

LEGAL DESCRIPTION
 A.P.N. 588-062-26
 THE SOUTH ONE HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN

EASEMENTS
 ① A TEN FOOT WIDE EASEMENT IN FAVOR OF GENERAL TELEPHONE COMPANY OF CALIFORNIA FOR MAINTENANCE AND OPERATION OF TELEPHONE LINES AND CABLES RECORDED MAY 20, 1981 INSTRUMENT NO. 111366 O.R.

UTILITY COMPANIES

WATER HI-DESERT WATER DISTRICT
 55439 TWENTY-NINE PALMS HWY
 YUCCA VALLEY, CALIFORNIA 92284
 ATTENTION: GREG SWYDER
 PHONE: (760)365-8333

TELEPHONE VERIZON
 295 N. SUNRISE WAY
 PALM SPRINGS, CALIFORNIA 92262
 ATTENTION: LUIS BECERRA
 PHONE: (760)778-3621

GAS THE GAS COMPANY
 P.O. BOX 3003
 REDLANDS, CALIFORNIA 92373
 ATTENTION: BRUCE WADDELL
 PHONE: (909)335-7581

TV CABLE TIME WARNER CABLE
 7500 KICKAPOO TRAIL
 YUCCA VALLEY, CALIFORNIA 92284
 ATTENTION: TOM KING
 PHONE: (760) 228-6013

ELECTRICITY EDISON INTERNATIONAL
 6999 OLD WOMAN SPRINGS ROAD YUCCA VALLEY, CALIFORNIA 92284 ATTENTION: ARLAN AVERY PHONE: (760)369-5413

SEWER SEPTIC TANK AND SEEPAGE PITS OR OTHER APPROVED SYSTEMS

IN THE TOWN OF YUCCA VALLEY, COUNTY OF SAN BERNARDINO

TENTATIVE TRACT NO. 17985

JUNE 2007

LEGEND

- INDICATES PROPOSED NON-VEHICULAR ACCESS
- INDICATES DRAINAGE FLOW ARROW
- INDICATES TRACT BOUNDARY
- ③36③ APPROXIMATE PAD ELEVATION
- TYDE PROPOSED TOWN OF YUCCA VALLEY DRAINAGE EASEMENT (APPR. WIDTH SHOWN)
- 12" W--- EXISTING 12" WATER MAIN (APPROX. LOCATION)
- W--- EXISTING 4" WATER MAIN (APPROX. LOCATION)
- BSL INDICATES PROPOSED BUILDING SETBACK LINE
- PROPOSED PHASE LINE
- OHE--- OVERHEAD ELECTRIC
- EXISTING JOSHUA TREE
- EXISTING POWER POLE

PREPARED BY
Warner engineering
 27125 HIGHWAY 111 SUITE 400 YUCCA VALLEY, CA 92284
 (760) 347-3101

