

IN THE TOWN OF YUCCA VALLEY, COUNTY OF SAN BERNARDINO  
**TENTATIVE PARCEL MAP NO. 19685**

OCTOBER 1, 2015

TPM 19685

**EASEMENTS**

- ① A 125 FOOT WIDE EASEMENT FOR FLOOD CONTROL AND WATER CONSERVATION PURPOSES IN FAVOR OF SAN BERNARDINO COUNTY RECORDED APRIL 9, 1969 IN BOOK 7211 ON PAGE 183, O.R.
- ② A 100 FOOT DRAINAGE EASEMENT IN FAVOR OF SAN BERNARDINO COUNTY RECORDED MAY 16, 1987 AS INSTRUMENT NO. 87-083622, O.R.

**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOWS IS SITUATED IN THE CITY OF YUCCA VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE EAST 1/3 OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 5 EAST, SAN BERNARDINO AND MERIDIAN, IN THE CITY OF YUCCA VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 28, 1903, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF PINON DRIVE, 60 FEET WIDE, WITH THE MOST EASTERLY LINE OF TRACT NO. 4762, AS PER PLAT RECORDED IN BOOK 66 OF MAPS, PAGES 89 TO 92, INCLUSIVE, RECORDS OF SAID COUNTY; THENCE NORTH 01°17'55" EAST, A DISTANCE OF 158.66 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 01°17'55" EAST, A DISTANCE OF 1472.56 FEET TO THE INTERSECTION OF THE WEST LINE OF THE EAST 1/3 OF SECTION 5, WITH THE NORTHERLY LINE OF SAID SECTION; THENCE SOUTH 89°32'03" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 1764.75 FEET TO THE NORTHEAST CORNER OF SAID SECTION; THENCE SOUTH 01°10'15" WEST ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 1473.77 FEET; THENCE SOUTH 85°51'48" WEST, A DISTANCE OF 1258.75 FEET; THENCE NORTH 78°16'35" WEST, A DISTANCE OF 523.46 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THE SOUTH 167 FEET OF THE EAST 190 FEET THEREOF.

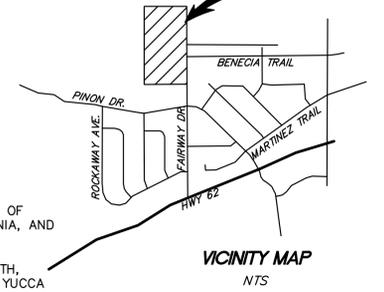
ALSO EXCEPTING THEREFROM THAT INTEREST IN AND TO THE EAST 40 FEET OF THE PROPERTY HEREIN DESCRIBED, AS CONVEYED TO THE COUNTY OF SAN BERNARDINO, A BODY CORPORATE AND POLITIC OF THE STATE OF CALIFORNIA, BY DEED RECORDED APRIL 7, 1960, IN BOOK 5105, PAGE 354, OFFICIAL RECORDS.

APN 0585-271-01-0-000

AND:

LOT 9, TRACT 7353, AS PER MAP RECORDED IN BOOK 97 OF MAPS, PAGES 4 AND 5, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN 0585-511-09-0-000



PREPARED FOR (APPLICANT/OWNER)

HAWKS RIDGE LLC  
 STEPHEN B. GOODSELL  
 1322 SUNSET DRIVE  
 HERMOSA BEACH, CA 90254  
 1stbuilder@gmail.com  
 310-613-0579

**PROJECT DESCRIPTION**

DIVIDE TWO EXISTING PARCELS TOTALING 60.62 ACRES INTO FOUR PARCELS PLUS A REMAINDER PARCEL.

**EXISTING LAND USE**

VACANT

**EXISTING AND PROPOSED ZONING**

R-L-2.5 AND R-L-1

**ASSESSOR'S PARCEL NUMBERS**

0585-271-01-0-000  
 0585-511-09-0-000

**NOTES**

1. NO PROPOSED OPEN SPACE PARCELS.
2. AVERAGE SIZE OF FOUR PARCELS 3.12 ACRES.
3. MINIMUM PARCEL SIZE: 1.05 ACRES.
4. SEWAGE DISPOSAL: SEPTIC TANKS AND LEACH LINES.
5. THIS TENTATIVE MAP CONTAINS THE ENTIRE CONTIGUOUS OWNERSHIP OF THE APPLICANT.
6. APPROXIMATE EARTHWORK QUANTITIES: CUT/FILL 4000 CY.
7. NO NEW STREETS ARE PROPOSED.

NET AREA OF PARCELS		
PARCEL NO.	S.F.	ACRES
1	45799	1.05
2	48115	1.10
3	51570	1.18
4	417650	9.59
REMAINDER	2103281	48.28
ROAD DEDICATION	1262	0.03
TOTAL	2667677	61.24

**UTILITY COMPANIES**

**WATER** HI-DESERT WATER DISTRICT  
 55439 TWENTYNINE PALMS HWY  
 YUCCA VALLEY, CALIFORNIA 92284  
 ATTENTION: MARK BAN  
 PHONE: (760)365-8333

**TELEPHONE** VERIZON CALIFORNIA  
 295 N. SUNRISE WAY  
 PALM SPRINGS, CALIFORNIA 92262  
 ATTENTION: LARRY MOORE PHONE:  
 (760)778-3610

**NATURAL GAS** THE GAS COMPANY  
 7320 PIONEERTOWN RD.  
 YUCCA VALLEY, CALIFORNIA 92284  
 ATTENTION: DARRYL WHITELY  
 PHONE: (760)228-0908

**ELECTRICITY** SOUTHERN CALIFORNIA EDISON  
 6999 OLD WOMAN SPRINGS ROAD  
 YUCCA VALLEY, CALIFORNIA 92284  
 ATTENTION: JOHN O'DELL  
 PHONE: (760)369-5449

**CABLE** TIME WARNER CABLE  
 83-473 AVENUE 45  
 INDO, CALIFORNIA 92201  
 ATTENTION: LEE HOBSON  
 PHONE: (760)674-6007

**DISPOSAL** BURRTEC  
 4878 NEWTON ROAD  
 YUCCA VALLEY, CALIFORNIA 92284  
 ATTENTION: ANGELA PHONE:  
 (760)365-2015

**LEGEND**

- (60.2) APPROXIMATE PAD ELEVATION
- INDICATES TRACT BOUNDARY
- S.B.C.D.E. INDICATES SAN BERNARDINO DRAINAGE EASEMENT
- INDICATES EXISTING RESIDENCE
- INDICATES EXISTING AND PROPOSED FIRE HYDRANT
- W INDICATES EXISTING 12" WATER MAIN (APPROXIMATE LOCATION)
- E INDICATES EXISTING OVERHEAD ELECTRICAL AND TELEPHONE AND TV LINES (APPROXIMATE LOCATION)
- G INDICATES EXISTING GAS MAIN (APPROXIMATE LOCATION)



*William H. Warner*  
 WILLIAM H. WARNER  
 R.C.E. 23256  
 bill.warner@nv5.com



**REVISIONS**

INITIAL	DESCRIPTION	DATE	APP'D

