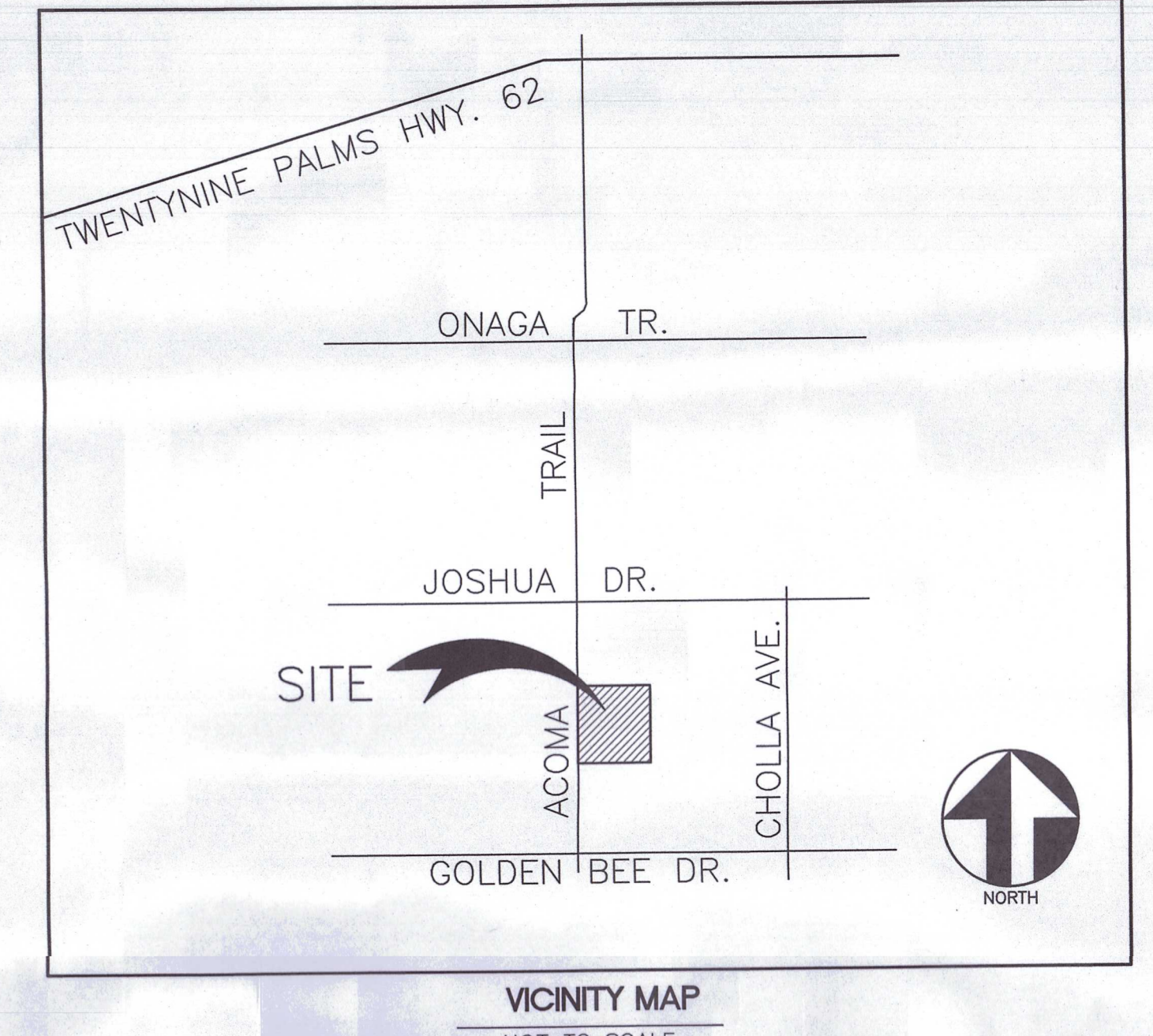
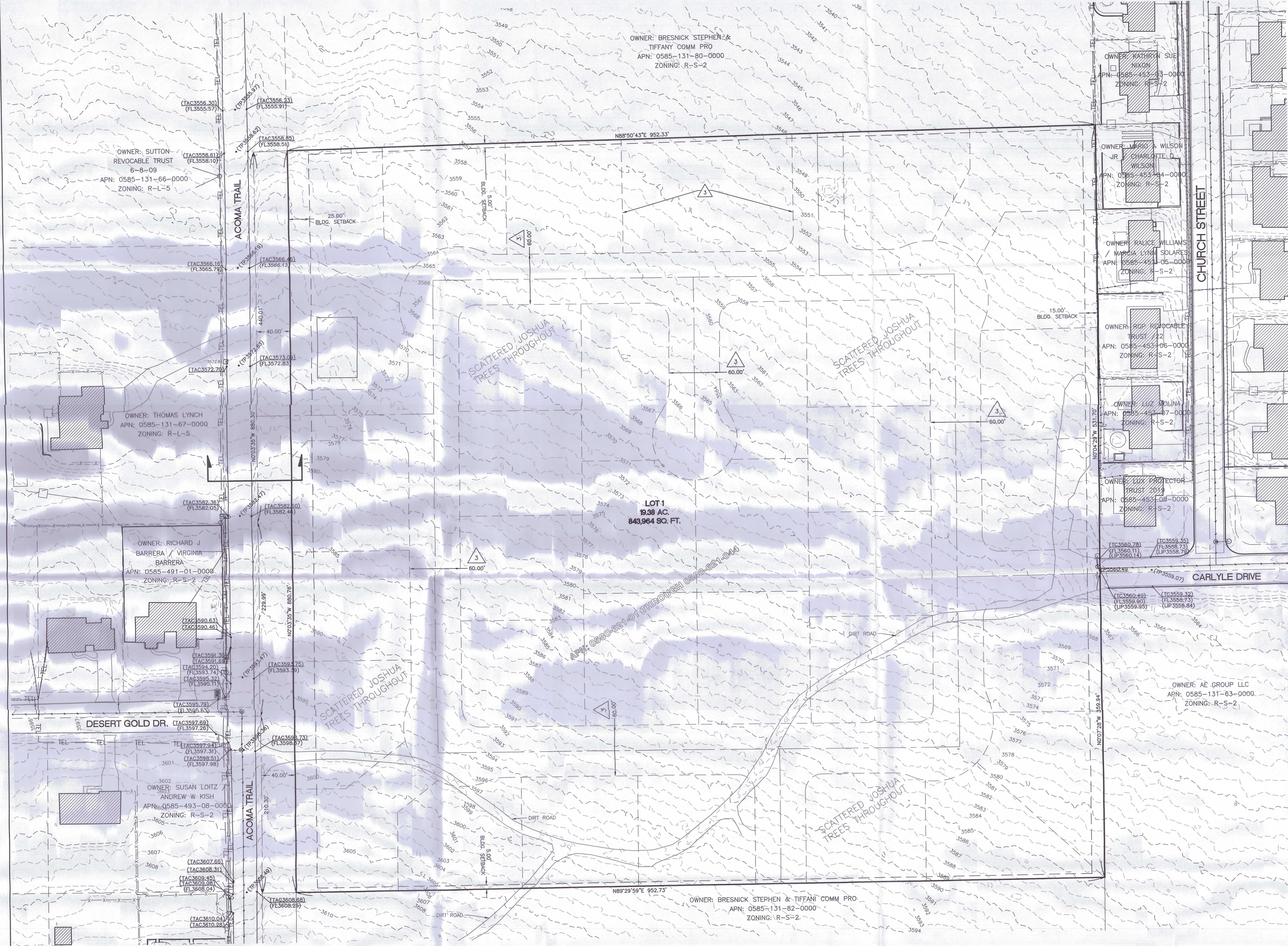


