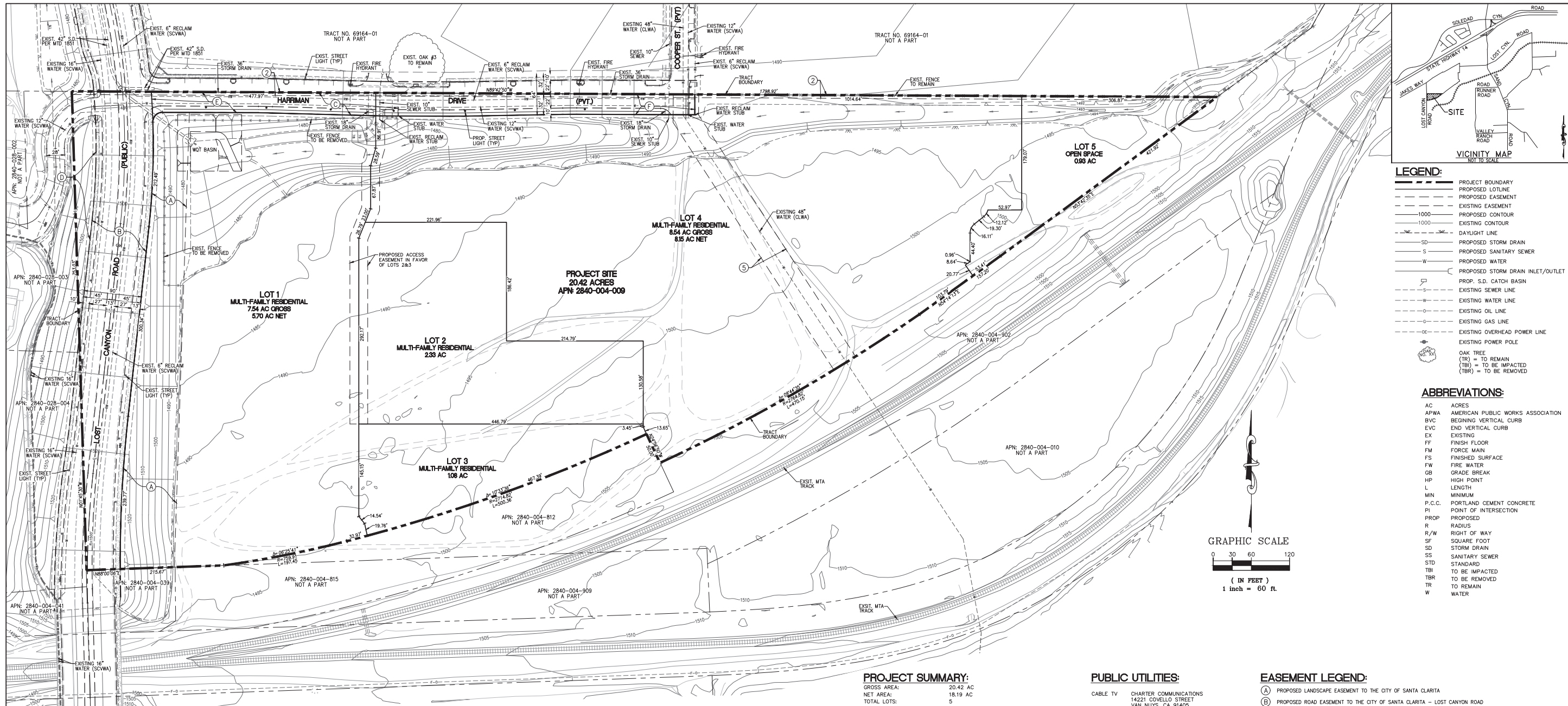
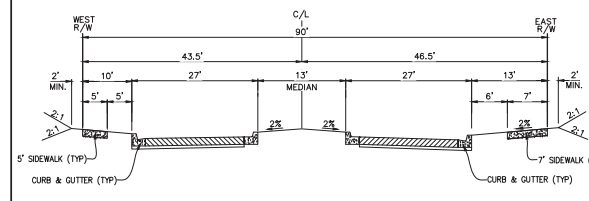
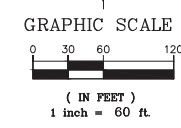


