

TENTATIVE TRACT MAP NO. 83590
CITY OF LANCASTER, STATE OF CALIFORNIA

LEGAL DESCRIPTION:

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

PARCEL 1:

THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

EXPANDING AND RESERVING UNTO MARSHALL D. GRAHAM AND VIRGINIA D. GRAHAM, THEIR SUCCESSORS OR ASSIGNS, 50 PERCENT OF ALL OIL, GAS, HYDROCARBON SUBSTANCES AND MINERALS NOW OR HEREAFTER COMMERCIALY EXPLOITABLE, IN OR UNDER SAID PROPERTY PROVIDED HOWEVER THAT NO RIGHT IS RESERVED TO GRANTORS, THEIR SUCCESSORS OR ASSIGNS, TO ENTER ON THE SURFACE OF SAID PROPERTY, BUT RESERVING TO THEM THE RIGHT TO ENTER THE SUBSURFACE OF SAID PROPERTY BELOW A DEPTH OF 500 FEET, MEASURED VERTICALLY FROM THE SURFACE THEREOF, TO EXPLORE, DRILL, MINE, PRODUCE, EXTRACT, MARKET AND SELL SUCH OIL, GAS, HYDROCARBON SUBSTANCES AND MINERALS BY DEED RECORDED MAY 17, 1977 AS DOCUMENT NO. 77-509731.

APN: 3150-028-001

PARCEL 2:

THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

EXCEPT THEREFROM THE WESTERLY 396 FEET OF SAID LAND.

ALSO EXCEPT THEREFROM THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17.

APN: 3150-028-002

GENERAL NOTES:

1. ASSESSOR'S PARCEL NO.: 3150-028-001, 3150-028-002
2. THE PROPERTY SHOWN HEREIN CONTAINS THE ENTIRE CONTIGUOUS OWNERSHIP.
3. TOTAL GROSS AREA = 28.5 AC.
TOTAL NET AREA = 19.3 AC.
TOTAL AREA TO BE DEDICATED FOR BASIN = 0.3 AC
TOTAL AREA TO BE DEDICATED FOR R/W = 9.2 AC
4. TOTAL NO. OF NUMBERED LOTS = 106.
5. TOTAL NO. OF LETTERED LOTS = 1.
6. STREETS "A", "B", "C", "D", "E", "F", "G", "H", "I", NUGENT STREET, 35TH STREET EAST, AND AVENUE J ARE STREETS FOR PUBLIC ROAD DEDICATION.
7. LOTS 1 THROUGH 106 ARE 7,000 S.F. MIN. (RESIDENTIAL LOTS)
NET DENSITY : 5.96 DU/AC
GROSS DENSITY : 4.04 DU/AC
8. CONTOUR INTERVAL = 1 FOOT (VARIES).
9. ALL SLOPES ARE 2:1 OR FLATTER.
10. LOT DIMENSIONS SHOWN HEREIN ARE APPROXIMATE.
11. THIS MAP IS COMPILED FROM RECORD INFORMATION ONLY AND IS NOT TO BE USED AS A BOUNDARY SURVEY.
12. NO REGULATED TREES EXIST ON SITE, UNLESS NOTED.
13. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS MAP ARE APPROXIMATE. (NO RECORDS AVAILABLE)
14. ALL CUL-DE-SACS SHALL COMPLY WITH THE ENGINEERING DESIGN GUIDELINES AND SHALL BE DESIGNED PER THE CITY'S STANDARDS.
15. ADD 2300 TO FS ELEVATIONS.

DEVELOPER:

RODEO CREDIT ENTERPRISE, LLC
26415 CARL BOYER DRIVE, SUITE 220
SANTA CLARITA, CA 91350
(818) 981-3000

UTILITIES:

LOS ANGELES COUNTY WATERWORKS
260 E AVENUE K-8
LANCASTER, CA 93535
PHONE: (661) 940-9270

LANCASTER CHOICE ENERGY (LCE)
44933 FERN AVENUE
LANCASTER, CA 93534
PHONE: (661) 723-6084

SOUTHER CALIFORNIA GAS
LANCASTER VALLEY
9400 OAKDALE AVE ML9331
CHATSWORTH, CA 91311

WASTE MANAGEMENT
600 EAST AVENUE F
LANCASTER, CA 93535
PHONE: (661) 947-7197

SPECTRUM
41551 10TH STREET WEST
PALMDALE, CA 93551
PHONE: (661) 483-3030

LAND USE:

