

LOCATION MAP
N/S

VICINITY MAP
N/S

PARCEL AREAS

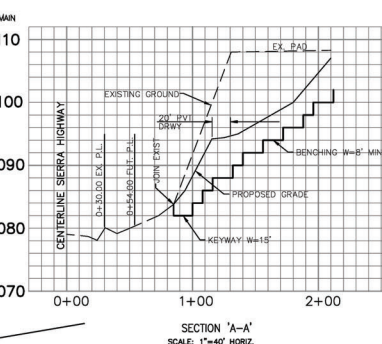
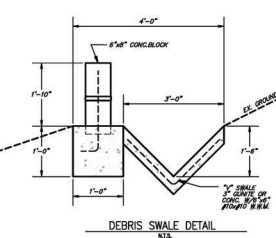
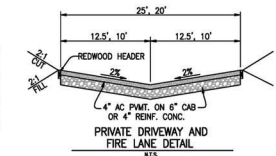
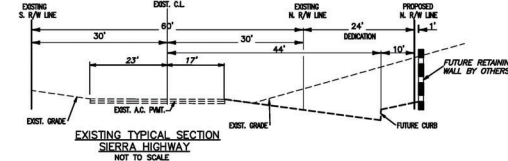
PARCEL #	PARCEL GROSS AREA	PARCEL NET AREA
1	5.22 Ac.	4.28 Ac.
2	5.96 Ac.	4.30 Ac.
3	6.86 Ac.	2.83 Ac.
TOTAL	18.04 Ac.	11.41 Ac.

AREAS SUBTRACTED FOR NET AREAS

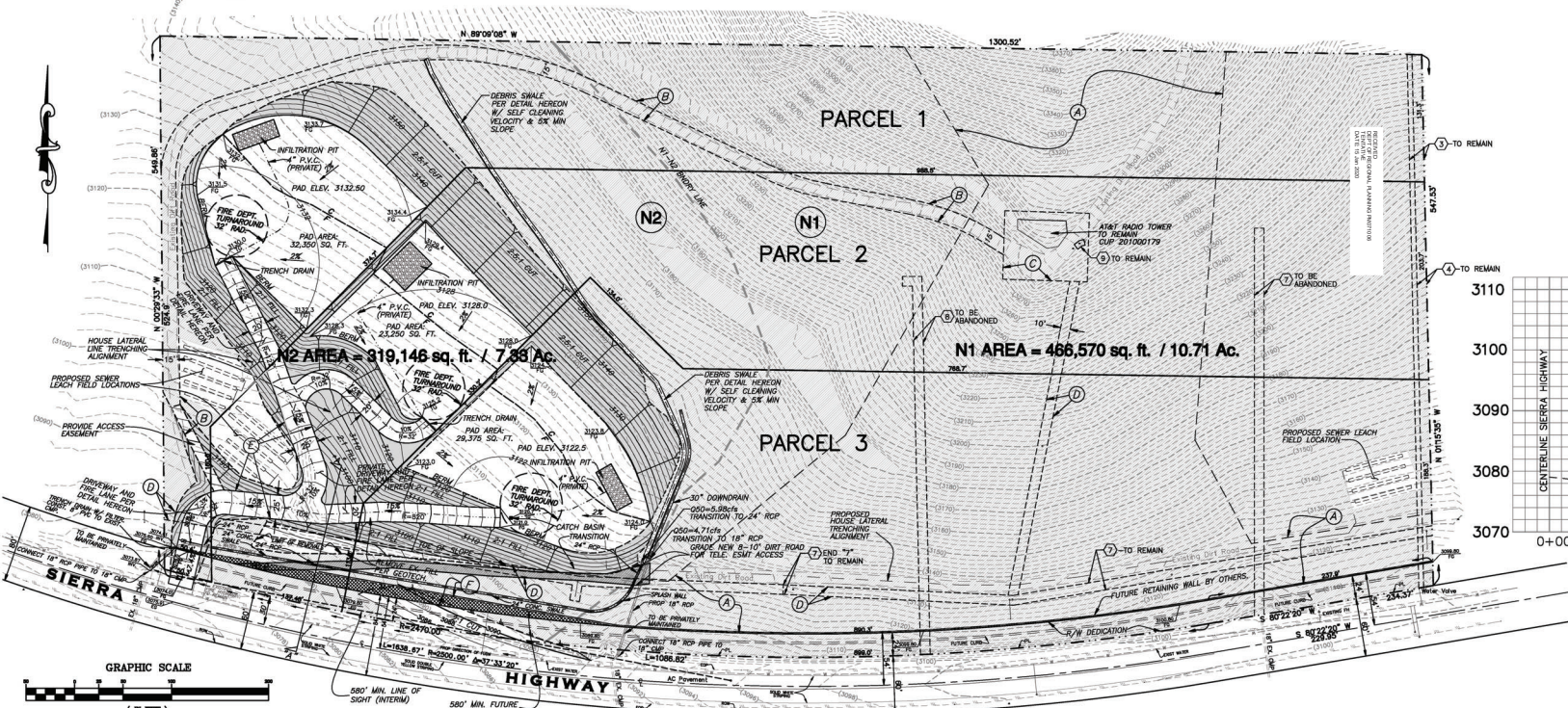
PARCEL	R/W DEDICATION	ACCESS EASEMENT	SLOPE EASEMENTS	TOTAL OF NET AREA	TOTAL PARCEL NET AREA
1	0.03 Ac.	0.03 Ac.	0.88 Ac.	0.94 Ac.	4.28 Ac.
2	0.09 Ac.	0.19 Ac.	1.38 Ac.	1.66 Ac.	4.30 Ac.
3	0.62 Ac.		3.41 Ac.	4.03 Ac.	2.83 Ac.