PREPARED FOR (APPLICANT)
 FRED GOLESTANI
 28760 N. 83RD ST.
 SCOTTSDALE, AZ 85252
 (602) 374-8440 EXT 11

OWNER
 CAS INVESTMENTS LLC
 20819 25TH STREET SUITE 100
 PHOENIX, AZ 85050

PROJECT DESCRIPTION
 SUBDIVISION OF 20.14 ACRES INTO 20 LOTS WITH 3,200± LINEAR FEET OF NEW STREETS

EXISTING LAND USE
 VACANT

EXISTING ZONING
 RL-1

CURRENT AND PROPOSED ZONING/GENERAL PLAN:
 RL-1

ASSESSOR'S PARCEL NUMBERS:
 588-062-26

NOTES

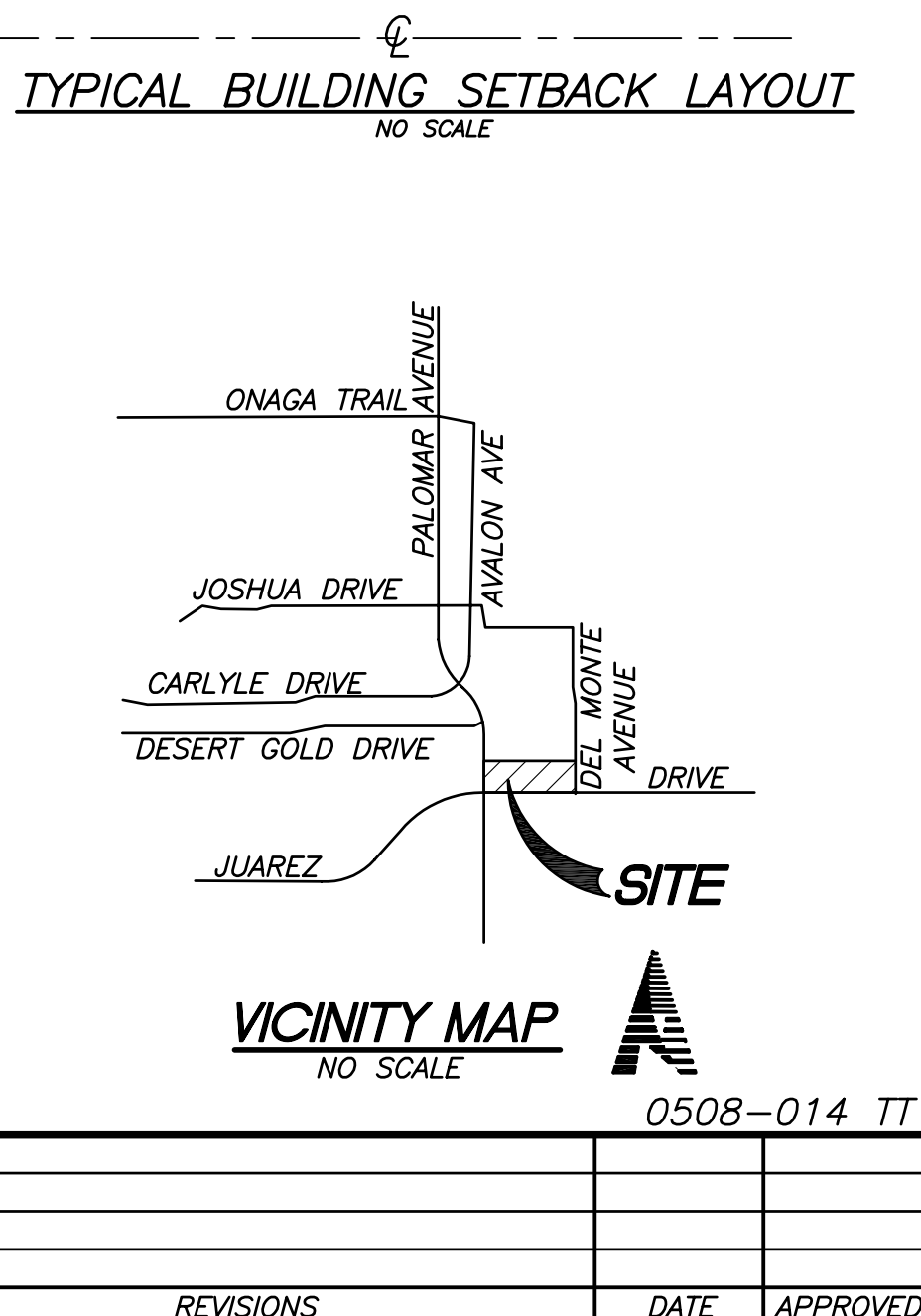
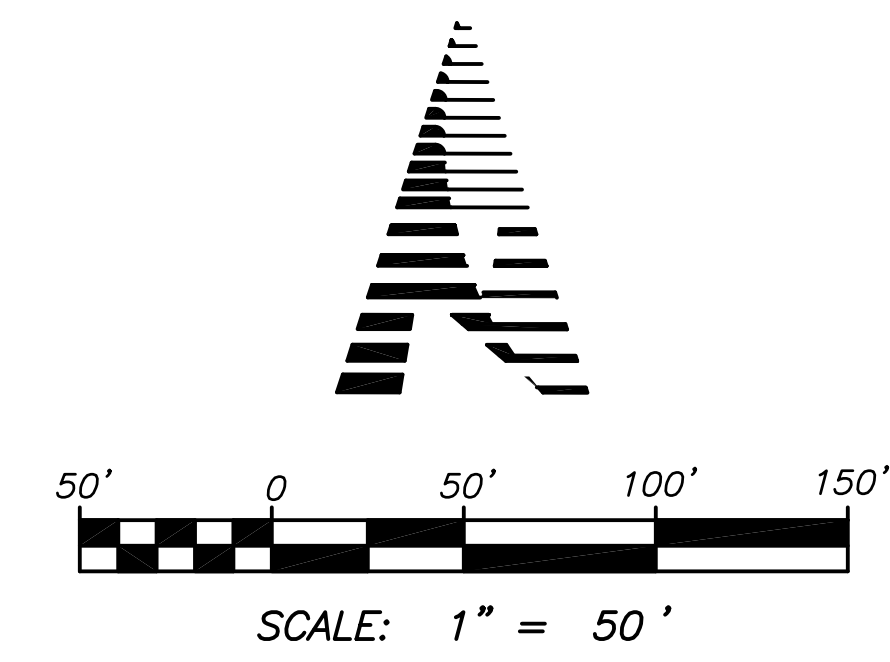
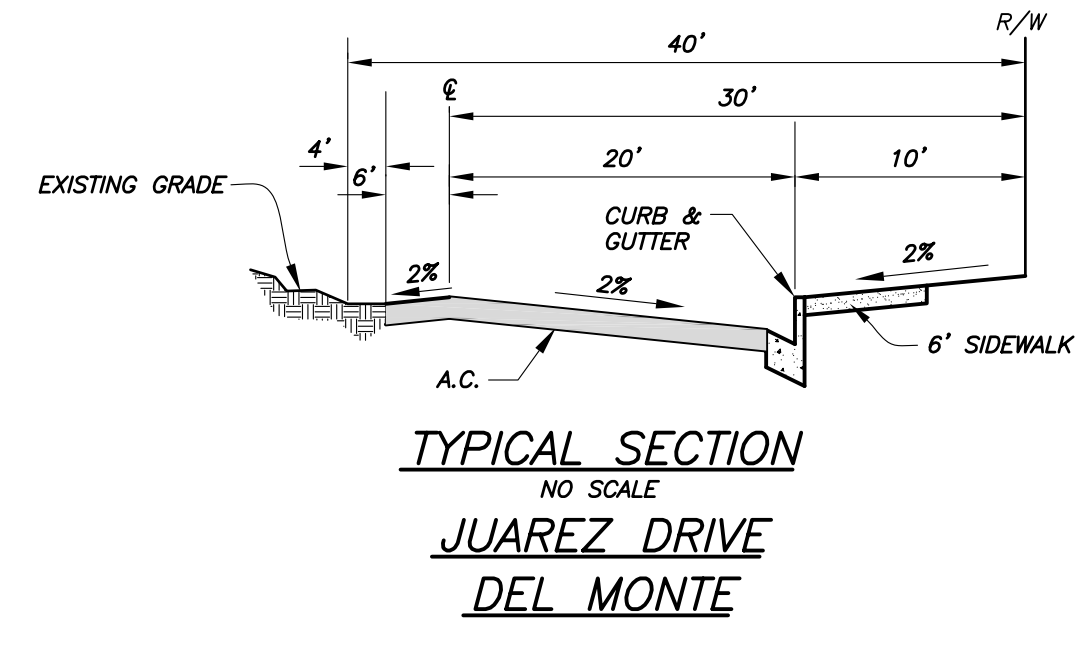
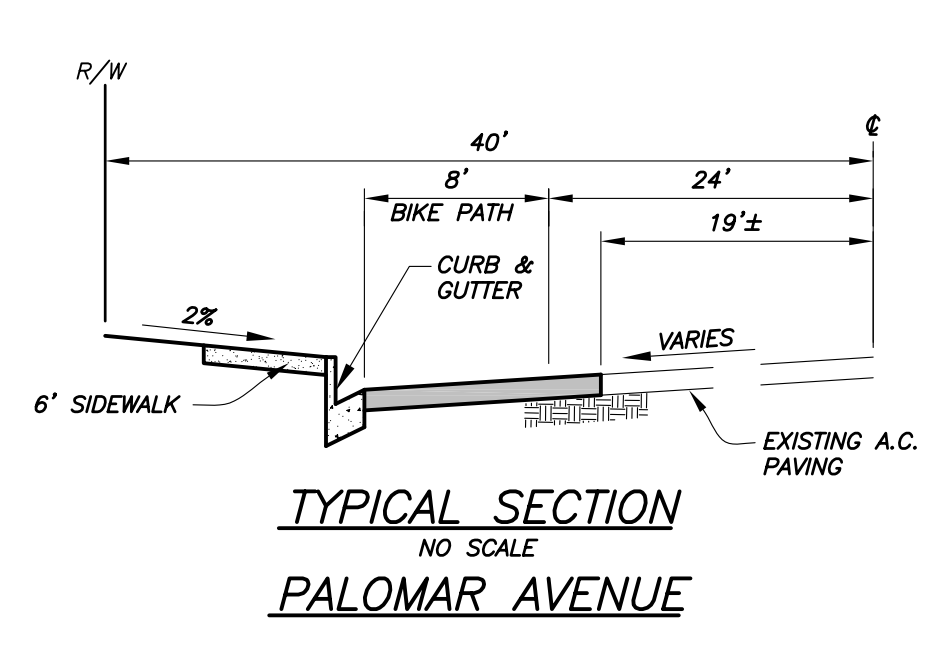
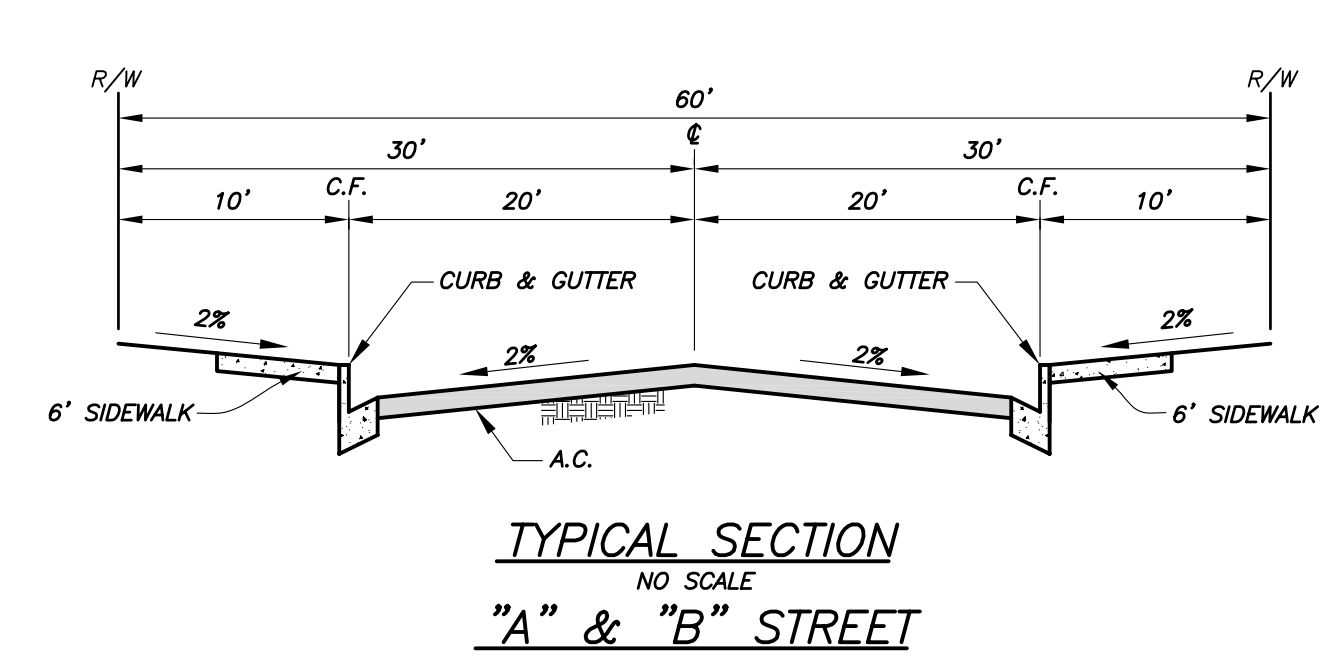
