

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

**SAN BERNARDINO COUNTY RECORDERS' CERTIFICATE**

**THIS SUBDIVISION CONTAINS:**  
4 NUMBERED PARCELS  
2 LETTERED LOTS  
3.035 ACRES GROSS  
1.385 ACRES NET

**PARCEL MAP NO. 17012**

BEING A SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 5 EAST, S.B.M

LEVI D. COX, L.S. 7930

DATE OF SURVEY: SEPTEMBER, 2006

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER ~~2008-0038500~~ THIS 27th DAY OF JANUARY, 2008, AT 9:30 AM, IN BOOK 226 OF PARCEL MAPS AT PAGES 32-33, AT THE REQUEST OF THE FIRST AMERICAN TITLE COMPANY IN THE AMOUNT OF \$15.00

LARRY WALKER, AUDITOR-CONTROLLER / RECORDER  
COUNTY OF SAN BERNARDINO  
BY: Sumi Mooney  
DEPUTY RECORDER

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY

226/9/32

**OWNER'S STATEMENT**

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON. THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND, THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO THE TOWN OF YUCCA VALLEY, EASEMENTS FOR STREET AND PUBLIC UTILITY PURPOSES OVER MOUNTAIN VIEW TRAIL AND JEMEZ TRAIL, AS SHOWN HEREON.

WE HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE TOWN OF YUCCA VALLEY, THE TOWN OF YUCCA VALLEY DRAINAGE EASEMENT AS SHOWN ON THE ANNEXED MAP.

Prax Beard  
PRAX BEARD, PRESIDENT  
IRONHEAD LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

**SURVEYOR'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 IRONHEAD LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, IN SEPTEMBER OF 2006. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATED: September 27<sup>th</sup>, 2007  
Levi David Cox  
LEVI DAVID COX, L.S. 7930



**TOWN ENGINEER'S STATEMENT**

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY DIRECT SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE PARCEL MAP OF PARCEL MAP NO. 17012 AS FILED, AMENDED AND APPROVED BY THE YUCCA VALLEY PLANNING COMMISSION ON THE 17TH DAY OF MAY, 2005, THE EXPIRATION DATE BEING THE 17TH DAY OF MAY, 2007.

BY: Noel Owsley 10-19-07  
JOSEPH GLOTTA, TOWN ENGINEER  
TOWN OF YUCCA VALLEY, CALIFORNIA  
REGISTRATION EXPIRES: ~~09-30-2009~~

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT ALL MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

BY: Noel Owsley 10-19-07  
NOEL OWSLEY, TOWN SURVEYOR  
L.S. 6972  
REGISTRATION EXPIRES: 09-30-2009



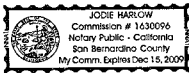
**NOTARY ACKNOWLEDGMENT**

STATE OF California  
COUNTY OF San Bernardino JSS.  
ON OCT 3, 2007, BEFORE ME, Jodie Harlow  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED  
PRAX BEARD

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY/ENTITIES UPON WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

MY COMMISSION EXPIRES 12-15-09 MY PRINCIPAL PLACE OF BUSINESS IS IN SAN BERNARDINO COUNTY.  
WITNESS MY HAND AND OFFICIAL SEAL.

Jodie Harlow JODIE HARLOW  
NOTARY PUBLIC IN AND FOR SAID STATE (PRINT NAME)



**TAX COLLECTOR'S CERTIFICATE**

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \_\_\_\_\_

DATED: \_\_\_\_\_, 2006  
PAUL McDONNELL, COUNTY TAX COLLECTOR

BY: \_\_\_\_\_ DEPUTY

**TOWN CLERK'S ACCEPTANCE STATEMENT**

THE UNDERSIGNED OFFICER, ON BEHALF OF THE TOWN COUNCIL PURSUANT TO AUTHORITY DERIVED BY ORDINANCE NO. 3 OF THE TOWN OF YUCCA VALLEY CODE, HEREBY APPROVES THE ANNEXED MAP AND ACCEPTS THE OFFERS OF DEDICATION SHOWN ON THE ANNEXED MAP, BUT SAID EASEMENTS FOR MOUNTAIN VIEW TRAIL AND JEMEZ TRAIL ARE NOT ACCEPTED INTO THE TOWN OF YUCCA VALLEY MAINTAINED ROAD SYSTEM AND THE IRREVOCABLE OFFER OF DEDICATION TO THE TOWN OF YUCCA VALLEY, OF THE TOWN OF YUCCA VALLEY DRAINAGE EASEMENT AS SHOWN HEREON IS ACCEPTED FOR PURPOSES OF DRAINAGE ONLY AND MAINTENANCE OF SAID EASEMENT IS HEREBY REJECTED.

