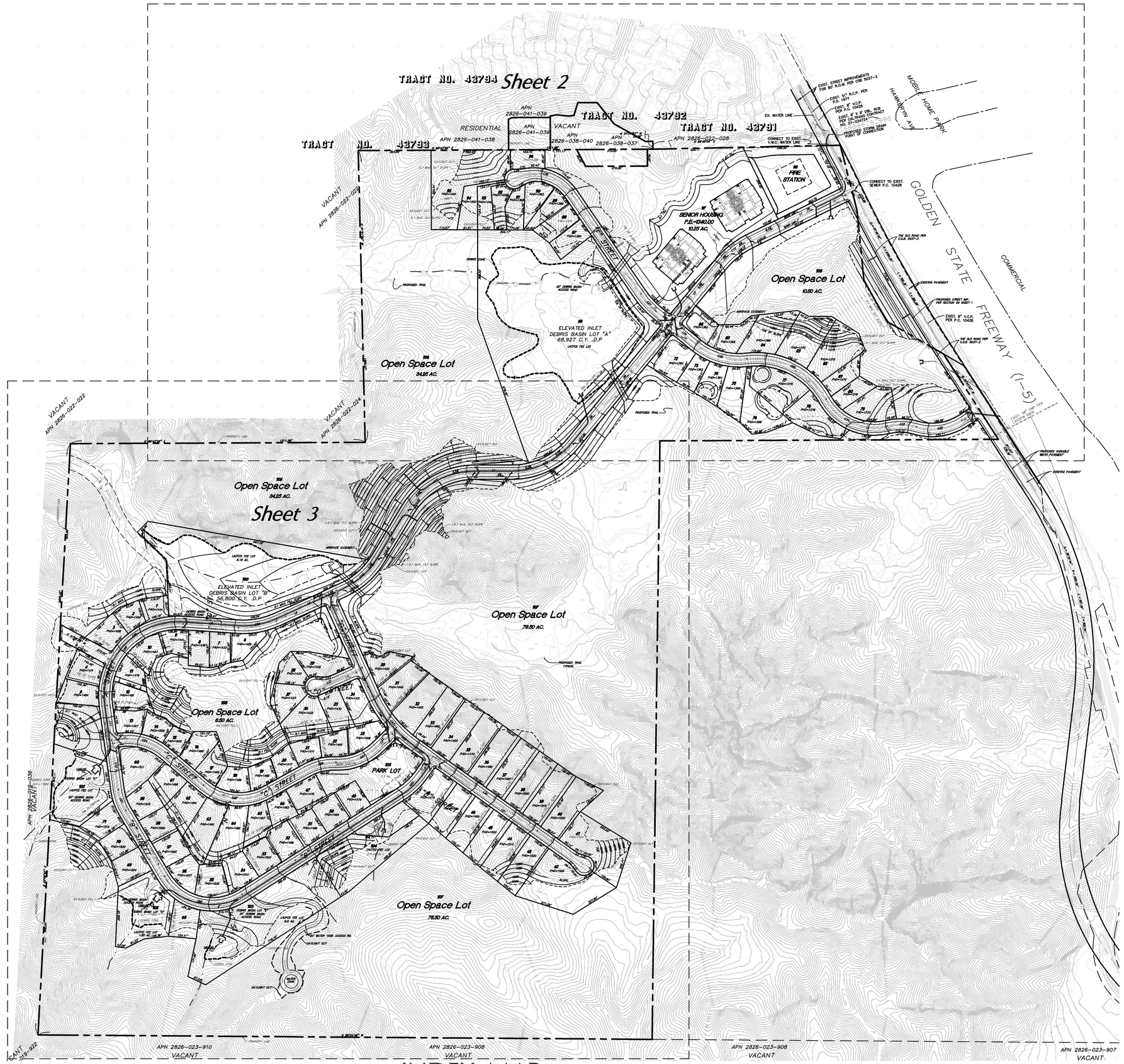
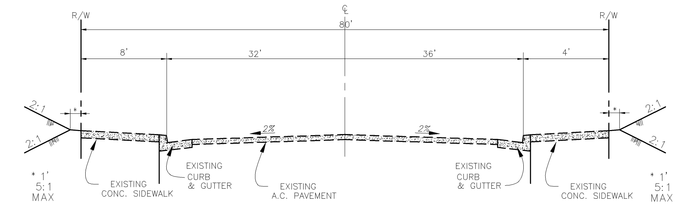
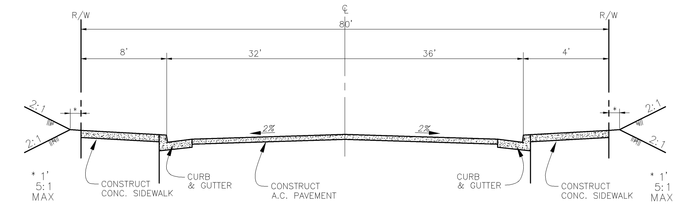
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NUMBER 53653
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

