

IN THE TOWN OF YUCCA VALLEY, COUNTY OF SAN BERNARDINO
TENTATIVE TRACT NO. 16787
~~SEPTEMBER 10, 2004~~
REVISED AUGUST 11, 2005

LEGAL DESCRIPTION

A.P.N. 595-152-01
 THE NORTH 1/2 OF THE NORTHWEST 1/4 AND THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 ALL OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 EAST, LYING WEST OF THE CENTERLINE OF OLD WOMAN SPRINGS ROAD, SAN BERNARDINO BASE AND MERIDIAN.

EXCEPTING THEREFROM 1/16th OF ALL COAL, OIL, GAS AND OTHER MINERAL DEPOSITS, AS RESERVED IN THE PATENT FROM THE STATE OF CALIFORNIA TO SAMUEL PAGE, RECORDED MARCH 3, 1927, IN BOOK 205, PAGE 14, OFFICIAL RECORDS.

A.P.N. 595-201-01
 A PORTION OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 5 EAST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 25 AND THE CENTERLINE OF OLD WOMAN SPRINGS ROAD AS THE SAME IS SHOWN ON THE MAP OF TRACT NO. 3312, RECORDED IN BOOK 58 OF MAPS, PAGES 25 TO 27 INCLUSIVE, RECORDS OF SAID COUNTY;

THENCE N 89° 48' 00" W ALONG THE SOUTH LINE OF SAID SECTION 25, A DISTANCE OF 378.28 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION;

THENCE CONTINUING ALONG THE SOUTH LINE OF SAID SECTION, N 29° 55' 00" W, A DISTANCE OF 473.74 FEET;

THENCE N 00° 05' 00" E AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION, 600.00 FEET;

THENCE S 89° 45' 00" E AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION, 359.34 FEET TO THE CENTERLINE OF OLD WOMAN SPRINGS ROAD AS SAME IS SHOWN ON MAP OF TRACT NO. 5512;

THENCE S 10° 25' 00" W ALONG THE CENTERLINE OF OLD WOMAN SPRINGS ROAD, A DISTANCE OF 810.87 FEET TO THE POINT OF BEGINNING.

UTILITY COMPANIES

WATER HI-DESERT WATER DISTRICT
 55433 TWENTYFIVE PALMS HWY
 YUCCA VALLEY, CALIFORNIA 92284
 ATTENTION: MARTY STOCKSTELL
 PHONE: (760)355-8333

GAS THE GAS COMPANY
 P.O. BOX 3002
 REDLANDS, CALIFORNIA 92373
 ATTENTION: BRUCE WADDELL
 PHONE: (800)335-7551

ELECTRICITY EDISON INTERNATIONAL
 6998 OLD WOMAN SPRINGS ROAD
 YUCCA VALLEY, CALIFORNIA 92284
 ATTENTION: ARLAN AVERYTT
 PHONE: (760)355-3413

TELEPHONE VERIZON
 235 N. SUNRISE WAY
 PALM SPRINGS, CALIFORNIA 92282
 ATTENTION: LUIS BECERRA
 PHONE: (760)778-3821

TV CABLE ADELPHI DIGITAL CABLE
 7500 KODAKWOOD TRAIL
 YUCCA VALLEY, CALIFORNIA 92284
 ATTENTION: LEN DUPUIS
 PHONE: (760)355-3378

SEWER SEPTIC TANK AND SEEPAGE PITS
 OR LEACH LINES

LEGEND

- INDICATES PROPOSED NON-VEHICULAR ACCESS
- INDICATES DRAINAGE FLOW ARROW
- INDICATES TRACT BOUNDARY
- APPROXIMATE PAD ELEVATION
- THICK PROPOSED TOWN OF YUCCA VALLEY DRAINAGE EASEMENT (APPR. WIDTH SHOWN)
- 12" W- EXISTING 12" WATER MAIN (APPRX. LOCATION)
- 4" W- EXISTING 4" WATER MAIN (APPRX. LOCATION)
- BSL INDICATES PROPOSED BUILDING SETBACK LINE
- PROPOSED PHASE LINE

PREPARED BY
Warner engineering

PREPARED FOR (APPLICANT)

RONDEL ENTERPRISES
 4518 MISSION GORGE PLACE STE B
 SAN DIEGO, CA 92120
 (619) 582-1212

PROJECT DESCRIPTION

SUBDIVIDE 37.9 ACRE SITE INTO 54 1 ACRE (MIN) SINGLE-FAMILY RESIDENTIAL LOTS AND ONE RETENTION BASIN LOT WITH PUBLIC STREETS IN UP TO TWO PHASES