TENTATIVE TRACT MAP NO. 20817

REVERSION TO ACREAGE OF TR. 16957
 LOTS 1 THROUGH 34 AND LETTERED LOTS A THROUGH J OF TRACT 16957, IN THE CITY OF YUCCA VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, RECORDED IN BOOK 314, PAGES 43 TO 45 OF MAPS

FOMOTOR ENGINEERING FEBRUARY 2025



LEGAL DESCRIPTION
 OWNER HEREBY IRREVOCABLY OFFERS TO DEDICATE TO THE TOWN OF YUCCA VALLEY, THE PUBLIC IN GENERAL AND TO ANY OF THE SEVERAL PUBLIC UTILITY COMPANIES WHICH ARE AUTHORIZED TO SERVE IN SAID SUBDIVISION, AN EASEMENT FOR PUBLIC STREET, TOWN STREETS AND PUBLIC PURPOSES IN, UNDER, OVER, THROUGH AND ACROSS GOLDENBUSH DRIVE, PALO VERDE TRAIL, PRIMROSE DRIVE, MARIGOLD LANE, DESERT WILLOW TRAIL, CARLYLE DRIVE, SMOKE TREE DRIVE, VERBENA LANE AND SILVER CHOLLA COURT, AS SHOWN ON THIS MAP.