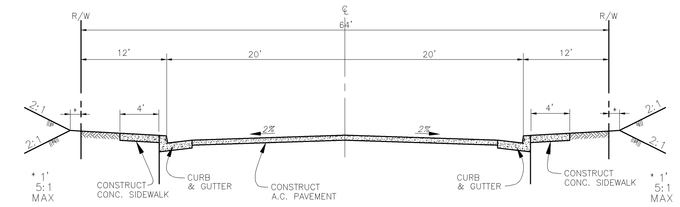




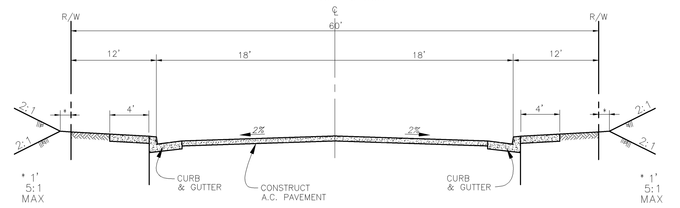
EXSISTING 80' R.O.W. N/O TRACT BOUNDARY
(THE OLD ROAD)
NOT TO SCALE



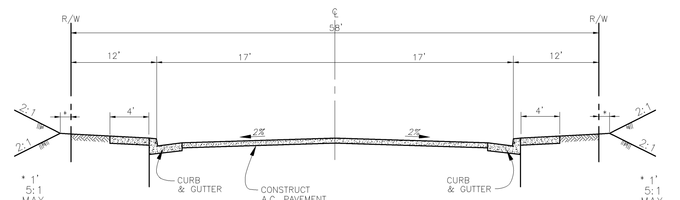
ALTERNATIVE SECONDARY HIGHWAY-80, ROW
CASE 1-NO PARLINK/ NO BIKE LANE
(THE OLD ROAD)
NOT TO SCALE



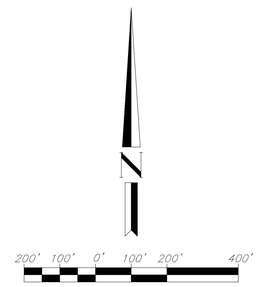
TYPICAL SECTION 64' R/W
("A" STREET)
NOT TO SCALE



TYPICAL SECTION 60' R/W
("A", "B", "C", "D", "E", "F" STREET)
NOT TO SCALE



TYPICAL SECTION 58' R/W
("D", "C" STREET)
NOT TO SCALE



INDEX MAP

Lot Schedule (Single Family Dwelling)

Lot No.	Lot Area (S.F.)	Pad Area (S.F.)	Lot No.	Lot Area (S.F.)	Pad Area (S.F.)
1	11,773	7,315	58	15,810	14,508
2	12,447	10,851	59	16,707	15,646
3	16,504	13,588	60	27,097	22,510
4	11,783	10,386	61	17,515	11,381
5	16,978	15,127	62	22,947	14,644
6	15,897	12,999	63	31,068	19,826
7	15,932	12,453	64	29,852	20,824
8	14,909	12,886	65	17,338	12,612
9	13,506	9,775	66	14,207	9,243
10	16,619	13,185	67	18,583	15,202
11	15,900	9,979	68	17,621	11,495
12	17,811	10,896	69	17,689	13,794
13	13,356	11,679	70	15,708	11,106
14	11,847	11,624	71	17,538	13,451
15	9,354	8,894	72	23,686	17,960
16	17,806	14,466	73	12,394	12,085
17	14,985	7,745	74	16,958	10,264
18	13,888	12,028	75	21,343	19,613
19	12,130	9,887	76	29,665	21,245
20	11,046	9,255	77	33,544	21,077
21	12,368	11,545	78	29,004	16,960
22	13,428	11,425	79	25,112	21,432
23	16,018	14,596	80	13,817	13,097
24	20,652	11,451	81	14,178	10,978
25	16,506	13,044	82	16,444	16,009
26	30,954	16,690	83	35,547	15,923
27	18,139	14,414	84	31,536	17,407
28	14,299	11,009	85	19,393	17,055
29	20,372	15,831	86	14,822	8,101
30	16,330	14,410	87	15,605	8,155
31	24,051	20,678	88	16,612	7,099
32	30,497	26,505	89	13,760	6,239
33	26,684	23,157	90	15,099	11,297
34	26,827	23,429	91	14,248	5,998
35	26,931	23,357	92	13,058	7,758
36	27,002	20,794	93	13,962	8,291
37	27,072	21,307	94	16,080	8,687
38	27,142	19,807	95	77,884	11,592
39	27,213	20,070	96	12,822	11,602
40	31,072	25,515	97	403,401	
41	51,516	18,583	98	89,497	
42	65,691	17,194	99	524,084	
43	25,545	11,026	100	284,397	
44	24,911	16,830	101	25,555	
45	24,166	17,381	102	65,326	
46	25,310	12,958	103	156,917	
47	22,455	16,026	104	66,694	
48	27,174	18,605	105	60,553	42,530
49	14,505	12,365	106	1,509,270	
50	16,234	14,326	107	3,407,310	
51	16,489	14,037	108	267,709	
52	17,462	15,076			
53	16,926	14,395			
54	16,739	13,898			
55	18,846	15,185			
56	15,558	15,558			
57	15,551	15,045			

