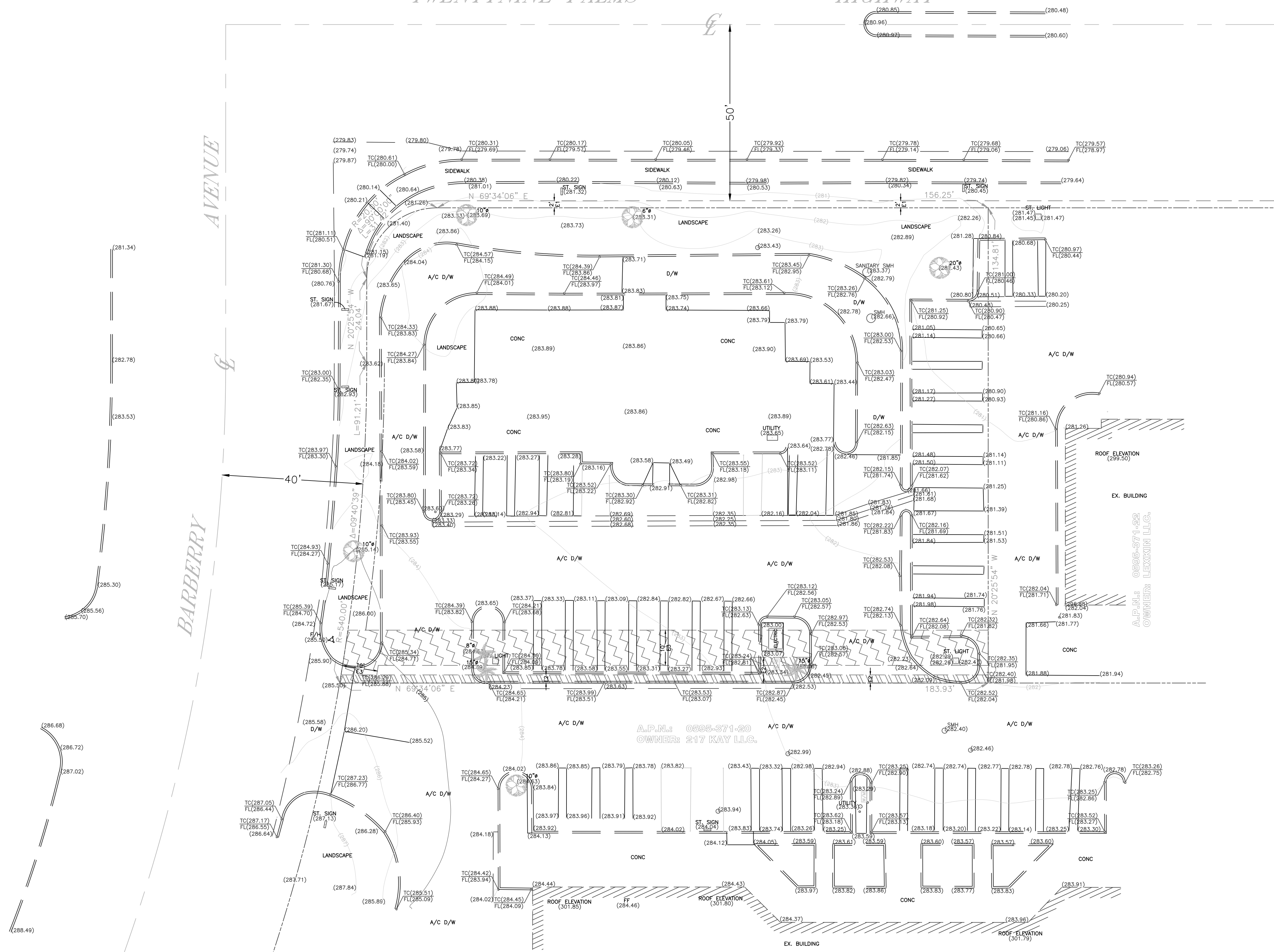


# ALTA SURVEY MAP

TWENTYNINE PALMS

HIGHWAY



## ABBREVIATIONS/LEGEND:

- CATV : CABLE T.V. PULLBOX
- C/B : CATCH BASIN
- CBW/RW : CONC. BLOCK/RETAINING WALL
- C&G : CURB AND GUTTER
- CF : CHAIN LINK FENCE
- DWY : DRIVEWAY
- D/A : DRIVEWAY APPROACH
- EX : EXISTING
- FF : FINISH FLOOR
- FS : FINISHED SURFACE
- FL : FLOW LINE
- GM : GAS METER
- I/F : IRON FENCE
- HP : HIGH POINT
- PP : POWER POLE
- P/L : PROPERTY LINE
- RW : RETAINING WALL
- S/W : SIDEWALK
- S/D : STORM DRAIN
- TC : TOP OF CURB
- W/M : WATER METER
- WF : WOODEN FENCE
- : STORM DRAIN MANHOLE
- : SEWER MANHOLE
- : WATER VALVE
- ⊗ : FDC / FIRE DEPT. CONNECTION
- ⊗ : FIRE HYDRANT
- ⊗ : EDISON PULL BOX
- ⊗ : STREET LIGHT PULL BOX
- ⊗ : TRAFFIC SIGNAL PULL BOX
- ⊗ : UTILITY PULL VOX
- ⊗ : TV CABLE PULL BOX
- ⊗ : HIGH VOLTAGE BOX
- ⊗ : TELEPHONE PULL BOX
- ⊗ : SEPTIC TANK
- (532.00) : EXISTING ELEVATION 532.00'
- (-532)- : EXISTING CONTOUR LINE
- W--W- : WATER LINE
- S--S- : SEWER LINE
- ⊗ : STREET LIGHT
- ⊗ : WF/ WOOD FENCE OR IF/ IRON FENCE
- ⊗ : CF/ CHAIN LINK FENCE
- ⊗ : EXISTING TREE
- ⊗ : CONC. BLOCK WALL/ RETAINING WALL
- ⊗ : WOOD POST
- ⊗ : IRON POST
- ⊗ : DRAIN HOLE
- ⊗ : VENT

### SURVEYOR'S NOTES:

1. ALL INFORMATION SHOWN ON THE DRAWINGS IS GIVEN AS THE BEST PRESENT KNOWLEDGE AND PERFORMED WITHIN GENERALLY ACCEPTED ENGINEERING PRACTICE BUT WITHOUT GUARANTEE OF ACCURACY; WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ENGINEER SO THAT THE PROPER REVISIONS MAY BE MADE.
