

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

## TENTATIVE PARCEL MAP NO. 084233

LOT 1 OF TRACT NO. 51824, IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1209, PAGES 66 TO 71, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

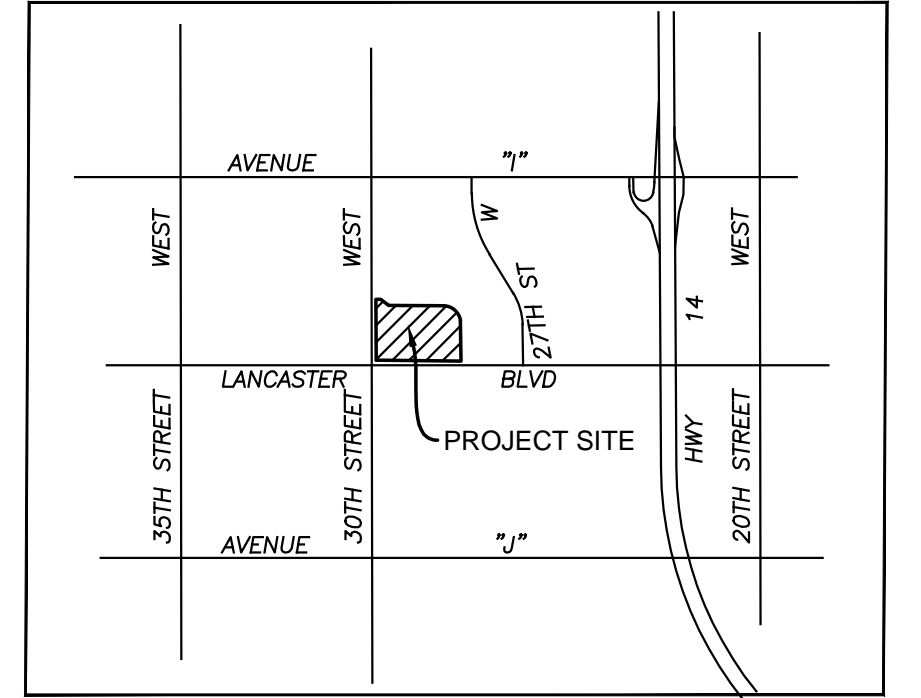
UNITED ENGINEERING GROUP CA., INC OCTOBER 2023

### LEGAL DESCRIPTION

LOT 1 OF TRACT NO. 51824, IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1209, PAGES 66 TO 71, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, AS RESERVED IN DEED REGISTERED ON JUNE 17, 1947 AS DOCUMENT NO. 1947-14010-P OF TORRENS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPT ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND AS RESERVED IN DEED REGISTERED AUGUST 28, 1947 AS DOCUMENT NO. 1947-20023-P OF TORRENS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



VICINITY MAP

N.T.S.

### GENERAL NOTES:

- THIS TENTATIVE MAP IS A PROPOSED SUBDIVISION OF THE EXISTING SITE INTO 2 PARCELS
- APN: 3153-034-087.
- TOPOGRAPHY SOURCE: ARROWHEAD MAPPING. COMPILED JANUARY 2023. CONTOUR INTERVAL-1FT.
- THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP FOR THIS SITE IS NO. 06071C6480H, EFFECTIVE 8/28/2008. THE SITE IS DESIGNATED AS OTHER FLOOD AREA - ZONE X.
- LANCASTER BOULEVARD AND 30TH STREET WEST ARE DEDICATED PUBLIC STREETS.
- BOUNDARY INFORMATION DISPLAYED ON THIS PLAN HAS BEEN COMPILED FROM RECORD INFORMATION AND IS NOT TO BE USED AS A BOUNDARY SURVEY.

### APPLICANT:

GUARDIAN CAPITAL  
5780 FLEET STREET, SUITE 225  
CARLSBAD, CA 92008  
(760) 780-7167

### OWNER:

LUBOR & JILL HLAVACEK  
PO BOX 56867  
SHERMAN OAKS, CA 91413

### ENGINEER/SURVEYOR

UNITED ENGINEERING GROUP CA, INC  
8885 HAVEN AVENUE, SUITE 195  
RANCHO CUCAMONGA, CA 91730  
(909) 466-9240

### UTILITY PURVEYORS

WATER	LA COUNTY WATERWORKS DISTRICT 40 260 E. AVENUE K-8 LANCASTER, CA 93535 (661) 940-5457	ELECTRIC	SOUTHERN CALIFORNIA EDISON 42060 10TH STREET WEST LANCASTER, CA 93534 (661) 945-9327
SEWER	CITY OF LANCASTER SEWER MAINTENANCE 4571 DIVISION ST LANCASTER, CA 93535 (661)942-6042	GAS	THE GAS COMPANY. 4416 DIVISION STREET LANCASTER, CA 93536 (818) 701-2503
TRASH	LA COUNTY SANITATION DISTRICT 1955 WORKMAN MILL RD WHITTIER, CA 90601 (562) 908-4288	TELEPHONE	FRONTIER COMMUNICATIONS 762 FERN AVENUE LANCASTER, CA 93534 (661) 522-0087
		CABLE	SPECTRUM 41551 10TH STREET WEST PALMDALE, CA 93551 (866) 874-2389

