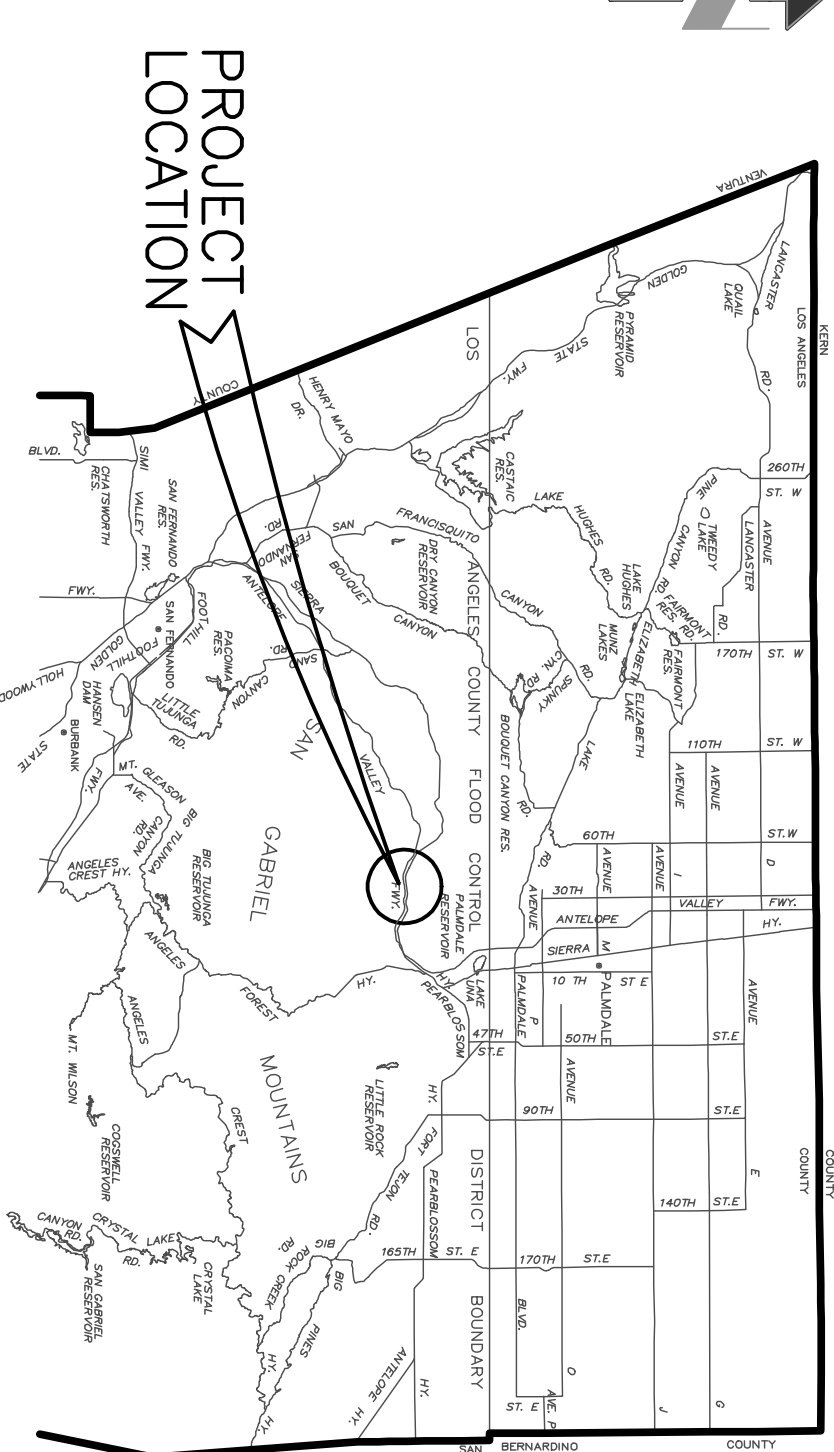


VICINITY MAP
M/S



LOCATION MAP
M/S

PARCEL AREAS

