

TENTATIVE PARCEL MAP NO. 19655

BEING A SUBDIVISION OF A PORTION OF GOVT. LOT 3,
SECTION 2, TOWNSHIP 1 SOUTH, RANGE 5 EAST, SBBM

LEGAL DESCRIPTION:

THAT PORTION OF GOVERNMENT LOT 3, SECTION 2, TOWNSHIP 1 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 28, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3; THEN EASTERLY ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 1020.63 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 465.04 FEET; THEN EASTERLY 304.67 FEET; THENCE NORTHERLY 463.08 FEET; THEN WESTERLY 304.27 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE WEST 130 FEET THEREOF.

ALSO EXCEPTING THAT PORTION CONVEYED TO THE COUNTY OF SAN BERNARDINO BY DEED RECORDED 8-27-59, IN BOOK 4915, PAGE 52 OF OFFICIAL RECORDS.

EXISTING GENERAL PLAN DESIGNATION:

COMMERCIAL-CORRIDOR RESIDENTIAL OVERLAY

EXISTING ZONING DESIGNATION:

GENERAL COMMERCIAL (CG) DISTRICT

EXISTING LAND USE:

EXISTING BUILDING (PAWN SHOP)

OWNER/DIVIDER:

STAN J. ZARAKOV, TRUSTEE OF THE STANLEY INTER VIVOS REVOCABLE TRUST
DECLARATION OF 1988, OR HIS SUCCESSORS IN INTEREST.

PO BOX 1677
YUCCA VALLEY, CA 92286
TELE: 760-285-3316
EMAIL: SZARAKOV@HOTMAIL.COM

ASSESSOR'S PARCEL NO.:

0587-081-82

EASEMENTS

EASEMENT IN FAVOR OF THE PACIFIC TELEPHONE AND TELEGRAPH FOR PUBLIC UTILITIES, RECORDED MAY 7, 1929 IN BOOK 489 AND PAGE 248, O.R.

EASEMENT IN FAVOR OF (UNSPECIFIED) FOR INGRESS AND EGRESS RECORDED JULY 10, 1945 IN BOOK 1804 AND PAGE 240, O.R. AFFECTS: THE EAST 15' OF THE PROPERTY HEREIN DESCRIBED.

EASEMENT IN FAVOR OF CALIFORNIA WATER AND TELEPHONE CO. FOR PUBLIC UTILITIES RECORDED MARCH 2, 1965 IN BOOK 6341 AND PAGE 538, O.R.

AFFECTS: THE NORTH 50 FEET OF THE PROPERTY HERIN DESCRIBED.

EASEMENT IN FAVOR OF THE COUNTY OF SAN BERNARDINO FOR HIGHWAY AND ROAD PURPOSES RECORDED APRIL 31, 1984 AS INSTRUMENT NO. 84-209980, O.R. AFFECTS: SAID LAND.

EASEMENT IN FAVOR OF THE COUNTY OF SAN BERNARDINO FOR HIGHWAY AND ROAD PURPOSES RECORDED APRIL 31, 1984 AS INSTRUMENT NO. 84-209981, O.R. AFFECTS: SAID LAND. AND AS MODIFIED BY AN INSTRUMENT RECORDED: MARCH 14, 1985 AT INSTRUMENT NUMBER 85-059173, OR

EASEMENT IN FAVOR OF TOWN OF YUCCA VALLEY FOR PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF A ROADWAY, UNDERGROUND AND ABOVE GROUND UTILITIES, INCLUDING SEWER AND DRAIN FACILITIES, AND APPURTENANCES, CABLE, COMMUNICATION OR TELECOMMUNICATIONS FACILITIES, SIGNAGE, TRAFFIC CONTROL DEVICES, CURB GUTTERS, SIDEWALKS, AND TRANSPORTATION FACILITIES. RECORDED FEBRUARY 5, 2013 AS INSTRUMENT NO. 2013-0053047 O.R.

EASEMENT IN FAVOR OF TOWN OF YUCCA VALLEY FOR TEMPORARY CONSTRUCTION RECORDED FEBRUARY 5, 2013 AS INSTRUMENT NO. 2013-0053048 O.R.

