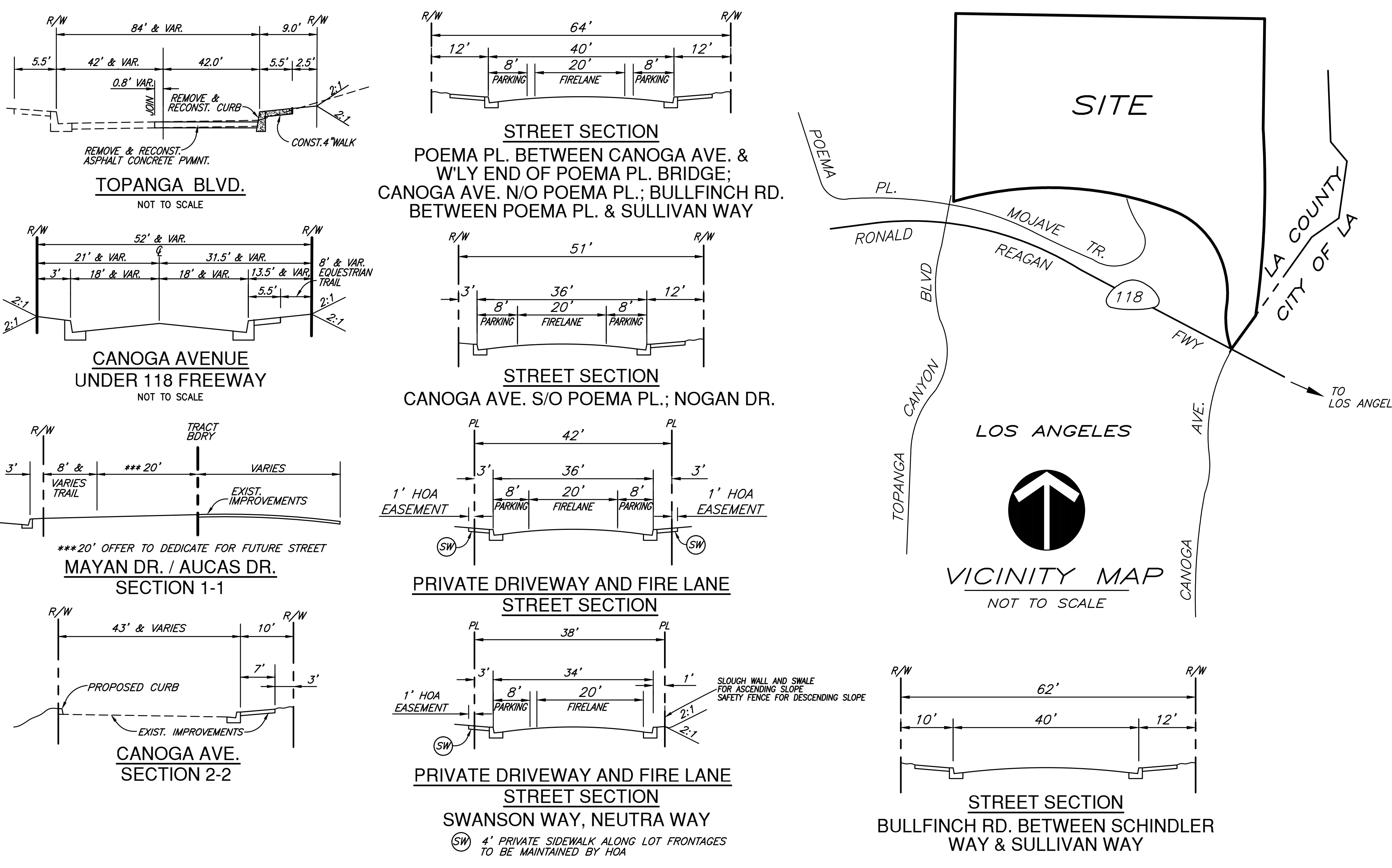


LOT NO.	GROSS AREA (SF)	NET AREA (SF)	ZONE	LOT NO.	GROSS AREA (SF)	NET AREA (SF)	ZONE	LOT NO.	GROSS AREA (SF)	NET AREA (SF)	ZONE	LOT NO.	GROSS AREA (SF)	NET AREA (SF)	ZONE	LOT NO.	GROSS AREA (SF)	NET AREA (SF)	ZONE	LOT NO.	GROSS AREA (SF)	NET AREA (SF)	ZONE							
1	50	52	17133	17083	17133	N/A	76	36	6640	6640	N/A	6640	131	57	6184	6106	N/A	6184	226	80	15522	15442	N/A	15522	301	97	7473	7473	N/A	7473



EASEMENT NOTES:

- 1. EASEMENTS ARE BASED UPON TITLE REPORT NO. NHC-4770088, DATED 11-8-2014 AND PREPARED BY FIRST AMERICAN TITLE COMPANY CORONA, CA
- 2. NATURE OF INTEREST: THE UNITED STATES OF AMERICA
- 3. NATURE OF INTEREST: AN EASEMENT FOR THE RIGHT TO STORE WATER, THE RIGHT TO BUILD A BY-PASS OR DITCH AND FOR PUBLIC HIGHWAY
- 4. NATURE OF INTEREST: AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES
- 5. NATURE OF INTEREST: AN EASEMENT FOR HIGHWAYS, ROADS AND PUBLIC UTILITIES
- 6. NATURE OF INTEREST: AN EASEMENT FOR WATER TANKS AND PIPELINES
- 7. NATURE OF INTEREST: AN EASEMENT FOR HIGHWAYS, ROADS AND PUBLIC UTILITIES
- 8. NATURE OF INTEREST: AN EASEMENT FOR POLYINES AND CONDUITS
- 9. NATURE OF INTEREST: AN EASEMENT FOR INGRESS AND EGRESS
- 10. NATURE OF INTEREST: AN EASEMENT FOR POLYINES AND CONDUITS
- 11. NATURE OF INTEREST: AN EASEMENT FOR UNDERGROUND WIRES AND CONDUCTORS
- 12. NATURE OF INTEREST: AN EASEMENT FOR POLYINES AND CONDUITS
- 13. NATURE OF INTEREST: AN EASEMENT FOR UNDERGROUND WIRES AND CONDUCTORS
- 14. NATURE OF INTEREST: AN EASEMENT FOR UNDERGROUND WIRES AND CONDUCTORS
- 15. NATURE OF INTEREST: AN EASEMENT FOR POLYINES AND CONDUITS
- 16. NATURE OF INTEREST: AN EASEMENT FOR UNDERGROUND WIRES AND CONDUCTORS
- 17. NATURE OF INTEREST: AN EASEMENT FOR UNDERGROUND WIRES AND CONDUCTORS
- 18. NATURE OF INTEREST: AN EASEMENT FOR UNDERGROUND WIRES AND CONDUCTORS
- 19. NATURE OF INTEREST: AN EASEMENT FOR UNDERGROUND WIRES AND CONDUCTORS
- 20. NATURE OF INTEREST: AN EASEMENT FOR UNDERGROUND WIRES AND CONDUCTORS
- 21. NATURE OF INTEREST: AN EASEMENT FOR UNDERGROUND WIRES AND CONDUCTORS
- 22. NATURE OF INTEREST: AN EASEMENT FOR UNDERGROUND WIRES AND CONDUCTORS
- 23. NATURE OF INTEREST: AN EASEMENT FOR PUBLIC UTILITIES
- 24. NATURE OF INTEREST: AN EASEMENT FOR POLYINES AND CONDUITS
- 25. NATURE OF INTEREST: AN EASEMENT FOR UNDERGROUND WIRES AND CONDUCTORS
- 26. NATURE OF INTEREST: AN EASEMENT FOR PIPELINES AND LANDSCAPING
- 27. NATURE OF INTEREST: AN EASEMENT FOR POLYINES
- 28. NATURE OF INTEREST: AN EASEMENT FOR INGRESS AND EGRESS
- 29. NATURE OF INTEREST: AN EASEMENT FOR ROAD
- 30. NATURE OF INTEREST: AN EASEMENT FOR UNDERGROUND WIRES AND CONDUCTORS
- 31. NATURE OF INTEREST: AN EASEMENT FOR SURFACE ENTRY RIGHTS TO MINE, DIG AND BORE FOR WATER, OIL AND MINERALS
- 32. NATURE OF INTEREST: AN EASEMENT FOR POLYINES AND CONDUITS
- 33. NATURE OF INTEREST: AN EASEMENT FOR POLYINES AND CONDUITS
- 34. NATURE OF INTEREST: AN EASEMENT FOR SURFACE ENTRY RIGHTS TO MINE, DIG AND BORE FOR WATER, OIL AND MINERALS
- 35. NATURE OF INTEREST: AN EASEMENT FOR CONSERVATION PURPOSES

NOT A PART (N/A P) POTENTIAL DEVELOPMENT DATA TABLE

N/A.P.#	LOT	RECORD OF SURVEY	OWNER	AREA (S.F.)	POTENTIAL FUTURE LOTS
1	1725	24-15	CHATSWORTH HABITAT LAND, LLC	2700	1
2	1899	29-3	CHATSWORTH HABITAT LAND, LLC	2950	1
3	476	29-3	CHATSWORTH HABITAT LAND, LLC	3000	1
4	996	29-3	CHATSWORTH HABITAT LAND, LLC	2100	1
5	303, 304, 333, 334	25-37, 38	SANDOUR	3775	1
6	335, 336, 340, 341	25-37, 38	WATTERS	30218	3
7	306, 308, 320, 321	25-37, 38	CHATSWORTH HABITAT LAND, LLC	16681	2
8	1221	22-3	SANDOUR	2212	1
9	813	22-3	DELPHASHO	2800	1
10	2051	22-3	CHATSWORTH HABITAT LAND, LLC	4250	1
11	2098	22-3	SANTA MONICA MOUNTAINS/CONSERVANCY	3300	1
12	2111	22-3	MOUNTAINS/CONSERVANCY	3300	1