RIGHT-OF-WAY & CENTER LINE CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
C1	89°50'59"	13.00'	20.39'	12.97'
C2	89°58'27"	13.00'	20.41'	12.99'
C3	17°23'25"	88.00'	26.71'	13.46'
C4	90°00'00"	13.00'	20.42'	13.00'
C5	90°02'48"	13.00'	20.43'	13.01'
C6	89°57'12"	13.00'	20.41'	12.99'
C7	89°12'27"	13.00'	20.24'	12.82'
C8	81°45'31"	13.00'	18.55'	11.25'
C9	213°04'32"	44.00'	163.63'	~~~
C10	09°50'44"	88.00'	15.12'	7.59'
C11	34°48'17"	88.00'	53.46'	27.58'
C12	208°18'01"	44.00'	159.96'	~~~
C13	28°18'01"	88.00'	43.47'	22.19'
C14	214°46'50"	44.00'	164.94'	~~~
C15	24°19'33"	400.00'	169.83'	86.21'
C16	50°27'11"	350.00'	308.20'	164.90'
C17	58°49'43"	350.00'	359.36'	197.33'
C18	34°40'31"	350.00'	211.82'	109.27'
C19	28°01'44"	350.00'	171.22'	87.36'
C20	101°38'42"	325.00'	576.56'	398.81'
C21	22°55'03"	250.00'	100.00'	50.68'
C22	91°58'49"	250.00'	401.34'	258.79'
C23	21°50'29"	300.00'	114.36'	57.88'
C24	48°19'13"	250.00'	210.84'	112.15'
C25	69°29'10"	250.00'	303.19'	173.39'
C26	31°05'49"	250.00'	135.69'	69.56'
C27	45°52'46"	250.00'	200.19'	105.81'
C28	49°35'00"	250.00'	216.35'	115.47'
C29	45°53'22"	250.00'	200.23'	105.83'
C30	03°41'38"	250.00'	16.12'	8.06'
C31	19°13'41"	500.00'	167.80'	84.69'
C32	49°08'02"	250.00'	214.39'	114.28'
C33	29°42'52"	250.00'	129.65'	66.32'
C34	74°19'22"	250.00'	324.29'	189.49'
C35	67°54'29"	350.00'	414.83'	235.67'
C36	46°30'56"	300.00'	243.56'	128.94'
C37	15°58'43"	400.00'	111.55'	56.14'
C38	81°35'50"	200.00'	284.81'	172.61'
C39	65°29'00"	325.00'	371.44'	208.98'
C40	36°09'42"	325.00'	205.12'	106.11'
C41	83°17'23"	13.00'	18.90'	11.56'
C42	85°50'30"	13.00'	19.48'	12.09'
C43	30°21'19"	550.00'	291.39'	149.20'
C44	19°33'53"	550.00'	187.81'	94.83'
C45	10°47'26"	550.00'	103.58'	51.95'
C46	02°00'00"	2996.00'	104.58'	52.30'