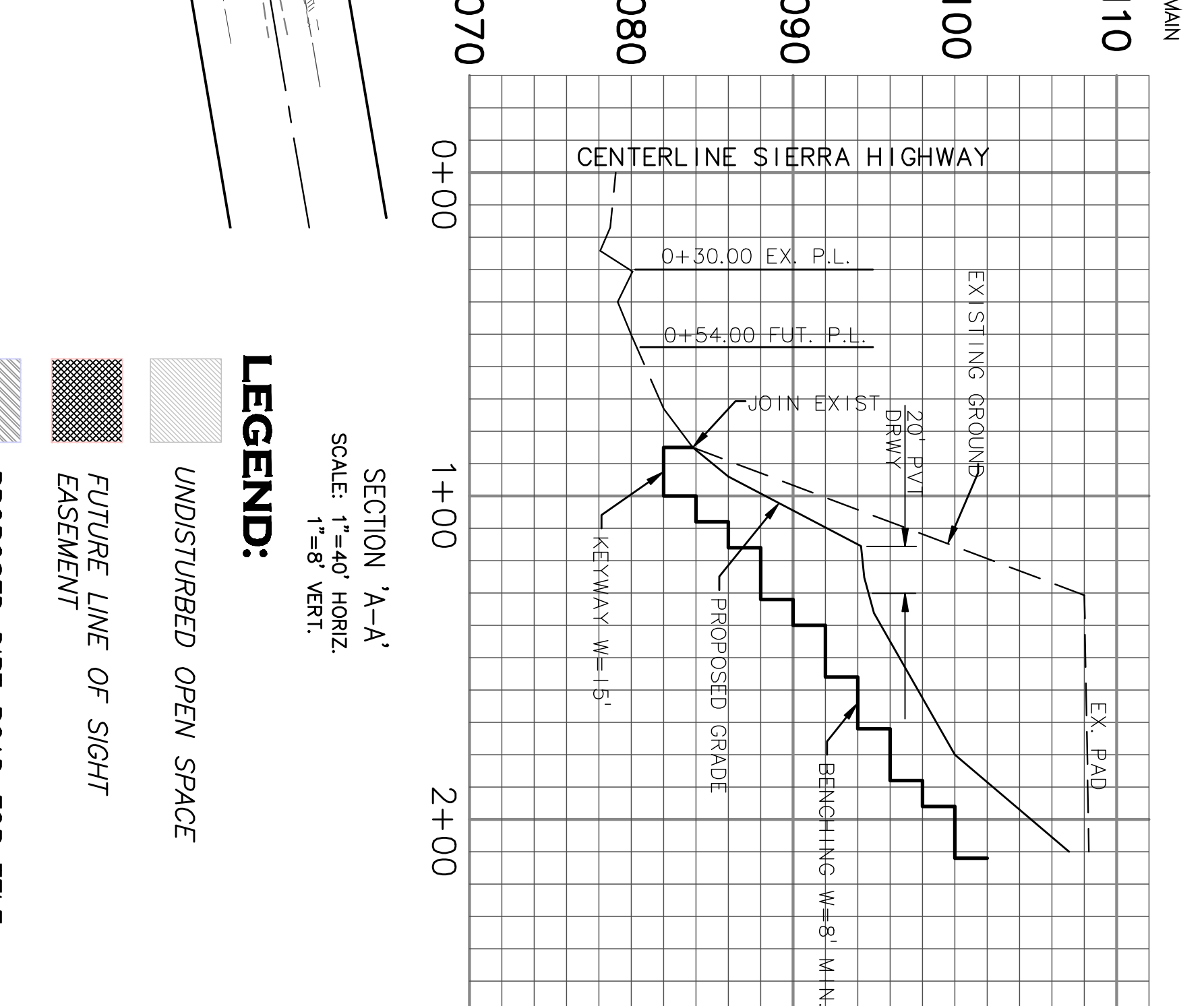
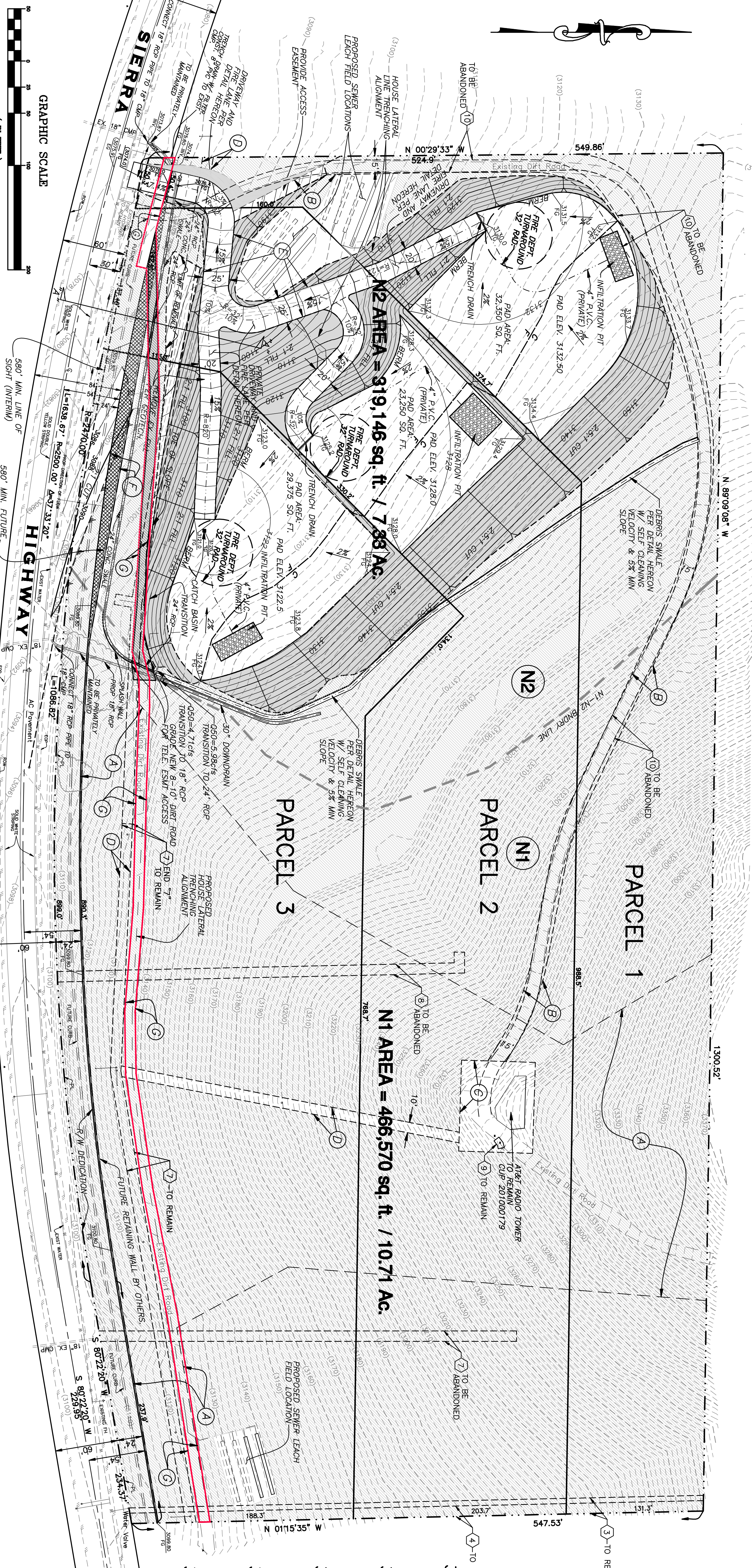
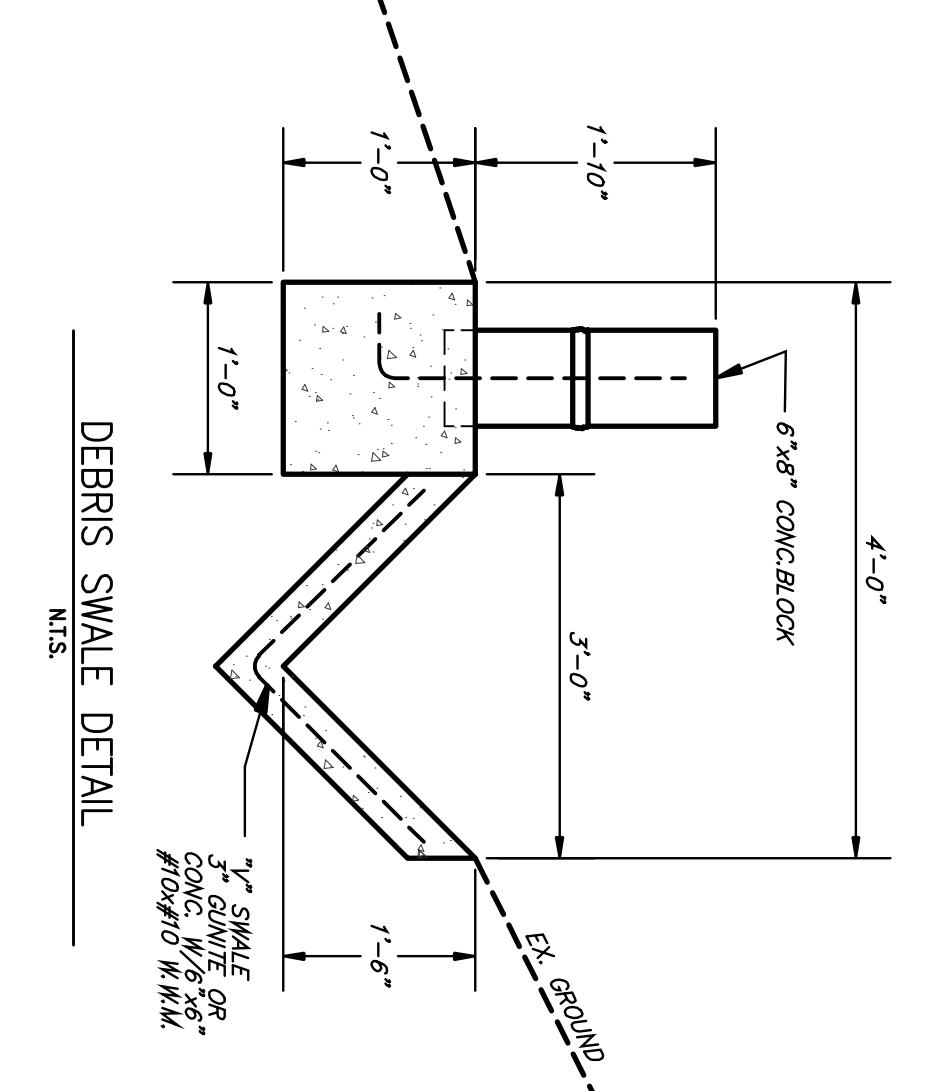
