

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

# PARCEL MAP NO. 17093

BEING A SUBDIVISION OF THE WEST 10 ACRES OF THE SOUTH 20 ACRES OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 1 SOUTH RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN



YUCCA VALLEY, CALIFORNIA  
FEBRUARY 2006

68/17/89

### ENGINEER'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PAUL J. COOK & JEAN SMITH ON AUGUST 24, 2005. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

*William H. Warner*  
\_\_\_\_\_  
WILLIAM H. WARNER, R.C.E. 23256  
REGISTRATION EXPIRES 12-31-07



5/16/06  
\_\_\_\_\_  
DATE

### OWNER'S STATEMENT

WE HEREBY STATE WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND SUBDIVIDED AS SHOWN ON THE ANNEXED MAP, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP. WE HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE TOWN OF YUCCA VALLEY, THE PUBLIC IN GENERAL, AND TO ANY OF THE SEVERAL PUBLIC UTILITY COMPANIES WHICH ARE AUTHORIZED TO SERVE IN SAID SUBDIVISION, AN EASEMENT FOR PUBLIC ROADS AND PUBLIC UTILITY PURPOSES IN, UNDER, OVER, THROUGH, AND ACROSS CORTEZ DRIVE, DULCE AVENUE, AND VADUZ AVENUE AS SHOWN ON THE ANNEXED MAP. THE EXPRESSED RIGHTS TO THE PUBLIC IN GENERAL AND TO THE SEVERAL UTILITY COMPANIES SHALL BE AND SHALL REMAIN INFERIOR TO THE SUPERIOR RIGHTS OF THE TOWN OF YUCCA VALLEY.

*Paul J. Cook*  
\_\_\_\_\_  
PAUL J. COOK

*Jean M. Cook*  
\_\_\_\_\_  
JEAN M. COOK

### NOTARY ACKNOWLEDGEMENT

STATE OF California }  
COUNTY OF San Bernardino } SS.

ON THIS 16th DAY OF May, 2006, BEFORE ME, Jill Erwin, Notary Public, a Notary Public in and for said county and state, personally appeared Paul J. Cook & Jean M. Cook, personally known to me, OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

SIGNATURE: Jill Erwin  
\_\_\_\_\_  
JILL ERWIN  
MY COMMISSION EXPIRES: 11/21/07  
MY PRINCIPAL PLACE OF BUSINESS IS IN San Bernardino COUNTY.

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED \_\_\_\_\_, PERSONALLY KNOWN TO ME, OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

SIGNATURE: \_\_\_\_\_  
\_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
MY PRINCIPAL PLACE OF BUSINESS IS IN \_\_\_\_\_ COUNTY.

### SIGNATURE OMISSIONS

THE SIGNATURES OF THE GOVERNING BODY OF THE UNITED STATES OF AMERICA, THE OWNERS OF ANY VESTED OR ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS DISCLOSED BY PATENT RECORDED IN BOOK 1357, PAGE 318 OF OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436(B)(1) OF THE SUBDIVISIONS MAP. ITS INTEREST CANNOT RIPEN INTO A FEE. SAID RIGHTS AND RESERVATIONS COVER THE ENTIRE AREA BEING SUBDIVIDED.

### TOWN ENGINEER'S STATEMENT

I HEREBY CERTIFY THAT I HAVE EXAMINED THE ANNEXED MAP, AND THAT THE SUBDIVISION SHOWN THEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THERETO, AND THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

BY: *William E. Stracker*  
\_\_\_\_\_  
WILLIAM E. STRACKER, TOWN ENGINEER  
TOWN OF YUCCA VALLEY, CALIFORNIA  
R.C.E. 25082  
REGISTRATION EXPIRES: 12-31-07



5/24/06  
\_\_\_\_\_  
DATE

### TOWN CLERK'S ACCEPTANCE STATEMENT

THE UNDERSIGNED OFFICER, ON BEHALF OF THE TOWN COUNCIL PURSUANT TO AUTHORITY CONFERRED BY ORDINANCE NO. 3 OF THE TOWN OF YUCCA VALLEY CODE, HEREBY ACCEPTS THE ANNEXED MAP AND THE OFFERS OF DEDICATION SHOWN ON THE ANNEXED MAP, BUT SAID EASEMENTS FOR CORTEZ DRIVE, DULCE AVENUE, AND VADUZ DRIVE ARE NOT ACCEPTED INTO THE TOWN OF YUCCA VALLEY MAINTAINED ROAD SYSTEM.