OPEN SPACE ANALYSIS

PARCEL	TOTAL AREA	UNDISTURBED OPEN SPACE	DISTURBED 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	259,617 sq. ft. / (5.96 Ac.)	191,050 sq. ft. / (4.39 Ac.)	35,167 sq. ft. / (0.80 Ac.)	74%	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	785,621 sq. ft. / (18.04 Ac.)	586,330 sq. ft. / (13.46 Ac.)	97,791 sq. ft. / (2.44 Ac.)	75%	101,700 sq. ft. / (2.33 Ac.)



LEGEND:
 UNDISTURBED OPEN SPACE
 FUTURE LINE OF SIGHT EASEMENT
 PROPOSED DIRT ROAD FOR TELE. AND ACCESS EASEMENT.



BENCH MARK:
 UL 1536 PALMDALE 3,084.840 (2010) 940.259

CSM MON 6" UP 0.25M E/O C/L LISTE AVE. & 75' N/O C/L SIERRA HWY 161' NW/O MI MKR #26.18 MKD (SM201-68 1961 RE 5869) MKR 2' S. MON

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
 CABLE: TIME WARNER CABLE

EXISTING EASEMENTS:
 3 ITEM NO. 3 AN EASEMENT FOR WATER PIPELINES AND DRAIN LINES RECORDED MAY 7, 1968 AS INST. NO. 2845 O.R. (TO REMAIN)
 4 ITEM NO. 4 AN EASEMENT FOR ELECTRICAL AND COMMUNICATION RECORDED JUNE 26, 1970 AS INST. NO. 3976 O.R. (PORTION LESS WITHIN PROPOSED R/W DEDICATION) (TO REMAIN)
 7 ITEM NO. 7 AN EASEMENT FOR PUBLIC UTILITIES RECORDED NOV 28, 2000 AS INST. NO. 00-180214 O.R. (PORTION TO BE ABANDONED AT REDEVELOPMENT. SEE PLAN)
 8 ITEM NO. 8 AN EASEMENT FOR PUBLIC UTILITIES RECORDED JUNE 4, 2001 AS INST. NO. 00-01-086472 O.R. (TO BE ABANDONED AT REDEVELOPMENT)
 9 ITEM NO. 9 AN EASEMENT FOR PUBLIC UTILITIES RECORDED JUNE 19, 2019 AS INST. NO. 2019081640 O.R. (TO REMAIN)