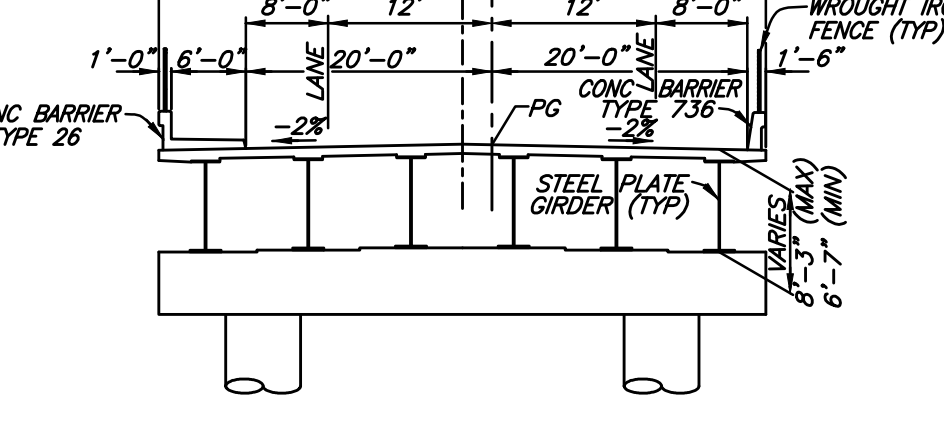
GENERAL NOTES

- SEWER DISPOSAL TO BE BY SANITARY SEWER.
- WATER PURVEYOR IS LAS VIRGENES MUNICIPAL WATER DISTRICT.
- REQUEST PERMISSION TO HAVE 2 GATES ON THE PRIVATE DRIVEWAYS AND FIRELANES AS SHOWN ON SHEET 2 AND PER DETAIL HEREON.
- ALL SLOPES ARE PLOTTED AT 2:1 RATIO, EXCEPT AS SHOWN.
- REQUEST PERMISSION TO CREATE MORE OPEN SPACE LOTS ON THE FINAL MAP TO THE SATISFACTION OF D.P.W.
- REQUEST PERMISSION TO FILE MAP IN PHASES AND TO ADJUST LOT LINES ON THE FINAL MAP, TO THE SATISFACTION OF D.P.W.
- A HOMEOWNERS ASSOCIATION OR LANDSCAPE MAINTENANCE DISTRICT WILL BE FORMED TO MAINTAIN THE OPEN SPACE/SLOPE LOTS AND THE PRIVATE DRIVEWAYS AND FIRELANES.
- NO PUBLIC STREETS REQUIRED FOR GRADE.
- REQUEST PERMISSION TO USE ALTERNATE STREET SECTIONS AND TO REDUCE PRIVATE WIDTH FROM SINGLE LOADED STREETS TO THE SATISFACTION OF D.P.W.
- REQUEST PERMISSION TO MODIFY LOT DIMENSIONS AT STREET FRONTAGE FOR LOTS 1-3, 6, 7, 13-15, 49, 51, 52, 67-68, AND 98-100, AS SHOWN ON LOT AREA TABLE HEREON TO THE SATISFACTION OF D.P.W. (EXCEPT FOR FLAG LOTS 50, 53 AND 54)
- REQUEST PERMISSION TO WAIVE STREET FRONTAGE REQUIREMENTS AND USE PRIVATE DRIVEWAYS AND FIRE LANES.
- 8' AND 12' WIDE TRAIL EASEMENTS TO BE DEDICATED TO THE COUNTY OF LOS ANGELES.
- REQUEST PERMISSION TO RECORD CONSTRUCTION (20+ ACRES).
- GRADE ELEVATIONS SHOWN ON THE VTM AND THE EXHIBIT MAP ARE APPROXIMATE. THE ELEVATIONS DEPICTED ON THE TENTATIVE MAP AND EXHIBIT MAP WHICH WILL NOT SUBSTANTIALLY ALTER THE APPROVED GRADING PLAN OR RESULT IN PAD ELEVATION CHANGES SHALL BE PERMITTED TO THE SATISFACTION OF D.P.W. AND DDP.
- LOT LINES CAN BE ADJUSTED TO THE SATISFACTION OF DRP PROVIDED NO ADDITIONAL DEVELOPMENT LOTS ARE CREATED. THE DEGREE OF ADJUSTMENT SHALL BE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP ACT.
- ALL WALLS AND FENCES HAVE BEEN PREVIOUSLY APPROVED WITH AMENDMENT #2.

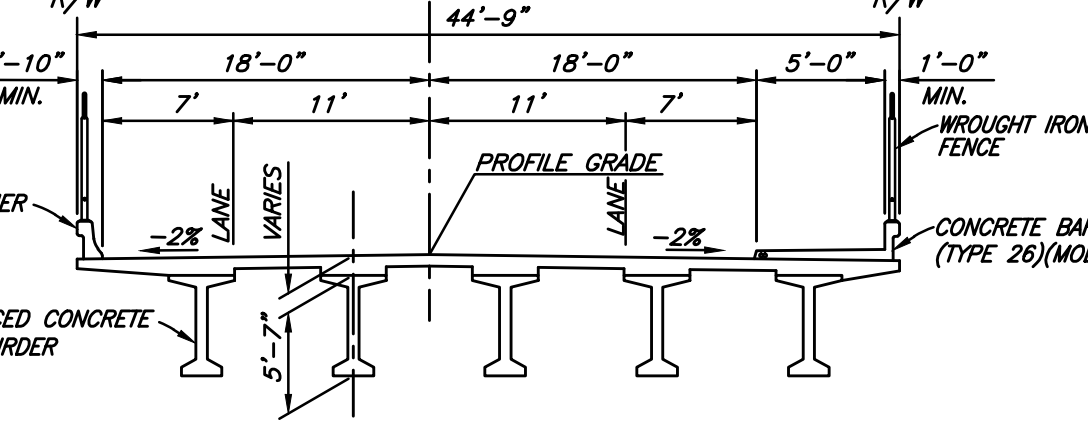
PROJECT DATA

- EXISTING AND PROPOSED GENERAL PLAN AND MINERALS
 - (1) NON-URBAN HILLSIDE DEVELOPMENT (NU)
 - (2) RURAL COMMUNITY (RC)
- EXISTING AND PROPOSED ZONING
 - (1) A-1-1 63.5ac.
 - (2) R-1-6000 168.55ac.
- NUMBER OF LOTS
 - a. RESIDENTIAL (1-314)
 - b. OPEN SPACE/SLOPE LOTS (315, 317-345)
 - c. FUTURE L.A. COUNTY SHERIFF FACILITY (316)
 - d. PRIVATE D.W. & FIRELANE LOTS (346-354)
 - TOTAL 64 LOTS
- REMAINDER PARCEL PER SECTION 66424.6 (4)
- GROSS AREA INCLUDING APN 2818-24-900 & APN 2818-22-902 232.19 ACRES

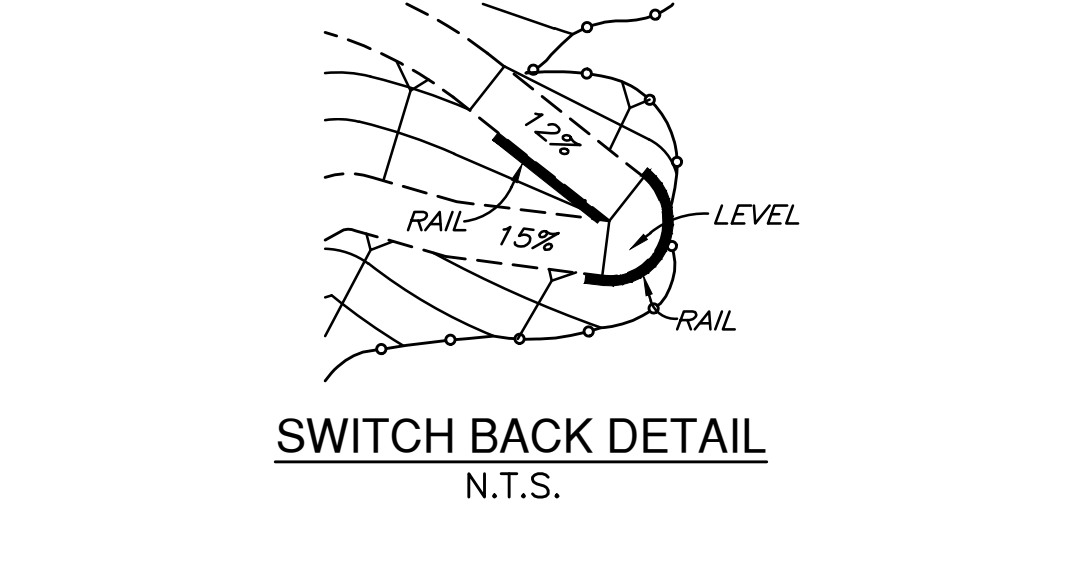
POEMA PLACE BRIDGE TYPICAL SECTION



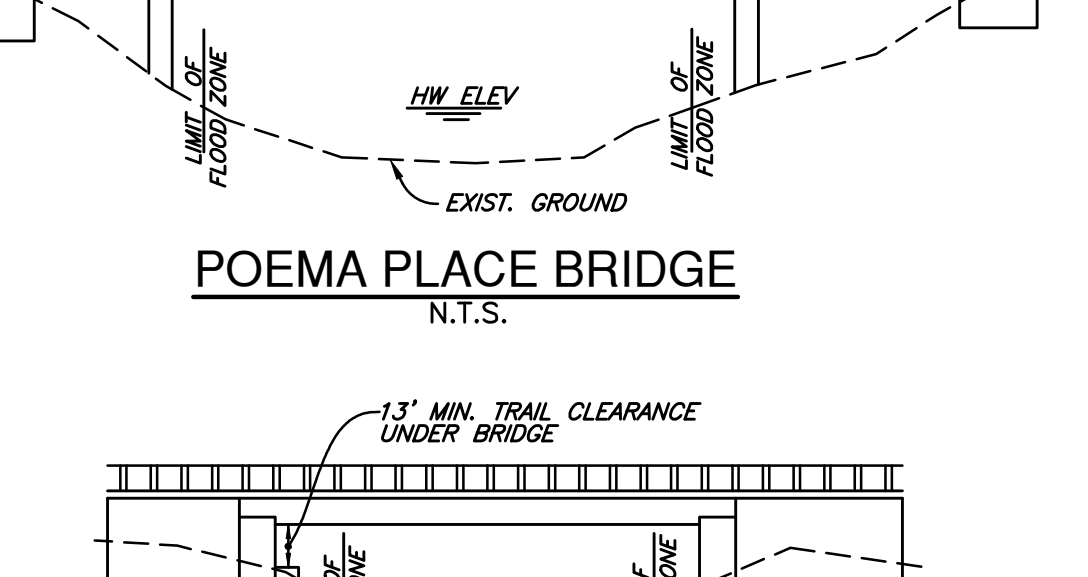
CANOGA AVENUE BRIDGE TYPICAL SECTION



POEMA PLACE BRIDGE



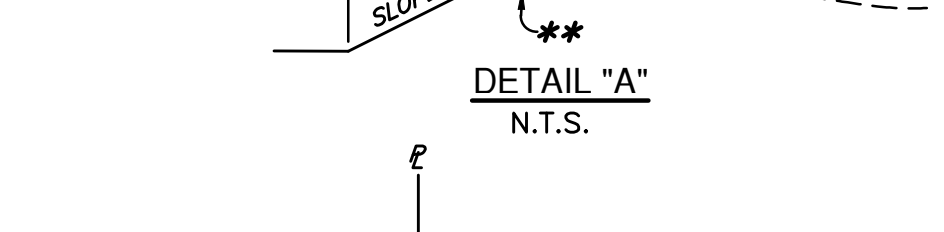
CANOGA AVENUE BRIDGE



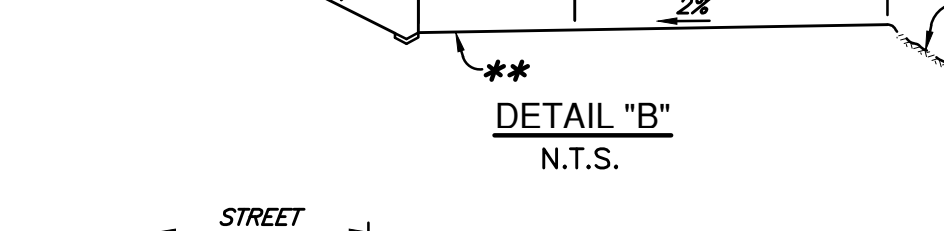
DETAIL 'A'



