

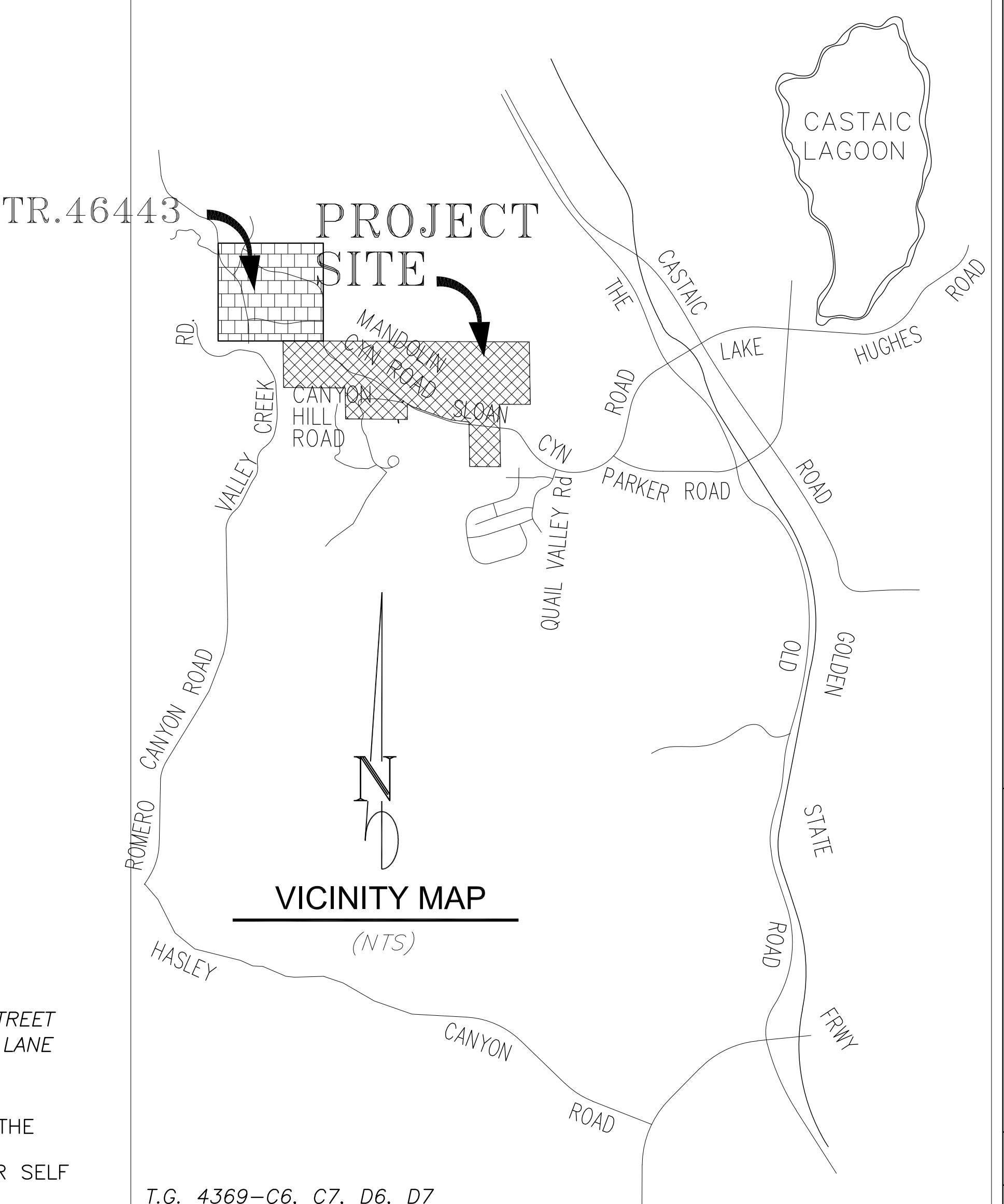
LOT AREA SUMMARY

Table with 10 columns: LOT NO., NET AREA FT², GROSS AREA SQ. FT., TYPE, LOT FRONTAGE (FT). Rows 1-45 listing individual lots and their details.

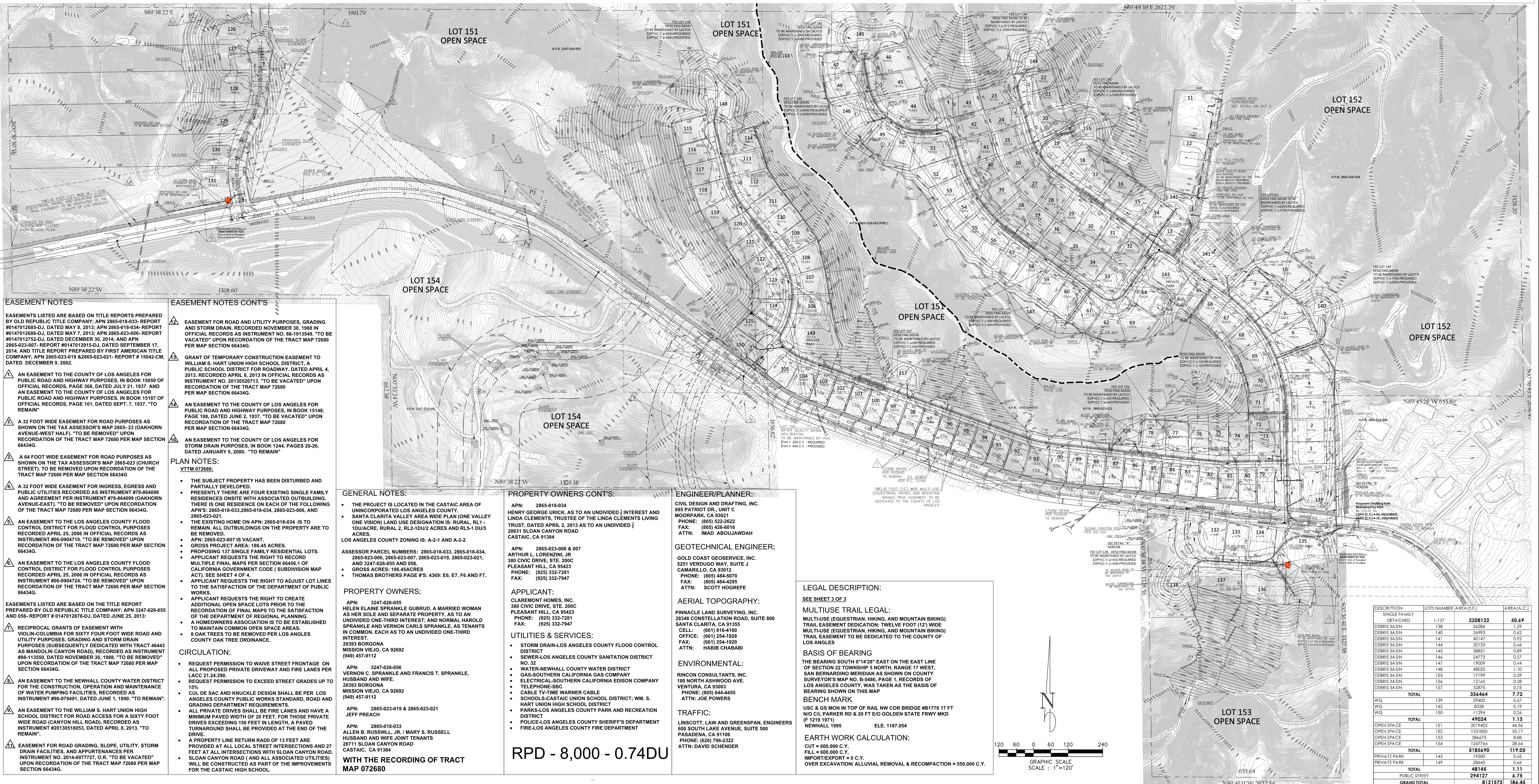
Table with 10 columns: LOT NO., NET AREA FT², GROSS AREA SQ. FT., TYPE, LOT FRONTAGE (FT). Rows 46-157 listing individual lots and their details.