APPENDIX 1.0-3
Tentative Tract Map No. 83087

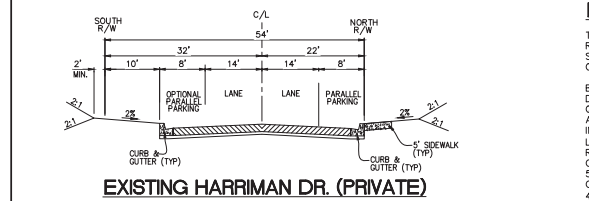


- LEGEND:**
- PROJECT BOUNDARY
 - - - PROPOSED LOTLINE
 - - - PROPOSED EASEMENT
 - - - EXISTING EASEMENT
 - - - PROPOSED CONTOUR
 - - - EXISTING CONTOUR
 - - - DAYLIGHT LINE
 - SD PROPOSED STORM DRAIN
 - S PROPOSED SANITARY SEWER
 - W PROPOSED WATER
 - PROPOSED STORM DRAIN INLET/OUTLET
 - PROP. S.D. CATCH BASIN
 - - - EXISTING SEWER LINE
 - - - EXISTING WATER LINE
 - - - EXISTING OIL LINE
 - - - EXISTING GAS LINE
 - - - EXISTING OVERHEAD POWER LINE
 - - - EXISTING POWER POLE
 - OAK TREE
 - (TR) = TO REMAIN
 - (TB) = TO BE IMPACTED
 - (TBR) = TO BE REMOVED

- ABBREVIATIONS:**
- AC ACRES
 - APWA AMERICAN PUBLIC WORKS ASSOCIATION
 - BVC BECOMING VERTICAL CURB
 - EVC END VERTICAL CURB
 - EX EXISTING
 - FF FINISH FLOOR
 - FM FORCE MAIN
 - FS FINISHED SURFACE
 - FW FIRE WATER
 - GB GRADE BREAK
 - HP HIGH POINT
 - L LENGTH
 - MIN MINIMUM
 - P.C.C. PORTLAND CEMENT CONCRETE
 - PI POINT OF INTERSECTION
 - PROP PROPOSED
 - R RADIUS
 - R/W RIGHT OF WAY
 - SF SQUARE FOOT
 - SD STORM DRAIN
 - SS SANITARY SEWER
 - STD STANDARD
 - TBI TO BE IMPACTED
 - TBR TO BE REMOVED
 - TR TO REMAIN
 - W WATER