RIGHT-OF-WAY & CENTER LINE-LINE DATA

LINE		
L1	N 63°52'21" E	505.56'
L2	N 39°32'49" E	346.55'
L3	N 39°32'49" E	688.15'
L4	N 90°00'00" E	165.07'
L5	N 31°10'17" E	254.01'
L6	N 65°50'48" E	326.18'
L7	N 65°50'48" E	67.75'
L8	N 65°50'48" E	258.43'
L9	N 86°07'28" W	246.67'
L10	N 07°46'11" W	377.99'
L11	N 07°46'11" W	159.80'
L12	N 07°46'11" W	218.19'
L13	N 30°41'14" W	341.39'
L14	N 57°19'57" E	844.46'
L15	N 35°29'28" E	95.21'
L16	N 49°26'58" W	226.02'
L17	N 61°03'52" E	202.43'
L18	N 35°29'28" E	62.15'
L19	N 81°22'50" E	221.89'
L20	N 54°30'32" W	929.94'
L21	N 54°30'32" W	824.99'
L22	N 54°30'32" W	104.94'
L23	N 54°30'32" W	43.00'
L24	N 25°58'38" W	123.45'
L25	N 50°27'11" W	143.11'
L26	N 50°27'11" W	81.30'
L27	N 34°28'28" W	541.88'
L28	N 88°53'48" E	30.03'
L29	N 59°14'38" E	30.45'
L30	N 71°53'57" W	30.00'
L31	N 37°07'07" W	30.00'
L32	N 70°19'09" W	30.00'
L33	N 46°16'55" E	120.82'
L34	N 24°09'12" W	478.35'
L35	N 24°09'12" W	355.52'
L36	N 24°09'12" W	122.83'
L37	N 65°50'48" E	221.89'
L38	N 25°58'38" W	26.05'
L39	N 57°11'49" E	101.17'

General Notes:

1. AREA ..... 232 AC. GROSS
2. EXISTING COUNTY OF LOS ANGELES ZONING A-2-2,A-2-1
3. PROPOSED COUNTY OF LOS ANGELES ZONING A-2-2, A-2-1
4. EXISTING SITE USE ..... VACANT, WARNER RANCH STUDIO
5. DEVELOPMENT TYPE ..... SINGLE FAMILY RESIDENTIAL / TOWNHOMES/FIRE STATION/PARK
6. TOTAL NUMBER OF LOTS 108
7. TOTAL NUMBER OF UNITS 186
8. MINIMUM RESIDENTIAL LOT SIZE ..... 8000 S.F.
9. DEVELOPMENT IS LOCATED IN FIRE ZONE 4.
10. STREET AND PRIVATE DRIVEWAY AND FIRE LANE GRADES: MIN. 0.5%, MAX. 10%.
11. TOPOGRAPHY IS BASED ON CONTROLLED TOPO W/ CONTOUR INTERVAL 5 FEET.
12. SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PER SECTION 66456 OF THE STATE MAP ACT.
13. ALL PUBLIC STREETS ARE OFFERED FOR DEDICATION. (INDICATE PRIVATE STREETS FOR NOW
14. ALL SLOPES OVER 5 FEET IN HEIGHT ARE TO BE LANDSCAPED AND IRRIGATED WITH COUNTY APPROVED PLANTS AND GROUND COVER.
15. RECIPROCAL PARKING EASEMENTS TO BE RESERVED FOR ALL TOWNHOUSE LOTS.
16. EXISTING LOS ANGELES COUNTY GENERAL PLAN ..... NON-URBAN HILLSIDE/SEA
17. EXISTING LA COUNTY SANTA CLARITA VALLEY AREAWIDE LOCAL PLAN ..... N2, HM, HM/S
18. THERE ARE OAK TREES EXISTING WITHIN PROJECT BOUNDARY.
19. BOUNDARY LINE DIMENSIONS ARE TAKEN FROM RECORD DATA, LOT AREAS SHOWN IN TABLE HEREON ARE GROSS ACREAGE.
19. NUMBER AND TYPE OF LOTS PROPOSED:
    - 96 SINGLE FAMILY LOTS
    - 1 SENIOR HOUSING LOT
    - 1 FIRE STATION LOT
    - 1 PARK SITE LOT
    - 4 OPEN SPACE LOTS
    - 5 BASIN LOTS
    - 108 TOTAL
20. TOP AND TOE OF SLOPES ARE SUBJECT TO CHANGE IN FINAL ENGINEERING.
21. A LANDSCAPE MAINTENANCE DISTRICT OF H.O.A. WILL BE ESTABLISHED FOR MAINTENANCE OF OPEN SPACE SLOPES AND COMMON SLOPES OVER 5 FEET IN HEIGHT.
22. PERMISSION IS REQUESTED TO ABANDON ALL OF THE COUNTY EASEMENTS FOR DRAINAGE PURPOSES BY THE FINAL MAP PERSUANT TO SECTION 66599.20 " OF THE STATE GOVERNMENT CODE (IF ANY).
23. TOTAL CUT: 1,900,000 C.Y., TOTAL FILL: 1,900,000 C.Y.