MAJOR LAND DIVISION VESTING TENTATIVE TRACT NO. 072680 LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

JULY 2019



** APPLICANT HEREBY REQUESTS TO HAVE THE REQUIRED STREET FRONTAGE WAIVED FOR THE PRIVATE DRIVEWAY AND FIRE LANE
NOTE
1. GROSS LOT SQ. FT. EXTENDED TO THE CENTER LINE OF THE PRIVATE DRIVEWAY AND FIRE LANE.
2. ALL SWALES SHOULD HAVE A MINIMUM OF 5% SLOPE FOR SELF-CLEANING VELOCITY.



EASEMENT NOTES
EASEMENTS LISTED ARE BASED ON TITLE REPORTS PREPARED BY OLD REPUBLIC TITLE COMPANY...
EASEMENT NOTES CONT'S
EASEMENT FOR ROAD AND UTILITY PURPOSES, GRADING AND STORM DRAIN...
PLAN NOTES:
VTTM 072680:
THE SUBJECT PROPERTY HAS BEEN DISTURBED AND PARTIALLY DEVELOPED...

GENERAL NOTES:
THE PROJECT IS LOCATED IN THE CASTAIC AREA OF UNINCORPORATED LOS ANGELES COUNTY...
PROPERTY OWNERS' CONTACTS:
APN: 2865-018-034
HENRY GEORGE URUAK, AS TO AN UNDIVIDED INTEREST AND LINDA CLEMENTS, TRUSTEE OF THE LINDA CLEMENTS LIVING TRUST...
ENGINEER/PLANNER:
CIVIL DESIGN AND DRAFTING, INC.
885 PATRIOT DR., UNIT C
MOORPARK, CA 93021

