

RODEO CREDIT ENTERPRISES  
9595 WILSHIRE BLVD, SUITE 708  
BEVERLY HILLS, CA 90212  
ATTN: KRIS PINERO

D&D ENGINEERING INC.  
119 W HYDE PARK BLVD  
INGLEWOOD, CA 90302  
ATTN: HENRIK MAZARIAN

CUL-DE-SACS AND KNUCKES WILL COMPLY WITH THE CITY'S ENGINEERING DESIGN GUIDELINES AND SHALL BE DESIGNED PER THE CITY'S STANDARD.

RAW CUT: 16,000 CY  
RAW FILL: 19,000 CY  
NET FILL: 3,000 CY  
NOTE: EARTHWORK SUMMARY IS FOR  
ESTIMATING PURPOSES ONLY. SOIL  
SWELL/SHRINKAGE IS NOT ACCOUNTED FOR,  
NEITHER ARE STRUCTURAL, UTILITY OR  
LANDSCAPING SPOILS.

## 1. LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LANCASTER,  
COUNTY OF LOS ANGELES, STATE OF  
CALIFORNIA, DESCRIBED AS FOLLOWS:

APN: 3111-001-088  
THE NORTH  $\frac{1}{2}$  OF THE EAST  $\frac{1}{2}$  OF THE WEST  $\frac{1}{2}$   
OF THE EAST  $\frac{1}{2}$  OF LOT 1, IN THE NORTHWEST  
1/4 OF SECTION 6, TOWNSHIP 6 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 DATED SEPTEMBER 3, 1855

APN: 3111-001-063  
THE SOUTH HALF OF THE EAST HALF OF THE  
EAST HALF OF LOT 1 IN THE NORTHWEST  
QUARTER OF SECTION 6, TOWNSHIP 6 NORTH,  
RANGE 12 WEST, SAN BERNARDINO MERIDIAN IN  
THE CITY OF LANCASTER, COUNTY OF LOS  
ANGELES, STATE OF CALIFORNIA, ACCORDING TO  
THE OFFICIAL PLAT THEREOF.

NOVEMBER 18, 2005  
VACANT

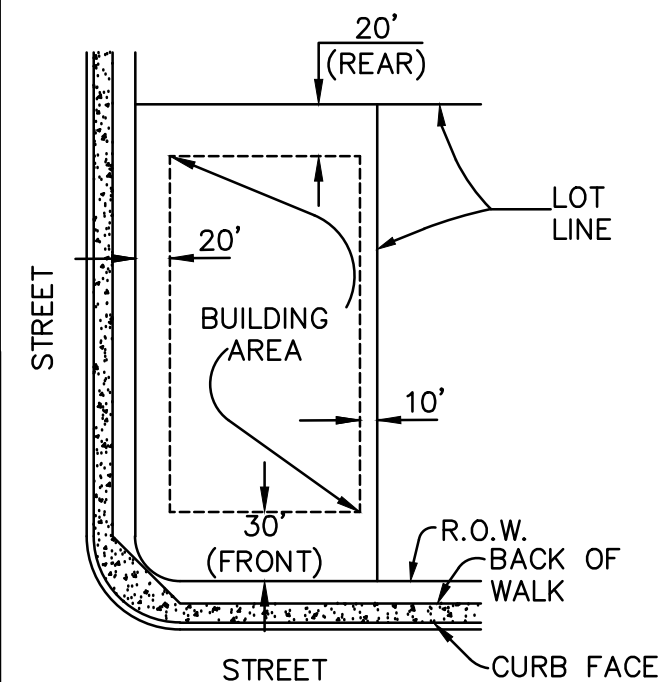
NORTH-VACANT  
SOUTH- EXIST SFR  
EAST-VACANT  
WEST-VACANT

SRR  
20.5 AC±  
15.9 AC±  
32  
1.6 DU/ACRE  
2.0 DU/ACRE

3111-001-088 & 3111-001-063

(NUMBERS CORRESPOND TO ITEM NUMBERS IN PRELIMINARY TITLE REPORT.  
NOT ALL EXCEPTION ITEMS ARE NOTED.)

