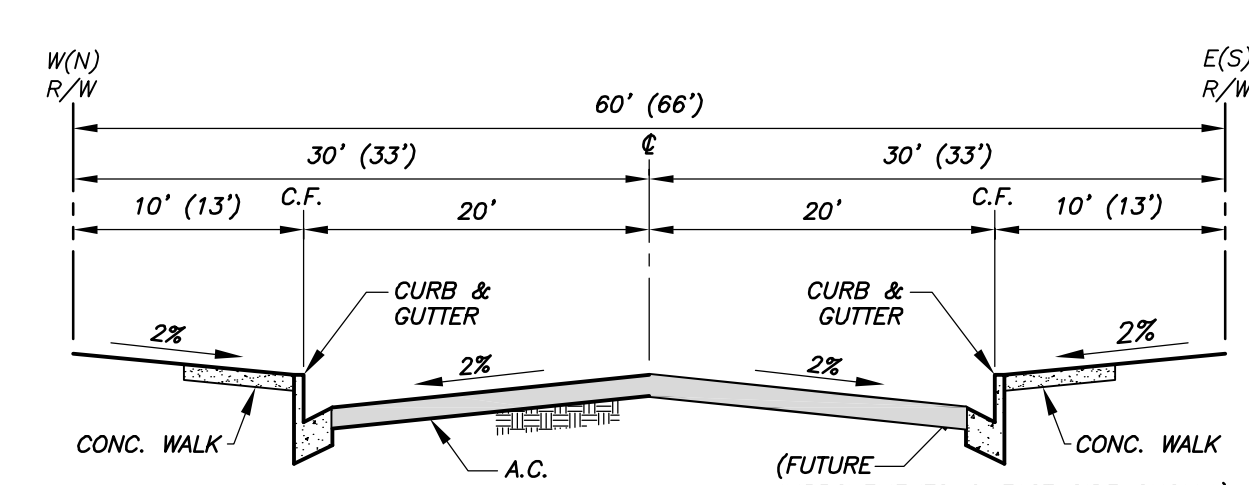
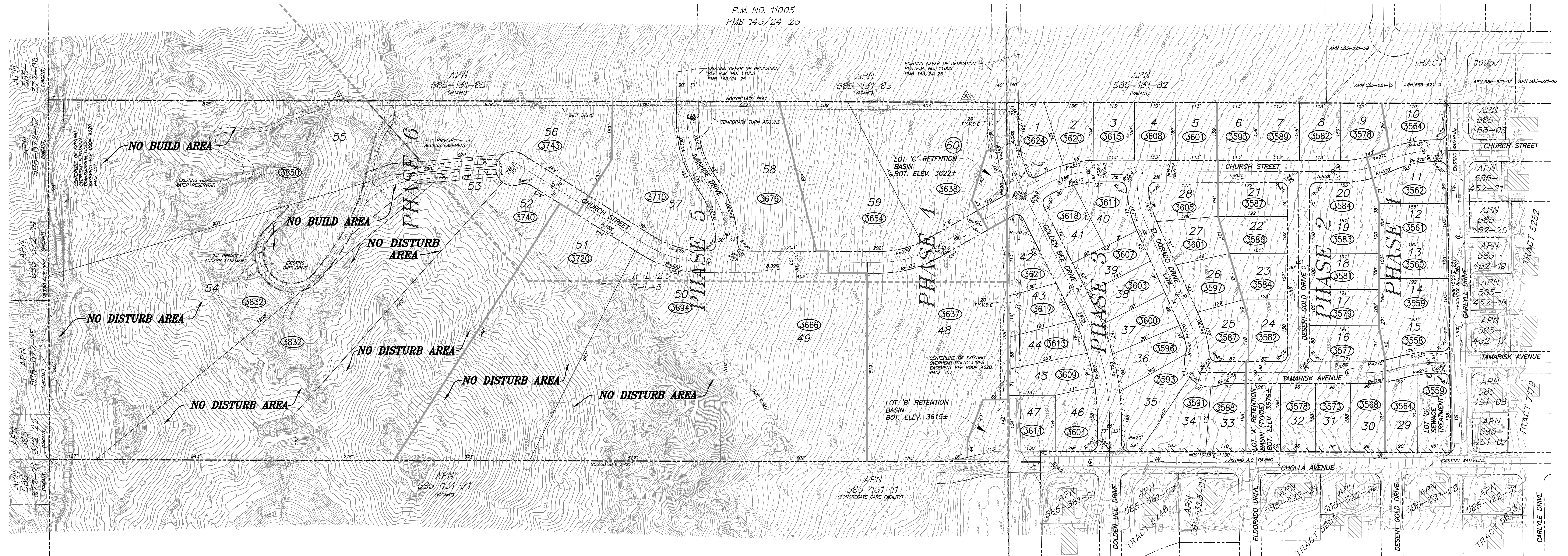
