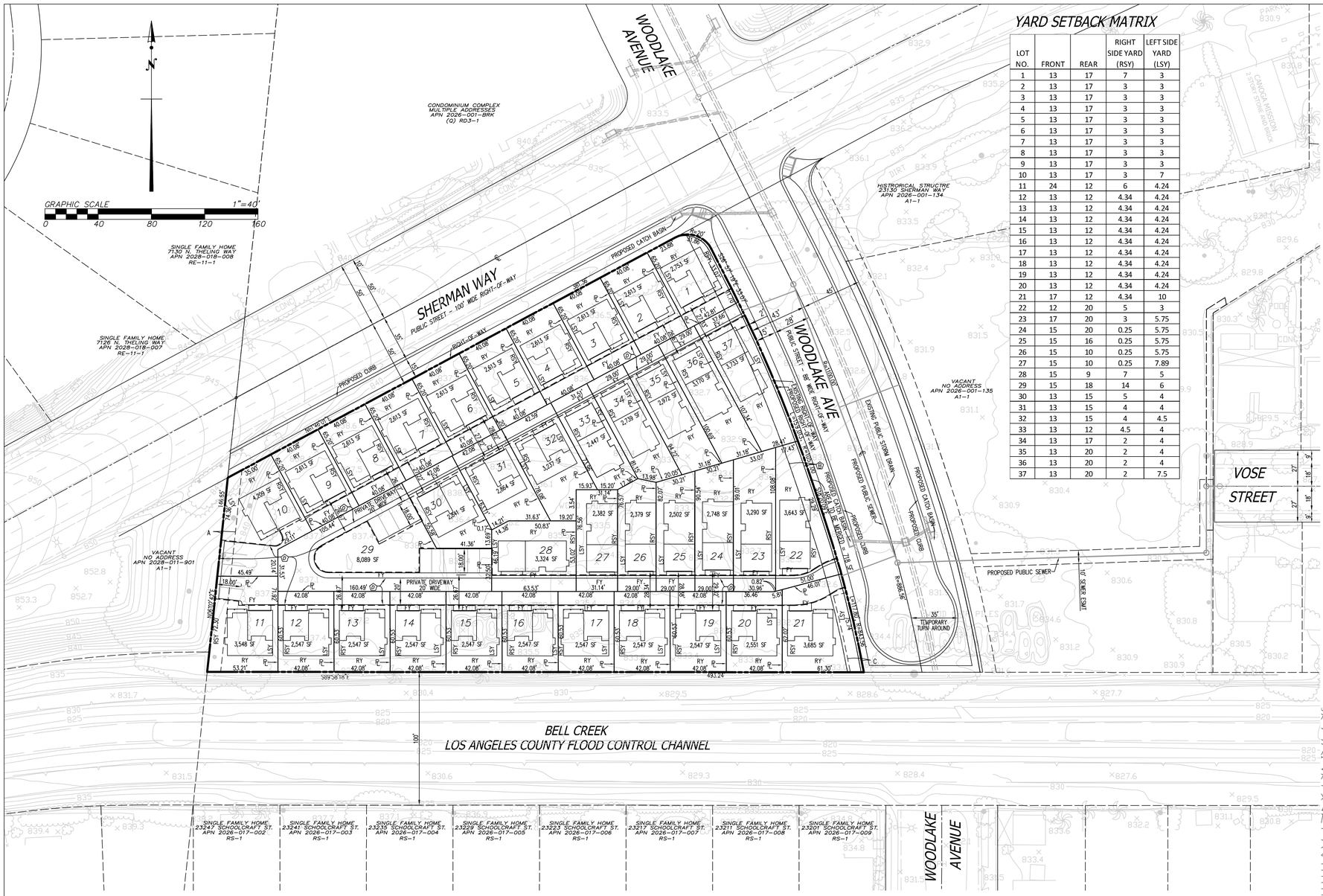

YARD SETBACK MATRIX

LOT NO.	FRONT	REAR	RIGHT SIDE YARD (RSY)	LEFT SIDE YARD (LSY)
1	13	17	7	3
2	13	17	3	3
3	13	17	3	3
4	13	17	3	3
5	13	17	3	3
6	13	17	3	3
7	13	17	3	3
8	13	17	3	3
9	13	17	3	3
10	13	17	3	7
11	24	12	6	4.24
12	13	12	4.34	4.24
13	13	12	4.34	4.24
14	13	12	4.34	4.24
15	13	12	4.34	4.24
16	13	12	4.34	4.24
17	13	12	4.34	4.24
18	13	12	4.34	4.24
19	13	12	4.34	4.24
20	13	12	4.34	4.24
21	17	12	4.34	10
22	12	20	5	3
23	17	20	3	5.75
24	15	20	0.25	5.75
25	15	16	0.25	5.75
26	15	10	0.25	5.75
27	15	10	0.25	7.89
28	15	9	7	5
29	15	18	14	6
30	13	15	5	4
31	13	15	4	4
32	13	15	4	4.5
33	13	12	4.5	4
34	13	17	2	4
35	13	20	2	4
36	13	20	2	4
37	13	20	2	7.5

VESTING TENTATIVE MAP 73714

IN THE CITY OF LOS ANGELES
FOR MERGER AND SMALL LOT SUBDIVISION PURPOSES
COUNCIL DISTRICT # 12

A SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD3 ZONE, PURSUANT TO ORDINANCE NO. 176,354

PARCEL 1:

THAT PORTION OF LOT 1056 OF TRACT NO. 1000, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19 PAGES 1 TO 34 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT 1056, SAID POINT BEING WEST 858 FEET FROM THE NORTHEAST CORNER OF SAID LOT; THENCE WEST ALONG SAID NORTHERLY LINE 85 FEET; THENCE SOUTH 2°28'15" WEST 245.95 FEET; THENCE SOUTH 5°13'15" WEST 175 FEET; THENCE SOUTH 26°45'45" WEST 83.24 FEET; THENCE SOUTH 50°4'45" WEST 100 FEET; THENCE SOUTH 77°12'15" WEST 74.10 FEET; THENCE NORTH 54°27'45" WEST 41.45 FEET; THENCE NORTH 4°8'15" EAST 172.51 FEET, MORE OR LESS, TO A POINT IN THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 1049 OF SAID TRACT NO. 1000; THENCE WESTERLY ALONG