LEGAL DESCRIPTION:
 BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, T8N, R12W, S8M, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

NOTES:
 1. ALL EX. STORM DRAINS IN PUBLIC RIGHT-OF-WAY TO REMAIN AND BE MAINTAINED BY L.A.C.F.C.D.
 2. REPAIR ANY DISPLACED, BROKEN, OR DAMAGED IMPROVEMENTS DURING CONSTRUCTION ALONG 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) 948-5684
 CIVIL ENGINEER: CRC ENTERPRISES 27600 BOULEVARD CANYON ROAD, SUITE 200 SANTA CLARITA, CA 91350 ATTN: RON KOESTER, LS5930 (661) 297-2336 (661) 297-2331 FAX (661) 297-2331
 SOILS/GEOTECHNICAL: ATTN: CONRAD CARRLE TEL: (661) 222-9544
 EARTH WORK QUANTITY ESTIMATE: INTERNAL LINE OF SITE: 18,000 CU. YDS. CUT 200 CU. YDS. CUT 20,020 CU. YDS. FILL 20 CU. YDS. FILL
 PARCEL 1: 6700 CU. YDS. FILL
 PARCEL 2: 6700 CU. YDS. CUT 6700 CU. YDS. FILL
 PARCEL 3: 6400 CU. YDS. CUT 6900 CU. YDS. FILL

LOW IMPACT DEVELOPMENT REQUIREMENTS:
 EACH OF THE 3 PARCELS SHALL INCLUDE DOWNSPOUT ROUTING AND INFILTRATION PIT (DRY WELL).

PROPOSED DEVELOPMENTS:
 CUP NUMBER: 2011-00056
 PROJECT ADDRESS: SIERRA HIGHWAY E/O LISTIE AVENUE ACTON, CALIFORNIA
 A.P.N.: 3057-014-012
 AREA: NET: 10.88 AC. GROSS: 18.04 AC.
 PROPOSED: A-1-1
 THOMAS BOOK MAP: LOS ANGELES COUNTY THOMAS MAP DATED 2004 PAGE 4375 9-6

PROPOSED EASEMENTS:
 A) VARIABLE WIDTH EASEMENT TO THE COUNTY OF LOS ANGELES FOR SLOPE AND ROAD CONSTRUCTION PURPOSES.
 B) 15' AND VARIABLE WIDTH ACCESS EASEMENT TO AT&T.
 C) EASEMENT TO AT&T FOR RADIO TOWER AND APPURTENANCE STRUCTURES. APPROX. AREA: 6000 SQ. FT.
 D) 10' WIDE EASEMENT TO AT&T FOR POWER POLES AND OVERHEAD POWER LINES. PORTIONS OF POWER LINES TO BE PLACED UNDERGROUND.
 E) VAR. WIDTH ACCESS EASEMENT.
 F) VAR. WIDTH FUTURE LINE OF SIGHT EASEMENT.

PLANS PREPARED UNDER THE DIRECTION OF:
 REGISTERED LAND SURVEYOR & REGISTERED CIVIL ENGINEER
 RON KOESTER, LS 5930
 DATE: 16 SEPT 2019

**CUP NO. 2011-00056
 MINOR LAND DIVISION
 TENTATIVE PARCEL MAP NO.
 071006
 LOCATED IN THE UNINCORPORATED TERRITORY
 OF THE COUNTY OF LOS ANGELES
 STATE OF CALIFORNIA**

TENTATIVE PARCEL MAP 071006
 SHEET 1 OF 1 SHEETS
 CRC 29398
 COMMERCIAL SERVICES UNLIMITED, INC.
 P.O. BOX 6587 LANCASTER, CA 93539
 C/L SIERRA HIGHWAY
 PREPARED FOR:
 CRC Enterprises
 27600 Bouquet Canyon Road Suite 200 Santa Clarita CA 91350
 Telephone (661) 297-2336 FAX (661) 297-2331