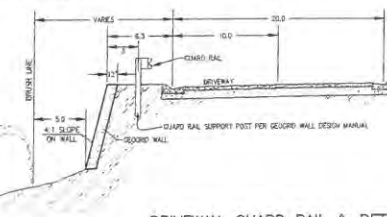
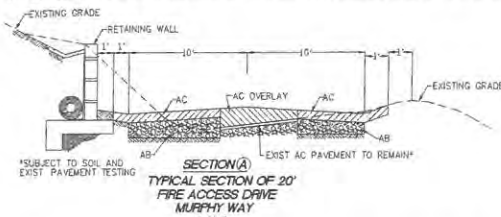


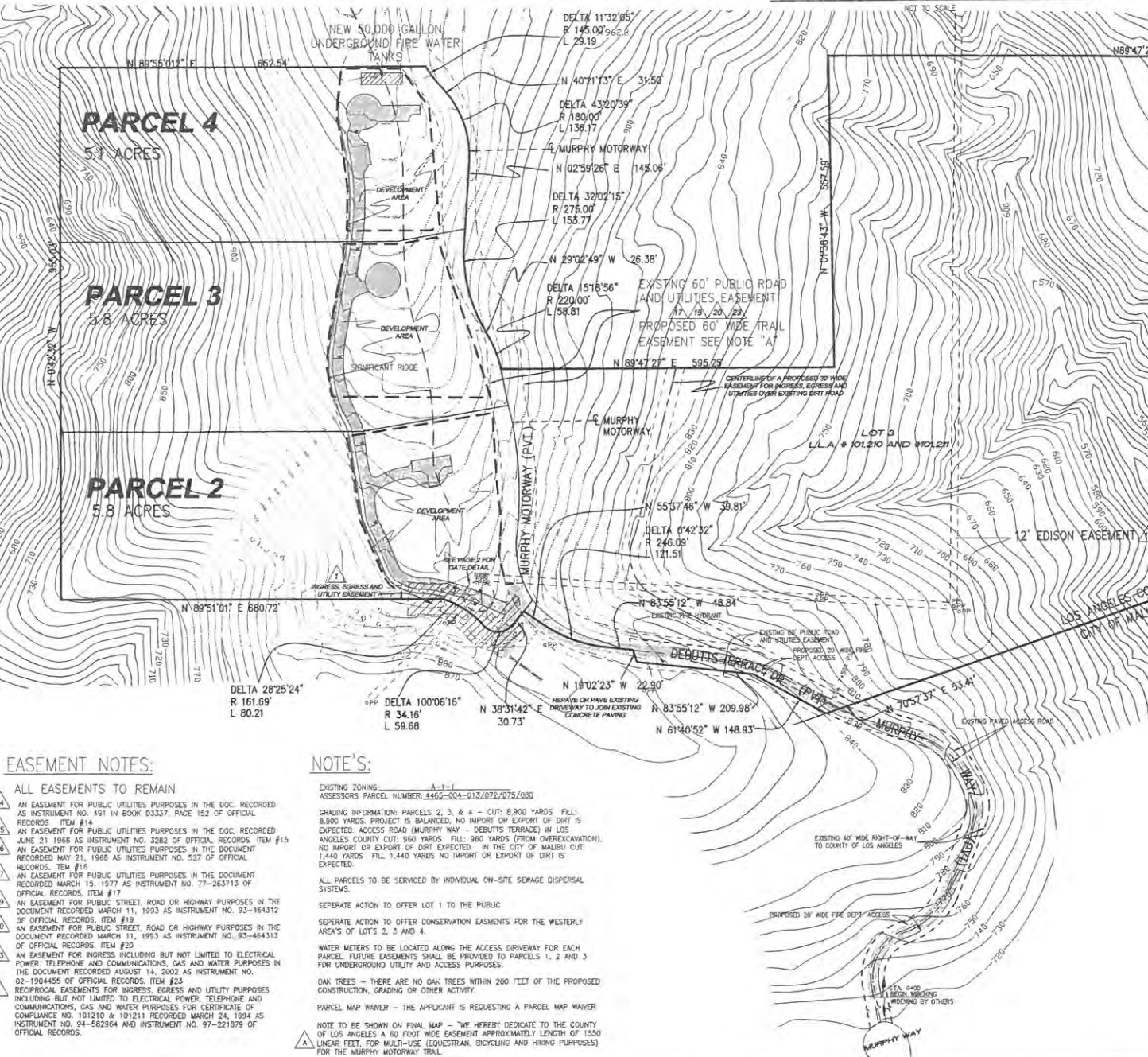
## LEGAL DESCRIPTION

PARCEL 1  
THOSE PORTIONS OF LOTS 1, 2 AND 3 AND THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THAT OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 32, TOWNSHIP 1 SOUTH, RANGE 18 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND, DESCRIBED AS A WHOLE AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 18 WEST, 1224 FEET MORE OR LESS TO A POINT ON THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32; THENCE SOUTH 00° 37' 18" EAST ALONG SAID EASTERLY LINE, 549 FEET; THENCE SOUTH 89° 55' 01" WEST 877 FEET MORE OR LESS TO A POINT AT THE CENTER OF THE EXISTING ROADWAY HEREINAFTER KNOWN AS "MURPHY MOTORWAY" SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 150 FEET; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF MURPHY MOTORWAY THE FOLLOWING APPROXIMATE COURSE: ALONG SAID CURVE A LENGTH OF 85 FEET TO A POINT OF REVERSE CURVE WITH A RADIUS OF 300 FEET; THENCE ALONG SAID CURVE, 155 FEET TO A POINT OF COMPOUND CURVE WITH A RADIUS OF 600 FEET; THENCE ALONG SAID CURVE 100 FEET TO A POINT OF REVERSE CURVE WITH A RADIUS OF 250 FEET; THENCE ALONG SAID CURVE 300 FEET TO A POINT OF REVERSE CURVE WITH A RADIUS OF 350 FEET; THENCE ALONG SAID CURVE 60 FEET MORE OR LESS TO A POINT ON THE SOUTH LINE OF THE NORTH 750 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 32; THENCE ALONG SAID LINE, SOUTH 89° 55' 01" WEST, 550 FEET MORE OR LESS TO A POINT ON THE EASTERLY LINE OF RAMIREZ CANYON REGIONAL PARK PER COUNTY SURVEYOR MAP NUMBER 8-5381 AS FILED IN THE OFFICE OF THE COUNTY SURVEYOR MAP NUMBER 8-5381 AS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID EASTERLY LINE SOUTH 00° 42' 30" EAST, 955 FEET MORE OR LESS TO A POINT; SAID POINT BEING 673 FEET NORTH OF THE INTERSECTION OF THE EAST LINE OF SAID RAMIREZ CANYON REGIONAL PARK AND THE NORTHERLY LINE OF RANCHO TOPANCA MALIBU SEQUIT; THENCE NORTH 89° 55' 01" EAST 870 FEET MORE OR LESS TO A POINT ON THE