

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

# TRACT MAP NO. 17240

BEING A SUBDIVISION OF PARCELS 1 AND 2 OF PARCEL MAP NO. 15708,  
PMB 201/86-87, IN THE EAST HALF OF SECTION 18,  
TOWNSHIP 1 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN  
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA



YUCCA VALLEY, CALIFORNIA  
FEBRUARY 2006

325/58

### 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 LEON STRAND ON AUGUST 16, 2005. I HEREBY STATE THAT ALL THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

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



### 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



DATED: 12/13/06

### OWNER'S STATEMENT AND ACKNOWLEDGEMENT

WE HEREBY STATE WE ARE ALL OF THE PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND SUBDIVIDED AS SHOWN ON THE ANNEXED MAP, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS TITLE TO SAID LAND, AND WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP.

WE HEREBY ACKNOWLEDGE THAT FULL HALF-WIDTH STREET IMPROVEMENTS FOR BALSAM AVENUE, TERBUSH AVENUE AND EMERSON AVENUE, AND FULL-WIDTH IMPROVEMENTS FOR SANTA BARBARA DRIVE WILL BE DEFERRED UNTIL SUCH TIME AS THE SURROUNDING PROPERTIES ARE DEVELOPED AT DENSITIES AS ALLOWED UNDER THE GENERAL PLAN.

WE ALSO HEREBY ACKNOWLEDGE THAT THE DIRT ROADS IN BALSAM AVENUE, TERBUSH AVENUE, EMERSON AVENUE, AND SANTA BARBARA DRIVE WILL NOT BE MAINTAINED BY THE TOWN OF YUCCA VALLEY.

\*LEON STRAND.

OWNER, TRUSTEE OF THE LEON STRAND FAMILY TRUST  
DATED SEPTEMBER 10, 1991

*Leon Strand*  
LEON STRAND, TRUSTEE

### 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 APPROVES THE ANNEXED MAP.

BY: *Anet M. Anderson* 12-19-2006  
ANET M. ANDERSON, CMC DATE  
TOWN CLERK  
TOWN OF YUCCA VALLEY, CALIFORNIA

### BOARD OF SUPERVISORS' CERTIFICATE

I HEREBY STATE THAT A BOND IN THE SUM OF \$10,700.00 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: 1/17/07  
DENA M. SMITH, CLERK OF THE BOARD OF SUPERVISORS  
OF THE COUNTY OF SAN BERNARDINO

BY: *Anni Mooney*, DEPUTY

### NOTARY ACKNOWLEDGEMENT

STATE OF California }  
COUNTY OF San Bernardino } ss.

ON THIS 11 DAY OF December, 2006, BEFORE ME, Jodie Harlow, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Leon Strand, 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/IT~~ EXECUTED THE SAME IN ~~DISYMBOLIC~~ AUTHORIZED CAPACITY(IES), AND THAT BY ~~THE/HER/ITS~~ SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:  
SIGNATURE: *Jodie Harlow* JODIE HARLOW

MY COMMISSION EXPIRES: 12-15-2009

MY PRINCIPAL PLACE OF BUSINESS IS IN Yucca Valley, California  
SAN BERNARDINO, COUNTY, CALIFORNIA  
MY COMMISSION NUMBER: 11300916

### 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 \$10,700.00.

DATED: 1/17/07  
LARRY WALKER, COUNTY AUDITOR/CONTROLLER

BY: *Anni Mooney*, DEPUTY

### 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 746, PAGE 75 OF PATENTS, RECORDS OF SAN BERNARDINO COUNTY, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436(B)(1) OF THE SUBDIVISION MAP ACT. ITS INTEREST CANNOT RIFEN INTO A FEE. SAID RIGHTS AND RESERVATIONS COVER THE ENTIRE AREA BEING SUBDIVIDED.