LEGEND:

WATER MAIN EXISTING (E)

NOTES:

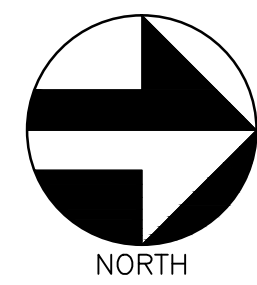
- TOTAL GROSS SITE AREA: 54,608.2 S.F. 1.25 ACRES
- TOTAL NET SITE AREA: 48,987.0 S.F. 1.12 ACRES
- TOTAL NUMBER OF LOTS: 2
- SOURCE OF WATER SUPPLY: EX. WATER MAINS (HDWD)
- METHOD OF SEWAGE DISPOSAL: PRIVATE SYSTEM
- FEMA FLOOD MAP 8860 SHOWS THE PROPERTY IS LOCATED IN ZONE X
- PROPERTY IS NOT LOCATED IN AN ALQUIST-PRIOLO STUDY ZONE
- THERE IS NO PROPOSED GRADING.
-

UTILITY PURVEYORS:

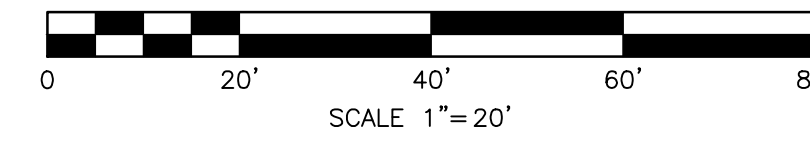
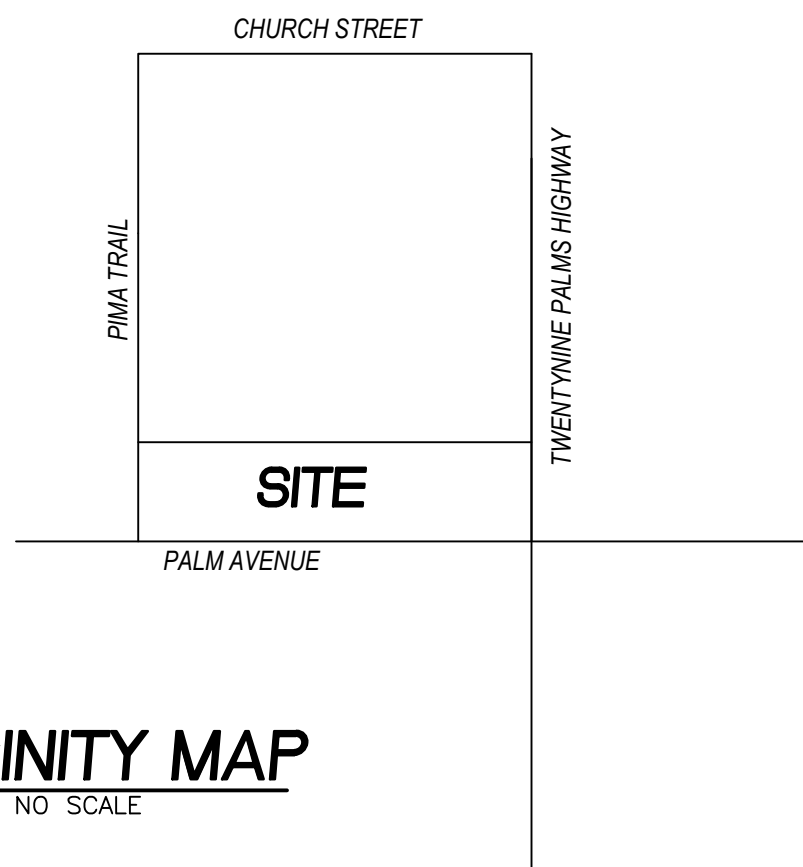
WATER: HIGH DESERT WATER DISTRICT
SEWER: PRIVATE SYSTEM
GAS: SO. CALIF. GAS CO.
SCHOOL DISTRICT: MORONGO UNIFIED SCHOOL DISTRICT

ADDRESS:

56475 29 PALMS HIGHWAY
YUCCA VALLEY, CA 92284



VICINITY MAP
NO SCALE



APN 0587-081-51
EXIST. RESIDENCE
ZONING: GENERAL OFFICE (C-O)