### EASEMENTS:

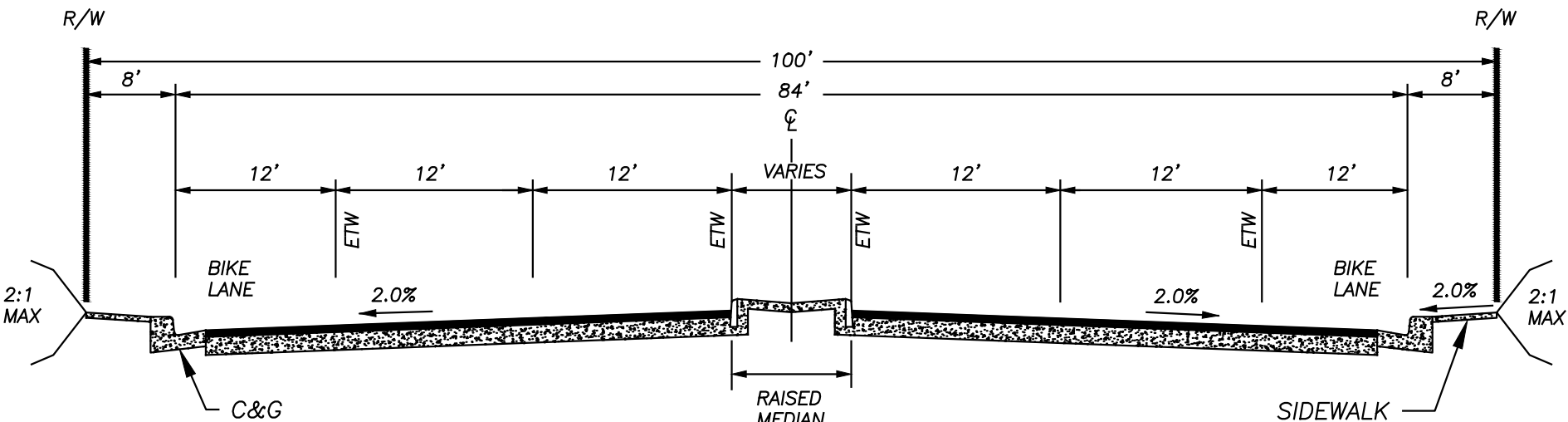
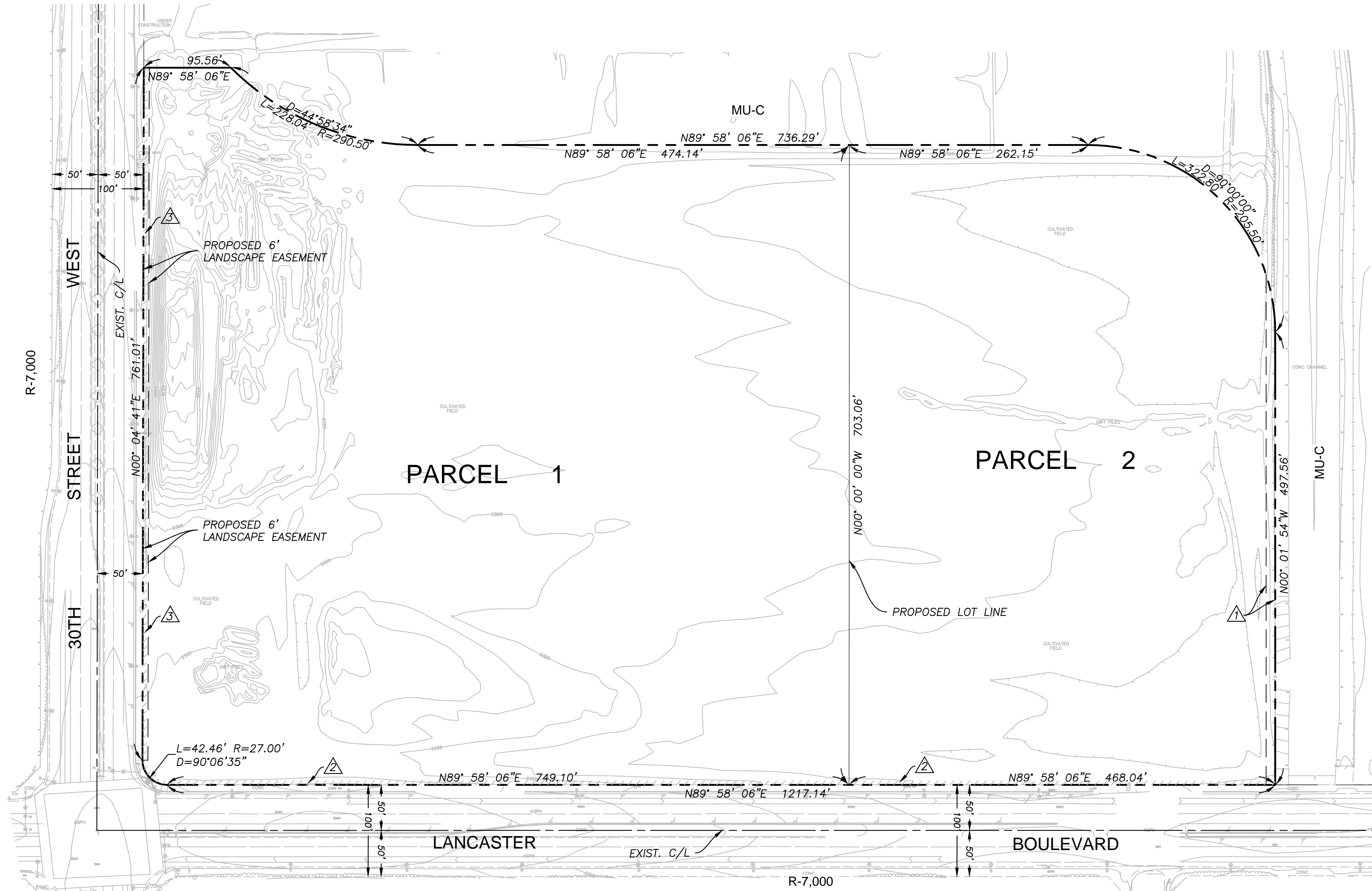
A 10 FOOT EASEMENT FOR SEWER INCIDENTAL PURPOSES THERETO AS DEDICATED AND DELINEATED ON THE MAP RECORDED IN BOOK 1209, PAGE 66 OF MAPS.

