

LEGAL DESCRIPTION:

PARCEL 1: (APN: 3204-006-025)
THE NORTH 330 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 13 WEST, SAN BERNARDINO 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 FEBRUARY 19, 1856.

PARCEL 2: (APN: 3204-006-027)
THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, FEBRUARY 19, 1856.

PARCEL 3: (APN: 3204-006-026)
THE SOUTH ONE-HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

PARCEL 4: (APN: 3204-006-031)
THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT ON SAID LAND.

PARCEL 5: (APN: 3204-006-032)
THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

PARCEL 6: (APN: 3204-006-033)
THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 13 WEST, SAN BERNARDINO 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 FEBRUARY 19, 1856.

EXCEPT THAT PORTION OF SAID LAND INCLUDED WITHIN THE EAST 660 FEET OF THE SOUTH 1320 FEET OF THE WEST HALF OF SAID SOUTHEAST QUARTER.

PARCEL 6A:
AN EASEMENT FOR INGRESS AND EGRESS, PUBLIC SEWER AND UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS OVER THE EASTERLY 30 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL FEBRUARY 19, 1856.

PARCEL 7: (APN: 3204-006-085)
THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

PARCEL 8: (APN: 3204-006-067)
THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

PARCEL 9: (APN: 3204-006-086)
THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 13 WEST, SAN BERNARDINO 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 ON FEBRUARY 19, 1856.

PARCEL 10: (APN: 3204-006-071)
THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 13 WEST, IN THE SAN BERNARDINO 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, FEBRUARY 19, 1856.

PARCEL 11: (APN: 3204-006-075)
THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

PARCEL 12: (APN: 3204-006-081)
THE EAST HALF, ESTABLISHED BY BISECTING THE NORTH AND SOUTH LINES OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

PARCEL 12A:
AN EASEMENT FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES TO BE USED IN COMMON WITH OTHERS OVER THE EASTERLY 32 FEET, THE NORTHERLY 40 FEET, AND THE WESTERLY 50 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

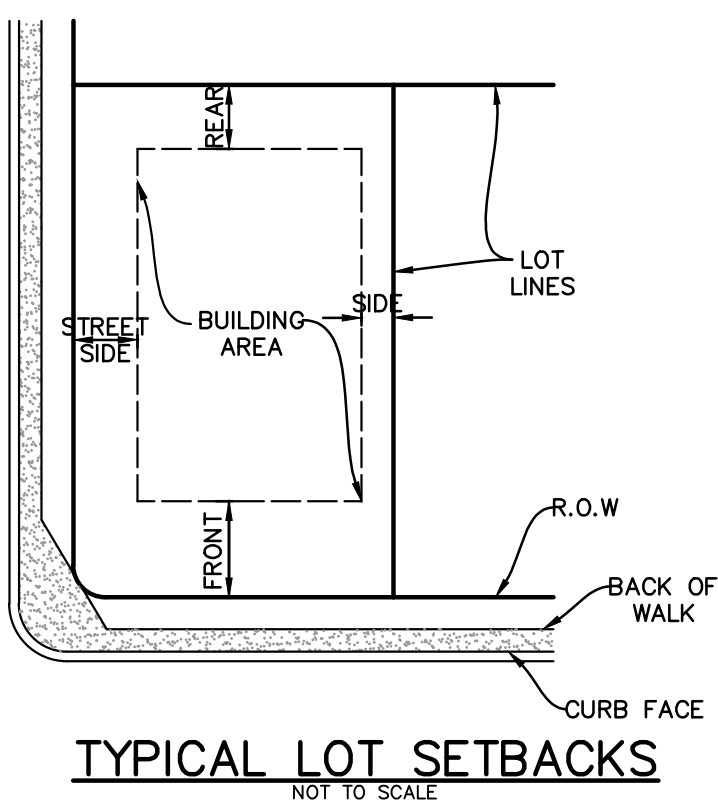
PARCEL 13: (APN: 3204-006-088)
THE WEST HALF, ESTABLISHED BY BISECTING THE NORTH AND SOUTH LINES OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

PARCEL 13A
AN EASEMENT FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES TO BE USED IN COMMON WITH OTHERS OVER THE EASTERLY 32 FEET, THE NORTHERLY 40 FEET AND THE WESTERLY 50 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

