

APPLICANT

KEVIN HARBISON
MAISONS SIERRA PHASE 1, LP
2007 CEDAR AVENUE
MANHATTAN BEACH, CA 90266
310-926-6363

ENGINEER

HENRIK NAZARIAN, PRINCIPAL
D & D ENGINEERING, INC
119 W HYDE PARK BLVD
INGLEWOOD, CA 90302
424-351-6800

SHEET INDEX

SHEET NUMBER	SHEET NAME
1	COVER SHEET
2	LEGAL DESCRIPTION
3	GRADING AND PRIVATE STORM DRAIN
4	GRADING SECTIONS
5	PRIVATE WATER AND SEWER PUBLIC FIRE WATER
6	PHASE I AND II SITE PLAN

LAND USE INFORMATION

EXISTING ZONING = MODERATE DENSITY RESIDENTIAL (MDR)
PARK (PK)

PROPOSED ZONING = MODERATE DENSITY RESIDENTIAL (MDR)
RESIDENTIAL LOTS 1-98
PRIVATE STREETS "A", "B", "C", "D",
"E", "F" AND AVENUE H-4

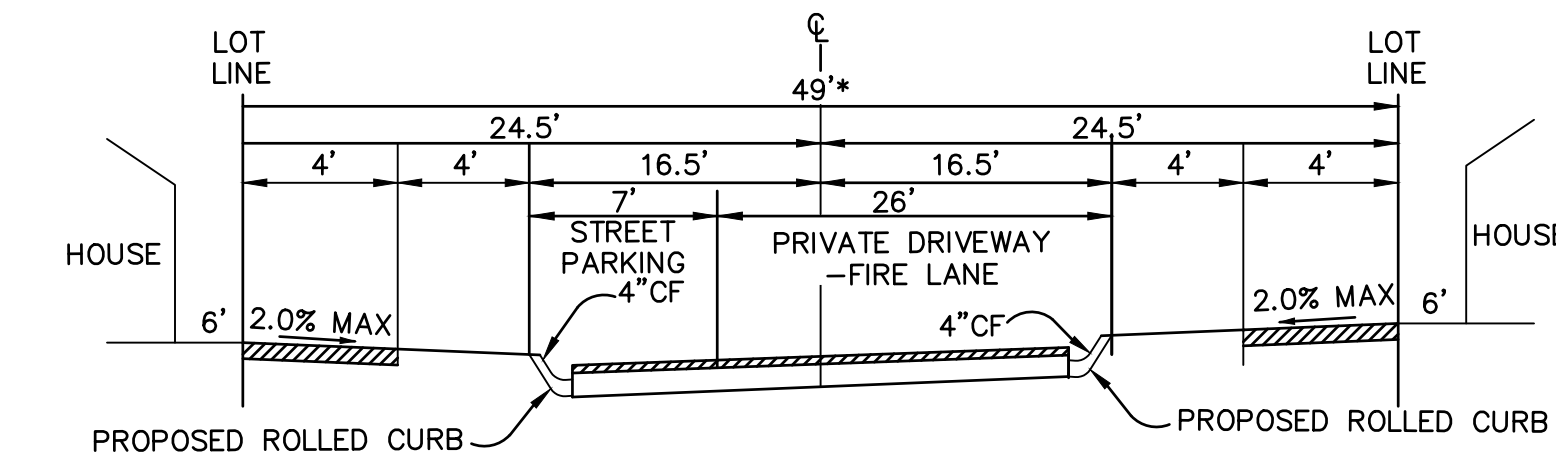
ADJACENT EXISTING LAND USE -
NORTH = MDR & PK (VACANT)
SOUTH = PK (VACANT)
EAST = U
WEST = MDR

GENERAL NOTES

- TOTAL PHASE 1 AND 2 GROSS AREA = 45.47 AC
TOTAL PHASE 1 GROSS AREA = 25.28 AC
TOTAL PHASE 1 NET AREA = 19.47 AC
TOTAL AREA TO BE DEDICATED FOR PUBLIC R/W = 0.36 AC
- TOTAL NO. OF NUMBERED LOTS = 98
TOTAL NO. OF LETTERED LOTS = 10
- STREETS "A", "B", "C", "D", "E", "F" AND AVENUE H-4 ARE PRIVATE STREETS
- LOTS 1 THROUGH 98 ARE MODERATE DENSITY RESIDENTIAL OF 7.1-15 UNITS/ACRE
NET DENSITY: 10.1 DU/AC
GROSS DENSITY: 7.8 DU/AC
(AVERAGE LOT SIZE = 6,000 S.F.).
CONTOUR INTERVAL = 1 FOOT
- ALL SLOPES ARE 2:1 OR FLATTER.
- LOT DIMENSIONS SHOWN HEREIN ARE APPROXIMATE
- THIS MAP IS COMPILED FROM RECORD INFORMATION ONLY AND IS NOT BE USED AS A BOUNDARY SURVEY.
- LINEAL FEET OF NEW PRIVATE STREETS:
"A" STREET 49' = 1002'
"B" STREET 49' = 1002'
"C" STREET 49' = 1290'
"D" STREET 49' = 150'
"E" STREET 49' = 640'
"F" STREET 49' = 620'
"AVENUE H-4" STREET 60' = 135'
- NO REGULATED TREES EXIST ON SITE, UNLESS NOTED.
- THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS MAP ARE APPROXIMATE.
- ALL FRONT YARD BLDG. SETBACK LINES (BSL) ARE SHOWN TO AN AVERAGE DEPTH. MINIMUM FRONT YARD BSL = 6'. GARAGE SET BACK = 18'.

LEGEND

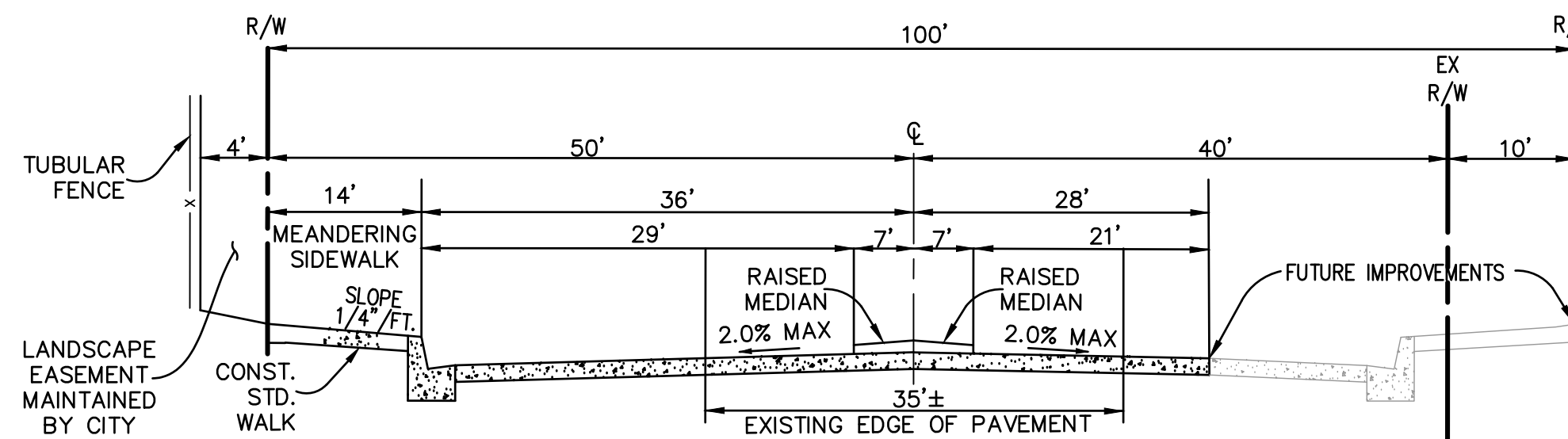
---	TRACT BOUNDARY
---	EXISTING SEWER LINE
---	PROPOSED PRIVATE SEWER LINE
---	EXISTING WATER LINE
---	PROPOSED PRIVATE WATER LINE
---	PROPOSED PUBLIC FIRE WATER LINE
---	EXISTING STORM DRAIN
---	PROPOSED PRIVATE STORM DRAIN
---	EXISTING CONTOUR LINE
---	PROPOSED CONTOUR LINE
---	PROPOSED A.C. PAVEMENT
---	PROPOSED SIDEWALK
---	PROPOSED OPEN SPACE/LANDSCAPE
---	PROPOSED PERIMETER WALL (6' MIN)
---	PROPOSED VIEWING FENCE (6' MIN)
---	PROPOSED WROUGHT IRON FENCE



STREET "A", STREET "B", STREET "C", STREET "E" AND STREET "F"
49' R.O.W. - PRIVATE DRIVEWAY AND FIRE LANE

N.T.S.

NOTE: * = 49' INGRESS AND EGRESS EASEMENT
AND FIRE WATER LINE EASEMENT FOR ALL
PRIVATE STREETS.