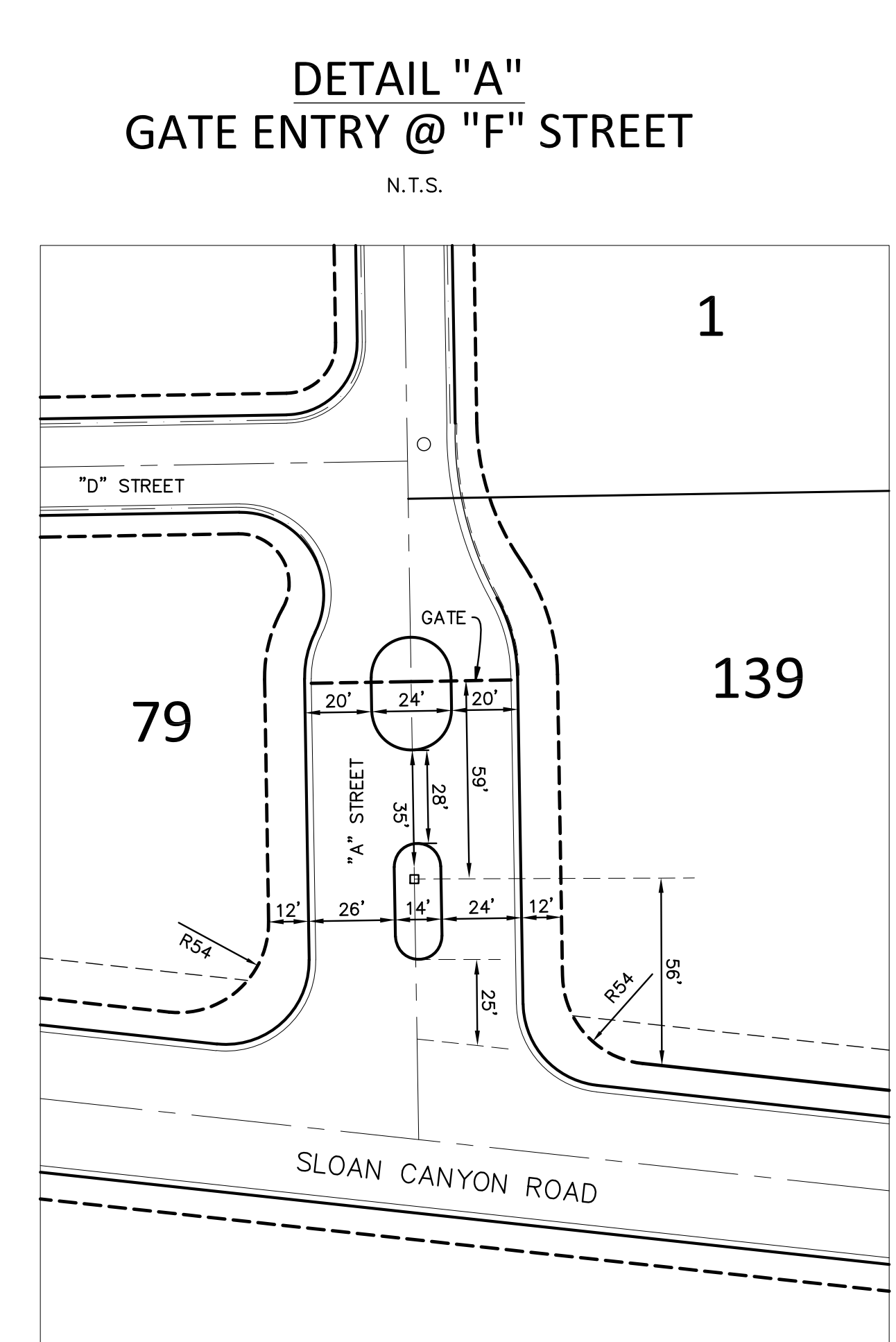
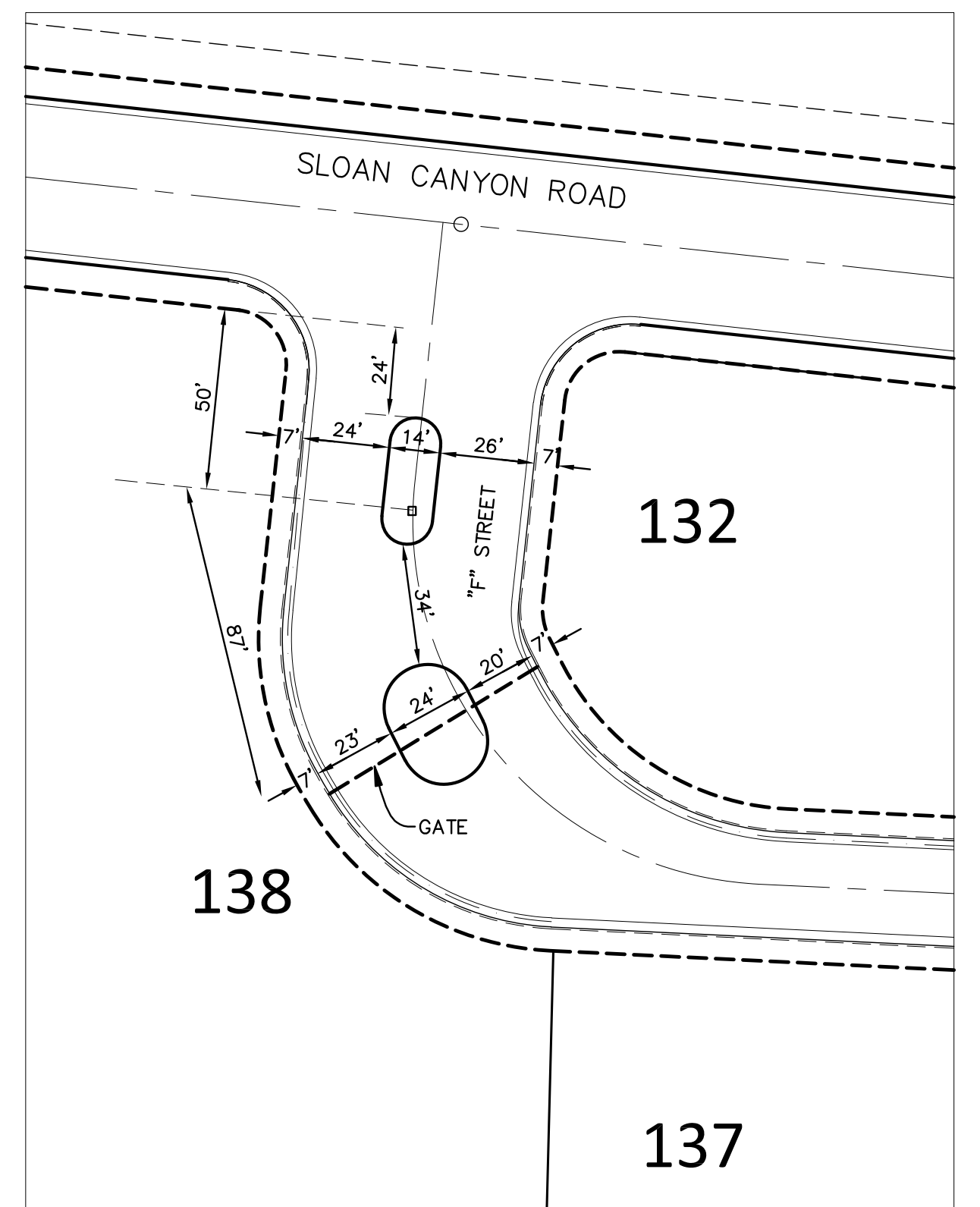
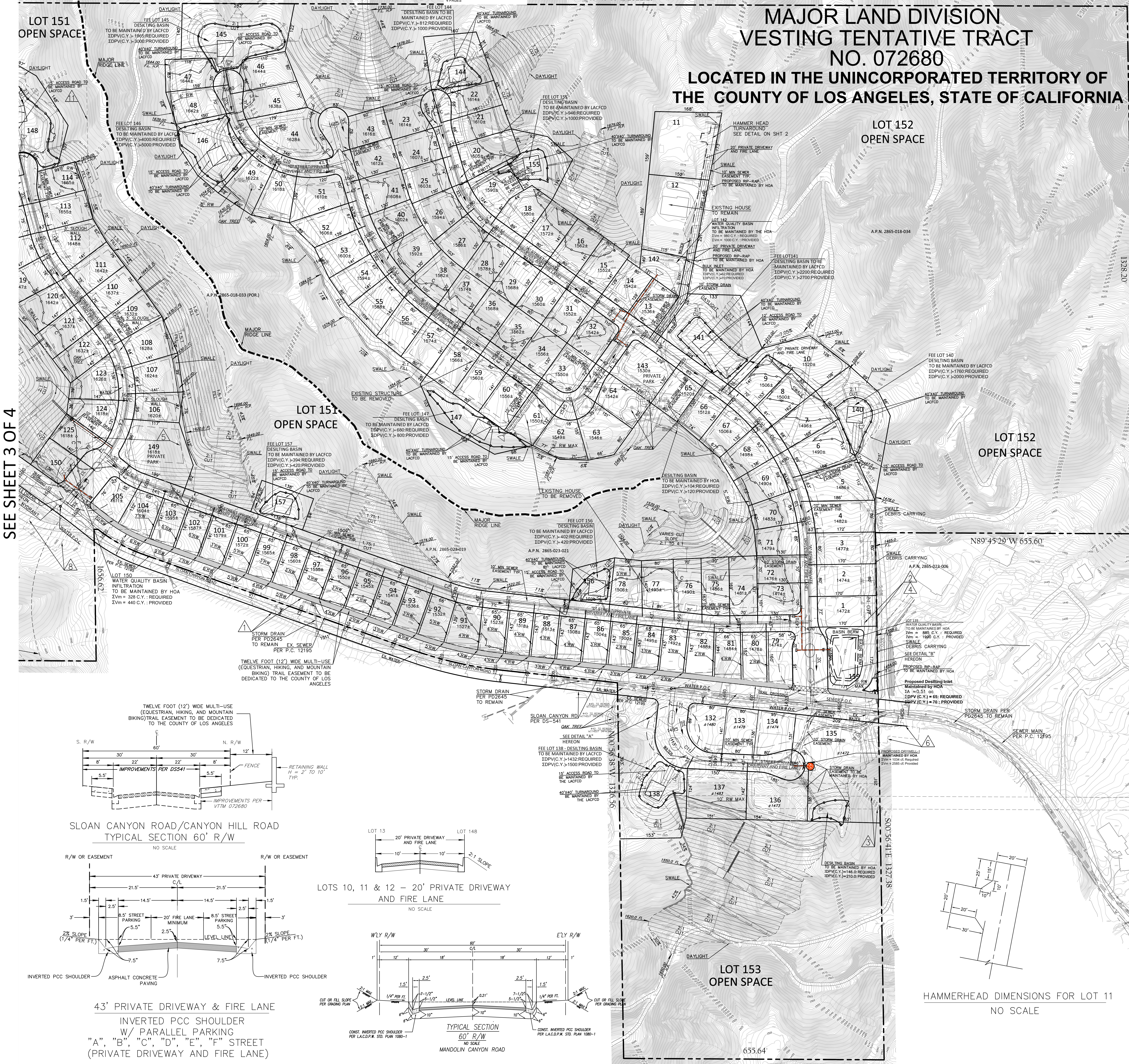
GENERAL NOTES (cont.):
APN: 2865-023-006 & 007
ARTHUR L. LORENZINI, JR.
380 CIVIC DRIVE, STE. 200C
PLEASANT HILL, CA 94643
PROPERTY OWNERS:
APN: 3247-026-055
HELEN ELAINE SPRANKLE GUBRUD, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY...
APPLICANT:
CLAREMONT HOMES, INC.
380 CIVIC DRIVE, STE. 200C
PLEASANT HILL, CA 94643

GENERAL NOTES (cont.):
APN: 2865-018-033, 2865-018-034, 2865-023-006, 2865-023-007, 2865-023-019, 2865-023-021, AND 3247-026-055 AND 056.
GROSS ACRES: 186.846828
THOMAS BROTHERS PAGE #S: 4369, E6, E7, F6 AND F7.
PROPERTY OWNERS:
APN: 3247-026-055
HELEN ELAINE SPRANKLE GUBRUD, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY...
APPLICANT:
CLAREMONT HOMES, INC.
380 CIVIC DRIVE, STE. 200C
PLEASANT HILL, CA 94643

Table with 4 columns: DESCRIPTION, LOTS NUMBER [AREA (S.F.)], AREA (A.C.), AREA (A.C.). Summary table for lot areas and descriptions.

Vertical sidebar containing: REVISION BLOCK, PLAN CITY, CHIR, ENGR, APPR, DATE, DESIGN DRAFTING INC., VESTING TRACT NO. 72680, SHEET 1 OF 4, SCALE: AS SHOWN.