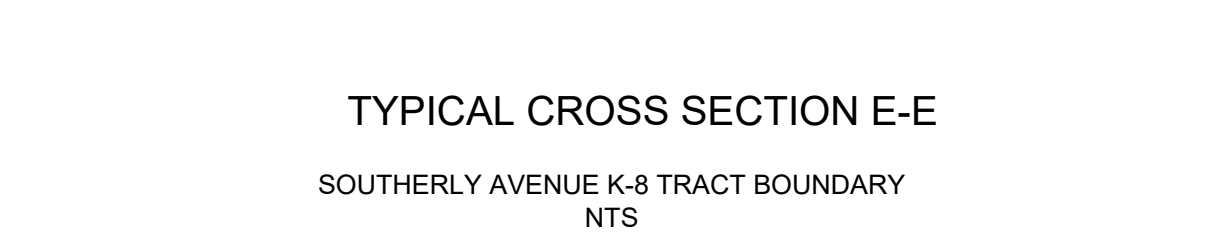
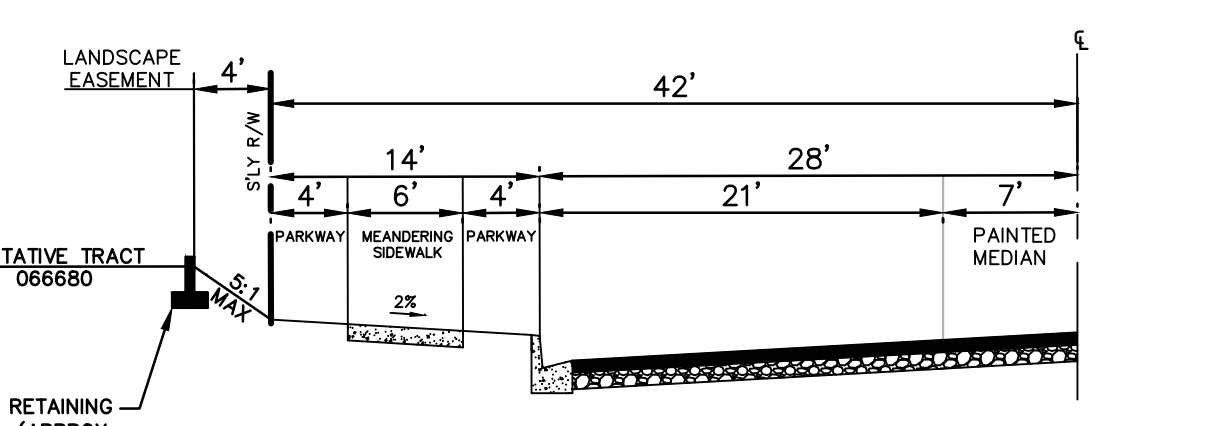
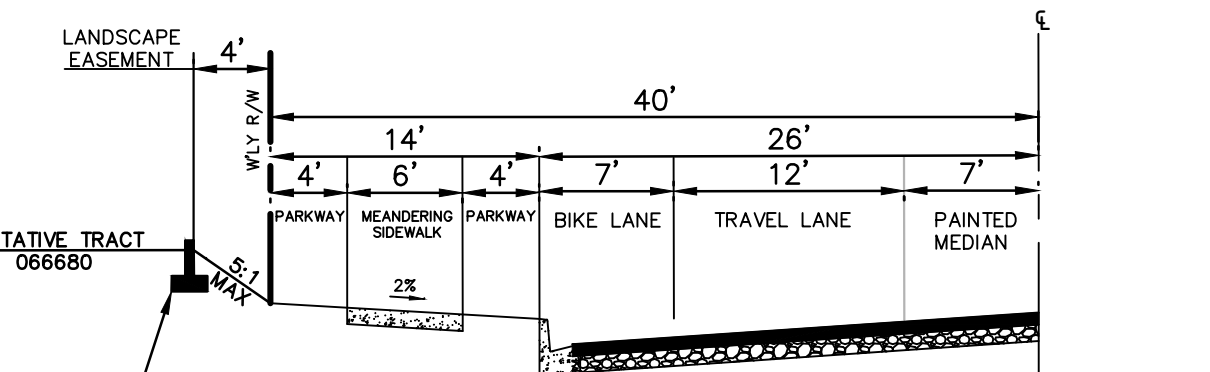