CENTER OF ANOTHER EXISTING ROADWAY, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE WITH A RADIUS OF 600 FEET; THENCE ALONG THE CENTER OF SAID ROADWAY AND ALONG SAID CURVE, 110 FEET MORE OR LESS TO A POINT OF REVERSE CURVE WITH A RADIUS OF 32 FEET MORE OR LESS; THENCE ALONG SAID CURVE 60 FEET MORE OR LESS TO A POINT OF TANGENCY; THENCE ALONG SAID LINE, CONCAVE SOUTHWESTERLY, THENCE ALONG THE CENTER OF SAID ROADWAY AND ALONG SAID CURVE, 110 FEET TO A POINT OF REVERSE CURVE WITH A RADIUS OF 125 FEET MORE OR LESS CONCAVE NORTHEASTERLY; THENCE SOUTHERLY ALONG SAID CURVE 40 FEET MORE OR LESS TO A POINT OF COMPOUND CURVE WITH A RADIUS OF 225 FEET; THENCE ALONG SAID CURVE, 110 FEET TO A POINT OF REVERSE CURVE WITH A RADIUS OF 600 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE A LENGTH OF 60 FEET MORE OR LESS TO A POINT OF INTERSECTION OF THE NORTHWESTERLY PROLONGATION OF THE WESTERLY LINE OF PARCEL 2-1 OF INSTRUMENT NUMBER 86-130510 AS RECORDED IN THE OFFICE OF THE REGISTRAR IN THE COUNTY OF LOS ANGELES AND THE CENTERLINE OF SAID "MURPHY MOTORWAY"; THENCE LEAVING SAID "MURPHY MOTORWAY" ALONG THE PROLONGATION OF SAID WESTERLY LINE SOUTH 19° 02' 23" EAST 40 FEET MORE OR LESS TO THE MOST NORTHERLY CORNER OF SAID PARCEL 2-1; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 2-1 SOUTH 85° 55' 12" EAST 210 FEET MORE OR LESS TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID LINE SOUTH 81° 40' 52" EAST 148 FEET MORE OR LESS TO A POINT NORTH THE NORTH LINE OF RANCHO TOPANCA MALIBU SEQUIT; THENCE ALONG THE NORTH LINE OF SAID RANCHO TOPANCA MALIBU SEQUIT NORTH 70° 57' 55" EAST, 2305 FEET MORE OR LESS TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID LINE, NORTH 89° 19' 41" EAST, 356 FEET MORE OR LESS TO THE EAST LINE OF SAID SECTION 32; THENCE NORTHERLY ALONG SAID EAST LINE, 1137 FEET MORE OR LESS TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND IS SHOWN AS LOT 3 IN THAT CERTAIN CERTIFICATE OF COMPLIANCE NO. 101210 AND 101211 RECORDED MARCH 24, 1994 AS INSTRUMENT NO. 94-582564 OF OFFICIAL RECORDS.