DETAIL 'B'



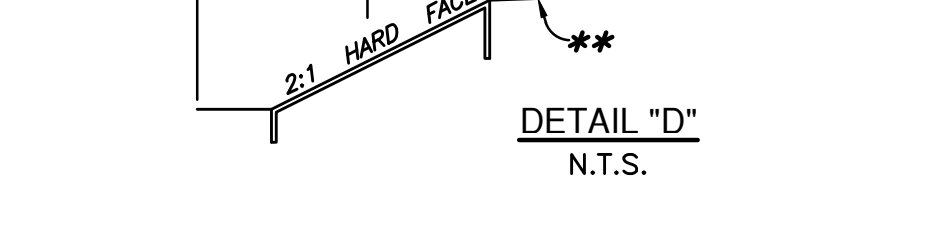
DETAIL 'C'



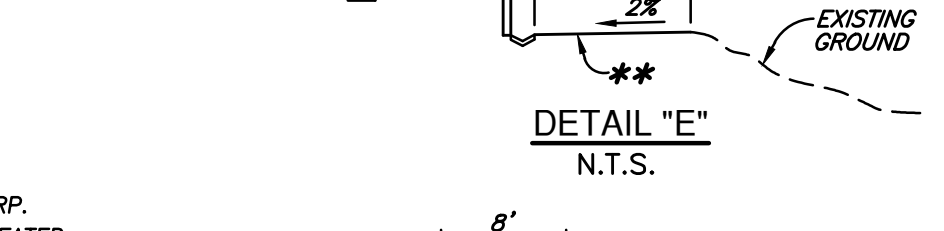
DETAIL 'D'



DETAIL 'E'



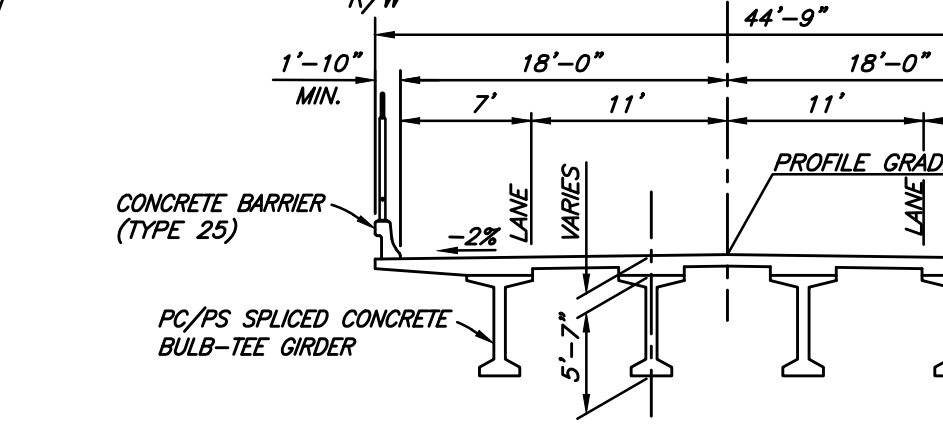
TYPICAL INTERIOR TRAIL



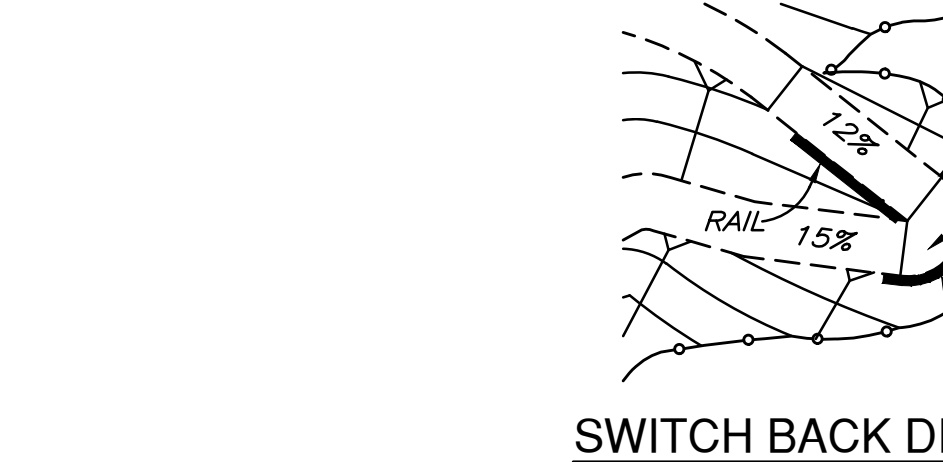
GRADING QUANTITY

CUT = 1,874,600 CY
 FILL = 1,874,600 CY
 OVER EX = 150,000 CY
 BALANCED ON SITE

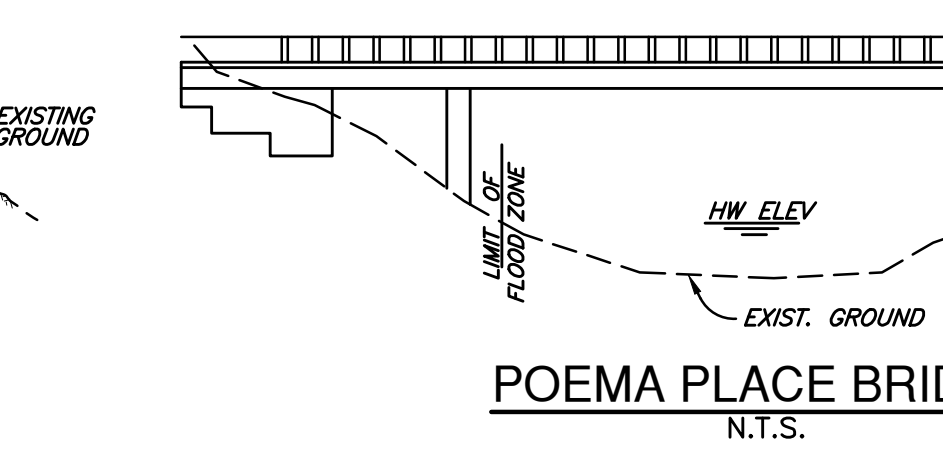
POEMA PL. BETWEEN CANOGA AVE. & W'LY END OF POEMA PL. BRIDGE; CANOGA AVE. N/O POEMA PL.; BULLFINCH RD. BETWEEN POEMA PL. & SULLIVAN WAY