- 8 A 40 FOOT EASEMENT FOR PUBLIC ROADS AND INCIDENTAL PURPOSES GRANTED TO THE COUNTY OF LOS ANGELES, RECORDED NOVEMBER 22, 1966 AS INSTRUMENT NO. 2660 OF OFFICIAL RECORDS.
- 9 A 40 FOOT EASEMENT FOR PUBLIC ROADS AND INCIDENTAL PURPOSES GRANTED TO THE COUNTY OF LOS ANGELES, RECORDED FEBRUARY 16, 1967 AS INSTRUMENT NO. 2750 OF OFFICIAL RECORDS.
- 10 A 10 FOOT EASEMENT FOR SANITARY SEWER AND INCIDENTAL PURPOSES GRANTED TO THE COUNTY OF LOS ANGELES, RECORDED FEBRUARY 15, 1980 AS INSTRUMENT NOS. 80-163967 AND 80-163968 BOTH OF OFFICIAL RECORDS.
- 11 A 10 FOOT EASEMENT FOR SANITARY SEWER AND INCIDENTAL PURPOSES GRANTED TO THE COUNTY OF LOS ANGELES, RECORDED FEBRUARY 15, 1980 AS INSTRUMENT NO. 80-163972 OF OFFICIAL RECORDS.
- 14 A 40 FOOT EASEMENT FOR PUBLIC ROADS AND INCIDENTAL PURPOSES GRANTED TO THE COUNTY OF LOS ANGELES, RECORDED NOVEMBER 30, 1966 AS INSTRUMENT NO. 1978 OF OFFICIAL RECORDS.
- 15 A 10 FOOT EASEMENT FOR SANITARY SEWER AND INCIDENTAL PURPOSES GRANTED TO THE COUNTY OF LOS ANGELES, RECORDED JUNE 6, 1974 AS INSTRUMENT NO. 3033 OF OFFICIAL RECORDS.



N.T.S.

FS	FINISH SURFACE
FL	FLOW LINE
EG	EDGE OF PAVEMENT
PE	PAD ELEVATION

(XXXX,XX)