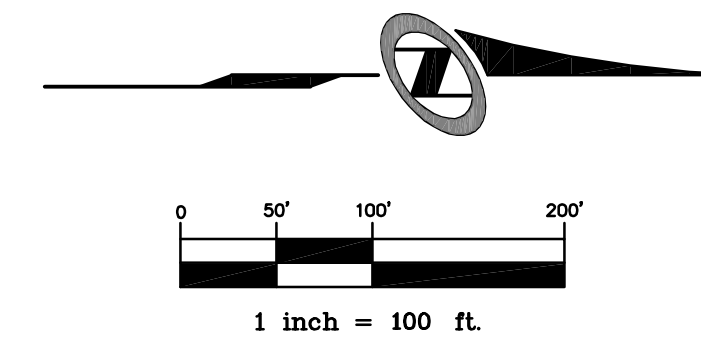
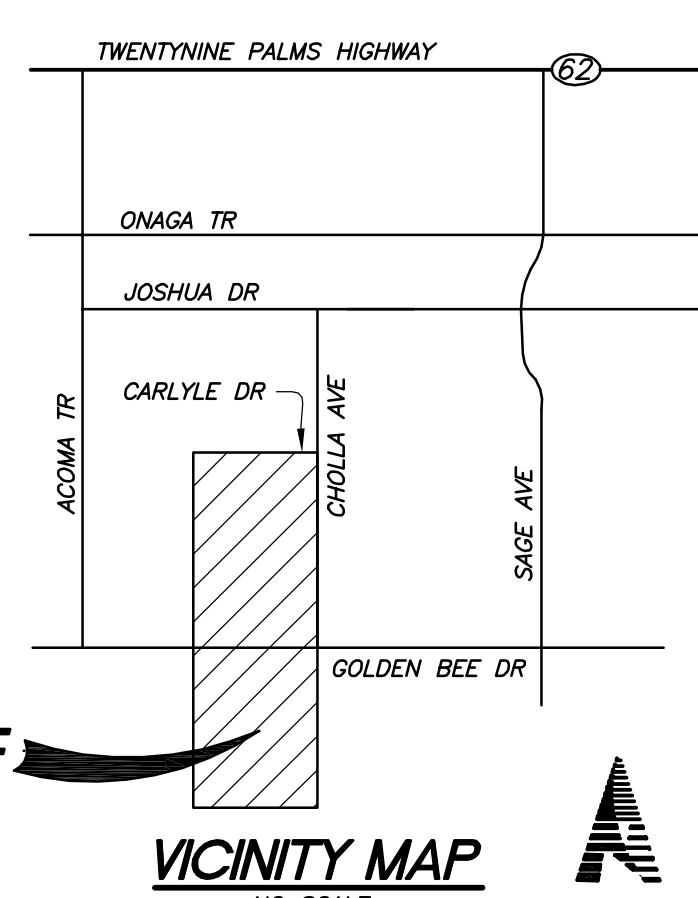


