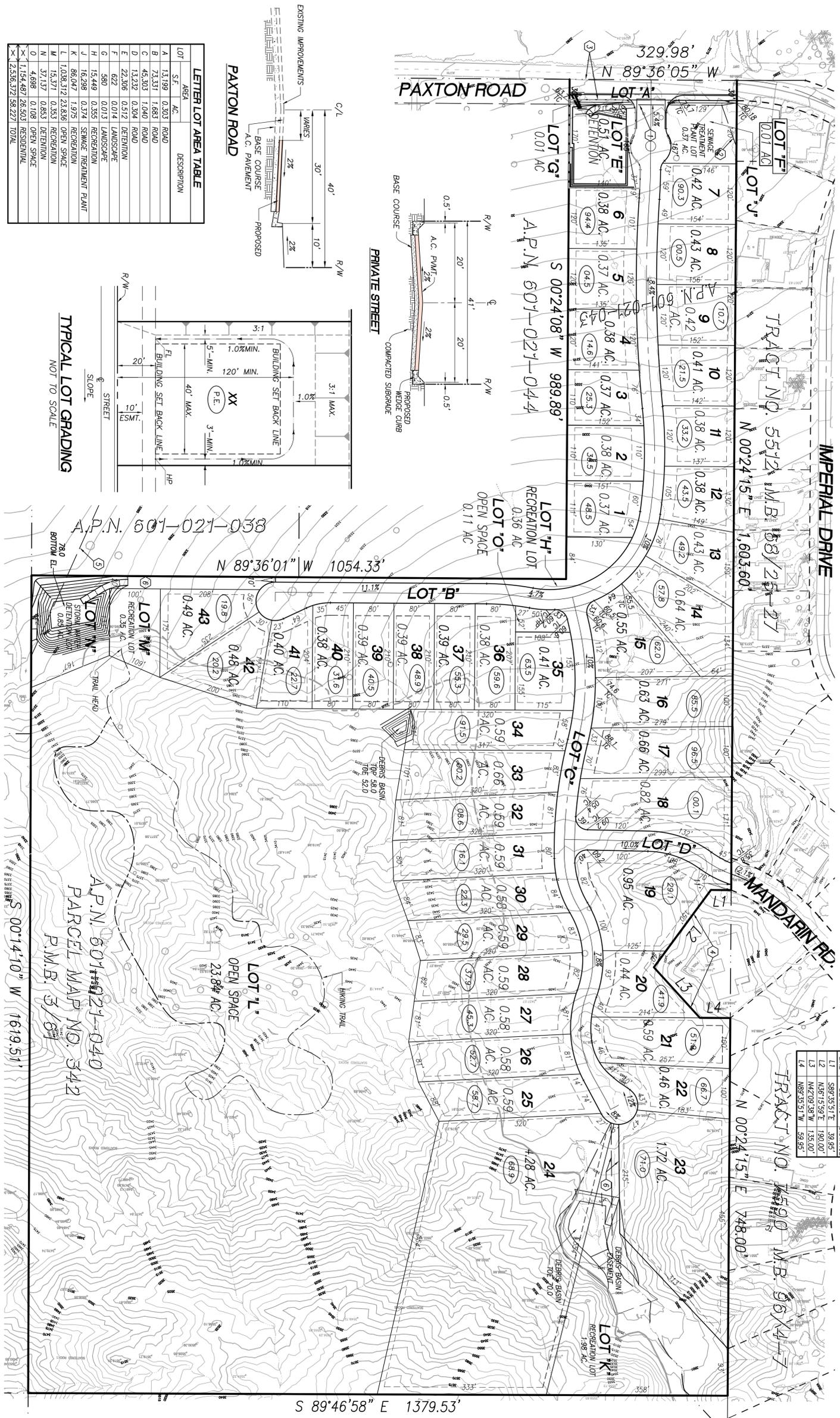
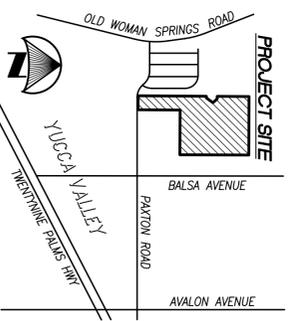


IN THE TOWN OF YUCCA VALLEY, SAN BERNARDINO COUNTY, CALIFORNIA
TENTATIVE TRACT NO. 17476
 ALL OF PARCEL NO. 1 AND A PORTION OF PARCEL NO. 2 OF PARCEL MAP NO. 342, RECORDED IN P.M.B. 3/61, SITUATED
 IN THE WEST HALF OF THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 30, TOWNSHIP 1 NORTH, RANGE 6 EAST, SBM
 APRIL 2005
 "PLANNED UNIT DEVELOPMENT"
 PRELIMINARY DRAINAGE AND GRADING PLAN