EASEMENT NOTES
 2. WATER RIGHTS, CLAIMS OR TITLE TO WATER IN OR UNDER SAID LAND, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
 3. THE FOLLOWING MATTERS SHOWN OR DISCLOSED BY THE FILED OR RECORDED MAP REFERRED TO IN THE LEGAL DESCRIPTION:

OWNER HEREBY IRREVOCABLY OFFERS TO DEDICATE TO THE TOWN OF YUCCA VALLEY, THE PUBLIC IN GENERAL AND TO ANY OF THE SEVERAL PUBLIC UTILITY COMPANIES WHICH ARE AUTHORIZED TO SERVE IN SAID SUBDIVISION, AN EASEMENT FOR PUBLIC STREET, TOWN STREETS AND PUBLIC PURPOSES IN, UNDER, OVER, THROUGH AND ACROSS GOLDENBUSH DRIVE, PALO VERDE TRAIL, PRIMROSE DRIVE, MARIGOLD LANE, DESERT WILLOW TRAIL, CARLYLE DRIVE, SMOKE TREE DRIVE, VERBENA LANE AND SILVER CHOLLA COURT, AS SHOWN ON THIS MAP. OWNER AGREES NOT TO PROTEST AND AFFIRMATIVELY AGREES TO ENTER INTO ANY STREET AND DRAINAGE MAINTENANCE ASSESSMENT DISTRICT AND ANY LANDSCAPE AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT INITIATED BY THE TOWN OF YUCCA VALLEY CONCERNING THE MAINTENANCE OR IMPROVEMENTS OF GOLDENBUSH DRIVE, PALO VERDE TRAIL, PRIMROSE DRIVE, MARIGOLD LANE, DESERT WILLOW TRAIL, CARLYLE DRIVE, SMOKE TREE DRIVE, VERBENA LANE, SILVER CHOLLA COURT AND MAINTENANCE AND OPERATION OF ANY DRAINAGE AND FLOOD CONTROL FACILITIES AND OPERATION AND MAINTENANCE OF RIGHTS OF WAY, EASEMENTS, PATHWAY, STREET LIGHTING, LANDSCAPING AND OTHER PUBLIC INFRASTRUCTURE IMPROVEMENTS; PROVIDED HOWEVER THAT THE MAXIMUM ANNUAL ASSESSMENT FOR STREET AND DRAINAGE MAINTENANCE SHALL NOT EXCEED \$695 PER LOT AND THE MAXIMUM ANNUAL ASSESSMENT FOR LANDSCAPE AND LIGHTING MAINTENANCE SHALL NOT EXCEED \$171 PER LOT EXCEPT FOR ANNUAL COST OF LIVING INCREASES BASED ON THE CONSUMER PRICE INDEX. GOVERNMENT CODE SECTION 5375.3(B) AND 5375.3(C) PROVIDE THAT PRIOR TO THE LEVYING OF A NEW ASSESSMENT THAT IS SUBJECT TO THE PROCEDURES AND APPROVAL PROCESS SET FORTH IN SECTION 4 OF ARTICLE XXII OF THE CALIFORNIA CONSTITUTION, RECORDED OWNERS OF EACH IDENTIFIED PARCEL WITHIN THE PROSPECTIVE ASSESSMENT DISTRICT ARE ENTITLED TO A 45 DAY NOTICE INDICATING THE TOTAL ASSESSMENT WITHIN THE DISTRICT, THE AMOUNT CHARGEABLE TO THE EACH RECORD OWNER'S PARCEL THE DURATION OF THE PAYMENTS, THE REASON FOR AND BASIS OF THE ASSESSMENT, THE DATE, TIME AND LOCATION OF A PUBLIC HEARING ON THE PROPOSED ASSESSMENT AND AN OPPORTUNITY TO SUBMIT A BALLOT IN SUPPORT OR OPPOSITION TO THE ASSESSMENT DISTRICT. OWNER ALSO AGREES NOT TO SELL ANY LOT WITHIN LIVING SPACE SUBDIVISION, TRACT NO. 16957 PRIOR TO THE TOWN OF YUCCA VALLEY ADOPTION OF A RESOLUTION CERTIFYING BALLOT RESULTS AND CONFIRMING THE ASSESSMENTS APPROVED BY THE LOT OWNERS FOR STREET AND DRAINAGE MAINTENANCE DISTRICT NO. 1 AND LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 1. OWNER ALSO IRREVOCABLY OFFERS TO DEDICATE TO THE TOWN OF YUCCA VALLEY, AN EASEMENT FOR DRAINAGE, DRAINAGE FACILITIES AND DRAINAGE WATER RETENTION AND MAINTENANCE IN, UNDER, OVER, THROUGH AND ACROSS LOT J, AS SHOWN ON THIS MAP.