XX.XX

MSBL



111

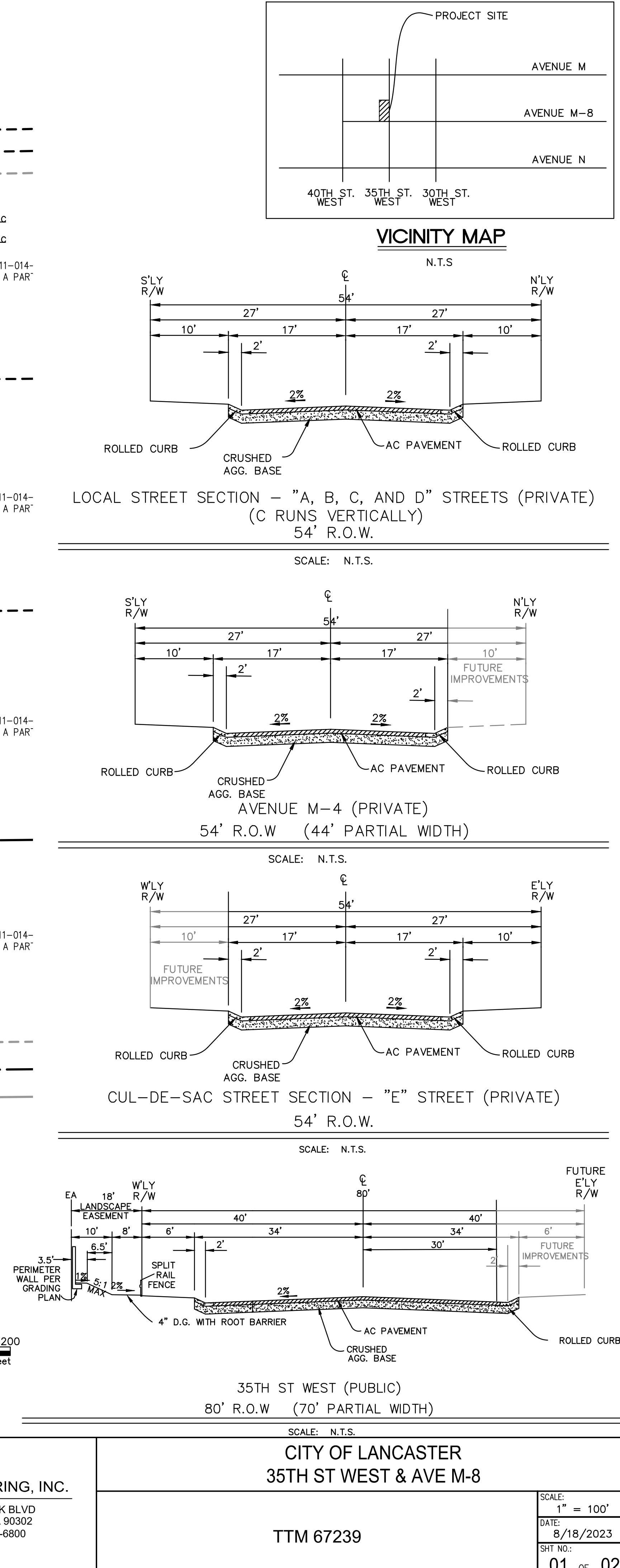
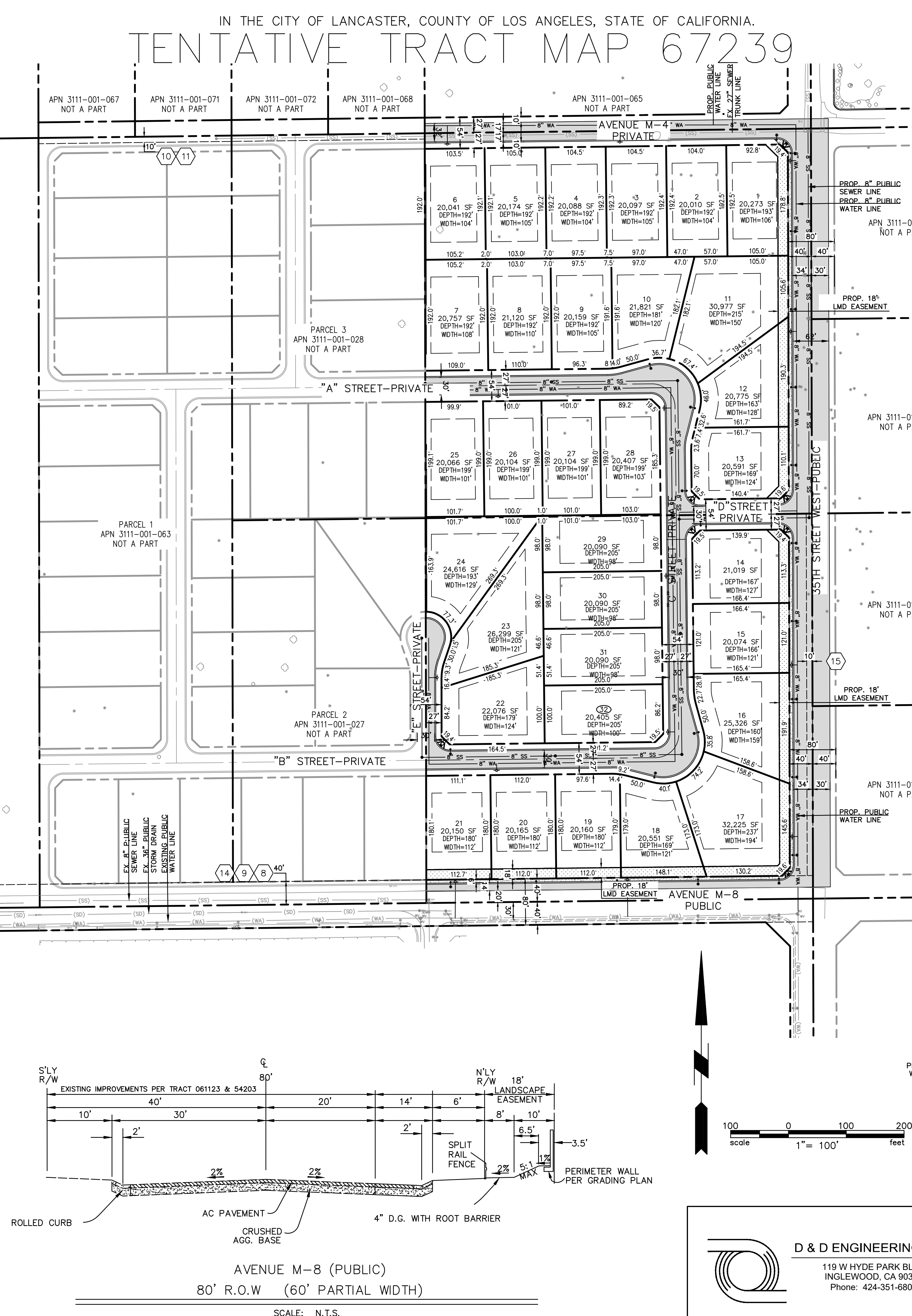
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IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT IN AND FOR THE COUNTY OF ALA-BAMA

FRONT YARD	30'
REAR YARD	20'
INTERIOR SIDE YARD	10' MIN
TOTAL INTERIOR SIDE YARD (SUM OF 2 YARDS)	25'
STREET SIDE YARD	20'