2. ESTABLISHMENT OF CONTOUR: CONTOURING IS THE GRAPHICAL REPRESENTATION OF CONSTANT ELEVATION LINES THAT ARE INTERPOLATED OR EXTRAPOLATED BETWEEN ACTUAL FIELD MEASURED ELEVATIONS OR MAP ELEVATIONS, AND SHOULD NOT BE INTERPRETED AS PRECISE GROUND CONDITIONS, ONLY AN INFINITE NUMBER OF FIELD MEASUREMENTS WOULD REPRESENT SUCH PRECISE CONDITIONS, WHICH OBVIOUSLY ARE NOT POSSIBLE. THE NUMBER OF SUCH FIELD MEASUREMENTS ARE THEREFORE LIMITED TO THE SCOPE AND INTENT OF THE RESULTING MAP.
3. THE BEARINGS/DIMENSIONS OF THE MAP IS PREPARED BASED ON THE RECORD DATA.
4. THE SURVEY IS PREPARED FOR ARCHITECTURAL/LANDSCAPING PURPOSE.
5. EASEMENTS ARE PLOTTED PER PRELIMINARY TITLE REPORT ORDER NO. 00135943-004-CB-BS2, DATED 12-15-2021.

### LEGAL DESCRIPTION:

PARCEL 4 OF PARCEL MAP NO. 5498, IN THE CITY OF YUCCA VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP ON FILE IN BOOK 53, PAGES 38 AND 39, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 0595-371-21

### BASIS OF BEARING:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N69°34'06"E OF THE CENTERLINE OF TWENTYNINE PALMS HIGHWAY, AS PER MAP OF PARCEL MAP NO. 5498, RECORDED IN BOOK 53, PAGES 38 AND 39, OF PARCEL MAPS, RECORDS OF THE COUNTY OF SAN BERNARDINO.

### BENCHMARK:

N.G.S. BENCHMARK NO. EV0370

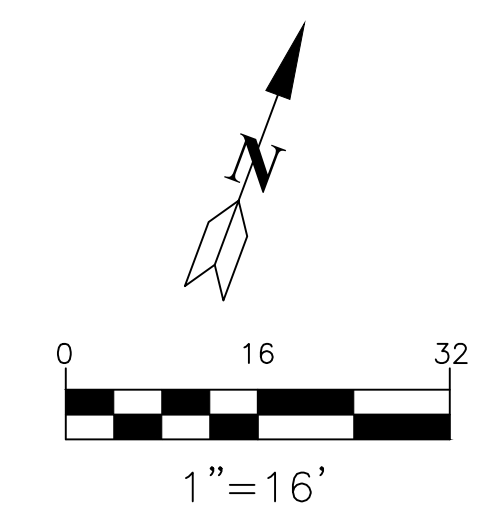
AT THE JUNCTION OF OLD WOMAN SPRINGS ROAD AND 29 PALMS ROAD (STATE HWY 62) AT THE NORTHWEST CORNER OF THE INTERSECTION. 2.0 MILES EAST OF YUCCA VALLEY POST OFFICE, SET BRASS DISK IN THE CONCRETE BASE OF A LIGHT STANDARD, 57 FEET WEST OF OLD WOMAN SPRINGS ROAD, 40 FEET NORTH OF 29 PALMS OUTER NORTH, 9 FEET SOUTHWEST OF POWER POLE 1605985E, LEVEL WITH OLD WOMAN SPRINGS ROAD.