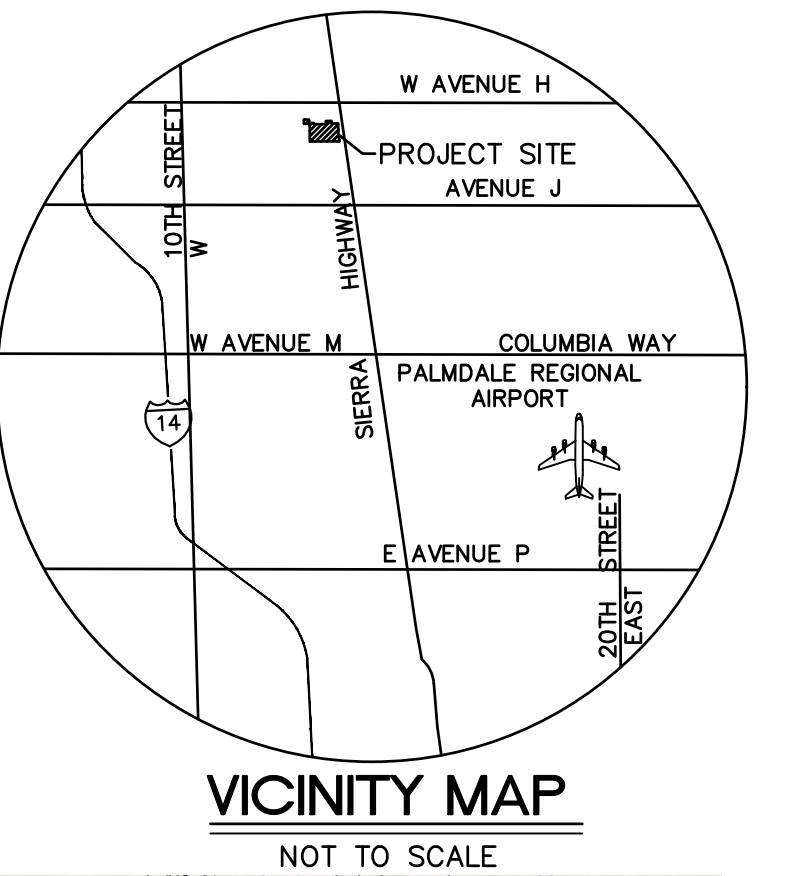
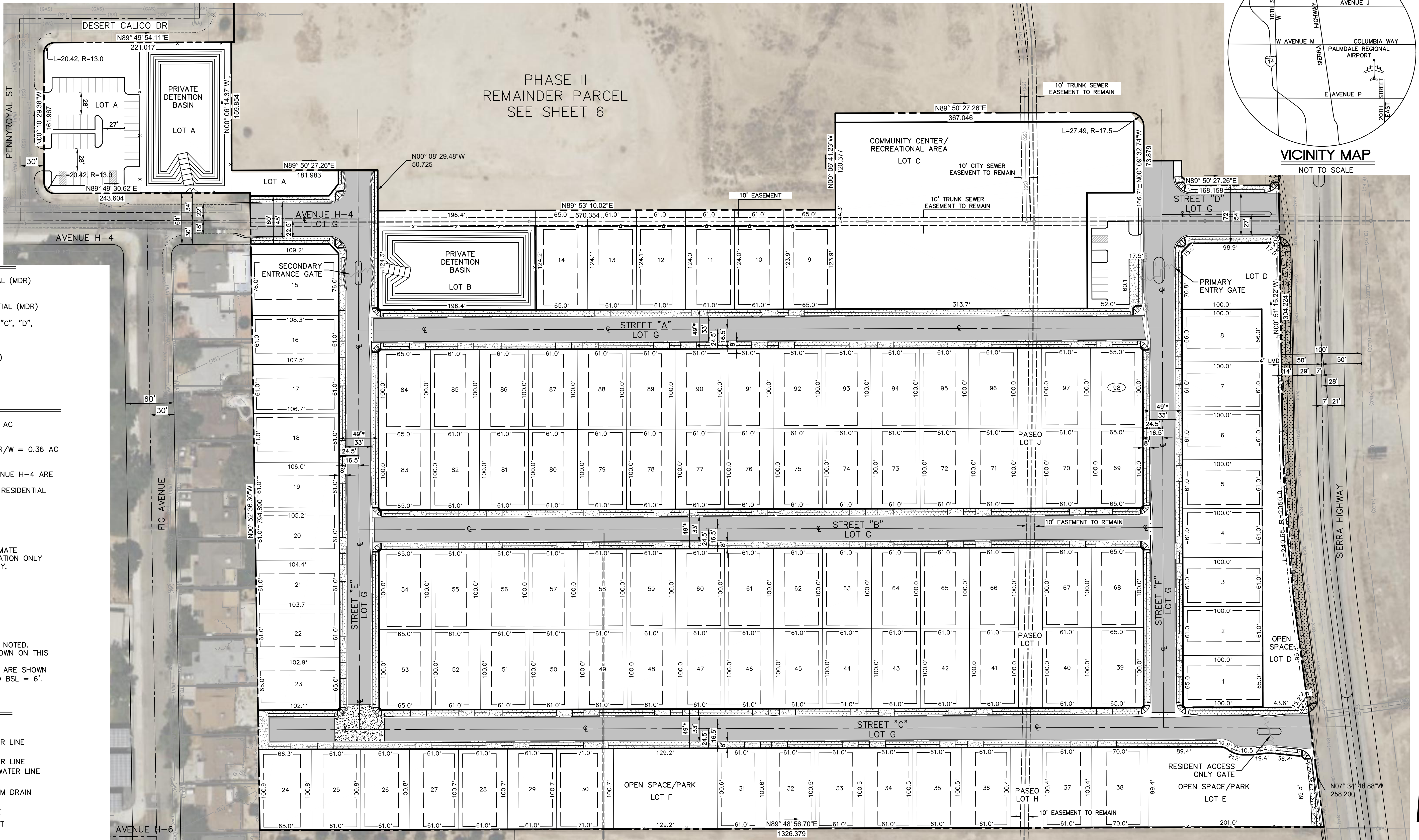
SIERRA HIGHWAY
100' R.O.W. - PUBLIC

N.T.S.

IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

TENTATIVE TRACT MAP 84221

PHASE II
REMAINDER PARCEL
SEE SHEET 6



VICINITY MAP

NOT TO SCALE

UTILITY PURVEYORS:

WATER - L.A. COUNTY WATER WORKS DISTRICT
260 EAST AVE K-8
LANCASTER, CA 93535
(661) 940-9270

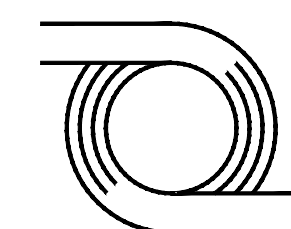
ELECTRIC - SOUTHERN CALIFORNIA EDISON
42060 N 10TH STREET WEST
LANCASTER, CA 93534
(888) 726-5658

TELEPHONE - SPECTRUM
1104 WEST AVENUE K SUITES A & B
LANCASTER, CA 93534
(888) 406-7063

SEWER - L.A. COUNTY SANITATION DISTRICT
39300 30TH STREET EAST
PALMDALE, CA 93550
(866) 422-8474

GAS - SOUTHERN CALIFORNIA GAS COMPANY
2065 W AVE K
LANCASTER, CA 93536
(800) 427-2200

CABLE - SPECTRUM
1104 WEST AVENUE K SUITES A & B
LANCASTER, CA 93534
(888) 406-7063



D & D ENGINEERING, INC.

119 W. HYDE PARK BLVD.
INGLEWOOD, CA 90302
Phone: 424-351-6800

MAISON'S SIERRA
CITY OF LANCASTER

COVER SHEET

SCALE: AS SHOWN
DATE: 10/31/2023
SHEET NO.: 01 OF 06

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
SITE 1:

PARCEL A: (3135-001-913, 914 & 915)

PARCEL 2 OF PARCEL MAP NO. 12990, IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 142 PAGES 30 AND 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B: (3135-001-910 & 911)

LOT 56 OF TRACT NO. 27099, IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS MAP FILED IN BOOK 1083 PAGE(S) 88 TO 92, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL C: (3135-001-918 & PORTION OF 917)

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 7 NORTH, RANGE 12 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 APPROVED BY THE SURVEYOR GENERAL JUNE 19, 1856, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID SOUTHEAST QUARTER WITH THE WESTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO COUNTY OF LOS ANGELES, RECORDED IN BOOK 1384 PAGE 93, OF DEEDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;
THENCE WESTERLY ALONG SAID NORTHERLY LINE, A DISTANCE OF 150 FEET;
THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 225 FEET;
THENCE EASTERLY PARALLEL WITH SAID NORTHERLY LINE, A DISTANCE OF 150 FEET TO SAID WESTERLY LINE;
THENCE NORTHERLY ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF LAND DESCRIBED IN THE DEED RECORDED MARCH 10, 1984 AS INSTRUMENT NO. 158, OF OFFICIAL RECORDS.