BY: *Jane M. Anderson*  
\_\_\_\_\_  
JANE M. ANDERSON, CMC  
TOWN CLERK  
TOWN OF YUCCA VALLEY, CALIFORNIA

6-9-2006  
\_\_\_\_\_  
DATE

### BOARD OF SUPERVISORS' CERTIFICATE

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 0 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THE ANNEXED MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY, BUT NOT YET PAYABLE, AND THAT THE SUBDIVIDER HAS FILED WITH ME A CERTIFICATE BY THE PROPER OFFICER GIVING HIS ESTIMATE OF THE AMOUNT OF SAID TAXES AND ASSESSMENTS, AND SAID BOND IS HEREBY ACCEPTED. SPECIAL

DATED: 12/12/06  
\_\_\_\_\_  
DENA M. SMITH, CLERK OF THE BOARD OF SUPERVISORS  
OF THE COUNTY OF SAN BERNARDINO

BY: *Ronnie Sugiato*  
\_\_\_\_\_  
DEPUTY

### AUDITOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN UPON THE ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, ESTIMATED TO BE \$ 0.

DATED: 12/12/06  
\_\_\_\_\_  
LARRY WALKER, COUNTY AUDITOR/CONTROLLER

BY: *Ronnie Sugiato*  
\_\_\_\_\_  
DEPUTY

### SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER 2006-085531  
THIS 12th DAY OF DECEMBER, 2006, AT 10:30 AM  
IN BOOK 417 OF PARCEL MAPS AT PAGE 59-917 AT THE REQUEST OF  
FIRST AMERICAN TITLE, IN THE AMOUNT OF \$ 9.50

LARRY WALKER  
AUDITOR-CONTROLLER/RECORDER  
COUNTY OF SAN BERNARDINO

BY: *Sharon J. Hernandez*  
\_\_\_\_\_  
DEPUTY RECORDER

68/17/89

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

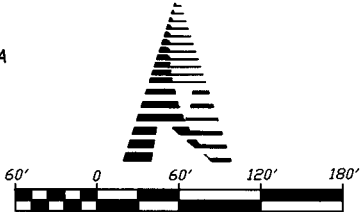
# PARCEL MAP NO. 17093

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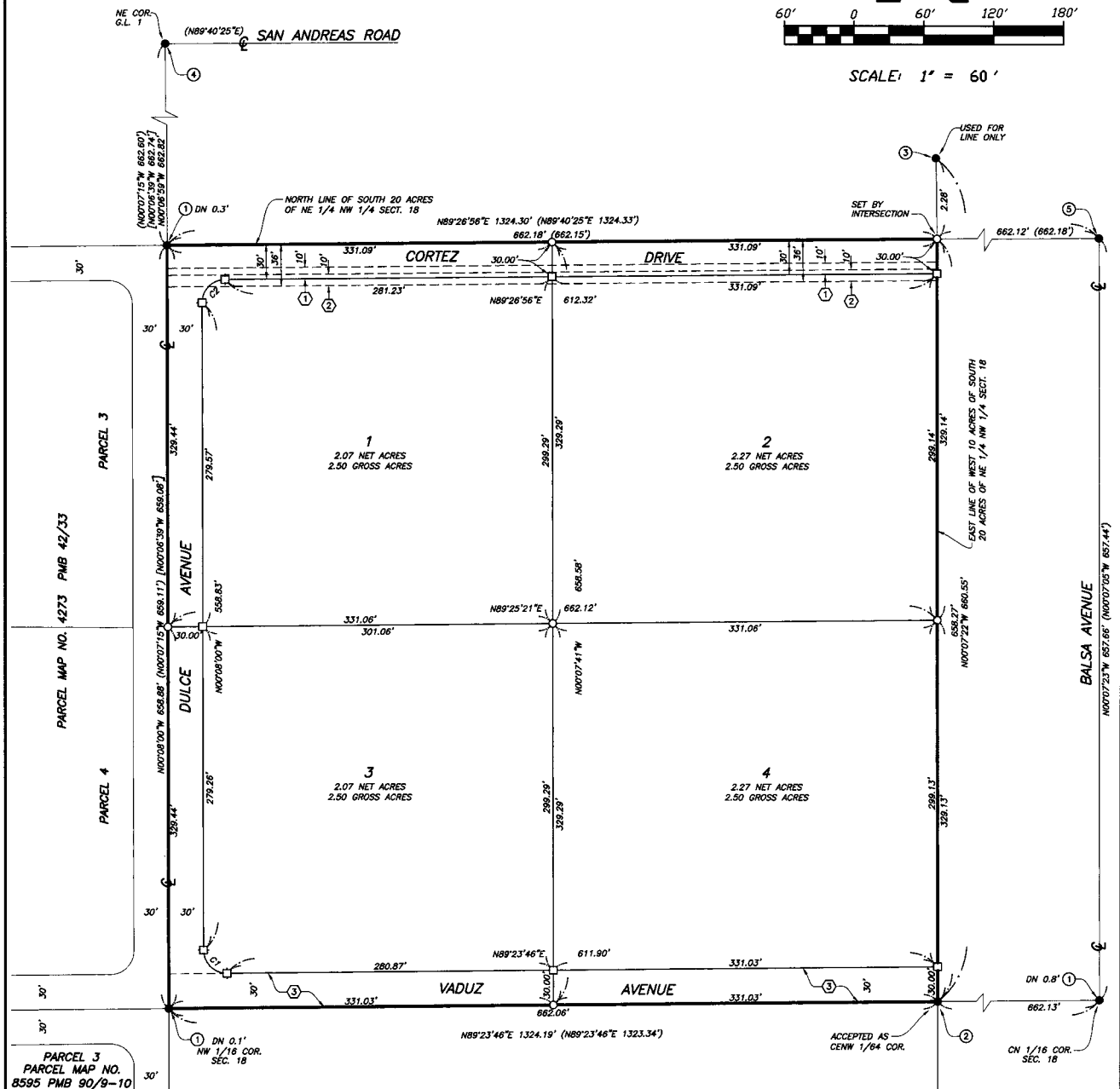