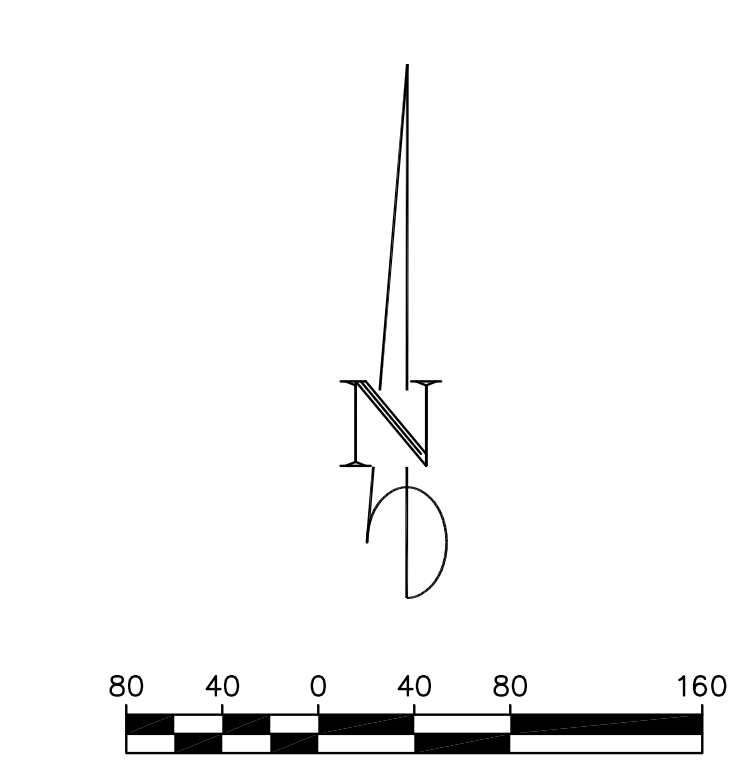
MAJOR LAND DIVISION VESTING TENTATIVE TRACT NO. 072680 LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



DETAIL "B"
GATE ENTRY @ "A" STREET
N.T.S.

CENTER LINE CURVE DATA

| CURVE | DELTA | RADIUS | LENGTH | TANGENT |
|-------|------------|---------|---------|---------|
| C1 | 107°08'42" | 509.00' | 63.47' | 31.78' |
| C2 | 13°21'09" | 409.00' | 95.32' | 47.87' |
| C3 | 19°14'41" | 150.00' | 50.38' | 25.43' |
| C4 | 153°28'48" | 500.00' | 466.11' | 251.73' |
| C5 | 38°05'35" | 250.00' | 166.21' | 86.31' |
| C6 | 90°00'00" | 58.00' | 91.11' | 58.00' |
| C7 | 38°05'35" | 510.00' | 339.07' | 176.07' |
| C8 | 184°22'24" | 200.00' | 339.42' | 215.86' |
| C9 | 93°27'09" | 100.00' | 163.11' | 106.22' |



SEE SHEET 3 OF 4

UNDERGROUND SERVICE ALERT
CALL TOLL FREE
1-800-422-4133

| PLAN CITY | ENGR | APPR | DATE |
|-----------|------|------|------|
| | | | |

REVISION BLOCK

| REV. NO. | APPR. DATE | REVISION DESCRIPTION |
|----------|------------|----------------------|
| | | |

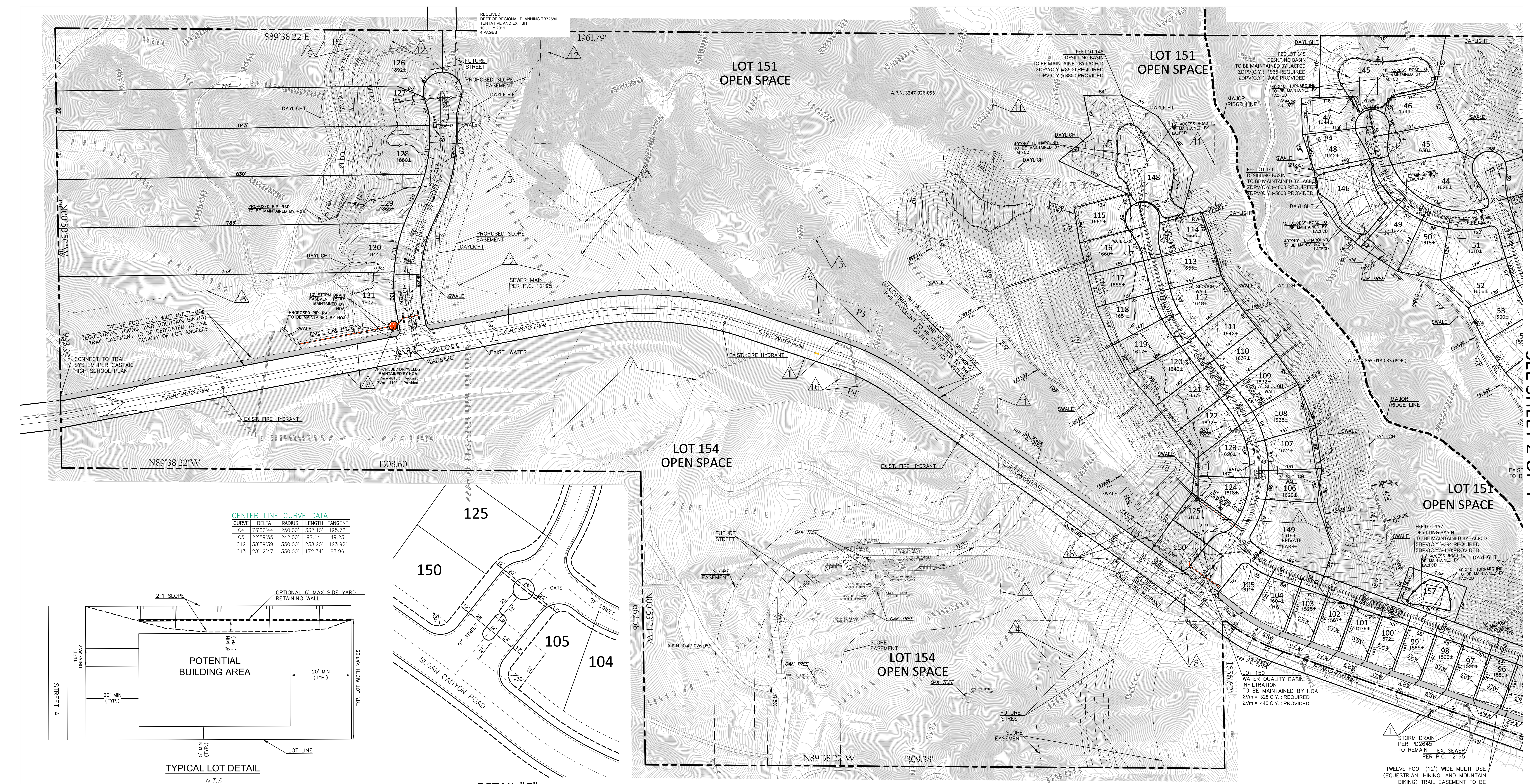
DESIGNED BY: [Signature]
CHECKED BY: [Signature]
DATE: [Date]

VESTING TRACT NO. 72680
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT
NO. 072680
SLOAN CANYON