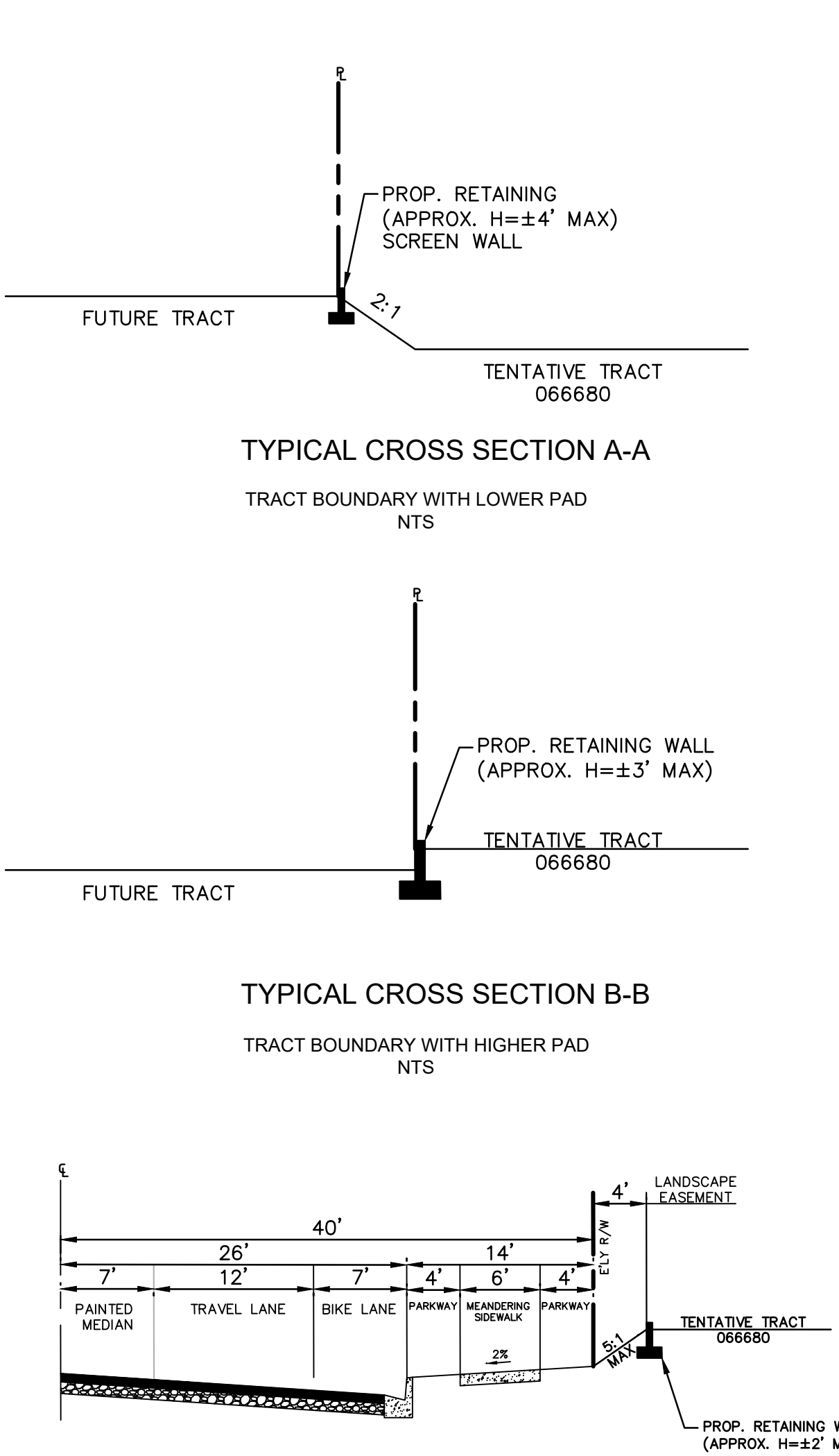
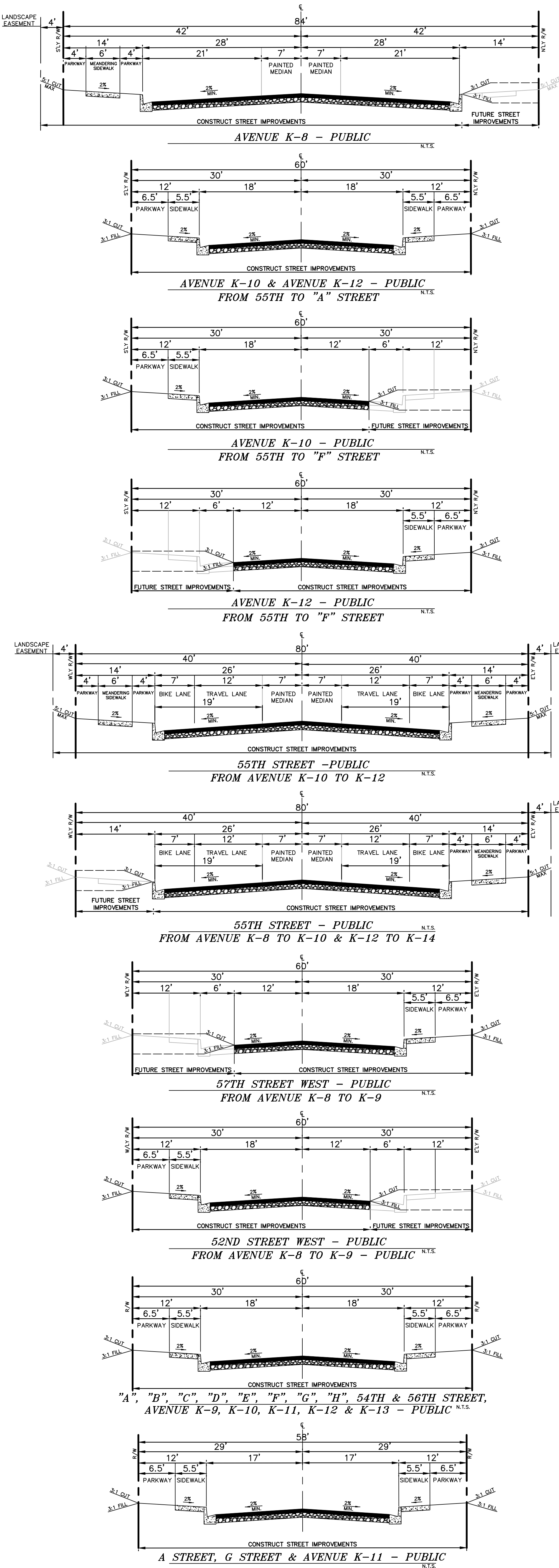
EARTHWORK:

