORD DATA, LOT AREAS SHOWN IN TABLE HEREON ARE GROSS ACREAGE.
18. PARK SITE, LOT 101, TO BE PRIVATELY MAINTAINED BY HOME OWNERS ASSOCIATION
19. OPEN SPACE LOTS, LOTS 102, 103, 104, 105, AND 106, TO BE VOLUNTARILY DEDICATED TO A PUBLIC AGENCY AFTER RECORDATION OF FINAL MAP.
20. ALL OPEN SWALES TO BE DESIGNED TO HAVE A VELOCITY OF 10 FEET PER SECOND TO ENSURE SELF CLEANING.
21. LOTS 76 AND 92 SHALL HAVE A MINIMUM PAVED ACCESS DRIVEWAY OF 20'. AN APPROVED FIRE DEPARTMENT TURNAROUND IS REQUIRED.

Legal Description

PARCEL 1:

THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

PARCEL 2:

LOT 7 AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING EASTERLY OF THE WESTERLY LAND DESIGNATED AS PARCEL 1A, IN THE FINAL ORDER OF CONDEMNATION ENTERED IN SUPERIOR COURT, LOS ANGELES COUNTY, CASE NO. 860012, A CERTIFIED COPY THEREOF BEING RECORDED ON MAY 13, 1966 AS INSTRUMENT NO. 3063, IN BOOK D3304 PAGE 451 OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND INCLUDED WITHIN PARCEL 1, AS CONVEYED IN DEED TO THE STATE OF CALIFORNIA, RECORDED MARCH 22, 1951 AS INSTRUMENT NO. 3206, IN BOOK 35868 PAGE 28 OFFICIAL RECORDS.

PARCEL 3:

THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEROF.

EXCEPT THEREFROM THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4.

PARCEL 4:

THE SOUTHEAST ONE-FOURTH OF THE SOUTHEAST ONE-FOURTH OF THE SOUTHWEST ONE-FOURTH OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 16 WEST, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT.

21. NUMBER AND TYPE OF LOTS PROPOSED:
    - 92 SINGLE FAMILY LOTS
    - 1 MULTI-FAMILY LOT (93 CONDO UNITS)
    - 1 FIRE STATION LOT
    - 1 RECREATION LOT
    - 5 OPEN SPACE LOTS
    - 6 **BASIN LOTS**
    - 106 TOTAL
22. TOP AND TOE OF SLOPES ARE SUBJECT TO CHANGE IN FINAL ENGINEERING.
23. A LANDSCAPE MAINTENANCE DISTRICT OF H.O.A. WILL BE ESTABLISHED FOR MAINTENANCE OF OPEN SPACE SLOPES AND COMMON SLOPES OVER 5 FEET IN HEIGHT.
24. PERMISSION IS REQUESTED TO ABANDON ALL OF THE COUNTY EASEMENTS FOR DRAINAGE PURPOSES BY THE FINAL MAP PERSUANT TO SECTION 66599.20 OF THE STATE GOVERNMENT CODE (IF ANY).
25. TOTAL CUT: 2,090,350 C.Y., TOTAL FILL: 2,090,350 C.Y.
26. THE DEDICATION OF CONSTRUCTION RIGHTS OVER LOTS 102, 103, 104, 105, AND 106 WITH A MINIMUM OF 15 FEET OF ACCESS TO EACH LOT SHALL BE GRANTED.
27. WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES A 12 FOOT WIDE EASEMENT AND TRAIL FOR RIDING AND HIKING PURPOSES FOR THE CAVIN CANYON TRAIL.

