

203/71

203 PAGE 71

# PARCEL MAP NO. 19401

SHEET 1 OF 3 SHEETS

IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES  
 STATE OF CALIFORNIA  
 BEING A PORTION OF THE SOUTH HALF OF SECTION 17  
 TOWNSHIP 7 NORTH, RANGE 12 WEST, S.B.M.  
 AND TRACT NO. 42968, FILED IN BOOK 1042, PAGES 22 TO 23 OF MAPS  
 TRACT NO. 32837, FILED IN BOOK 1041, PAGES 83 TO 88 OF MAPS,  
 TRACT NO. 42191, FILED IN BOOK 1028, PAGES 88 TO 92 OF MAPS  
 AND TRACT NO. 42192, FILED IN BOOK 1029, PAGES 54 TO 57 OF MAPS  
 ALL RECORDS OF SAID COUNTY

88 146835  
88 146835

6 PARCELS

KEITH COMPANIES, NORTH COUNTIES, INC.  
EUGENE A. SHAFFER, LS 4644

462.34 ACRES

### OWNER'S CERTIFICATE:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF, OR ARE INTERESTED IN, THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION. WE HEREBY DEDICATE TO THE CITY OF LANCASTER THE RIGHT TO RESTRICT THE ERECTION OF BUILDINGS OR OTHER STRUCTURES WITHIN THOSE AREAS DESIGNATED ON THE MAP AS FLOOD HAZARD AREAS.

LANCASTER LANDMARK PROPERTIES, A JOINT VENTURE COMPOSED OF SIGNAL LANDMARK, INC., A CALIFORNIA CORPORATION, AND ONYX LAND COMPANY, A CALIFORNIA CORPORATION, RECORD OWNER.

*Robert M. Mcintosh*  
 ROBERT M. MCINTOSH  
 ATTORNEY-IN-FACT

### SURVEYOR'S CERTIFICATE:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LANCASTER LANDMARK PROPERTIES, A JOINT VENTURE, ON DECEMBER 8, 1987. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED TENTATIVE MAP, IF ANY, THAT THE MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

*Eugene A. Shaffer*  
 EUGENE A. SHAFFER L.S. 4644  
 MY REGISTRATION EXPIRES SEPT. 30, 1990



FILED  
 AT REQUEST OF OWNER

FEB 2 1988  
 31 MIN 2 PM PAST  
 IN BOOK 203  
 AT PAGE 71  
 OF PARCEL MAPS  
 LOS ANGELES COUNTY, CA  
 Registrar-Recorder  
 BY *Omatus*  
 Deputy  
 FEE \$ 1000

### CITY ENGINEER'S CERTIFICATE:

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.

DATED: *Jan. 14, 1988*

*Richard Kopecky*  
 RICHARD KOPECKY  
 CITY ENGINEER,  
 CITY OF LANCASTER

THE CITY OF LANCASTER, A MUNICIPAL CORPORATION, RECORD OWNER.

*Arnie Rodic*  
 NAME ARNIE RODIC  
 CITY OF LANCASTER

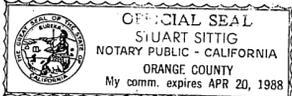
MAYOR  
 TITLE

STATE OF CALIFORNIA )  
 ) SS  
 COUNTY OF ORANGE )

ON JANUARY 12, 1988, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ROBERT M. MCINTOSH, KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME WAS SUBSCRIBED TO THE WITHIN INSTRUMENT AS THE ATTORNEY-IN-FACT OF LANCASTER LANDMARK PROPERTIES, A JOINT VENTURE CONSISTING OF SIGNAL LANDMARK, INC., A CALIFORNIA CORPORATION, AND ONYX LAND COMPANY, A CALIFORNIA CORPORATION, HAVING BEEN APPOINTED ATTORNEY-IN-FACT BY BOTH OF SAID CORPORATIONS PURSUANT TO A SPECIAL POWER OF ATTORNEY EXECUTED BY THE OFFICERS OF SAID CORPORATIONS, AND SAID CORPORATIONS KNOWN TO ME TO BE THE ONLY JOINT VENTURERS OF LANCASTER LANDMARK PROPERTIES, THE JOINT VENTURE THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE SUBSCRIBED HIS OWN NAME AS ATTORNEY-IN-FACT.