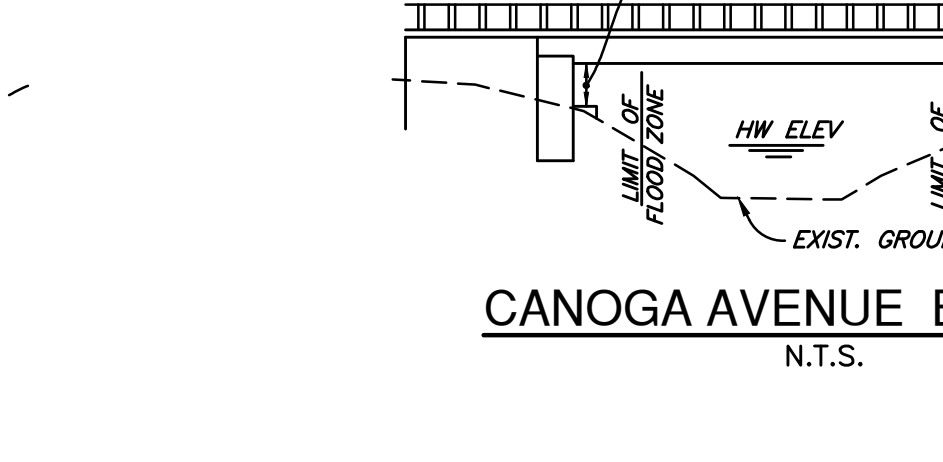
CANOGA AVENUE UNDER 118 FREEWAY



PRIVATE DRIVEWAY AND FIRE LANE SECTION 1-1



CANOGA AVENUE SECTION 2-2



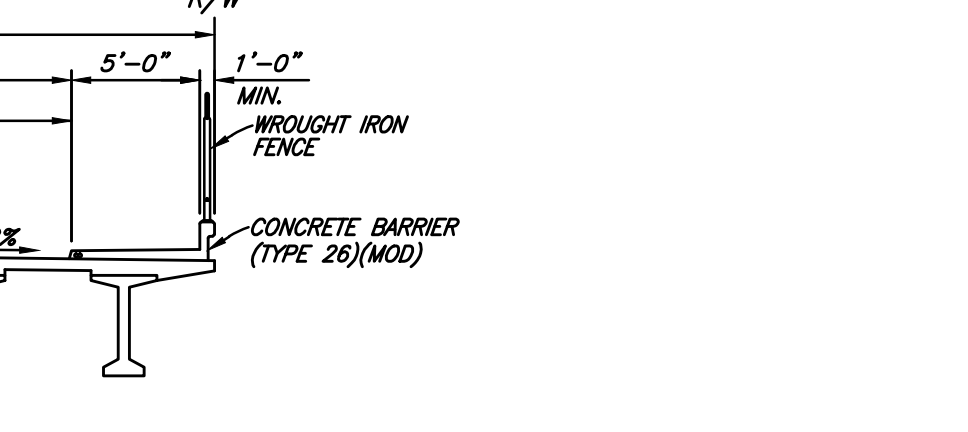
PRIVATE DRIVEWAY AND FIRE LANE SECTION 3-1



PRIVATE DRIVEWAY AND FIRE LANE SECTION 4-1



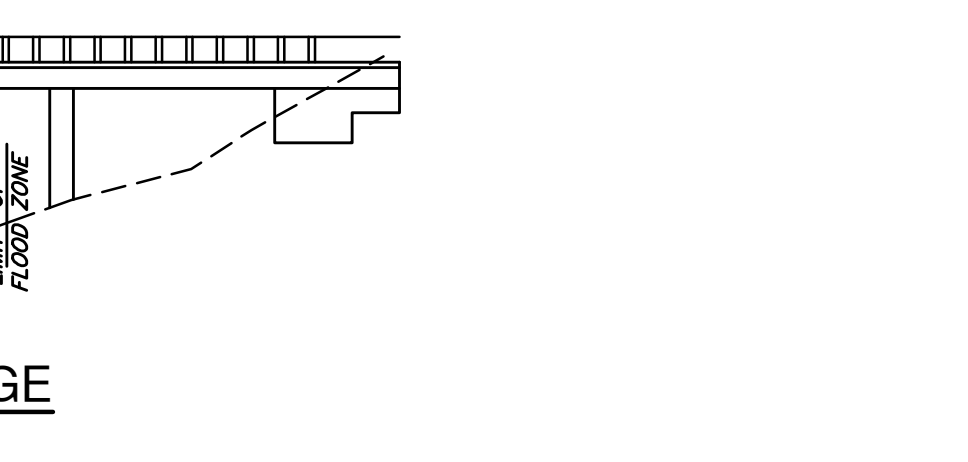
PRIVATE DRIVEWAY AND FIRE LANE SECTION 5-1



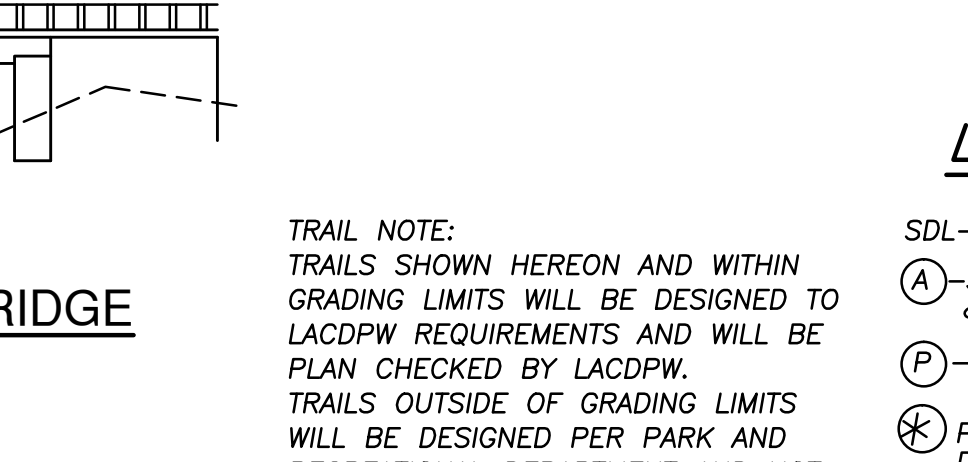
PRIVATE DRIVEWAY AND FIRE LANE SECTION 6-1



PRIVATE DRIVEWAY AND FIRE LANE SECTION 7-1



PRIVATE DRIVEWAY AND FIRE LANE SECTION 8-1



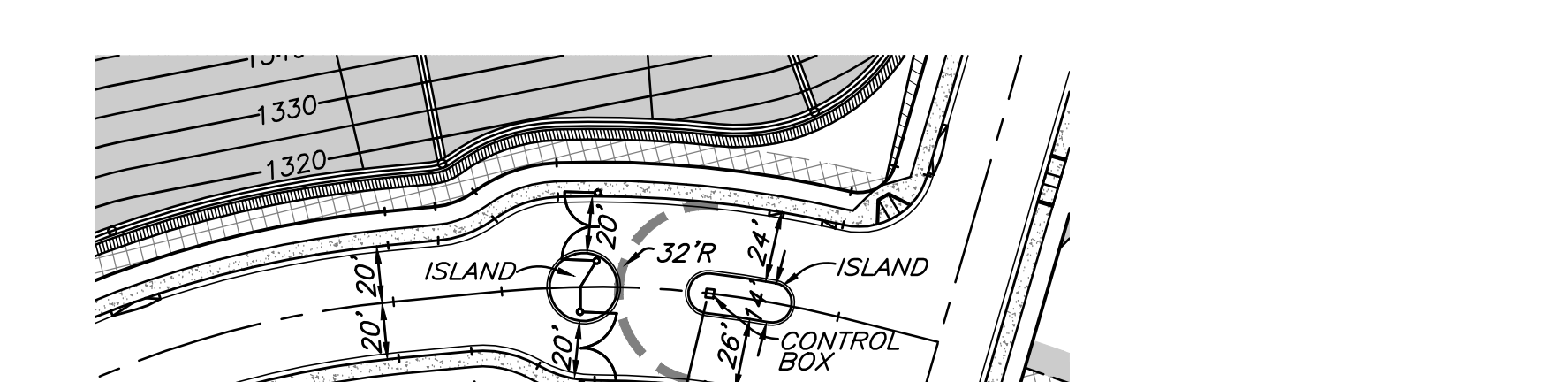
PRIVATE DRIVEWAY AND FIRE LANE SECTION 9-1



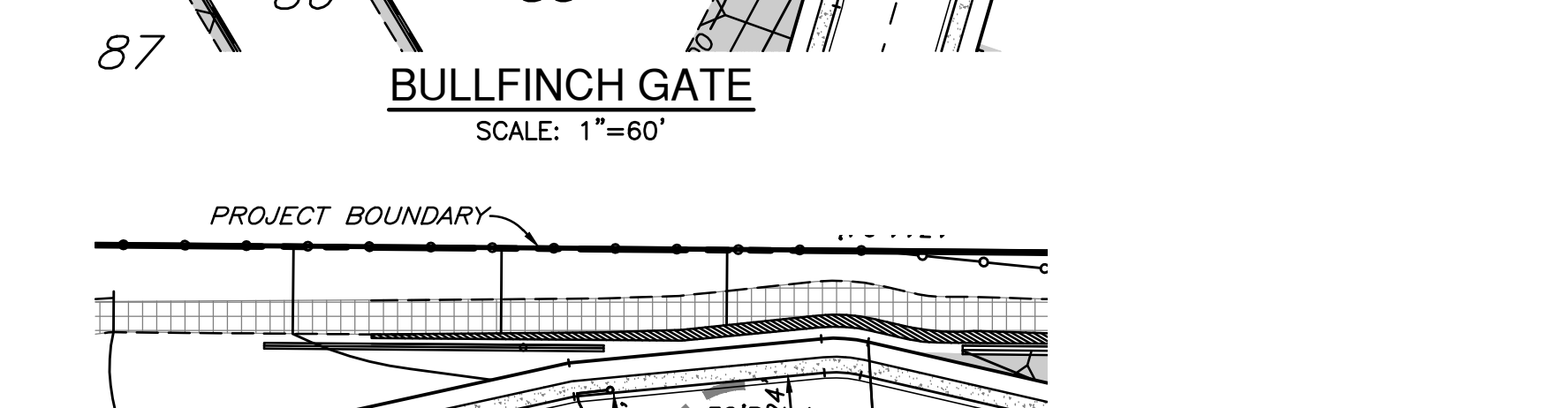
PRIVATE DRIVEWAY AND FIRE LANE SECTION 10-1



BULLFINCH GATE



CANOGA GATE



BENCH MARK

24.9m (81.7ft) NORTH OF THE CENTER OF THE WESTBOUND LANES OF FREEWAY 118 (7.5m (24.6ft) NORTH OF THE WESTBOUND FREEWAY OVERPASS OF THE HIGHWAY 7.3m (24.0ft) SOUTH OF THE CENTERLINE OF THE WESTBOUND FREEWAY ON 0.8m (2.6ft) ABOVE THE LEVEL OF THE PUMP AND 0.3m (1.0ft) WEST OF A WITNESS POST.

LEGEND

- SD - LINE OF SIGHT
- (A) - Street easements per R.S. 24-17 & R.S. 24-14
- (P) - PRIVATE DRIVE & FIRELANE
- (*) - PORTION OF EXIST. PVT. ROAD OR DRIVE TO BE RELOCATED AND JOIN EXIST.
- (E) - PROPOSED INGRESS AND EGRESS ACCESS (EASEMENT) AND ADJACENT PROPERTY OWNERS TO BE RESERVED IN SEPARATE DOCUMENTS.
- (12') - PROPOSED TRAIL EASEMENT TO COUNTY OF L.A.
- (C) - PROPOSED FEET LOT TO L.A.C.F.C.D. FOR STORM DRAIN PURPOSES.
- (D) - PROPOSED 20' EASEMENT TO L.A. CO. FIRE DEPT. FOR INGRESS & EGRESS PURPOSES.
- (8') - PROPOSED 8' TRAIL EASEMENT TO THE COUNTY OF L.A.
- (R) - RETAINING WALL
- (RUA) - RESTRICTED USE AREA
- (NAP) - NOT A PART OF THIS SUBDIVISION
- (*) - REMAINDER PARCEL PER SECTION 66424.6