EXISTING LOST CANYON ROAD (PUBLIC)
NOT TO SCALE



EXISTING HARRIMAN DR. (PRIVATE)
NOT TO SCALE

LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF SANTA CLARITA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE MARCH 29, 1877, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID SOUTH HALF, DISTANT THEREON SOUTH 89 DEGREES 57 MINUTES 20 SECONDS EAST 124.57 FEET FROM THE WESTERLY LINE OF SAID SOUTHEAST QUARTER, THENCE ALONG SAID NORTHERLY LINE SOUTH 89 DEGREES 57 MINUTES 20 SECONDS EAST TO A POINT DISTANT THEREON NORTH 89 DEGREES 57 MINUTES 20 SECONDS WEST 150.99 FEET FROM THE INTERSECTION OF SAID NORTHERLY LINE WITH THE NORTHWESTERLY LINE OF THE 100 FOOT WIDE STRIP OF LAND DESCRIBED IN DEED DATED APRIL 22, 1890, FROM JOHN T. HUMPHREYS TO SOUTHERN PACIFIC RAILROAD COMPANY; RECORDED APRIL 26, 1890, IN BOOK 650, PAGE 125 OF DEEDS, RECORDS OF SAID COUNTY; THENCE SOUTH 53 DEGREES 28 MINUTES 05 SECONDS WEST 421.92 FEET; THENCE SOUTH 53 DEGREES 59 MINUTES 43 SECONDS WEST 157.20 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 2764.82 FEET, THROUGH A CENTRAL ANGLE OF 9 DEGREES 44 MINUTES 35 SECONDS (TANGENT TO SAID CURVE AT THE LAST MENTIONED POINT) BEARS SOUTH 56 DEGREES 04 MINUTES 05 SECONDS WEST AND NORTH OF SAID CURVE BEARS SOUTH 59 DEGREES 56 MINUTES 22 SECONDS WEST 469.59 FEET) AN ARC DISTANCE OF 470.15 FEET; THENCE NORTH 25 DEGREES 11 MINUTES 20 SECONDS WEST 50.00 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG A COMPOUND CURVE TO THE RIGHT (TANGENT TO SAID CURVE A THE LAST MENTIONED POINT BEARS SOUTH 64 DEGREES 48 MINUTES 40 SECONDS WEST) HAVING THE FOLLOWING RADI, CENTRAL ANGLES AND ARC LENGTHS; 2714.82 FEET, 10 DEGREES 53 MINUTES 36 SECONDS (CENTRAL ANGLES), 500.36 (ARC), 1759.91 FEET, 8 DEGREES 01 MINUTES 14 SECONDS (CENTRAL ANGLES), 246.36 (ARC), TO A POINT IN THE NORTHERLY LINE OF LAND DESCRIBED FIRST IN DEED DATED APRIL 26, 1890, FROM JOHN T. HUMPHREYS TO SOUTHERN PACIFIC RAILROAD COMPANY RECORDED APRIL 26, 1890, IN BOOK 642, PAGE 277, OF DEEDS, RECORDS OF SAID COUNTY; THENCE ALONG SAID LAST MENTIONED NORTHERLY LINE TO A LINE HAVING A BEARING OF NORTH 2 DEGREES 00 MINUTES 00 SECONDS WEST THAT PASSED THROUGH THE POINT OF BEGINNING, THENCE ALONG SAID LINE NORTH 2 DEGREES 00 MINUTES 00 SECONDS WEST TO THE POINT OF BEGINNING.

APN: 2840-004-009

GENERAL NOTES

- LOT LINES CAN BE ADJUSTED AND ADDITIONAL RESIDENTIAL OR COMMERCIAL LOTS MAY BE CREATED TO THE SATISFACTION OF THE CITY PLANNING DEPARTMENT AS LONG AS THE MAXIMUM NUMBER OF APPROVED RESIDENTIAL UNITS AND/OR THE MAXIMUM SQUARE FOOTAGE OF COMMERCIAL/OFFICE APPROVED IS NOT EXCEEDED.
- ALIGNMENT AND GEOMETRICS OF STREETS ARE APPROXIMATE. ADJUSTMENTS TO STREETS CAN BE MADE WITH APPROVAL BY THE CITY OF SANTA CLARITA PLANNING DEPARTMENT AND THE ENGINEERING DEPARTMENTS.
- GRADES SHOWN ON THIS TENTATIVE MAP ARE APPROXIMATE. GRADES MAY DEVIATE UP TO TEN FEET WITH APPROVAL OF CITY PLANNING AND ENGINEERING DEPARTMENTS.
- PERMISSION IS REQUESTED FOR MULTIPLE (PHASE/UNIT) TRACT MAPS.
- PERMISSION IS REQUESTED TO COMBINE LOTS.
- PERMISSION IS REQUESTED TO CREATE ADDITIONAL LANDSCAPE/OPEN SPACE OR PUBLIC USE LOTS TO THE SATISFACTION OF THE CITY PLANNING DEPARTMENT.
- PERMISSION IS REQUESTED TO RECORD ADDITIONAL UTILITY LOTS AND PROVIDE MAINTENANCE EASEMENTS TO THE SATISFACTION OF THE CITY OF SANTA CLARITA PLANNING AND ENGINEERING DEPARTMENTS.
- THE LOCATIONS OF APPURTENANT STRUCTURES (E.G., PASEOS, TRANSIT SHELTERS, WATER QUALITY BASINS, ETC.) MAY BE RELOCATED TO THE SATISFACTION OF THE CITY OF SANTA CLARITA PLANNING AND ENGINEERING DEPARTMENTS.
- PERMISSION IS REQUESTED TO MASS GRADE.
- LOTS DESIGNATED FOR MULTI-FAMILY HOUSING MAY BE FURTHER SUBDIVIDED FOR CONDOMINIUM PURPOSES.
- RESIDENTIAL UNITS MAY BE TRANSFERRED BETWEEN PLANNING AREAS SUBJECT TO THE APPROVAL OF THE CITY PLANNING DEPARTMENT.

