

## SCHEDULE "B" EXCEPTIONS:

STEWART TITLE GUARANTY COMPANY PRELIMINARY REPORT NO. 20000112357  
DATED SEPTEMBER 15, 2020.

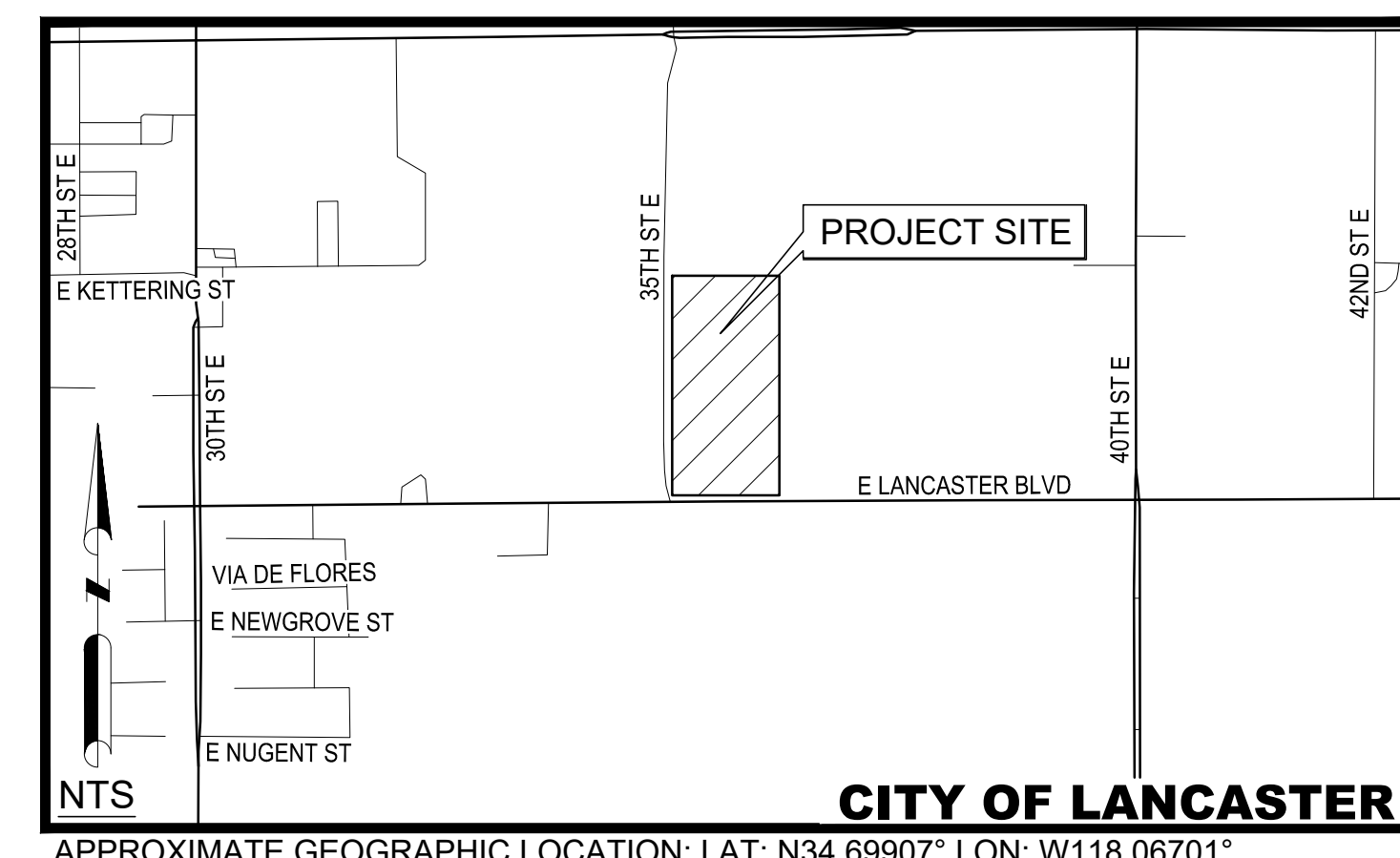
- (A B C) EFFECT OF GENERAL AND SPECIAL TAXES, THE LIEN OF SUPPLEMENTAL TAXES.
- (1) EFFECT OF WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- (2) EFFECT OF UNRECORDED RIGHTS, PRIVILEGES, AND IMMUNITIES RELATED TO MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES.
- (3) 10 FEET WIDE EASEMENT IN FAVOR OF THE PACIFIC LIGHT AND POWER CORPORATION FOR TRANSMISSION OF ELECTRIC ENERGY AND INCIDENTAL PURPOSES AS WELL AS OTHER COVENANTS, CONDITIONS, RESTRICTIONS AND RIGHTS, DESCRIBED IN A DOCUMENT RECORDED IN BOOK 5863 PAGE 293 OF DEEDS. SAID EASEMENT DOES NOT AFFECT SUBJECT PROPERTY. (NOT PLOTTED HEREON).
- (4) 10 FEET WIDE EASEMENT IN FAVOR OF THE COUNTY OF LOS ANGELES FOR PUBLIC HIGHWAY PURPOSES AS DISCLOSED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF LOS ANGELES COUNTY DATED DECEMBER 19, 1932 RECORDED IN BOOK 184, PAGE 360 OF MINUTE BOOKS. SAID RESOLUTION WAS NOT PROVIDED TO THIS OFFICE. THE EASEMENT WAS PLOTTED AS DESCRIBED IN THE PRELIMINARY TITLE REPORT. (PLOTTED HEREON).
- (5) 10 FEET WIDE EASEMENT IN FAVOR OF THE CITY OF LANCASTER FOR PUBLIC ROAD AND HIGHWAY PURPOSES TOGETHER WITH 5 FEET WIDE EASEMENT IN FAVOR OF THE CITY OF LANCASTER FOR SLOPE PURPOSES BOTH DESCRIBED IN A DOCUMENT RECORDED MAY 8, 1979 AS INSTRUMENT NO. 79-497228 OF OFFICIAL RECORDS. (BOTH PLOTTED HEREON).
- (6) EFFECT OF IRREVOCABLE OFFER TO DEDICATE A PORTION OF THE LAND FOR PUBLIC STREET, ROAD OR HIGHWAY PURPOSES, RECORDED MAY 8, 1979 AS INSTRUMENT NO. 79-497228 OF OFFICIAL RECORDS. NOT ACCEPTED. (NOT PLOTTED HEREON).
- (7) EFFECT OF THE DRAINAGE ACCEPTANCE DOCUMENT FOR PARCEL MAP NO. 10818 RECORDED MAY 11, 1979 AS INSTRUMENT NO. 79-508873 OF OFFICIAL RECORDS.