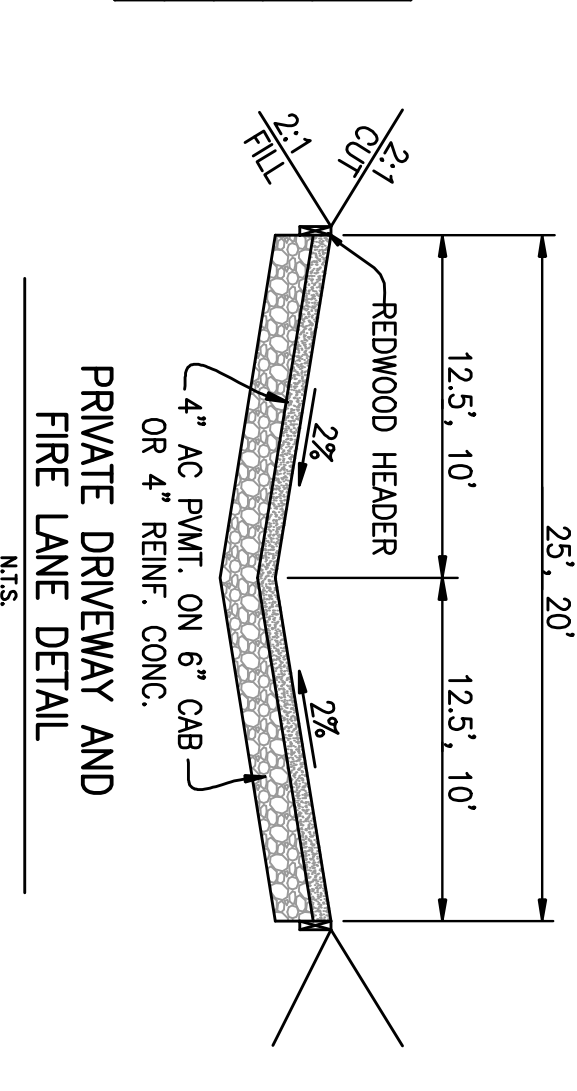
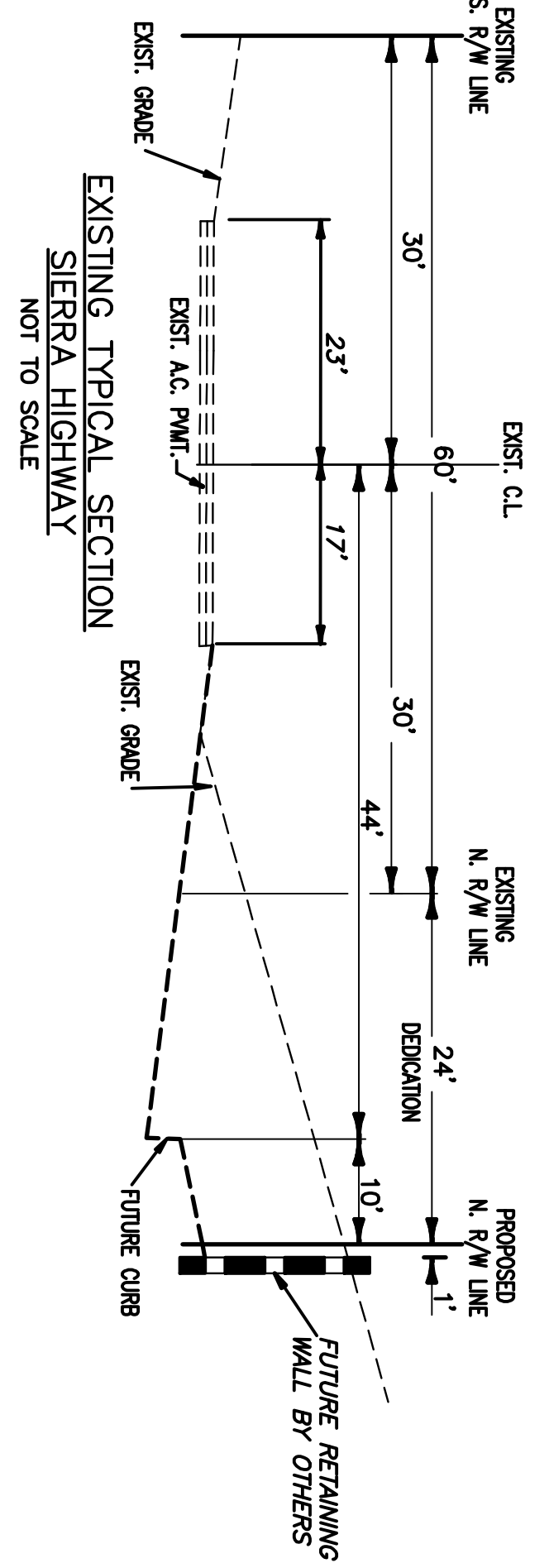
PARCEL #	PARCEL AREA (GROSS)	PARCEL NET AREA
1	3.22 AC.	4.28 AC.
2	5.96 AC.	4.30 AC.
3	6.86 AC.	2.83 AC.
TOTAL	16.04 AC.	11.41 AC.