SCALE: AS NOTED

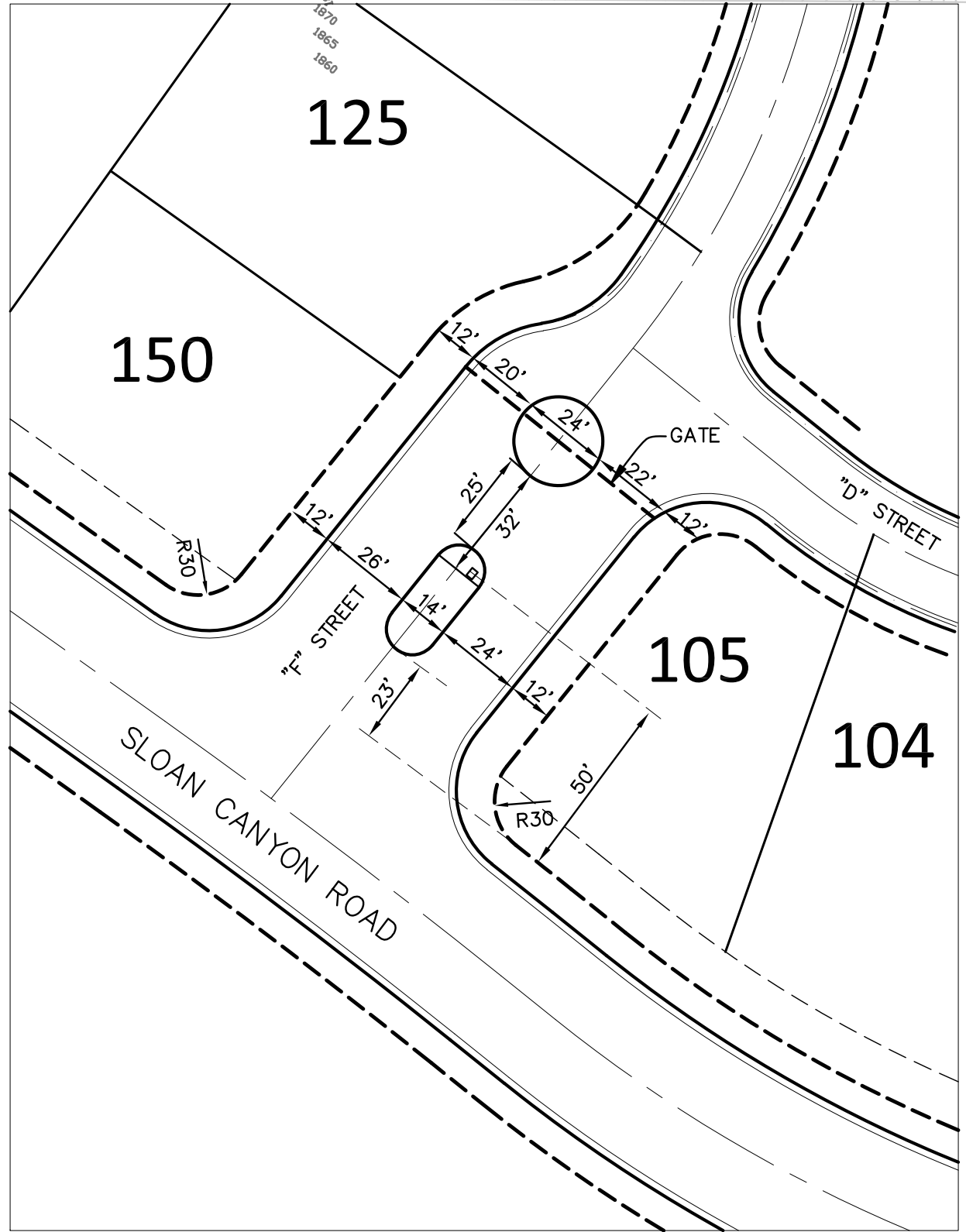
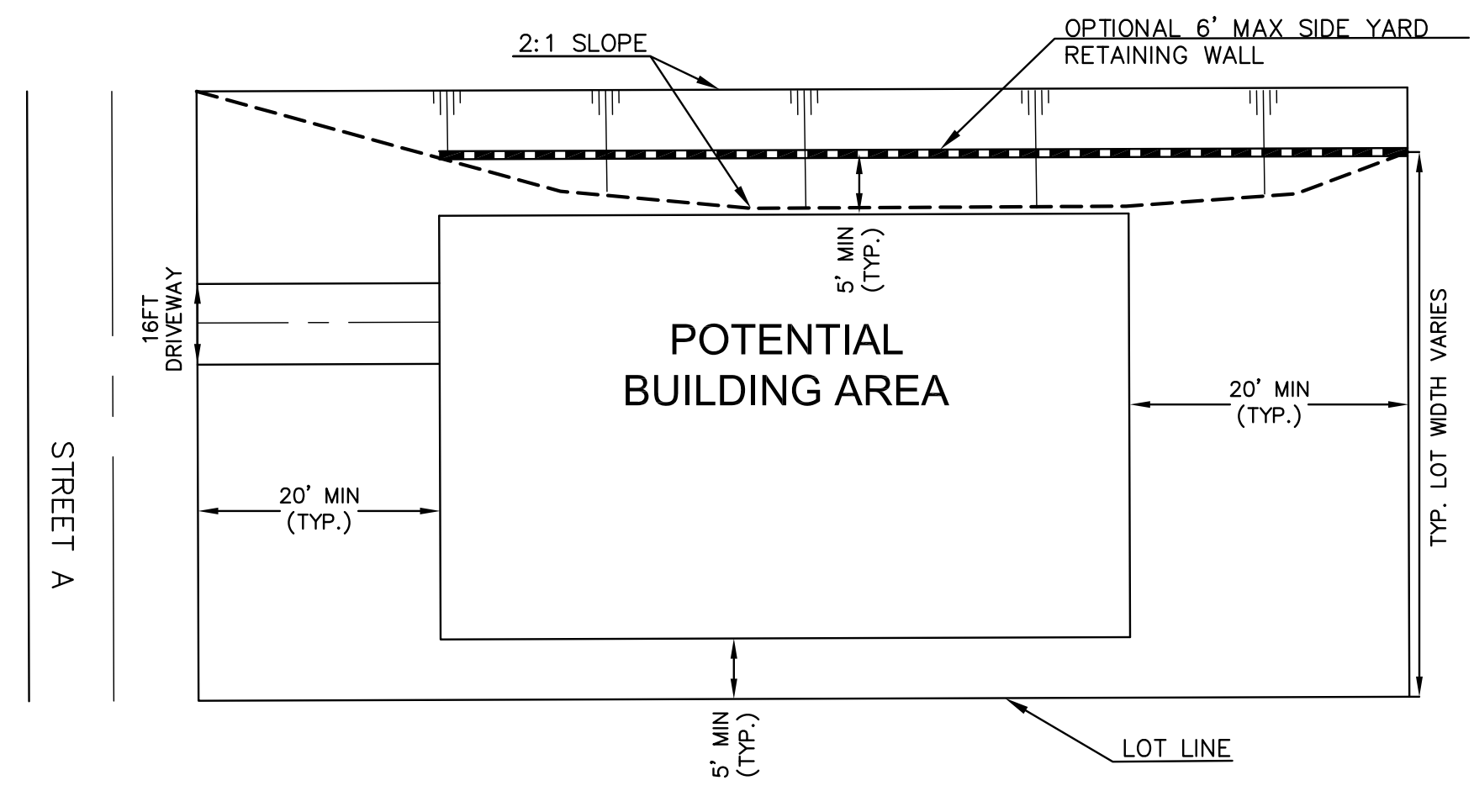
SHEET 2 OF 4