SAID PROLONGED LINE 143.73 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID LOT 1049, WHICH IS ALSO AN ANGLE POINT IN THE BOUNDARY OF SAID LOT 1056; THENCE WESTERLY ALONG THE SAID SOUTHERLY LINE OF LOT 1049, 273.11 FEET, MORE OR LESS, TO THE CORNER OF LOT 1054; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT, 974.49 FEET TO THE SOUTHWEST CORNER OF THE LAND CONVEYED TO ARTHUR M. HOEFER AND EMMA HOEFER, BY DEED RECORDED IN BOOK 7130 PAGE 284 OF DEEDS; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LAND AS FOLLOWS: NORTH 82°22' EAST 167.58 FEET, NORTH 54°40' EAST 89 FEET, NORTH 19°18' EAST 340.47 FEET, SOUTH 84°54'30" EAST 261.97 FEET, NORTH 50°13' EAST, 174.17 FEET, SOUTH 85°50' EAST 89.85 FEET TO A POINT IN A LINE WHICH IS 858 FEET FROM AND PARALLEL TO THE EASTERLY LINE OF SAID LOT 1056; THENCE NORTH ALONG SAID LINE 924.03 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION WHICH LIES SOUTHERLY OF THE NORTHERLY LINE OF BELL CREEK, 70 FEET WIDE, AS DESCRIBED IN PARCEL 34 OF THE FINAL JUDGMENT IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, CASE NO. 543.354, A COPY OF WHICH WAS RECORDED IN BOOK 29643 PAGE 354, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION WHICH LIES NORTHWESTERLY OF THE CENTER LINE OF SHERMAN WAY, 100 FEET WIDE, AS DESCRIBED IN THE EASEMENT DEED RECORDED FEBRUARY 9, 1970 AS INSTRUMENT NO. 2157, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION WHICH LIES EASTERLY OF THE CENTERLINE OF WOODLAKE AVENUE, DESCRIBED AS PARCEL "A" FOR STREET PURPOSES IN THE IRREVOCABLE OFFER TO DEDICATE RECORDED MAY 18, 1976 AS INSTRUMENT NO. 2404, OFFICIAL RECORDS.