EXISTING LAND USE
ONSITE - VACANT
NORTH - VACANT
SOUTH - PROP. TR 61248 (R7000)
EAST - VACANT
WEST - VACANT

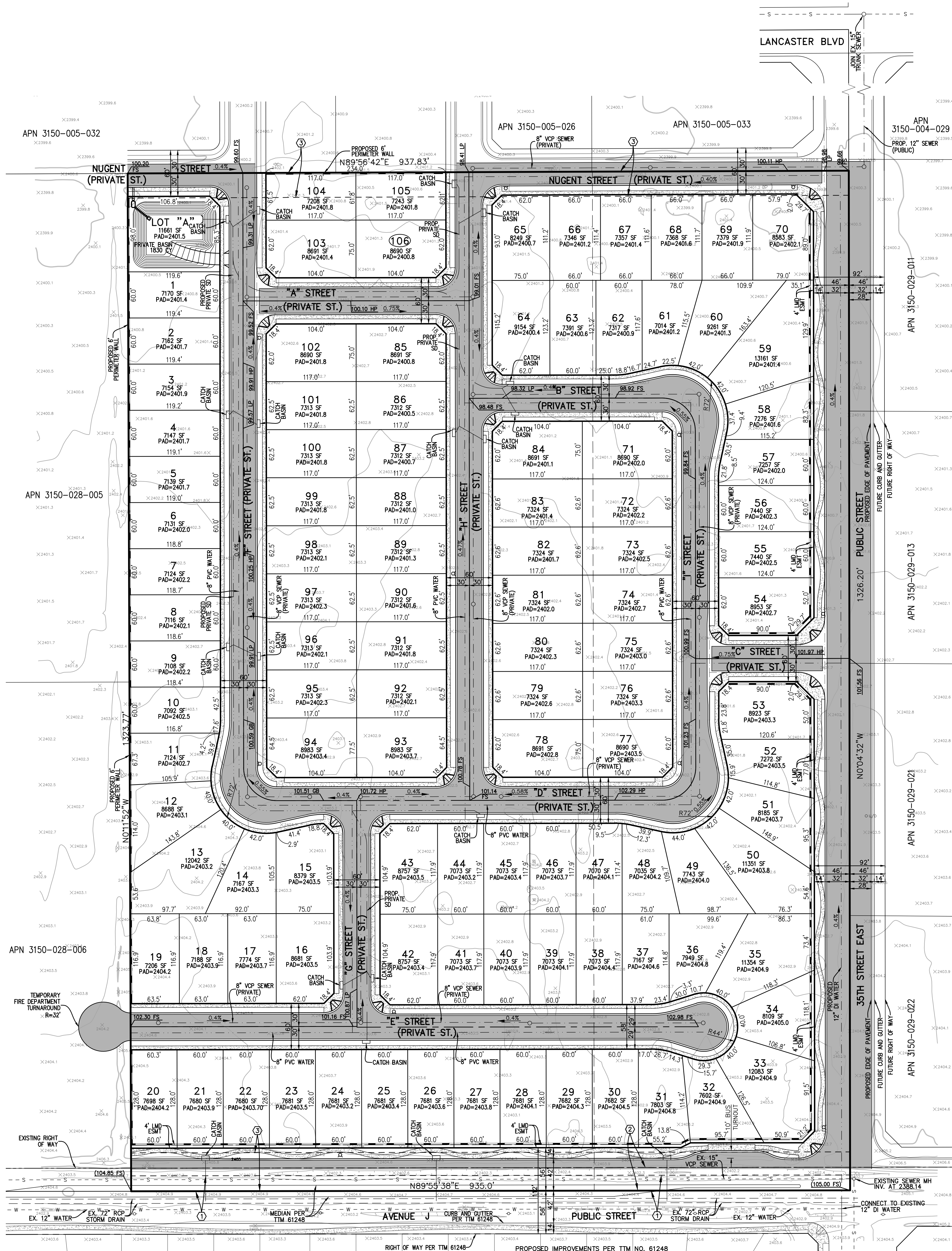
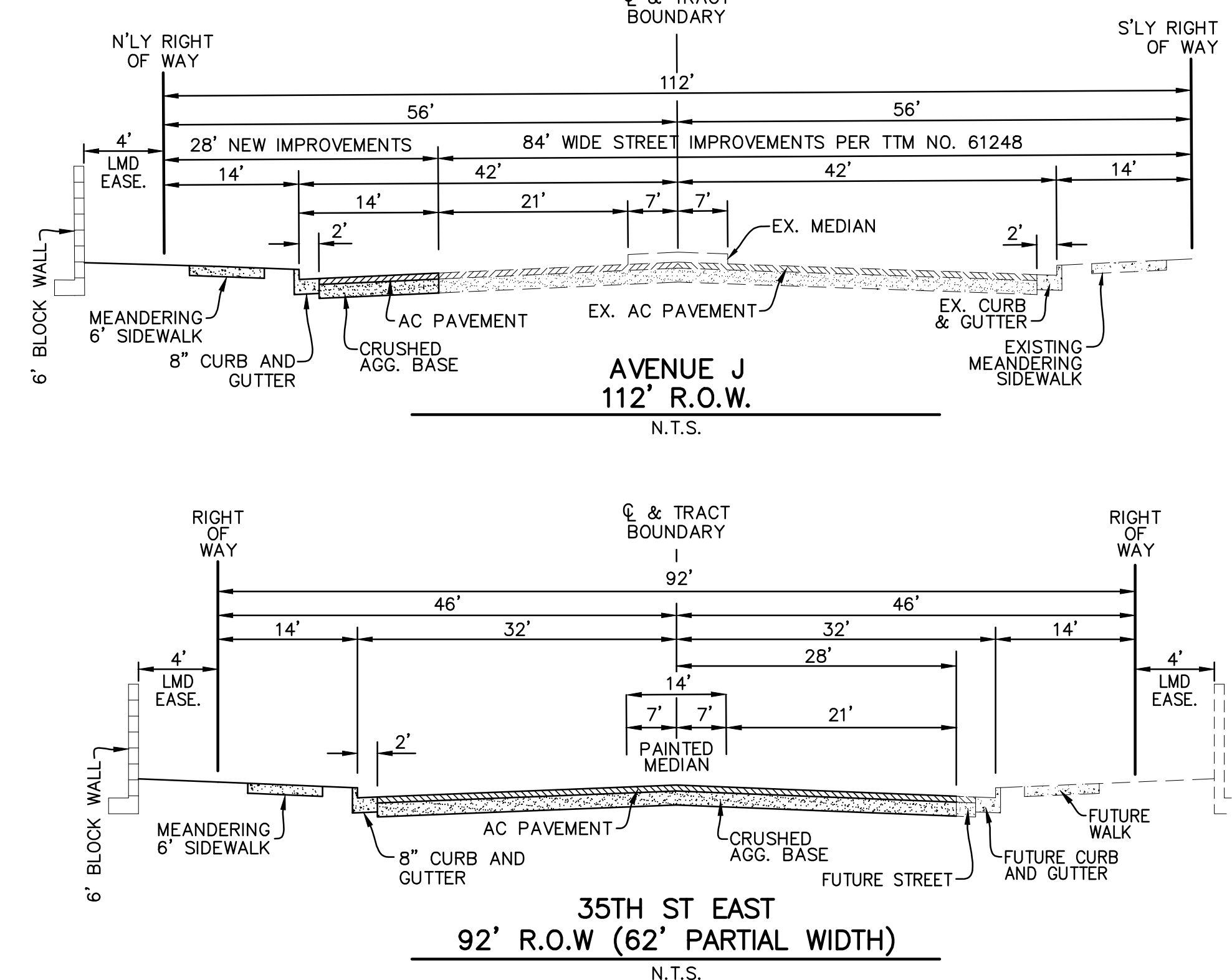