THAT EXECUTED THE  
 SAME BOTH INDIVIDUALLY  
 AND AS JOINT  
 VENTURER BEING.

WITNESS MY HAND AND OFFICIAL SEAL.



*Stuart Sittig*  
 NOTARY PUBLIC IN AND FOR SAID  
 COUNTY AND STATE

### SPECIAL ASSESSMENTS CERTIFICATE:

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS LEVIED UNDER JURISDICTION OF THE CITY OF LANCASTER, TO WHICH THE LAND INCLUDED IN THE WITHIN SUBDIVISION OR ANY PART THEREOF IS SUBJECT AND WHICH MAY BE PAID IN FULL, HAVE BEEN PAID IN FULL.

DATED: *January 15, 1988*

*Christine Root*  
 CITY CLERK  
 CITY OF LANCASTER

CITY OF LANCASTER )  
 COUNTY OF LOS ANGELES ) SS  
 STATE OF CALIFORNIA )

I, CHRISTINE ROOT, CITY CLERK OF THE CITY OF LANCASTER, DO HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE LANCASTER COUNCIL AT A SPECIAL MEETING THEREOF, HELD ON THE 8th DAY OF January, 1988, AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP AND DID ACCEPT THE DEDICATION TO THE CITY OF LANCASTER THE RIGHT TO RESTRICT THE ERECTION OF BUILDINGS OR OTHER STRUCTURES WITHIN THOSE AREAS DESIGNATED ON THE MAP AS FLOOD HAZARD AREAS.

DATED: *January 15, 1988*

*Christine Root*  
 CHRISTINE ROOT  
 CITY CLERK,  
 CITY OF LANCASTER

STATE OF CALIFORNIA )  
 ) SS  
 COUNTY OF LOS ANGELES )

ON THIS 15th DAY OF January, 1988, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Arnie Rodic, KNOWN TO ME TO BE THE Mayor OF THE CITY OF LANCASTER AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID POLITICAL ENTITY, AND ACKNOWLEDGED TO ME THAT SUCH POLITICAL ENTITY EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.



*Marie P. Banuelos*  
 NOTARY PUBLIC IN AND FOR SAID  
 COUNTY AND STATE

### BASIS OF BEARINGS:

ALL BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING N. 00 04' 48" E. AS SHOWN ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17, T.7 N., R.12 W., S.B.M., AS SHOWN ON TRACT NO. 42191, M.B. NO. 1028, PGS. 88-92, RECORDS OF LOS ANGELES COUNTY.

### NOTE:

Pursuant to Section 66499.20.5 of the Subdivision Map Act, the filing of this Map shall constitute Legal Merger and resubdivision of the land affected hereby and shall also constitute abandonment of all streets and easements not shown hereon.

### SIGNATURE OMISSION NOTES:

THE SIGNATURES OF SOUTHERN CALIFORNIA GAS CO., HOLDER OF AN EASEMENT FOR UTILITIES AND APPURTENANCES BY DEED RECORDED AUGUST 2, 1957, AS INSTRUMENT NO. 3713 IN BK. 55233, PG. 165 OF THE OFFICIAL RECORDS HAS BEEN OMITTED UNDER SECTION 66436, SUBSECTION (a)3A (1-v11) OF THE SUBDIVISION MAP ACT.

THE SIGNATURES OF CATHERINE GIBLIN PAYNE AND/OR HER SUCCESSORS HOLDER OF CERTAIN MINERAL RIGHTS AS DISCLOSED IN DEED RECORDED JUNE 17, 1947 AS INSTRUMENT NO. 14010-P OF TORRENS AND AUGUST 28, 1947 AS INSTRUMENT NO. 20023-P OF TORRENS HAS BEEN OMITTED UNDER SECTION 66436, SUBSECTION (a)3C OF THE SUBDIVISION MAP ACT.