PARCEL 2:

THAT PORTION OF LOT 1056 OF TRACT NO. 1000, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19 PAGES 1 TO 34 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1056; THENCE NORTH ALONG THE EAST LINE OF SAID LOT, 1691.26 FEET TO THE SOUTHEAST CORNER OF THE LAND CONVEYED TO ARTHUR M. HOEFER AND EMMA HOEFER, BY DEED RECORDED IN BOOK 7130 PAGE 284 OF DEEDS, BEING A POINT APPROXIMATELY IN THE CENTER LINE OF THE WASH; THENCE FOLLOWING APPROXIMATELY SAID CENTER LINE OF THE WASH AND ALONG THE SOUTHERLY LINE OF THE LAND DESCRIBED IN SAID DEED AS FOLLOWS: SOUTH 74°26' WEST 100.40 FEET; THENCE NORTH 83°1' WEST 221.65 FEET; THENCE NORTH 65°32' WEST 210.55 FEET, SOUTH 86°45' WEST 267.95 FEET, NORTH 85°50' WEST 172.18 FEET SOUTH 50°13' WEST 174.17 FEET; NORTH 84°54'30" WEST 261.97 FEET; THENCE SOUTH 19°18' WEST 340.47 FEET, SOUTH 54°40' WEST 89 FEET AND SOUTH 82°22' WEST

167.58 FEET TO A POINT IN THE WEST LINE OF SAID LOT; THENCE ALONG SAID WEST LINE SOUTH 6° 1' WEST 1299.65 FEET TO THE SOUTHWEST CORNER OF SAID LOT, BEING A POINT IN THE NORTH LINE OF VANOWEN STREET, FORMERLY EIGHTH STREET; THENCE EAST ALONG SAID STREET 1829.87 FEET TO THE POINT OF BEGINNING.

EXCEPT THE EASTERLY 660 FEET THEREOF, THE WESTERLY LINE SAID 660 FEET BEING

ALSO EXCEPT THEREFROM THAT PORTION WHICH LIES SOUTHERLY OF THE NORTHERLY LINE OF BELL CREEK, 70 FEET WIDE, AS DESCRIBED IN PARCEL 34 OF THE FINAL JUDGMENT IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, CASE NO. 543,354, A COPY OF WHICH RECORDED IN BOOK 29643 PAGE 354, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPT THEREFROM THAT PORTION WHICH LIES EASTERLY OF THE CENTERLINE OF WOODLAKE AVENUE, DESCRIBED AS PARCEL "A" FOR STREET PURPOSES IN THE IRREVOCABLE OFFER TO DEDICATE RECORDED MAY 18, 1976 AS INSTRUMENT NO. 2404, OFFICIAL RECORDS.

VICINITY MAP

EASEMENTS:

(A) EXISTING 10' EASEMENT FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES TO THE CITY OF LOS ANGELES PER BOOK 6146, PAGE 33 OF DEEDS AND DEED RECORDED FEBRUARY 9, 1970 AS INSTRUMENT No. 2159 OF OFFICIAL RECORDS.