BY: Janet M. Anderson 10-19-2007  
JANET M. ANDERSON, CMC  
TOWN CLERK  
TOWN OF YUCCA VALLEY, CALIFORNIA

**SIGNATURE OMISSIONS**

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

- 1. AN EASEMENT IN FAVOR OF THE GENERAL TELEPHONE COMPANY FOR CONSTRUCTION, MAINTENANCE, OPERATION AND USE OF ELECTRIC LINES, TELEPHONE LINES AND CABLES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 17, 1978 IN BOOK 9563, PAGE 2672 OF OFFICIAL RECORDS.

**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 NOT YET PAYABLE, ESTIMATED TO BE \$ 2,200.00

DATED: 01/23/08  
LARRY WALKER, COUNTY AUDITOR/CONTROLLER

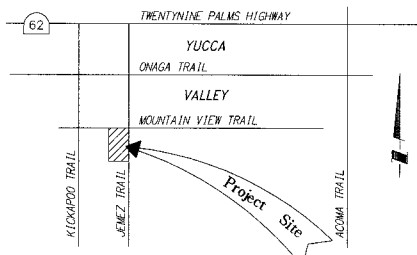
BY: Sumi Mooney, DEPUTY

**BOARD OF SUPERVISOR'S CERTIFICATE**

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 2,200.00 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: 01/23/08  
DENNA SMITH, CLERK OF THE BOARD OF SUPERVISORS  
OF THE COUNTY OF SAN BERNARDINO