FEMA ZONE
 ZONE D (AREA OF MINIMAL FLOOD HAZARD) PER FEMA MAP NO. 06071C855H AND 06071C8860H, EFFECTIVE 08/28/2008.

ASSESSOR PARCEL NUMBER
 0580-621-01 THROUGH 0580-621-044

EXISTING ZONING/ LAND USE DESIGNATION
 R-S-2 / RURAL RESIDENTIAL (RR-0.5) 0.5 AC MIN

PROPOSED ZONING LAND USE DESIGNATION
 R-S-2 RURAL RESIDENTIAL (RR-0.5) 0.5 AC MIN

AREA
 PARCEL 1 = 19.38 GROSS ACRES / XX NET ACRES
 TOTAL AREA = 19.38 GROSS ACRES / XX NET ACRES

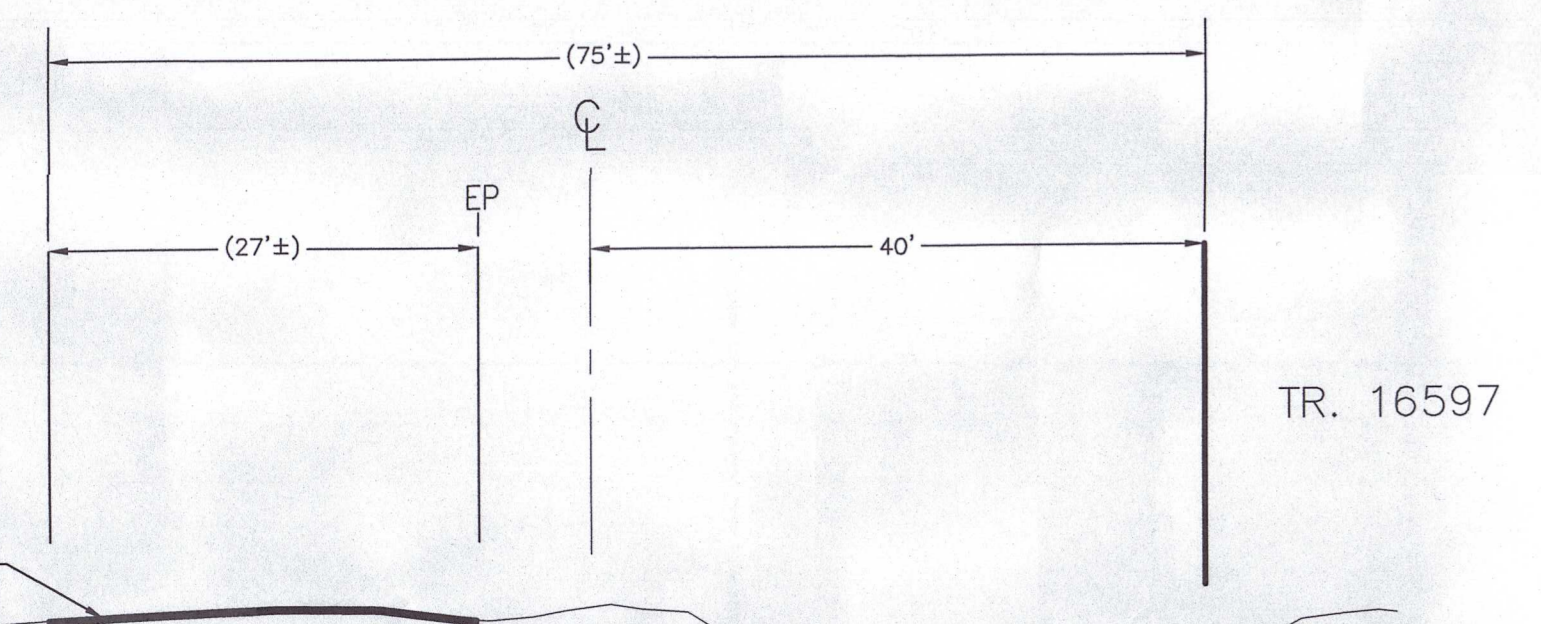
LEGEND:
 --- BOUNDARY
 --- LOT LINE / RIGHT OF WAY (RW)
 --- CENTERLINE
 --- EDGE OF PAVEMENT (EP)
 --- EASEMENT
 E --- EXISTING OVERHEAD ELECTRICAL
 W_u --- EXISTING WATER LINE
 UE --- EXISTING UNDERGROUND ELECTRICAL
 TEL --- EXISTING TELEPHONE
 --- EXISTING FENCE
 --- NPWL --- EXISTING NON-POTABLE WATER LINE
 --- UTILITY POLE

