

TENTATIVE TRACT MAP NO. 18011

IN THE CITY OF YUCCA VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF THE EAST ONE-QUARTER OF THE WEST ONE-HALF AND A PORTION OF THE WEST ONE-HALF OF SECTION 11, T.1 S., R.5 E., S.B.M.

HACKER ENGINEERING, INC.
MAY 2007

OWNER/APPLICANT

MOYLES HEALTHCARE INC.
8515 CHOLLA AVE.
YUCCA VALLEY, CA 92284
TEL. 760-365-8487

PREPARED BY

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I (WE) HEREBY CERTIFY THAT I (WE) ARE THE RECORD OWNER OF THE PROPERTY SHOWN ON THE TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS ALL MY (OUR) CONTIGUOUS OWNERSHIP IN WHICH I (WE) HAVE ANY DEED OR TRUST INTEREST. I (WE) UNDERSTAND THAT MY (OUR) PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREET, UTILITY, EASEMENTS, OR RAILROAD RIGHTS-OF-WAY.

SIGNATURE

SITE ADDRESS

SE CORNER OF CHOLLA AVE. & JOSHUA DR.,
YUCCA VALLEY, CA 92284

PROJECT DATA

TOTAL NUMBER OF LOTS: 8
STREET R/W: 1.93 ACRES
GROSS ACREAGE: 20 ACRES
EXISTING LAND USE: HOSPITAL
PROPOSED LAND USE: MIXED USE RESIDENTIAL/HOSPITAL
ALLOWABLE MINIMUM LOT SIZE: 43,560 S.F.
AVERAGE LOT SIZE: 62,243 S.F.
MAXIMUM LOT SIZE: 95,832 S.F.
MINIMUM LOT SIZE: 43,875 S.F.

LEGAL DESCRIPTION

APN 0585-131-11

IN THE TOWN OF YUCCA VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, BEING A PORTION OF THE EAST 1/4 OF THE WEST 1/2 AND A PORTION OF THE WEST 1/2 OF THE EAST 1/2 OF SECTION 11, T.1 S., R.5 E., S.B.M. AND BEING ALL OF THAT LAND AS SHOWN ON RECORD OF SURVEY 48/33, RECORDS OF SAN BERNARDINO COUNTY.

EASEMENT DATA

- A 30' WIDE EASEMENT FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES AS DESCRIBED IN GRANT DEED RECORDED ON SEPTEMBER 20, 1960 IN BOOK 5239, PAGE 239, O.R.
- A 40' WIDE DRAINAGE EASEMENT AS DESCRIBED IN GRANT DEED RECORDED ON SEPTEMBER 20, 1960 IN BOOK 5239, PAGE 239, O.R.
- A 50' WIDE DRAINAGE EASEMENT AS DESCRIBED IN GRANT DEED RECORDED ON SEPTEMBER 20, 1960 IN BOOK 5239, PAGE 239, O.R.
- CENTERLINE OF DISTRIBUTION EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS, AND INCIDENTAL PURPOSES (WIDTH UNKNOWN) IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, RECORDED ON DECEMBER 20, 1963 IN BOOK 6052, PAGE 127, O.R.
- A 40' WIDE OFFER OF DEDICATION FOR HIGHWAY, ROAD, AND INCIDENTAL PURPOSES, RECORDED ON JUNE 15, 1978 IN BOOK 9454, PAGE 1825, O.R. AND ACCEPTED ON AUGUST 5, 1991 AS INSTRUMENT NUMBER 91-295417, O.R.
- A 60' WIDE PUBLIC ROAD RIGHT-OF-WAY AND PUBLIC UTILITIES EASEMENT TO BE DEDICATED BY FINAL TRACT MAP.
- A 50' WIDE ACCESS AND MAINTENANCE EASEMENT TO BE DEDICATED BY FINAL TRACT MAP FOR LOT 7.

UTILITIES

WATER: HI-DESERT WATER DISTRICT
SEWER: PRIVATE DISPOSAL SYSTEM
ELECTRIC: SOUTHERN CALIFORNIA Edison
GAS: SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE: VERIZON
CABLE: ADELPHI COMMUNICATIONS

NOTES

- THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
- CONTOURS SHOWN ON THIS MAP WERE PRODUCED BY PHOTOGRAMMETRIC METHODS BY DIGITAL MAPPING, INC. IN JULY 2005.

SCHOOL DISTRICT

MORONGO UNIFIED SCHOOL DISTRICT

ZONING

EXISTING: R-L-5
PROPOSED: R-L-1

FLOOD ZONE (FEMA)

ZONE: D (UNSHADED) AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED ACCORDING TO COMMUNITY PANEL NO. 060750-8860 F MAP REVISED: MARCH 18, 1996.

A FINAL DRAINAGE STUDY WILL BE SUBMITTED PRIOR TO RECORDED OF THE FINAL MAP.

