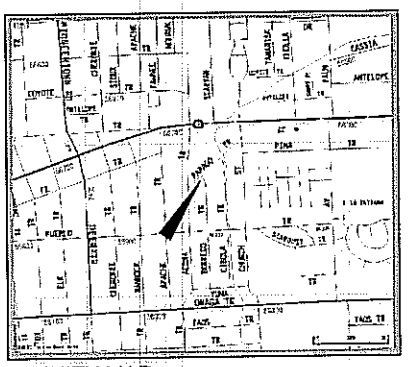
SHEET 1 OF 1 SHEET
LOTS=2
NUMBER OF UNITS= 2

TENTATIVE PARCEL MAP NO. 18321

BEING THE SUBDIVISION OF LOT 70 OF TRACT NO. 4155, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.



VICINITY MAP

NOTES

1. EXISTING ZONING: RS-5
2. PROPOSED USE :RESIDENTIAL FAMILY DWELLING
3. SEWAGE DISPOSAL: SEPTIC TANK
4. METHOD OF DRAINAGE: CONTROLLED TOWARD THE STREET
5. THE PROJECT IS NOT WITHIN A KNOWN HAZARDOUS AREA.
6. THERE ARE NOT OAK TREES IN THIS PROPERTY.
7. TOTAL AREA: 19, 935 SQ. FEET
8. EXISTING AND PROPOSED LAND USE: RESIDENTIAL
9. WATER PROVIDED BY HI-DESERT WATER DISTRICT PHONE (760) 365-8333

LEGAL DESCRIPTION

LOT 70 OF TRACT NO. 4155, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53, PAGES 60 AND 61 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EASEMENTS

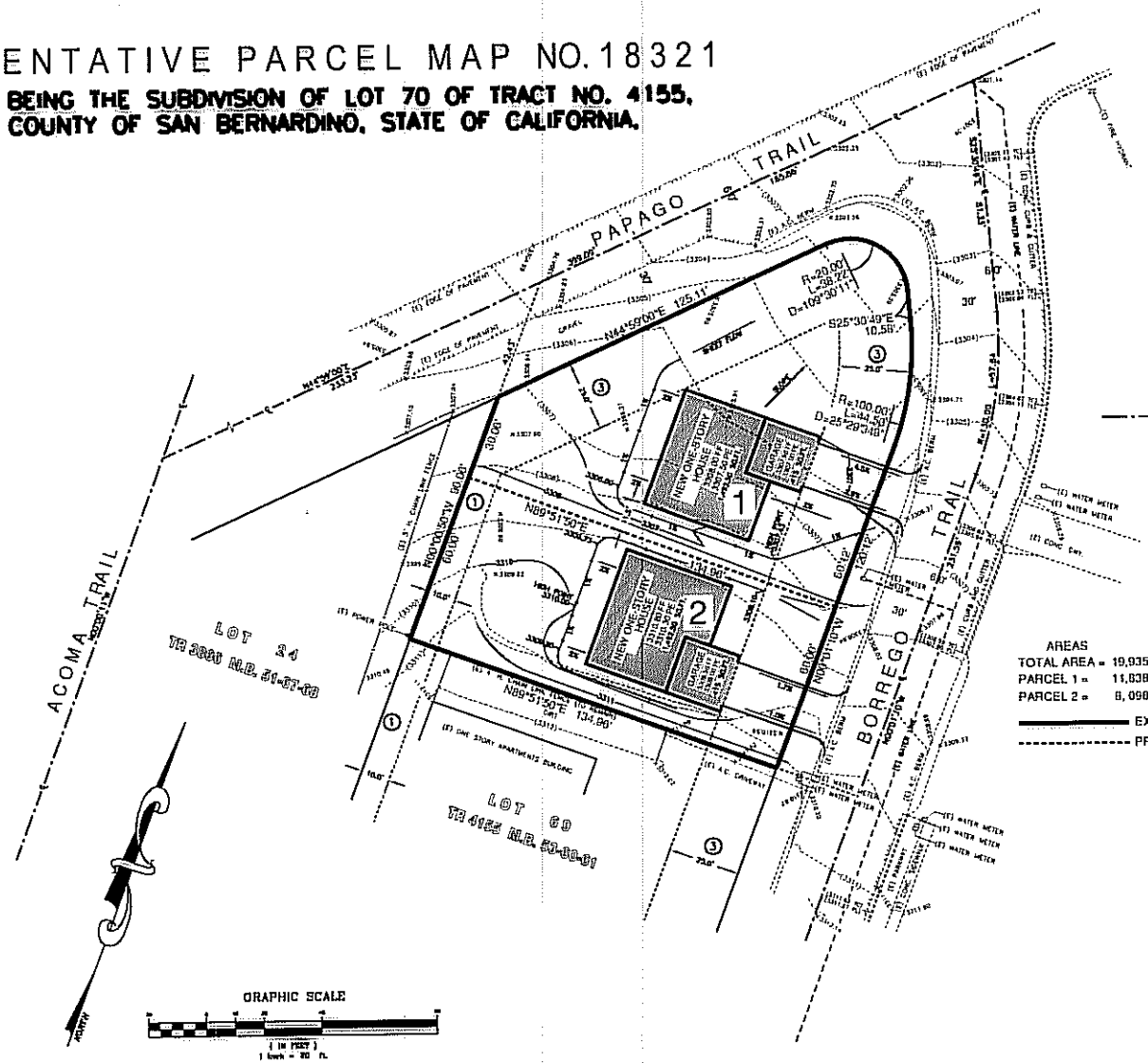
(1) AN EASEMENT FOR PUBLIC UTILITIES AS SHOWN ON THE MAP OF TARCT NO. 4155, BOOK 53, PAGES 61 AND 62, THE WEST 10 FEET OF SAID LAND.