### NOTES REGARDING STREETS

SANTA BARBARA DRIVE AND BALSAM AVENUE AS SHOWN ON THE ANNEXED MAP WERE OFFERED FOR DEDICATION TO, AND ACCEPTED BY THE TOWN OF YUCCA VALLEY, PER PARCEL MAP NO. 15708 RECORDED IN BOOK 201 OF PARCEL MAPS AT PAGES 86 AND 87, SAN BERNARDINO COUNTY RECORDS.

THE OFFERS OF DEDICATION FOR TERBUSH AVENUE AND EMERSON AVENUE PER PARCEL MAP NO. 9033 RECORDED IN BOOK 96 OF PARCEL MAPS AT PAGES 90 THROUGH 92, INCLUSIVE, SAN BERNARDINO COUNTY RECORDS, WERE ACCEPTED BY THE COUNTY OF SAN BERNARDINO PER INSTRUMENT NO. 1991034363 DATED SEPTEMBER 9, 1991 AND RECORDED SEPTEMBER 10, 1991 IN THE OFFICIAL RECORDS OF THE COUNTY OF SAN BERNARDINO, BUT WITHOUT THE OBLIGATION TO MAINTAIN OR IMPROVE SAID STREETS.

### SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER 2007-0049771  
THIS 25TH DAY OF JANUARY, 2007, AT 10:18 A.M., IN BOOK 325 OF TRACT MAPS AT PAGES 58-60 AT THE REQUEST OF FIRST ALLIED TITLE COMPANY  
IN THE AMOUNT OF \$ 11.00

LARRY WALKER  
AUDITOR-CONTROLLER/RECORDER  
COUNTY OF SAN BERNARDINO

BY: *Deanna I. Bernardy*  
DEPUTY RECORDER

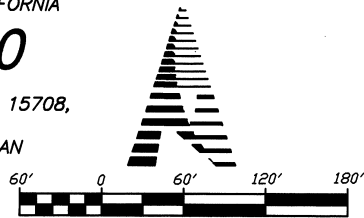
325/58

# TRACT MAP NO. 17240

BEING A SUBDIVISION OF PARCELS 1 AND 2 OF PARCEL MAP NO. 15708,  
PMB 201/86-87, IN THE EAST HALF OF SECTION 18,  
TOWNSHIP 1 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN  
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