WELL NOTE

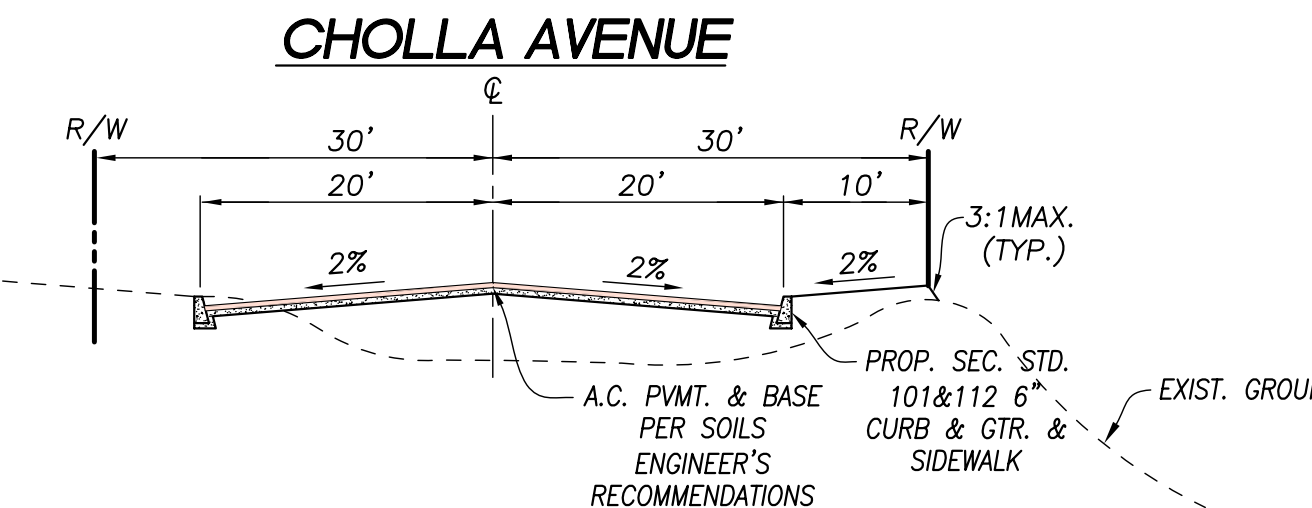
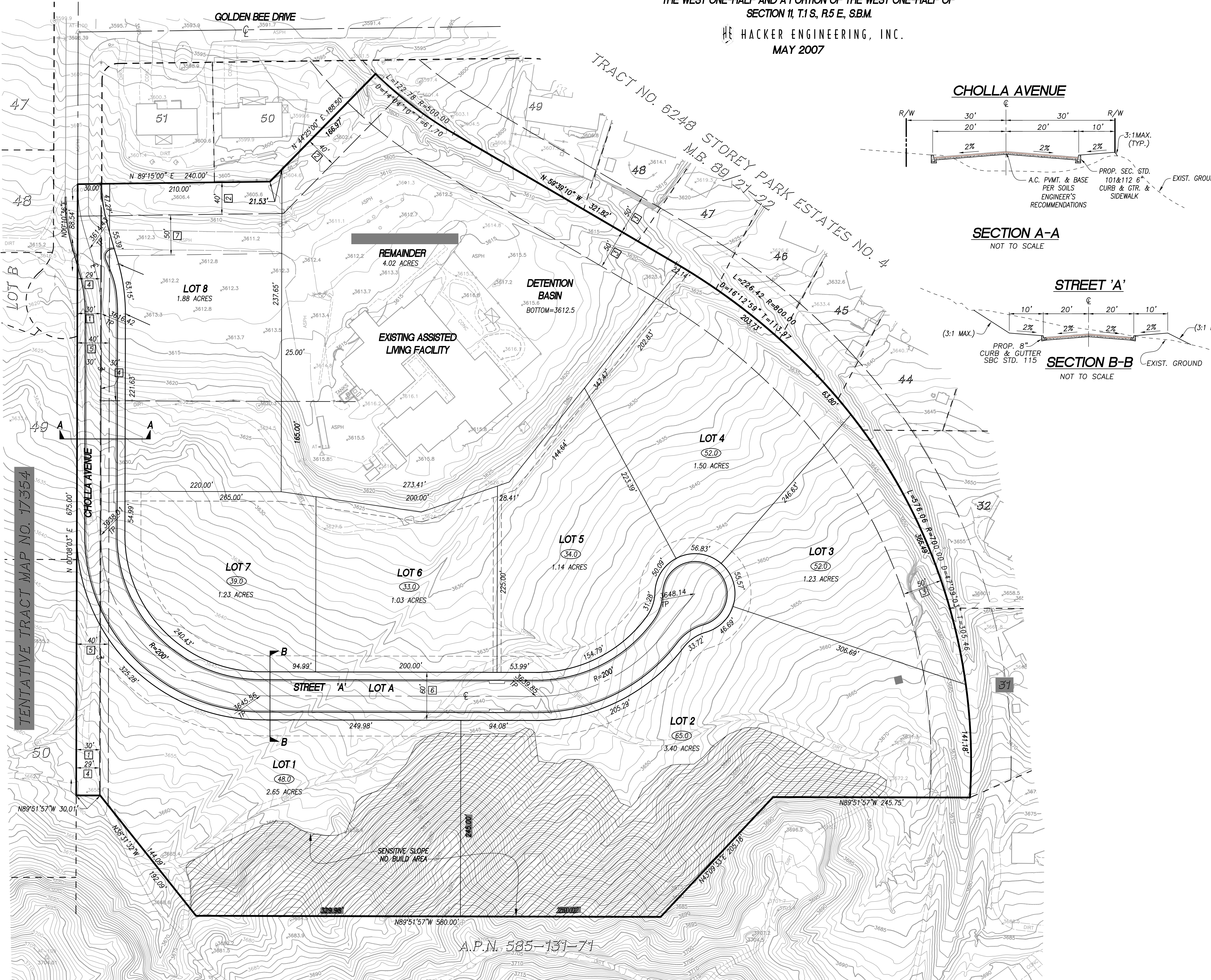
NO WELL EXISTS WITHIN 200' OF THE SITE.

