"MAJOR LAND DIVISION VESTING TENTATIVE TRACT NUMBER 52652 LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA"

ORIGINAL 1/30/06 REVISED 5/22/06 REVISED 1/26/07 REVISED 5/08/07
REVISED 10/31/06 REVISED 2/27/07 REVISED 6/19/07

DELINEATIONS:

GROSS:
AREA WITHIN EACH LOT AND TO THE CENTERLINE OF ALL STREETS WITHIN THE DOTTED BORDER.

NET:
AREA WITHIN EACH LOT TO THE PROPERTY LINE OF ALL ADJACENT STREETS.

A R E A S

LOT NO.	GROSS (SQ. FT.)	GROSS (ACRES)	NET (SQ. FT.)	NET (ACRES)	PAD AREA-SQ.FT.
1	55,905	1.28	44,173	1.01	20,500
2	26,495	0.61	22,684	0.52	21,000
3	27,588	0.63	23,474	0.54	19,500
4	37,465	0.86	29,700	0.68	22,500
5	44,517	1.02	32,336	0.74	21,500
6	33,837	0.78	28,011	0.64	20,000
7	38,034	0.87	33,666	0.77	21,500
8	34,246	0.79	29,211	0.67	22,500
9	57,066	1.31	46,310	1.06	27,000
10	49,982	1.15	39,233	0.90	22,500
11	35,404	0.81	31,199	0.72	20,000
12	37,256	0.86	33,168	0.76	22,500
13	38,515	0.88	35,150	0.80	22,500
14	48,455	1.11	38,450	0.88	21,500
+15	124,427	2.86	108,424	2.49	** 26,500
+16	70,293	1.61	66,147	1.52	23,000
+17	51,660	1.19	47,460	1.09	20,500
+18	46,339	1.06	43,160	0.99	20,500
+19	37,657	0.86	34,801	0.80	21,500
+20	34,668	0.80	31,829	0.73	22,500
+21	38,518	0.88	35,677	0.82	24,000
+22	37,487	0.86	34,654	0.80	25,500
23	37,416	0.86	33,244	0.76	21,500
24	36,428	0.84	31,868	0.73	21,000
25	40,246	0.92	34,884	0.80	21,500
26	36,285	0.83	34,763	0.80	N/A
***27	1,164,108	26.73	1,152,241	26.47	N/A
28	168,265	3.87	167,471	3.85	99,500
29	39,078	0.90	38,776	0.89	N/A
STREETS	N/A	N/A	165,476	3.80	N/A
TOTAL	2,527,640	58.03	2,527,640	58.03	652,500

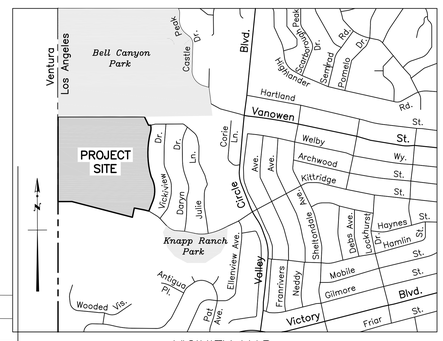
* ALL OR PART OF LOT IN THE RPD 30,000 ZONE

** PAD AREA OUTSIDE OF RESTRICTED USE AREA

*** LOT 27 (OPEN SPACE LOT) IS 26.47 ACRES, 45% OF THE TOTAL NET AREA OF THE COMMON OWNERSHIP. THE UNDISTURBED PORTION OF LOT 27 IS 20.37 ACRES, 35% OF TOTAL SITE.