AREAS SUBTRACTED FOR NET AREAS

PARCEL	R/W DEDICATION	ACCESS EASEMENT	SLOPE EASEMENTS	TOTAL OF NET AREA
1	0.03 AC.	0.03 AC.	0.88 AC.	0.94 AC.
2	0.09 AC.	0.19 AC.	1.38 AC.	1.56 AC.
3	0.82 AC.	3.41 AC.	4.03 AC.	2.83 AC.

OPEN SPACE ANALYSIS

PARCEL	TOTAL GROSS AREA	UNDISTURBED OPEN SPACE	DISTURBED OPEN SPACE	PERCENT OPEN SPACE	PAD/ROADWAY AREA
1	227,383 sq. ft. / (5.22 AC.)	164,900 sq. ft. / (3.78 AC.)	25,683 sq. ft. / (0.59 AC.)	73%	36,800 sq. ft. / (0.84 AC.)
2	239,617 sq. ft. / (5.46 AC.)	191,050 sq. ft. / (4.39 AC.)	35,167 sq. ft. / (0.80 AC.)	79%	33,400 sq. ft. / (0.76 AC.)
3	298,821 sq. ft. / (6.86 AC.)	230,380 sq. ft. / (5.29 AC.)	36,941 sq. ft. / (0.84 AC.)	78%	31,500 sq. ft. / (0.73 AC.)
TOTAL	765,821 sq. ft. / (17.54 AC.)	586,330 sq. ft. / (13.46 AC.)	97,791 sq. ft. / (2.24 AC.)	75%	101,700 sq. ft. / (2.33 AC.)



GRAPHIC SCALE
1 IN. = 50 FT.

BENCH MARK:
UL 1536 3,084.840
PALMDALE 940,259
(2010)

LEGAL DESCRIPTION:
CSM MON 6" UP 0.25M E/O C/L LISTE A/E & 75' N/O C/L SIERRA HWY 161 NW/O MI MKR #25.16 MD (BM201-68 1961 RE 5869) MKR 2' S MON

LEGAL DESCRIPTION:
BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF THE SECTION 12, T12N, R12W, S8M, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT HEREOF.

