

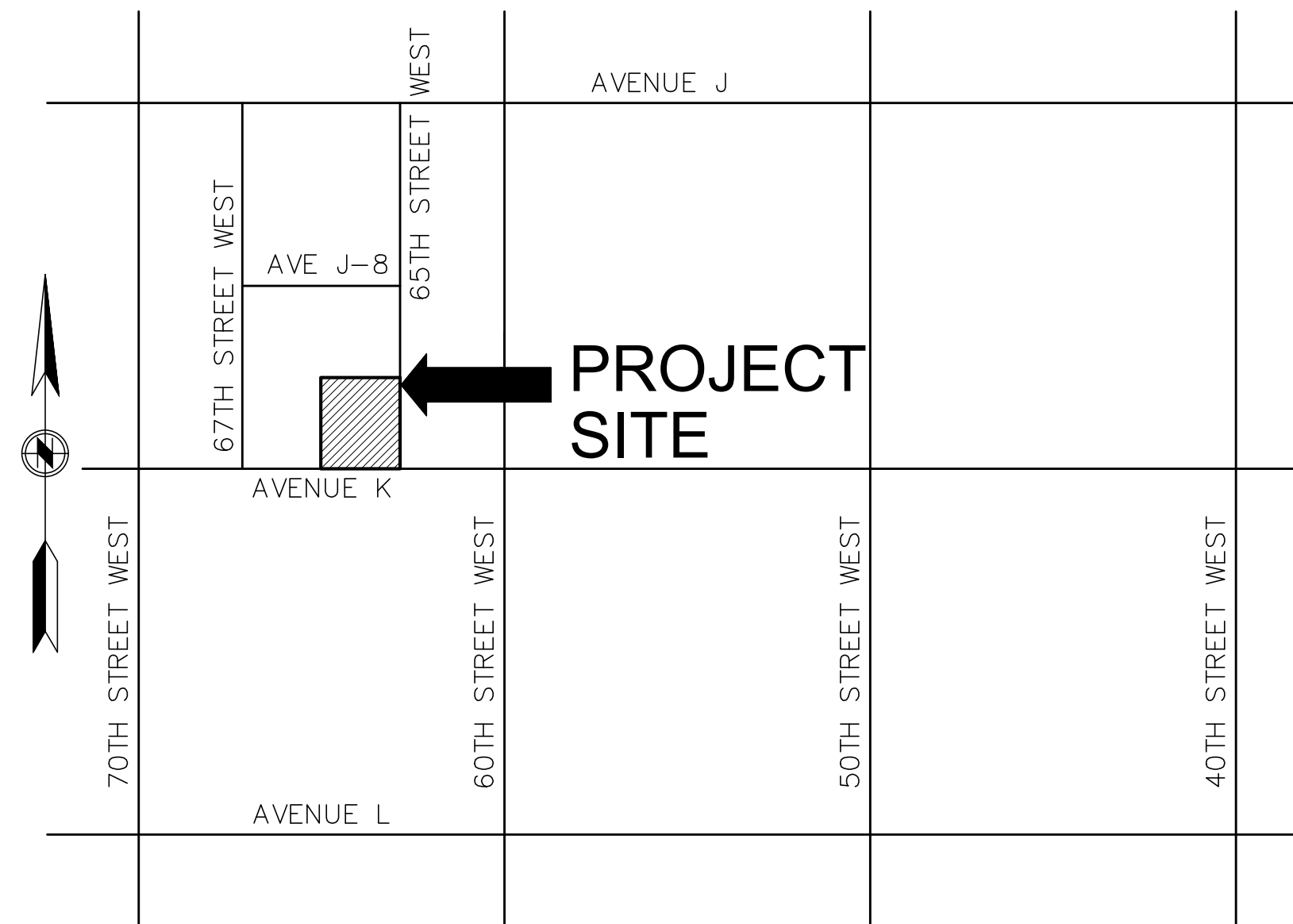
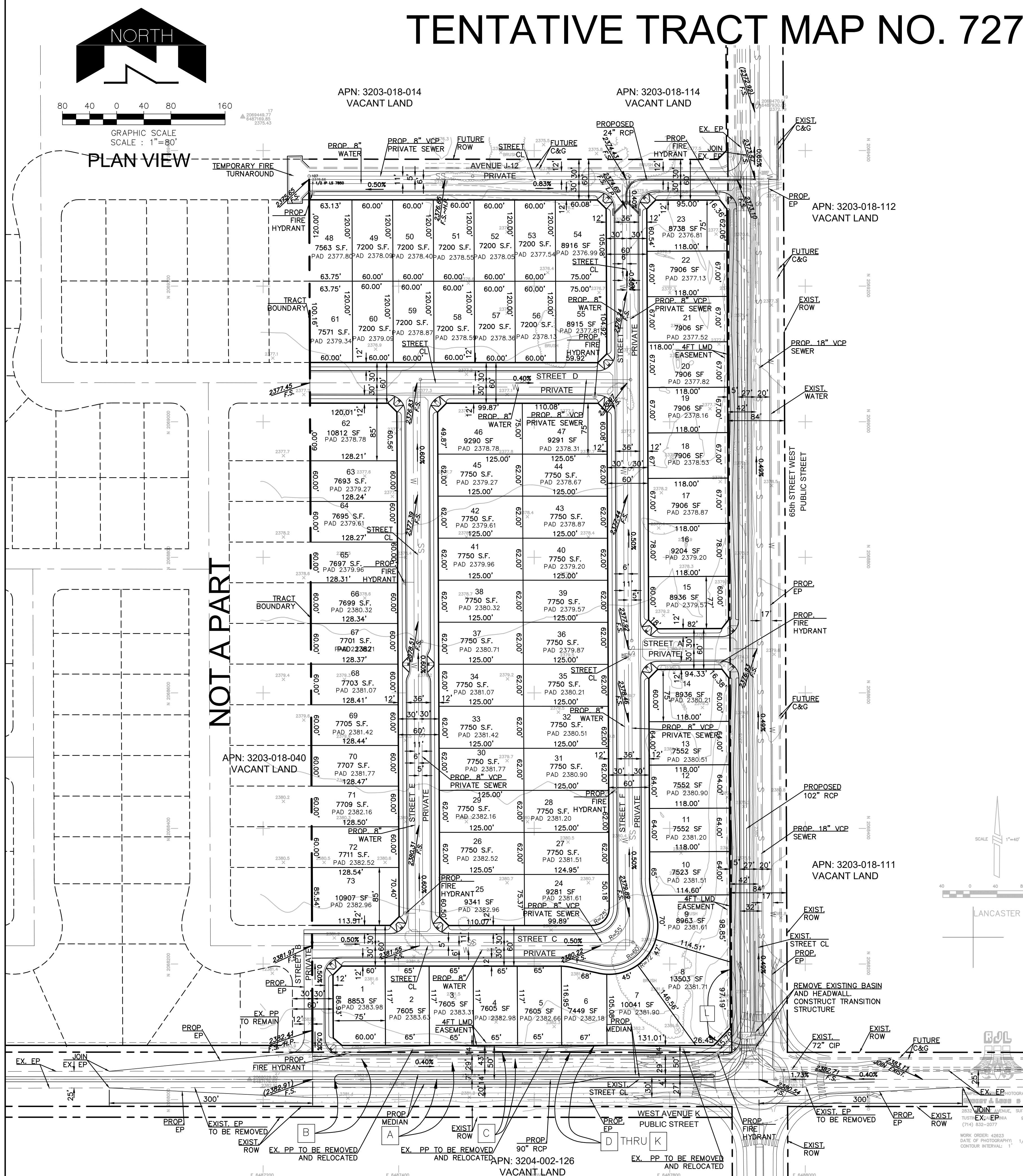
TENTATIVE TRACT MAP NO. 72739 - CITY OF LANCASTER