DESCRIPTION	CUT(CY)	FILL(CY)
RAW	103,000	142,000
NET IMPORT		*39,000

*SITE WILL BE ADJUSTED APPROX. 3" TO BALANCE EARTHWORK



SETBACK REQUIREMENTS	7,000	10,000	15,000
FRONT YARD	14'	16'	20'
REAR YARD	15'	20'	20'
INTERIOR SIDE YARD	5' MIN	5' MIN	5' MIN
TOTAL INTERIOR SIDE YARD (SUM OF 2 YARDS)	15'	15'	20'
STREET SIDE YARD	10'	15'	15'
MIN. LOT WIDTH	60'	70'	85'
MIN. LOT WIDTH (CORNER LOT)	75'	85'	100'
MIN. LOT DEPTH	100'	100'	120'



NOTE
LOCAL RESIDENTIAL STREETS ARE TO HAVE A MINIMUM CURVE LENGTH OF 100 FEET AND MEET MINIMUM RADI FOR DESIGN SPEEDS. THE LENGTH OF THE CURVE OUTSIDE OF THE BACK OF CURB RETURN (BCR) IS USED TO SATISFY THE 100-FOOT MINIMUM LENGTH REQUIREMENT. A MINIMUM 50-FOOT TANGENT IS REQUIRED BETWEEN TWO CURVES. NO RESIDENTIAL STREET SHALL HAVE A CENTERLINE RADIUS LESS THAN 200 FEET. THE MINIMUM CENTERLINE RADIUS ON A RESIDENTIAL STREET WITH AN INTERSECTION RESIDENTIAL STREET ON THE CAVE SIDE SHOULD COMPLY WITH THE MINIMUM DESIGN SPEED SIGHT DISTANCES PER THE CURRENT CITY OF LANCASTER GUIDELINES.

GENERAL NOTES:

- ASSESSOR'S PARCEL NO.: 3204-006-025, 026, 027, 031, 032, 033, 067, 071, 075, 081, 085, 086, AND 088
- THE PROPERTY SHOWN HEREIN CONTAINS THE ENTIRE CONTIGUOUS OWNERSHIP.
- TOTAL GROSS AREA = 71.82 AC
TOTAL NET AREA = 48.06 AC
TOTAL AREA TO BE DEDICATED FOR PUBLIC R/W = 25.76 AC
- TOTAL NO. OF NUMBERED LOTS = 218
TOTAL NO. OF RESIDENTIAL LOTS = 214
TOTAL NO. OF LOTS FOR DETENTION PURPOSES = 4
ALL STREETS ARE PUBLIC STREETS
- LOTS 1 THROUGH 120 ARE 7,000 S.F. MIN. (RESIDENTIAL LOTS)
NET DENSITY: 5.3 DU/AC
GROSS DENSITY: 3.7 DU/AC
LOTS 121 THROUGH 175 & 196 THROUGH 218 ARE 10,000 S.F. MIN. (RESIDENTIAL LOTS)
NET DENSITY: 8.3 DU/AC
GROSS DENSITY: 2.6 DU/AC
LOTS 176 THROUGH 195 ARE 15,000 S.F. MIN. (RESIDENTIAL LOTS)
NET DENSITY: 2.8 DU/AC
GROSS DENSITY: 2.0 DU/AC
- 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 PUBLIC STREETS:
"A" STREET 58' & 60' LOCAL = 1338'
"B" STREET 60' LOCAL = 789'
"C" STREET 60' LOCAL = 481'
"D" STREET 60' LOCAL = 196'
"E" STREET 60' LOCAL = 518'
"F" STREET 60' LOCAL = 664'
"G" STREET 58' & 60' LOCAL = 1149'
"H" STREET 60' LOCAL = 165'
52ND STREET 60' LOCAL = 665'
54TH STREET 60' LOCAL = 948'
55TH STREET 80' SECONDARY ARTERIAL = 1994'
56TH STREET 60' LOCAL = 340'
57TH STREET 60' LOCAL = 1203'
AVENUE K-8 STREET 92' SECONDARY ARTERIAL = 2640'
AVENUE K-9 STREET 60' LOCAL = 1952'
AVENUE K-10 STREET 60' LOCAL = 1164'
AVENUE K-11 STREET 58' & 60' LOCAL = 1064'
AVENUE K-12 STREET 60' LOCAL = 773'
AVENUE K-13 STREET 60' LOCAL = 310'
AVENUE K-14 STREET 60' LOCAL = 164'
- THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS MAP ARE APPROXIMATE. (NO RECORDS AVAILABLE)