SITE 2:

PARCEL A: (3135-001-903 & 904)

PARCEL 4 OF PARCEL MAP NO. 12990, IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS MAP FILED IN BOOK 142 PAGE(S) 30 AND 31 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B: (3135-001-905, 906 & 907)

PARCEL 1 OF PARCEL MAP NO. 12990, IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 142 PAGE(S) 30 AND 31 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING WITHIN LOTS 1 TO 56 INCLUSIVE OF TRACT NO. 27099 AS PER MAP FILED IN BOOK 1083 PAGES 88 TO 92 INCLUSIVE OF MAPS.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING WITHIN LOTS 1 TO 53 INCLUSIVE OF TRACT NO. 27187 AS PER MAP FILED IN BOOK 1104 PAGES 59 TO 62 INCLUSIVE OF MAPS.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING WITHIN LOTS 1 TO 53 INCLUSIVE OF TRACT NO. 27349 AS PER MAP FILED IN BOOK 1118 PAGES 69 TO 72 INCLUSIVE OF MAPS.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND INCLUDED WITHIN THE LINES OF TRACT 47052, AS PER MAP FILED IN BOOK 1146 PAGES 55 TO 58 INCLUSIVE OF MAPS.

PARCEL C: (3135-001-908 & 909)

LOT 55 OF TRACT NO. 27099, IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS MAP FILED IN BOOK 1083 PAGE(S) 88 TO 92, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL D: (3135-001-912)

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 7 NORTH, RANGE 12 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LANCASTER, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID SECTION, WITH THE WESTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA RECORDED APRIL 7, 1993 AS INSTRUMENT NO. 482 IN BOOK 12109 PAGE 169, OF OFFICIAL RECORDS;
THENCE SOUTHERLY ALONG SAID WESTERLY LINE 292.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE WESTERLY ALONG A LINE PARALLEL WITH THE NORTHERLY LINE OF SAID SECTION TO A POINT THEREON THAT IS DISTANT WESTERLY ALONG SAID PARALLEL LINE 350.00 FEET FROM THE CENTERLINE OF SAID STATE HIGHWAY, AS SAID CENTERLINE IS DESCRIBED IN THE DEED RECORDED ON APRIL 27, 1921 AS INSTRUMENT NO. 669 IN BOOK 296 PAGE 15, OF OFFICIAL RECORDS;
THENCE SOUTHERLY PARALLEL WITH SAID CENTERLINE, 120.00 FEET;
THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID SECTION TO THE WESTERLY LINE OF THE LAND DESCRIBED IN DEED RECORDED ON APRIL 7,1933;
THENCE NORTHERLY ALONG SAID LAST MENTIONED WESTERLY LINE 120.00 FEET TO THE TRUE POINT OF BEGINNING.

SITE 3

PARCEL A: (APN 3135-001-917) PORTION

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 7 NORTH, RANGE 12 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL JUNE 19, 1956, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID SOUTHEAST QUARTER WITH THE WESTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED IN BOOK 1384 PAGE 93 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;
THENCE SOUTHERLY ALONG SAID WESTERLY LINE, A DISTANCE OF 15 FEET;
THENCE WESTERLY PARALLEL WITH SAID NORTHERLY LINE, A DISTANCE OF 170 FEET TO THE TRUE POINT OF BEGINNING;
THENCE WESTERLY PARALLEL WITH SAID NORTHERLY LINE, A DISTANCE OF 20 FEET;
THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID SOUTHEAST QUARTER, A DISTANCEOF 210 FEET;
THENCE EASTERLY PARALLEL WITH SAID NORTHERLY, A DISTANCE OF 20 FEET;
THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 210 FEET, TO THE TRUE POINT OF BEGINNING.

PARCEL B: (APN 3135-001-917) PORTION

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 7 NORTH, RANGE 12 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL JUNE 19, 1856, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID SOUTHEAST QUARTER WITH THE WESTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED IN BOOK 1384 PAGE 93 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;
THENCE SOUTHERLY ALONG SAID WESTERLY LINE, A DISTANCE OF 15 FEET;
THENCE WESTERLY PARALLEL WITH SAID NORTHERLY LINE, A DISTANCE OF 150 FEET TO THE TRUE POINT OF BEGINNING;
THENCE WESTERLY PARALLEL WITH SAID NORTHERLY LINE, A DISTANCE OF 30 FEET;
THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 210 FEET;
THENCE EASTERLY PARALLEL WITH SAID NORTHERLY LINE, A DISTANCE OF 20 FEET;
THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 210 FEET, TO THE TRUE POINT OF BEGINNING.

PRELIMINARY TITLE REPORT EXCEPTIONS

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

A. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE FISCAL YEAR 2023-2024.

B. GENERAL AND SPECIAL CITY AND/OR COUNTY TAXES, BONDS, OR ASSESSMENTS WHICH MAY BECOME DUE ON SAID LAND, IF AND WHEN TITLE TO SAID LAND IS NO LONGER VESTED IN A GOVERNMENTAL OR QUASIGOVERNMENTAL AGENCY, TAX PARCEL FOR SAID LAND IS CURRENTLY SHOWN AS APN: 3135-001-903 THRU 915; 3135-001-917 AND 918.

C. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

SITE 1

THE FOLLOWING ITEMS AFFECT PARCEL A:

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: POLE LINES RECORDING DATE: OCTOBER 19, 1950
RECORDING NO: 2419 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: SEWER

RECORDING DATE: JUNE 30, 1953 RECORDING NO: 3796 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: WATER PIPE LINES

RECORDING DATE: JUNE 5, 1957 RECORDING NO: 3552 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: WATER PIPE LINES RECORDING DATE: JULY 5, 1957 RECORDING NO: 3553 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

6. INTENTIONALLY DELETED

7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: SANITARY SEWERS

RECORDING DATE: APRIL 6, 1964 RECORDING NO: 4652 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: SANITARY SEWERS

RECORDING DATE: MAY 10, 1967 RECORDING NO: 2052 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: SANITARY SEWERS

RECORDING DATE: APRIL 18, 1957 RECORDING NO: 3538 IN BOOK 54258 PAGE 308 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: STORM DRAIN

RECORDING DATE: JANUARY 6, 1987 RECORDING NO: 87-14331 AFFECTS: A PORTION OF SAID LAND

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

11. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: ACCEPTANCE OF CUT/FILL SLOPES RECORDING DATE: JUNE 5, 1987
RECORDING NO: 87-887073 OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: SEWER PIPE LINE RECORDING DATE: JUNE 30, 1953
RECORDING NO: 3796 IN BOOK 42096 PAGE 440 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

13. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: SEWERS

RECORDING DATE: MAY 10, 1967 RECORDING NO: 2052 IN BOOK D3638 PAGE 711 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

14. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: PUBLIC UTILITIES

RECORDING DATE: MAY 19, 1987 RECORDING NO: 87-781720 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

15. WAIVER OF ANY CLAIMS FOR DAMAGES TO SAID LAND BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF THE STREET OR HIGHWAY ADJOINING SAID LAND, AS CONTAINED IN THE DEED

RECORDING DATE: JUNE 3, 1987 RECORDING NO: 87-875636 OF OFFICIAL RECORDS

16. WAIVER OF ANY CLAIMS FOR DAMAGES TO SAID LAND BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF THE STREET OR HIGHWAY ADJOINING SAID LAND, AS CONTAINED IN THE DEED

RECORDING DATE: JUNE 5, 1987 RECORDING NO: 87-887073 OF OFFICIAL RECORDS

17. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: BUILDOVER AGREEMENT RECORDING DATE: SEPTEMBER 23, 1988 RECORDING NO.: 88-1532810 OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

18. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT NO. 27099; PURPOSE: STORM DRAIN, RECREATION AND DRAINAGE AFFECTS: A PORTION OF SAID LAND

19. RECITALS AS SHOWN ON THAT CERTAIN TRACT NO. 27099 WHICH AMONG OTHER THINGS RECITES AS THEREIN PROVIDED, THAT THE STRUCTURE OR MAINTENANCE OF THE STREET OR HIGHWAY ADJOINING SAID LAND, AS CONTAINED IN THE DEED

THE FOLLOWING ITEMS AFFECT PARCEL C:

20. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: STATE HIGHWAY
RECORDING NO: BOOK 296 PAGE 15 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

21. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: WATER PIPE LINES

RECORDING NO: IN BOOK 54874 PAGE 441 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

22. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: SANITARY SEWERS

RECORDING DATE: APRIL 6, 1964 RECORDING NO: 4653 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