BY: Sumi Mooney, DEPUTY



VICINITY MAP  
NTS

226/9/32

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

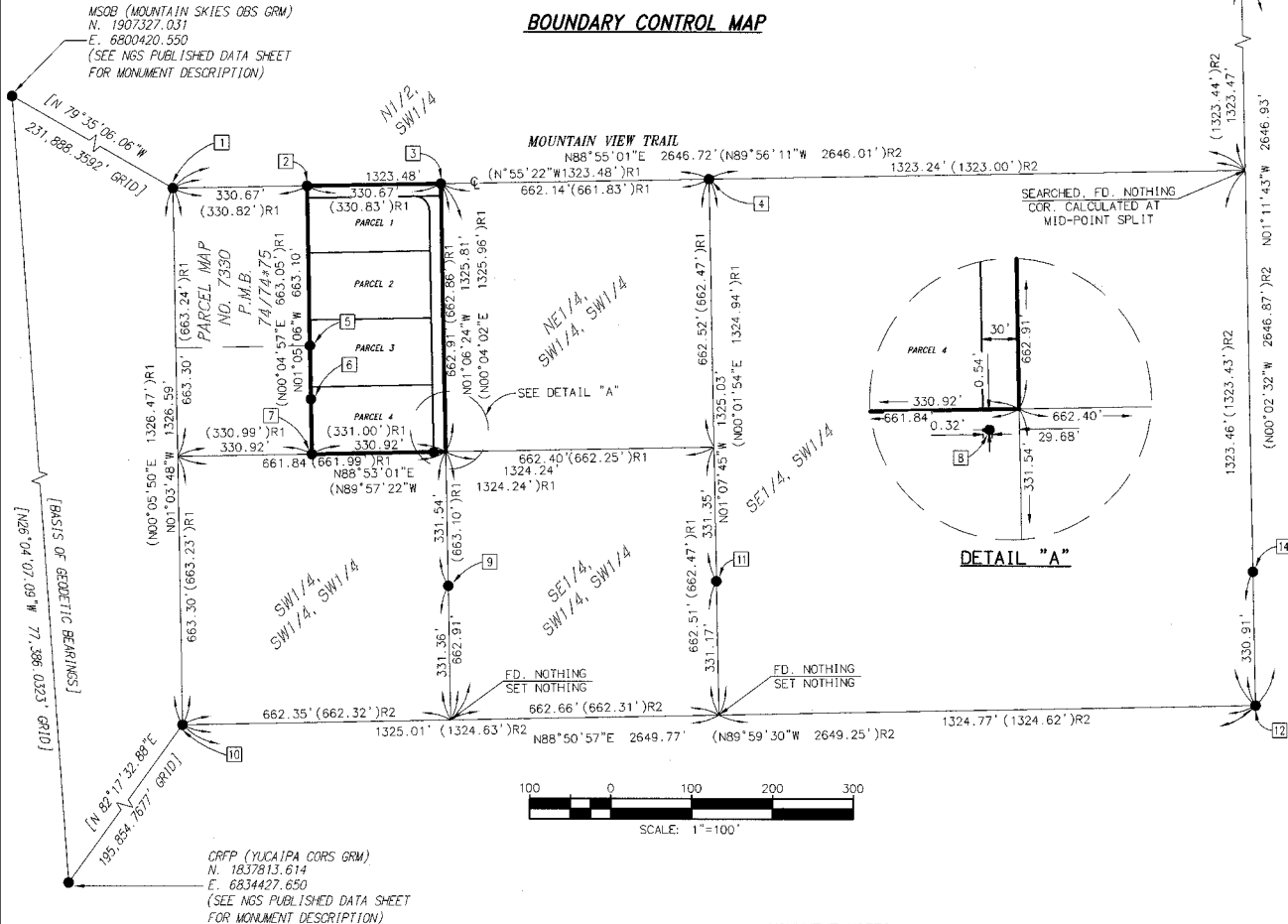
**PARCEL MAP NO. 17012**

BEING A SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 5 EAST, S.B.M.

LEVI D. COX, L.S. 7930

DATE OF SURVEY: SEPTEMBER, 2006

**BOUNDARY CONTROL MAP**



**MONUMENT NOTES**

- DENOTES FOUND MONUMENTS AS NOTED.
- ① FOUND 3/4" I.P. W/NAIL & TAG, ILLEGIBLE, DN. 0.20', ACCEPTED AS THE CENTERLINE INTERSECTION OF KICKAPOO TRAIL AND MOUNTAIN VIEW TRAIL PER P.M.B. 74/74, 75.
- ② FOUND 1" I.P. NO TAG, BENT NW 0.4', DN. 0.2', CIRCLED PIPE AND SHOT AT CENTER, ACCEPTED FOR EAST/WEST LINE PER P.M.B. 74/74, 75.
- ③ FOUND 1" I.P. OPEN, FLUSH, ACCEPTED AS THE NE CORNER OF PARCEL MAP NO. 7330, SET TAG L.S. 7930.
- ④ FOUND 1" I.P. W/NAIL & TAG, MARKED "L.S. 3151", DN. 0.2', ACCEPTED AS SW1/16 CORNER PER P.M.B. 10/3.
- ⑤ FOUND 1" I.P. W/REMAINS OF PLASTIC PLUG, DN. 0.2', LYING .2' EAST OF LINE, NO REFERENCE.
- ⑥ FOUND 1/2" I.P. OPEN, DN. 0.3', LYING 0.25' EAST OF LINE, NO REFERENCE.
- ⑦ FOUND 1/2" I.P. W/NAIL & TAG MARKED "R.E. 133", UP 0.4', LYING 0.33' SOUTH AND 0.21' EAST OF POSITION, NO REFERENCE.
- ⑧ FOUND 2"x2" REDWOOD HUB, STAMPED "R.C.E. 12795" W/ TAG W/ WIRE TO HUB STAMPED "L.S. 3151", UP 0.2', NO REFERENCE.
- ⑨ FOUND 2"x2" REDWOOD HUB, NO TAG, DN. 0.3'; POINT ACCEPTED AS BEING ON NORTH/SOUTH LINE, NO REFERENCE.
- ⑩ FOUND 2" BRASS DISK, STAMPED "L.S. 2091", DN. 0.4', ACCEPTED AS THE SW CORNER OF SECTION 3, PER R.S. 4/32.
- ⑪ FOUND 1" I.P. W/ PLASTIC PLUS, ILLEGIBLE, DN. 0.1', ACCEPTED AS BEING ON NORTH/SOUTH LINE, NO REFERENCE.
- ⑫ FOUND 1" I.P. W/ PLASTIC PLUS, STAMPED "R.C.E. 23256" DN. 0.1', ACCEPTED AS THE S1/4 CORNER OF SECTION 3, NO REFERENCE.
- ⑬ FOUND NAIL W/ WASHER AND TIN STAMPED "R.C.E. 23256", FLUSH, ACCEPTED AS C1/4 CORNER OF SECTION 3, NO REFERENCE.
- ⑭ FOUND 1" I.P. W/ PLASTIC PLUS, STAMPED "R.C.E. 23256" FLUSH, ACCEPTED AS THE C/L INTERSECTION OF FOX AND HIGHLAND, NO REFERENCE.