LEGAL DESCRIPTION

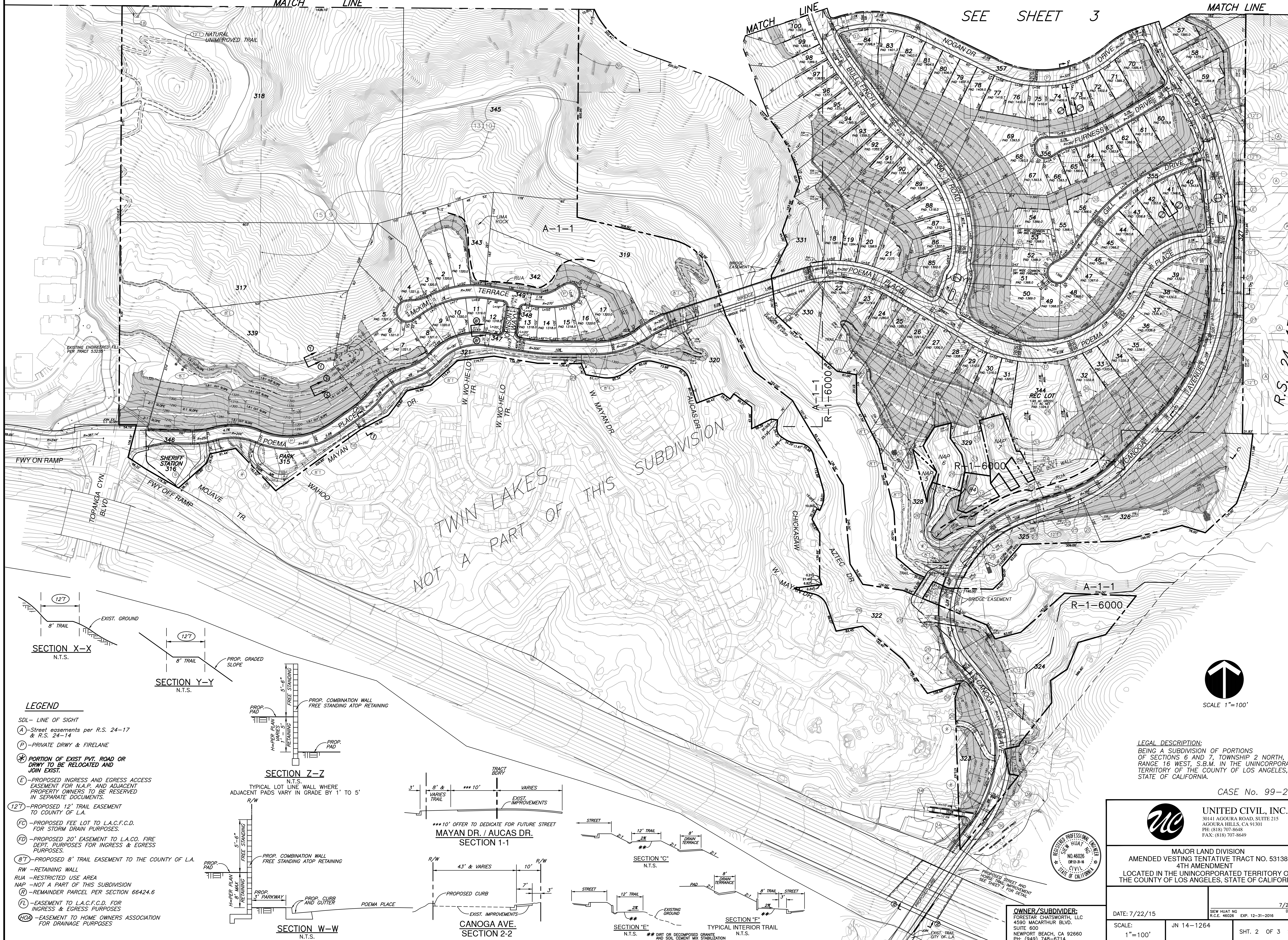
BEING A SUBDIVISION OF PORTIONS OF SECTIONS 6 AND 7, TOWNSHIP 2 NORTH, RANGE 16 WEST, S.B.M. IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

CUP MODIFICATION 201100160
OAK TREE PERMIT 201200001
 CASE No. 99-239

UNION CIVIL, INC.
 3014 AGOURA ROAD, SUITE 215
 AGOURA HILLS, CA 91301
 PH: (818) 707-8648
 FAX: (818) 707-8649

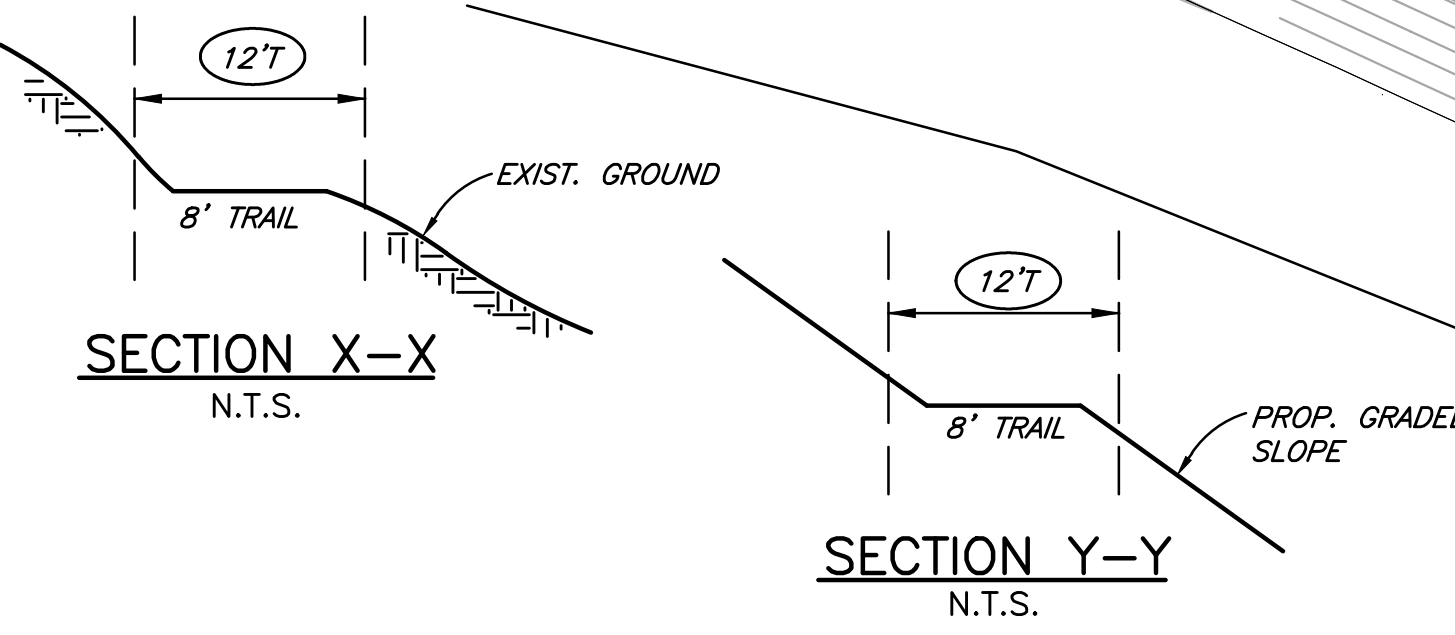
MAJOR LAND DIVISION
 AMENDED VESTING TENTATIVE TRACT NO. 53138
 4TH AMENDMENT
 LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE: 7/22/2015
 SCALE: UN 1/4-1/264
 SHEET 1 OF 3 SHEETS