ZONE BOUNDARY LINES
(PER PREVIOUS SUBMITTAL)

PT. NO.	BEARING	DISTANCE	DESCRIPTION
43	N 69°05'49 W	775.00'	S.W. COR. LOT 171 TRACT NO. 23762
44	N 34°00'00 E	180.00'	BEGIN ZONE BOUNDARY
45	N 05°00'00 W	85.00'	
46	N 47°00'00 W	154.00'	
47	N 07°00'00 E	392.00'	
48	N 80°00'00 E	110.00'	
49	N 31°00'00 E	879.19'	
50	N 89°45'21 W	254.75'	END ZONE BOUNDARY



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTIONS:

NEW PARCEL 1

THAT PORTION OF LOT 4 OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF AND THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 27 OF TRACT NO. 23762 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 753, PAGES 60 TO 65 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THENCE ALONG THE WESTERLY BOUNDARY OF SAID TRACT THE FOLLOWING COURSES: SOUTH 14° 08' 03" EAST 60.00 FEET; THENCE SOUTH 75° 51' 57" WEST 50.00 FEET; THENCE SOUTH 14° 08' 03" EAST 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 19.00 FEET, A RADIAL TO SAID CURVE BEARS NORTH 14° 08' 03" WEST, THENCE EASTERLY AND SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 94° 17' 34" AN ARC DISTANCE OF 31.27 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 273.00 FEET, THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29° 34' 10" AN ARC DISTANCE OF 151.51 FEET; THENCE TANGENT FROM SAID CURVE SOUTH 30° 01' 19" WEST 593.81 FEET; THENCE SOUTH 81° 28' 32" WEST 223.89 FEET; THENCE NORTH 08° 33' 50" WEST 1007.78 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF SAID LOT 4 OF SAID SECTION 4; SAID POINT BEING DISTANT 550.00 FEET SOUTHERLY ALONG SAID WEST LINE FROM THE NORTHERLY TERMINUS THEREOF; THENCE SOUTH 22° 54' 11" WEST 240.00 FEET; THENCE SOUTH 69° 05' 49" EAST 275.00 FEET; THENCE SOUTH 45° 44' 17" EAST 178.55 FEET; THENCE SOUTH 89° 05' 49" EAST 130.00 FEET; THENCE NORTH 84° 35' 10" EAST 123.07 FEET; THENCE SOUTH 69° 05' 49" WEST 210.00 FEET, MORE OR LESS, TO THE WESTERLY TERMINUS OF THAT CERTAIN COURSE IN THE WESTERLY BOUNDARY OF TRACT NO. 23762 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 753, PAGES 60 TO 65 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY SHOWN ON SAID MAP OF SAID TRACT AS HAVING A BEARING OF NORTH 69° 05' 49" WEST AND A DISTANCE OF 44.00 FEET, SAID POINT ALSO BEING THE NORTHERLY TERMINUS OF THE WESTERLY LINE OF KITTRIDGE STREET, 60 FEET WIDE, AS SHOWN ON THE MAP OF SAID TRACT; THENCE ALONG SAID WESTERLY LINE AND BOUNDARY SOUTH 20° 54' 11" WEST 60.00 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE DEED TO THE CITY OF LOS ANGELES, RECORDED ON JUNE 25, 1971 AS INSTRUMENT NO. 38, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE NORTHERLY LINE OF SAID LAND AND ALONG THE NORTHERLY LINE OF THE LAND DESCRIBED IN THE DEED TO THE CITY OF LOS ANGELES, RECORDED MARCH 16, 1970 AS INSTRUMENT NO. 45, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, NORTH 69° 05' 49" WEST 570.00 FEET; THENCE ALONG THE WESTERLY LINE OF LAST SAID LAND SOUTH 20° 54' 11" WEST 539.92 FEET TO THE NORTHERLY LINE OF THE LAND DESCRIBED IN PARCEL 1 OF THE LAND DESCRIBED IN DESCRIPTION 1 OF THE DEED TO THE CITY OF LOS ANGELES, RECORDED ON JANUARY 12, 1962 AS INSTRUMENT NO. 1825, OFFICIAL RECORDS, SAID LINE DESCRIBED IN SAID DEED AS HAVING A BEARING OF NORTH 89° 05' 23" WEST AND A DISTANCE OF 1946.74 FEET; THENCE ALONG SAID NORTHERLY LINE NORTH 89° 05' 49" WEST 1232.08 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4 OF SAID SECTION 4; THENCE ALONG THE SOUTH LINE OF SAID LOT 4 SOUTH 89° 05' 30" WEST 247.80 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE ALONG THE WEST LINE OF SAID LOT 4 NORTH 01° 24' 27" EAST 775.20 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PROPERTY CONTAINS 1,354,347 SQUARE FEET OR 31.09 ACRES.

