

TENTATIVE PARCEL MAP NO. 20263

EXHIBIT DATE: JULY 15, 2020

REVISIONS		
NO.	DATE	DESCRIPTION
X	X	X

DATA TABLE

PROJECT ADDRESS:	56040 NELSON AVENUE YUCCA VALLEY, CALIFORNIA 92284	
APPLICANT / LAND OWNER:	YONI AND LINDSEY GOLDBERG	
ADDRESS:	12472 GREENE AVENUE RANCHO MIRAGE, CALIFORNIA 90066	
CONTACT:	YONI AND LINDSEY GOLDBERG	TELEPHONE: (949) 533-3238
EXHIBIT PREPARER:	MSA CONSULTING, INC.	
ADDRESS:	34200 BOB HOPE DRIVE RANCHO MIRAGE, CALIFORNIA 92270	
CONTACT:	PAUL DEPALATIS, AICP	TELEPHONE: (760) 320-9811
SOURCE OF TOPOGRAPHY:	L.S.A.P. CONSULTANTS	
ADDRESS:	66657 SAN RAFAEL ROAD DESERT HOT SPRINGS, CALIFORNIA 92240	
DATE OF TOPOGRAPHY:	AUGUST 2010	TELEPHONE: (760) 288-2232
ASSESSOR'S PARCEL NUMBER:	0594-411-06	

LEGAL DESCRIPTION:
SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 5 EAST, SAN BERNARDINO MERIDIAN, BOUNDARY BASED ON R.S. 122 / 81, S.B.CO. BENCHMARK 705 24 FD DISK IN BOULDER 1.9 MI. NORTH OF YUCCA VALLEY ON HIGHWAY 247 ELEV. 3718.55 NAVD 88

LAND USE DESCRIPTION:	ACREAGE
EXISTING GROSS ACREAGE	10.18 AC.
PROPOSED PARCEL NO 1	5.09 AC.
PROPOSED PARCEL NO 2	5.09 AC.

EXISTING ZONING:	RURAL LIVING (RL-5) 5 ACRE MINIMUM
PROPOSED ZONING:	RURAL LIVING (RL-5) 5 ACRE MINIMUM
EXISTING GENERAL PLAN LAND USE:	RURAL LIVING (RL-5) 5 ACRE MINIMUM
PROPOSED GENERAL PLAN LAND USE:	RURAL LIVING (RL-5) 5 ACRE MINIMUM

EXISTING EASEMENT NOTES:

	6' WIDE EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON FOR ELECTRICAL PURPOSES PER DOCUMENT NO. 2010-0532890, RECORDED 12/28/2010, OF ORIGINAL RECORDS. (PLOTTED HEREON)
	10' WIDE EASEMENT FOR WELL SITE ACCESS PURPOSES IN FAVOR OF APN: 0594-411-05 PER DOCUMENT NO. 2006-0235213, RECORDED 04/06/2006, OF ORIGINAL RECORDS. (PLOTTED HEREON)