IN THE TOWN OF YUCCA VALLEY, COUNTY OF SAN BERNARDINO
TENTATIVE TRACT NO. 18773
 FEBRUARY 2010



TYPICAL SECTION
 (GOLDEN BEE DRIVE)
 CHURCH STREET, VANHOE DRIVE,
 EL DORADO DRIVE, DESERT GOLD DRIVE,
 CHOLLA AVENUE, CARLYLE DRIVE



AREA OF LOTS

LOT	AREA (SQ. FT.)	AREA (ACRES)
1	20,927	0.48
2	11,961	0.27
3	12,517	0.29
4	20,779	0.48
5	20,811	0.48
6	21,400	0.49
7	21,400	0.49
8	21,400	0.49
9	21,400	0.49
10	20,821	0.48
11	19,372	0.45
12	19,372	0.45
13	19,372	0.45
14	19,372	0.45
15	19,372	0.45
16	30,743	0.71
17	22,079	0.51
18	22,079	0.51
19	22,079	0.51
20	26,867	0.62
21	26,867	0.62
22	26,867	0.62
23	26,867	0.62
24	26,867	0.62
25	26,867	0.62
26	26,867	0.62
27	26,867	0.62
28	26,867	0.62
29	26,867	0.62
30	26,867	0.62
31	26,867	0.62
32	26,867	0.62
33	26,867	0.62
34	26,867	0.62
35	26,867	0.62
36	26,867	0.62
37	26,867	0.62
38	26,867	0.62
39	26,867	0.62
40	26,867	0.62
41	26,867	0.62
42	26,867	0.62
43	26,867	0.62
44	26,867	0.62
45	26,867	0.62
46	26,867	0.62
47	26,867	0.62
48	26,867	0.62
49	26,867	0.62
50	26,867	0.62
51	26,867	0.62
52	26,867	0.62
53	26,867	0.62
54	26,867	0.62
55	26,867	0.62
56	26,867	0.62
57	26,867	0.62
58	26,867	0.62
59	26,867	0.62
60	26,867	0.62

EASEMENT DATA

PARCEL 1 - PERMANENT EASEMENT
 A 20.00 FOOT STRIP OF LAND WITHIN THAT PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, THE CENTERLINE OF SAID STRIP OF LAND IS DESCRIBED AS FOLLOWS:
 BEGINNING AT POINT "A" OF PREVIOUSLY DESCRIBED PARCEL 1, SAID POINT "A" ALSO BEING THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 148.00 FEET, THENCE SOUTHWESTERLY ALONG SAID CURVE 211.79 FEET THROUGH AN ANGLE OF 81° 26' 20";
 COMMENCING AT THE NORTHWEST CORNER OF THE EAST ONE-HALF OF THE WEST THREE-FOURTHS OF SAID SOUTHWEST ONE-QUARTER;
 THENCE NORTH 89° 43' 14" EAST ALONG THE NORTH LINE OF SAID EAST ONE-HALF 10.00 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE SOUTH 00° 00' 53" WEST (FORMERLY SOUTH 00° 04' 03" WEST) 158.88 FEET TO POINT "A";
 THENCE CONTINUING SOUTH 00° 02' 53" WEST, 283.02 FEET;
 THENCE SOUTH 04° 36' 08" EAST, 20.00 FEET;
 THENCE SOUTH 59° 30' 08" EAST, 86.62 FEET;
 THENCE SOUTH 69° 36' 00" EAST, 127.72 FEET;
 THENCE SOUTH 15° 34' 44" WEST, 38.01 FEET TO THE BEGINNING OF A CURVE;
 CONCAVE TO THE EAST, AND HAVING A RADIUS OF 70.00 FEET, SAID BEGINNING OF CURVE IS ALSO POINT "B";
 THENCE SOUTHERLY ALONG SAID CURVE 60.88 FEET THROUGH AN ANGLE OF 49° 40' 02" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE WEST, AND HAVING A RADIUS OF 70.00 FEET;
 THENCE SOUTHERLY ALONG SAID CURVE 41.08 FEET THROUGH AN ANGLE OF 33° 37' 49" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE EAST AND HAVING A RADIUS OF 70.00 FEET;
 THENCE SOUTHERLY ALONG SAID CURVE 35.07 FEET THROUGH AN ANGLE OF 38° 40' 05" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE WEST, AND HAVING A RADIUS OF 70.00 FEET;
 THENCE SOUTHERLY ALONG SAID CURVE 26.04 FEET THROUGH AN ANGLE OF 17° 58' 36" TO A POINT OF TERMINATION, SAID POINT ALSO BEING POINT "C".