PROJECT SUMMARY:

GROSS AREA: 20.42 AC
NET AREA: 18.19 AC
TOTAL LOTS: 5
TOTAL D.U.: 503
DENSITY: 26.4 DU/AC
EXISTING ZONING: BP
PROPOSED ZONING: URS

EARTHWORK SUMMARY

CUT: 450,000 cu
FILL: 450,000 cu
IMPORT/EXPORT: 0 cu

OWNER:

BLUMAX SANTA CLARITA, LLC, A DELAWARE LIMITED LIABILITY COMPANY
2001 WILSHIRE BLVD., SUITE 401
SANTA MONICA, CA 90403
PHONE: (310) 556-6390
ATTN: KEVIN HARBISON

FLOOD ZONE

FLOOD INSURANCE RATE MAPS COMMUNITY PANEL NUMBERS
NO. 06037C0840F AND 06037C0845F ZONE X

TOPOGRAPHY:

CONTOURS ARE BASED ON AN AERIAL PHOTOGRAMETRIC SURVEY PERFORMED BY VERTEX AND DON READ CORPORATION FLOWN ON MAY 2017.

BENCHMARK:

L 1668 DATUM NAVD 88(1995 ADJUSTMENT) ELEVATION 1586.011
SAND CANYON ROAD AND 161M NORTH OF LIVE OAK SPRINGS CANYON ROAD
8.2M NORTHEAST OF POWER POLE #1155006E MKD (PI, 24)

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING NORTH 89°44'29" WEST OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON MAP OF TRACT NO. 69164-01 FILED IN BOOK 1396 PAGES 40 THROUGH 48 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

ASSESSOR PARCEL NUMBER:

2840-004-009

CONDOMINIUM NOTE:

ALL RESIDENTIAL COMMERCIAL AND OFFICE LOTS WITHIN THIS TENTATIVE MAP MAY BE FURTHER AIRSPACE SUBDIVIDED FOR CONDOMINIUM PURPOSES.

PUBLIC UTILITIES:

- CABLE TV:** CHARTER COMMUNICATIONS
14221 COVELLO STREET
VAN NUYS, CA 91405
(661) 483-3030
ATTN: ROBERT REIHS
- ELECTRIC:** SOUTHERN CALIFORNIA EDISON CO.
3589 FOOTHILL DRIVE
THOUSAND OAKS, CA 91361
(661) 607-0512
ATTN: JOSHUA YANEZ
- GAS:** SOUTHERN CALIFORNIA GAS COMPANY
9400 OAKDALE AVENUE
CHATSWORTH, CA 91313
(818) 701-7567
ATTN: JOHN CURRAN
- SEWER:** LOS ANGELES COUNTY SEWER MAINTENANCE DEPARTMENT
45712 NORTH DIVISION
LANCASTER, CA 93535
(626) 300-3370
ATTN: MARISA MORALES
- TELEPHONE:** AT&T
26971 N. FURNIVALL AVENUE
SANTA CLARITA, CA 91351
(661) 251-8799
ATTN: BRYAN MONTGOMERY
- WATER:** SANTA CLARITA VALLEY WATER AGENCY
26522 SUMMIT CIRCLE
SANTA CLARITA, CA 91350
(661) 259-2737
ATTN: BRENT PAYNE

EASEMENT LEGEND:

- (A) PROPOSED LANDSCAPE EASEMENT TO THE CITY OF SANTA CLARITA
- (B) PROPOSED ROAD EASEMENT TO THE CITY OF SANTA CLARITA - LOST CANYON ROAD
- (C) PROPOSED STORM DRAIN EGRESS EASEMENT TO THE CITY OF SANTA CLARITA
- (D) PROPOSED NEW LOT LINE ADJUSTMENT WITH THE CITY OF SANTA CLARITA
- (E) PROPOSED ROAD EASEMENT - HARRIMAN DRIVE

EASEMENTS

EASEMENTS BASED ON CHICAGO TITLE COMPANY PRELIMINARY REPORT
POLICY NO.: 00125823-994-LT2-KD

- Water rights, claims or title to water, whether or not disclosed by the public records.
- An easement affecting the portion of said land and for the purposes stated herein and incidental purposes (No representation is made as to the present ownership of said easement) in Favor of: Southern California Edison Company, Ltd
For: public utilities
Recorded; in Book 20996, Page 385, of Official Records
Affects: a portion of said land more particularly described therein
SHOWN HEREON AS (2)
- Easement(s) for the purpose(s) shown below and rights incidental thereto as condemned by an instrument, Dated: November 13, 2009
Entitled: Memorandum of Grading, Improvements, and Easement Agreement
Case No.: BC 317474
Court: Superior Court
Recording Date: May 5, 2006
In favor of: Castaic Lake Water Agency, a California water agency
Purpose: water pipeline
Recorded; in Book 06-0997584, Official Records
Affects: that portion of said land described therein
SHOWN HEREON AS (5)
- Matters contained in that certain document
Dated: November 13, 2009
Executed by: Rachel Jorgenson, Successor Trustee of the Marital Deduction Trust of The Cloyd Family Trust, dated November 3, 2003, Goldman Family Limited Partnership, a Delaware limited partnership, Vista Canyon Ranch, LLC, a California limited liability company and Vista Canyon Phase 1, LLC, a Delaware limited liability company
Recording Date: November 16, 2016
Recorded No.: 20161433058, Official Records
Reference is hereby made to said document for full particulars.
- Any rights, claims or interests that may exist or arise by reason of the following facts disclosed by a map dated June 5, 2019 last revised July 9, 2019 of an ALTA/NSPS Land Title Survey, completed June 4, 2019 prepared by or under the responsible charge of Michael A. Kennada LS 5642, of/for Verter Survey, Inc.
A. Curbs extend across the north, west and south lines of surveyed property.
B. There is a vehicular access across the west and south lines of surveyed property.
C. A V-ditch extends across the west line of surveyed property.
D. There are street lights and pull boxes on the north and west sides of surveyed property.
E. There is a 16" stand pipe in the northwest corner of surveyed property.
F. There are water valves on the north side of the surveyed property.
G. A fire hydrant lies 1.3 feet east of the west line of surveyed property.

ALLIANCE
LAND PLANNING & ENGINEERING INC.
CIVIL ENGINEERING • LAND PLANNING • HILLSIDE DESIGN • SURVEYING

2248 FARADAY AVE.
CARLSBAD, CA 92008
TEL: (760) 431-9896
FAX: (760) 431-9892

2243 TORNEY ROAD
SUITE 100
VILLENDA, CA 91355
TEL: (661) 799-2760

PLAN PREPARED FOR:
NEW URBAN WEST, INC.
2001 WILSHIRE BLVD., SUITE 401
SANTA MONICA, CA 91405
TEL: (310) 556-6390
ATTN: KEVIN HARBISON

PLANS PREPARED BY:
ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE.
CARLSBAD, CA 92008
(760) 431-9896

PLANS PREPARED UNDER THE DIRECTION OF:
Craig M. Whitteker
CRAIG M. WHITTEKER R.C.E. 51929 3/19/20



NO.	DATE	REVISIONS	BY	APPR

SHEET 1 OF 1 CITY OF SANTA CLARITA 1 SHEETS

METROWALK
TENTATIVE TRACT MAP 83087
FOR CONDOMINIUM PURPOSES