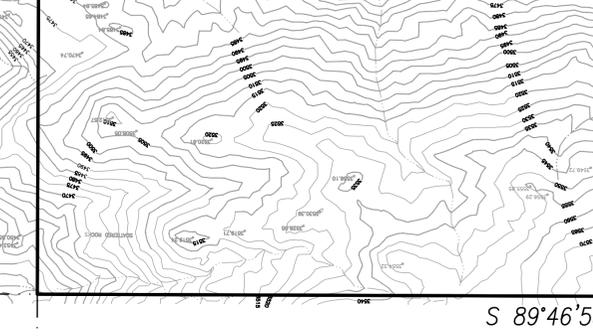
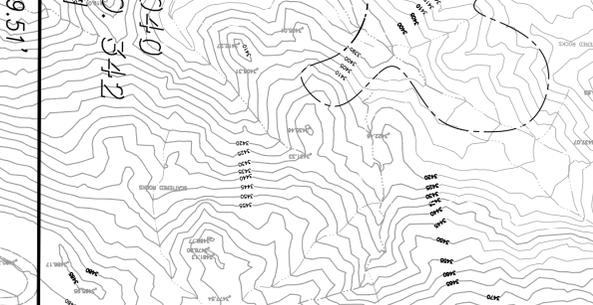
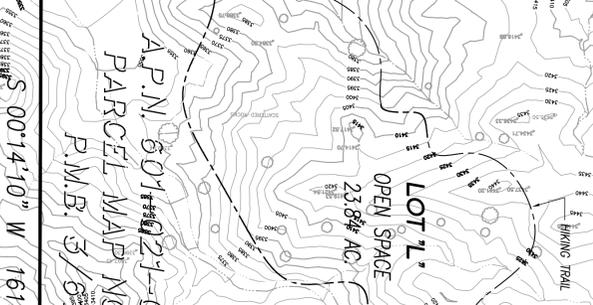
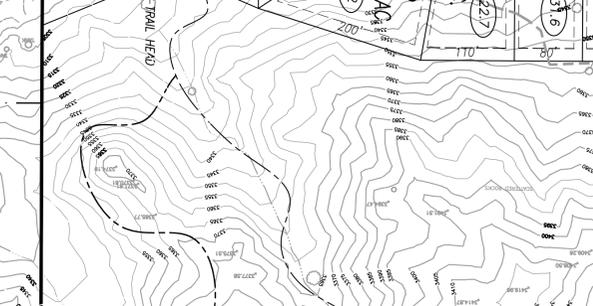
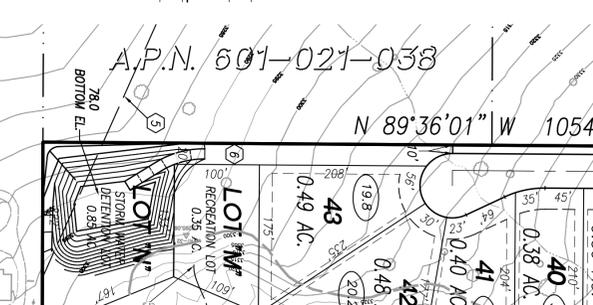
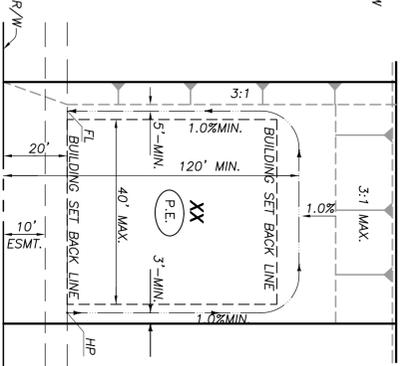
PLANNED UNIT DEVELOPMENT
 PRELIMINARY DRAINAGE AND GRADING PLAN

LINE	BEARING	DISTANCE
L1	S89°35'51"E	93.95'
L2	N87°15'59"E	190.00'
L3	N42°09'38"W	135.00'
L4	N89°35'51"W	99.95'



LETTER LOT AREA TABLE

LOT	AREA	DESCRIPTION
A	13.99	0.303 ROAD
B	73.33	1.683 ROAD
C	45.30	1.040 ROAD
D	13.22	0.304 ROAD
E	22.90	0.512 DETENTION
F	6.22	0.014 LANDSCAPE
G	5.80	0.013 LANDSCAPE
H	15.44	0.355 RECREATION
J	16.28	0.374 SEWAGE TREATMENT PLANT
K	86.04	1.975 RECREATION
L	1,038.31	23.836 OPEN SPACE
M	15.31	0.353 RECREATION
N	37.17	0.853 DETENTION
O	4.89	0.108 OPEN SPACE
Σ		1,154.48
Σ		2,536.37
Σ		98.227
Σ		TOTAL