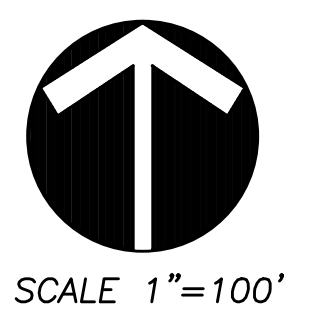
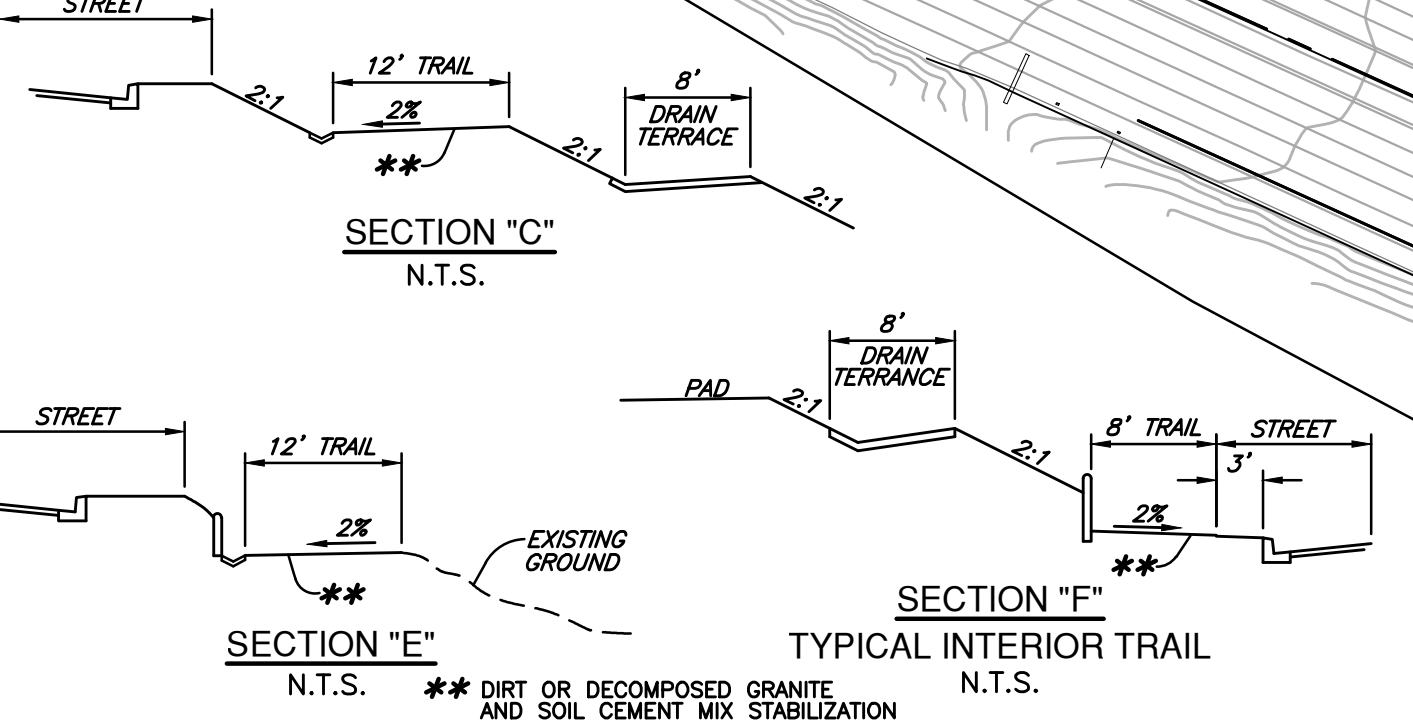
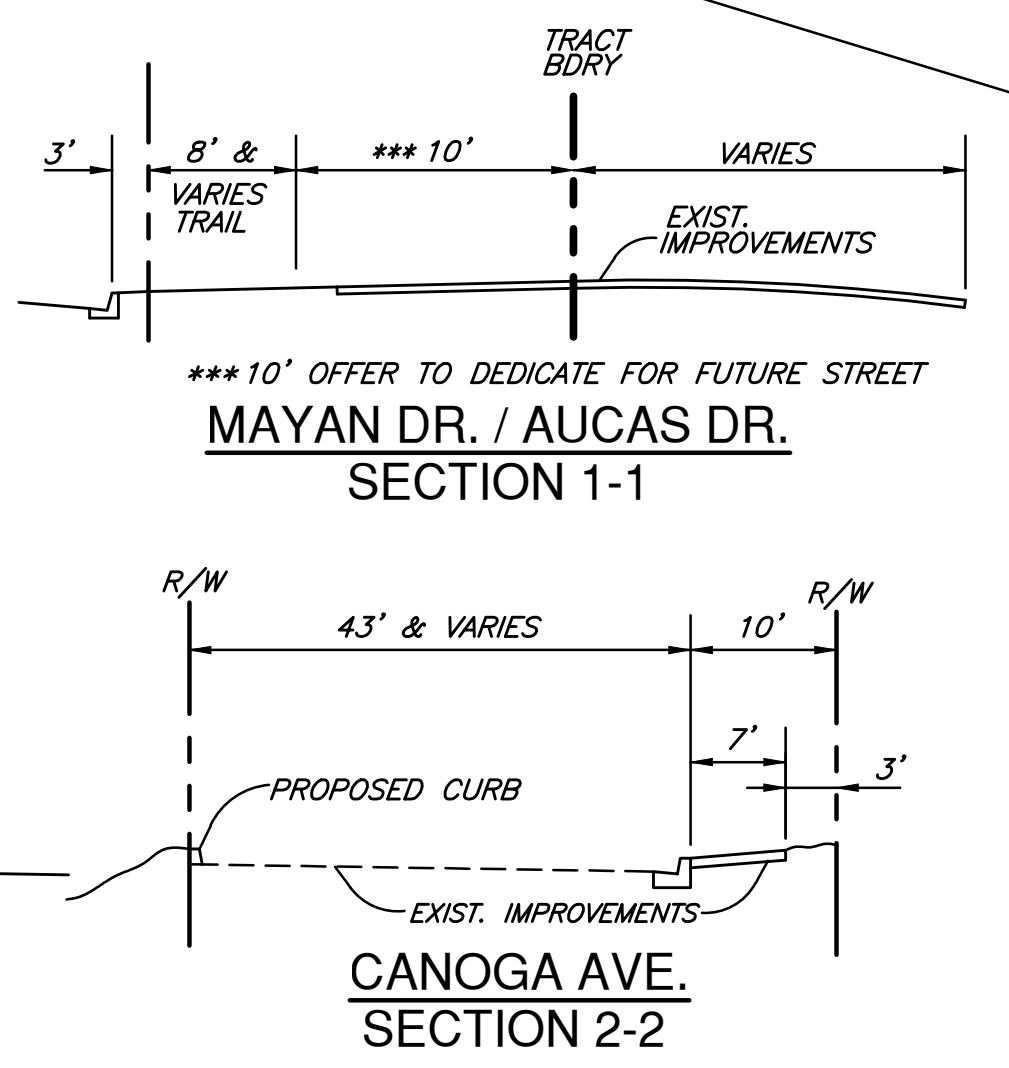
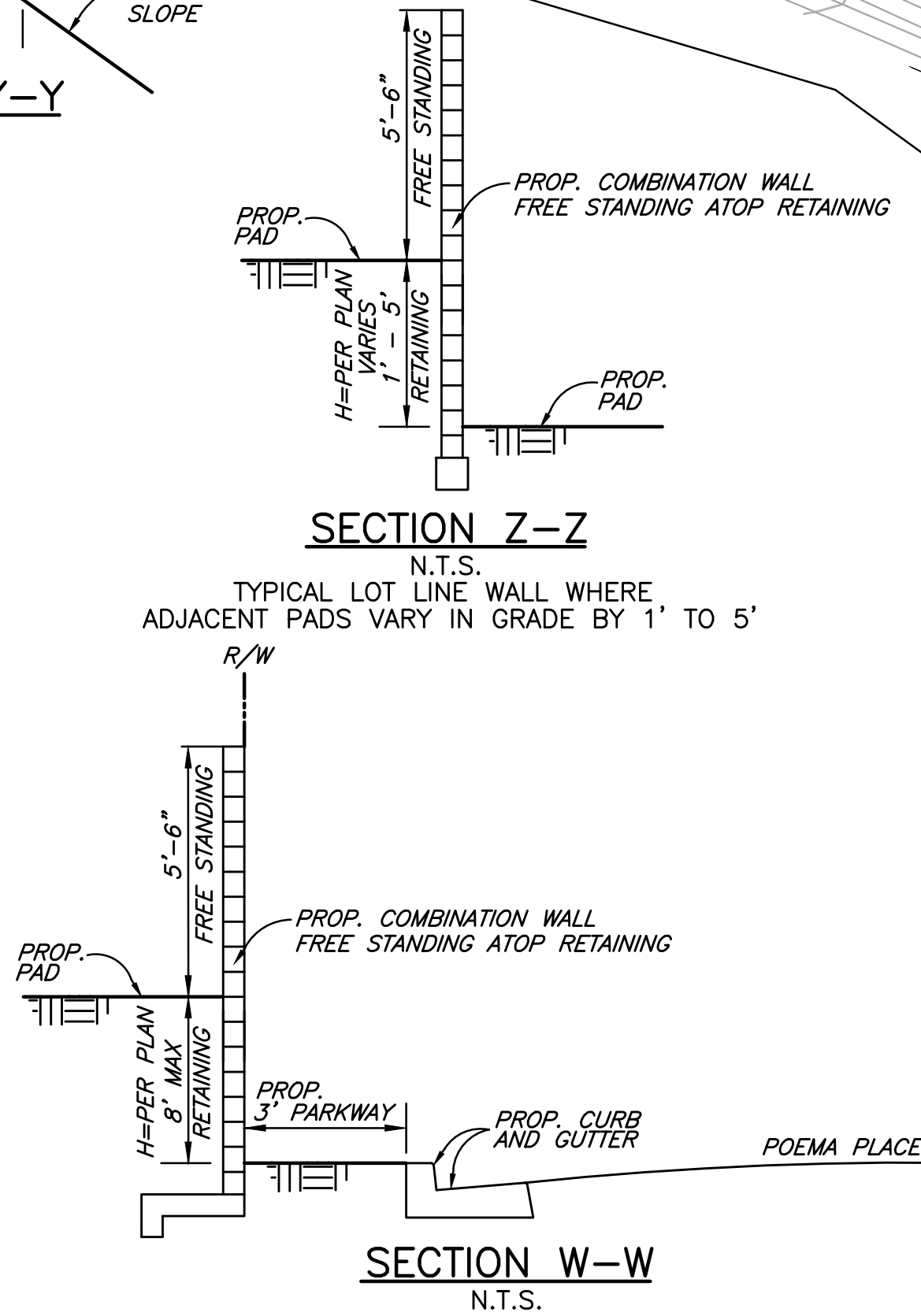


SEE SHEET 3

R.S. 24-17



- LEGEND**
- SDL - LINE OF SIGHT
 - (A) - Street easements per R.S. 24-17 & R.S. 24-14
 - (P) - PRIVATE DRWY & FIRELANE
 - (*) - PORTION OF EXIST PVT. ROAD OR DRWY TO BE RELOCATED AND JOIN EXIST.
 - (E) - PROPOSED INGRESS AND EGRESS ACCESS EASEMENT FOR N.A.P. AND ADJACENT PROPERTY OWNERS TO BE RESERVED IN SEPARATE DOCUMENTS.
 - (12T) - PROPOSED 12' TRAIL EASEMENT TO COUNTY OF L.A.
 - (FC) - PROPOSED FEE LOT TO L.A.C.F.C.D. FOR STORM DRAIN PURPOSES.
 - (FD) - PROPOSED 20' EASEMENT TO L.A.C.O. FIRE DEPT. PURPOSES FOR INGRESS & EGRESS PURPOSES.
 - (8T) - PROPOSED 8' TRAIL EASEMENT TO THE COUNTY OF L.A.
 - RW - RETAINING WALL
 - RUA - RESTRICTED USE AREA
 - NAP - NOT A PART OF THIS SUBDIVISION
 - (R) - REMAINDER PARCEL PER SECTION 66424.6
 - (FL) - EASEMENT TO L.A.C.F.C.D. FOR INGRESS & EGRESS PURPOSES
 - (HOA) - EASEMENT TO HOME OWNERS ASSOCIATION FOR DRAINAGE PURPOSES



SCALE 1"=100'

LEGAL DESCRIPTION:
BEING A SUBDIVISION OF PORTIONS OF SECTIONS 6 AND 7, TOWNSHIP 2 NORTH, RANGE 16 WEST, S.B.M. IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