THE FACT THAT THE OWNERS OF SAID LAND HAVE NO RIGHT OF VEHICULAR ACCESS TO LANCASTER BOULEVARD EXCEPT THE PUBLIC RIGHT TO TRAVEL SAME, SAID RIGHTS HAVING BEEN RELINQUISHED BY THE DEDICATION PROVISIONS ON THE MAP OF SAID TRACT.

SAID LAND, HOWEVER, ABUTS ON A PUBLIC THOROUGHFARE OTHER THAN THE ONE REFERRED TO ABOVE, OVER WHICH RIGHTS OF VEHICULAR ACCESS HAVE NOT BEEN RELINQUISHED.

THE FACT THAT THE OWNERS OF SAID LAND HAVE NO RIGHT OF VEHICULAR ACCESS TO 30TH STREET WEST EXCEPT THE PUBLIC RIGHT TO TRAVEL SAME, SAID RIGHTS HAVING BEEN RELINQUISHED BY THE DEDICATION PROVISIONS ON THE MAP OF SAID TRACT.

SAID LAND, HOWEVER, ABUTS ON A PUBLIC THOROUGHFARE OTHER THAN THE ONE REFERRED TO ABOVE, OVER WHICH RIGHTS OF VEHICULAR ACCESS HAVE NOT BEEN RELINQUISHED.



PRIMARY ARTERIAL  
LANCASTER BLVD & 30TH STREET WEST  
N.T.S.

### SURROUNDING LAND USE

NORTH: MIXED USE COMMERCIAL (MU-C)  
SOUTH: SINGLE FAMILY RESIDENTIAL (R-7000)  
EAST: MIXED USE COMMERCIAL (MU-C)  
WEST: SINGLE FAMILY RESIDENTIAL (R-7000)

### SITE AREAS:

TOTAL GROSS AREA..... 878,606.30 S.F. = 20.17 ACRES  
GROSS AREA - PARCEL 1..... 558,745.45 S.F. = 12.83 ACRES  
GROSS AREA - PARCEL 2..... 319,860.85 S.F. = 7.34 ACRES

### BASIS OF BEARINGS:

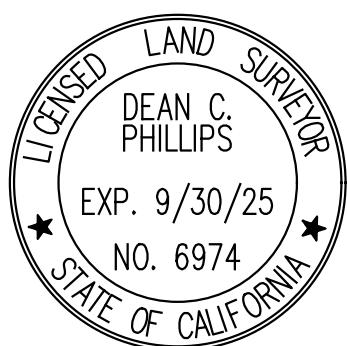
THE BASIS OF BEARINGS FOR THIS SURVEY IS N 00°04'41" E, SHOWN AS THE CENTERLINE OF 30TH STREET WEST AS SHOWN ON TRACT MAP NO. 51824, AS PER MAP FILED IN BOOK 1209, PAGES 66 THROUGH 71, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

### BENCHMARK:

LOS ANGELES COUNTY PUBLIC WORKS SURVEY SECTION  
LANCASTER QUAD (2012)  
BENCHMARK NUMBER--L 5760  
LS TAG IN N CB 1 FT W/O BCR @ NW COR AVE I & 30TH ST  
W 52.5 FT N/O & 100 FT W/O CL INT.  
ELEV = 2320.174



SUBMITTALS:	REVISIONS		
	NO.	DESCRIPTION	DATE
DESIGNED BY:			
DRAWN BY:			
CHECKED BY:			



10/16/2023  
DEAN C. PHILLIPS  
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DESERT MEADOWS

TENTATIVE PARCEL MAP NO. 084233

OCTOBER 2023

SHEET 1 OF 1

PROJECT NUMBER

CA-30230