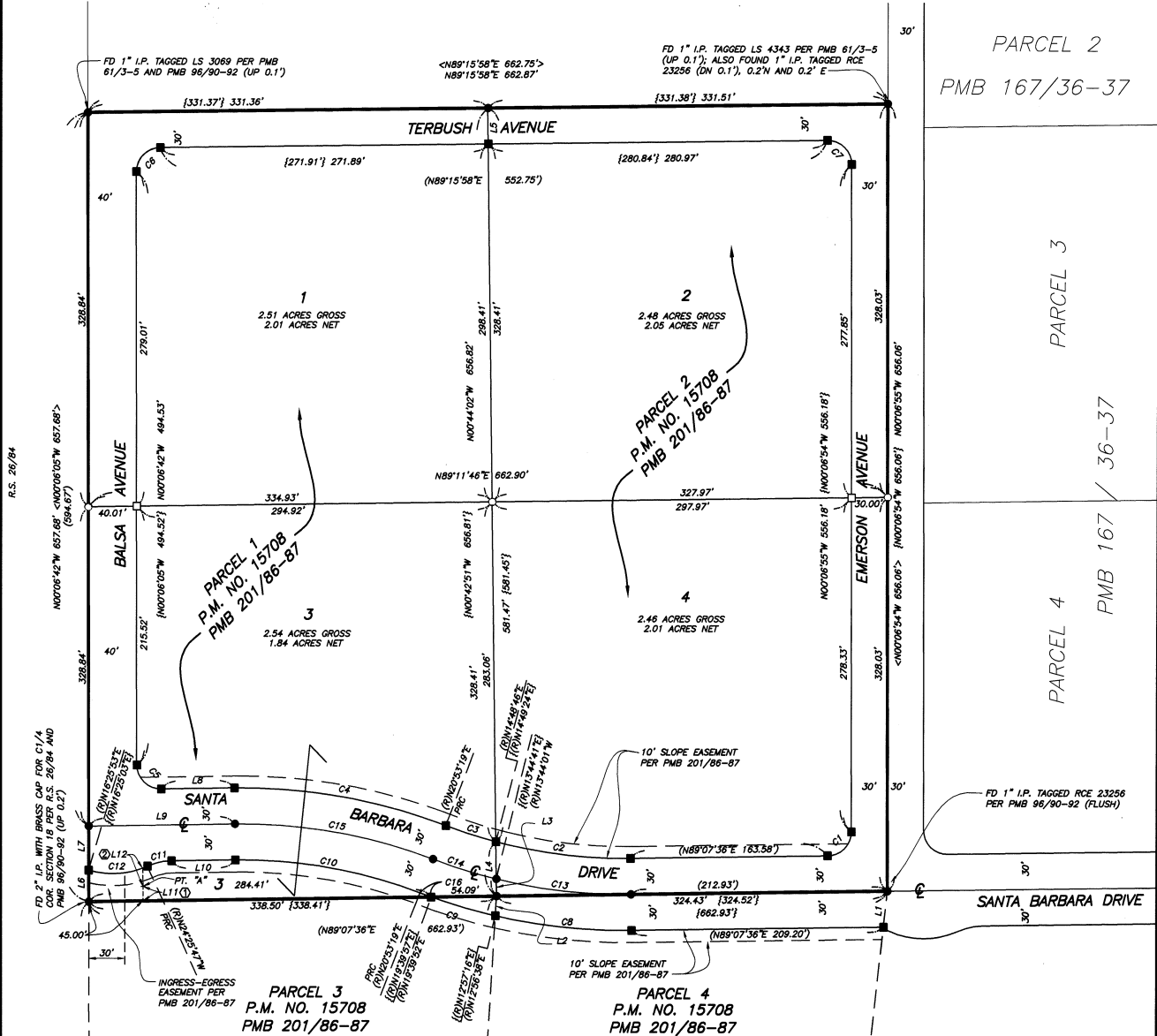


YUCCA VALLEY, CALIFORNIA  
FEBRUARY 2006



SCALE: 1" = 60'

325/59



**BASIS OF BEARINGS**

THE BASIS FOR BEARINGS SHOWN ON THIS MAP IS THE NORTH LINE OF PARCELS 1 AND 2 OF PARCEL MAP NO. 15708, PMB 201/86-87, BEING N89°15'58"

**COMPOSITE DEVELOPMENT PLAN**

SEE SHEET 3 OF 3

**AREA WITHIN BLUE BORDER**

10.00 ACRES

**LEGEND**

- ◆ INDICATES FOUND 1" IRON PIPE TAGGED RCE 23256 PER PMB 201/86-87, UNLESS NOTED OTHERWISE
- ◆ INDICATES FOUND 2"x2" REDWOOD HUB TAGGED RCE 23256 PER PMB 201/86-87
- ◇ 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 MEASURED AND RECORD DATA PER PMB 201/86-87
- [-] INDICATES MEASURED AND RECORD DATA PER PMB 96/90-92
- <-> INDICATES RECORD DATA PER PMB 96/90-92
- [-] INDICATES RECORD DATA PER PMB 201/86-87

**EASEMENT DATA**

- ① CENTERLINE OF A 12.00-FOOT WIDE EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR UNDERGROUND ELECTRICAL SYSTEMS AND APPURTENANCES PER DOCUMENT NO. 2005-0199774 O.R.
- ② CENTERLINE OF A 6.00-FOOT WIDE EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR UNDERGROUND ELECTRICAL SYSTEMS AND APPURTENANCES PER DOCUMENT NO. 2005-0199774 O.R.