- (8) EFFECT OF A GRANT OF WAIVER AND CERTIFICATE OF COMPLIANCE, EXECUTED BY THE DEPARTMENT OF REGIONAL PLANNING, RECORDED MAY 11, 1979 AS INSTRUMENT NO. 79-508874 OF OFFICIAL RECORDS. BLANKET IN NATURE.
- (9) 15 FEET WIDE EASEMENT IN FAVOR OF THE LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 4 FOR WATER MAIN AND INCIDENTAL PURPOSES DESCRIBED IN A DOCUMENT RECORDED OCTOBER 23, 1995 AS INSTRUMENT NO. 95-1713780, 95-1713781 AND 95-1713782, ALL OF OFFICIAL RECORDS. (PLOTTED HEREON).
- (10) EFFECT OF ANY DEFECT IN, OR INVALIDITY OF TITLE TO THE ESTATE ARISING OUT OF, THAT CERTAIN CONVEYANCE RECORDED DECEMBER 30, 2009 AS INSTRUMENT NO. 2009198726 OF OFFICIAL RECORDS.
- (11) EFFECT OF ANY DEFECT IN, OR INVALIDITY OF TITLE TO THE ESTATE ARISING OUT OF, THAT CERTAIN CONVEYANCE RECORDED SEPTEMBER 21, 2011 AS INSTRUMENT NO. 2011300604 OF OFFICIAL RECORDS.
- (12) EFFECT OF ANY DEFECT IN, OR INVALIDITY OF TITLE TO THE ESTATE ARISING OUT OF, THAT CERTAIN CONVEYANCE RECORDED SEPTEMBER 21, 2011 AS INSTRUMENT NO. 2011300605 OF OFFICIAL RECORDS.
- (13) EFFECT OF ANY DEFECT IN, OR INVALIDITY OF TITLE TO THE ESTATE ARISING OUT OF, THAT CERTAIN CONVEYANCE RECORDED MARCH 23, 2015 AS INSTRUMENT NO. 20150311150 OF OFFICIAL RECORDS.
- (14) EFFECT OF NO OPEN DEEDS OF TRUST OF RECORD.
- (15) EFFECT OF RIGHTS OF PARTIES IN POSSESSION WHETHER OR NOT RECORDED IN THE PUBLIC RECORD.
- (16) ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, MATERIALS OR EQUIPMENT HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- (17) 20 FEET WIDE INTEREST IN FAVOR OF THE COUNTY OF LOS ANGELES PER DOCUMENT RECORDED JULY 10, 1918, IN BOOK 6685 PAGE 285 OF DEEDS. SAID DOCUMENT IS NOT A PART OF THE REFERENCED TITLE REPORT. EASEMENT IS PLOTTED HEREON PER DOCUMENT RECORDED MAY 11, 1979 AS INSTRUMENT NO. 79-508874 OF OFFICIAL RECORDS.
- (X1)

