IN THE TOWN OF YUCCA VALLEY, COUNTY OF SAN BERNARDINO, CALIFORNIA

TENTATIVE PARCEL MAP NO. 19392

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34, T 1 N, R5E, SBM

J. D. COLE & ASSOCIATES INC. MAY, 2012

N
W E
S

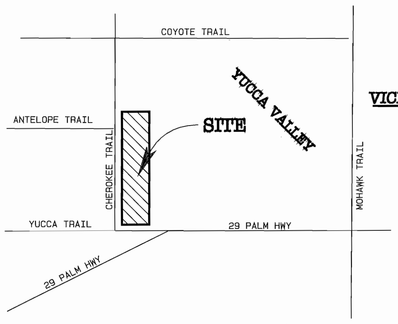
SCALE 1"=30'
0 30 60

SURVEYOR NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF YUCCA TRAIL BEING N 89°30'07" W PER RS 5/45
2. INDICATES FOUND MONUMENT AS NOTED
3. INDICATES SET MONUMENT AS NOTED
4. ( ) INDICATES RECORD DATA PER RS 5/45
5. { } INDICATES RECORD DATA PER MB 45/27
6. [ ] INDICATES EXISTING GROUND CONTOUR

BENCH MARK

SAN BERNARDINO BENCH MARK SPSN-01638
STD DISK STAMPED USGS N-721 RESET 1948
30' E. OF GRAND AVE. AND 62' N. OF 29 PALMS HWY.
ELEV.=3279.1170'



VICINITY MAP
NO SCALE

OWNER/APPLICANT

JEFF V. MARRONE AND PAMELA M. CONBOY
55 COLONIAL DRIVE
RANCHO MIRAGE, CALIFORNIA 92270-1600

PROJECT DESCRIPTION

CREATION OF TWO PARCELS, ONE FOR EXISTING APARTMENT COMPLEX, AND ONE FOR VACANT LAND.

LEGAL DESCRIPTION

BEING A SUBDIVISION OF THAT PORTION OF THE SOUTHEAST ONE QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO UNITED STATES GOVERNMENT PLAT THEREOF, DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION WHICH IS 1156 FEET MEASURED ALONG SAID LINE FROM THE SOUTHEAST CORNER OF SAID SECTION, SAID POINT OF BEGINNING ALSO BEING THE SOUTHWEST CORNER OF LAND WHICH WAS CONVEYED TO THE COMMUNITY SERVICE CLUB OF YUCCA VALLEY BY DEED RECORDED SEPTEMBER 27, 1945; THENCE NORTH 0°20'55" EAST ALONG THE WEST LINE OF PROPERTY SO CONVEYED A DISTANCE OF 418 FEET; THENCE NORTH 89°30'07" WEST PARALLEL TO THE SOUTH LINE OF SAID SECTION 160.09 FEET; THENCE SOUTH 0°20'55" WEST 418 FEET TO A POINT IN THE SOUTH LINE OF SAID SECTION; THENCE SOUTH 89°30'07" EAST ALONG SAID SOUTH LINE 159.38 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE SOUTH 40 FEET CONVEYED TO THE COUNTY OF SAN BERNARDINO BY DEED RECORDED JANUARY 9, 1947 IN BOOK 1982, PAGE 284 OF OFFICIAL RECORDS

ALSO EXCEPTING THEREFROM THE WEST 30 FEET, AS CONVEYED TO THE COUNTY OF SAN BERNARDINO BY DEED RECORDED JANUARY 19, 1949, IN BOOK 2349, PAGE 537 OF OFFICIAL RECORDS.

SAID PROPERTY IS ALSO SHOWN ON LICENSED LAND SURVEYOR'S MAP, RECORDED IN BOOK 5, PAGE 45 RECORD OF SURVEYS.

LOT AREAS

EXISTING APN 594-081-34	49,165.69 SQ. FT.	1.13 ACRES
TOTAL NUMBER OF LOTS 1		
PROPOSED		
PARCEL 1	21,147.38 SQ. FT.	0.49 ACRES
PARCEL 2	28,018.31 SQ. FT.	0.64 ACRES