YUCCA VALLEY, CALIFORNIA  
FEBRUARY 2006

2/17/90



SCALE: 1" = 60'



**COMPOSITE DEVELOPMENT PLAN**  
A COMPOSITE DEVELOPMENT PLAN AFFECTING THIS MAP IS ON FILE IN THE TOWN OF YUCCA VALLEY COMMUNITY DEVELOPMENT DEPARTMENT

**AREA WITHIN DISTINCTIVE BORDER**  
10.00 ACRES

**LEGEND**

- ◆ INDICATES FOUND MONUMENT AS NOTED
- ⊕ INDICATES SET 1" IRON PIPE, 18" LONG TAGGED R.C.E. 23256, FLUSH.
- ⊕ INDICATES SET 2" x 2" REDWOOD HUB TAGGED R.C.E. 23256, FLUSH.
- (-) INDICATES RECORD DATA PER PMB 72/76
- (-) INDICATES RECORD DATA PER PMB 42/33
- (X) INDICATES MONUMENT NOTE
- G.L. INDICATES GOVERNMENT LOT

**BASIS OF BEARINGS**

THE BASIS FOR BEARINGS SHOWN ON THIS MAP IS THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18 PER PMB 72/76, BEING N 89°23'46" E.

**EASEMENT NOTES**

- ① A 10-FOOT WIDE EASEMENT IN FAVOR OF GENERAL TELEPHONE COMPANY OF CALIFORNIA FOR UNDERGROUND UTILITY PURPOSES PER INSTRUMENT NO. 84-001515 O.R.
- ② A 10-FOOT WIDE EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR OVERHEAD AND UNDERGROUND UTILITY PURPOSES PER INSTRUMENT NO. 84-000488 O.R.
- ③ A 30-FOOT EASEMENT FOR ROAD AND UTILITY PURPOSES PER 4358/203 O.R.

CURVE TABLE			
NO.	RADIUS	DELTA	TANGENT LENGTH
C1	20.00'	90°28'14"	20.16'
C2	20.00'	89°34'56"	18.85'

**MONUMENT NOTES**

- ① FOUND 1" I.P. TAGGED LS 3151 PER RS 26/84
- ② FOUND 1" I.P. TAGGED LS 2722 (DN 0.8') NO REF.; ACCEPTED AS CENW 1/64 COR.
- ③ FOUND 1" I.P. TAGGED LS 4087 (FLUSH) NO REF.; USED FOR LINE ONLY
- ④ FOUND 1" I.P. TAGGED RCE 23256 PER PMB 42/33 (DN 0.1')
- ⑤ FOUND 1" I.P. TAGGED RCE 23256 PER PMB 72/76 (FLUSH)

**NOTE REGARDING ROADS**

CORTEZ DRIVE, DULCE AVENUE AND VADUZ AVENUE WITHIN THIS PARCEL MAP SHALL BE PRIVATELY MAINTAINED BY INDIVIDUAL PROPERTY OWNERS, AND ARE NOT MAINTAINED BY A PUBLIC AGENCY, HOMEOWNERS ASSOCIATION, OR BY ANY OTHER ENTITY.

2/17/90