# TENTATIVE TRACT MAP 83572

## NORTH EAST CORNER OF 35TH STREET EAST AND LANCASTER BLVD.

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

NOTES:  
CONNECT SEWER LINE TO EXISTING SEWER MAIN IN AVENUE "T".  
STORM DRAIN OUTLET TO DISCHARGE AT 500' N/O BOUNDARY.



CITY OF LANCASTER

APPROXIMATE GEOGRAPHIC LOCATION: LAT: N34.69507°' LON: W118.05701°'

### VICINITY MAP

NOT TO SCALE

## LEGEND

- FINISH SURFACE
- GRADING SLOPE
- PROPOSED C/L
- MAJOR CONTOUR
- MINOR CONTOUR
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED WATER MAIN
- FUTURE IMPROVEMENTS
- PROPERTY BOUNDARY

### LEGAL DESCRIPTION:

### LEGAL DESCRIPTION:

PARCEL 1:  
THE WEST HALF -OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LANCASTER, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

PARCEL 2:  
THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LANCASTER, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

PARCEL 3:  
THE HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LANCASTER, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

### LEGAL DESCRIPTION SOURCE:

STEWART TITLE GUARANTY COMPANY PRELIMINARY REPORT NO. 20000112357 DATED SEPTEMBER 15, 2020.

### BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCHS, ZONE 5, (2017.50) IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819. SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING CALIFORNIA SPATIAL REFERENCE NETWORK, OR EQUIVALENT STATIONS: CHMS, LINI, LLAS, LRRG.

### AREA:

BASED UPON MEASURED BEARINGS AND DISTANCES AS SHOWN HEREON, THE AREA IS:

1,332,964 SQ. FEET, 30.6006 ACRES (GROSS)  
1,292,865 SQ. FEET, 29.6801 ACRES (NET)

WHERE "GROSS" IS DEFINED AS THE AREA OF THE SUBJECT FEE PARCEL AS LEGALLY DESCRIBED HEREON AND "NET" IS DEFINED AS THE REMAINING SUBJECT PARCEL AFTER SUBTRACTION OF EXISTING STREET EASEMENTS.

### TOPOGRAPHY:

TOPOGRAPHIC DATA WERE GATHERED BY THE AERIAL SURVEY METHODS. TOPOGRAPHIC CONTOURS ARE SHOWN AT 1' INTERVAL.

### GENERAL NOTES:

- DOMESTIC WATER: LOS ANGELES COUNTY WATERWORKS
- SANITARY SEWER: SANITATION DISTRICT NO. 14
- ELECTRICITY: SOUTHERN CALIFORNIA EDISON COMPANY
- NATURAL GAS: SOUTHERN CALIFORNIA GAS COMPANY
- TELEPHONE: VERIZON
- CABLE TELEVISION: ADELPHIA
- PROJECT STATISTICS:  
DEVELOPMENT AREA: 28.9 GROSS ACRES  
TOTAL NO. OF PROPOSED LOTS: 118 RESIDENTIAL AND 1 DET. BASIN  
EXISTING ZONING: R-1-7,000  
PROPOSED ZONING: R-1-7,000  
EXISTING LAND USE: VACANT  
PROPOSED LAND USE: FACILITIES AND RESIDENTIAL  
ASSESSOR'S PARCEL NUMBERS: 3150-021-028 AND -029
- OWNER/DEVELOPER: HYPERCUM PROPERTIES  
11950 SAN VICENTE BLVD, SUITE 200  
LOS ANGELES, CA 90049