DRIVEWAY, GUARD RAIL & RETAINING WALL DETAIL



## EASEMENT NOTES:

### ALL EASEMENTS TO REMAIN

- 14. AN EASEMENT FOR PUBLIC UTILITIES PURPOSES IN THE DOC. RECORDED AS INSTRUMENT NO. 491 IN BOOK 03337, PAGE 152 OF OFFICIAL RECORDS, ITEM #14.
- 15. AN EASEMENT FOR PUBLIC UTILITIES PURPOSES IN THE DOC. RECORDED JUNE 21, 1968 AS INSTRUMENT NO. 3282 OF OFFICIAL RECORDS, ITEM #15.
- 16. AN EASEMENT FOR PUBLIC UTILITIES PURPOSES IN THE DOCUMENT RECORDED MAY 21, 1968 AS INSTRUMENT NO. 527 OF OFFICIAL RECORDS, ITEM #16.
- 17. AN EASEMENT FOR PUBLIC UTILITIES PURPOSES IN THE DOCUMENT RECORDED MARCH 15, 1977 AS INSTRUMENT NO. 77-263713 OF OFFICIAL RECORDS, ITEM #17.
- 19. AN EASEMENT FOR PUBLIC STREET, ROAD OR HIGHWAY PURPOSES IN THE DOCUMENT RECORDED MARCH 11, 1993 AS INSTRUMENT NO. 93-464312 OF OFFICIAL RECORDS, ITEM #19.
- 20. AN EASEMENT FOR PUBLIC STREET, ROAD OR HIGHWAY PURPOSES IN THE DOCUMENT RECORDED MARCH 11, 1993 AS INSTRUMENT NO. 93-464313 OF OFFICIAL RECORDS, ITEM #20.
- 23. AN EASEMENT FOR INGRESS INCLUDING BUT NOT LIMITED TO ELECTRICAL, POWER, TELEPHONE AND COMMUNICATIONS, GAS AND WATER PURPOSES IN THE DOCUMENT RECORDED AUGUST 14, 2002 AS INSTRUMENT NO. 02-190455 OF OFFICIAL RECORDS, ITEM #23.
- 21. RECIPROCAL EASEMENTS FOR INGRESS, EGRESS AND UTILITY PURPOSES INCLUDING BUT NOT LIMITED TO ELECTRICAL, POWER, TELEPHONE AND COMMUNICATIONS, GAS AND WATER PURPOSES FOR CERTIFICATE OF COMPLIANCE NO. 101210 & 101211 RECORDED MARCH 24, 1994 AS INSTRUMENT NO. 94-582564 AND INSTRUMENT NO. 97-221879 OF OFFICIAL RECORDS.