CASE No. 99-239



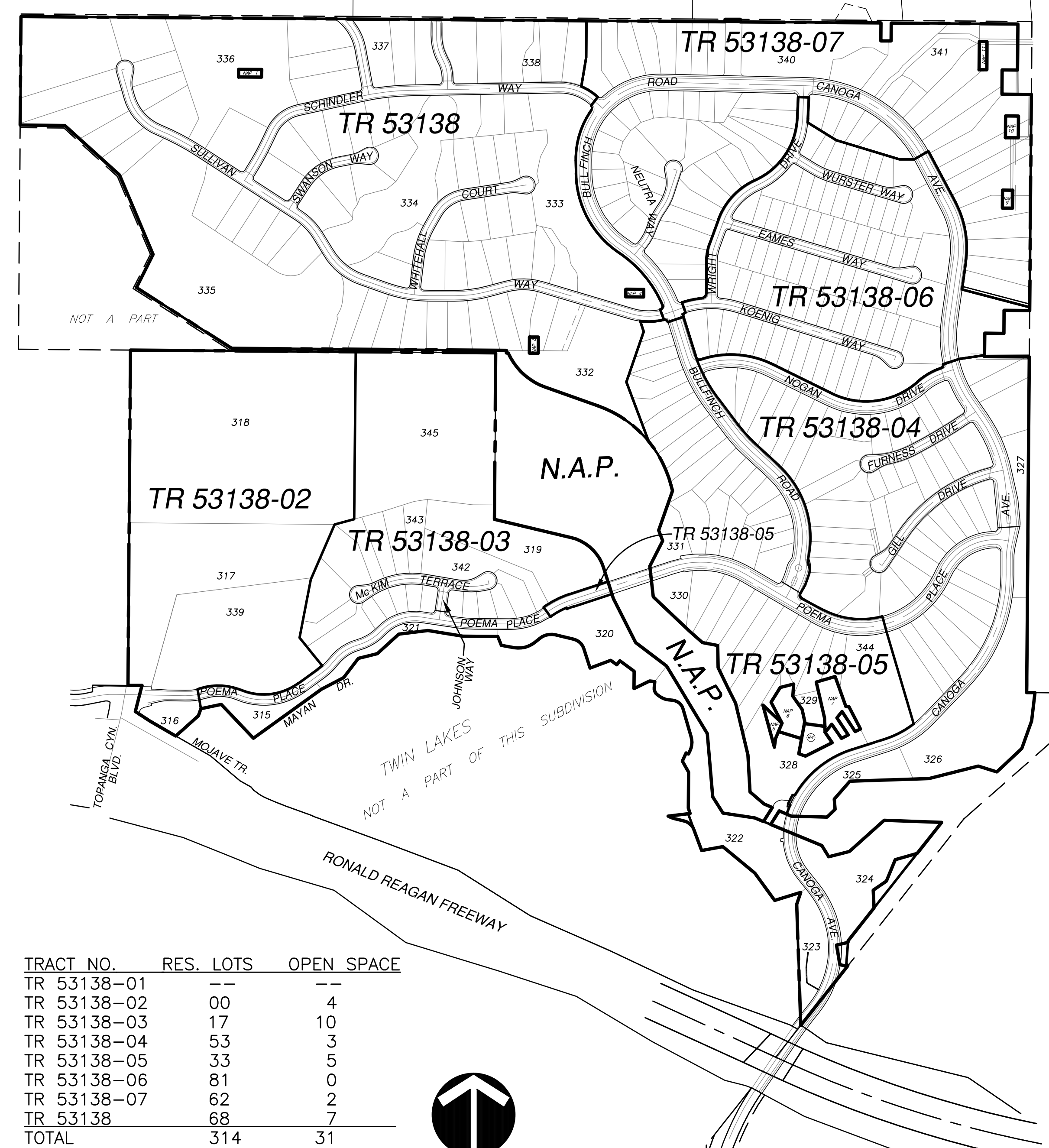
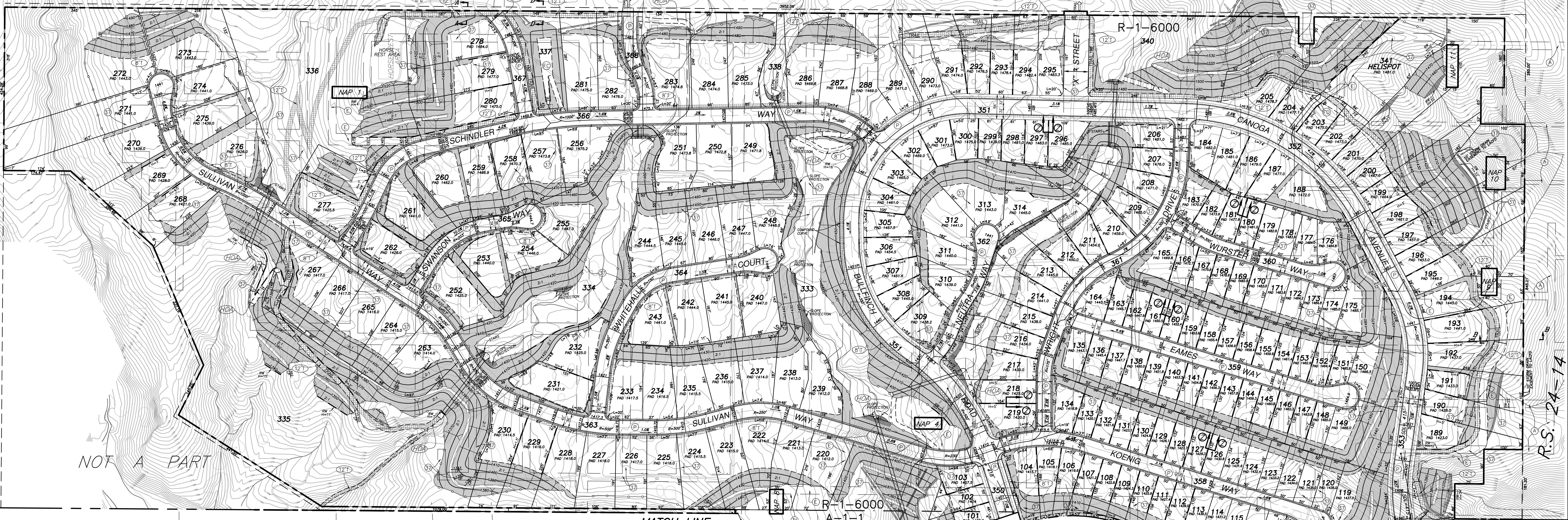
UNITED CIVIL, INC.
30141 AGOURA ROAD, SUITE 215
AGOURA HILLS, CA 91301
PH: (818) 707-8648
FAX: (818) 707-8649

MAJOR LAND DIVISION
AMENDED VESTING TENTATIVE TRACT NO. 53138
4TH AMENDMENT
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

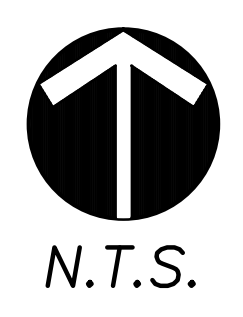
OWNER/SUBDIVIDER:
FORESTAR CHATSWORTH, LLC
SUITE 600
NEWPORT BEACH, CA 92660
PH: (949) 748-6714

DATE: 7/22/15
SCALE: 1"=100'
JN 14-1264
SHT. 2 OF 3 SHTS.
7/22/15
DATE
SEW HUAT NG
R.C.E. 46026
EXP. 12-31-2016

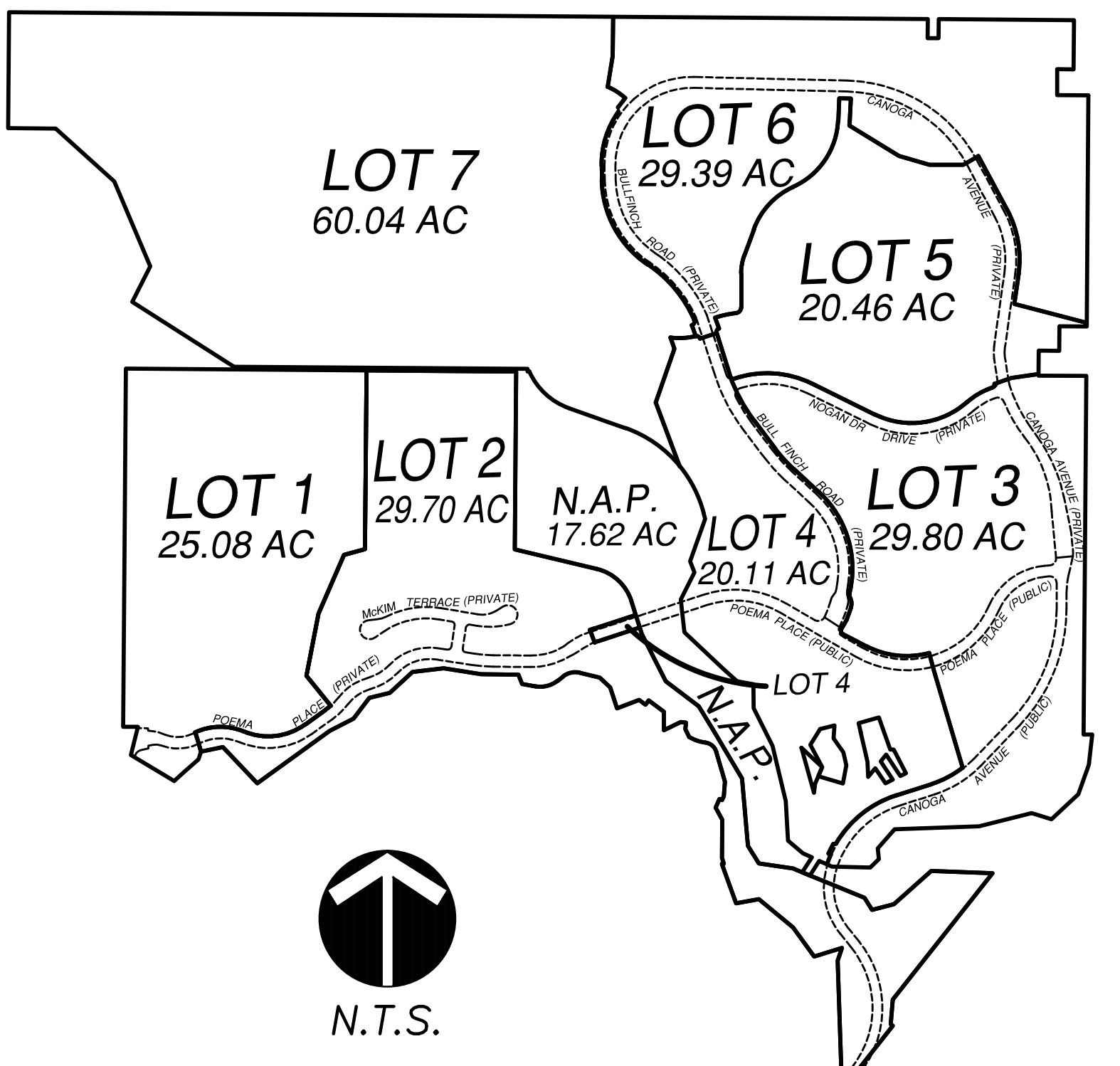
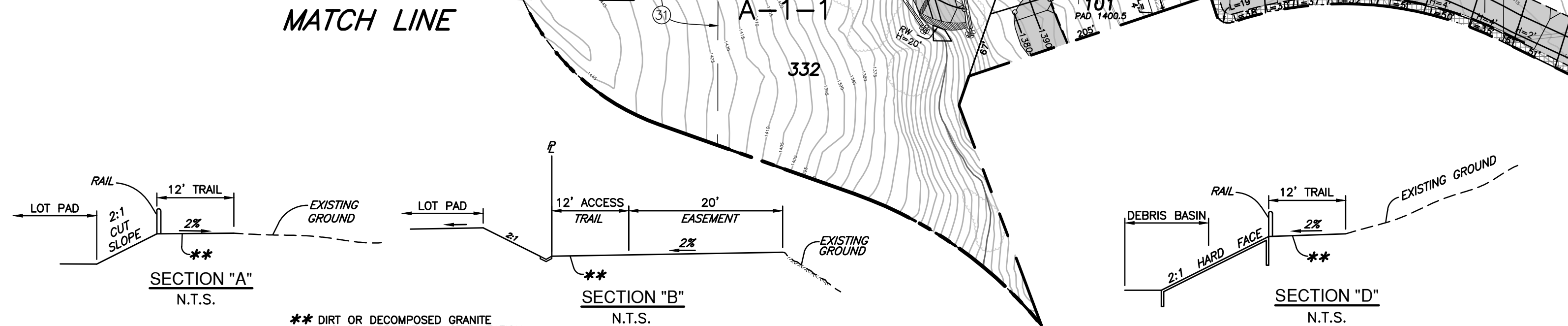