EXISTING LAND USE

VACANT

EXISTING ZONING

RL-1 AND RL-3

CURRENT AND PROPOSED ZONING/GENERAL PLAN

RL-1 AND RL-3

ASSESSOR'S PARCEL NUMBERS

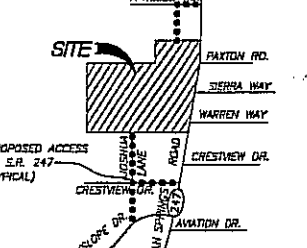
595-152-01 AND 595-201-03

NOTES

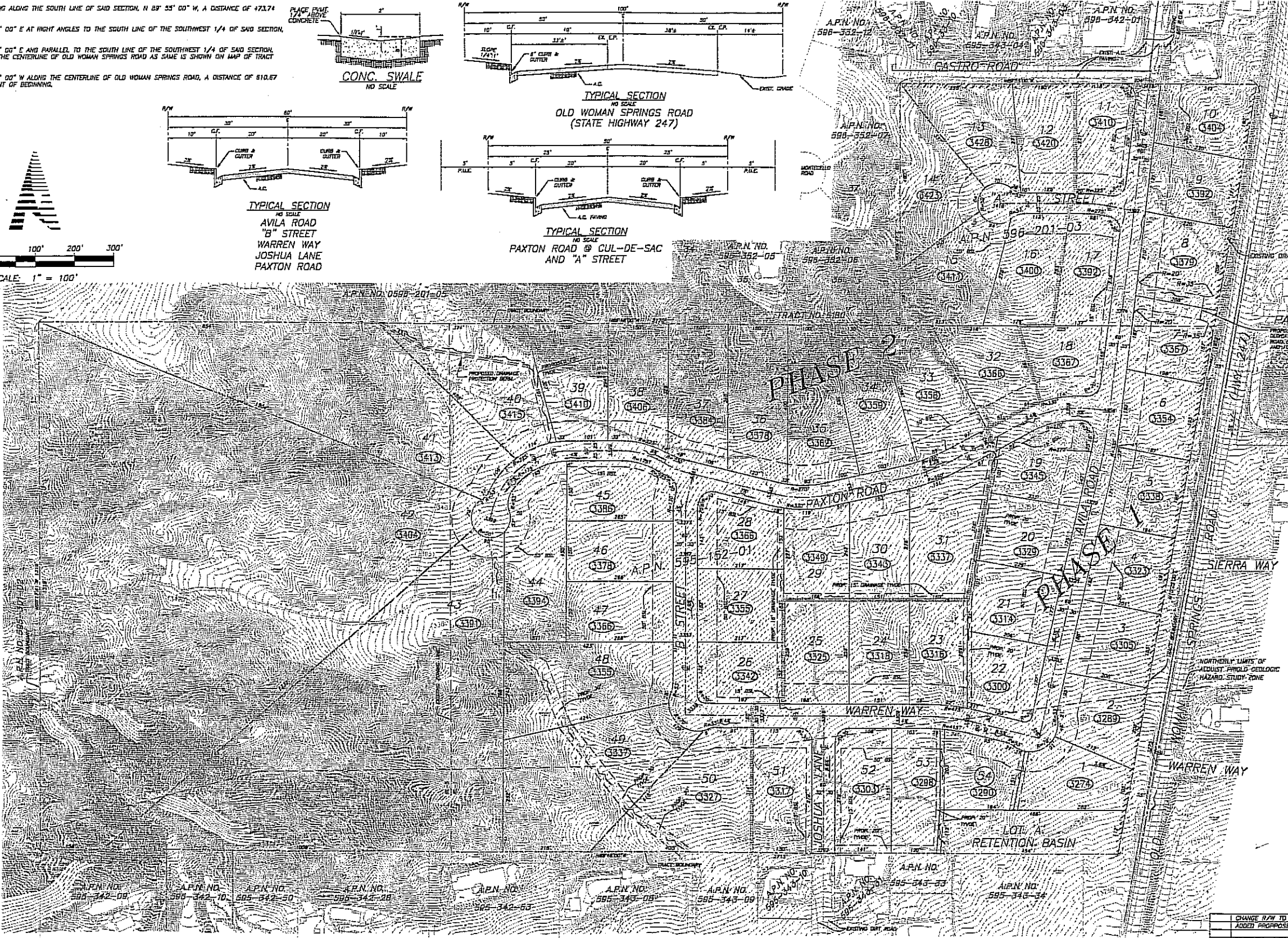
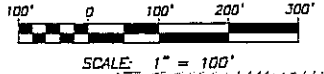
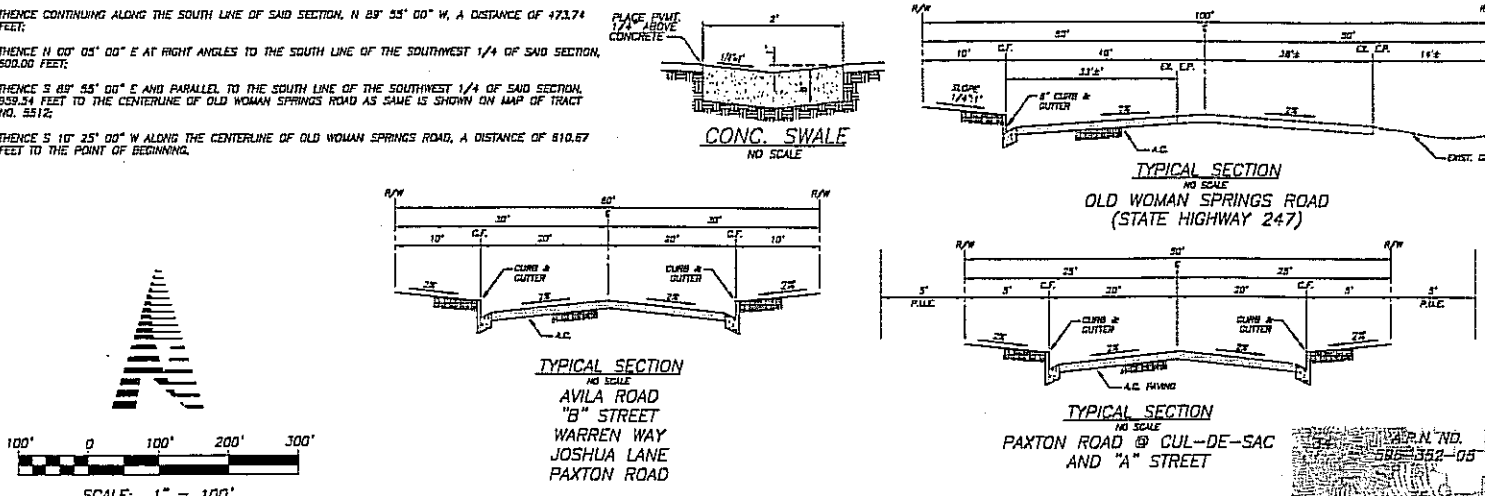
- SITE AREA: 37.90 +/- ACRES
- PUBLIC STREET LENGTH: 5,800± LF
- PUBLIC STREET AREA: 332,000± SF
- AVERAGE LOT SIZE: 76,438 S.F. (1.73 ACRES GROSS)
- MINIMUM LOT SIZE SHOWN: 43,560 SF (GROSS)
- MINIMUM LOT SIZE REQUIRED: 43,560 SF (GROSS)