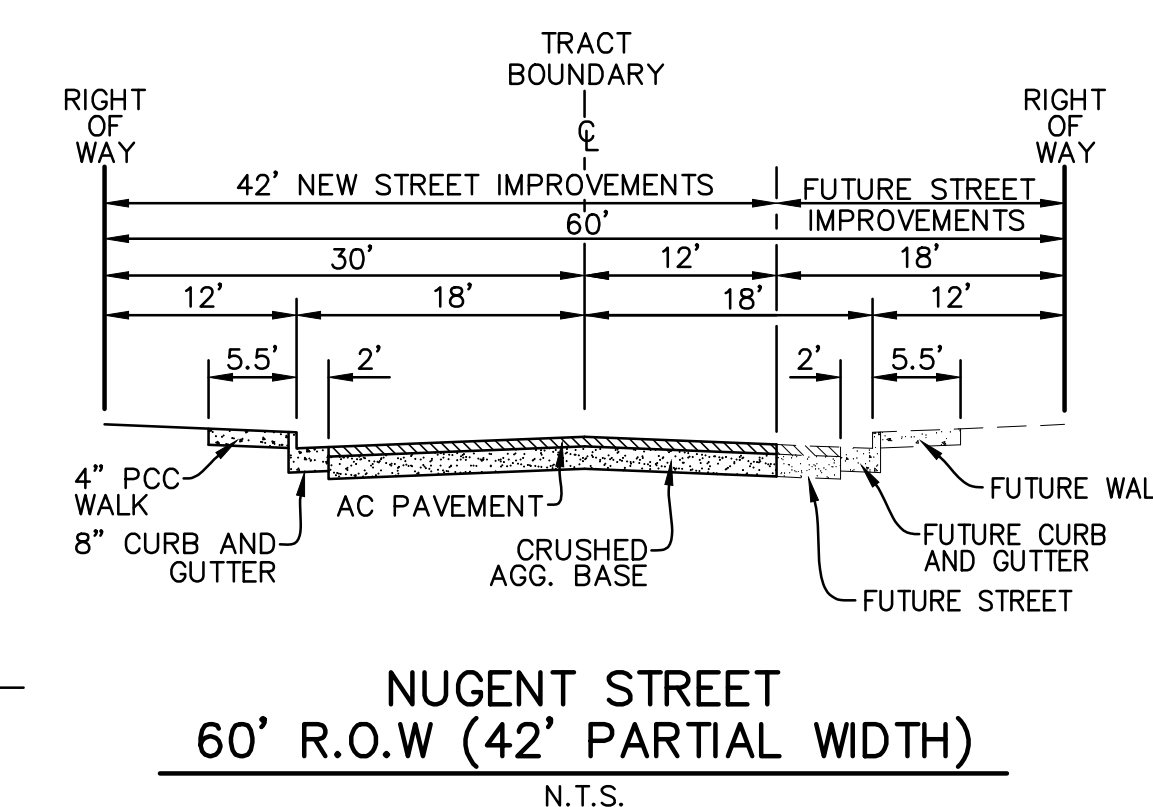
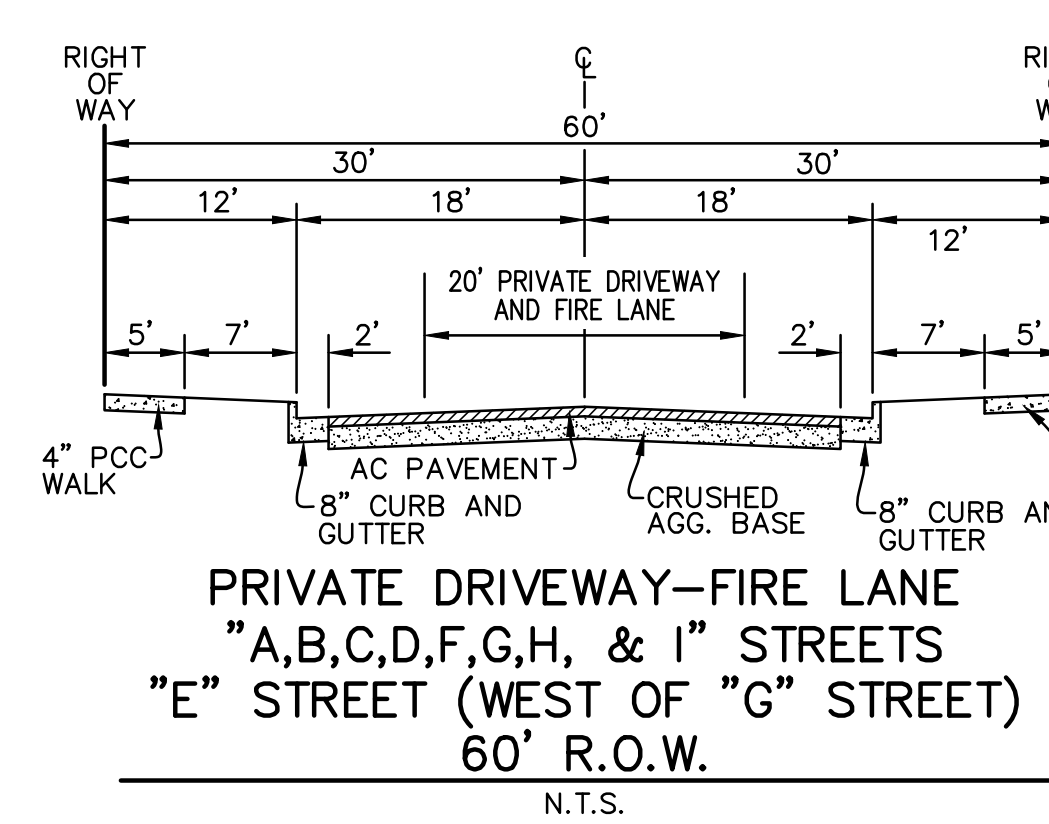
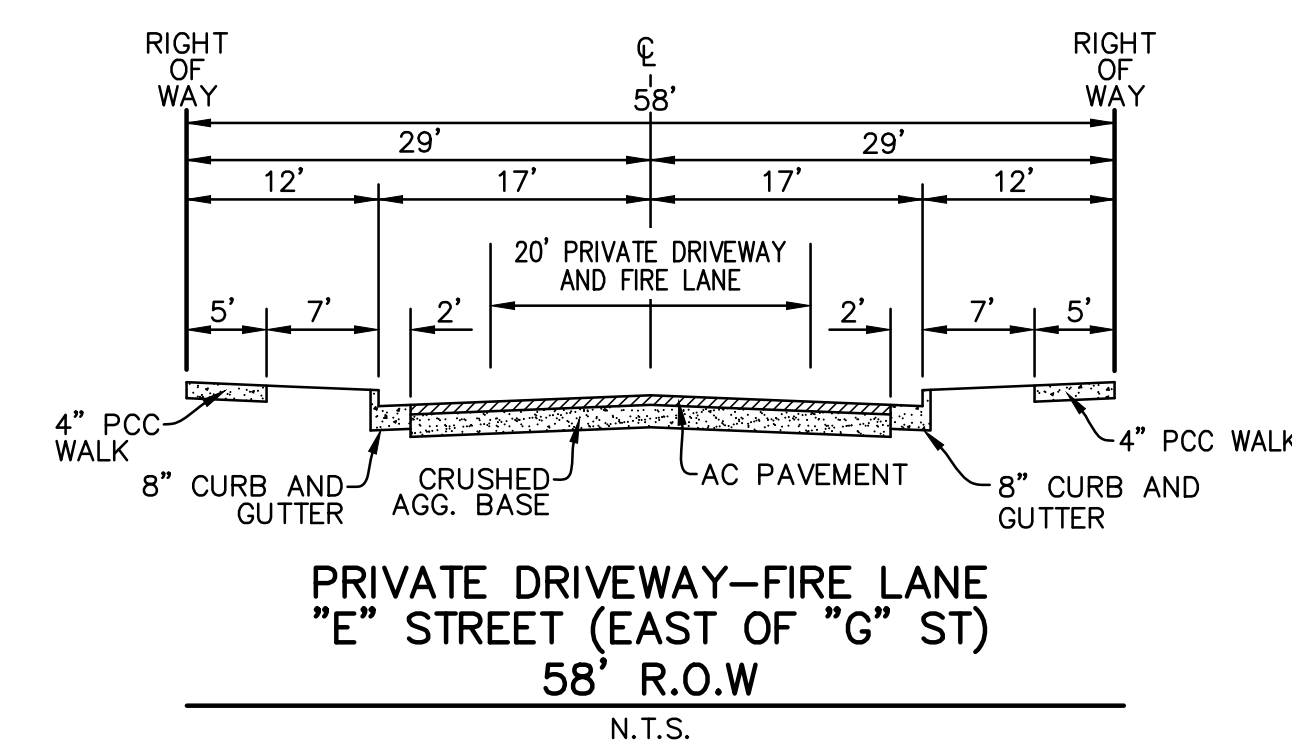
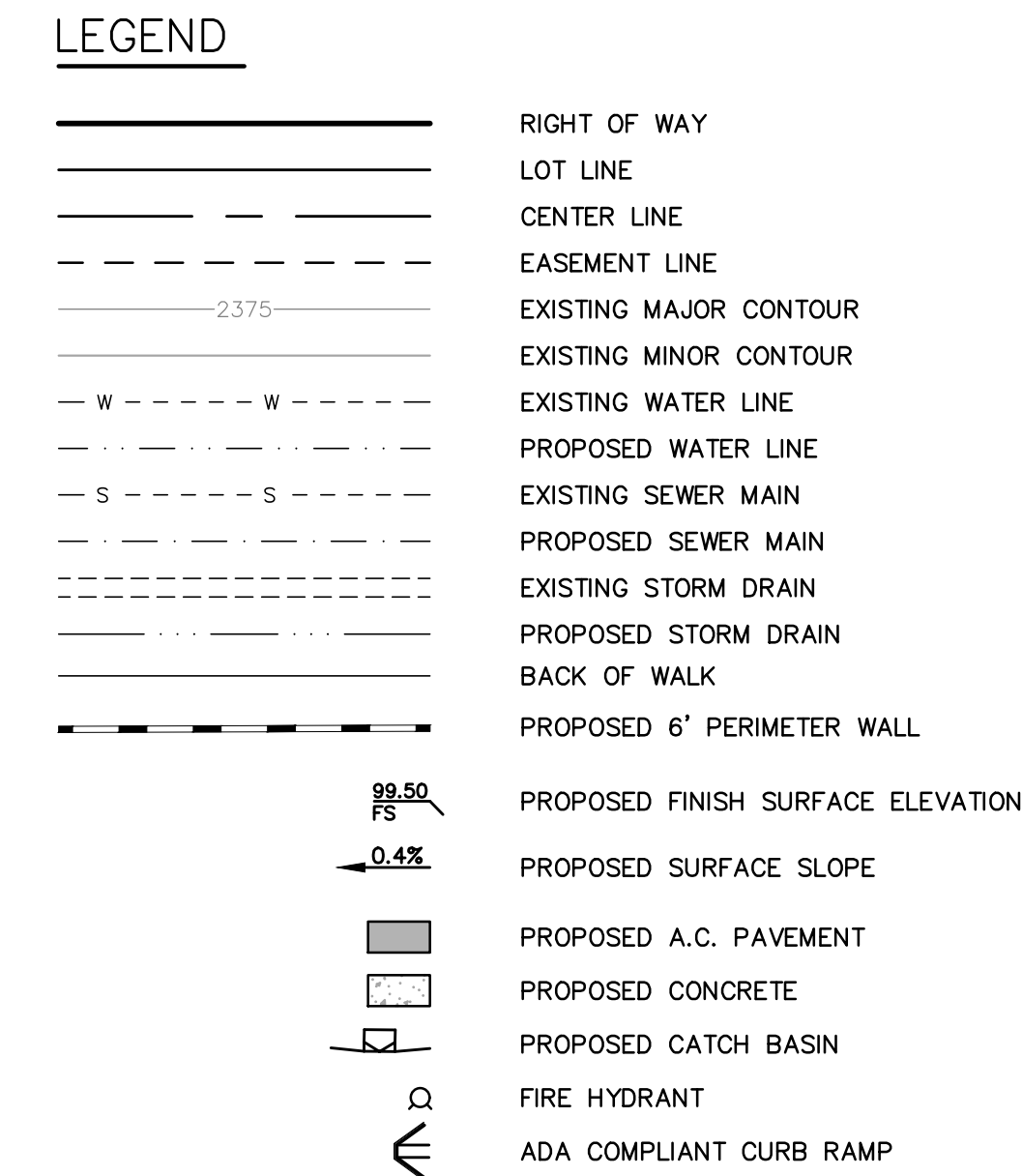
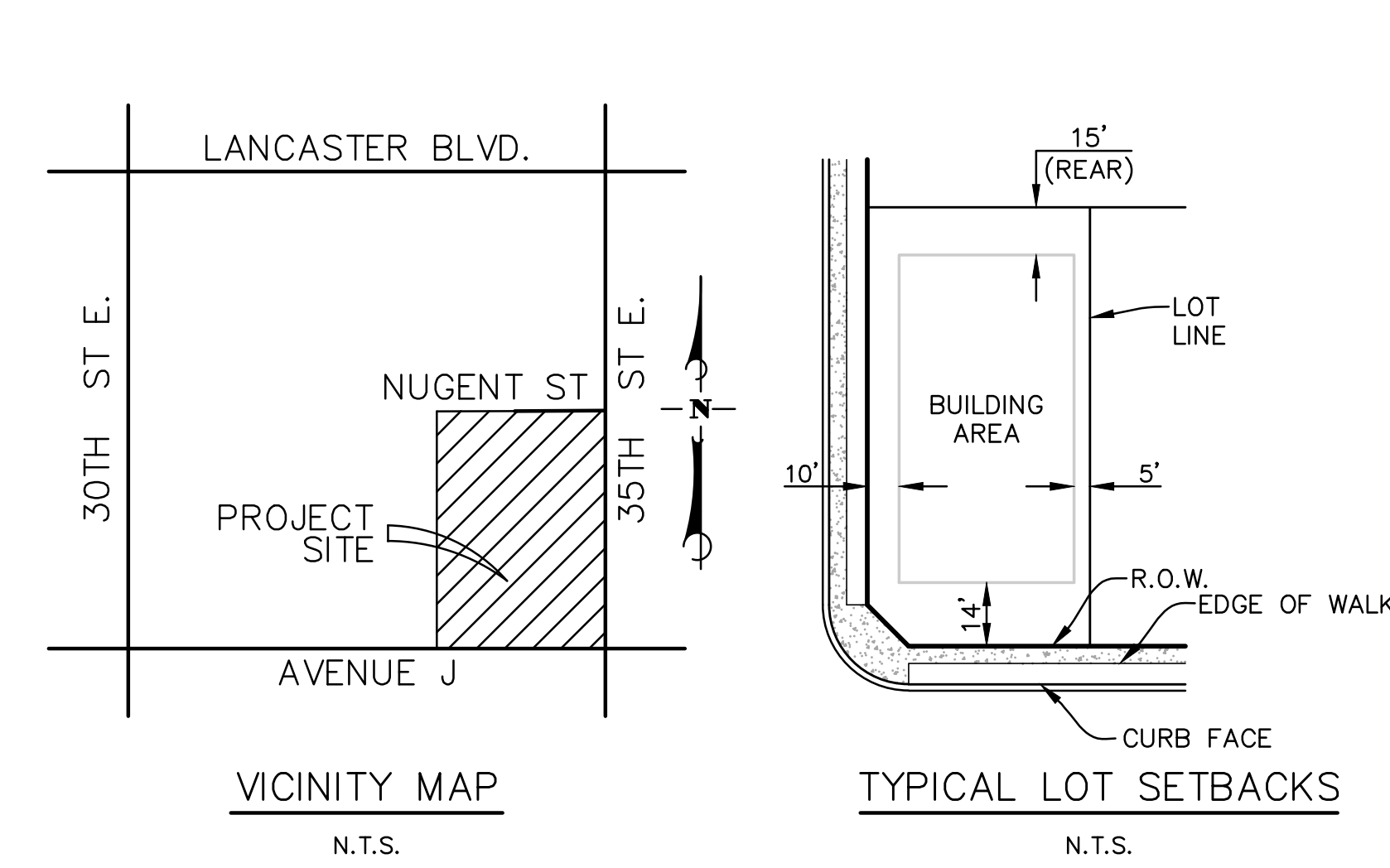