PROJECT DATA
 TOTAL NUMBER OF RESIDENTIAL LOTS: 43
 STREET R/W: 30.0 ACRES
 P.M.B. 3/61
 STREETS: 0.30 ACRE

UTILITIES
 WATER: HIGH DESERT WATER DISTRICT
 SEWER: (PRIVATE SEPTIC)
 GAS: SOUTHERN CALIFORNIA GAS COMPANY
 ELECTRICITY: SOUTHERN CALIFORNIA EDISON
 CABLE: KODIPHA

EASEMENT NOTES
 ① CENTRIE LINE OF EASEMENT IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY RECORDED JUNE 12, 1957 IN BOOK 4254, PAGE 235, O.R.
 ② CENTRIE LINE OF EASEMENT IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY RECORDED AUGUST 21, 1959 IN BOOK 4803, PAGE 514, O.R.
 ③ 1976 IN BOOK 8889, PAGE 933, O.R.
 ④ CERTIFICATE OF COMPLIANCE RECORDED 12 NOV 2003 AS DOCUMENT NO. 2003-080537
 ⑤ CENTRIE LINE OF EASEMENT IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY RECORDED AUGUST 21, 1952 IN BOOK 3007, PAGE 415, O.R.
 ⑥ 15' WIDE ACCESS AND DRAINAGE EASEMENT TO BE DEDICATED BY FINAL TRACT MAP.

LEGAL DESCRIPTION
APNS 601-021-048 AND 601-021-040
 IN THE TOWN OF YUCCA VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ALL OF PARCEL NO. 1 AND A PORTION OF PARCEL NO. 2 OF PARCEL MAP NO. 342 AS RECORDED IN PARCEL MAP BOOK NO. 3, PAGE 61, OFFICIAL RECORDS, AND SITUATED IN THE WEST HALF OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 30, TOWNSHIP 1 NORTH, RANGE 6 EAST, S.B.M., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A CORNERED STAKED TRACT 2359, 1998, FOUND IN THE CENTERLINE OF PAXTON ROAD AT THE SOUTHWEST CORNER OF SAID PARCEL NO. 2 AND THE SOUTHWEST CORNER OF SAID SECTION 30, AND AT THE SOUTHEAST CORNER OF TRACT NO. 5512 AS RECORDED IN MAP BOOK 68, PAGES 25-27, O.R.;
 THENCE, ALONG THE WESTERLY LINE OF SAID SECTION 30 AND THE EASTERLY LINE OF SAID TRACT NO. 5512, NORTH 00° 24' 15" EAST, PASSING AT A DISTANCE OF 527.89 FEET A 1-1/2" IRON PIPE TAGGED 1S 3151' FOUND AT THE MOST WESTERLY NORTHEAST CORNER OF SAID PARCEL NO. 2 AND THE SOUTHWEST CORNER OF SAID PARCEL NO. 1, AND ALSO PASSING AT A DISTANCE OF 3,300.15 FEET A 2" IRON PIPE TAGGED 1S 5151' FOUND AT THE NORTHWEST CORNER OF SAID SECTION 30, AND CONTINUING ALONG THE WESTERLY LINE OF SAID SECTION 30, AND CONTINUING ALONG THE SOUTHERLY LINE OF A BOUNDARY DESCRIBED IN A CERTIFICATE OF COMPLIANCE RECORDED NOVEMBER 12, 2003 AS DOCUMENT NO. 2003-080537;
 THENCE, SOUTH 89° 35' 51" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 39.95 FEET;
 THENCE, NORTH 36° 15' 59" EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 190.00 FEET;
 THENCE, NORTH 42° 09' 38" WEST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 135.00 FEET;
 THENCE, NORTH 89° 35' 51" WEST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 59.95 FEET TO A POINT IN THE WESTERLY LINE OF SAID PARCEL NO. 1 AND IN THE EASTERLY LINE OF TRACT NO. 7590 AS RECORDED IN MAP BOOK 96, PAGES 4-7, O.R.;
 THENCE, ALONG THE EASTERLY LINE OF SAID TRACT NO. 7590 AND THE WESTERLY LINE OF SAID PARCEL NO. 1, NORTH 00° 24' 15" EAST, A DISTANCE OF 1,480.00 FEET TO A U.S. GENERAL LAND OFFICE STANDARD BRASS DISK ON A 2" IRON PIPE FOUND AT THE WEST QUARTER CORNER OF SAID SECTION 30;
 THENCE, ALONG THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30 AND THE NORTHERLY LINE OF SAID PARCEL NO. 1, SOUTH 89° 46' 58" EAST, A DISTANCE OF 1,379.53 FEET TO A U.S. GENERAL LAND OFFICE STANDARD BRASS DISK ON A 2" IRON PIPE FOUND AT THE C-W 1/16 CORNER OF SAID SECTION 30, AND BEING THE NORTHEAST CORNER OF SAID PARCEL NO. 1 AND THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 30;
 THENCE, ALONG THE EASTERLY LINE OF SAID PARCEL NO. 1 AND THE SOUTHERLY LINE OF SAID SECTION 30, SOUTH 00° 14' 10" WEST, PASSING AT A DISTANCE OF 1,306.95 FEET A 1" IRON PIPE FOUND AT THE SW 1/16 CORNER AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTERS OF SAID SECTION 30, AND CONTINUING A TOTAL DISTANCE OF 1,619.51 FEET TO A 2" IRON PIPE TAG UTEBLE, FOUND AT THE MOST EASTERLY SOUTHWEST CORNER OF SAID PARCEL NO. 1 AND THE NORTHEAST CORNER OF PARCEL NO. 3 OF SAID PARCEL MAP NO. 342;
 THENCE, ALONG THE SOUTHERLY LINE OF SAID PARCEL NO. 1 AND THE NORTHERLY LINE OF SAID PARCEL NO. 3, NORTH 89° 36' 01" WEST, PASSING AT A DISTANCE OF 527.04 FEET A 1" IRON PIPE TAGGED 1S 3151' FOUND AT THE COMMON NORTH CORNER OF SAID PARCEL NO. 3 AND SAID PARCEL NO. 2, AND CONTINUING THE SAME COURSE, A TOTAL DISTANCE OF 1,054.33 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL NO. 2, AND BEING THE WESTERLY NORTHEAST CORNER OF SAID PARCEL NO. 2;
 THENCE, ALONG A COMMON LINE OF SAID PARCEL NO. 1 AND PARCEL NO. 2, SOUTH 00° 24' 08" WEST, PASSING AT A DISTANCE OF 462.03 FEET A 1-1/2" IRON PIPE TAGGED 1S 3151' FOUND AT AN INTERIOR ANGLE POINT OF SAID PARCEL NO. 2, AND CONTINUING THE SAME COURSE A TOTAL DISTANCE OF 989.89 FEET TO A 1" IRON PIPE WITH CAP STAMPED 1S 5297' FOUND IN THE NORTHERLY WAGON OF SAID PAXTON ROAD AND IN THE SOUTHERLY LINE OF SAID PARCEL NO. 2 AND IN THE SOUTHERLY LINE OF SAID SECTION 30;
 THENCE, ALONG THE SOUTHERLY LINE OF SAID PARCEL NO. 2 AND THE SOUTHERLY LINE OF SAID SECTION 30, NORTH 89° 36' 03" WEST, A DISTANCE OF 1,000.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 58.23 ACRES OF LAND, MORE OR LESS.