GROSS AREA OF LOTS

LOT NO.	AREA (S.F.)	AREA (ACRES)
1	43,560	1.00
2	43,560	1.00
3	43,560	1.00
4	43,560	1.00
5	43,560	1.00
6	43,560	1.00
7	43,560	1.00
8	43,560	1.00
9	43,560	1.00
10	43,560	1.00
11	43,560	1.00
12	43,560	1.00
13	43,560	1.00
14	43,560	1.00
15	43,560	1.00
16	43,560	1.00
17	43,560	1.00
18	43,560	1.00
19	43,560	1.00
20	43,560	1.00
21	43,560	1.00
22	43,560	1.00
23	43,560	1.00
24	43,560	1.00
25	43,560	1.00
26	43,560	1.00
27	43,560	1.00
28	43,560	1.00
29	43,560	1.00
30	43,560	1.00
31	43,560	1.00
32	43,560	1.00
33	43,560	1.00
34	43,560	1.00
35	43,560	1.00
36	43,560	1.00
37	43,560	1.00
38	43,560	1.00
39	43,560	1.00
40	43,560	1.00
41	43,560	1.00
42	43,560	1.00
43	43,560	1.00
44	43,560	1.00
45	43,560	1.00
46	43,560	1.00
47	43,560	1.00
48	43,560	1.00
49	43,560	1.00
50	43,560	1.00
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79	43,560	1.00
80	43,560	1.00
81	43,560	1.00
82	43,560	1.00
83	43,560	1.00
84	43,560	1.00
85	43,560	1.00
86	43,560	1.00
87	43,560	1.00
88	43,560	1.00
89	43,560	1.00
90	43,560	1.00
91	43,560	1.00
92	43,560	1.00
93	43,560	1.00
94	43,560	1.00
95	43,560	1.00
96	43,560	1.00
97	43,560	1.00
98	43,560	1.00
99	43,560	1.00
100	43,560	1.00



VICINITY MAP
 NO SCALE



DATE	REVISIONS	DATE	APPROVED
2/4/05	CHANGE R/W TO 55', UPDATED STREET AND LOT AREAS		
8/11/05	ADDED PROPOSED ROAD DEDICATION, UPDATED LOTS		

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