Utilities and Services

WATER ..... VALENCIA WATER COMPANY / NEWHALL WATER
SEWER ..... LOS ANGELES SANITATION DISTRICT
GAS ..... SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC ..... SOUTHERN CALIFORNIA EDISON COMPANY
TELEPHONE ..... PACIFIC BELL
CABLE ..... TV STEVENSON RANCH CABLEVISION
SCHOOL ..... NEWHALL SCHOOL DISTRICT & WILLIAM S. HART UNION HIGH SCHOOL DISTRICT

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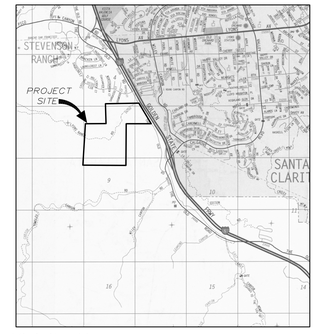
BENCH MARK

NEWHALL (1995)

LA CO BM TAG IN SLY CB ON-RAMP TO S BOUND (5) FWY 180 FT WLY OF W SIDE FRWY & 38 FT SLY OF C/L CALGROVE BL (WLY END C B)

ELEV. =1338.889 (FEET) B.M. NO. L 5370



Vicinity Map
NOT TO SCALE
Source: TB Guide P. 4640
TENTATIVE TRACT No. 53653

civil Design & Drafting inc.
885 Patriot Drive, Unit C
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PLAN REVISION DESCRIPTIONS

Western Pacific Housing
LOS ANGELES / VENTURA COUNTY DIVISION
A DIE HORTON COMPANY
21300 VICTORY BLVD., SUITE 700
WOODLAND HILLS, CALIFORNIA 91367
TEL 818-251-5700
FAX 818-251-5799

PREPARED BY OR UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER IMAD ABOUJAWDAH No. 51299 Exp. 6-30-18 CIVIL STATE OF CALIFORNIA

Imad Aboujawdah P.E. 51299

DATE:

EXHIBIT "A"
Fire Station Site
for
Lyons Canyon Ranch
Vesting Tentative Tract Map No. 53653

DESCRIPTION:	BY
DESIGNED:	C.D.D.
DRAWN:	C.D.D.
CHECKED:	I.S.A.
SUPERVISED:	I.S.A.
PROJ. ENGINEER:	I.S.A.
DRAWING SCALE:	1"=40'
DWEI JOB NUMBER:	070108

SHEET NO.