LEGEND:

FS	FINISH SURFACE
---	TRACT BOUNDARY
---	RETAINING WALL
---	PROPOSED SEWER LINE
---	PROPOSED WATER LINE
---	PROPOSED STORM DRAIN
---	EXISTING SEWER LINE
---	EXISTING WATER LINE
---	EXISTING STORM DRAIN
---	EXISTING MAJOR CONTOUR LINE
---	EXISTING MINOR CONTOUR LINE
(XXXX.XX)	EXISTING ELEVATION
XX.XX	PROPOSED ELEVATION
---	PROPOSED A.C. PAVEMENT
---	PROPOSED SIDEWALK

UTILITY PURVEYORS:

WATER	L.A. COUNTY WATER WORKS DISTRICT 260 EAST AVE K-8 LANCASTER, CA 93535 (661) 940-9270
SEWER	L.A. COUNTY SANITATION DISTRICT 39300 30TH STREET EAST PALMDALE, CA 93550 (866) 422-8474
ELECTRIC	SOUTHERN CALIFORNIA EDISON 42080 N 10TH STREET WEST LANCASTER, CA 93534 (661) 726-5658
GAS	SOUTHERN CALIFORNIA GAS COMPANY 2065 W AVE K LANCASTER, CA 93536 (800) 427-2200
TELEPHONE	SPECTRUM 1104 WEST AVENUE K SUITES A & B LANCASTER, CA 93534 (888) 406-7063
CABLE	SPECTRUM 1104 WEST AVENUE K SUITES A & B LANCASTER, CA 93534 (888) 406-7063

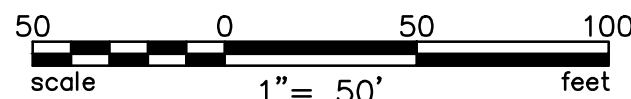
LAND USE INFORMATION:

EXISTING ZONING = R-7,000 - SINGLE FAMILY RESIDENTIAL
R-10,000 - SINGLE FAMILY RESIDENTIAL
R-15,000 - SINGLE FAMILY RESIDENTIAL

PROPOSED ZONING = R-7,000 - SINGLE FAMILY - SINGLE FAMILY RESIDENTIAL
RESIDENTIAL LOTS 1-119
R-10,000 - SINGLE FAMILY - SINGLE FAMILY RESIDENTIAL
RESIDENTIAL LOTS 120-174 & 195-218
R-15,000 - SINGLE FAMILY - SINGLE FAMILY RESIDENTIAL
RESIDENTIAL LOTS 175-194

ADJACENT EXISTING LAND USE -
NORTH = R-7000 & R-15,000
SOUTH = R-7000, R-10,000 & R-15,000
EAST = R-7000
WEST = LA COUNTY