NO.	BEARING	DISTANCE
L1	N00°12'43"E	30.23'
L2	N02°14'46"W	32.23'
L3	N03°24'10"E	116.37'
L4	N03°24'23"W	16.38'
L5	N00°42'51"W	114.30'
L6	N00°44'02"W	14.28'
L7	N00°42'51"W	31.08'
L8	N00°44'02"W	30.00'
L9	N00°06'05"W	28.17'
L10	N00°06'05"W	38.84'
L11	N89°07'36"E	180.73'
L12	N89°07'36"E	60.75'

NO.	RADIUS	DELTA	TANGENT	LENGTH
C1	720.00'	88°14'31"	119.24'	31.15'
C2	412.00'	115°14'27"	156.79'	112.27'
C3	412.00'	15°41'10"	56.75'	112.80'
C4	412.00'	6°04'33"	21.67'	43.69'
C5	720.00'	21°45'43"	80.73'	179.27'
C6	20.00'	92°45'49"	20.27'	131.68'
C7	20.00'	88°22'40"	18.78'	31.20'
C8	472.00'	113°48'40"	157.83'	113.91'
C9	472.00'	16°42'11"	127.88'	158.59'
C10	412.00'	21°45'43"	79.20'	156.48'
C11	180.00'	23°33'23"	110.43'	20.56'
C12	70.00'	40°52'50"	26.07'	148.90'
C13	442.00'	114°37'05"	156.69'	112.27'
C14	442.00'	14°36'25"	56.65'	112.68'
C15	442.00'	67°08'18"	87.63'	85.20'
C16	472.00'	21°45'43"	84.85'	167.88'
C17	472.00'	11°13'22"	5.04'	110.07'
C18	472.00'	11°13'22"	5.04'	10.08'

325/59

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

# TRACT MAP NO. 17240

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**ENGINEER'S STATEMENT**

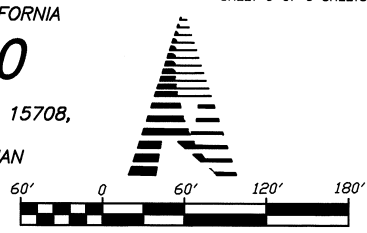
NOTES ON THIS PLAN ARE FOR INFORMATIONAL PURPOSES, TO INDICATE CONDITIONS OF DEVELOPMENT THAT EXIST ON THIS SUBDIVISION THAT ARE KNOWN AND IDENTIFIED AS OF DECEMBER 11, 2006 AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST. THIS INFORMATION IS DERIVED FROM PUBLIC RECORDS OR REPORTS AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THOSE RECORDS AND REPORTS.

