IN THE TOWN OF YUCCA VALLEY, COUNTY OF SAN BERNARDINO

TENTATIVE TRACT NO. 17633

NOVEMBER 2005

LEGAL DESCRIPTION

A.P.N. 588-031-42

A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE TOWN OF YUCCA VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 640.00 FEET OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SAID SOUTHEAST ONE-QUARTER, EXCEPTING THEREFROM THE EAST 40.00 FEET THEREOF.

ALSO EXCEPTING THEREFROM THE PORTION THEREOF LYING WITHIN BOUNDS OF TRACT NO. 10882-1 AS SHOWN ON THE MAP THEREOF FILED FOR RECORD ON SEPTEMBER 4, 1986, IN BOOK 154, OF MAPS, PAGES 17 AND 18, RECORDS OF SAID COUNTY; AND THE PORTION THEREOF LYING WITHIN THE BOUNDS OF TRACT NO. 10882-2 AS SHOWN ON THE MAP THEREOF FILED FOR RECORD ON SEPTEMBER 4, 1986, IN BOOK 154, OF MAPS, PAGES 19 AND 20, RECORDS OF SAID COUNTY

A.P.N. 588-031-43

A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE TOWN OF YUCCA VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

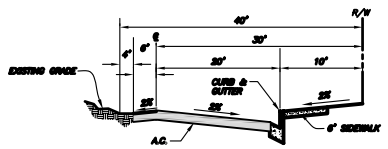
THE NORTHWEST ONE-QUARTER OF SAID SOUTHEAST ONE-QUARTER; THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SAID SOUTHEAST ONE-QUARTER; THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SOUTHEAST ONE-QUARTER; AND THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SOUTHEAST ONE-QUARTER.

EXCEPTING THEREFROM TRACT NO. 10882-1 AS SHOWN ON THE MAP THEREOF RECORDED IN BOOK 154 OF MAPS, PAGES 17 AND 18, RECORDS OF SAID COUNTY.

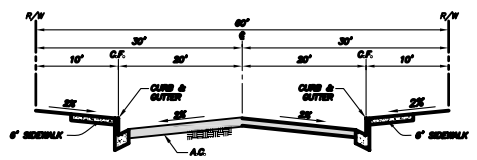
TRACT NO. 10882-2 AS SHOWN ON THE MAP THEREOF RECORDED IN BOOK 154, PAGE 19 AND 20 OF MAPS, RECORDS OF SAID COUNTY

ALSO EXCEPTING THEREFROM THE NORTH 640 FEET OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SAID SOUTHEAST ONE-QUARTER AND ALSO EXCEPTING THEREFROM THE EAST 40 FEET OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SOUTHEAST ONE-QUARTER.

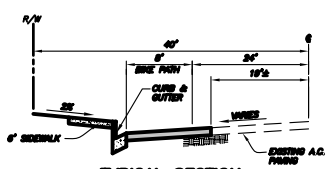
ALSO EXCEPTING THEREFROM THE EAST 40 FEET OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SAID SOUTHEAST ONE-QUARTER LYING SOUTH OF THE NORTH 640 FEET THEREOF.



TYPICAL SECTION
NO SCALE
PIUTE TRAIL
BALSA AVENUE



TYPICAL SECTION
NO SCALE
ZUNI TRAIL, LA HABRA AVENUE
MOUNTAIN VIEW TRAIL & EMERSON AVENUE



TYPICAL SECTION
NO SCALE
PALOMAR AVENUE
ONAGA TRAIL

100' 0 100' 200' 300'

SCALE: 1" = 100'

LEGEND

- INDICATES PROPOSED NON-VEHICULAR ACCESS
- INDICATES DRAINAGE FLOW ARROW AND APPROX. GRADIENT
- INDICATES TRACT BOUNDARY
- (3367) APPROXIMATE PAD ELEVATION
- THISE — PROPOSED TOWN OF YUCCA VALLEY DRAINAGE EASEMENT (APPX. WIDTH SHOWN)
- 12" W — EXISTING 12" WATER MAIN (APPROX. LOCATION)
- 4" W — EXISTING 4" WATER MAIN (APPROX. LOCATION)
- BSL INDICATES PROPOSED BUILDING SETBACK LINE
- PROPOSED PHASE LINE
- (3515) EXISTING CONTOUR ELEVATION
- INDICATES DRAINAGE EASEMENT

PREPARED BY

Warner Engineering
23-185 HIGHWAY 111
SUITE 4
PALM DESERT, CA 92260
(760) 341-3515
WARNER ENGINEERING

PREPARED FOR (APPLICANT)

BURNT MOUNTAIN HACIENDAS, LLC
49-485 BRAH COURT
LA QUINTA, CA 92253
(760) 641-3716

OWNER

BURNT MOUNTAIN HACIENDAS, LLC
49-485 BRAH COURT
LA QUINTA, CA 92253
(760) 641-3716

PROJECT DESCRIPTION

SUBDIVISION OF 43 ACRES INTO 61 LOTS IN UP TO THREE PHASES FOR THE DEVELOPMENT OF SINGLE FAMILY HOMES

EXISTING LAND USE

VACANT

EXISTING ZONING/GENERAL PLAN

RS-2

ASSESSOR'S PARCEL NUMBER:

588-031-42 AND 588-031-43

NOTES

1. 42.64 GROSS ACRES
   38.23 NET ACRES
2. 61 NUMBERED LOTS & 3 LETTERED LOTS
3. THERE IS 3946 FEET OF NEW STREET PROPOSED
4. FEMA FLOOD ZONE "D"
5. PROJECT TO BE DEVELOPED IN THREE PHASES

UTILITY COMPANIES

WATER	HI-DESERT WATER DISTRICT 55439 TRENTYNINE PALMS HWY YUCCA VALLEY, CALIFORNIA 92284 ATTENTION: MARTY STOCKSTELL PHONE: (760)365-8333
TELEPHONE	VERIZON 295 N. SUNRISE WAY PALM SPRINGS, CALIFORNIA 92262 ATTENTION: LUIS BECERRA PHONE: (760)778-3821
GAS	THE GAS COMPANY P.O. BOX 3003 REDLANDS, CALIFORNIA 92373 ATTENTION: BRUCE WADDELL PHONE: (909)335-7581
TV CABLE	ADELPHIA DIGITAL CABLE 7500 KICKAPOO TRAIL YUCCA VALLEY, CALIFORNIA 92284 ATTENTION: TOM KING PHONE: (760)365-3378
ELECTRICITY	EDISON INTERNATIONAL 6999 OLD WOMAN SPRINGS ROAD YUCCA VALLEY, CALIFORNIA 92284 ATTENTION: ARLAN AVERYT PHONE: (760)369-5413
SEWER	SEPTIC TANK AND SEEPAGE PITS OR LEACH LINES

AREA OF LOTS

LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES
1	21,383	0.49	36	20,192	0.46
2	26,770	0.62	37	20,192	0.46
3	23,733	0.54	38	18,000	0.41
4	23,658	0.55	39	18,000	0.41
5	19,631	0.45	40	18,000	0.41
6	18,044	0.41	41	18,000	0.41
7	19,305	0.44	42	18,000	0.41
8	18,014	0.41	43	61,373	1.41
9	18,041	0.41	44	65,548	1.50
10	18,007	0.41	45	18,551	0.43
11	18,010	0.41	46	18,921	0.43
12	18,043	0.41	47	18,428	0.42
13	18,000	0.41	48	20,894	0.48
14	18,000	0.41	49	19,200	0.44
15	18,000	0.41	50	19,300	0.44
16	18,000	0.41	51	20,534	0.47
17	18,000	0.41	52	18,018	0.41
18	44,019	1.01	53	18,094	0.41
19	58,701	1.35	54	18,109	0.44
20	18,115	0.42	55	18,055	0.41
21	18,129	0.42	56	18,360	0.42
22	18,140	0.42	57	22,942	0.53
23	18,153	0.42	58	21,831	0.50
24	18,050	0.41	59	18,753	0.43
25	18,375	0.44	60	18,309	0.42
26	19,562	0.45	61	33,048	0.83
27	20,181	0.46			
28	20,158	0.46	RETENTION BASIN "A"	31,833	0.73
29	19,725	0.45	RETENTION BASIN "B"	49,067	1.13
30	19,591	0.45	RETENTION BASIN "C"	50,605	1.16
31	19,907	0.46			
32	19,106	0.44			
33	18,551	0.43			
34	21,057	0.48			
35	20,587	0.47			

MINIMUM BUILDING SETBACK LINE TABLE

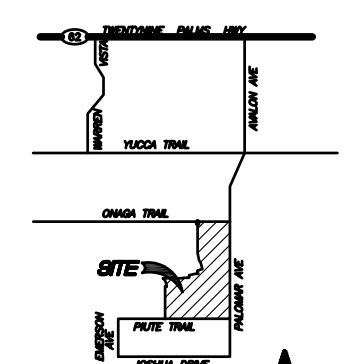
FRONT YARD SETBACK	25 FT	
SIDE YARD (INTERIOR) SETBACK	10 FT*	*TWO STORY STRUCTURES, OR SECOND STORY, SHALL BE A MINIMUM OF TWENTY (20) FEET FROM ANY PROPERTY LINE.
STREET SIDE YARD SETBACK	15 FT*	*TWO STORY STRUCTURES, OR SECOND STORY, SHALL BE A MINIMUM OF TWENTY (20) FEET FROM ANY PROPERTY LINE.
REAR YARD SETBACK	20 FT	*TWO STORY STRUCTURES, OR SECOND STORY, SHALL BE A MINIMUM OF TWENTY (20) FEET FROM ANY PROPERTY LINE.

LINE TABLE

NO.	BEARING	LENGTH
L1	N89°40'07"E	30.00'
L2	N00°21'47"W	10.08'
L3	N89°43'47"E	128.03'
L4	N00°21'47"W	43.00'
L5	N77°20'54"E	127.80'
L6	N89°38'13"E	60.00'
L7	N72°22'46"E	101.84'
L8	N15°39'02"E	128.00'
L9	N53°46'07"W	60.00'
L10	N11°46'07"W	157.56'

CURVE TABLE

NO.	RADIUS	DELTA	TANGENT	LENGTH
C1	232.24'	46°26'33"	99.90'	188.18'
C2	230.00'	17°11'15"	34.78'	68.00'



VICINITY MAP
NO SCALE

0503-004TT

SYM.	REVISIONS	DATE	APPROVED