BENCHMARK
 ELEVATION: 3323.30' NAVD83
 DESCRIPTION: 3" BRASS DISK "705-17 1968"
 SET IN CONCRETE NEXT TO FLAG POLE
 BASE, 13.9FT BEHIND CURB.
 LOCATION: 151FT NORTHEAST OF CENTERLINE OF FOX TRAIL, 58FT SOUTHEAST OF CENTERLINE OF HWY 62

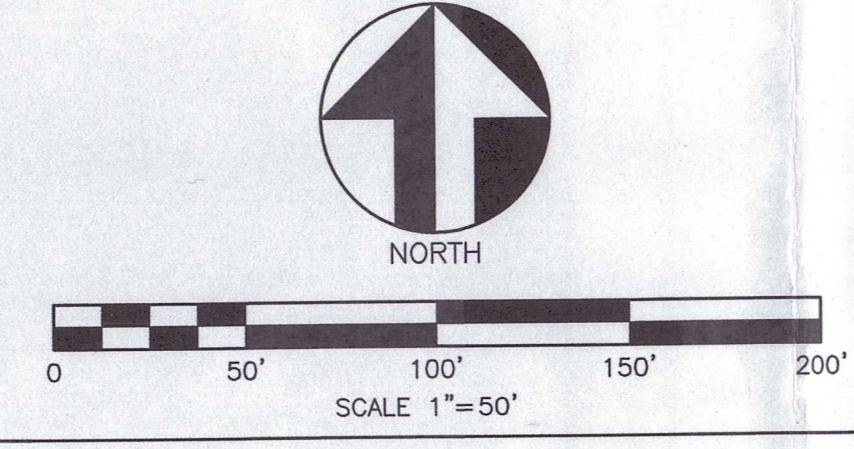
BASIS OF BEARINGS
 THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF ACOMA TRAIL, BEING N00°03'35"W PER 314/43-45.

UTILITIES:
 ELECTRIC: SOUTHERN CALIFORNIA EDISON
 6999 OLD WOMAN SPRING ROAD
 YUCCA VALLEY, CA 92284
 (760) 369-5413
 WATER/SEWER: HIGH DESERT WATER
 PHONE 760-365-8333
 GAS: NONE
 PHONE/CABLE: FRONTIER COMMUNICATIONS
 295 NORTH SUNRISE WAY
 PALM SPRINGS, CA 92262
 (760) 778-3621

LAND USE NOTES
 1. 19.38 ACRES TOTAL
 2. DENSITY = 1 PARCELS
 3. EXISTING AND PROPOSED ZONING IS R-S-2 / RURAL RESIDENTIAL (RR-05) 0.5 AC MIN
 4. FRONT SETBACK: 25 FEET
 5. REAR SETBACK: 15 FEET
 6. SIDE - INTERIOR SETBACK: 5/10 FEET
 7. SIDE - STREET SIDE SETBACK: 25 FEET
 8. TOTAL NUMBER PARCEL = 1
 9. THIS MAP NOTES THE CONTIGUOUS OWNERSHIP OF THE PARCEL TO THE NORTH AND SOUTH OF THE SUBJECT PARCEL
 10. NO GRADING OR DEVELOPMENT IS PROPOSED AFTER REVERSION TO ACREAGE.



ACOMA TRAIL CROSS-SECTION
 NOT TO SCALE



DATE: 4/17/2025

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 A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NO.	APPROVED	DATE	SEAL

REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 No. 47284
 STATE OF CALIFORNIA

APN 0585-621-01 THROUGH 0585-621-44
TR. NO. 20817
 OWNER: STEPHEN & TIFFANI BRESNICK
 MAILING: 3575 BEVERLY GLEN TERRACE
 SHERMAN OAKS, CA 91423
 SITE: VACANT LAND IN ACOMA TRAIL
 APN 0580-621-01 TO 0580-621-044,
 YUCCA VALLEY, CA

FOMOTOR ENGINEERING
 225 S. CIVIC DRIVE, SUITE 1-5
 PALM SPRINGS, CA 92262
 (760) 323-1842 FAX (760) 323-1742