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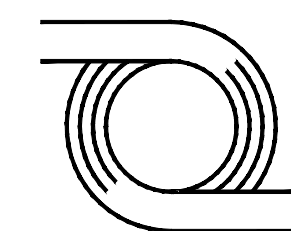
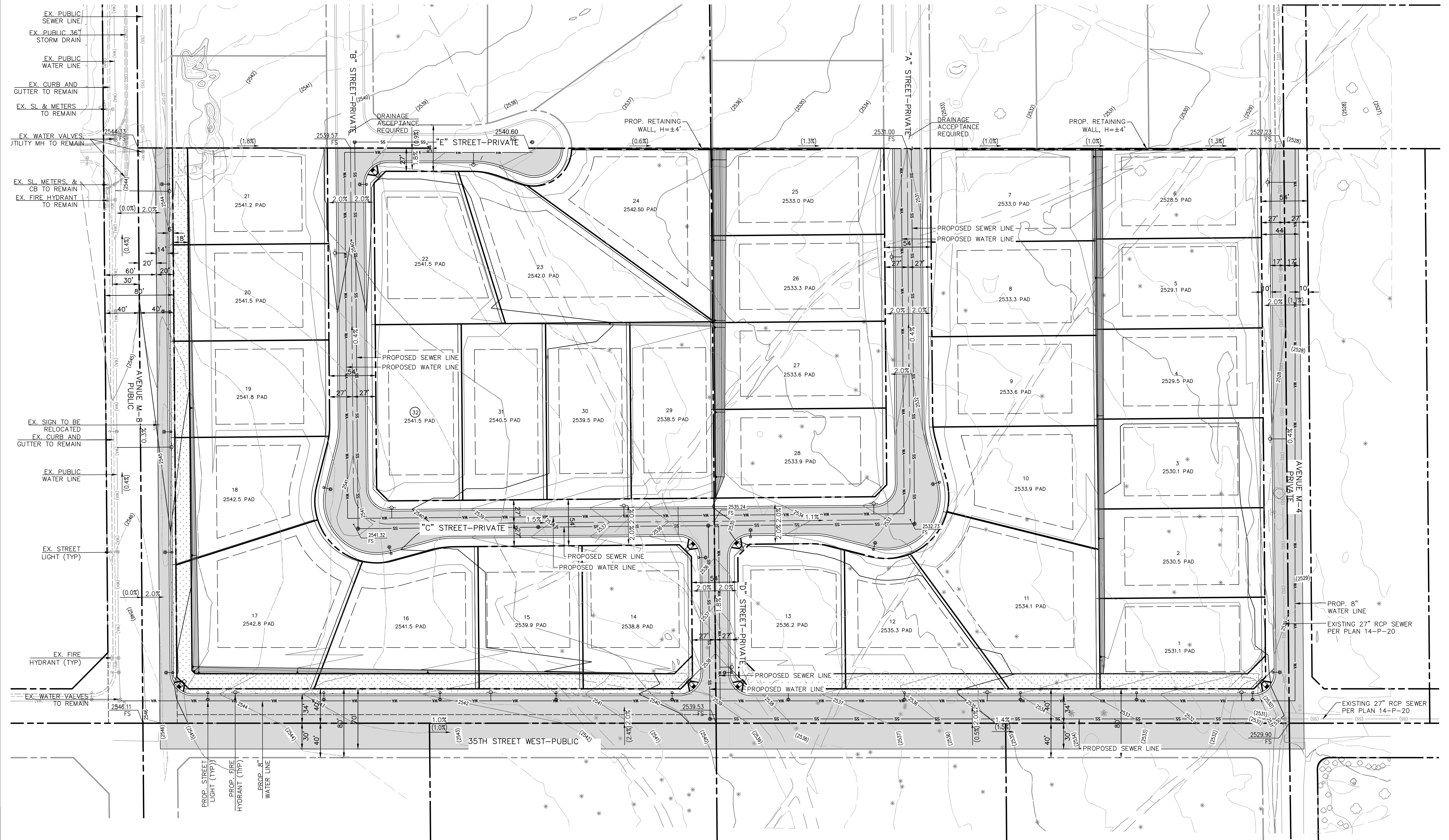
CITY OF LANCASTER  
35TH ST WEST & AVE M-8

TTM 67239

SCALE:	1" = 100'
DATE:	8/18/2023
SHT NO.:	01 OF 02



IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.  
TENTATIVE TRACT MAP 67239



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Phone: 424-351-6800

CITY OF LANCASTER  
35TH ST WEST & AVE M-8

TTM 67239

SCALE:  
1" = 50'  
DATE:  
8/18/2023  
SHT NO.:  
02 OF 02

Drawing Name: M:\21018\Eng\21018\Conceptual-Entitlements\TTM\Sheet 2.dwg  
Last Opened: Aug 18, 2023 - 5:13pm by: Staff