ELEVATION: 3258.96' (NAVD 1988)

ALL ELEVATIONS ARE +3000.00'

### EASEMENT NOTES:

- E1 EASEMENT FOR NON-VEHICULAR ACCESS PURPOSES PER PARCEL MAP NO. 5498, P.M.B. 53/38-39.
- E2 EASEMENT TO HI-DESERT COUNTY WATER DISTRICT FOR PIPELINES PURPOSES PER INST. NO. 1980-22395, RECORDED JAN. 25, 1980, OF OFFICIAL RECORDS.
- E3 EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES PURPOSES PER INST. NO. 1983-1821, RECORDED JAN. 4, 1983, OF OFFICIAL RECORDS.



**Francis K. Lin**  
FRANCIS K. LIN PLS 9645



**CALLAND ENGINEERING, INC.**  
dba QUARTECH CONSULTANTS  
576 E. LAMBERT ROAD, BREAA, CA 92821  
TEL: (714) 671-1050 FAX: (714) 671-1090

RELEASED

REVISIONS


**PROJECT LOCATION:**  
57037 Twentynine Palms Highway,  
Yucca Valley, CA 92284

DRAWN: JS
CHECKED: JY
DATE: 08-05-2022
JOB NO.: 22-019-041
SCALE: 1"=16'
FILE NAME: 29Palms 57037_Topo.dwg

**T-1**  
SHEET 1 OF 2 SH.

# ALTA SURVEY MAP

## ALTA/NSPS LAND TITLE SURVEY BASED ON TITLE REPORT PREPARED BY:

FIDELITY NATIONAL TITLE COMPANY, ORDER NO. 00135943-004-CB-BS2, DATED AS OF DECEMBER 15, 2021.

## TABS:

### A. FLOOR AREA RATIO (FAR) TAB:

- THE FLOOR AREA OF THE SUBJECT PROPERTY, CALCULATED IN CONFORMANCE WITH THE ZONING ORDINANCE OF CITY OF RIVERSIDE.
- THE LAND AREA OF THE SUBJECT PROPERTY ARE: 23,906.97 SQ. FT. (0.55 ACRES) (GROSS)  
21,587.94 SQ. FT. (0.50 ACRES) (NET)
- THE FAR OF THE SUBJECT PROPERTY, CALCULATED IN CONFORMANCE WITH THE ZONING ORDINANCE OF CITY OF YUCCA VALLEY, IS UNSPECIFIED.
- HE SUBJECT PROPERTY MEETS THE FAR REQUIREMENTS SET FORTH IN THE ZONING ORDINANCE OF CITY OF YUCCA VALLEY.

### B. ZONE: MIXED USE COMMERCIAL (C-MU) SET BACK: BETWEEN BUILDING AND PROPERTY LINE

FRONT: 15 FT.  
SIDE: 0 FT.  
REAR: 0 FT.  
STREET SIDE: 15 FT.  
MAX. BUILDING HEIGHT: 40 FT.  
FLOOR AREA RATIO: 0.5 (MAX.)

### C. PARKING TAB: NUMBER OF PARKING STALLS:

DISABLED: 2  
NORMAL: 22

## STATEMENT OF ENCROACHMENTS:

THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.

NO OBVIOUS EVIDENCE SHOWING POSSIBLE ENCROACHMENTS.

## ZONING NOTES:

ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER AT THE CITY OF RIVERSIDE. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID INFORMATION. THE ZONING ORDINANCES AND COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USE OF SAID INFORMATION SHOULD BE CONFIRMED BY THE CITY OF RIVERSIDE.

## FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY. THE FLOOD ZONE OF THIS PROPERTY IS ZONE X, COMMUNITY PANEL NO. 06071C8860H.

## UTILITY NOTE:

BASED ON VISUAL OBSERVATIONS, THE SUBJECT PROPERTY IS SERVICED BY ALL THE NECESSARY UTILITIES REQUIRED TO MAINTAIN NORMAL OPERATION.

