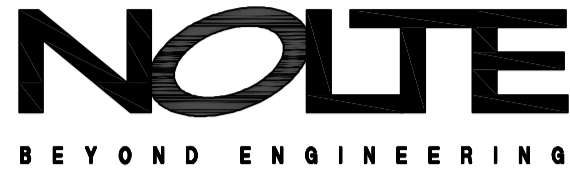


IN THE TOWN OF YUCCA VALLEY, COUNTY OF SAN BERNARDINO, CALIFORNIA

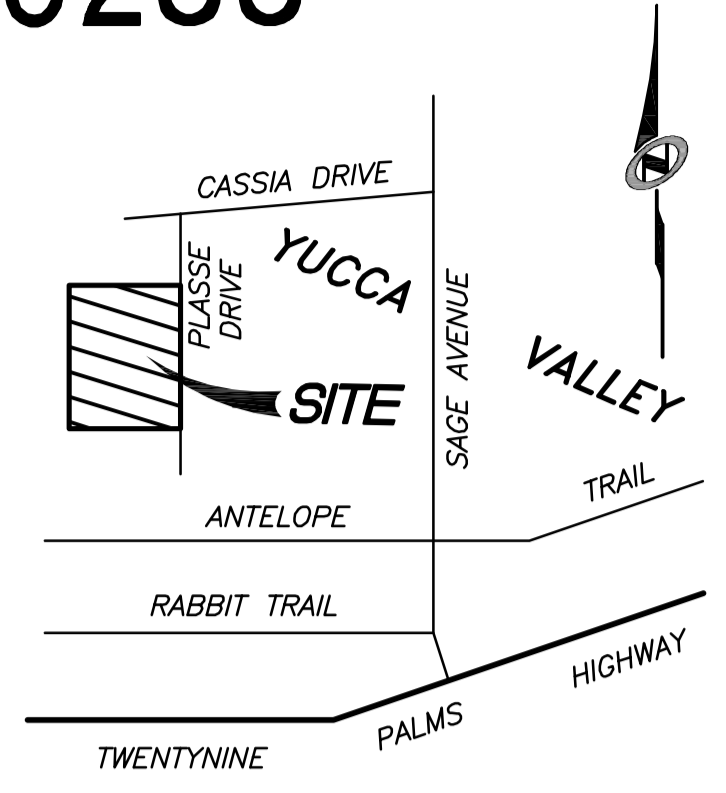
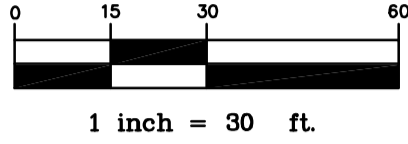
# TENTATIVE PARCEL MAP 19288

THAT PORTION OF THE EAST HALF OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN



PALM DESERT, CALIFORNIA  
FEBRUARY 2011

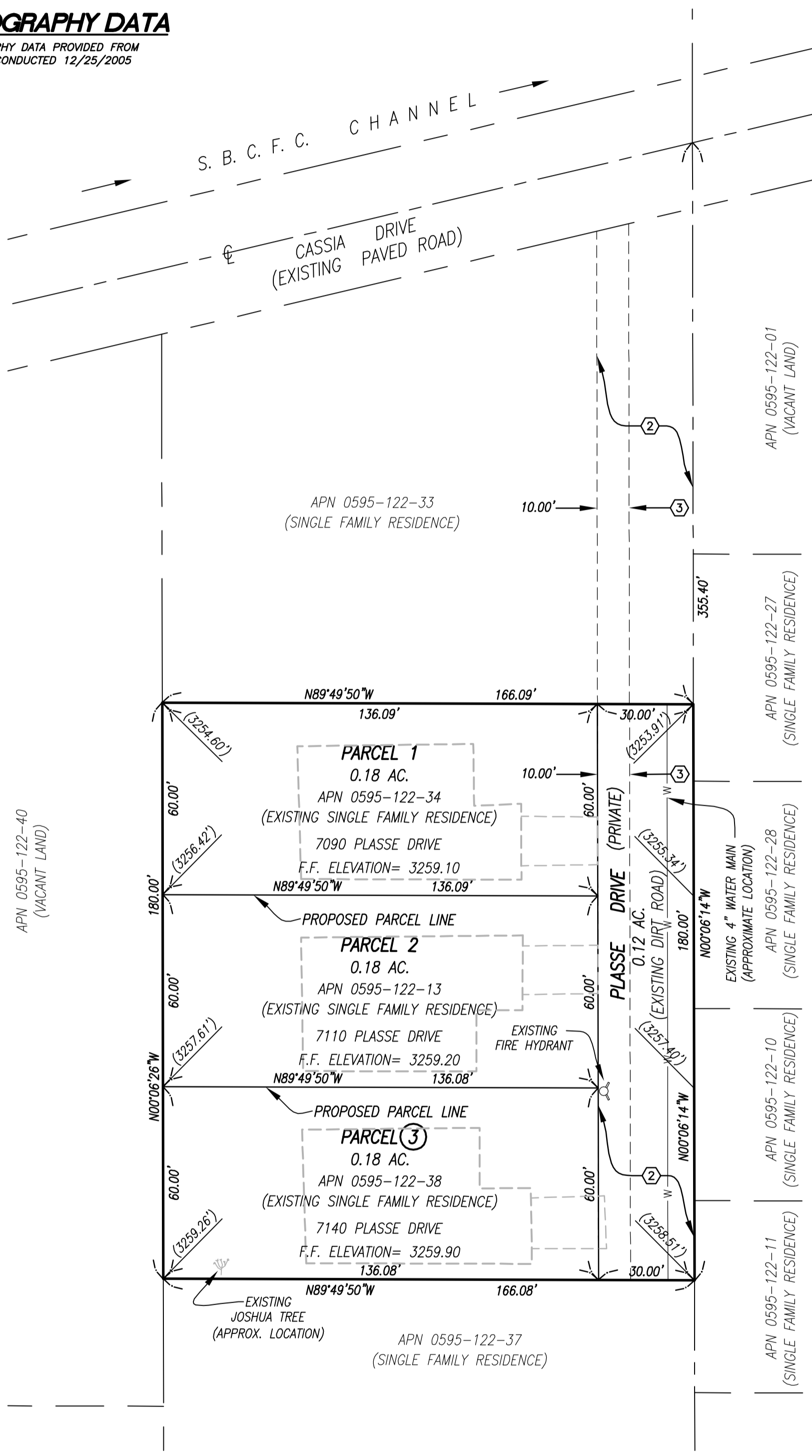
**NOLTE**



**VICINITY MAP**  
NO SCALE

**TOPOGRAPHY DATA**

TOPOGRAPHY DATA PROVIDED FROM SURVEY CONDUCTED 12/25/2005



**OWNER/APPLICANT**

MARK ALLEN STEVENS & KATHY J. STEVENS  
125 EAST 17TH STREET  
NATIONAL CITY, CA 91950  
(619) 477-7895

**PROJECT DESCRIPTION**

CREATION OF THREE SEPARATE PARCELS IN ORDER TO COMPLY WITH STATE LAW AND THE TOWN DEVELOPMENT CODE FOLLOWING DESIGNATION OF SEPARATE ASSESSOR'S PARCELS AND CONSTRUCTION OF ONE SINGLE FAMILY RESIDENCE ON EACH OF THE PARCELS.