SHEET INDEX
SHEET 1 TITLE SHEET
SHEET 2 TENTATIVE TRACT MAP
SHEET 3 GRADING EXHIBIT
SHEET 4 UTILITY EXHIBIT

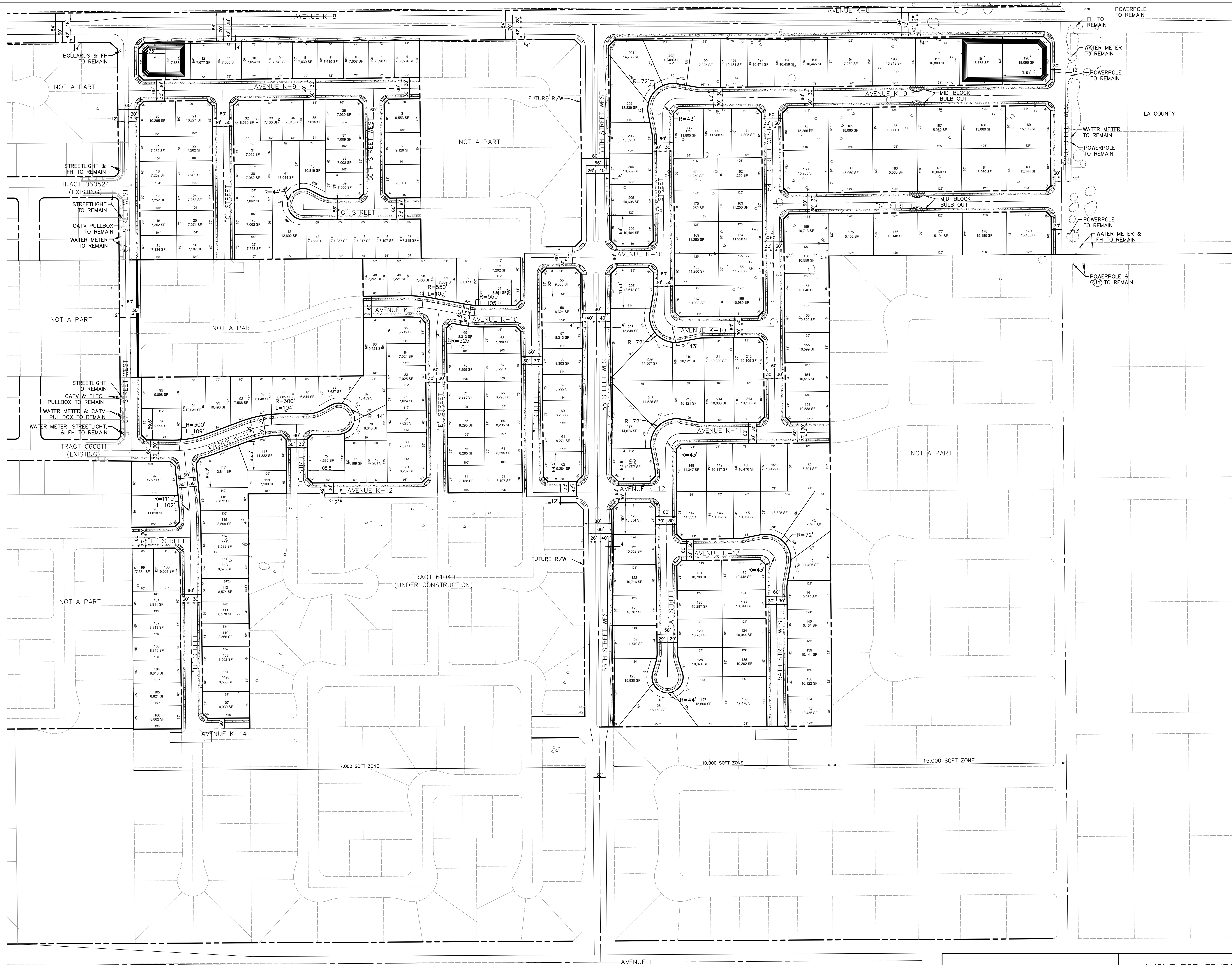


D & D ENGINEERING, INC.
119 W. HYDE PARK BLVD.
INGLEWOOD, CA 90302
Phone: 424-351-6800

TENTATIVE TRACT MAP NO. 66680

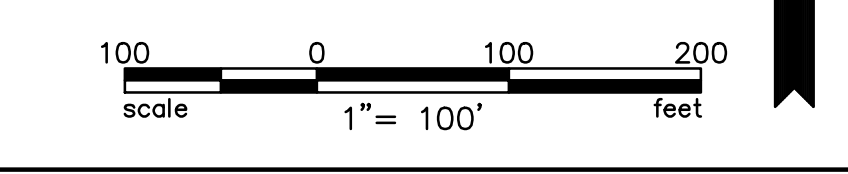
LANCASTER, CA

SCALE:
AS SHOWN
DATE: 3/7/2023
SHEET NO.:
01 of 04



LEGEND:

- TRACT BOUNDARY
- RETAINING WALL
- LANDSCAPE EASEMENT
- PROPOSED A.C. PAVEMENT
- PROPOSED SIDEWALK

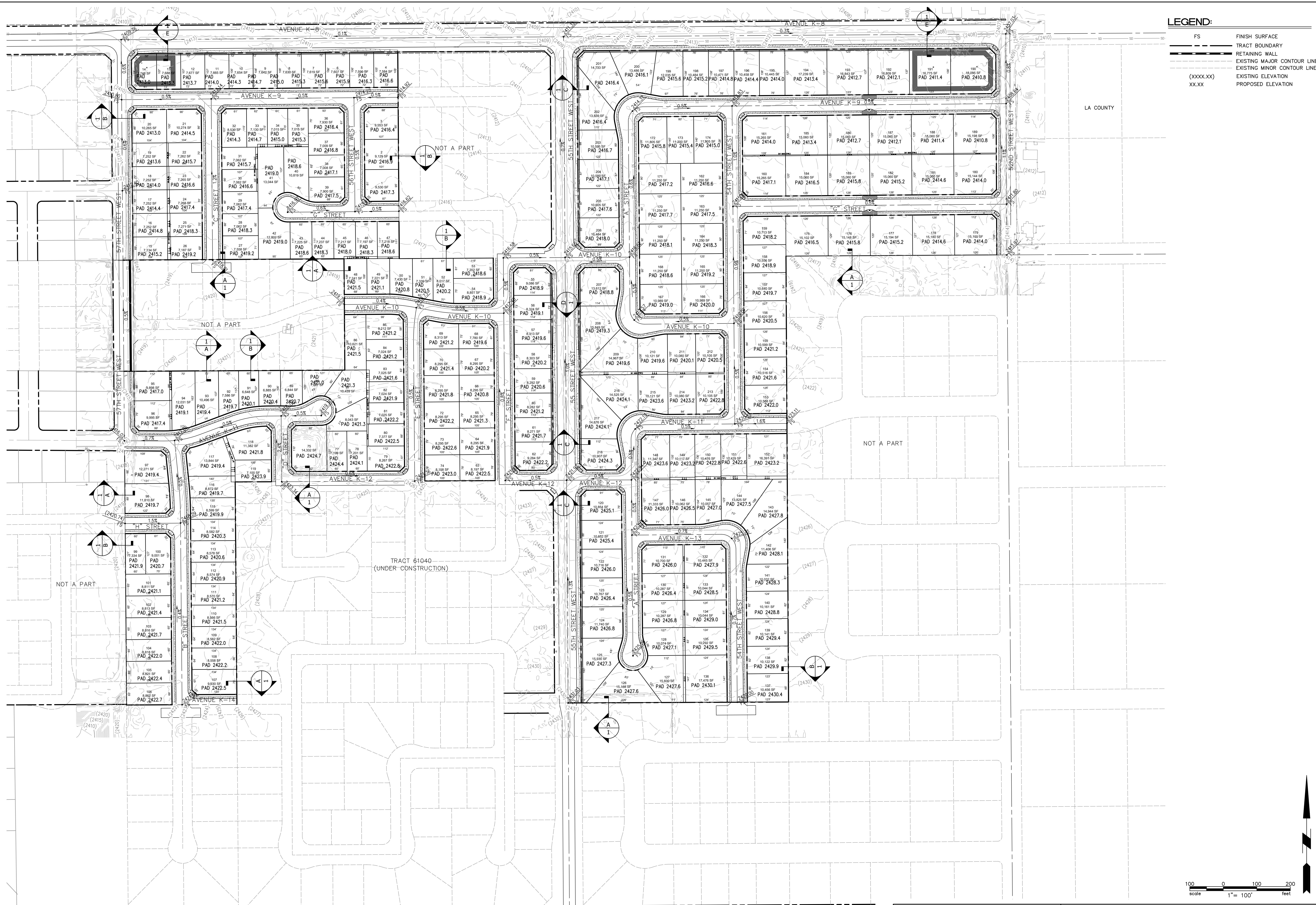


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119 W. HYDE PARK BLVD.
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LAYOUT FOR TENTATIVE TRACT MAP NO. 66680

LANCASTER, CA

SCALE:	AS SHOWN
DATE:	2/17/2023
SHT NO.:	02 of 04



LEGEND:

- FS FINISH SURFACE
- TRACT BOUNDARY
- RETAINING WALL
- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- EXISTING ELEVATION
- PROPOSED ELEVATION