DATE: 07-10-2019



CENTER LINE CURVE DATA

| CURVE | DELTA | RADIUS | LENGTH | TANGENT |
|-------|-----------|---------|---------|---------|
| C4 | 76°06'44" | 250.00' | 332.10' | 195.72' |
| C5 | 22°59'55" | 242.00' | 97.14' | 49.23' |
| C12 | 38°59'39" | 350.00' | 238.20' | 123.92' |
| C13 | 28°12'47" | 350.00' | 172.34' | 87.96' |



LEGAL DESCRIPTION:

Legal Description
The land referred to is situated in the unincorporated area of the County of Los Angeles, State of California, and is described as follows:
The Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 5 North, Range 17 West, San Bernardino Base and Meridian, according to the Official Plat of said land filed in the District Land Office on July 17, 1880.
APN: 2865-023-007

Legal Description
The land referred to is situated in the County of Los Angeles, City of Castaic, State of California, and is described as follows:
PARCEL 1:
The West half of the West half of the North half of the Northwest quarter of Section 26, Township 5 North, Range 17 West, San Bernardino Meridian, 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 North half of the Northwest quarter of Section 26, Township 5 North, Range 17 West, San Bernardino Meridian, in the County of Los Angeles, State of California, according to the Official Plat of said land.
APN: 2865-018-033

Legal Description
The land referred to is situated in the unincorporated area of the County of Los Angeles, State of California, and is described as follows:
PARCEL ONE:
The North 3/8ths of the Northeast quarter of Section 27, in Township 5 North, Range 17 West, San Bernardino Meridian, in the County of Los Angeles, State of California, according to the Official Plat of said land filed in the District Land Office on September 26, 1880.
APN: 3247-026-055

PARCEL TWO:
The South 2/8ths of the North 5/8ths of the East 1/2 of the Northeast quarter of Section 27, in Township 5 North, Range 17 West, San Bernardino Meridian, in the County of Los Angeles, State of California, according to the Official Plat of said land in the District Land Office on September 26, 1880.
APN: 3247-026-056

Legal Description
The land referred to is situated in the unincorporated area of the County of Los Angeles, State of California, and is described as follows:
The East half of the North half of the Northwest quarter of Section 26, Township 5 North, Range 17 West, San Bernardino Meridian, according to the Official Plat of said land.
This legal made pursuant to that certain Certificate approving a Lot Line Adjustment, Certificate No. 1792 recorded February 9, 1976, as Instrument No. 79-172922 of Official Records.
APN: 2865-018-034

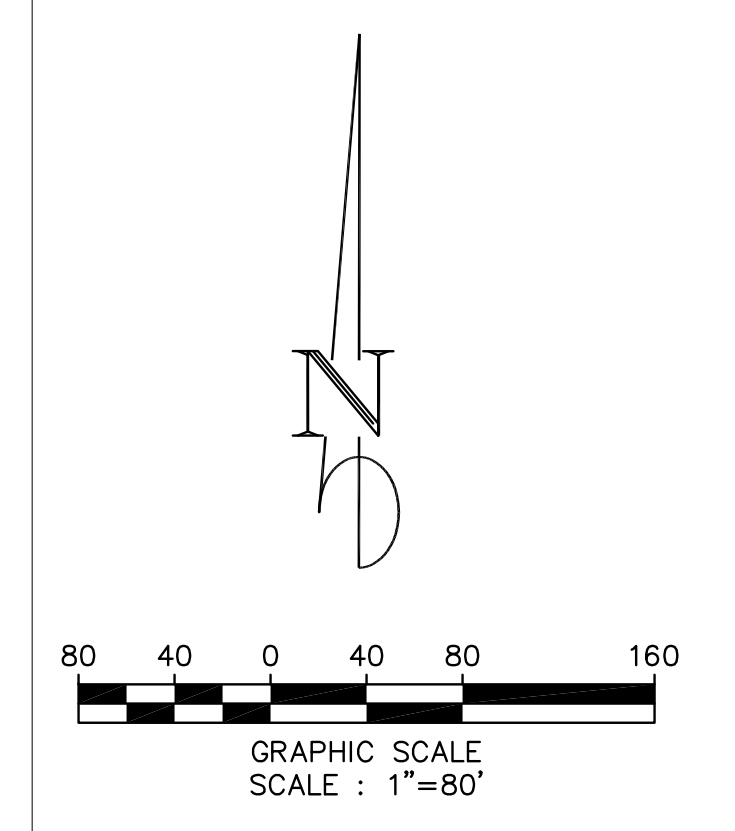
Legal Description
The land referred to in this Report is situated in the unincorporated area of the County of Los Angeles, State of California, and is described as follows:
The Northwest Quarter of the Southeast Quarter of the Northwest Quarter of Section 26, Township 5 North, Range 17 West, San Bernardino Base and Meridian, County of Los Angeles, State of California, according to the Official Plat of said land filed in the District Land Office.
Excepting therefrom 25 percent of all oil, gas, minerals and other hydrocarbon substances in and under said land, but without the right of surface entry or subsurface entry to a depth of 500 feet as reserved by a Deed recorded August 30, 1957, as Document No. 2312.
APN: 2865-023-006

Legal Description
Real property in the unincorporated area of the County of Los Angeles, State of California, described as follows:
PARCEL 1: (APN: 2865-023-019)
THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 17 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE SEPTEMBER 26, 1880, EXCEPT THEREFROM THE EAST HALF OF THE EAST HALF OF SAID SOUTHWEST ONE QUARTER.
ALSO EXCEPT THEREFROM LYING WITHIN THE LAND DESCRIBED IN THE DEED RECORDED DECEMBER 9, 2002 AS INSTRUMENT NO. 02-2991354, OF OFFICIAL RECORDS, IN THE OFFICE OF SAID COUNTY RECORDER.
ALSO EXCEPT THEREFROM AN UNDIVIDED ONE-HALF INTEREST OF ALL OIL, GAS AND MINERAL RIGHTS, WITHOUT THE RIGHT OF ENTRY FOR THE PURPOSE OF EXTRACTING SAME ABOVE 500 FEET BELOW THE SURFACE, AS RESERVED IN DEED RECORDED MARCH 14, 1963 AS INSTRUMENT NO. 335.
PARCEL 2: (APN: 2865-023-021)
THAT PORTION OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF PROPERTY DESCRIBED IN DEED RECORDED AS DOCUMENT NO. 88-188820 ON NOVEMBER 23, 1988 OF OFFICIAL RECORDS, IN THE OFFICE OF THE REGISTRAR-RECORDER OF SAID COUNTY, SAID CORNER BEING ALSO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, THENCE NORTH 89° 55' 00" WEST ALONG THE NORTHERLY LINE OF SAID DEED 329.26 FEET TO THE WESTERLY LINE OF SAID DEED; THENCE SOUTHERLY ALONG SAID WESTERLY LINE SOUTH 00° 09' 46" EAST 926.26 FEET; THENCE SOUTH 86° 00' 00" EAST 158.79 FEET; THENCE NORTH 00° 24' 00" WEST 535.00 FEET TO THE SOUTHERLY LINE OF SLOAN CANYON ROAD, 60 FOOT WIDE PRIVATE STREET; THENCE EASTERLY ALONG SAID SOUTHERLY LINE SOUTH 89° 58' 10" EAST A DISTANCE OF 164.92 FEET TO THE EASTERLY LINE OF SAID DEED; THENCE NORTHERLY ALONG SAID EASTERLY LINE NORTH 00° 24' 00" WEST A DISTANCE OF 438.51 FEET TO THE POINT OF BEGINNING.
EXCEPT PORTION THEREOF LYING WITHIN THE LAND DESCRIBED IN THE DEED RECORDED DECEMBER 9, 2002 AS INSTRUMENT NO. 02-2991354, OF OFFICIAL RECORDS, IN THE OFFICE OF SAID COUNTY RECORDER.
ALSO EXCEPT ONE-HALF OF ALL OIL, GAS AND MINERAL RIGHTS, WITHOUT THE RIGHT OF ENTRY FOR THE PURPOSE OF EXTRACTING SAME ABOVE 500 FEET BELOW THE SURFACE, AS RESERVED IN DEED RECORDED MARCH 14, 1963 AS INSTRUMENT NO. 335.
ALSO EXCEPT 49 PERCENT OF OIL, GAS AND MINERAL RIGHTS BELOW A DEPTH OF 500 FEET,

Order Number: 4809470
Page Number: 9

WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN DEED RECORDED AUGUST 23, 1976 AS INSTRUMENT NO. 133.