**EASEMENT NOTES:**

△ AN EASEMENT IN FAVOR OF THE GENERAL TELEPHONE COMPANY FOR CONSTRUCTION, MAINTENANCE, OPERATION AND USE OF ELECTRIC LINES, TELEPHONE LINES AND CABLES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 17, 1978 IN BOOK 9563, PAGE 2672 OF OFFICIAL RECORDS.

**BASIS OF COORDINATES**

GRID COORDINATES AND GRID DISTANCES AS SHOWN HEREON ARE IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM OF 1983 (EPOCH 2000.35), ZONE 5, BASED LOCALLY UPON THE FOLLOWING CONTINUOUS GPS CONTROL STATIONS AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY:

MSOB N. 1907327.031 E. 6800420.550  
CRFP N. 1837813.614 E. 6834427.650

COORDINATES SHOWN HEREON ARE EXPRESSED IN TERMS OF THE US SURVEY FOOT  
ONE FOOT = 12/39.37 METERS

**SURVEYOR'S NOTES:**

1. ( ) = RECORD DATA PER REFERENCES BELOW
2. [ ] = INDICATES CALCULATED GRID BEARINGS AND DISTANCES BASED ON CALIFORNIA COORDINATE SYSTEM OF 1983 (EPOCH 2000.35) AS SHOWN HEREON.
3. R1 = DENOTES RECORD DATA PER PARCEL MAP 7330, BOOK 74, PAGES 74 & 75.
4. R2 = DENOTES RECORD DATA PER RECORD OF SURVEY BOOK 5, PAGES 81 & 82.
5. (R) DENOTES RADIAL BEARING
6. ALL INTERIOR MONUMENTS SHOWN AS SET WILL BE SET WITHIN ONE YEAR AFTER THE ACCEPTANCE OF IMPROVEMENTS BY TOWN COUNCIL. ALL EXTERIOR MONUMENTS WILL BE SET WITHIN NINETY DAYS AFTER THE FILING OF THIS MAP.
7. NO MONUMENTS WILL BE SET FOR CORNER CUTOFFS, B.C.'S, E.C.'S, P.C.C.'S OR P.R.C.'S THAT ADJACENT A STREET WHICH ARE NOT LOT CORNERS MARKING SIDELINES, UNLESS OTHERWISE NOTED.
8. ○ INDICATES SET 1" IRON PIPE & TAG "L.S. 7930", FLUSH, IN THE GROUND OR IN ASPHALT, OR A LEAD, TACK AND TAG "L.S. 7930" IN CONCRETE.