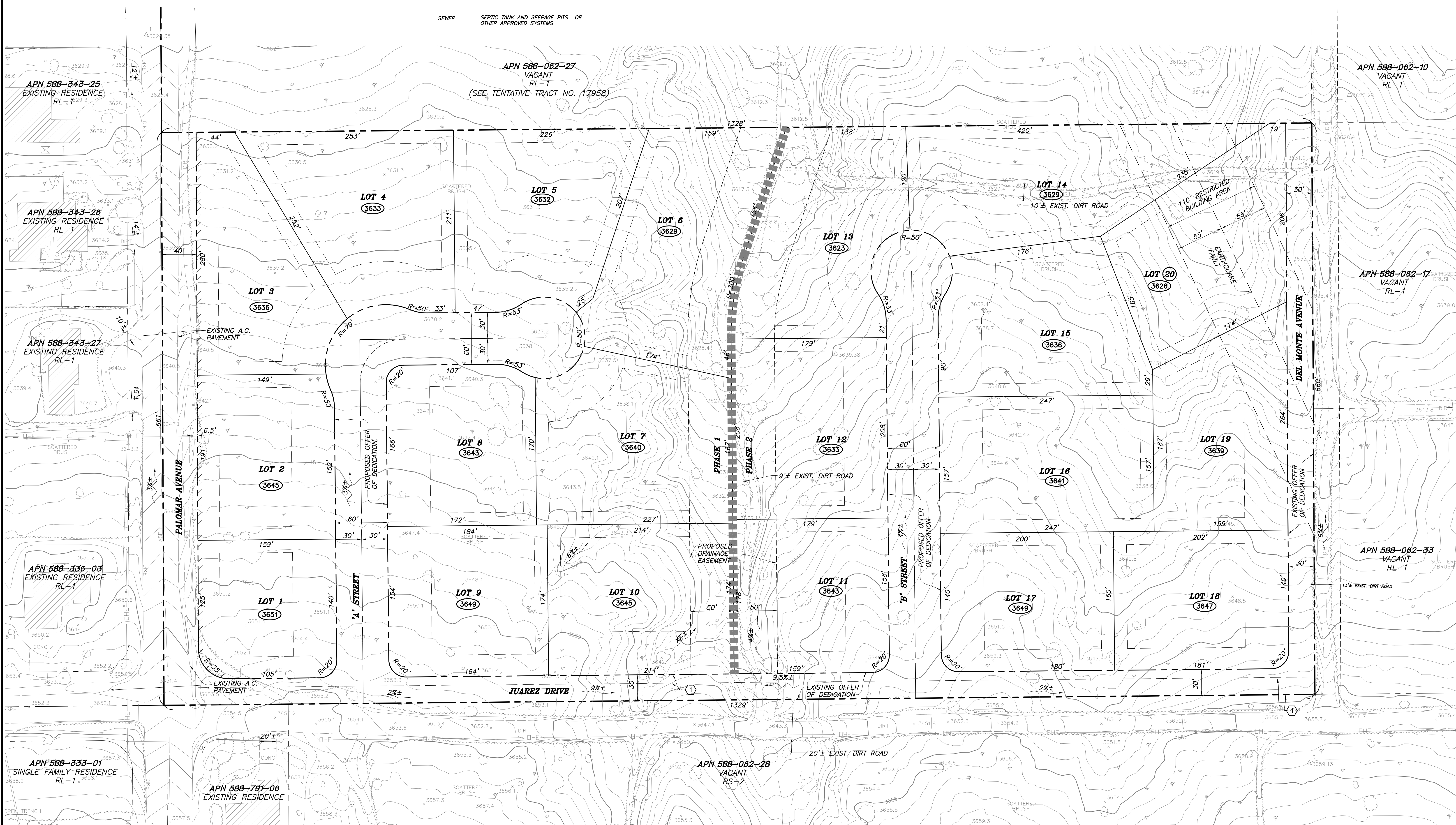
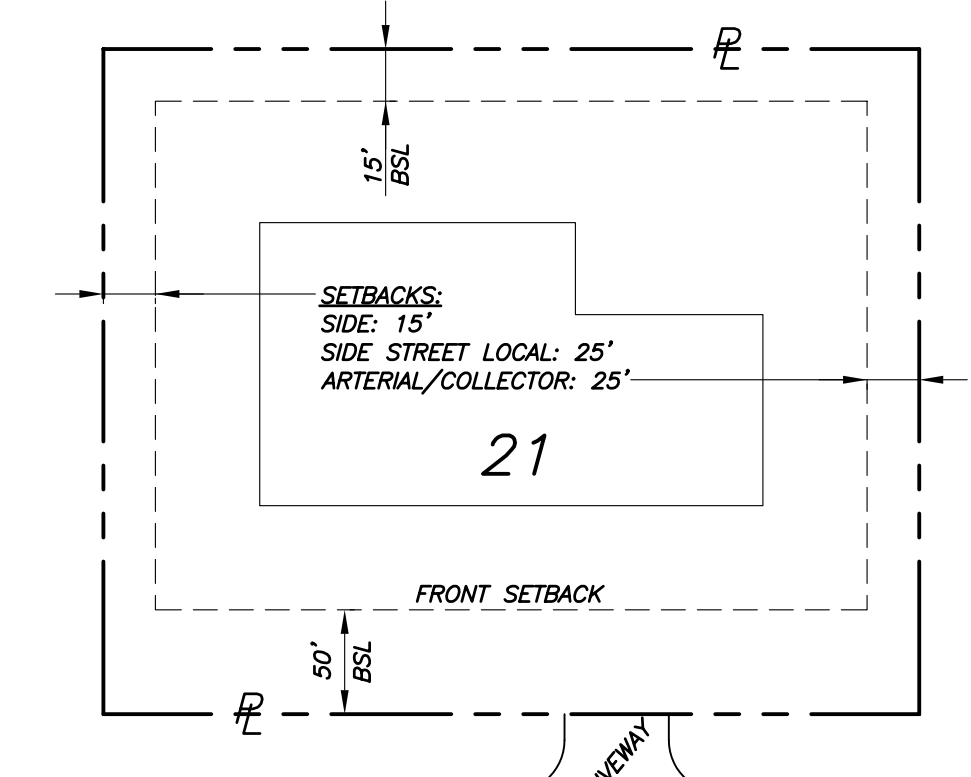
- LOCATED IN FEMA ZONE D, IN WHICH FLOOD AREAS ARE UNDETERMINED
- RETENTION FACILITIES TO BE LOCATED ON EACH LOT

AREA OF LOTS

LOT	GROSS AREA SQ. FT.	NET AREA SQ. FT.	ACRES
1	43,565	1,000	23,729 0.54
2	43,567	1,000	32,219 0.74
3	43,611	1,000	33,952 0.78
4	46,587	1,000	36,696 0.89
5	43,681	1,000	37,480 0.86
6	43,641	1,000	42,501 0.98
7	43,590	1,000	41,915 0.96
8	44,130	1,000	32,923 0.76
9	44,628	1,000	30,891 0.71
10	43,582	1,000	35,902 0.82
11	43,561	1,000	29,884 0.69
12	43,561	1,000	37,312 0.86
13	44,412	1,000	39,922 0.92
14	43,566	1,000	41,918 0.96
15	43,560	1,000	36,115 0.87
16	43,560	1,000	36,610 0.89
17	43,560	1,000	28,987 0.67
18	43,562	1,000	30,001 0.69
19	43,561	1,000	36,967 0.85
20	43,629	1,000	37,056 0.85

REGISTERED PROFESSIONAL ENGINEER
 WILLIAM H. WARNER
 No. 23256
 Exp. 12/31/07
 CIVIL
 STATE OF CALIFORNIA

William H. Warner



SYM	REVISIONS	DATE	APPROVED