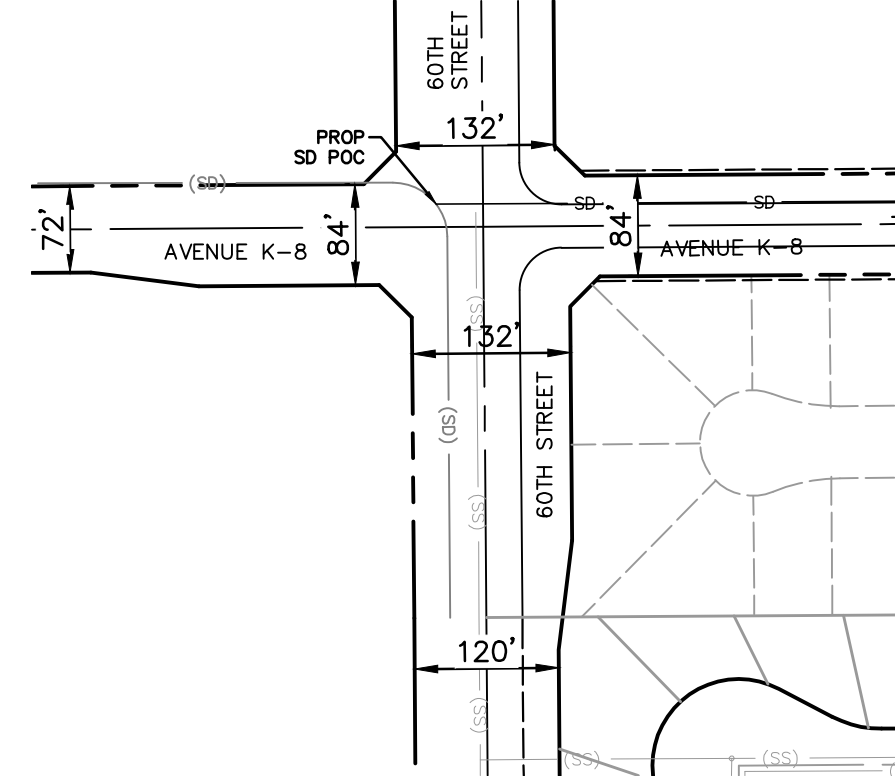
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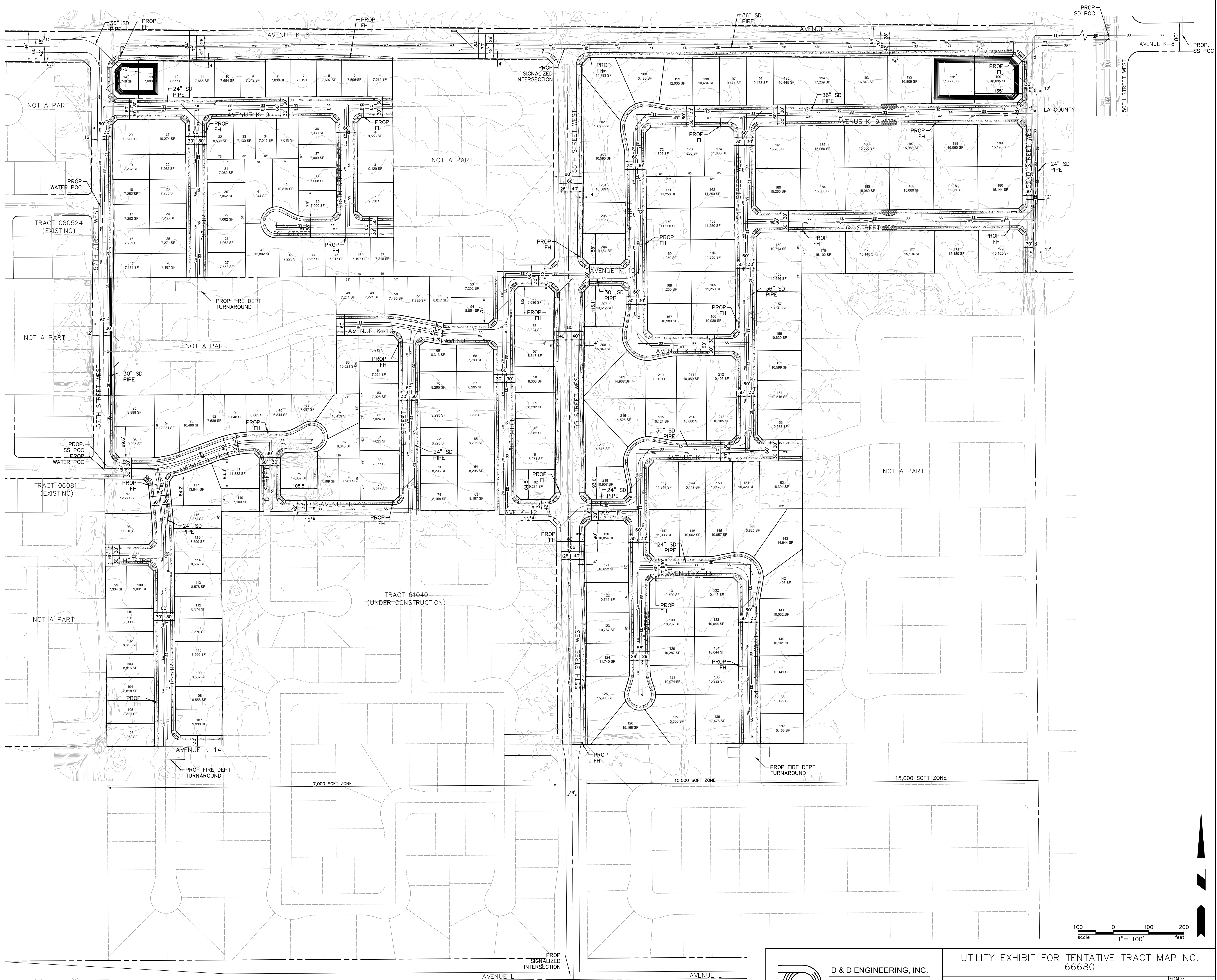
GRADING EXHIBIT FOR TENTATIVE TRACT MAP NO. 66680

LANCASTER, CA

SCALE:
AS SHOWN
DATE: 2/17/2023
SHEET NO.: 03 of 04



- LEGEND:**
- (SD) EXISTING STORM DRAIN
 - (WA) EXISTING WATER LINE
 - (SS) EXISTING SEWER LINE
 - SD PROPOSED STORM DRAIN
 - WA PROPOSED WATER LINE
 - SS PROPOSED SEWER LINE
 - (S) PROPOSED TRAFFIC SIGNAL
 - (FH) PROPOSED FIRE HYDRANT



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UTILITY EXHIBIT FOR TENTATIVE TRACT MAP NO. 66680

LANCASTER, CA

SCALE:
AS SHOWN
DATE:
2/17/2023
SHEET NO.:
04 of 04