5

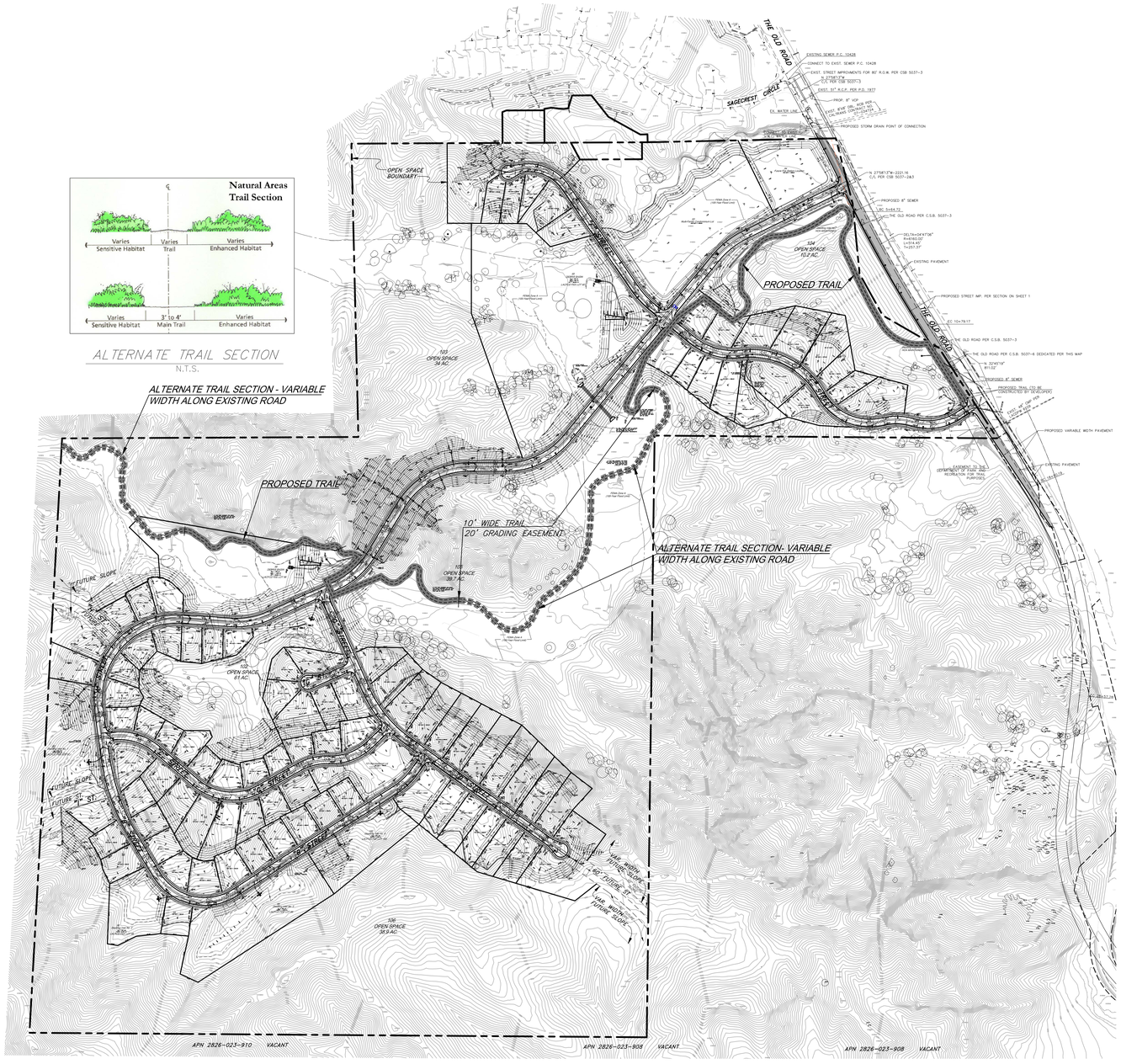
OF 6 SHEETS

Plot Date: Tue, October 25, 2016

Exhibit "A"

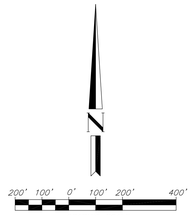
PRPOPOSED TRAIL MAP

AMENDMENT TO VESTING TENTATIVE TRACT NUMBER 53653
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



ALTERNATE TRAIL SECTION
N.T.S.

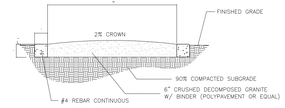
ALTERNATE TRAIL SECTION - VARIABLE WIDTH ALONG EXISTING ROAD



GRAPHIC SCALE
SCALE : 1"=200'

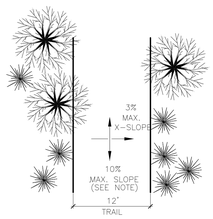
PORTIONS OF THE GAVIN CANYON TRAIL TO BE DESIGNED AND CONSTRUCTED BY THE DEVELOPER CONSISTENT WITH LOS ANGELES COUNTY STANDARDS.

WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES A 12 FOOT WIDE EASEMENT FOR RIDING AND HIKING PURPOSES FOR THE GAVIN CANYON TRAIL.

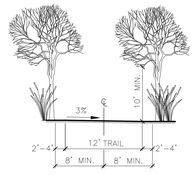


NOTE:
1. CONCRETE HEADER IS REQUIRED ON BOTH SIDES OF PATH FOR A TOTAL PATH WIDTH OF 8' - 12' WIDE.
2. PROVIDE EXPANSION JOINTS EQUALLY SPACED AT A MINIMUM OF 10' O.C.
3. CONCRETE MOW STRIP TO HAVE LIGHT BROOM FINISH.

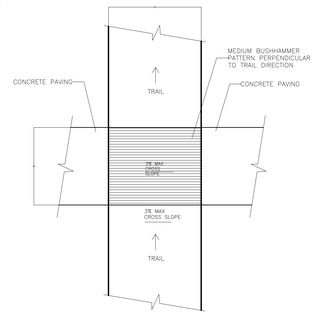
DECOMPOSED GRANITE TRAIL
N.T.S.