PREPARED BY: CIVIL DESIGN AND DRAFTING, INC.  
885 PATRIOT DR., UNIT C  
MOORPARK, CA 91301

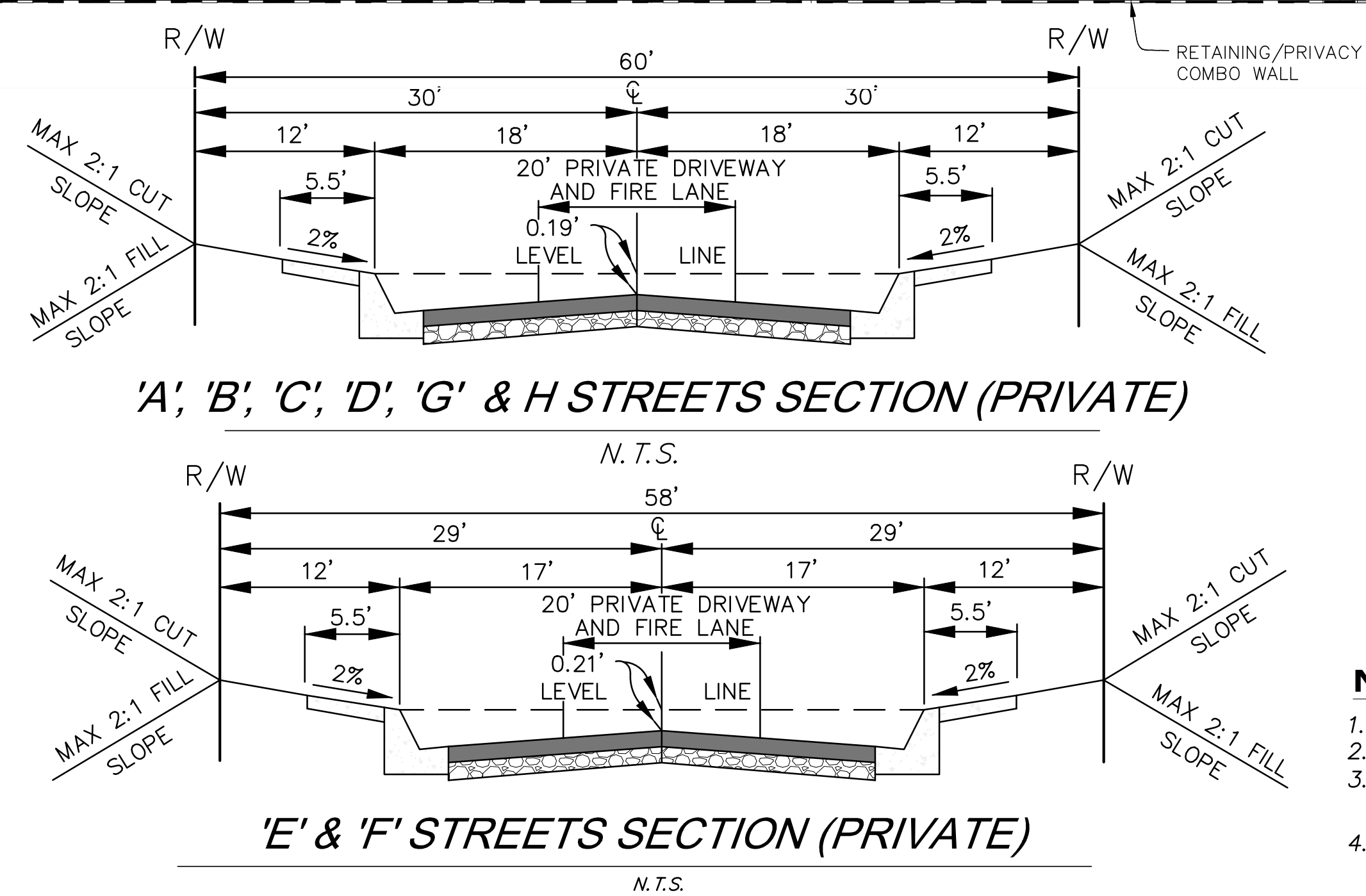
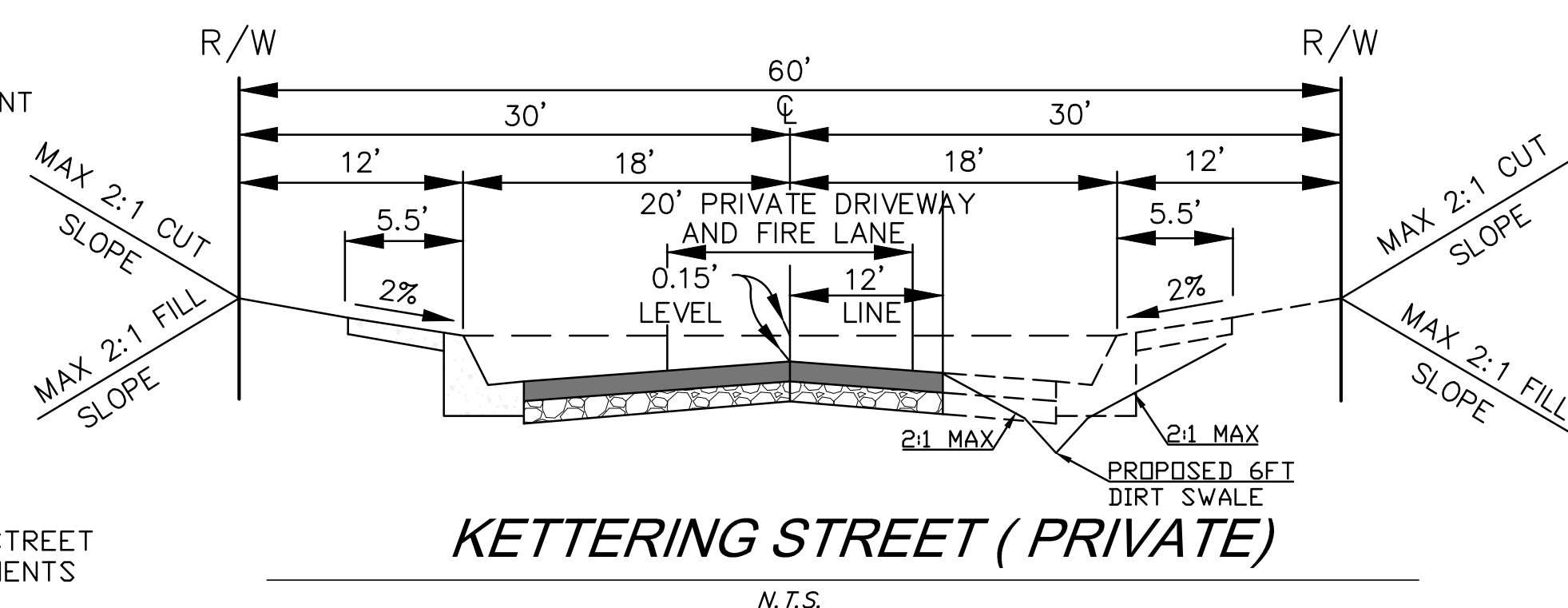