SITE 2

THE FOLLOWING ITEMS AFFECT PARCEL A:

23. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: POLES AND CONDUITS RECORDING DATE: OCTOBER 19, 1950
RECORDING NO: 2419 IN BOOK 34600 PAGE 441 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

24. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: SEWER PIPE LINES

RECORDING DATE: JUNE 30, 1953 RECORDING NO: 3796 IN BOOK 42096 PAGE 440 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

25. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: SANITARY SEWERS

RECORDING DATE: APRIL 18, 1957 RECORDING NO: 3538 IN BOOK 45258 PAGE 308 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

26. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: WATER PIPE LINES

RECORDING DATE: JUNE 5, 1957 RECORDING NO: 3552 IN BOOK 54974 PAGE 441 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

27. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: WATER PIPE LINES

RECORDING DATE: JULY 5, 1957 RECORDING NO: 3553 IN BOOK 54974 PAGE 445 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

28. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: SANITARY SEWER

RECORDING DATE: APRIL 6, 1964 RECORDING NO: 4652 IN BOOK D2423 PAGE 14 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

29. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: SANITARY SEWERS

RECORDING DATE: MAY 10, 1967 RECORDING NO: 2052 IN BOOK D3638 PAGE 711 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

30. THE FACT THAT PORTIONS OF SAID LAND ARE SUBJECT TO FLOOD HAZARD AS DISCLOSED BY THE MAP OF SAID PARCEL MAP 12990.

THE FOLLOWING ITEMS AFFECT PARCEL B:

31. AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN.

LESSOR: BENJAMIN G. CARTER AND MARY CARTER
LESSEE: FRED GELBACH RECORDING DATE: AUGUST 4, 1921 RECORDING NO.: 610 OF DEEDS

NO INSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE.

32. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: SEWERS

RECORDING DATE: MAY 10, 1967 RECORDING NO: 2052 IN BOOK D3638 PAGE 711 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

33. INTENTIONALLY DELETED

THE FOLLOWING ITEMS AFFECT PARCEL C:

34. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: SEWER PIPE LINE RECORDING DATE: JUNE 30, 1953
RECORDING NO: 3796 IN BOOK 42096 PAGE 440 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

35. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: SEWERS

RECORDING DATE: MAY 10, 1967 RECORDING NO: 2052 IN BOOK D3638 PAGE 711 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

36. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: PUBLIC UTILITIES RECORDING DATE: MAY 19, 1987
RECORDING NO: 87-781720 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

37. WAIVER OF ANY CLAIMS FOR DAMAGES TO SAID LAND BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF THE STREET OR HIGHWAY ADJOINING SAID LAND, AS CONTAINED IN THE DEED

RECORDING DATE: JUNE 3, 1987 RECORDING NO: 87-875636 OF OFFICIAL RECORDS

38. WAIVER OF ANY CLAIMS FOR DAMAGES TO SAID LAND BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF THE STREET OR HIGHWAY ADJOINING SAID LAND, AS CONTAINED IN THE DEED

RECORDING DATE: JUNE 5, 1987 RECORDING NO: 87-887073 OF OFFICIAL RECORDS

39. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: BUILDOVER AGREEMENT RECORDING DATE: SEPTEMBER 23, 1988 RECORDING NO.: 88-1532810 OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

40. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT NO. 27099;

PURPOSE: STORM DRAIN, RECREATION AND DRAINAGE AFFECTS: A PORTION OF SAID LAND

41. RECITALS AS SHOWN ON THAT CERTAIN TRACT NO. 27099 WHICH AMONG OTHER THINGS RECITES AS THEREIN PROVIDED, THAT THE STRUCTURE OR MAINTENANCE OF THE STREET OR HIGHWAY ADJOINING SAID LAND, AS CONTAINED IN THE DEED

THE FOLLOWING ITEMS AFFECT PARCEL D:

42. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: POLES AND CONDUITS RECORDING DATE: OCTOBER 19, 1950 RECORDING NO: 2419 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

ALL SITES

43. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: RESOLUTION NO. 91-45 RECORDING DATE: MARCH 12, 1991 RECORDING NO.: 91-352332 OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

AN AGREEMENT TO MODIFY THE TERMS AND PROVISIONS OF THE SAID DOCUMENT, AS THEREIN PROVIDED RECORDING DATE: SEPTEMBER 15, 1995
RECORDING NO: 95-1505349 OF OFFICIAL RECORDS

44. THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT.

REDEVELOPMENT AGENCY: CITY OF LANCASTER REDEVELOPMENT PROJECT AREA RECORDING DATE: APRIL 20, 2001
RECORDING NO: 01-868707 OF OFFICIAL RECORDS

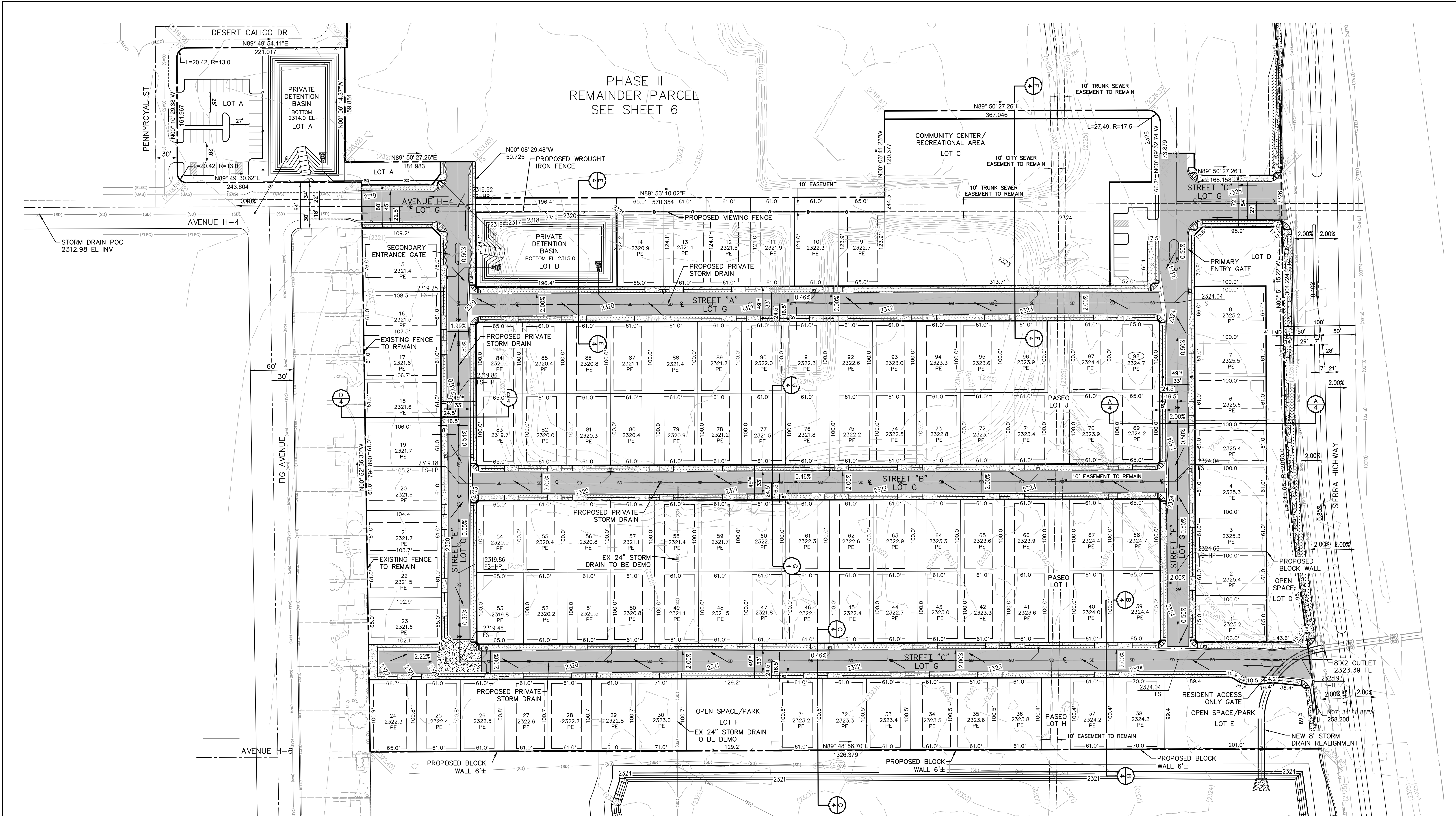
45. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: COUNTY OF LOS ANGELES
PURPOSE: SANITARY SEWER RECORDING DATE: APRIL 6, 1964 RECORDING NO: 4653 OF OFFICIAL RECORDS AFFECTS: AS DESCRIBED THEREIN

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

46. ANY CLAIM THAT THE TRANSACTION VESTING THE TITLE AS SHOWN IN SCHEDULE A OR CREATING THE LIEN OF THE INSURED MORTGAGE, OR ANY OTHER TRANSACTION OCCURRING ON OR PRIOR TO DATE OF POLICY IN WHICH THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LANCASTER, CALIFORNIA OR ITS SUCCESSORS TRANSFERRED, ACQUIRED, OR MADE ANY AGREEMENT AFFECTING THE TITLE TO OR ANY INTEREST IN THE LAND, IS VOID OR VOIDABLE, OR SUBJECT TO TERMINATION, RENEGOTIATION, OR JUDICIAL REVIEW, UNDER CALIFORNIA ASSEMBLY BILL 26 (CHAPTER 5, STATUTES OF 2011-12, FIRST EXTRAORDINARY SESSION) AND CALIFORNIA ASSEMBLY BILL 1484 (CHAPTER 26, STATUTES OF 2011-12), AS PRESENTLY AMENDED.

47. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD, IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.

48.



PHASE II
REMAINDER PARCEL
SEE SHEET 6

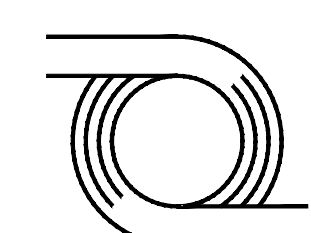
LEGEND

- TRACT BOUNDARY
- EXISTING SEWER LINE
- PROPOSED PRIVATE SEWER LINE
- EXISTING WATER LINE
- PROPOSED PRIVATE WATER LINE
- PROPOSED PUBLIC FIRE WATER LINE
- EXISTING STORM DRAIN
- PROPOSED PRIVATE STORM DRAIN
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED A.C. PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED OPEN SPACE/LANDSCAPE
- PROPOSED PERIMETER WALL (6' MIN)
- PROPOSED VIEWING FENCE (6' MIN)
- PROPOSED WROUGHT IRON FENCE

EARTHWORK

DESCRIPTION	CUT (CY)	FILL (CY)
PHASE 1	54,800	90,300
TOTAL (IMPORT)		35,500

NOTE: * = 49' INGRESS AND EGRESS EASEMENT
AND FIRE WATER LINE EASEMENT FOR ALL
PRIVATE STREETS.