THE SIGNATURE OF EASTWOOD MINERALS AND ENERGY CO., A CALIFORNIA CORPORATION, AND/OR THEIR SUCCESSORS, HOLDERS OF CERTAIN MINERAL RIGHTS AS DISCLOSED BY DEED RECORDED JULY 22, 1974, AS INSTRUMENT NO. 917 OF THE OFFICIAL RECORDS, HAS BEEN OMITTED UNDER SECTION 66436, SUBSECTION (a)3C OF THE SUBDIVISION MAP ACT.

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER-CLERK OF THE  
 BOARD OF SUPERVISORS OF THE COUNTY OF LOS  
 ANGELES, STATE OF CALIFORNIA

*Loreto V. Bustabal*  
 DEPUTY



THE SIGNATURE OF THE CITY OF LANCASTER, A MUNICIPAL CORPORATION, OWNERS OF THE FOLLOWING EASEMENTS, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a)3(A) (1-v11) OF THE SUBDIVISION MAP ACT:

1. FOR LANDSCAPING PURPOSES AS DEDICATED BY THE MAPS OF TRACT NOS. 42191 AS PER MAP RECORDED IN BOOK 1028, PAGES 88 TO 92, INCL. OF MAPS AND 42192 AS PER MAP RECORDED IN BOOK 1029, PAGES 54 TO 57, INCL. OF MAPS;
2. FOR DRAINAGE PURPOSES AS DEDICATED BY THE MAPS OF TRACT NOS. 42191 AS PER MAP RECORDED IN BOOK 1028, PAGES 88 TO 92, INCL. OF MAPS AND 42192 AS PER MAP RECORDED IN BOOK 1029, PAGES 54 TO 57, INCL. OF MAPS AND 32837 AS PER MAP RECORDED IN BOOK 1041, PAGES 83 TO 88, INCL. OF MAPS;
3. FOR SANITARY SEWER PURPOSES AS DEDICATED BY THE MAPS OF TRACT NOS. 42191 AS PER MAP RECORDED IN BOOK 1028, PAGES 88 TO 92, INCL. OF MAPS AND 42192 AS PER MAP RECORDED IN BOOK 1029, PAGES 54 TO 57, INCL. OF MAPS;
4. FOR STORM DRAIN PURPOSES AS DEDICATED BY THE MAPS OF TRACT NOS. 42192 AS PER MAP RECORDED IN BOOK 1029, PAGES 54 TO 57, INCL. OF MAPS AND 32837 AS PER MAP RECORDED IN BOOK 1041, PAGES 83 TO 88, INCL. OF MAPS.

A PORTION OF PARCEL 1 AND 6  
 IS SUBJECT TO FLOOD HAZARD

354-217

SCALE: 1" = 300'

SHEET 2 OF 3 SHEETS

# PARCEL MAP NO. 19401

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

FILED WITH LOS ANGELES  
REGISTRAR-RECORDER  
FEB 2 1988

KEITH COMPANIES, NORTH COUNTIES, INC.  
EUGENE A. SHAFFER, LS 4644

6 PARCELS

462.34 ACRES

### LEGEND & SURVEYOR'S NOTES:

- ..... Fd. 1" I.P. & Tag Mkd. "Cal. Div. Hwys." per Tr 42191, M.B.1028, Pgs.88-92 (unless otherwise described)
- o..... Set 1" I.P. Tagged L.S.4644 6" below natural surface
- ..... Set 1/4" Square Spike & Aluminum Washer tagged L.S.4644 at all Street Centerlines on Parcel Lines Produced



Indicates the Boundary of the land being subdivided by this map.

See Sht. 1 of 3 for Basis of Bearings  
S. 00° 57' 45" E. 2662.03'