LEGAL DESCRIPTION

All that certain real property situated in the County of Los Angeles, State of California, described as follows:
The East half of the Southeast quarter of the Southwest quarter of Section 22, Township 7 North, Range 13 West, San Bernardino Base and Meridian, in the City of Lancaster, County of Los Angeles, State of California, according to the Official Plat of said land.

EASEMENT NOTES

NO.	ESTABLISHMENT DESCRIPTION
A	Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: The Pacific Light and Power Corporation Purpose: Poles Recording No: In Book 5894, Page 97, of Deeds Affects: The Southerly 25 feet of said land
B	Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: County of Los Angeles Purpose: Public road and highway purposes Recording No: In Book 14371, Page 145, Official Records Affects: The Southerly 30 feet of said land
C	Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: County of Los Angeles Purpose: Public road and highway purposes Recording Date: July 31, 1952 Recording No: as Instrument No. 3056, in Book 39504, Page 405, Official Records Affects: the Northerly 10 feet of the Southerly 40 feet
D	Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Southern California Edison Company, a Corporation Purpose: Public utilities Recording Date: July 23, 1987 Recording No: as Instrument No. 87-1174250, Official Records Affects: As described therein
E	EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION PURPOSE: PUBLIC UTILITIES RECORDING DATE: JULY 23, 1987 RECORDING NO: AS INSTRUMENT NO. 87-1174251, OFFICIAL RECORDS AFFECTS: AS DESCRIBED THEREIN
F	EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION PURPOSE: PUBLIC UTILITIES RECORDING DATE: JULY 23, 1987 RECORDING NO: AS INSTRUMENT NO. 87-1174252, OFFICIAL RECORDS AFFECTS: AS DESCRIBED THEREIN
G	EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION PURPOSE: PUBLIC UTILITIES RECORDING DATE: JULY 23, 1987 RECORDING NO: AS INSTRUMENT NO. 87-1174253, OFFICIAL RECORDS AFFECTS: AS DESCRIBED THEREIN
H	EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION PURPOSE: PUBLIC UTILITIES RECORDING DATE: JULY 23, 1987 RECORDING NO: AS INSTRUMENT NO. 87-1174254, OFFICIAL RECORDS AFFECTS: AS DESCRIBED THEREIN
I	EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION PURPOSE: PUBLIC UTILITIES RECORDING DATE: JULY 23, 1987 RECORDING NO: AS INSTRUMENT NO. 87-1174255, OFFICIAL RECORDS AFFECTS: AS DESCRIBED THEREIN
J	EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION PURPOSE: PUBLIC UTILITIES RECORDING DATE: JULY 23, 1987 RECORDING NO: AS INSTRUMENT NO. 87-1174256, OFFICIAL RECORDS AFFECTS: AS DESCRIBED THEREIN
K	EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION PURPOSE: PUBLIC UTILITIES RECORDING DATE: JULY 23, 1987 RECORDING NO: AS INSTRUMENT NO. 87-1174257, OFFICIAL RECORDS AFFECTS: AS DESCRIBED THEREIN
L	EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: THE CITY OF LANCASTER, A MUNICIPAL CORPORATION PURPOSE: PUBLIC ROAD, HIGHWAY, DRAINAGE AND UTILITY PURPOSES RECORDING DATE: DECEMBER 7, 2005 RECORDING NO: AS INSTRUMENT NO. 05-2996414, OFFICIAL RECORDS AFFECTS: AS DESCRIBED THEREIN