EXISTING ZONING R - 7000
PROPOSED ZONING R - 7000

EASEMENTS:


- ① A 20 FOOT EASEMENT FOR ROAD AND INCIDENTAL PURPOSES GRANTED TO THE COUNTY OF LOS ANGELES, RECORDED IN BOOK 6685 OF DEEDS, PAGE 285 OF OFFICIAL RECORDS.
- ② A 30 FOOT EASEMENT FOR STREET AND INCIDENTAL PURPOSES GRANTED TO THE COUNTY OF LOS ANGELES, RECORDED IN BOOK 9353, PAGE 146 OF OFFICIAL RECORDS.
- ③ THE EFFECT OF A DOCUMENT ENTITLED "DECLARATION AND GRANT OF EASEMENT" RECORDED NOVEMBER 2, 1971 AS INSTRUMENT NO. 2234 OF OFFICIAL RECORDS.

EARTHWORK:

	CUT	FILL
RAW EARTHWORK:	53,392 CY	15,111 CY
OVEREX (5' ENTIRE SITE):	227,655 CY	227,655 CY
SHRINKAGE (15%):		36,415 CY
NET:	1,866 CY (EXPORT)	
(EARTHWORK TO BE BALANCED ON-SITE)		



PREPARED BY:



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TENTATIVE TRACT
NO. 83590