PARCEL 2 - ROAD EASEMENT

A 20.00 FOOT STRIP OF LAND WITHIN THAT PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, THE CENTERLINE OF SAID STRIP OF LAND IS DESCRIBED AS FOLLOWS:
 BEGINNING AT POINT "A" OF PREVIOUSLY DESCRIBED PARCEL 1, SAID POINT "A" ALSO BEING THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 148.00 FEET, THENCE SOUTHWESTERLY ALONG SAID CURVE 211.79 FEET THROUGH AN ANGLE OF 81° 26' 20";
 THENCE SOUTH 81° 42' 28" EAST, 3.40 FEET ALONG A TANGENT LINE TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 650.00 FEET;
 THENCE EASTERLY ALONG SAID CURVE 336.75 FEET, THROUGH AN ANGLE OF 29° 41' 02";
 THENCE SOUTH 81° 42' 28" EAST, 41.00 FEET ALONG A TANGENT LINE TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 90.00 FEET;
 THENCE SOUTHERLY AND WESTERLY ALONG SAID CURVE 295.31 FEET, THROUGH AN ANGLE OF 188° 00' 00";
 THENCE NORTH 43° 42' 25" WEST, 70.50 FEET ALONG A TANGENT LINE TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTH, AND HAVING A RADIUS OF 70.00 FEET;
 THENCE EASTERLY AND SOUTHERLY ALONG SAID CURVE, 147.48 FEET THROUGH AN ANGLE OF 120° 42' 51" TO POINT "B" OF PREVIOUSLY DESCRIBED PARCEL 1, SAID POINT ALSO BEING THE POINT OF TERMINATION;
 EXCEPT THAT POINT LOCATED WITHIN PREVIOUSLY DESCRIBED PARCEL 1.
PARCEL 3 - TANK SITE EASEMENT
 THAT PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:
 BEGINNING AT POINT "C" OF PREVIOUSLY DESCRIBED PARCEL 1;
 THENCE EAST 63.08 FEET;
 THENCE NORTH 130.00 FEET;
 THENCE WEST 130.00 FEET;
 THENCE NORTH 130.00 FEET;
 THENCE EAST 66.82 FEET TO THE POINT OF BEGINNING.

NOTES

- THERE ARE 60 NUMBERED LOTS AND 4 LETTERED LOTS PROPOSED
- PUBLIC STREET LENGTH: 11,000.00 FT
- MINIMUM LOT SIZE: 18,000 SF
 MAXIMUM LOT SIZE: 150,000 SF
 AVERAGE LOT SIZE: 35,891 SF
- AREA TO BE DEDICATED TO PUBLIC OWNERSHIP: 663,800 SQ. FT. 15.23+ ACRES
 AREA TO BE DEDICATED TO PRIVATE OWNERSHIP: 3,172,048 SQ. FT. 71.56+ ACRES
- MAXIMUM STREET/DRIVEWAY GRADIENT: 14%
- LANDSCAPE SCREENING AND DECORATIVE FENCES SHALL BE INSTALLED AT PERIMETERS OF LETTERED LOTS

LEGEND

- INDICATES PROPOSED NON-VEHICULAR ACCESS
- INDICATES DRAINAGE FLOW ARROW (APPROXIMATE DRAINAGE WHERE SHOWN)
- INDICATES TRACT BOUNDARY
- APPROXIMATE PAD ELEVATION
- PROPOSED TOWN OF YUCCA VALLEY DRAINAGE EASEMENT (APPROX. WIDTH SHOWN)
- EXISTING WATER MAIN (APPROX. LOCATION)
- INDICATES PROPOSED BUILDING SETBACK LINE
- PROPOSED PHASE LINE
- INDICATES EASEMENT
- INDICATES EXISTING PRIVATE RESIDENCE
- INDICATES PRIVATE DRIVEWAY
- INDICATES OVERHEAD ELECTRICAL LINES
- INDICATES LIMITS OF NO BUILD AREA
- 2:1 MAX SLOPE