VICINITY MAP
NOT TO SCALE

LEGEND

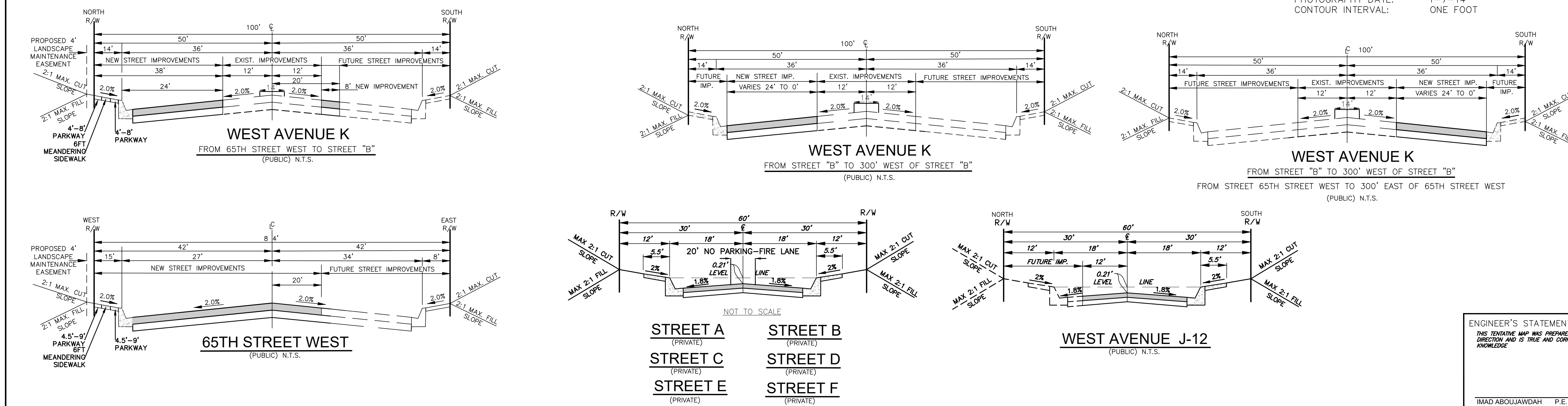
---	EXISTING GROUND CONTOURS
S.F.	SQUARE FEET
→	DIRECTION OF FLOW
6"	6" WIDE ALTERNATE SECTION
---	PROPOSED MONUMENT
---	EXISTING EDGE OF PAVEMENT
---	PROPOSED BLOCK WALL
---	EXISTING SEWER MAIN
---	EXISTING WATER MAIN
---	PROPOSED PRIVATE SEWER MAIN
---	PROPOSED WATER MAIN
---	FUTURE IMPROVEMENTS

GENERAL NOTES

- DATE OF MAP PREPARATION: MARCH 29, 2021
- APPLICANTS NAME AND ADDRESS:
TIFERET, LLC,
1200 NORTH BUNDY DRIVE
LOS ANGELES, CA. 90049
BEHROOZ HAVERIM
- SITE ADDRESS:
NORTHWEST CORNER OF
AVENUE K AND 65TH STREET WEST
- ASSESSORS' PARCEL NUMBER:
3203-018-110
- ZONING AND LAND USE:
EXISTING ZONING: R-1-7000
PROPOSED ZONING: R-1-7000
EXISTING LAND USE: VACANT
PROPOSED LAND USE: 73 SINGLE FAMILY RESIDENTIAL
NUMBER OF PARCELS: 1
GROSS AREA: 20 ACRES
NET AREA: 13 ACRES
- SITE DENSITY:
3.65 DU / ACRE
- TITLE REPORT PREPARED BY: COMMONWEALTH LAND TITLE COMPANY
- WATER PURVEYOR: L.A. COUNTY WATERWORKS DISTRICT NO. 40
- THOMAS GUIDE (2005): PAGE 4104 - D:1
- EXISTING EASEMENTS: AS SHOWN AND LISTED ON THIS MAP
- EXISTING IMPROVEMENTS: NO EXISTING STRUCTURES OR IMPROVEMENTS ON SITE
- TOPOGRAPHY PREPARED BY:
ROBERT J. JUNG & ASSOCIATES
2832 WALNUT AVENUE, SUITE E, TUSTIN, CALIFORNIA 92680
PHONE (714) 832-2077
PHOTOGRAPHY DATE: 1-7-14
CONTOUR INTERVAL: ONE FOOT

PRELIMINARY EARTHWORK

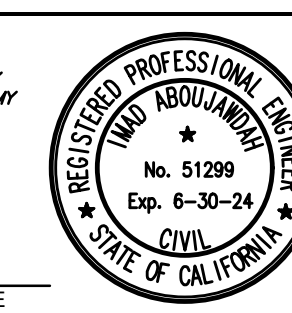
CUT: 25,000 C.Y.
FILL: 25,000 C.Y.
NET: 0.0 C.Y.



ENGINEER'S STATEMENT

THIS TENTATIVE MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

IMAD ABOUJAWDAH P.E. CS1298 DATE



APPROVED BY:

DRAWING SCALE: 1"=80'

DRAWN: STAFF DESIGNED: STAFF

JOB NUMBER:



885 Patriot Drive, Unit C
Moorpark, California 93021
Phone: 805-222-2622

email: CDD@civildesigndrafting.com

CITY OF LANCASTER

TENTATIVE TRACT MAP NO. 72739

DATE ISSUED:
10-05-2022

SHEET 1 OF 1 SHEETS