UTILITY COMPANIES:
SEWER: PRIVATE
STORM DRAIN: LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
WATER: LOS ANGELES COUNTY WATER DISTRICT 37
ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY
GAS: THE GAS COMPANY
TELEPHONE: AT&T

- EXISTING EASEMENTS:**
- ITEM NO. 3 AN EASEMENT FOR WATER PIPELINES AND DRAIN (REMAIN)
 - ITEM NO. 4 AN EASEMENT FOR ELECTRICAL AND COMMUNICATION CABLES AND 75' N/O C/L SIERRA HWY 161 NW/O MI MKR #25.16 MD (BM201-68 1961 RE 5869) MKR 2' S MON
 - ITEM NO. 7 AN EASEMENT FOR PUBLIC UTILITIES RECORDED NOV 28, 2000 AS INST. NO. 00-18214.5 IN PORTION TO BE ABANDONED AT RECOGNITION. (SEE PLAN)
 - ITEM NO. 8 AN EASEMENT FOR PUBLIC UTILITIES RECORDED JUNE 4, 2001 AS INST. NO. 00-01-0984022 OR (TO BE ABANDONED AT RECOGNITION)
 - ITEM NO. 9 AN EASEMENT FOR PUBLIC UTILITIES RECORDED JUNE 19, 2019 AS INST. NO. 2019081540 OR (TO BE ABANDONED)
 - ITEM NO. 10 AN EASEMENT FOR PUBLIC UTILITIES AND ACCESS PURPOSES RECORDED DECEMBER 13, 2015 AS INST. NO. 2013161988 OR (TO BE ABANDONED)

- NOTES:**
- ALL EX. STORM DRAINS IN PUBLIC RIGHT-OF-WAY TO REMAIN AND BE MAINTAINED BY L.A.C.F.O.D.
 - REPAIR ANY DISPLACED, BROKEN, OR DAMAGED THE PROPERTY FRONTAGE ON SIERRA HWY TO THE SATISFACTION OF PUBLIC WORKS.
- GENERAL INFORMATION**
- OWNER:**
RAYMOND DUVERNAY
PO BOX 6587
LANCASTER, CALIFORNIA 93539
TEL: (661) 645-0088
FAX: (661) 948-9884
- CIVIL ENGINEER:**
CRC ENTERPRISES
27600 BOUQUET CANYON ROAD, SUITE 200
SANTA CLARITA, CA 91350
(661) 297-2336
(661) 297-2331 FAX
- SOILS/GEOTECHNICAL:**
SOUTHWEST GEOTECHNICAL
ATTN.: CONRAD GARRETT
TEL: (661) 222-9544
- EARTH WORK QUANTITY ESTIMATE:**
TOTAL: 18,000 CU. YDS. CUT
20,520 CU. YDS. FILL
5,000 CU. YDS. CUT
6,500 CU. YDS. FILL
PARCEL 2:
6,700 CU. YDS. CUT
7,100 CU. YDS. FILL
5,400 CU. YDS. CUT
6,900 CU. YDS. FILL

PROPOSED EASEMENTS:

- VARIABLE WIDTH EASEMENT TO THE COUNTY OF LOS ANGELES FOR SLOPE AND ROAD CONSTRUCTION PURPOSES.
- VAR. WIDTH ACCESS EASEMENT TO AT&T.
- EASEMENT TO AT&T FOR RADIO TOWER AND 6000 SQ. FT. AREA.
- 10' WIDE EASEMENT TO AT&T FOR POWER POLES AND OVERHEAD POWER LINES, PORTIONS OF POWER LINES TO BE PLACED UNDERGROUND.
- VAR. WIDTH ACCESS EASEMENT.
- VAR. WIDTH FUTURE LINE OF SIGHT EASEMENT.
- 10' WIDE MULTI-USE EASEMENT FOR PUBLIC TRAIL PURPOSES TO THE COUNTY OF LOS ANGELES.

PROPOSED PUBLIC TRAIL EASEMENT DEDICATION EXHIBIT TENTATIVE PARCEL MAP NO. 071006

CUP NO. 2011-00056

PLANS PREPARED UNDER THE DIRECTION OF:
RON KOESTER, L.S. 9330
DATE: 14 MAY 2024

LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE	REVISIONS