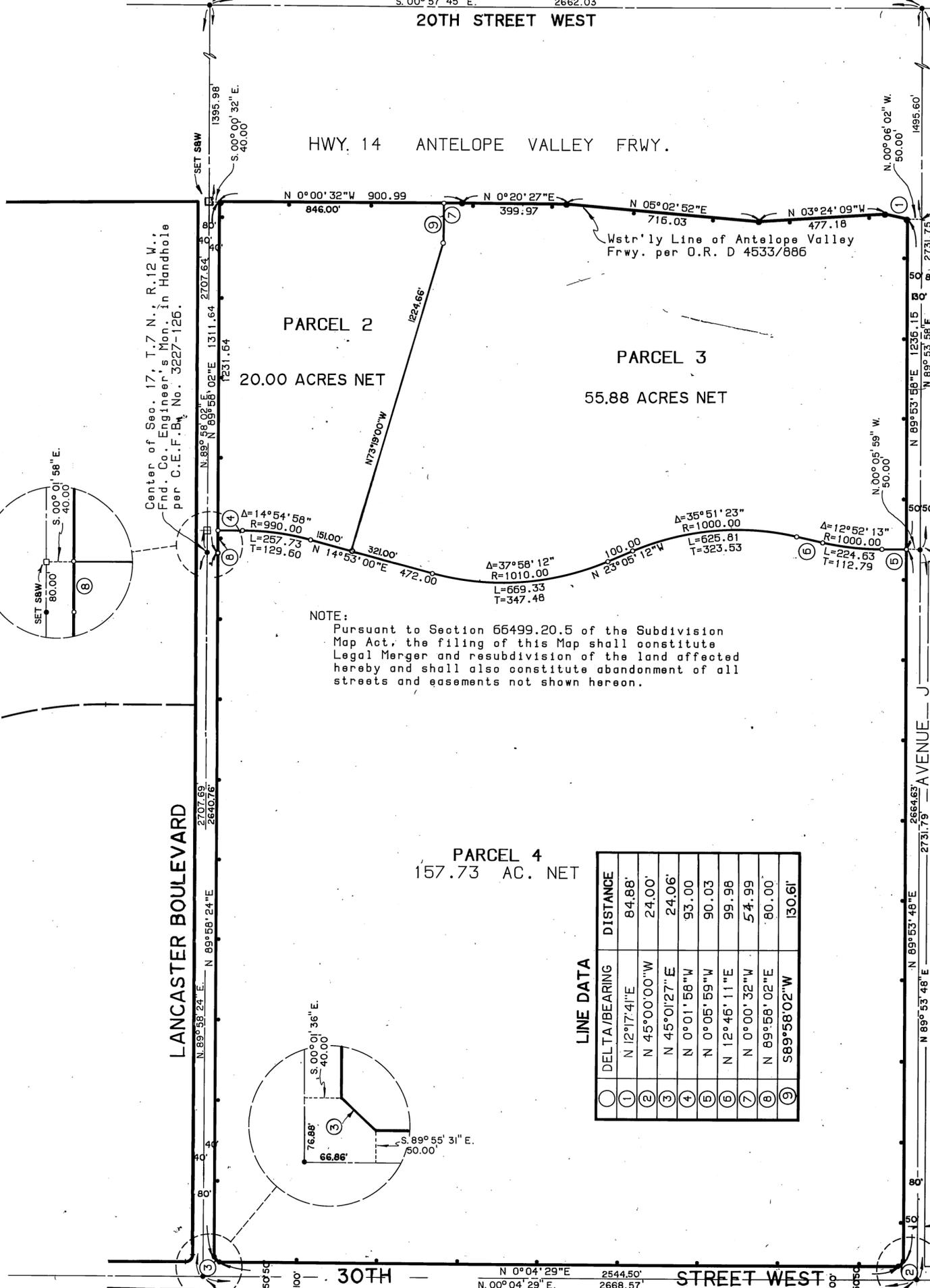
East 1/4 Cor. of Sec. 17, T.7 N., R.12 W., Fnd. Co. Engineer's Mon. in Handhole per C.E.F.B. 3227-154.

SE Cor. of Sec. 17, T.7 N., R.12 W., Fnd. Co. Surveyor Mon. in Handhole per C.E.F.B. No. 3227-155

20TH STREET WEST

HWY. 14 ANTELOPE VALLEY FRWY.

Fd. Spk. & Tag "Cal. Div. Hwys." per MB 1029, Pgs. 54-57



Center of Sec. 17, T.7 N., R.12 W., Fnd. Co. Engineer's Mon. in Handhole per C.E.F.B. No. 3227-126.