**COMPOSITE DEVELOPMENT PLAN**

SEE SHEET 4 OF 4

226/33

226/33

226/34

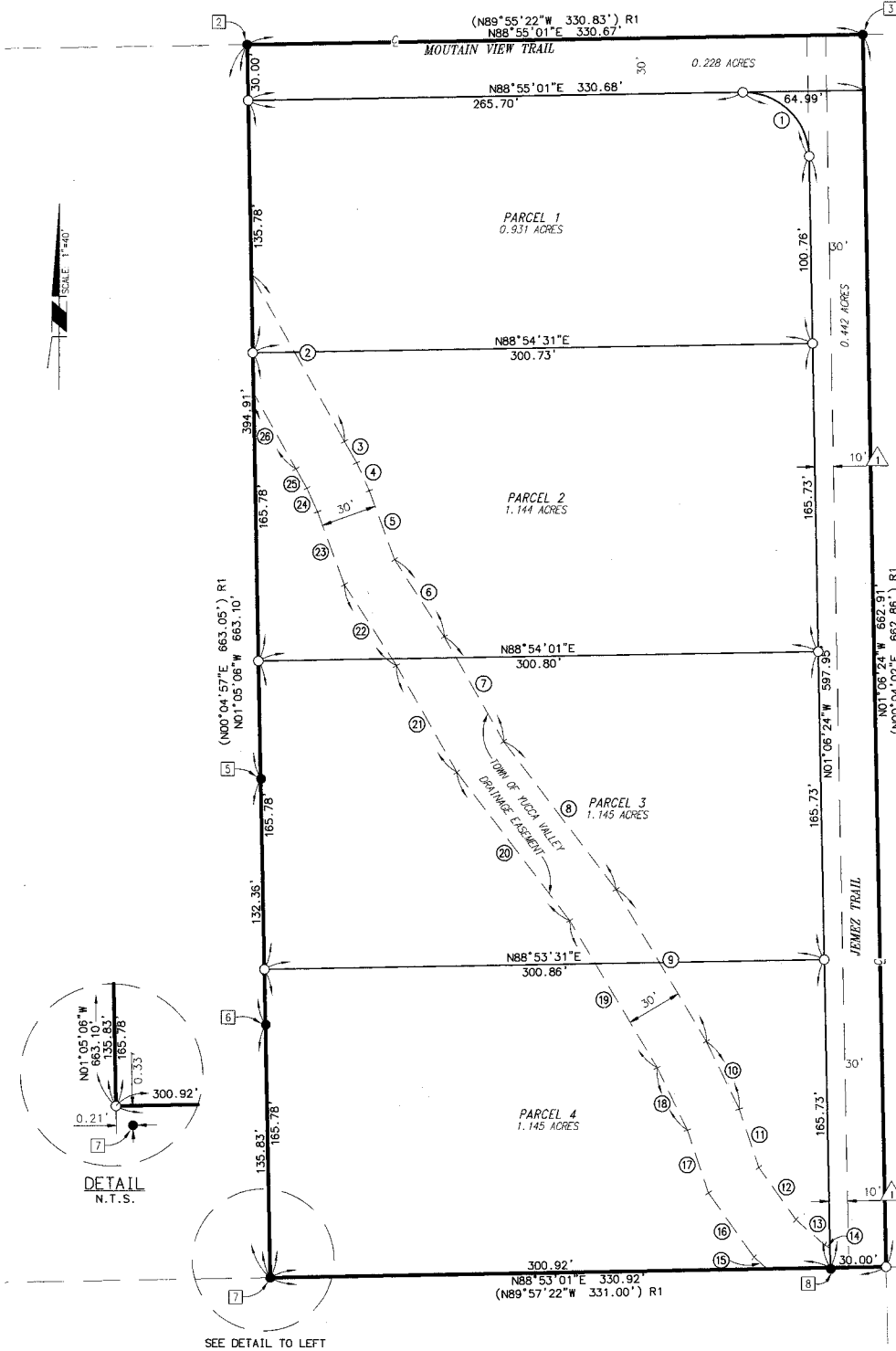
IN THE TOWN OF YUCCA VALLEY,  
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

# PARCEL MAP NO. 17012

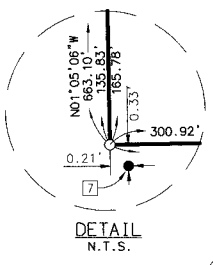
BEING A SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 5 EAST, S.B.M.

LEVI D. COX, L.S. 7930

DATE OF SURVEY: SEPTEMBER, 2006



NO	BEARING/DELTA	RADIUS	LENGTH
1	S89°58'35\"	35.0'	55.0'
2	N29°15'13\"	---	102.6'
3	N29°45'42\"	---	13.2'
4	N24°23'28\"	---	16.5'
5	N20°10'13\"	---	39.5'
6	N32°50'23\"	---	49.2'
7	N29°34'03\"	---	64.6'
8	N37°15'31\"	---	99.7'
9	N30°43'56\"	---	95.0'
10	N25°44'27\"	---	40.3'
11	N18°37'39\"	---	13.1'
12	N35°14'09\"	---	34.4'
13	N48°55'11\"	---	20.6'
14	N60°51'00\"	---	3.2'
15	N48°55'11\"	---	9.5'
16	N35°14'09\"	---	42.3'
17	N18°37'39\"	---	35.6'
18	N25°44'27\"	---	37.2'
19	N30°43'56\"	---	32.0'
20	N37°15'31\"	---	100.0'
21	N29°34'03\"	---	65.8'
22	N32°50'23\"	---	51.7'
23	N20°10'13\"	---	41.7'
24	N24°23'28\"	---	14.0'
25	N29°45'42\"	---	12.0'
26	N29°15'13\"	---	46.7'