NEW PARCEL 2

THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF AND THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 9, IN SAID TOWNSHIP 1 NORTH, RANGE 12 WEST DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CURVED WESTERLY BOUNDARY OF TRACT NO. 23762 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 753, PAGES 60 TO 65 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THENCE ALONG THE WESTERLY BOUNDARY OF SAID TRACT AS BEING CONCAVE EASTERLY HAVING A RADIUS OF 1027.00 FEET AND AN ARC DISTANCE OF 543.63 FEET, SAID POINT BEING DISTANCE 173.64 FEET SOUTHERLY ALONG SAID CURVED LINE FROM THE NORTHERLY TERMINUS THEREOF, A RADIAL TO SAID POINT BEARS NORTH 89° 39' 34" WEST; THENCE LEAVING SAID WESTERLY BOUNDARY NORTH 89° 39' 34" WEST 200.00 FEET; THENCE SOUTH 39° 01' 19" WEST 593.81 FEET; THENCE SOUTH 81° 28' 32" WEST 223.89 FEET; THENCE SOUTH 20° 54' 11" WEST 240.00 FEET; THENCE SOUTH 69° 05' 49" EAST 275.00 FEET; THENCE SOUTH 45° 44' 17" EAST 176.55 FEET; THENCE SOUTH 89° 05' 49" EAST 130.00 FEET; THENCE NORTH 84° 35' 10" EAST 123.07 FEET; THENCE SOUTH 69° 05' 49" EAST 210.00 FEET, MORE OR LESS, TO THE WESTERLY TERMINUS OF THAT CERTAIN COURSE IN THE WESTERLY BOUNDARY OF SAID TRACT NO. 23762 SHOWN ON THE MAP OF SAID TRACT NO. 23762 AS HAVING A BEARING OF NORTH 69° 05' 49" WEST AND A DISTANCE OF 44.00 FEET; THENCE ALONG THE SAID WESTERLY BOUNDARY OF SAID TRACT NO. 23762 THE FOLLOWING COURSES: SOUTH 69° 05' 49" EAST 44.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 19.00 FEET; THENCE SOUTHEASTERLY AND NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 80° 00' 00" AN ARC DISTANCE OF 26.85 FEET; THENCE TANGENT FROM SAID CURVE NORTH 20° 54' 11" EAST 171.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 433.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37° 30' 00" AN ARC DISTANCE OF 283.42 FEET; THENCE TANGENT FROM SAID LAST CURVE NORTH 16° 25' 49" WEST 60.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, SAID CURVE BEING THE PREVIOUSLY DESCRIBED CURVED LINE IN THE WESTERLY BOUNDARY OF SAID TRACT NO. 23762 BEING CONCAVE EASTERLY HAVING A RADIUS OF 1077.00 FEET AND AN ARC DISTANCE OF 543.63 FEET, THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29° 40' 59" AN ARC DISTANCE OF 369.98 FEET TO THE POINT OF BEGINNING.

PROPERTY CONTAINS 587,820 SQUARE FEET OR 13.49 ACRES.