OWNER/APPLICANT
 CHRIS UNANNOWE
 SILVATEX, INC.
 3727 WEST MAGNOLIA BLVD., SUITE 750
 BURBANK, CA 91305
 TEL. (818) 623-3000

FLOOD ZONE (FEMA)
 ZONE: X (UNSHADED) AREAS OUTSIDE THE 100-YEAR FLOOD PLAIN
 COMMUNITY PANEL NO. 080708120 F
 MAP REVISED: MARCH 18, 1996
 A FINAL DRAINAGE STUDY WILL BE SUBMITTED PRIOR TO RECOMBINATION OF THE FINAL MAP.

SITE ADDRESS
 PAXTON ROAD
 YUCCA VALLEY, CA

SCHOOL DISTRICT
 MORONGO UNIFIED SCHOOL DISTRICT

NOTES
 1. THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
 2. CONTOURS SHOWN ON THIS MAP WERE TAKEN FROM AN AERIAL CONTOUR MAP PREPARED BY D.M.I. IN MARCH, 2005

DRAINAGE
 EXCEPT FOR BUILDING BASINS LOTS SHALL NOT GENERALLY INTERFERE WITH NATURAL DRAINAGE PATTERNS

ZONING
 EXISTING: P-U
 PROPOSED: P-U-L

LEGEND
 (60.0) PROPOSED PAD ELEVATION
 3.2% PROPOSED STREET GRADE AND DIRECTION OF FLOW
 --- EXISTING CONTOURS
 --- LIMITS OF DISTURBANCE LINE

REVISIONS:

NO.	REVISIONS:	APPROVED	DATE
1			11/17/05
2			10/24/04