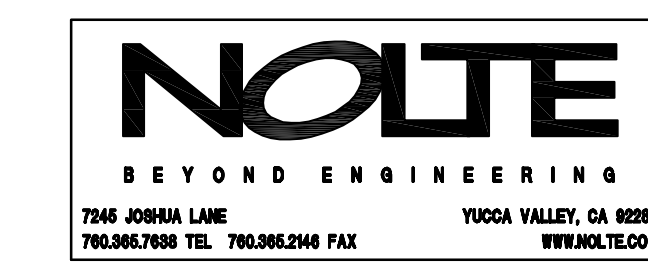
LEGAL DESCRIPTION

PORTION OF THE EAST 1/4 OF THE WEST 3/4 OF THE WEST 1/4 OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 5 EAST, LYING SOUTHERLY OF THE SOUTH LINE OF THAT CERTAIN PROPERTY CONVEYED TO THE COUNTY OF SAN BERNARDINO PER 6190/255 O.R., CONTAINING APPROXIMATELY 86.79 ACRES.

UTILITY COMPANIES

- WATER:** HI-DESERT WATER DISTRICT
 55439 THIMBLETON PALMS HWY
 YUCCA VALLEY, CALIFORNIA 92284
 ATTENTION: MARTHA COSTRANDER
 PHONE: (760)365-8333
- TELEPHONE:** VERIZON
 295 N. SUNRISE WAY
 PALM SPRINGS, CALIFORNIA 92262
 ATTENTION: LARRY MOORE
 PHONE: (760)778-3621
- GAS:** THE GAS COMPANY
 P.O. BOX 3003
 REVEREND, CALIFORNIA 92373
 ATTENTION: BRUCE WADDELL
 PHONE: (909)335-7581
- TV CABLE:** TIME WARNER CABLE
 7500 KICKAPOO TRAIL
 YUCCA VALLEY, CALIFORNIA 92284
 ATTENTION: TOM KING
 PHONE: (760)228-6013
- ELECTRICITY:** EDISON INTERNATIONAL
 6959 OLD WOMAN SPRINGS ROAD
 YUCCA VALLEY, CALIFORNIA 92284
 ATTENTION: ARLAN AVERYTT
 PHONE: (760)365-5413
- SEWER:** PRIVATE SEWAGE TREATMENT FACILITY
- SCHOOL DISTRICT:** MORONGO UNIFIED SCHOOL DISTRICT
- DISPOSAL:** BURTEC
 4878 NEWTON ROAD
 YUCCA VALLEY, CALIFORNIA 92284
 ATTN: ANGELA
 PHONE: (760)365-2015

PREPARED BY:



SUBDIVIDER/APPLICANT
 BEVERLY LUCAS
 1625 WEST BAY AVENUE
 NEWPORT BEACH, CA 92663
 (949) 933-6255

OWNER OF RECORD
 BEVERLY LUCAS
 1625 WEST BAY AVENUE
 NEWPORT BEACH, CA 92663
 (949) 933-6255

ZONING (PROPOSED AND EXISTING)
 R-1-2.5, R-1-S AND R-S-2

TOTAL ACREAGE
 86.79 ACRES

ASSESSOR'S PARCEL NUMBER
 585-131-63

PROPOSED LAND USE
 SUBDIVISION OF 87 ACRES INTO 60 LOTS IN UP TO SIX PHASES FOR THE DEVELOPMENT OF SINGLE FAMILY HOMES



WILLIAM H. WARNER
 R.C.E. NO. 23256

NO.	DESCRIPTION	DATE	APPROVED
1	UPDATED RETENTION LOTS B & C	5/20/10	
SYM	REVISIONS		

YB020800