TENTATIVE TRACT MAP NO. 61920

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

LEGAL DESCRIPTION:

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

PARCEL 1: (APN: 3203-016-037)
THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 2: (APN: 3203-016-035)
THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 3: (APN: 3203-016-036)
THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT, AND ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL FEBRUARY 12, 1856.

EXCEPT THEREFROM AN UNDIVIDED ONE-HALF OF OIL, GAS OR MINERAL UNDER THE SURFACE OF SAID LAND AS RESERVED BY JOHN MORGAN IN DEED RECORDED APRIL 12, 1951, AS INSTRUMENT NO. 277, IN BOOK 36027, PAGE 63, OFFICIAL RECORDS.

GENERAL NOTES:

1. THE PROPERTY SHOWN HEREIN CONTAINS THE ENTIRE CONTIGUOUS OWNERSHIP.
2. TOTAL GROSS AREA = 38.9 AC.
   TOTAL NET AREA = 37.1 AC.
3. TOTAL NO. OF NUMBERED LOTS = 162 RESIDENTIAL LOTS (2 INTERIM BASIN LOTS)
   TOTAL NO. OF LETTER LOTS = 8
4. 2 INTERIM PRIVATE BASIN LOTS ARE CONVERTIBLE TO BUILDING LOTS AFTER DOWNSTREAM DRAINAGE SYSTEM OR STREETS ARE CONSTRUCTED.
5. LOTS 1 THROUGH 162 ARE 7,000 S.F. MIN. (RESIDENTIAL LOTS)
   NET DENSITY : 4.37 DU/AC
   GROSS DENSITY : 4.16 DU/AC
6. CONTOUR INTERVAL = 1 FOOT (VARIES).
7. ALL SLOPES ARE 2:1 OR FLATTER.
8. LOT DIMENSIONS SHOWN HEREIN ARE APPROXIMATE.
9. THIS MAP IS COMPILED FROM RECORD INFORMATION ONLY AND IS NOT TO BE USED AS A BOUNDARY SURVEY.
10. NO REGULATED TREES EXIST ON SITE.
11. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS MAP ARE APPROXIMATE.
12. ALL CUL-DE-SACS SHALL COMPLY WITH THE ENGINEERING DESIGN GUIDELINES AND SHALL BE DESIGNED PER THE CITY'S STANDARDS.
13. ADD 2300 TO FS ELEVATIONS.
14. FEMA FLOOD ZONE X, 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE, PER COMMUNITY PANEL NO. 06037C0415F EFF. 9/26/2008

14. FEMA FLOOD ZONE X, 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE, PER COMMUNITY PANEL NO. 06037C0415F EFF. 9/26/2008

LAND USE:

EXISTING LAND USE		
ONSITE	–	VACANT
NORTH	–	VACANT
SOUTH	–	VACANT
EAST	–	VACANT
WEST	–	VACANT

EXISTING ZONING:	R-15000 AND R-10000
PROPOSED ZONING:	R-7000

EARTHWORK:

RAW CUT:	82,162 CY
RAW FILL:	47,400 CY
OVEREX (5' PAD AREA, 2' STREET):	309,031 CY
STREET UNDERCUT (2'):	28,338 CY
SUBSIDENCE (1"):	5,203 CY
SHRINKAGE (15%):	54,245 CY
NET EXPORT:	3,652 CY

DEVELOPER:

UNITED CIVIL, INC.
30141 AGOURA ROAD, SUITE 215
AGOURA HILLS, CA 91301
(818) 707-8649

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
PHONE: (818) 701-3245

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

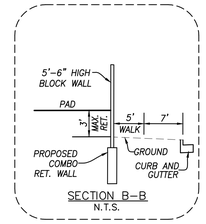
SPECTRUM
41551 10TH STREET WEST
PALMDALE, CA 93551
PHONE: (661) 483-3030

EASEMENTS:

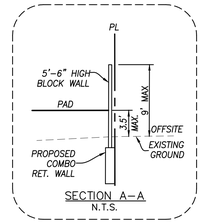
1. A 10 FOOT EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES GRANTED TO SOUTHERN CALIFORNIA EDISON, RECORDED APRIL 1, 1986 AS INSTRUMENT NO. 86-398334 OF OFFICIAL RECORDS.
2. A 10 FOOT EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES GRANTED TO SOUTHERN CALIFORNIA EDISON, RECORDED APRIL 22, 1986 AS INSTRUMENT NO. 86-490174 OF OFFICIAL RECORDS.
3. A 42 FOOT EASEMENT FOR PUBLIC ROAD AND HIGHWAY, UTILITY, AND INCIDENTAL PURPOSES GRANTED TO CITY OF LANCASTER, RECORDED APRIL 5, 2006 AS INSTRUMENT NO. 06-0789306 OF OFFICIAL RECORDS.
4. A 42 FOOT EASEMENT FOR PUBLIC ROAD AND HIGHWAY, UTILITY, AND INCIDENTAL PURPOSES GRANTED TO CITY OF LANCASTER, RECORDED APRIL 5, 2006 AS INSTRUMENT NO. 06-0789305 OF OFFICIAL RECORDS.
5. A 42 FOOT EASEMENT FOR PUBLIC ROAD AND HIGHWAY, UTILITY, AND INCIDENTAL PURPOSES GRANTED TO CITY OF LANCASTER, RECORDED APRIL 5, 2006 AS INSTRUMENT NO. 06-0789304 OF OFFICIAL RECORDS.
6. A 42 FOOT EASEMENT FOR PUBLIC ROAD AND HIGHWAY, UTILITY, AND INCIDENTAL PURPOSES GRANTED TO CITY OF LANCASTER, RECORDED APRIL 5, 2006 AS INSTRUMENT NO. 06-0789313 OF OFFICIAL RECORDS.
7. A 42 FOOT AND 32 FOOT EASEMENT FOR PUBLIC ROAD AND HIGHWAY, UTILITY, AND INCIDENTAL PURPOSES GRANTED TO CITY OF LANCASTER, RECORDED APRIL 5, 2006 AS INSTRUMENT NO. 06-0789309 OF OFFICIAL RECORDS.
8. A 32 FOOT EASEMENT FOR PUBLIC ROAD AND HIGHWAY, UTILITY, AND INCIDENTAL PURPOSES GRANTED TO CITY OF LANCASTER, RECORDED APRIL 5, 2006 AS INSTRUMENT NO. 06-0789315 OF OFFICIAL RECORDS.
9. A 32 FOOT EASEMENT FOR PUBLIC ROAD AND HIGHWAY, UTILITY, AND INCIDENTAL PURPOSES GRANTED TO CITY OF LANCASTER, RECORDED APRIL 5, 2006 AS INSTRUMENT NO. 06-0789303 OF OFFICIAL RECORDS.
10. A 75 FOOT EASEMENT FOR DRAINAGE PURPOSES AND ALONG WITH APPURTENANT STRUCTURES GRANTED TO CITY OF LANCASTER, RECORDED OCTOBER 10, 2005 AS INSTRUMENT NO. 05-2445945 OF OFFICIAL RECORDS.

LEGEND:

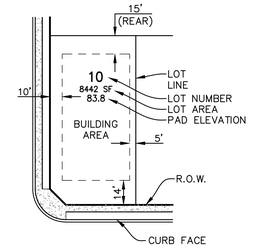
- SIDEWALK
- MEANDERING SIDEWALK
- EXISTING EDISON VAULT
- EXISTING POWER POLE
- 2:1 GRADED SLOPE
- JOSHUA TREE



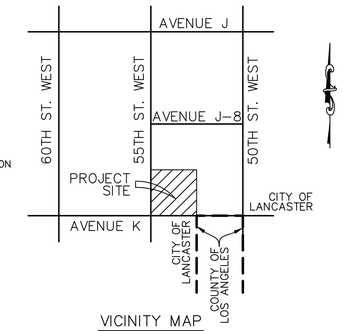
SECTION B-B
N.T.S.



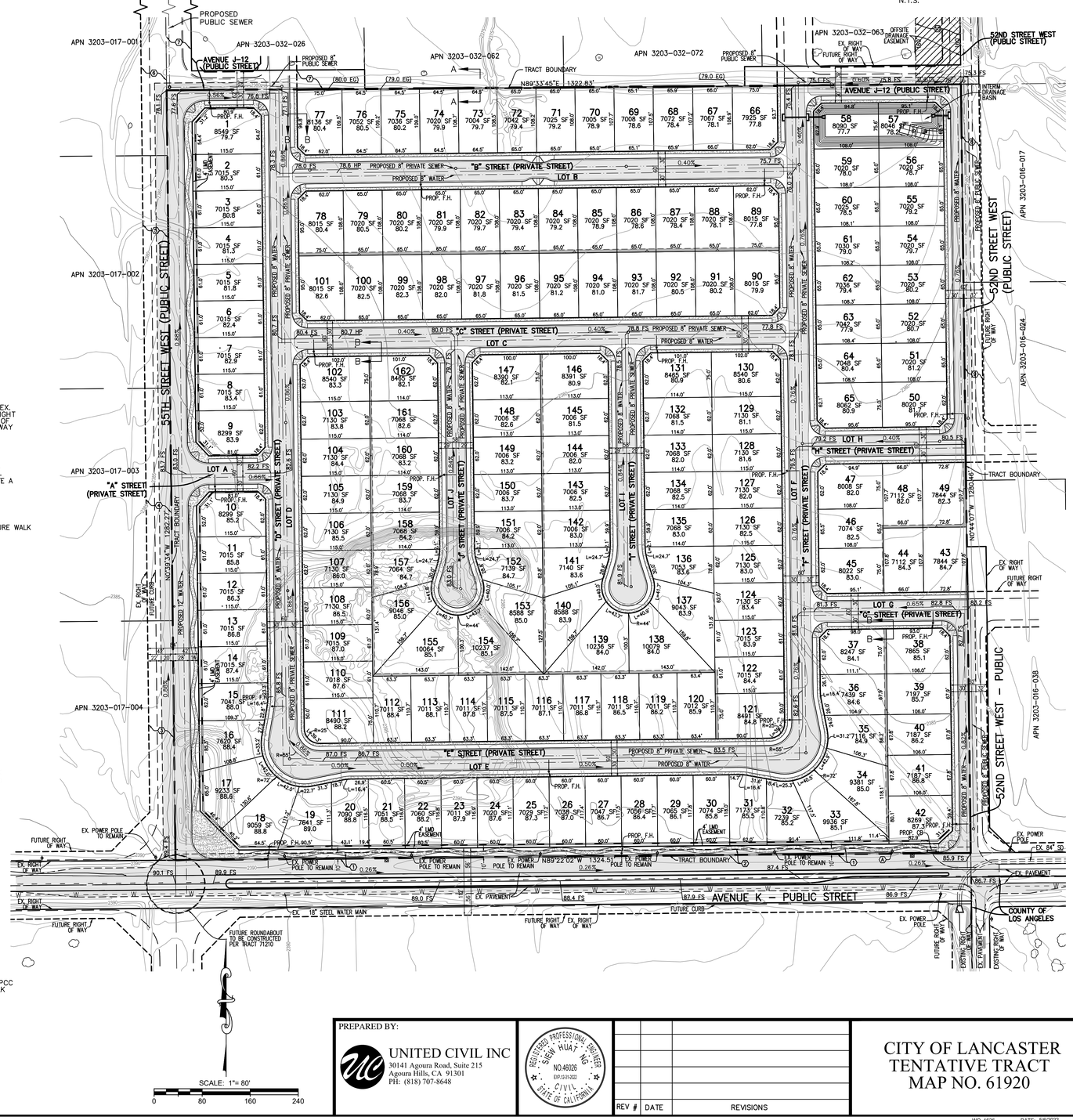
SECTION A-A
N.T.S.