South 1/4 Cor. of Sec. 17, T.7 N., R.12 W., Fnd. Co. Surveyor Mon. in Handhole per C.E.F.B. 3227-127.

### NOTE:

Pursuant to Section 66499.20.5 of the Subdivision Map Act, the filing of this Map shall constitute Legal Merger and resubdivision of the land affected hereby and shall also constitute abandonment of all streets and easements not shown hereon.

PARCEL 4  
157.73 AC. NET

### LINE DATA

DELTA/BEARING	DISTANCE
1	84.88'
2	24.00'
3	24.06'
4	93.00'
5	90.03'
6	99.98'
7	54.99'
8	80.00'
9	130.61'

SEE SHEET 3 OF 3

LANCASTER BOULEVARD

30TH STREET WEST

AVENUE

West 1/4 Cor. of Sec. 17, T.7 N., R.12 W., Fnd. Co. Engineer's Mon. in Handhole per C.E.F.B. 3227-172.

SW Cor. of Sec. 17, T.7 N., R.12 W., Fnd. Co. Engineer's Mon. in handhole per C.E.F.B. 3227-173.

A PORTION OF PARCEL 1 AND 6 IS SUBJECT TO FLOOD HAZARD

SCALE: 1" = 300'

# PARCEL MAP NO. 19401

SHEET 3 OF 3 SHEETS

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

FILED WITH LOS ANGELES  
REGISTRAR-RECORDER  
FEB 2 1988

KEITH COMPANIES NORTH COUNTIES, INC.  
EUGENE A. SHAFFER, LS 4644

6 PARCELS

462.34 ACRES



NE Cor. of Sec. 17, T.7 N., R.12 W.,  
Fnd. Co. Engineer's Mon. in  
Handhole per C.E.F.B. 3176-80.

East 1/4 Cor. of Sec. 17, T.7 N.,  
R.12 W., Fnd. Co. Engineer's Mon.  
in Handhole per C.E.F.B. 3227-154.

NOTE:  
Pursuant to Section 66499.20.5 of the Subdivision  
Map Act, the filing of this Map shall constitute  
Legal Merger and resubdivision of the land affected  
hereby and shall also constitute abandonment of all  
streets and easements not shown hereon.

HWY. 14 ANTELOPE VALLEY FRWY.

PARCEL 1  
125.00 AC. NET

Center of Sec. 17, T.7 N., R.12 W.,  
Fnd. Co. Engineer's Mon. in Handhole  
per C.E.F.B. No. 3227-126.

North 1/4 Cor. of Sec. 17, T.7 N.,  
R.12 W., Fnd. Co. Engineer's Mon.  
in Handhole per C.E.F.B. 3227-125.

DATA	DELTA/BEARING	RADIUS	LEN./DIST.
1	90°06'24"	27.00'	42.46'
2	89°57'44"	27.00'	42.39'
3	N 0°01'45"E		35.00
4	N 55°02'15"W		74.20
5	N 04°24'17"W		143.39
6	N 17°17'19"W		120.19
7	N 34°52'12"W		317.88
8	N 27°48'49"W		53.90
9	S 13°09'44"E		157.96'
10	S 48°25'44"E		137.38'
11	S 78°57'22"E		148.54'
12	N 31°49'46"E		148.98'
13	N 03°11'57"E		119.14'

FLOOD HAZARD  
AREA

PARCEL 6  
83.359 AC. NET

PARCEL 5  
20.37 ACRES NET

30TH STREET WEST

A PORTION OF PARCEL 1  
AND 6 IS SUBJECT TO  
FLOOD HAZARD

NW Cor. of Sec. 17, T.7 N., R.12 W.,  
Fnd. Co. Engineers Mon. in handhole  
per C.E.F.B. No. 3227-171.

West 1/4 Cor. of Sec. 17, T.7 N.,  
R.12 W., Fnd. Co. Engineer's Mon.  
in Handhole per C.E.F.B. 3227-172.

SEE SHEET 2 OF 3

PARCEL MAP SHIT 3 OF 3 - 8010.861PF: 518001 52 21-Dec-87 03:26 PM / 518001-5604