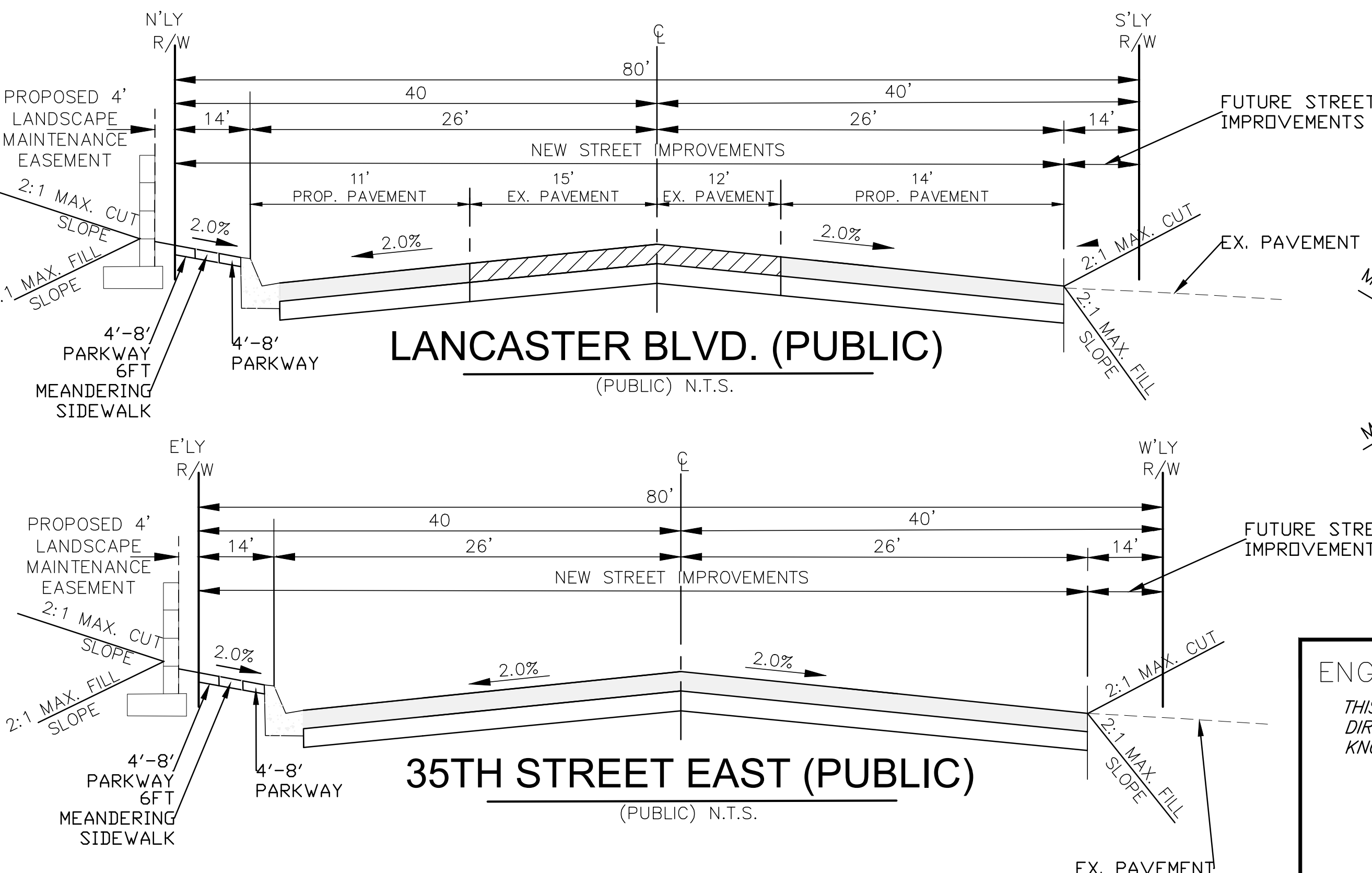
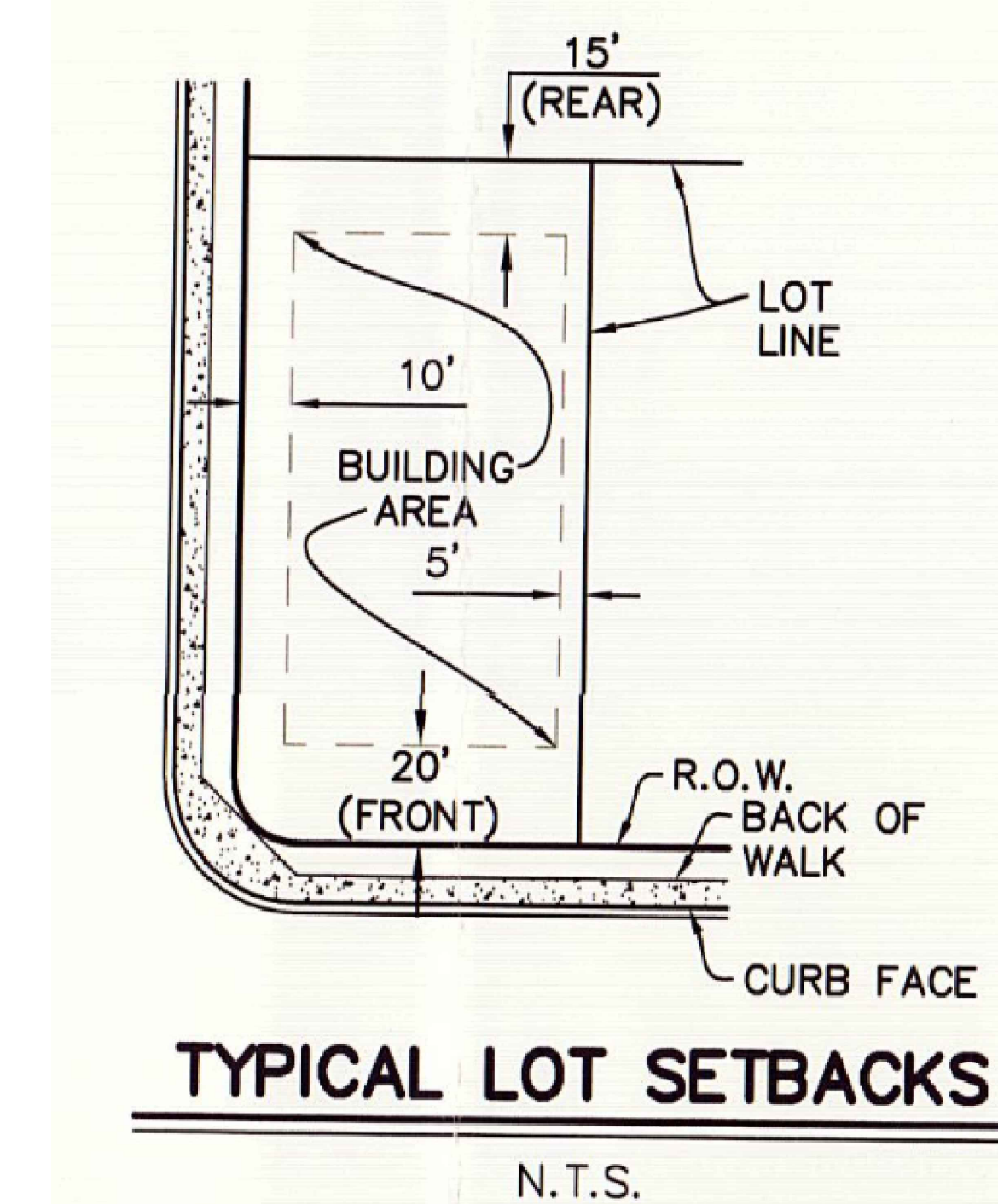
## PRELIMINARY EARTHWORK