Order Number: 4809470
Page Number: 9



**MAJOR LAND DIVISION
VESTING TENTATIVE TRACT
NO. 072680
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA**

SEE SHEET 2 OF 4

REVISION BLOCK

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |

UNDERGROUND SERVICE ALERT
CALL TOLL FREE
1-800-422-4133

DESIGNING ENGINEER
CDD@cdengineering.com
10000 W. SLOAN CANYON
LOS ANGELES, CA 90048
TEL: 310-554-9016

VESTING TRACT NO. 72680
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT
NO. 072680
SLOAN CANYON

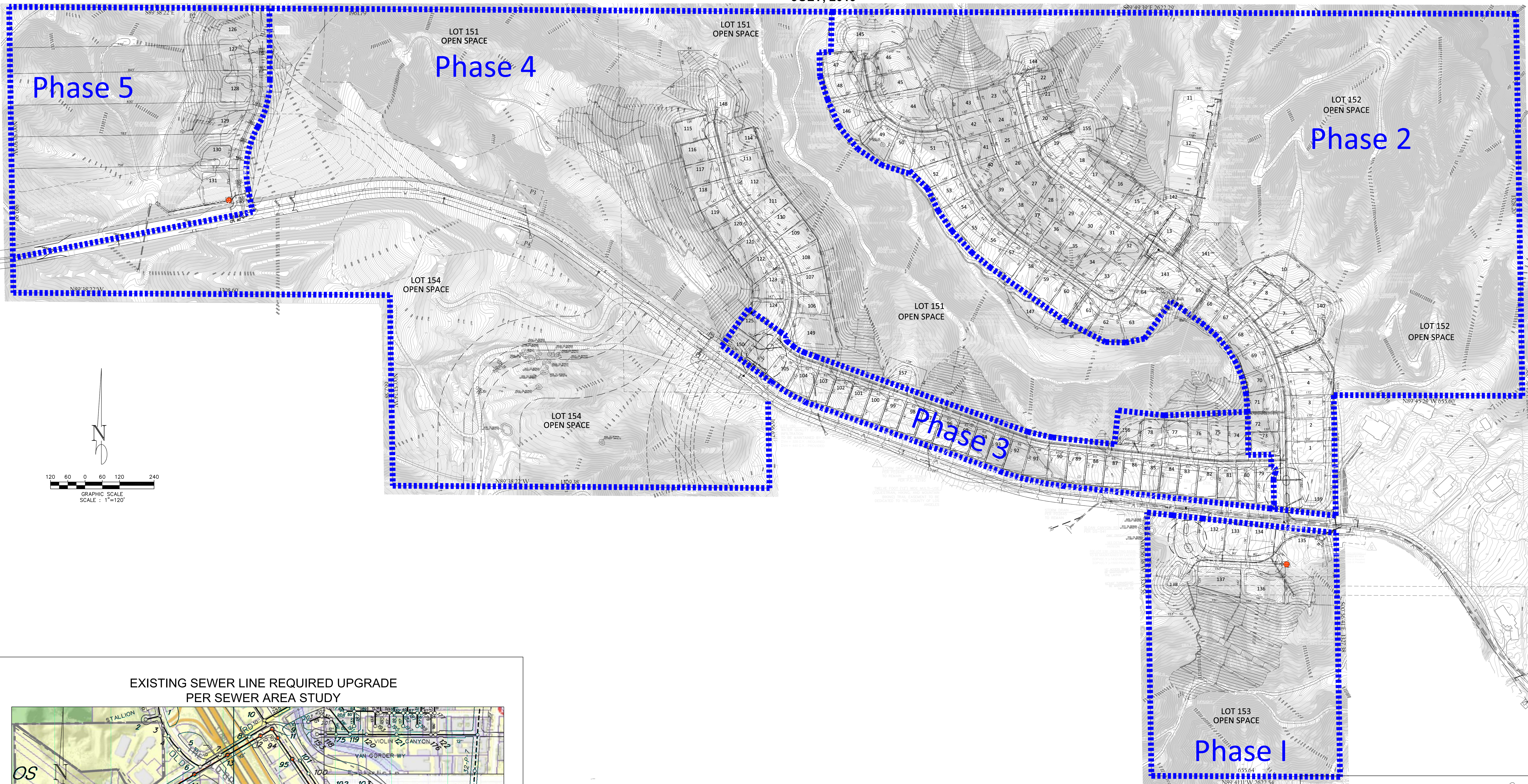
SHEET 3 OF 4
SCALE: AS NOTED

PLOT DATE: 07-10-2019

| PHASE | LOT NUMBERS | TOTAL NUMBER OF LOTS |
|-------|---|----------------------|
| 1 | LOTS 132 TO 138 & LOT 153 | 8 |
| 2 | LOTS 1 TO 73, LOTS 139 TO 147, LOTS 152 & 155 | 84 |
| 3 | LOTS 74 TO 105, 125, 150, 156 & 157 | 36 |
| 4 | LOTS 106 TO 124, 148 & 149, 151 & 154 | 23 |
| 5 | LOTS 126 TO 131 | 6 |
| | | 157 |

RECEIVED
DEPT OF REGIONAL PLANNING TR2680
TENTATIVE AND EXHIBIT
10 JULY 2019
4 PAGES

MAJOR LAND DIVISION
NO. 072680
PHASING MAP
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
JULY, 2019



UNDERGROUND SERVICE ALERT
Call: TOLL FREE
1-800-424-4133

| PLAN | CITY | CHR | ENGR |
|------|------|-----|------|
| APPR | | | |
| DATE | | | |

REVISION BLOCK

| REV# | APPR | DATE | REVISION DESCRIPTION |
|------|------|------|----------------------|
| | | | |

PROFESSIONAL ENGINEER
REGISTERED IN THE STATE OF CALIFORNIA
No. 1199
Exp. 6-30-20

DESIGN DRAFTING INC.
10000 Wilshire Blvd., Suite 1000
Beverly Hills, CA 90210
Tel: 310-206-0616
Fax: 310-206-0616
email: ccd@designdrafting.com
07-10-2019 DATE