## NOTES:

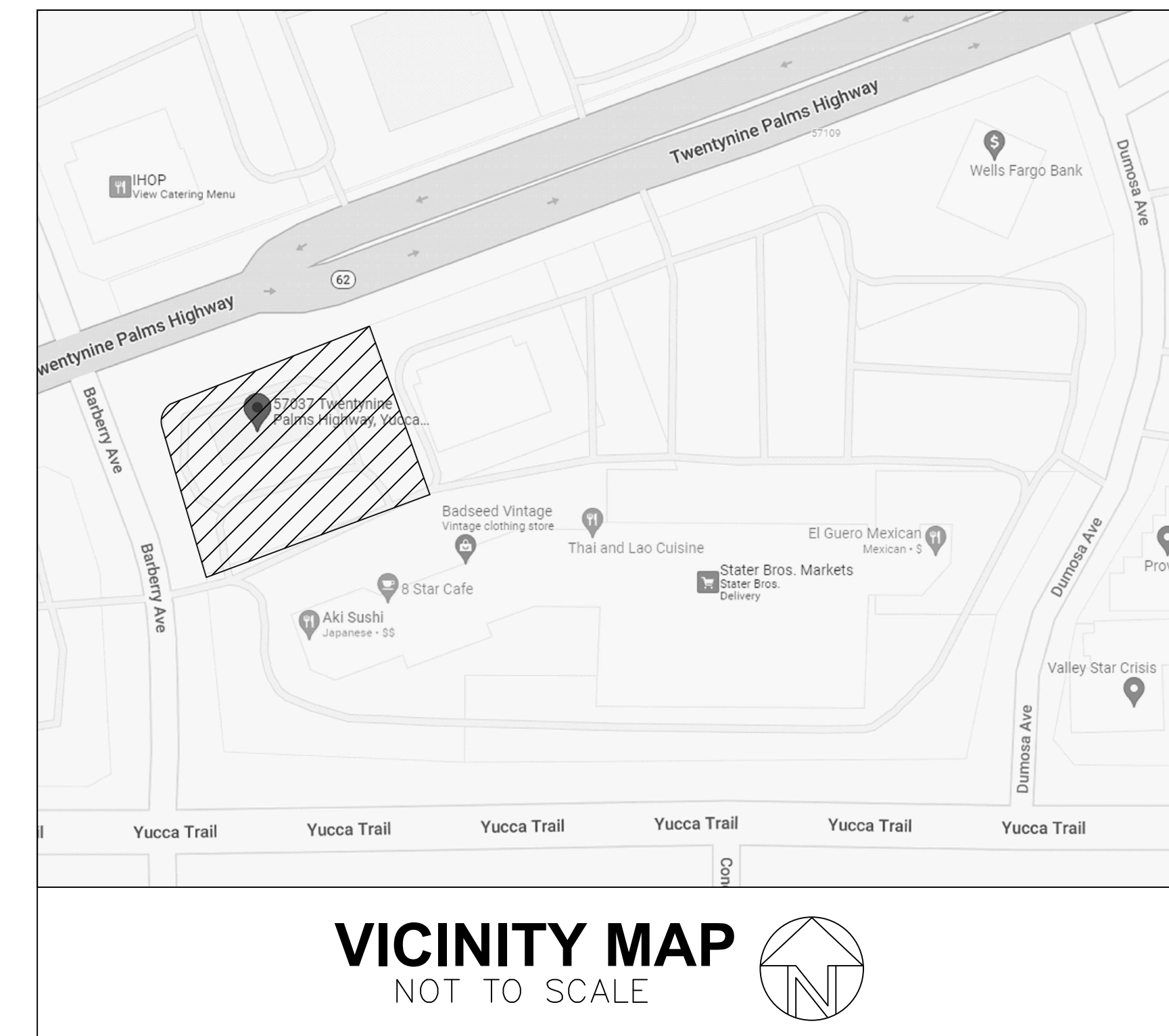
- THERE WERE NO MONUMENTS SET AT THE PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- THE BOUNDARY BEARINGS AND DISTANCES SHOWN ON THIS PLAT ARE TRUE AND PRESENT THE AREA OF PREMISES.
- THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY.
- ALL MEASURED AND RECORDED DIMENSIONS ARE THE SAME UNLESS NOTED OTHERWISE.
- AT THE TIME OF SURVEY, NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED.
- NO RECENT CHANGES IN THE STREET RIGHT-OF-WAYS WERE OBSERVED AT THE TIME OF OUR FIELD SURVEY.
- NO VISIBLE EVIDENCE OF SOLID WASTE DUMP, SUMP PR SANITARY LANDFILL ON THE SUBJECT PROPERTY.
- THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES ONLY. THIS SURVEY MAY NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE TITLE REPORT.

## SURVEYOR'S CERTIFICATE:

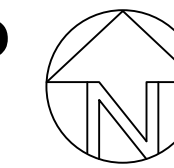
TO ARTHUR E. MILLER, JR., TRUSTEE OF THE ARTHUR E. MILLER, JR. TRUST DATED MARCH 9, 2001 AND FIDELITY NATIONAL TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 12, 13, 16, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 5TH, 2022.

DATE OF PLAT OR MAP: AUGUST 5, 2022.



VICINITY MAP  
NOT TO SCALE



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**T-2**  
SHEET 2 OF 2 SHT.

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