CUT: 35,000 C.Y.  
FILL: 35,000 C.Y.  
NET: 0.0 C.Y.

### NOTES

- EXISTING LAND USE: RESIDENTIAL R-7,000.
- PROPOSED LAND USE: RESIDENTIAL (7,000 SQUARE FOOT LOTS).
- ALL CUL-DE-SACS WILL COMPLY WITH THE ENGINEERING DESIGN GUIDELINES. CUL-DE-SACS SHALL BE DESIGNED PER THE CITY STANDARDS
- STORM DRAIN AND SEWER IN PRIVATE STREETS SERVING THIS TRACT MAP SHALL BE PRIVATE

MAP PREPARED BY  
CIVIL DESIGN AND DRAFTING, INC.  
885 PATRIOT DRIVE, UNIT C  
MOORPARK, CA 91302  
805-522-2622



### ENGINEER'S STATEMENT

THIS TENTATIVE MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



### APPROVED BY:

### DRAWING SCALE:

1"=50'

### DRAWN:

STAFF

### DESIGNED:

STAFF

### JOB NUMBER:



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Moorepark, California 91301  
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email: CDD@civildesignanddrafting.com

## CITY OF LANCASTER

### TENTATIVE TRACT MAP 83572

DATE ISSUED:  
02-09-2023

SHEET 1 OF 1 SHEETS