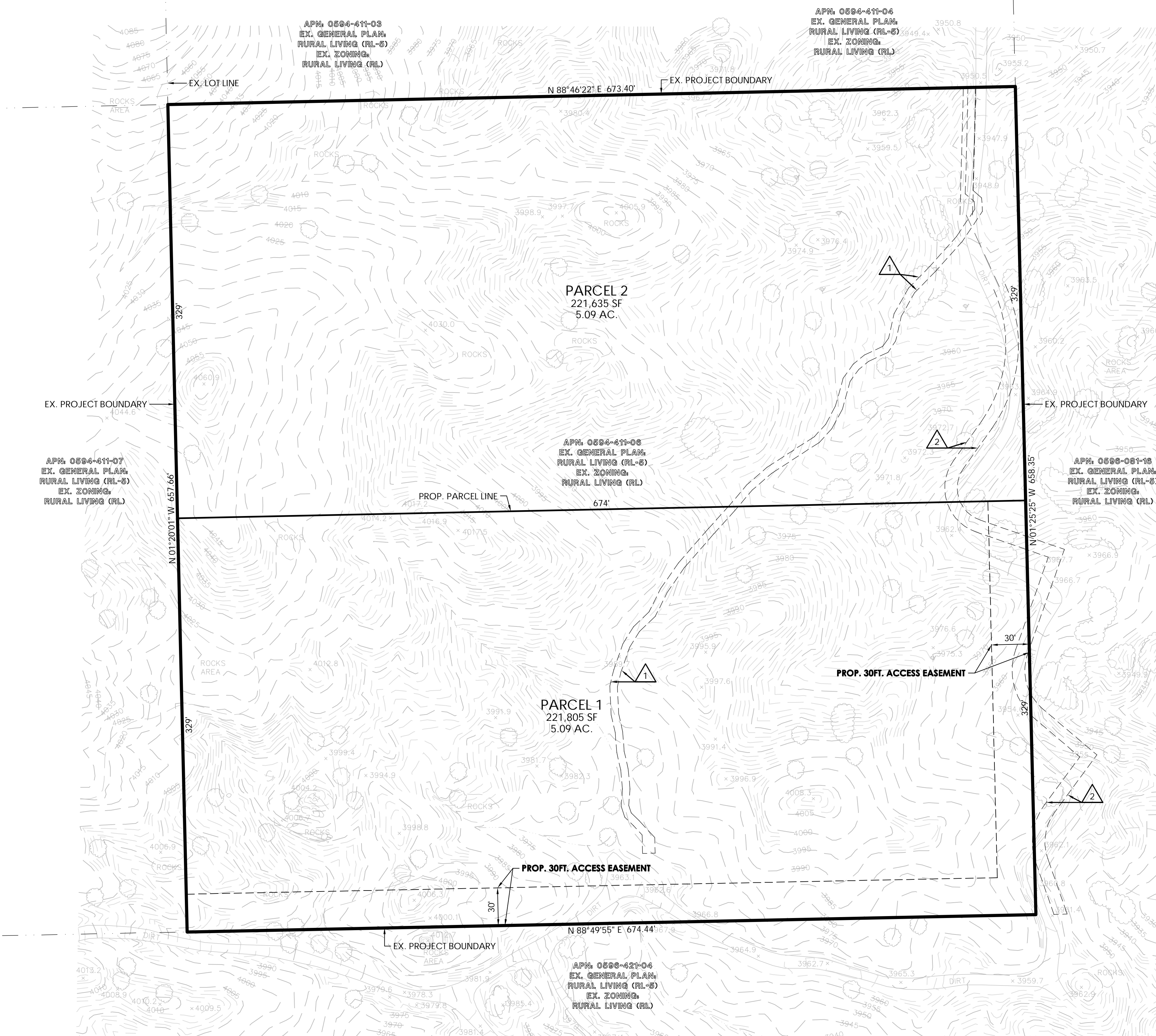
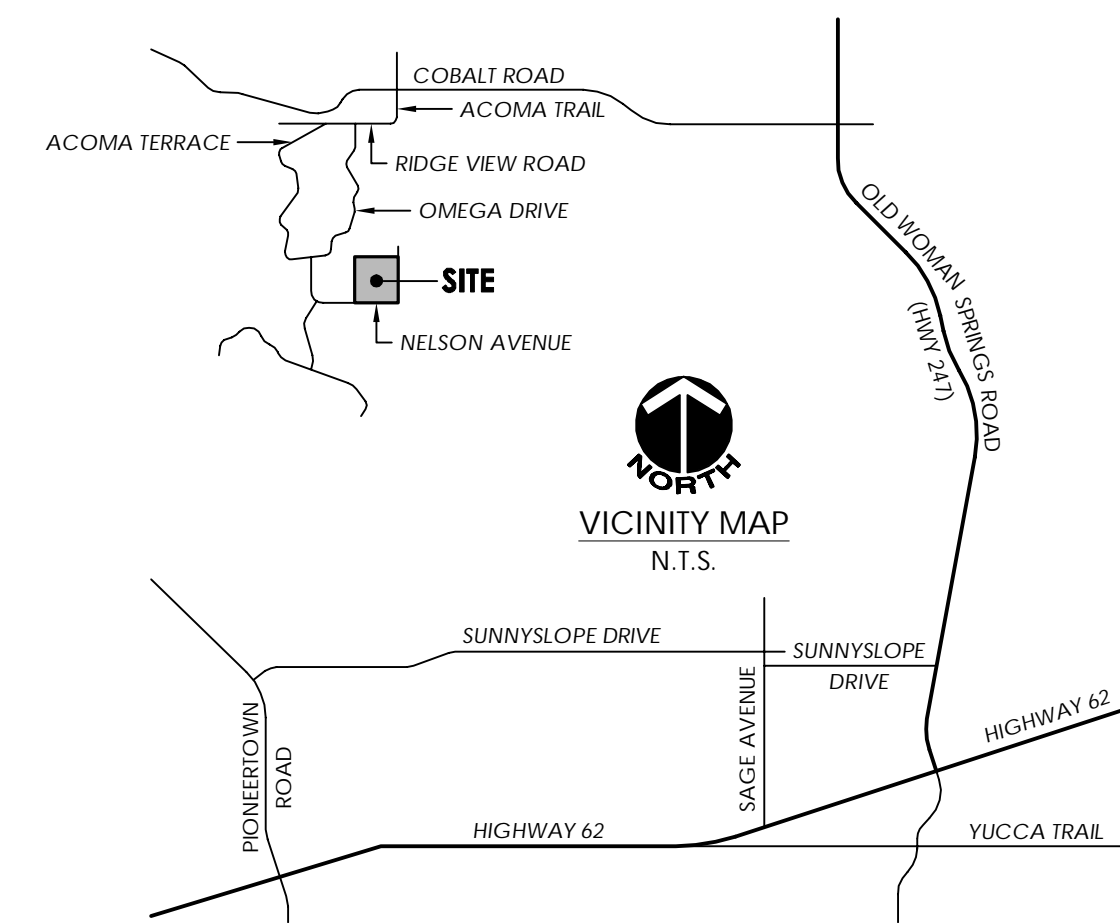
PUBLIC UTILITY PURVEYORS:

ELECTRIC:	SOUTHERN CALIFORNIA EDISON	(800) 655-4555
GAS:	SOUTHERN CALIFORNIA GAS COMPANY	(877) 238-0092
TELEPHONE:	SPECTRUM	(866) 874-2389
WATER:	HI DESERT WATER DISTRICT	(760) 365-8333
CABLE:	SPECTRUM	(866) 874-2389
SEWER:	SEPTIC	
USA:	UNDERGROUND SERVICE ALERT	(800) 227-2600

SURROUNDING LAND USES:

NORTH	EXISTING RESIDENCE (RURAL LIVING (RL-5) 5 ACRE MINIMUM)
SOUTH	VACANT (RURAL LIVING (RL-5) 5 ACRE MINIMUM)
EAST	VACANT (RURAL LIVING (RL-5) 5 ACRE MINIMUM)
WEST	VACANT (RURAL LIVING (RL-5) 5 ACRE MINIMUM)

FEMA FLOOD ZONE DESIGNATION:
ZONE 'D': AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE. AS SHOWN ON RIVERSIDE COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL MAP NUMBERS 06071C8115H; EFFECTIVE DATE: AUGUST 28, 2008.

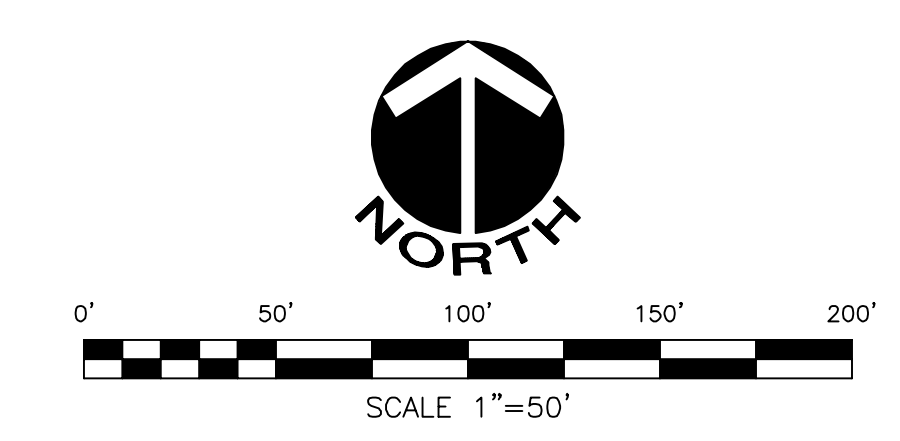


ABBREVIATIONS

(E)	EAST	NO.	NUMBER
(N)	NORTH	N.T.S.	NOT TO SCALE
(S)	SOUTH	O/H	OVERHEAD
(W)	WEST	OS/PP	OPEN SPACE / PARKS
A.C.	ACREAGE	PG.	PAGE
APN	ASSESSOR'S PARCEL NUMBER	P/L	PROPERTY LINE
BNDRY	BOUNDARY	PROP.	PROPOSED
C/L	CENTERLINE	P.U.E.	PUBLIC UTILITY EASEMENT
C&G	CURB AND GUTTER	R	RADIUS
EJP	EDGE OF PAVEMENT	R.L.	LOW DENSITY (RESIDENTIAL)
ESMT.	EASEMENT	R/W	RIGHT OF WAY
EX.	EXISTING	SF	SQUARE FEET
MAX.	MAXIMUM	STD.	STANDARD
M.B.	MAP BOOK	TYP.	TYPICAL
MIN.	MINIMUM	UG	UNDERGROUND

LEGEND

	EXISTING SPOT ELEVATIONS
	EXISTING CONTOURS
	EXISTING EASEMENT DELTA
	EXISTING CABLE
	EXISTING IRRIGATION DRAIN LINE
	EXISTING EASEMENT
	EXISTING ELECTRIC
	EXISTING GAS
	EXISTING IRRIGATION
	EXISTING LOT LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING TELEPHONE
	EXISTING OVERHEAD TELEPHONE
	EXISTING RIGHT OF WAY
	EXISTING SEWER
	EXISTING SEWER FORCE MAIN
	EXISTING WATER
	EXISTING PROJECT BOUNDARY
	PROPOSED LOT LINE



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SHEET 1 OF 1 SHEETS