PROJECT PHASING

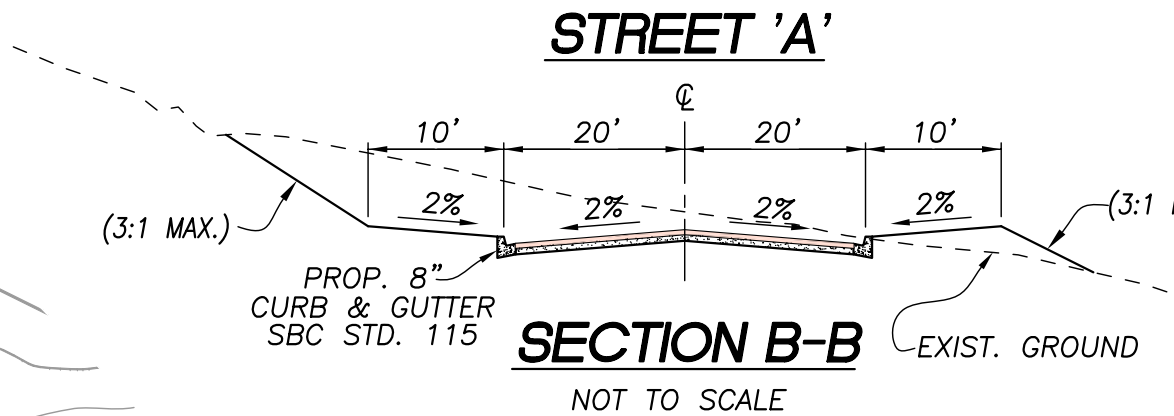
PURSUANT TO GOVERNMENT CODE 66456.1, THE SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS ON THIS TENTATIVE MAP.

LEGEND

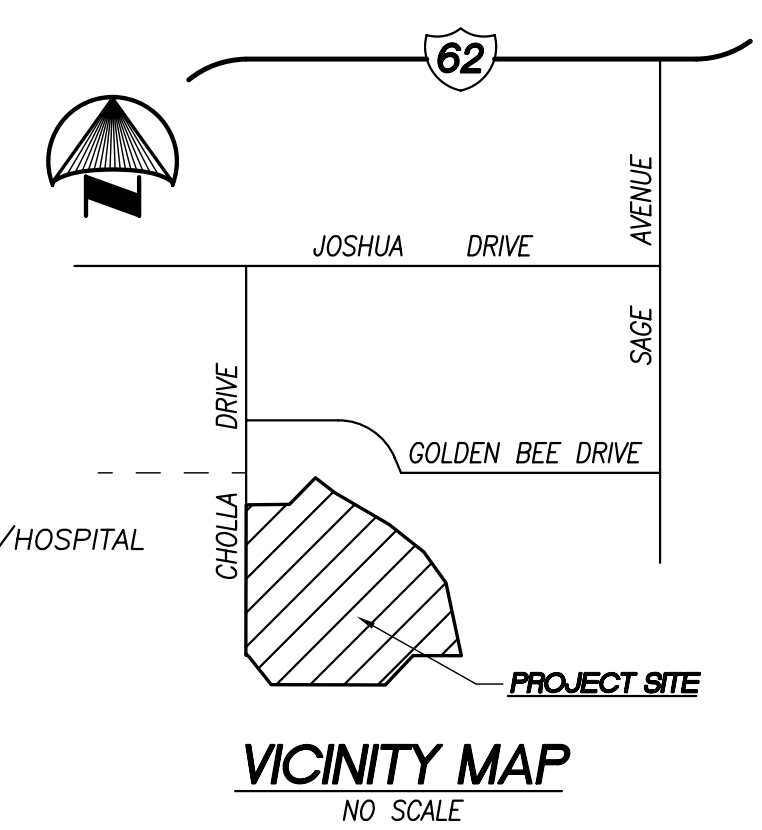
- (60.0) PROPOSED PAD ELEVATION
- 3.2% PROPOSED STREET GRADE AND DIRECTION OF FLOW
- EXISTING CONTOURS



SECTION A-A
NOT TO SCALE



SECTION B-B
NOT TO SCALE



VICINITY MAP
NO SCALE

TENTATIVE TRACT MAP NO. 17354

A.P.N. 585-131-71

02/22/08
060101-1TM

NO.	REVISIONS:	APPROVED	DATE