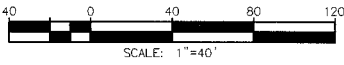
SEE DETAIL TO LEFT

**TOWN OF YUCCA VALLEY DRAINAGE EASEMENT NOTE**

THE TOWN OF YUCCA VALLEY DRAINAGE EASEMENT SHOWN HEREON IS ACCEPTED BY THE TOWN OF YUCCA VALLEY FOR DRAINAGE PURPOSES ONLY AND IS REJECTED FOR PURPOSES OF MAINTENANCE. THE AREA AND VEGETATION WITHIN THE EASEMENT SHALL REMAIN IN ITS NATURAL STATE, AS NON-BUILDABLE OPEN SPACE, UNDISTURBED AND UNOBSTRUCTED, FOR PURPOSES OF DRAINAGE ONLY.

**NOTE**

SEE SHEET 2 FOR SURVEYOR'S NOTES AND EASEMENT NOTES, BASIS OF BEARINGS, BOUNDARY CONTROL, AND MONUMENT NOTES.



226/34

226/35

# PARCEL MAP NO. 17012

BEING A SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER  
 OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 5 EAST, S.B.M

LEVI D. COX, L.S., 7930


DATE OF SURVEY: SEPTEMBER, 2006

(N89°55'22"W 330.83') R1  
 (N88°55'01"E 330.67')

### SURVEYOR'S STATEMENT

NOTES ON THIS PLAN ARE FOR INFORMATIONAL PURPOSES, TO INDICATE CONDITIONS OF DEVELOPMENT THAT EXIST ON THIS SUBDIVISION THAT ARE KNOWN AND IDENTIFIED AS OF SEPTEMBER 1, 2006 AND IS NOT INTENDED TO EFFECT TITLE INTEREST. THIS INFORMATION IS DERIVED FROM PUBLIC RECORDS OR REPORTS AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THOSE RECORDS AND REPORTS.

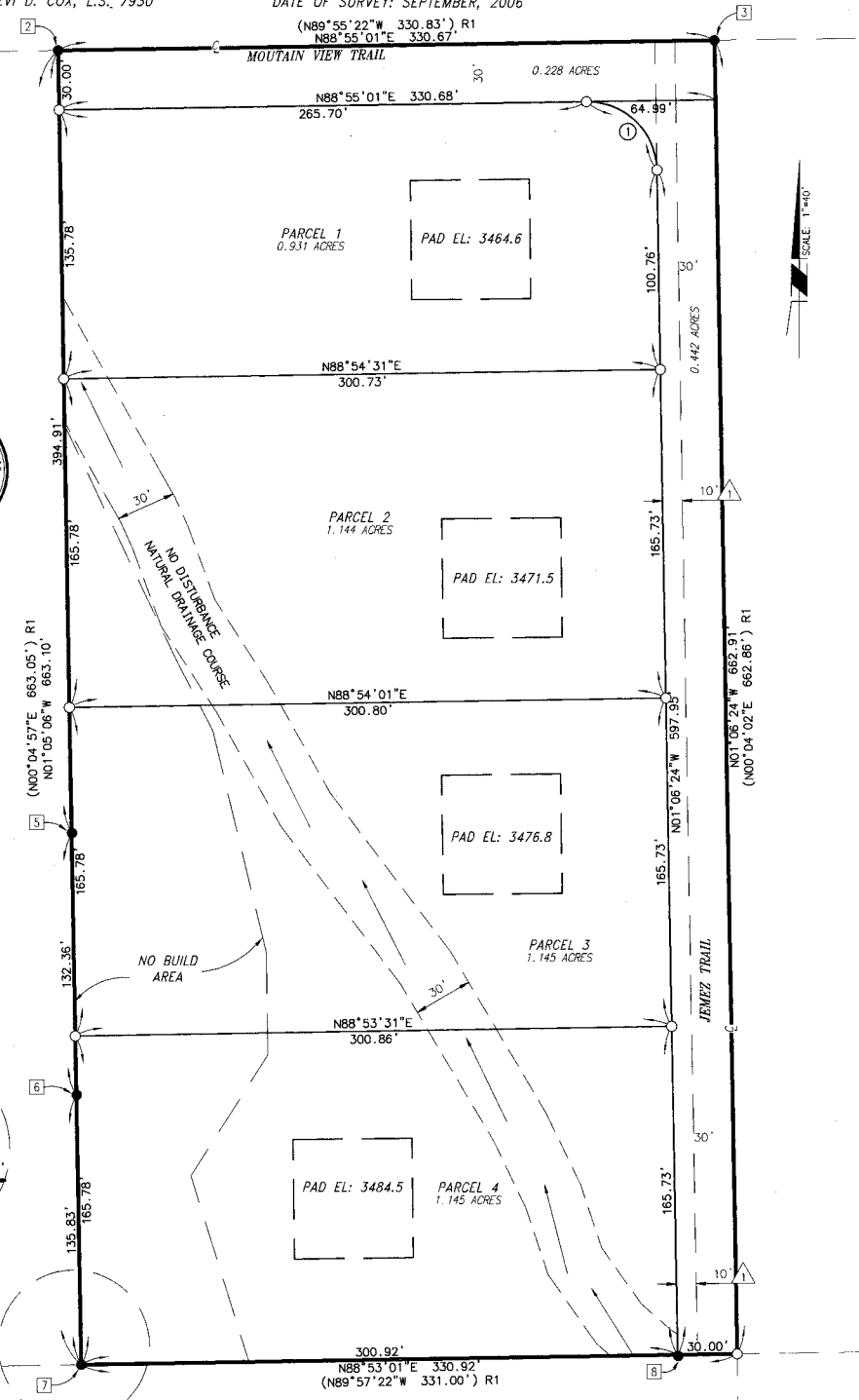
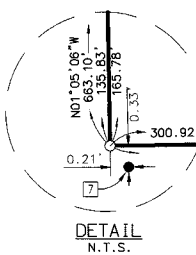
DATED: 10/02/2007