Legal Description

PARCEL 1:

THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

PARCEL 2:

LOT 7 AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING EASTERLY OF THE WESTERLY LAND DESIGNATED AS PARCEL 1A, IN THE FINAL ORDER OF CONDEMNATION ENTERED IN SUPERIOR COURT, LOS ANGELES COUNTY, CASE NO. 860012, A CERTIFIED COPY THEREOF BEING RECORDED ON MAY 13, 1966 AS INSTRUMENT NO. 3063, IN BOOK D3304 PAGE 451 OFFICIALRECORDS.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND INCLUDED WITHIN PARCEL 1, AS CONVEYED IN DEED TO THE STATE OF CALIFORNIA, RECORDED MARCH 22, 1951 AS INSTRUMENT NO. 3206, IN BOOK 35868 PAGE 28 OFFICIAL RECORDS.

PARCEL 3:

THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4.

PARCEL 4:

THE SOUTHEAST ONE-FOURTH OF THE SOUTHEAST ONE-FOURTH OF THE SOUTHWEST ONE-FOURTH OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 16 WEST, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT.

Utilities and Services

WATER ..... VALENCIA WATER COMPANY / NEWHALL WATER
SEWER ..... LOS ANGELES SANITATION DISTRICT
GAS ..... SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC ..... SOUTHERN CALIFORNIA EDISON COMPANY
TELEPHONE ..... PACIFIC BELL
CABLE ..... TV STEVENSON RANCH CABLEVISION
SCHOOL ..... NEWHALL SCHOOL DISTRICT
& WILLIAM S. HART UNION HIGH SCHOOL DISTRICT

BASIS OF BEARINGS

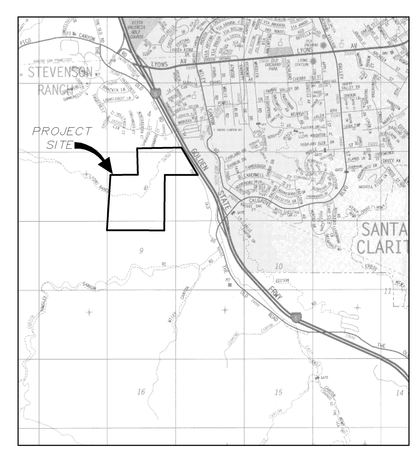
THE BEARING SOUTH 89°32'12" EAST OF THE NORTH LINE OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN AS SHOWN ON COUNTY OF LOS ANGELES, COUNTY SURVEYOR'S MAP NO. B-5390.

BENCH MARK

NEWHALL (1995)

LA CO BM TAG IN SLY CB ON-RAMP TO S BOUND (5) FRWY 180 FT WLY OF W SIDE FRWY & 38 FT SLY OF C/L CALGROVE BL (WLY END C B)

ELEV. =1338.889 (FEET) B.M. NO. L 5370



Vicinity Map
NOT TO SCALE
Source: TB Guide P. 4640
TENTATIVE TRACT No. 53653

DIAMOND WEST
engineering a better tomorrow
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28800 Agoura Road, Suite 100
Calabasas, California 91301
Tel(818)222-3450 Fax(888)223-9215
E-mail: dwei@diamondwest.net

PLAN REVISION DESCRIPTIONS

Western Pacific Housing
LOS ANGELES / VENTURA COUNTY DIVISION
A D.R. HORTON COMPANY
6701 CENTER DRIVE WEST, SUITE 900
LOS ANGELES, CALIFORNIA 90045
TEL 310-665-3700
FAX 310-665-3799

PREPARED BY OR UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER
IMAD ABOUJAWDAH
No. 51299
Exp. 6-30-06
CIVIL
STATE OF CALIFORNIA

IMAD ABOUJAWDAH , P.E. 51299

DATE:

TENTATIVE TRACT MAP
53653
for
Lyons Canyon Ranch
Western Pacific Housing

DESCRIPTION:	BY
DESIGNED:	D.W.E.I.
DRAWN:	D.W.E.I.
CHECKED:	I.S.A.
SUPERVISED:	I.S.A.
PROJ. ENGINEER:	D.A.L.
DRAWING SCALE:	1"=100'
DWEI JOB NUMBER:	6000-149

SHEET NO.

1

OF 3 SHEETS

File: Signal Space Ranch Tentative Map Sheet No 1.dwg
Time: 8:07 am
Date: 6/29/2006
Last Plotted: 6/29/2006 8:07:00 AM
By: Imad Aboujawdah