## NOTE'S:

- EXISTING ZONING: A-1-1
- ASSESSORS PARCEL NUMBER: 4465-004-013/072/075/080
- GRADING INFORMATION: PARCELS 2, 3, & 4 - CUT: 8,900 YARDS FILL: 8,900 YARDS. PROJECT IS BALANCED, NO IMPORT OR EXPORT OF DIRT IS EXPECTED. ACCESS ROAD (MURPHY WAY - DEBUTTS TERRACE) IN LOS ANGELES COUNTY CUT: 160 YARDS FILL: 160 YARDS (FROM OVEREXCAVATION). NO IMPORT OR EXPORT OF DIRT EXPECTED. IN THE CITY OF MALIBU CUT: 1,440 YARDS FILL: 1,440 YARDS NO IMPORT OR EXPORT OF DIRT IS EXPECTED.
- ALL PARCELS TO BE SERVICED BY INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS.
- SEPARATE ACTION TO OFFER LOT 1 TO THE PUBLIC
- SEPARATE ACTION TO OFFER CONSERVATION EASEMENTS FOR THE WESTERLY AREAS OF LOTS 2, 3, AND 4
- WATER METERS TO BE LOCATED ALONG THE ACCESS DRIVEWAY FOR EACH PARCEL. FUTURE EASEMENTS SHALL BE PROVIDED TO PARCELS 1, 2 AND 3 FOR UNDERGROUND UTILITY AND ACCESS PURPOSES.
- OAK TREES - THERE ARE NO OAK TREES WITHIN 200 FEET OF THE PROPOSED CONSTRUCTION, GRADING OR OTHER ACTIVITY.
- PARCEL MAP WAIVER - THE APPLICANT IS REQUESTING A PARCEL MAP WAIVER
- NOTE TO BE SHOWN ON FINAL MAP - THE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES A 60 FOOT WIDE EASEMENT APPROXIMATELY LENGTH OF 1550 LINEAR FEET, FOR MULTI-USE (EQUESTRIAN, BICYCLING AND HIKING PURPOSES) FOR THE MURPHY MOTORWAY TRAIL.

## PAD AREA

| PARCEL # | 0            |
|----------|--------------|
| PARCEL 1 | 0            |
| PARCEL 2 | 7,248 SQ.FT. |
| PARCEL 3 | 6,918 SQ.FT. |
| PARCEL 4 | 4,721 SQ.FT. |

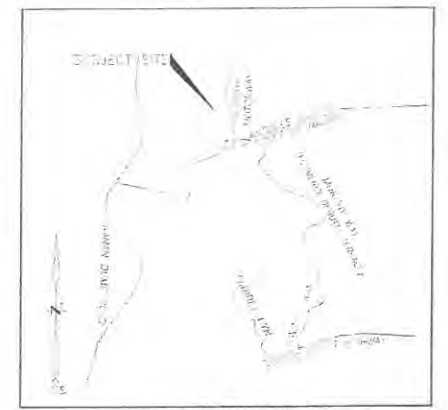
## BENCHMARK DATA

LOS ANGELES COUNTY BENCH MARK # 10343 - ELEVATION = 791.651 (2003)  
SOUTH W/DPW BM TAG IN WELL 11.5M E/O C/L KANAN DUNE RD &  
1.4M H/O CAVALIER RD 4M E/O EDGE AC & 2M N/O PP #4032352E 35M  
N/O MI WRK #12.24

| LOT DATA        |                     |          |
|-----------------|---------------------|----------|
| PARCEL #        | GROSS AREA (ACRE'S) | NET AREA |
| EXISTING PARCEL | 88~                 |          |
| 1 (PUBLIC)      | 73~                 | 73~      |
| 2               | 5.8                 | 2.5      |
| 3               | 5.8                 | 2.1      |
| 4               | 5.1                 | 2.2      |
| DEVELOPED AREA  | 16.8                | 5.3      |
| OPEN SPACE      |                     | 84.5     |

## LEGEND:

- EXISTING PROPERTY LINES
- PROPOSED PROPERTY LINES



## Tentative Parcel Map

Malitex Residential Project  
Source: The G4 Group Inc., 2013.

FIGURE

2

Item 11  
SMMC  
1/27/2014