SIGNATURE:   
 LEVI D. COX, P.L.S., 7930  
 EXPIRATION: 12/31/2007



### COMPOSITE DEVELOPMENT PLAN NOTES

1. THE TOWN OF YUCCA VALLEY DRAINAGE EASEMENT SHOWN HEREON IS ACCEPTED BY THE TOWN OF YUCCA VALLEY FOR DRAINAGE PURPOSES ONLY AND IS REJECTED FOR PURPOSES OF MAINTENANCE. THE AREA AND VEGETATION WITHIN THE EASEMENT SHALL REMAIN IN ITS NATURAL STATE AS NON-BUILDABLE OPEN SPACE, UNDISTURBED AND UNOBSERVED, FOR PURPOSES OF DRAINAGE ONLY.
2. PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR PARCEL NO. 4, THE OWNER SHALL SUBMIT A HYDROLOGY ANALYSIS AND ENGINEERED DESIGN OF THE CROSSING OF THE DRAINAGE EASEMENT FOR THE TOWN ENGINEER REVIEW AND APPROVAL.



### EASEMENT NOTES:

AN EASEMENT IN FAVOR OF THE GENERAL TELEPHONE COMPANY FOR CONSTRUCTION, MAINTENANCE, OPERATION AND USE OF ELECTRIC LINES, TELEPHONE LINES AND CABLES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 17, 1978 IN BOOK 9563, PAGE 2672 OF OFFICIAL RECORDS.

DATA TABLE			
NO.	BEARING/Delta	RADIUS	LENGTH
1	89°58'35"	35.00'	54.96'

### NOTE

SEE SHEET 2 OF PM 17012 FOR SURVEYOR'S NOTES AND EASEMENT NOTES, BASIS OF BEARINGS, BOUNDARY CONTROL, AND MONUMENT NOTES.

DATA SHOWN HEREON, PAD LOCATION, NO BUILD AREA, PAD ELEVATIONS AND NATURAL DRAINAGE AREA WAS DERIVED FROM THE APPROVED TENTATIVE MAP PREPARED BY WARNER ENGINEERING, YUCCA VALLEY, CALIFORNIA. NO VERIFICATION OF THIS DATA WAS PERFORMED.

# COMPOSITE DEVELOPMENT PLAN

226/35