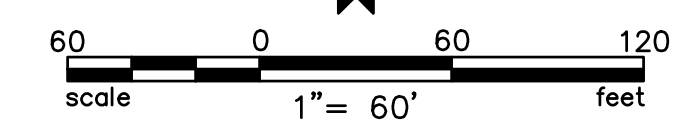


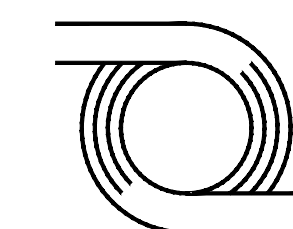
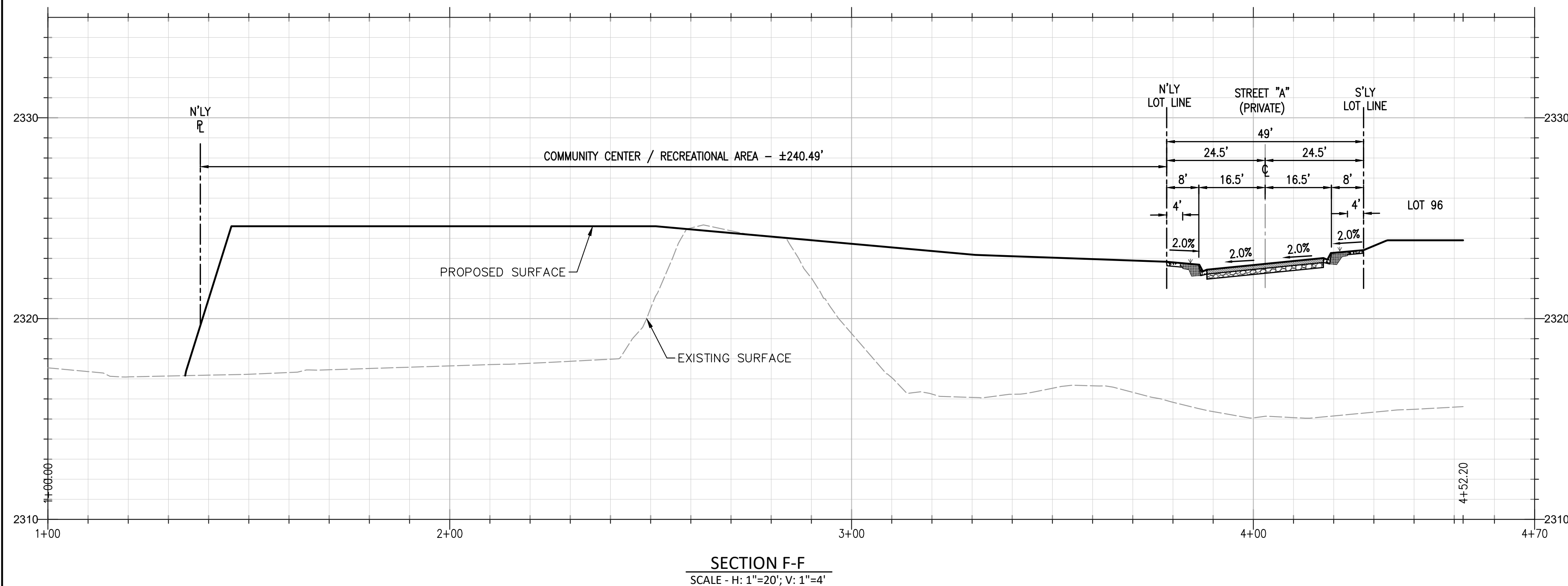
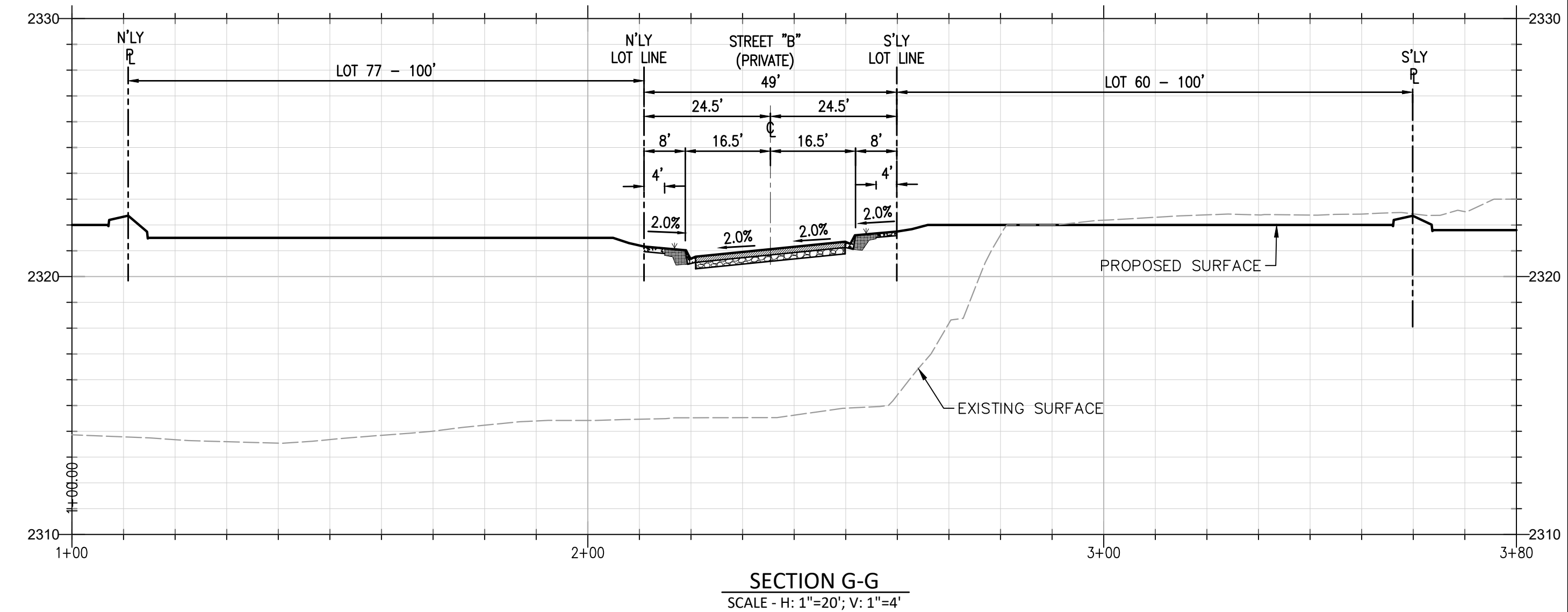
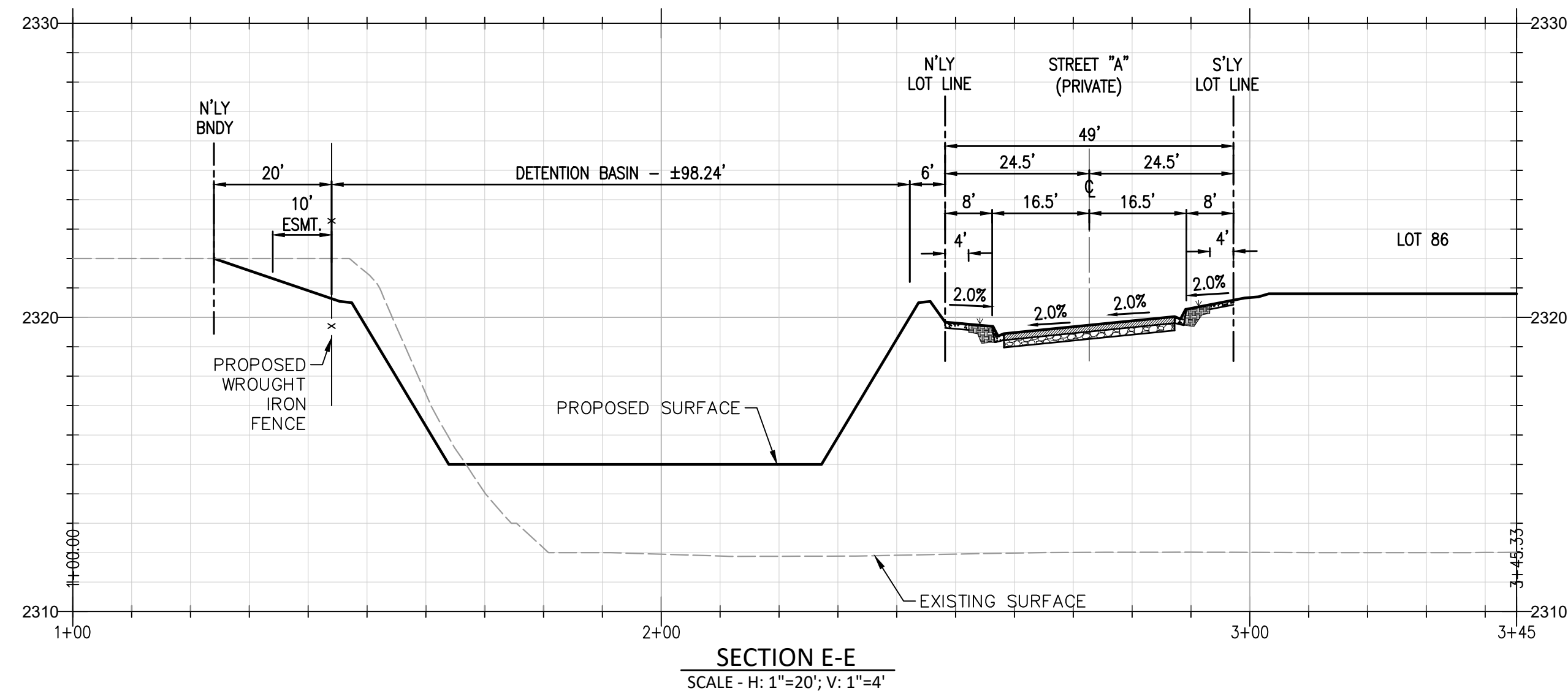
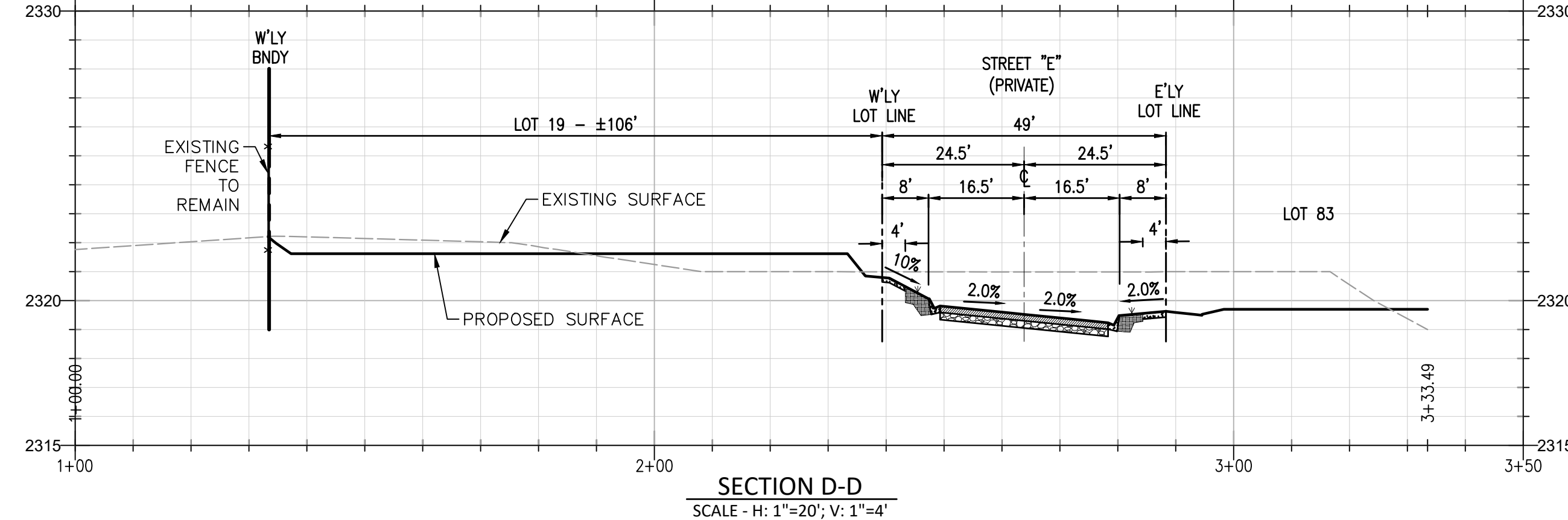
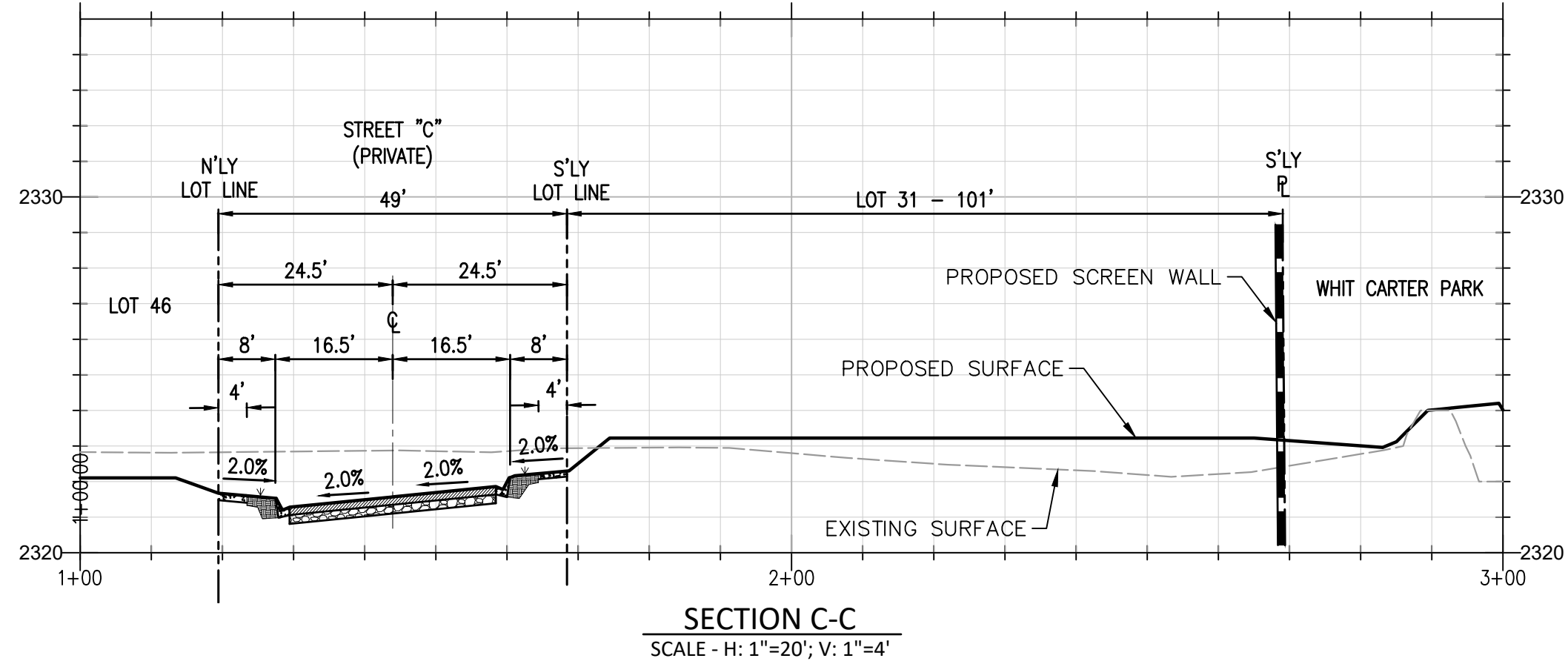
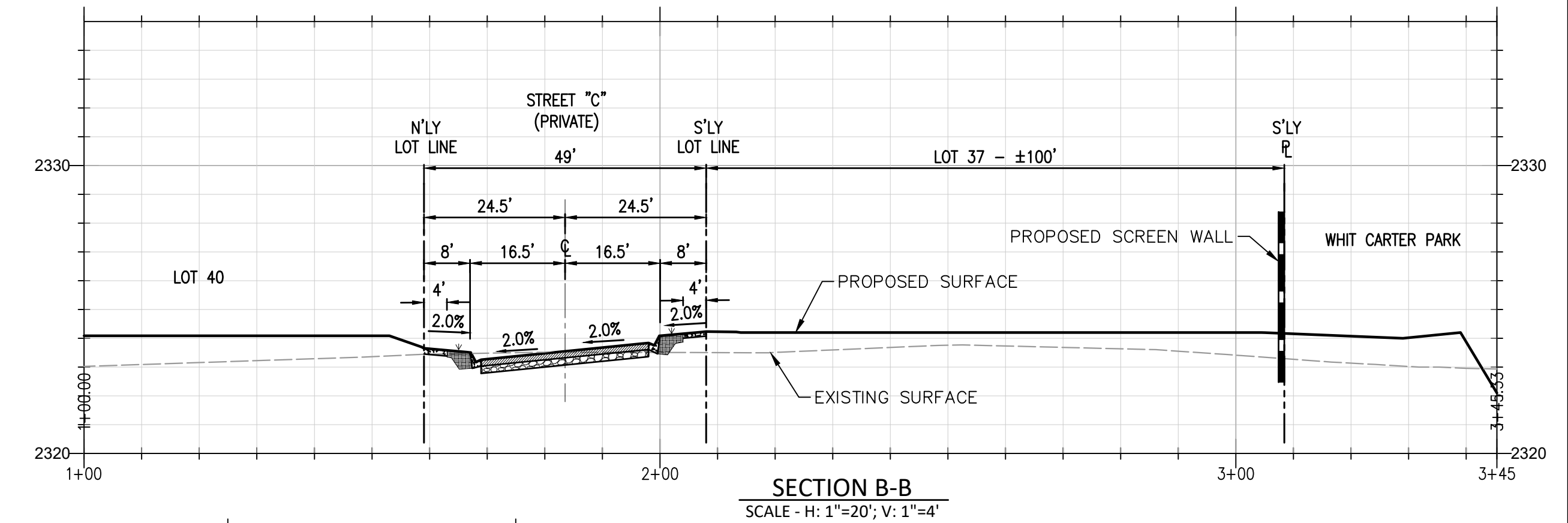
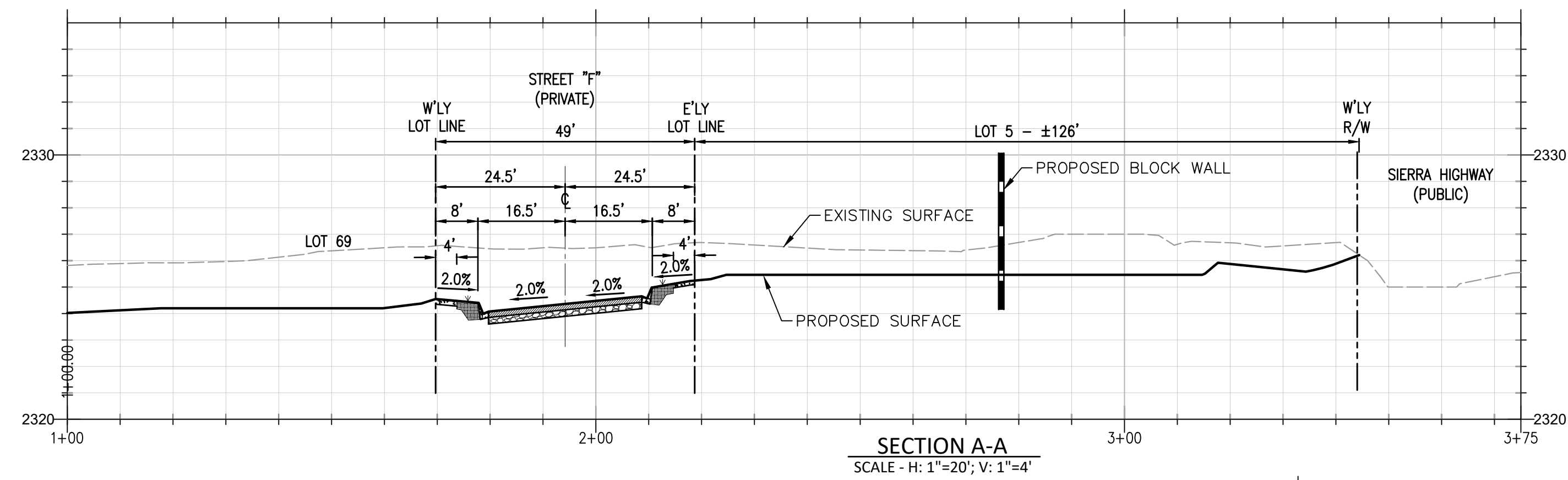
D & D ENGINEERING, INC.
119 W. HYDE PARK BLVD.
INGLEWOOD, CA 90302
Phone: 424-351-8800