(2) AN EASEMENT FOR ELECTRIC LINE AND INCIDENTAL PURPOSES RECORDED AS AN INSTRUMENT IN BOOK 3287, PAGE 525, OFFICIAL RECORDS. BEING OVER, ALONG, ACROSS OR BENEATH ALL STREETS, ALLEYS, HIGHWAYS, PUBLIC PLACES, AND ALL DIVISIONS PROPERTY LINES (EXCEPT SUCH LINES AS COINCIDE WITH BOUNDARY LINES OF STREETS OR ALLEYS) OF SAID LAND)

(3) A BUILDING SET BACK LINE AS SHOWN ON THE MAP OF TARCT NO. 4155, BOOK 53, PAGES 61 AND 62, NORTHWESTERLY, NORTHERLY AND EASTERLY 25 FEET OF SAID LAND.

BASIS OF BEARING

THE BASIS OF BEARING SHOWN HEREON IS N 44° 59' 00" E FOR THE CENTERLINE OF PAPAGO TRAIL SHOWN ON THE TRACT MAP NO. 4155 RECORDED IN BOOK 53, PAGES 60 AND 61 OF MAPS.



LEGEND

TC	TOP OF CURB
FL	FLOWLINE
TG	TOP OF GRATE
INV	INVERT
L.S.	LANDSCAPING
FF	FINISH FLOOR
P.A.	PLANTING AREA
FS	FINISH SURFACE
FG	FINISH GRADE
MIN.	MINIMUM
H.	HIGH
BW	BACK OF WALK
x 78.52	SPOT ELEVATION
—·—·—	CENTERLINE

AREAS

TOTAL AREA =	19,935 SQ.FT.	(0.46 ACRES)
PARCEL 1 =	11,838 SQ.FT.	(0.27 ACRES)
PARCEL 2 =	8,098 SQ.FT.	(0.19 ACRES)

EXIST. PROPERTY LINES
PROP. PROPERTY LINE

OWNER'S STATEMENT

I 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 OF SAID LAND; THAT WE CONSENT TO THE MAKING OF THIS SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE ARE ALSO REQUESTING THAT THE CITY OF YUCCA VALLEY PROCEEDS TO PROCESS SAID SUBDIVISION.

Mr. MARCOS OCEGUEDA — DATE

OWNER OR DEVELOPER:

MARCOS OCEGUEDA
7630 BORREGO TRAIL
YUCCA VALLEY, CA 92284
(760) 668-30851 PHONE

BENCHMARK

QUAD - N34116233
BM NUMBER 01638
AT GRAND AVENUE & 29 PALMS HIGHWAY 30 FT. E OF GRAND , 62 FT. N OF HIGHWAY 0.1 MI. W OF RIDGE SUMMIT.
ELEVATION= 3,279.1170

Venegas Creative Solutions
Civil Engineering-Land Survey-Architectural Design

Project Engineer: Arturo Venegas
7340 Florence Avenue, Suite # 202
Downey, Ca 90240
(562) 927-7637 Phone
(562) 335-8648 Cell

Engineer — Pablo B. Sanchez, R.C.E. 29664, Exp. 3-31-07 — Date

TENTATIVE PARCEL MAP NO. 18321

SITE ADDRESS: 7420 BORREGO TRAIL, YUCCA VALLEY, CA 92284, A.P.N. 0587-063-10

VLAND06_076
AUGUST-09-2006

SCALE: 1"=20' | SURVEY BY: AV | CHECKED BY: PBS/TM

CITY OF YUCCA VALLEY