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Beverly Hills, CA 90210
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Fax: 310-206-0616
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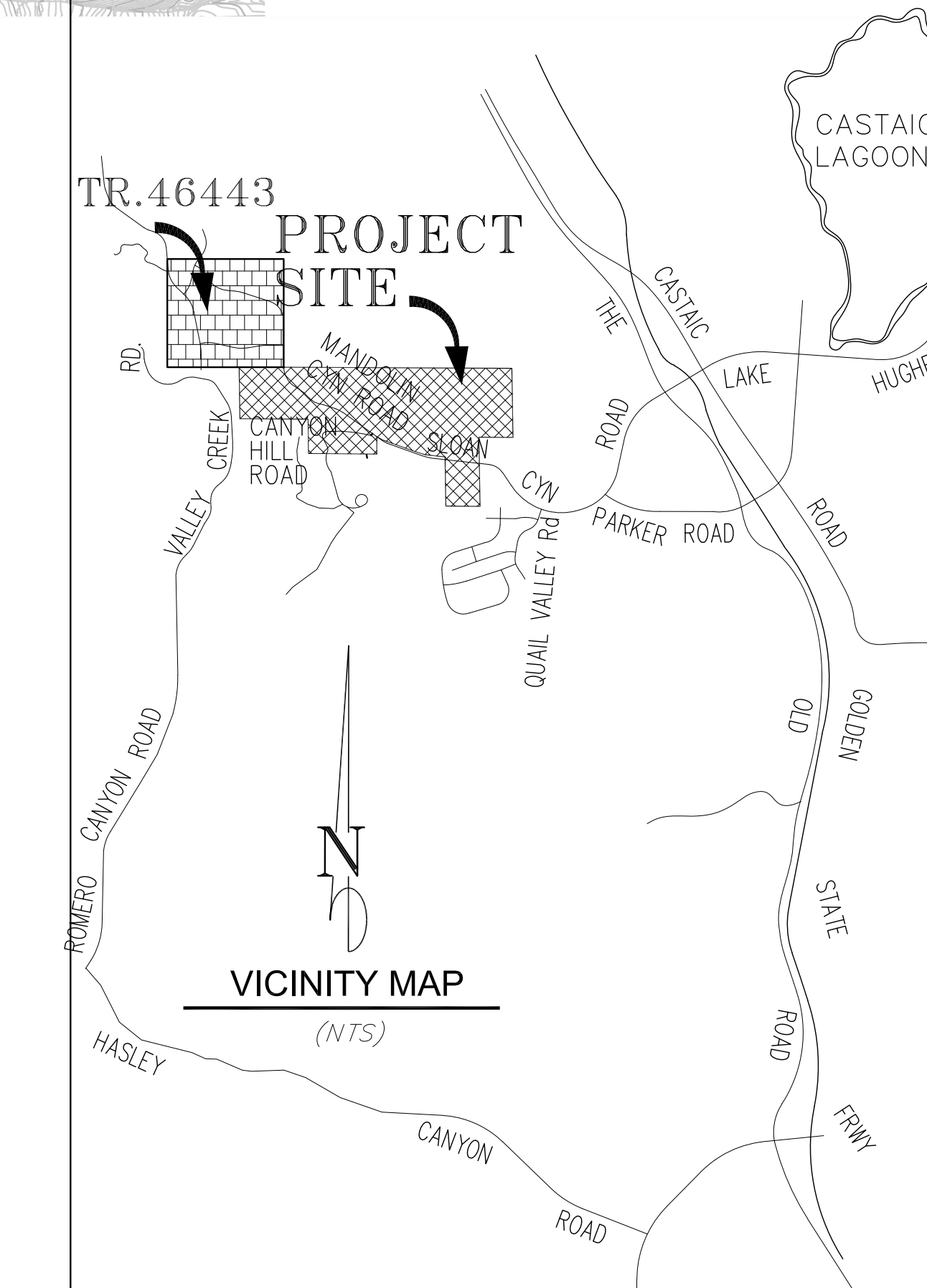
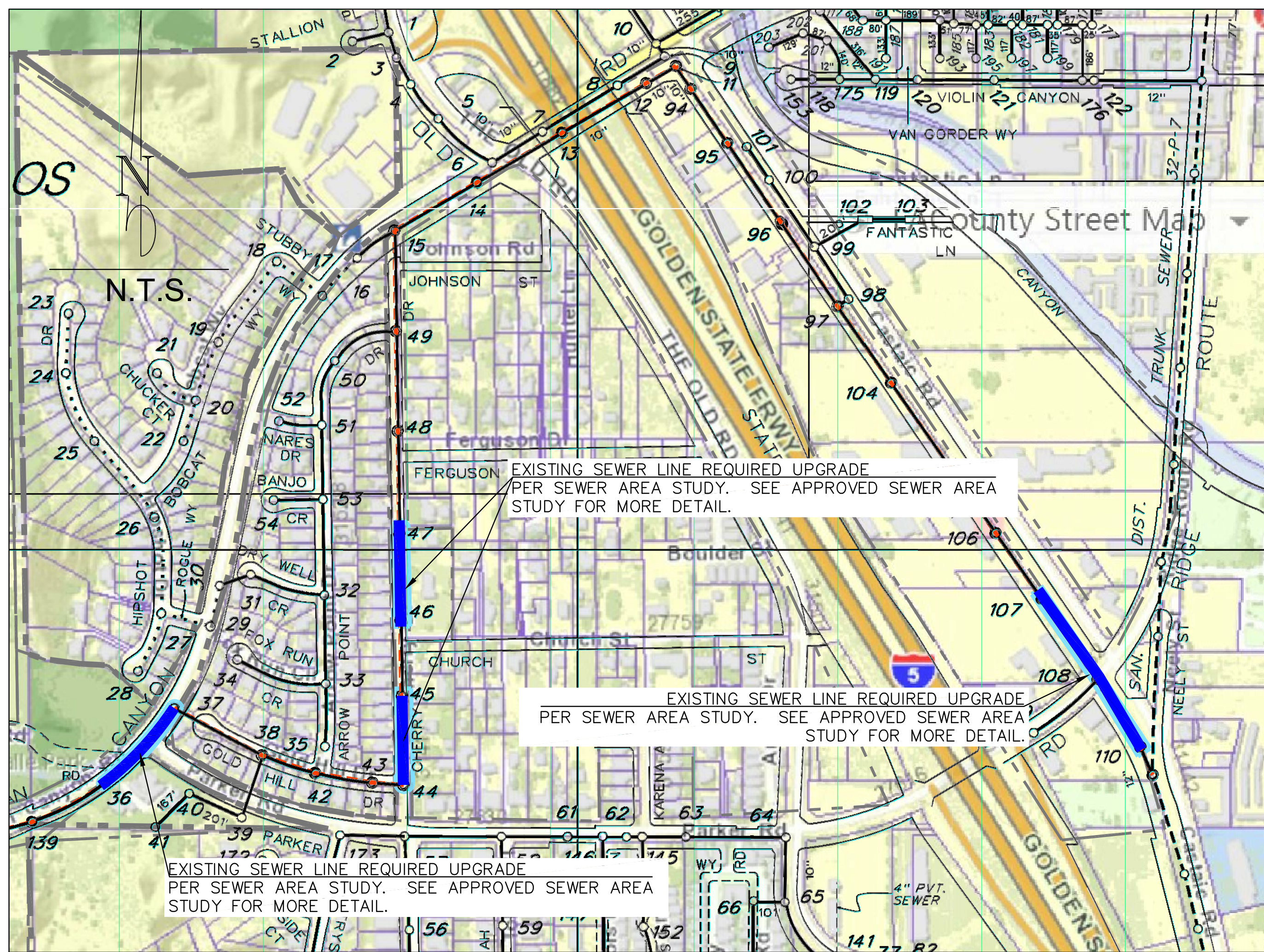
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Fax: 310-206-0616
email: ccd@designdrafting.com
07-10-2019 DATE

EXISTING SEWER LINE REQUIRED UPGRADE
PER SEWER AREA STUDY



PREPARED BY:
VESTING TRACT NO. 72680
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT
NO. 072680 - SLOAN CANYON
PHASING SHEET
SCALE: AS NOTED
SHEET 4 OF 4 SHTS