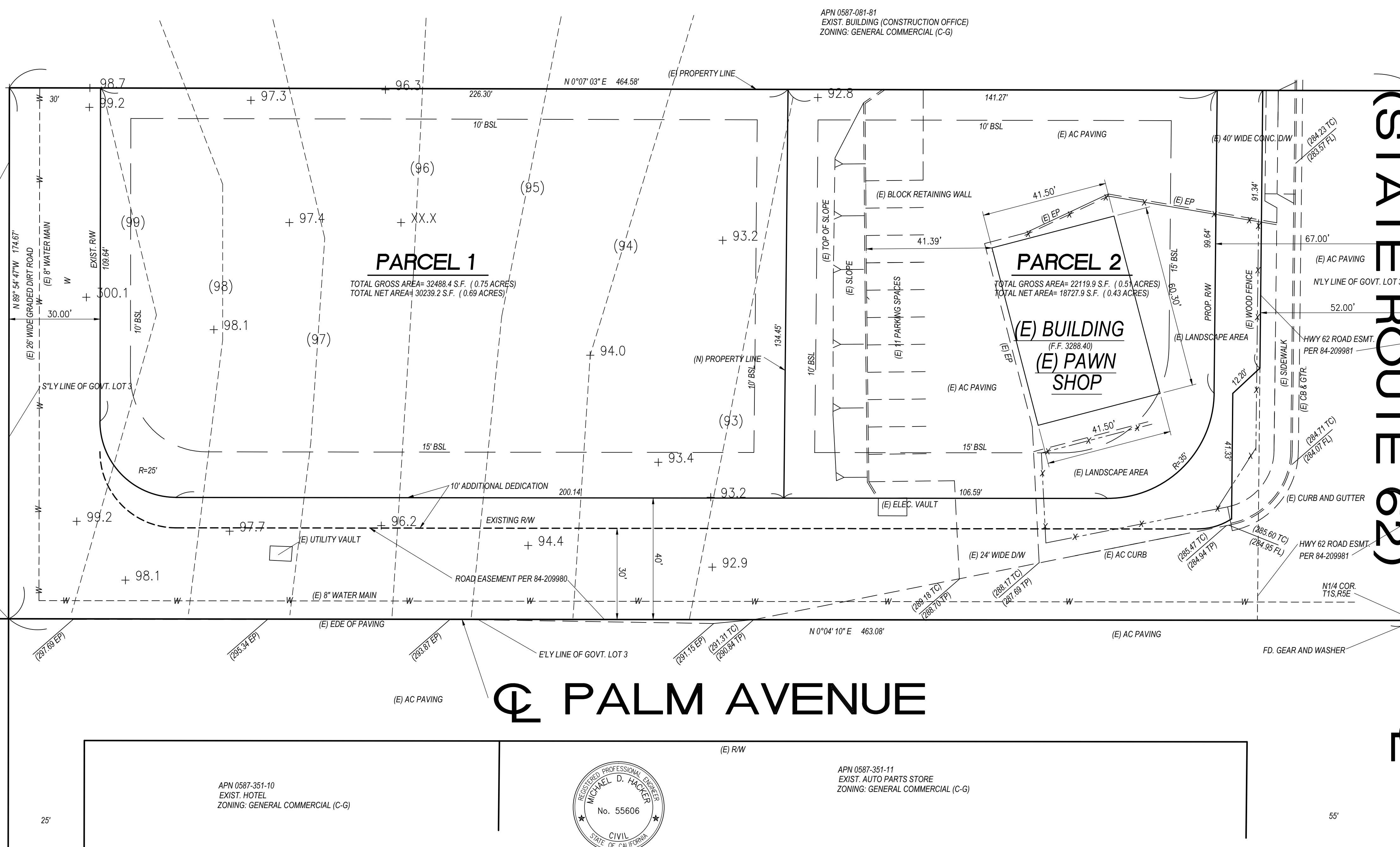
APN 0587-081-10
EXIST. RESIDENCE
ZONING: GENERAL OFFICE (C-O)

40'

40'

PIMA TRAIL

TWENTYNINE PALMS HIGHWAY
(STATE ROUTE 62)



APN 0587-351-10
EXIST. HOTEL
ZONING: GENERAL COMMERCIAL (C-G)



APN 0587-351-11
EXIST. AUTO PARTS STORE
ZONING: GENERAL COMMERCIAL (C-G)

DIG ALERT
DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS
BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BENCHMARK: 285.60
TOP OF CURB AT ECR OF EXISTING CURB RETURN AT THE SOUTHWEST CORNER OF TWENTYNINE PALMS HWY. AND PALM AVENUE.
BASIS OF BEARING:
N 00°04'10"E AT CENTERLINE OF PALM AVENUE PER RS 431

PREPARED BY:
HEITEC CONSULTING
www.heitecinc.com
42-575 Melonie Place, Suite H
Palm Desert, California 92211
760-340-9060 Fax: 760-340-9070

DATE: _____
MICHAEL HACKER, PE
R.C.E. NO. 55606

DATE	BY	DESCRIPTION	APP'D	DATE
REVISIONS				

UNAUTHORIZED CHANGES & USES:
The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

DRAWN DR SCALE 1"=20'
DESIGNED DR JOB NUMBER
CHECKED JR DATE 05/20/2015

IN THE TOWN OF YUCCA VALLEY, CA.
**TENTATIVE PARCEL MAP
NO. 19655**
APN: 587-081-82
STAN ZARAKOV

SHEET
1
OF 1 SHEETS
DWG. NAME
BGR NO.