

SCALE: 1"=200'

SHEET 3 OF 7 SHEETS

TRACT NO. 47583

IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA

SURVEY DETAIL AND INDEX MAP

137 LOTS
LEGEND:

- △ INDICATES BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP
- FOUND MONUMENT AS DESCRIBED
- 2 3/8" IRON PIPE TAGGED 'LS 6583' TO BE SET
- SPIKE AND WASHER TAGGED 'LS 6583' TO BE SET
- () RECORD DISTANCE PER TRACT NO. 44625 RECORDED IN BOOK 1116, PAGES 21-28
- [] RECORD DISTANCE PER TRACT NO. 4837 RECORDED IN BOOK 62, PAGE 91
- ▭ PARCEL B LANDSCAPE PARCEL RESERVED FOR HOMEOWNERS' ASSOCIATION FOR MAINTENANCE PURPOSES
- ▭ PARCEL C LANDSCAPE PARCEL RESERVED FOR HOMEOWNERS' ASSOCIATION FOR MAINTENANCE PURPOSES

CARLOS A. ALBA L.S. 6583

38.19 ACRES

NOTE

PARCEL A IS A PRIVATE STREET PARCEL TO BE GRANTED TO AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION FOR INGRESS/EGRESS PURPOSES AND AN EASEMENT FOR WATER PURPOSES TO BE MAINTAINED BY THE LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40 AND AN EASEMENT FOR SANITARY SEWER, STORM DRAIN AND DRAINAGE PURPOSES TO BE MAINTAINED BY THE CITY OF LANCASTER. ALL MEDIANS AND ISLAND FEATURES LOCATED AT THE GATED ENTRANCES WITHIN THIS PARCEL ARE TO BE LANDSCAPED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.

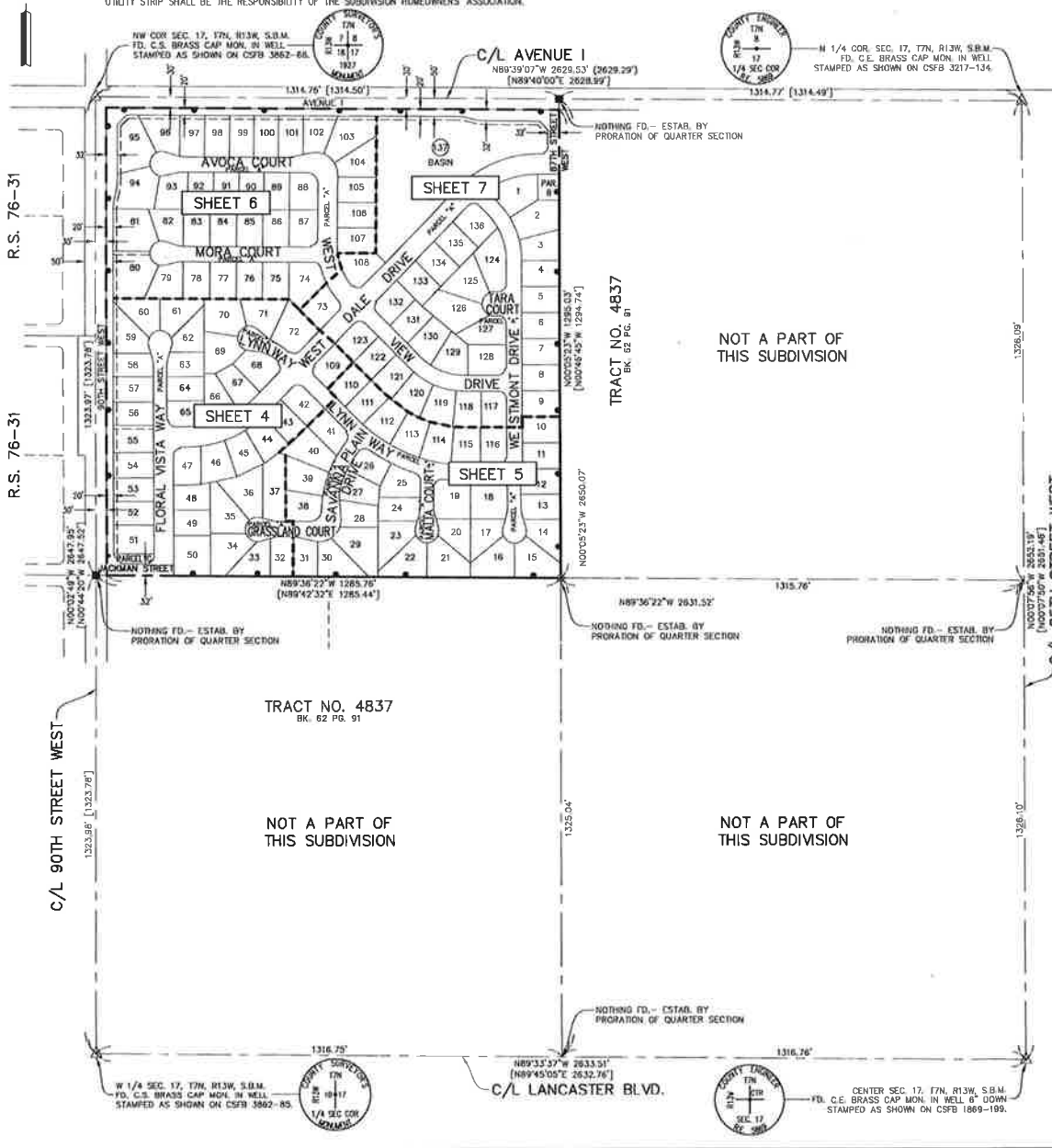
PARCELS B AND C ARE LANDSCAPE PARCELS RESERVED IN FEE OWNERSHIP FOR LANDSCAPE AND MAINTENANCE PURPOSES BY THE HOMEOWNERS' ASSOCIATION.

LOT 137 IS RESERVED FOR IN FEE OWNERSHIP AND MAINTENANCE BY THE HOMEOWNERS' ASSOCIATION FOR DETENTION/RETENTION BASIN, DRAINAGE AND MAINTENANCE PURPOSES.

THE UNDERGROUND STORM DRAIN WITHIN THE 10 FOOT EASEMENT SHOWN ON LOTS 55 AND 60 TO BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.

GENERAL NOTES

THE PROPERTY OWNER FOR EACH LOT WITHIN THE SUBDIVISION SHALL BE RESPONSIBLE FOR MAINTAINING THE LANDSCAPING AND IRRIGATION WITHIN THE 8 FOOT WIDE UTILITY STRIP ALONG EACH LOT FRONTAGE AND 5 FOOT SIDE YARDS. ENFORCEMENT FOR FAILURE TO MAINTAIN THE LANDSCAPING WITHIN THIS UTILITY STRIP SHALL BE THE RESPONSIBILITY OF THE SUBDIVISION HOMEOWNERS' ASSOCIATION.



NOT A PART OF THIS SUBDIVISION

TRACT NO. 4837
BK. 62 PG. 91

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BK. 62 PG. 91

R.S. 76-31

R.S. 76-31

C/L 90TH STREET WEST

C/L 85TH STREET WEST

C/L LANCASTER BLVD.