TRAIL GRADES
N.T.S.



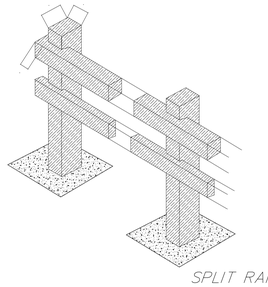
TRAIL CLEARANCE
N.T.S.

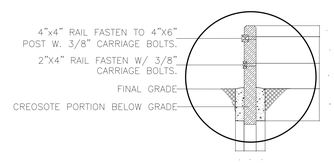


NOTE: ALL CONCRETE PAVING WITHIN THE TRAIL PATH SHALL BE TREATED WITH A MEDIUM BUSHHAMMER FINISH PERPENDICULAR TO THE PATH OF TRAVEL.

USE A CROSS-HATCH BUSHHAMMER PATTERN WHERE A BIKE TRAIL (HARD PAVED) CROSSES THE SOIL SURFACE TRAIL.

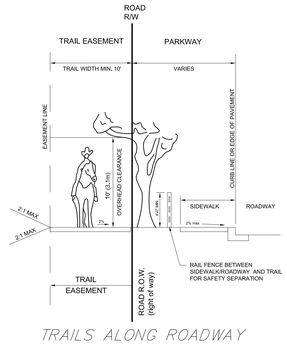
BUSHHAMMER TEXTURE ON CONCRETE
N.T.S.



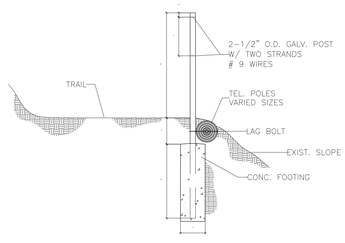


NOTE: 1. SPLIT LUMBER SHALL BE USED.
2. POSTS SHALL BE 10'-0" O.C.
3. STAIN W/ DUNN EDWARDS NO. 15-31 OR EQUAL AS PER MFG. SPECIFICATIONS.
4. ALL METALS TO BE GALVANIZED.
5. CREOSOTE PORTION OF POSTS BELOW GRADE.

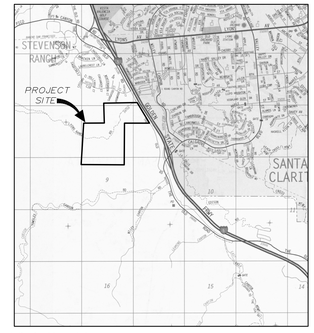
SPLIT RAIL FENCING
N.T.S.



TRAILS ALONG ROADWAY
N.T.S.



SAFETY RAIL / SLOPE STABILIZER
N.T.S.



Vicinity Map

NOT TO SCALE
Source: TB Gulde P. 4640
TENTATIVE TRACT No. 53653

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885 Patriot Drive, Unit C
Moorpark, California 93021
Phone: 805-522-2622
Fax: 805-426-8016
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PLAN REVISION DESCRIPTIONS

Western Pacific Housing
LOS ANGELES / VENTURA COUNTY DIVISION
A D.R. HORTON COMPANY
21300 VICTORY BLVD., SUITE 700
WOODLAND HILLS, CALIFORNIA 91367
TEL 818-251-5700
FAX 818-251-5799

PREPARED BY OR UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER Imad Abouljaoudah No. 51299 Exp. 6-30-16 CIVIL STATE OF CALIFORNIA

Imad Abouljaoudah P.E. 51299

DATE:

EXHIBIT "A" proposed Trail Exhibit for Lyons Canyon Ranch
Vesting Tentative Tract Map No. 53653

DESCRIPTION:	BY
DESIGNED:	C.D.D.
DRAWN:	C.D.D.
CHECKED:	I.S.A.
SUPERVISED:	I.S.A.
PROJ. ENGINEER:	I.S.A.
DRAWING SCALE:	1"=200'
DWEI JOB NUMBER:	070108

SHEET NO.

6

OF 6 SHEETS

Plot Date: Tue, October 25, 2016