**LEGAL DESCRIPTION**

REAL PROPERTY IN THE TOWN OF YUCCA VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE EAST HALF OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SAID SECTION 35 DISTANCE NORTH 00° 05' 50" WEST THEREON 984.52 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTH 89° 49' 50" WEST 332.14 FEET TO THE MOST SOUTHEASTERLY CORNER OF THAT LAND SHOWN ON MAP FILED IN BOOK 16, PAGE 91, RECORD OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID RECORD OF SURVEY NORTH 00° 06' 14" WEST, 190.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89° 49' 50" WEST 166.06 FEET; THENCE NORTH 00° 06' 26" WEST 180.02 FEET; THENCE SOUTH 89° 49' 50" EAST 166.085 FEET; THENCE SOUTH 00° 06' 14" EAST 180.02 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

**EASEMENT DATA**

- ① AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY PER DOCUMENT RECORDED JULY 31, 1959, IN BOOK 4891 PAGE 439, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY. SAID EASEMENT NOT PLOTTABLE. (TITLE REPORT ITEM 7).
- ② A 30.00' EASEMENT FOR ROAD AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED DECEMBER 24, 1969 AS INSTRUMENT NO. 210 IN BOOK 7360 PAGE 138, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY. SAID EASEMENT AFFECTS THE PROPERTY AND IS SHOWN HEREON. (TITLE REPORT ITEM 8).
- ③ A 10.00' EASEMENT FOR TRANSMISSION OF ELECTRIC ENERGY AND INCIDENTAL PURPOSES IN FAVOR OF GENERAL TELEPHONE COMPANY OF CALIFORNIA, PER DOCUMENT RECORDED DECEMBER 10, 1980 AS INSTRUMENT NO. 80-282109, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY. SAID EASEMENT AFFECTS THE PROPERTY AND IS SHOWN HEREON. (TITLE REPORT ITEM 9).

**UTILITY COMPANIES AND SERVICE PROVIDERS**

WATER	HI-DESERT WATER DISTRICT 55439 TWENTYNINE PALMS HWY YUCCA VALLEY, CALIFORNIA 92284 ATTENTION: MARTHA OSTRANDER PHONE: (760)365-8333
TELEPHONE	VERIZON CALIFORNIA 295 N. SUNRISE WAY PALM SPRINGS, CALIFORNIA 92262 ATTENTION: LARRY MOORE PHONE: (760)778-3610
ELECTRICITY	SOUTHERN CALIFORNIA EDISON 6999 OLD WOMAN SPRINGS ROAD YUCCA VALLEY, CALIFORNIA 92284 ATTENTION: ARLAN AVERY PHONE: (760)369-5413
GAS	SOUTHERN CALIFORNIA GAS COMPANY 7124B MOHAWK TRAIL, SCB077 YUCCA VALLEY, CALIFORNIA 92284 ATTENTION: BRUCE LOMBARDI PHONE: (760)228-1400
TV CABLE	TIME WARNER CABLE 73181 MEDITERRANEAN PALM DESERT, CALIFORNIA 92211 ATTENTION: CYNTHIA FRANKLIN PHONE: (760)674-5404
WASTE DISPOSAL	BURRTEC 4878 NEWTON ROAD YUCCA VALLEY, CALIFORNIA 92284 ATTENTION: ANGELA PHONE: (760)365-2015
PUBLIC TRANSPORTATION	MBTA 62405 VERBENA ROAD JOSHUA TREE, CALIFORNIA 92252 PHONE: (760)366-2395 TOLL FREE: (800)794-6282
SEWAGE DISPOSAL	EXISTING SEPTIC SYSTEMS

**SITE AREAS**

GROSS AREA	29,895 SQ. FT.	0.68 ACRES
NET AREA	24,495 SQ. FT.	0.56 ACRES
PLASSE DRIVE ADDITION R/W	5,400 SQ. FT.	0.12 ACRES

**FLOOD ZONE**

DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF A BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE MAP NOS. 06071CB860 H WITH A DATE OF IDENTIFICATION OF AUGUST 28, 2008, FOR YUCCA VALLEY COMMUNITY NO. 060750, IN SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

**ASSESSOR'S PARCEL NO'S**

0595-122-13, 34 & 38

**EXISTING AND PROPOSED ZONING**

RS-5 - SINGLE FAMILY RESIDENTIAL

**EXISTING LAND USE**

SINGLE FAMILY RESIDENCE



*William H. Warner*  
WILLIAM H. WARNER, NOLTE ASSOCIATES, INC. 02/10/11  
R.C.E. NO. 23256 DATE