(B) EXISTING 10' TEMPORARY SLOPE EASEMENT IN FAVOR OF THE CITY OF LOS ANGELES PER INSTRUMENT No. 1743, RECORDED OCTOBER 25, 1973 IN BOOK D6060, PAGE 823 OF OFFICIAL RECORDS AND PER INSTRUMENT No. 77-18724 OF OFFICIAL RECORDS RECORDED JANUARY 6, 1977. TO BE MERGED ON FINAL MAP

(C) PROPOSED 10' TEMPORARY SLOPE AND CONSTRUCTION EASEMENT IN FAVOR OF THE CITY OF LOS ANGELES FOR FUTURE CONSTRUCTION OF THE WOODLAKE AVE BRIDGE CROSSING THE FLOOD CONTROL CHANNEL.

(D) PROPOSED VARIABLE WIDTH PRIVATE RECIPROCAL EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS/EGRESS, EMERGENCY ACCESS, UTILITIES, INFRASTRUCTURE, CROSS LOT DRAINAGE AND COMMON LANDSCAPING PURPOSES.

ASSESSOR PARCEL NUMBERS:
2026-001-017 & 2026-001-019

ZONING INFORMATION:
EXISTING: A1-1
PROPOSED: RD3

SITE ADDRESS:
23200 SHERMAN WAY
WEST HILLS, CA 91364

OWNER:
SHERMAN WAY-WEST HILLS PARTNERS, LLC

NOTES:

1. EXISTING USE: VACANT LAND
2. PROPOSED DEVELOPMENT: 37 LOT – SMALL LOT SUBDIVISION
3. AREA: EXISTING LOT AREA=109,676 SF (2.5178 ACRES)
   DEDICATION = 0 SF (0 ACRES)
   RIGHT-OF-WAY MERGER = 718 SF (0.0165 ACRES)
   SLOPE EASEMENT MERGER = 3,481 SF (0.0799 ACRES)
   NET=110,394 SF (2.5343 ACRES)
   GROSS AREA TO CENTERLINE =147,994 SF (3.3975 ACRES)
4. SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD3 ZONE, PURSUANT TO ORDINANCE NO. 176,354.
5. EXISTING UTILITIES:
   8" SEWER MAIN LINE IN VOSE STREET
   6" WATER MAIN LINE IN VOSE STREET AND 8" MAIN LINE IN SHERMAN WAY
6. DRAINAGE: THE ENTIRE SITE DRAINS TO WOODLAKE AVE VIA SURFACE FLOW.
7. FLOOD ZONE: ZONE X, FEMA PANEL: 0611C-1010E
8. THERE ARE NO KNOWN POTENTIALLY DANGEROUS AREAS WITHIN THIS PROPOSED DEVELOPMENT.
9. ALL EXISTING STRUCTURES WILL BE DEMOLISHED.
10. 26'-8" VEHICULAR BACKUP SPACE IS PROVIDED.
12. DISTRICT MAP NO. 183B141
13. CANOGA PARK-WINNETKA-WEST HILLS-WOODLAND HILLS PLANNING AREA
14. TRASH WILL BE COLLECTED IN EACH UNITS GARAGE.
15. THERE ARE NO OAK TREES ON SITE AND NO PROTECTED TREES ON SITE.
16. STREET DESIGNATION:
    SHERMAN WAY – AVENUE I
    WOODLAKE AVE – AVENUE II
17. THOMAS GUIDE PAGE 529, GRID G5

PREPARED FOR:

SHERMAN WAY-WEST HILLS PARTNERS, LLC

22801 VENTURA BLVD, SUITE 111, WOODLAND HILLS, CA 91364

CONTACT: MICHAEL HARRIS TEL (818) 322-6777

VESTING TENTATIVE MAP
TRACT 73714
23200 SHERMAN WAY
WEST HILLS, CA 91307

DEVELOPER'S ENGINEER:

FORMA ENGINEERING INC.

10814 Reseda Boulevard, Northridge, CA 91326
Phone: (818) 832-1710 • Fax: (818) 832-1740

CHRIS NELSON P.L.S. 12/18/2015 DATE

PROFESSIONAL LAND SURVEYOR CHRIS D. NELSON No. 6385 STATE OF CALIFORNIA

No.	DATE	REVISION

DESIGNER: S.L.
CHECKED BY: M.W.
DATE: 12/18/2015
SHEET 1 OF 2