UTILITIES/SERVICES

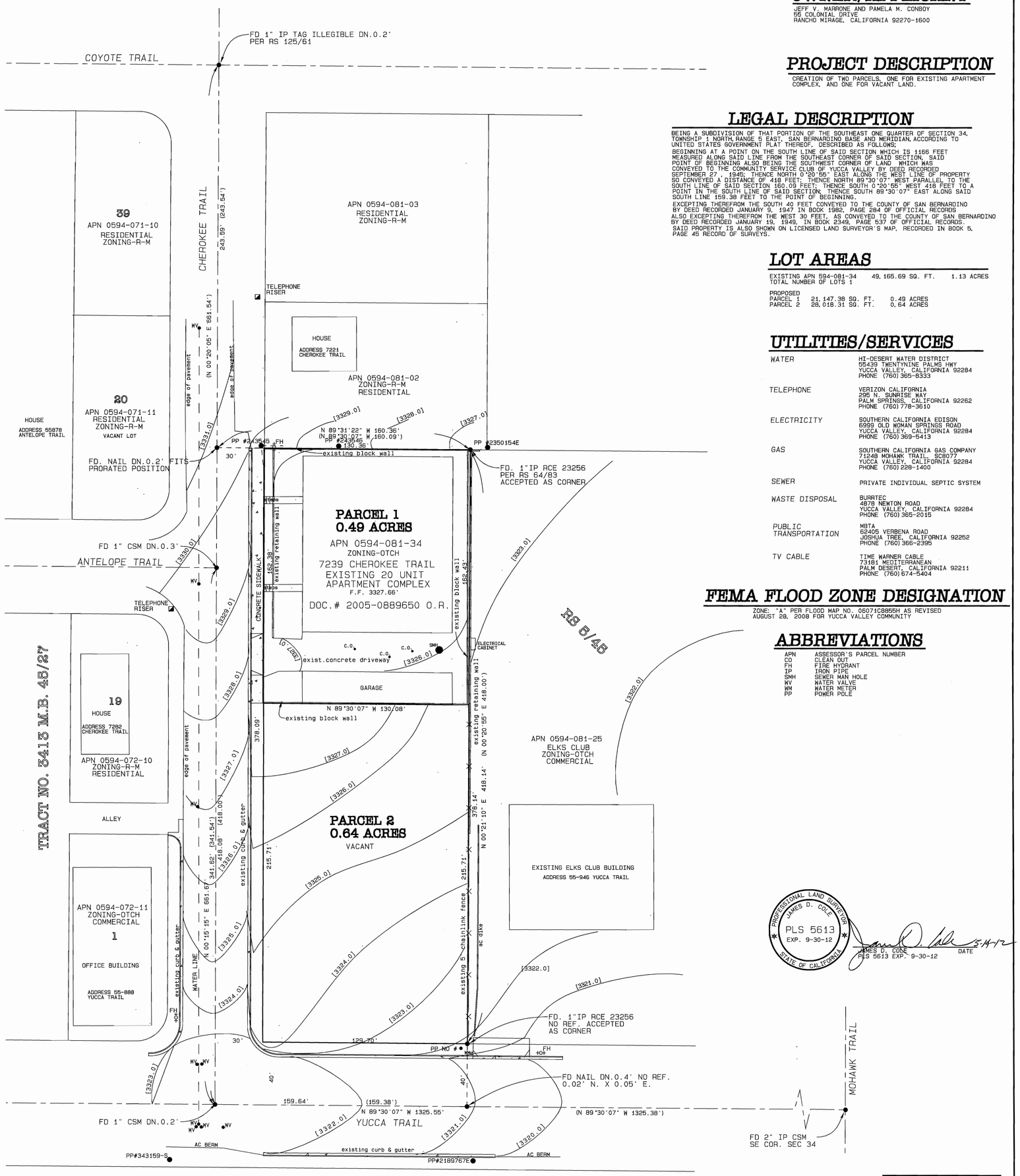
WATER	HI-DESERT WATER DISTRICT 55439 TWENTYNINE PALMS HWY YUCCA VALLEY, CALIFORNIA 92284 PHONE (760) 365-8333
TELEPHONE	VERIZON CALIFORNIA 295 N. SUNRISE WAY PALM SPRINGS, CALIFORNIA 92262 PHONE (760) 778-3610
ELECTRICITY	SOUTHERN CALIFORNIA EDISON 6999 OLD WOMAN SPRINGS ROAD YUCCA VALLEY, CALIFORNIA 92284 PHONE (760) 369-5413
GAS	SOUTHERN CALIFORNIA GAS COMPANY 71248 MOHAWK TRAIL, SC8077 YUCCA VALLEY, CALIFORNIA 92284 PHONE (760) 228-1400
SEWER	PRIVATE INDIVIDUAL SEPTIC SYSTEM
WASTE DISPOSAL	BURRTEC 4878 NEWTON ROAD YUCCA VALLEY, CALIFORNIA 92284 PHONE (760) 365-2015
PUBLIC TRANSPORTATION	MBTA 62405 VERBENA ROAD JOSHUA TREE, CALIFORNIA 92252 PHONE (760) 366-2395
TV CABLE	TIME WARNER CABLE 73181 MEDITERRANEAN PALM DESERT, CALIFORNIA 92211 PHONE (760) 674-5404

FEMA FLOOD ZONE DESIGNATION

ZONE: "A" PER FLOOD MAP NO. 06071C8855H AS REVISED AUGUST 28, 2008 FOR YUCCA VALLEY COMMUNITY

ABBREVIATIONS

APN	ASSESSOR'S PARCEL NUMBER
CO	CLEAN OUT
FH	FIRE HYDRANT
IP	IRON PIPE
SMH	SEWER MAN HOLE
WV	WATER VALVE
WM	WATER METER
PP	POWER POLE



PROFESSIONAL LAND SURVEYOR
JAMES D. COLE
PLS 5613
EXP. 9-30-12
STATE OF CALIFORNIA

JAMES D. COLE
PLS 5613 EXP. 9-30-12
5-14-12
DATE

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