NEW PARCEL 3

THAT PORTION OF LOT 4 OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF AND THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF AND THAT PORTION OF THE NORTH HALF OF THE NORTH EAST QUARTER OF SECTION 9, IN SAID TOWNSHIP 1 NORTH, RANGE 12 WEST DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 4 OF SAID SECTION 4, SAID POINT BEING DISTANT 550.00 FEET SOUTHERLY ALONG SAID WEST LINE FROM THE NORTHERLY TERMINUS THEREOF; THENCE SOUTH 89° 33' 50" EAST 1007.78 FEET; THENCE SOUTH 22° 54' 11" WEST 240.00 FEET; THENCE SOUTH 69° 05' 49" EAST 275.00 FEET; THENCE SOUTH 45° 44' 17" EAST 178.55 FEET; THENCE SOUTH 89° 05' 49" EAST 130.00 FEET; THENCE NORTH 84° 35' 10" EAST 123.07 FEET; THENCE SOUTH 69° 05' 49" WEST 210.00 FEET, MORE OR LESS, TO THE WESTERLY TERMINUS OF THAT CERTAIN COURSE IN THE WESTERLY BOUNDARY OF TRACT NO. 23762 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 753, PAGES 60 TO 65 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY SHOWN ON SAID MAP OF SAID TRACT AS HAVING A BEARING OF NORTH 69° 05' 49" WEST AND A DISTANCE OF 44.00 FEET, SAID POINT ALSO BEING THE NORTHERLY TERMINUS OF THE WESTERLY LINE OF KITTRIDGE STREET, 60 FEET WIDE, AS SHOWN ON THE MAP OF SAID TRACT; THENCE ALONG SAID WESTERLY LINE AND BOUNDARY SOUTH 20° 54' 11" WEST 60.00 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE DEED TO THE CITY OF LOS ANGELES, RECORDED ON JUNE 25, 1971 AS INSTRUMENT NO. 38, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE NORTHERLY LINE OF SAID LAND AND ALONG THE NORTHERLY LINE OF THE LAND DESCRIBED IN THE DEED TO THE CITY OF LOS ANGELES, RECORDED MARCH 16, 1970 AS INSTRUMENT NO. 45, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, NORTH 69° 05' 49" WEST 570.00 FEET; THENCE ALONG THE WESTERLY LINE OF LAST SAID LAND SOUTH 20° 54' 11" WEST 539.92 FEET TO THE NORTHERLY LINE OF THE LAND DESCRIBED IN PARCEL 1 OF THE LAND DESCRIBED IN DESCRIPTION 1 OF THE DEED TO THE CITY OF LOS ANGELES, RECORDED ON JANUARY 12, 1962 AS INSTRUMENT NO. 1825, OFFICIAL RECORDS, SAID LINE DESCRIBED IN SAID DEED AS HAVING A BEARING OF NORTH 89° 05' 23" WEST AND A DISTANCE OF 1946.74 FEET; THENCE ALONG SAID NORTHERLY LINE NORTH 89° 05' 49" WEST 1232.08 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4 OF SAID SECTION 4; THENCE ALONG THE SOUTH LINE OF SAID LOT 4 SOUTH 89° 05' 30" WEST 247.80 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE ALONG THE WEST LINE OF SAID LOT 4 NORTH 01° 24' 27" EAST 775.20 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PROPERTY CONTAINS 585,484 SQUARE FEET OR 13.44 ACRES.

LEGEND:

- SS — PROPOSED SANITARY SEWER
- W — 8" — PROPOSED WATERLINE
- TREE CANOPY
- TREE (FIRE)

SUBDIVIDER:

FAYE ESTATES, L.L.C.
23679 CALABASAS RD
#343 CALABASAS
CA. 91302
(818) 421-9595

OWNER:

FAYE ESTATES, L.L.C.
23679 CALABASAS RD
#343 CALABASAS
CA. 91302
(818) 421-9595

ENGINEER:

SPINDLER ENGINEERING CP
16823 SATICOY STREET
VAN NUYS, CA 91406
(818) 782-2788

NOTES:

1. THIS MAP CONTAINS 25 SINGLE FAMILY LOTS, 1 PUBLIC FACILITIES LOT (DETENTION BASIN), 1 RECREATION LOT, 1 LOT FOR LAS VIRGENES WATER DISTRICT WATER STORAGE TANK AND 1 OPEN SPACE LOT.
2. EXISTING ZONE RPD--30,000 AND R--1 10,000
3. SEWERS IS FROM LAS VIRGENES MUNICIPAL WATER DISTRICT.
4. WATER IS FROM LAS VIRGENES MUNICIPAL WATER DISTRICT.
5. POWER IS FROM EDISON.
6. SCHOOL DISTRICT IS THE LAS VIRGENES UNIFIED SCHOOL DISTRICT.
7. GRADING: 975,000 C.Y. CUT, 975,000 C.Y. FILL
8. PROPERTY WAS APPROVED UNDER LOT LINE ADJUSTMENT RLLA 2004 00027
9. AREA OF ZONING SPACES:
   RPD--30,000--1.5U AREA= 1,374,841 S.F. OR 31.56 AC.
   R--1--10,000 AREA= 1,152,875 S.F. OR 26.47 AC.
   OPEN SPACE LOT 27-- 1,152,868 S.F. OR 26.47 AC.
   DETENTION BASIN LOT 26= 34,675 S.F. OR 0.80 AC.
   L.V. WATER LOT 29= 38,776 S.F. OR 0.89 AC.
   RECREATION LOT 28= 167,314 S.F. OR 3.84 AC.
   OPEN SPACE LOT= 46% OF TOTAL SUBDIVISION
10. APN PARCELS 2031--015--002
    2031--015--003
    2031--015--011
    2031--015--012
11. ALL STREETS ARE TO BE DEDICATED PUBLIC STREETS.
12. STREET TREES WILL BE PLANTED PER SECTION 21.32.160.
13. REQUESTED ENTITLEMENTS:
    SECTION 21.38 VESTING TENTATIVE MAP.
    22.56.215 HILLSIDE MANAGEMENT C.U.P.
    22.56.2050--2260 OAK TREE PERMIT.
14. PROJECT SCOPE:
    THE PROJECT SCOPE IS TO DEVELOP 29 LOTS AS PER NOTE 1 ABOVE AND AS DEFINED IN THIS VESTING TENTATIVE MAP. ADDITIONAL ENTITLEMENTS ARE PER NOTE 13 ABOVE.
15. THERE ARE NO EASEMENTS ON THE SUBJECT PROPERTY.
16. ALL STREETS ARE TO BE PUBLIC DEDICATED STREETS.
17. DRIVEWAYS FOR LOTS 28 AND 29 TO BE MAINTAINED BY COUNTY PUBLIC WORKS.
18. DRIVEWAY FOR LOT 26 TO BE MAINTAINED BY COUNTY PUBLIC WORKS.

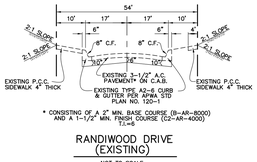
BENCHMARK:

BM# 06--08730
STM MTMPD DC F--28 1959*, 7.5FT W OF E CURB LINE VALLEY CIRCLE BLVD; 13.6FT N OF CTR LINE VICTORY BL 1980
ELEVATION: 909.24

STREET SECTIONS:

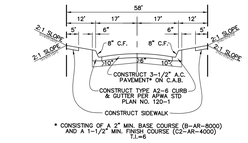
* CONSISTING OF A 2" MIN. BASE COURSE (B--AR--8000) AND A 1--1/2" MIN. FINISH COURSE (C2--AR--4000)

WELBY WAY
KITTRIDGE STREET
NOT TO SCALE



* CONSISTING OF A 2" MIN. BASE COURSE (B--AR--8000) AND A 1--1/2" MIN. FINISH COURSE (C2--AR--4000)

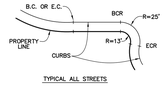
RANDIWOOD DRIVE
(EXISTING)
NOT TO SCALE



* CONSISTING OF A 2" MIN. BASE COURSE (B--AR--8000) AND A 1--1/2" MIN. FINISH COURSE (C2--AR--4000)

"A" STREET
NOT TO SCALE

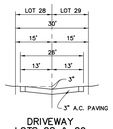
LEGEND:



TYPICAL ALL STREETS

SCALE: 1"=60'

STABILIZATION KEY EXCAVATION
SCALE: 1"=60'



DRIVEWAY
LOTS 28 & 29
N.T.S.

DRIVEWAY
LOT 26
N.T.S.

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JOB NO. 6718.04
SCALE 1"=60'
DATE JUNE 2014
REVISION:
REVISION:

REGISTERED PROFESSIONAL ENGINEER RONALD SPINDLER No.13194 EXP. 9-30-15 CIVIL STATE OF CALIFORNIA

SPINDLER ENGINEERING CP
16823 SATICOY STREET VAN NUYS, CA. 91406
(818) 782--2788 (323) 873--1788 FAX:(818) 782--0111
RONALD W. SPINDLER R.C.E. 13194

CLIENT: MICHAEL NAIM

PROJECT: VESTING TENTATIVE MAP NO. 52652

SHEET 1 OF 1