DATED: 1/22/07  
 WILLIAM H. WARNER  
 R.C.E. NO. 23256  
 EXPIRATION DATE 12/31/07



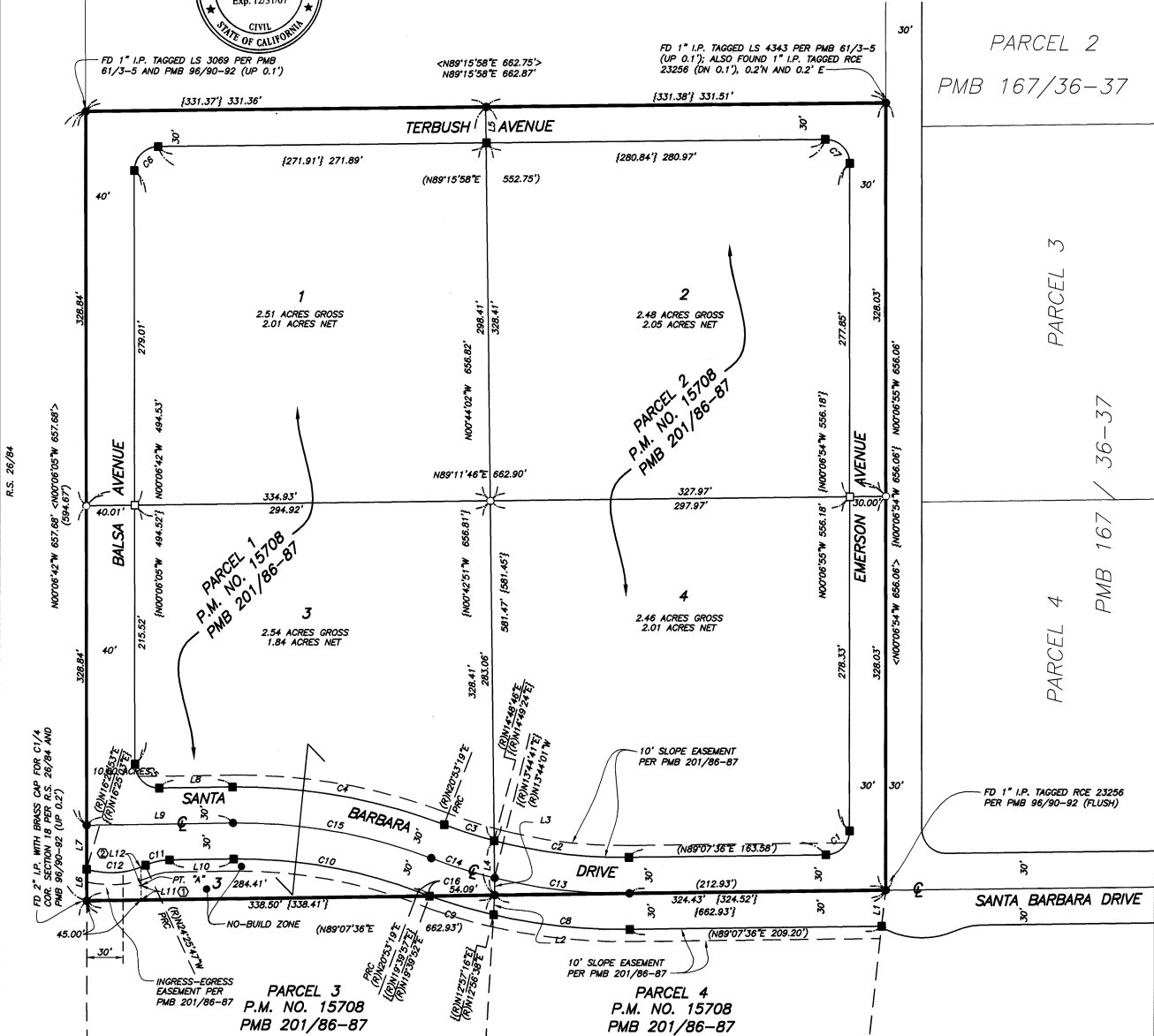
**Warner engineering**

YUCCA VALLEY, CALIFORNIA  
 FEBRUARY 2006



SCALE: 1" = 60'

325/60



**BASIS OF BEARINGS**

THE BASIS FOR BEARINGS SHOWN ON THIS MAP IS THE NORTH LINE OF PARCELS 1 AND 2 OF PARCEL MAP NO. 15708, PMB 201/86-87, BEING N89°15'58"E

**AREA WITHIN BLUE BORDER**

10.00 ACRES

**LEGEND**

- ◆ INDICATES FOUND 1" IRON PIPE TAGGED RCE 23256 PER PMB 201/86-87, UNLESS NOTED OTHERWISE
- ◆ INDICATES FOUND 2"x2" REDWOOD HUB TAGGED RCE 23256 PER PMB 201/86-87
- ◇ INDICATES SET 1" IRON PIPE, 18" LONG, TAGGED R.C.E. 23256, FLUSH.
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- (-) INDICATES RECORD DATA PER PMB 201/86-87