TRACT NO.	RES. LOTS	OPEN SPACE
TR 53138-01	—	—
TR 53138-02	00	4
TR 53138-03	17	10
TR 53138-04	53	3
TR 53138-05	33	5
TR 53138-06	81	0
TR 53138-07	62	2
TR 53138	68	7
TOTAL	314	31

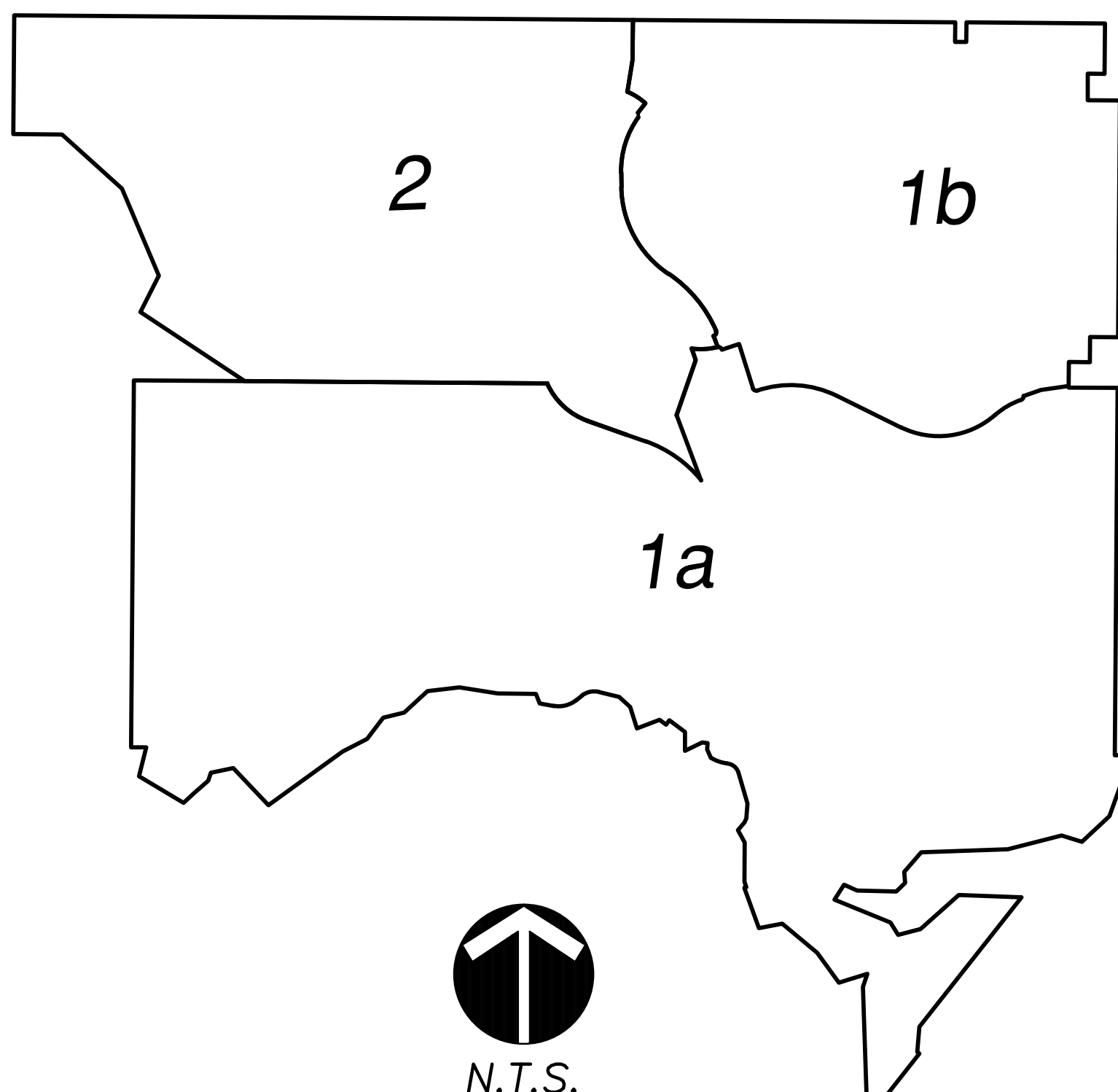


PHASING MAPS EXHIBIT



LARGE LOT MAP
TRACT 53138-01

—PUBLIC STREETS AND ACCESS EASEMENTS TO BE DEDICATED WITH THIS MAP.
—LARGE LOT MAP IS FOR FINANCIAL PURPOSES
—N.A.P. (APN 2818-24-900 AND 2818-22-902) PREVIOUSLY DEDICATED TO MOUNTAIN RESTORATION CONSERVATORY AGENCY.

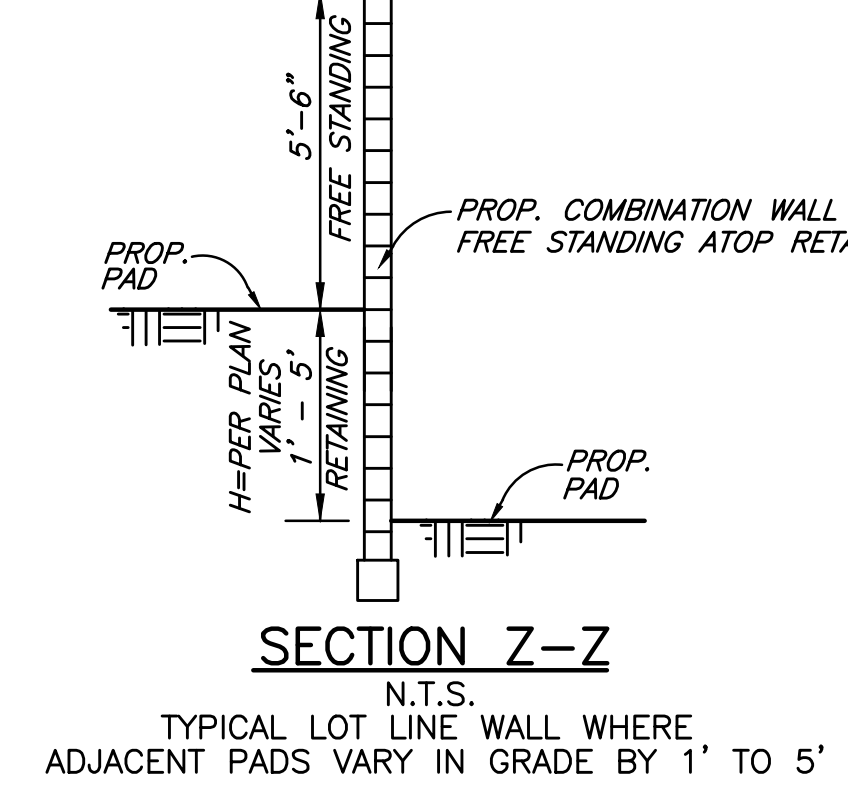


GRADING PHASING EXHIBIT

LEGAL DESCRIPTION:
BEING A SUBDIVISION OF PORTIONS OF SECTIONS 6 AND 7, TOWNSHIP 2 NORTH, RANGE 16 WEST, S.B.M. IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

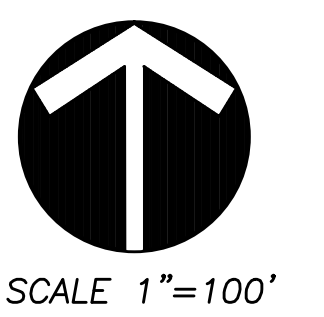
OWNER/SUBDIVIDER:
FORESTAR CHATSWORTH, LLC
4590 MACARTHUR BLVD.
SUITE 600
NEWPORT BEACH, CA 92660
PH: (949) 748-6714

SEE SHEET 2



SECTION Z-Z

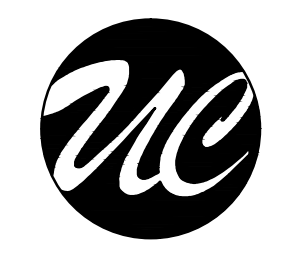
N.T.S.
TYPICAL LOT LINE WALL WHERE ADJACENT PADS VARY IN GRADE BY 1' TO 5'



LEGEND

- SDL - LINE OF SIGHT
- (A) - Street easements per R.S. 24-17 & R.S. 24-14
- (P) - PRIVATE DRIVE & FIRELANE
- (*) - PORTION OF EXIST. PVT. ROAD OR DRIVE TO BE RELOCATED AND JOIN EXIST.
- (E) - PROPOSED INGRESS AND EGRESS ACCESS EASEMENT FOR N.A.P. AND ADJACENT PROPERTY OWNERS TO BE RESERVED IN SEPARATE DOCUMENTS.
- (12'T) - PROPOSED 12' TRAIL EASEMENT TO COUNTY OF L.A.
- (FC) - PROPOSED FEE LOT TO L.A.C.F.C.D. FOR STORM DRAIN PURPOSES.
- (FD) - PROPOSED 20' EASEMENT TO L.A.C.O. FIRE DEPT. PURPOSES FOR INGRESS & EGRESS PURPOSES.
- (8'T) - PROPOSED 8' TRAIL EASEMENT TO COUNTY OF L.A.
- RW - RETAINING WALL
- RUA - RESTRICTED USE AREA
- NAP - NOT A PART OF THIS SUBDIVISION
- (FL) - EASEMENT TO L.A.C.F.C.D. FOR INGRESS & EGRESS PURPOSES
- (HDA) - EASEMENT TO HOME OWNERS ASSOCIATION FOR DRAINAGE PURPOSES

CASE No. 99-239



UNITED CIVIL, INC.
30141 AGOURA ROAD, SUITE 215
AGOURA HILLS, CA 91301
PH: (818) 707-8648
FAX: (818) 707-8649

MAJOR LAND DIVISION
AMENDED VESTING TENTATIVE TRACT NO. 53138
4TH AMENDMENT
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE: 7/22/2015	DATE: 7/22/2015
SCALE: 1"=100'	DATE: JUN 14-1264
SHT. 3 OF 3 SHTS.	