MAISON'S SIERRA
CITY OF LANCASTER

GRADING AND PRIVATE STORM
DRAIN

SCALE:
AS SHOWN
DATE:
10/31/2023
SHEET NO:
03 of 06





D & D ENGINEERING, INC.

119 W. HYDE PARK BLVD.
INGLEWOOD, CA 90302
Phone: 424-351-8800

MAISON'S SIERRA
CITY OF LANCASTER

GRADING SECTIONS

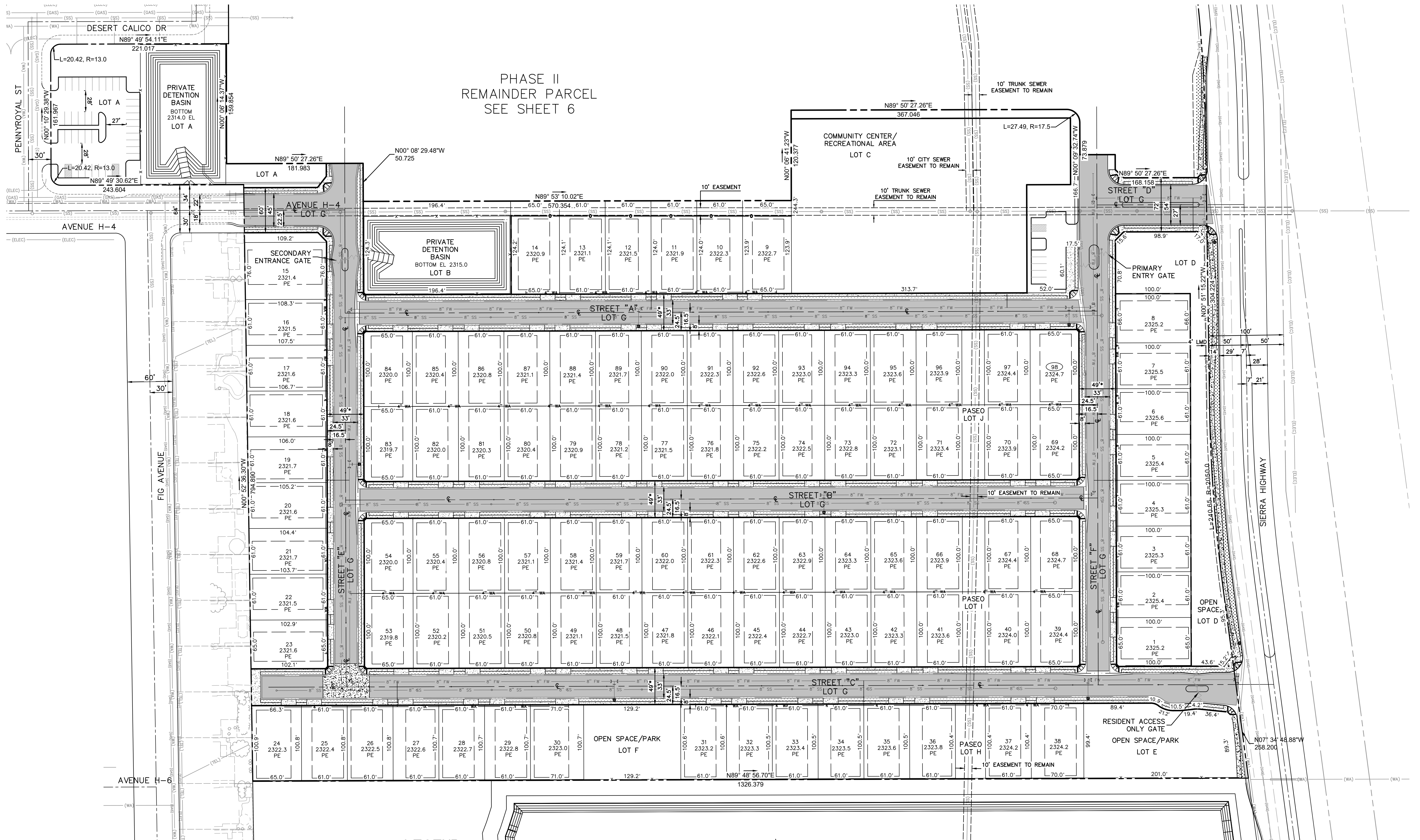
SCALE: AS SHOWN

DATE: 10/31/2023

SHEET NO:

04 of 06

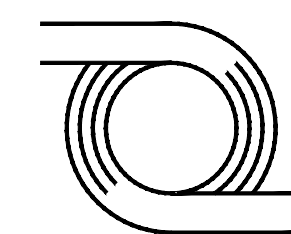
Drawn: Name: B. V. 10/31/2023 11:58am by: E. H. 11/01/2023 11:58am by: E. H.



LEGEND

- TRACT BOUNDARY
- EXISTING SEWER LINE
- PROPOSED PRIVATE SEWER LINE
- EXISTING WATER LINE
- PROPOSED PRIVATE WATER LINE
- PROPOSED PUBLIC FIRE WATER LINE
- EXISTING STORM DRAIN
- PROPOSED PRIVATE STORM DRAIN
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED A.C. PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED OPEN SPACE/LANDSCAPE
- PROPOSED PERIMETER WALL (6' MIN)
- PROPOSED VIEWING FENCE (6' MIN)
- PROPOSED WROUGHT IRON FENCE

NOTE: * = 49' INGRESS AND EGRESS EASEMENT
AND FIRE WATER LINE EASEMENT FOR ALL
PRIVATE STREETS.

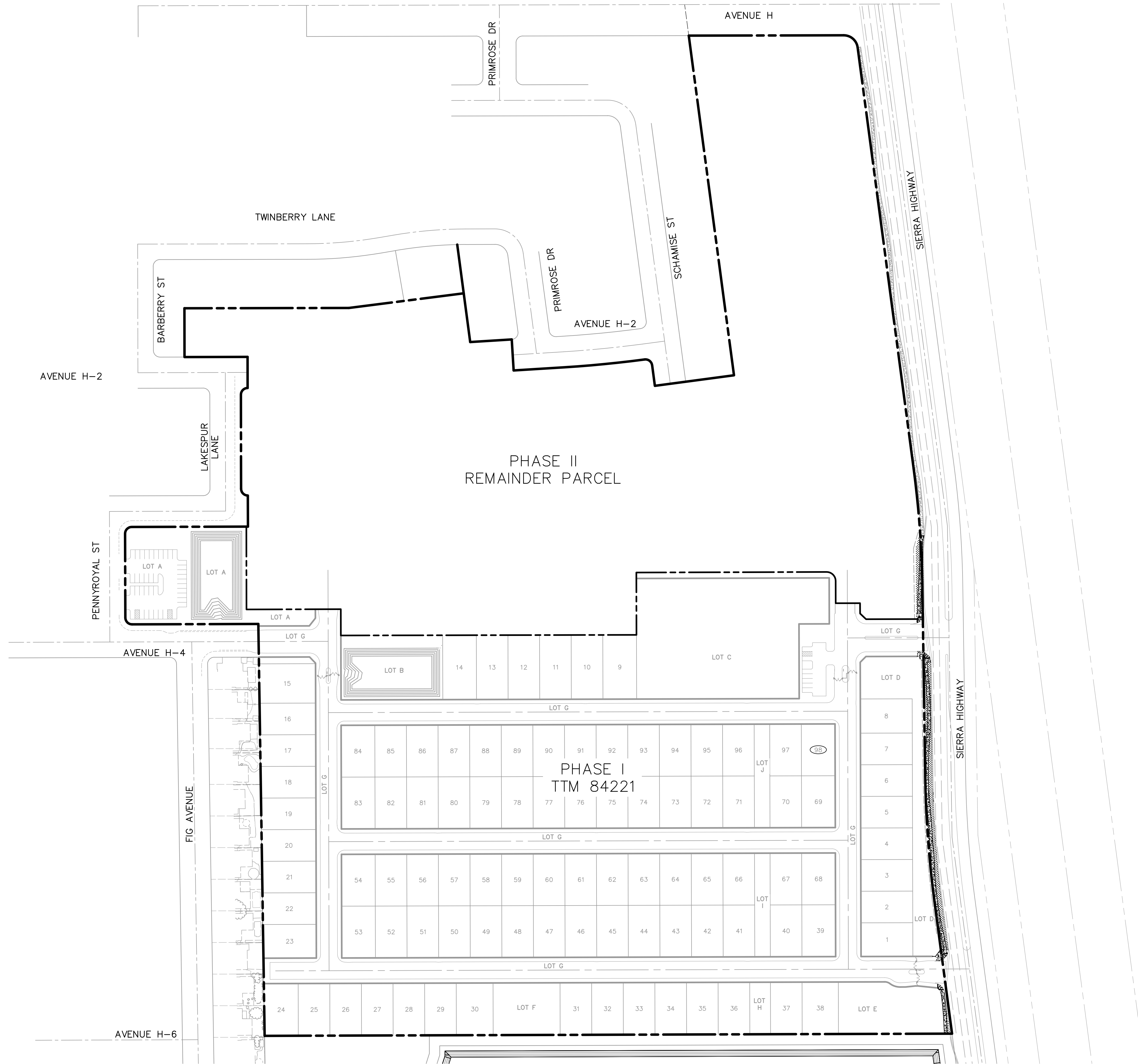


D & D ENGINEERING, INC.
119 W. HYDE PARK BLVD.
INGLEWOOD, CA 90302
Phone: 424-351-8800

MAISON'S SIERRA
CITY OF LANCASTER

WATER AND SEWER

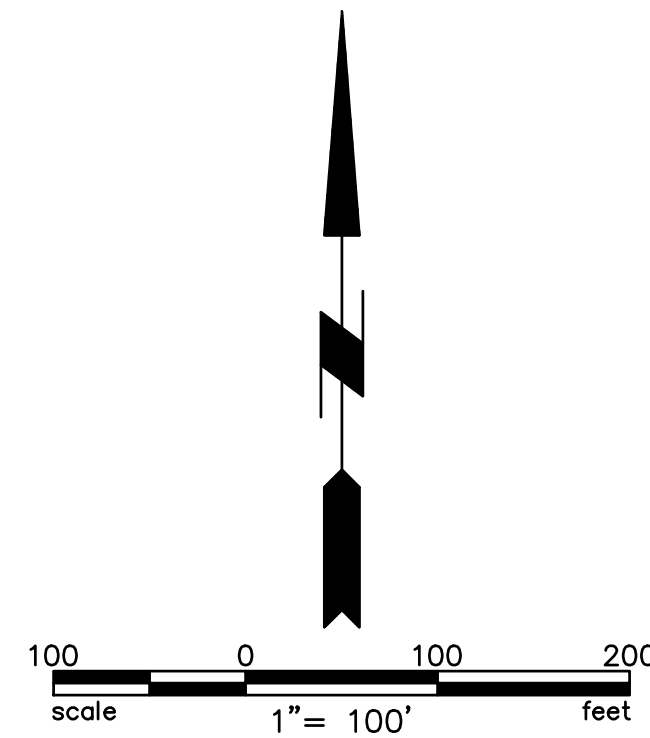
SCALE:
AS SHOWN
DATE:
10/31/2023
SHEET NO.:
05 of 06



LEGEND

TRACT BOUNDARY

PHASE LIMITS



D & D ENGINEERING, INC.

119 W. HYDE PARK BLVD.
INGLEWOOD, CA 90302
Phone: 424-351-8800

MAISON'S SIERRA
CITY OF LANCASTER

PHASE I AND II
SITE PLAN

SCALE:
AS SHOWN

DATE:
10/31/2023

SHT NO.:
06 of 06

Drawn: Name: B. V. 10/31/2023 (10/31/2023) Plot: Phase I/II (06 of 11) Scale: 1"=100'