**COMPOSITE DEVELOPMENT PLAN NOTES**

1. AN UPDATED TORTOISE SURVEY SHALL BE SUBMITTED, REVIEWED AND APPROVED PRIOR TO THE ISSUANCE OF GRADING PERMITS FOR THE PROPERTY. IF THE PROJECT SITE IS WITHIN OCCUPIED HABITAT OF THE DESERT TORTOISE, THE APPLICANT SHALL OBTAIN A SECTION 10(G) PERMIT OR ACKNOWLEDGMENT FROM THE U.S. FISH AND WILDLIFE SERVICES THAT A PERMIT IS NOT REQUIRED PRIOR TO ANY LAND DISTURBANCE. A COPY OF SAID PERMIT OR ACKNOWLEDGMENT SHALL BE SUBMITTED TO THE TOWN.
2. THE APPLICANT SHALL PROVIDE PAD ELEVATION CERTIFICATES SIGNED AND STAMPED BY A CALIFORNIA REGISTERED ENGINEER OR LAND SURVEYOR PRIOR TO ISSUANCE OF BUILDING PERMITS.
3. ALL MANUFACTURED SLOPES OVER THE HEIGHT OF 3 FEET SHALL BE IRRIGATED AND LANDSCAPED IMMEDIATELY FOLLOWING GRADING. PRIOR TO ISSUANCE OF A GRADING PERMIT FOR ANY PORTION OF THE SITE, AN IRRIGATION AND LANDSCAPING PLAN FOR ALL SLOPE AREAS SHALL BE SUBMITTED TO THE TOWN OF YUCCA VALLEY FOR REVIEW AND APPROVAL.

**EASEMENT DATA**

- ① CENTERLINE OF A 12.00-FOOT WIDE EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR UNDERGROUND ELECTRICAL SYSTEMS AND APPURTENANCES PER DOCUMENT NO. 2005-019774 O.R.
- ② CENTERLINE OF A 6.00-FOOT WIDE EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR UNDERGROUND ELECTRICAL SYSTEMS AND APPURTENANCES PER DOCUMENT NO. 2005-0199774 O.R.

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N00°12'42"E	30.23'
L2	N03°24'10"E	116.37'
L3	N00°42'51"W	114.30'
L4	N00°42'51"W	31.08'
L5	N00°42'51"W	30.00'
L6	N00°42'51"W	28.17'
L7	N00°06'05"W	56.84'
L8	N89°07'36"E	180.73'
L9	N89°07'36"E	121.41'
L10	N89°07'36"E	53.14'
L11	N00°42'51"W	12.00'
L12	N00°42'51"W	15.00'

CURVE TABLE				
NO.	RADIUS	DELTA	TANGENT	LENGTH
C1	(20.00')	(89°14'31")	(19.74')	(31.15')
C2	(412.00')	(1°54'14")	(56.79')	(112.87')
C3	(412.00')	(1°54'11")	(56.75')	(112.80')
C4	(412.00')	(1°54'11")	(56.75')	(112.80')
C5	(412.00')	(1°54'11")	(56.75')	(112.80')
C6	(20.00')	(89°22'40")	(19.78')	(31.20')
C7	(20.00')	(89°22'40")	(19.78')	(31.20')
C8	(472.00')	(1°54'11")	(56.79')	(112.87')
C9	(472.00')	(1°54'11")	(56.79')	(112.87')
C10	(412.00')	(1°54'11")	(56.79')	(112.87')
C11	(412.00')	(1°54'11")	(56.79')	(112.87')
C12	(412.00')	(1°54'11")	(56.79')	(112.87')
C13	(412.00')	(1°54'11")	(56.79')	(112.87')
C14	(412.00')	(1°54'11")	(56.79')	(112.87')
C15	(412.00')	(1°54'11")	(56.79')	(112.87')
C16	(412.00')	(1°54'11")	(56.79')	(112.87')
C17	(412.00')	(1°54'11")	(56.79')	(112.87')

## COMPOSITE DEVELOPMENT PLAN

325/60