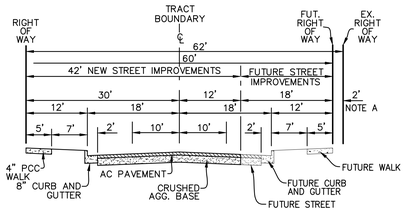


TYPICAL LOT SETBACKS
N.T.S.



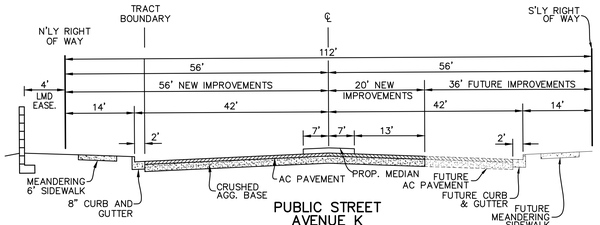
VICINITY MAP
N.T.S.



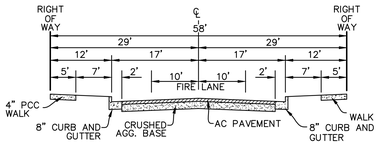


PUBLIC STREET
52ND STREET WEST
AND AVENUE J-12
60' R.O.W (42' PARTIAL WIDTH)
N.T.S.

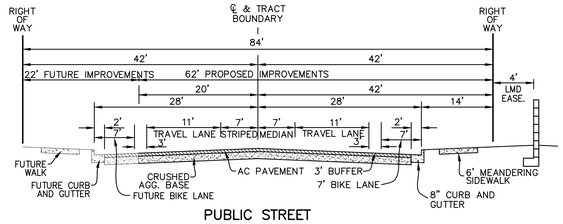
NOTE A: 2' EXISTING RIGHT OF WAY TO BE VACATED BY FUTURE PROJECT



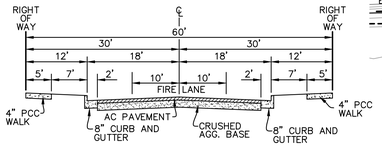
PUBLIC STREET
AVENUE K
112' R.O.W. (84' PARTIAL WIDTH)
N.T.S.



PRIVATE STREET
CUL-DE-SAC STREET SECTION –
"I & J" STREET
58' R.O.W
N.T.S.



PUBLIC STREET
55TH ST WEST
84' R.O.W (62' PARTIAL WIDTH)
N.T.S.



PRIVATE STREET
LOCAL STREET SECTION –
"A,B,C,D,E,F,G, & H" STREETS
60' R.O.W.
N.T.S.

PREPARED BY:

UNITED CIVIL INC
30141 Agoura Road, Suite 215
Agoura Hills, CA 91301
PH: (818) 707-8648

REGISTERED PROFESSIONAL ENGINEER
SIEW HUA NG
NO.46026
EXP.12.31.2022
CIVIL
STATE OF CALIFORNIA

REV #	DATE	REVISIONS

CITY OF LANCASTER
TENTATIVE TRACT
MAP NO. 61920

WO. 1626 DATE: 5/6/2022