

2 NUMBERED PARCELS
6.70 ACRES GROSS
6.56 ACRES NET

SHEET 1 OF 3 SHEETS

PARCEL MAP NO.

IN THE TOWN OF YUCCA VALLEY, COUNTY OF SAN BERNARDINO,
STATE OF CALIFORNIA

THAT PORTION OF LOT 5, TRACT NO. 6572, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE MAP
RECORDED IN BOOK 82, PAGES 62 AND 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

KIMLEY-HORN & ASSOCIATES, INC.

AUGUST 2025

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE RECORD TITLE INTEREST IN THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

WE HEREBY GRANT AND DEDICATE EASEMENTS TO THE TOWN OF YUCCA VALLEY FOR PUBLIC PURPOSES, ALL PUBLIC STREETS, HIGHWAYS, AND OTHER PUBLIC WAYS SHOWN ON SAID MAP.

WE HEREBY GRANT AND DEDICATE TO THE TOWN OF YUCCA VALLEY FOR PUBLIC USE ALL SANITARY SEWERS, STORM DRAINS AND APPURTENANT STRUCTURES WITHIN AND WITHOUT SAID SUBDIVISION CONSTRUCTED AS A PART OF THE IMPROVEMENTS THEREOF, INCLUDING THE RIGHT TO MAKE CONNECTIONS THEREWITH FROM ANY ADJOINING PROPERTIES.

ERICH VON BATSCH (OWNER)

BY: _____
NAME: _____ DATE _____
TITLE: _____

BENEFICIARY:

BY: _____
NAME: _____ DATE _____
TITLE: _____

NOTARY ACKNOWLEDGEMENTS:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____
COUNTY OF _____
ON _____ BEFORE ME, _____,

A NOTARY PUBLIC,
PERSONALLY APPEARED, _____,
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____
NAME OF NOTARY _____
COUNTY IN WHICH COMMISSIONED _____
DATE COMMISSION EXPIRES _____
COMMISSION NUMBER _____

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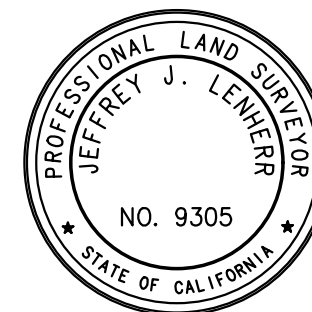
SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF _____ ON _____

I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT SAID MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP.

DRAFT
JEFFREY J. LENHERR, P.L.S. 9305
REGISTRATION EXPIRES: 12/31/2026

DRAFT
DATE _____



TOWN SURVEYOR'S CERTIFICATE:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL THE PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH.

NOEL OWSLEY, TOWN SURVEYOR
DATE _____

TOWN CLERK'S ACCEPTANCE STATEMENT:

I, LESLEY COPELAND, TOWN CLERK OF THE TOWN OF YUCCA VALLEY, CALIFORNIA, HEREBY CERTIFY THAT SAID TOWN COUNCIL AT ITS REGULAR MEETING HELD ON _____, 2025, APPROVED THE ANNEXED MAP OF PARCEL MAP NO. _____

LESLEY COPELAND
TOWN CLERK
TOWN OF YUCCA VALLEY, CALIFORNIA
DATE _____

AUDITOR/CONTROLLER/TREASURER/TAX COLLECTOR'S CERTIFICATE:

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THE OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN UPON THIS MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, ESTIMATED TO BE \$ _____

ENSEN MASON
AUDITOR-CONTROLLER/TREASURER/TAX
COLLECTOR SAN BERNARDINO COUNTY

BY _____
DEPUTY _____ DATE _____

BOARD OF SUPERVISORS' CERTIFICATE:

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ _____ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, (STATE, COUNTY, MUNICIPAL, OR LOCAL) AND ALL SPECIAL ASSESSMENTS, COLLECTED AS TAXES, WHICH AT THE TIME OF THE FILING OF THIS MAP WITH THE SAN BERNARDINO COUNTY ASSESSOR-RECORDER-COUNTY CLERK ARE A LIEN AGAINST SAID PROPERTY, BUT NOT YET PAYABLE AND THAT THE SUBDIVIDER HAS FILED WITH ME A CERTIFICATE BY THE PROPER OFFICER GIVING HIS/HER ESTIMATE OF THE AMOUNT OF SAID TAXES AND ASSESSMENTS, AND SAID BOND IS HEREBY ACCEPTED

LYNNA MONELL
CLERK OF THE BOARD OF SUPERVISORS
SAN BERNARDINO COUNTY

BY _____
DEPUTY _____ DATE _____

ACCEPTANCE AND ABANDONMENT CERTIFICATE:

PURSUANT TO SECTION 66434 (G) OF THE SUBDIVISION MAP ACT, THE RECORDATION OF THIS PARCEL MAP CONSTITUTES ABANDONMENT OF THE FOLLOWING EASEMENTS LYING WITHIN THE BOUNDARIES OF THIS MAP ACQUIRED BY THE TOWN OF YUCCA VALLEY FOR PUBLIC STREET AND INCIDENTAL PURPOSES:

- AVALON AVENUE

AS SHOWN ON TRACT MAP 6572, BOOK 82, PAGES 62-63

2 NUMBERED PARCELS
6.70 ACRES GROSS
6.56 ACRES NET

SHEET 2 OF 3 SHEETS

PARCEL MAP NO.

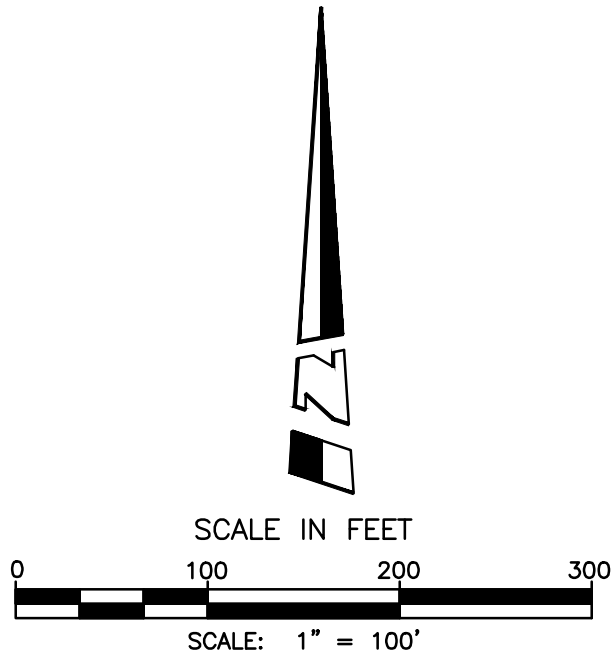
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KIMLEY-HORN & ASSOCIATES, INC.

AUGUST 2025

BOUNDARY LINE ESTABLISHMENT SHEET

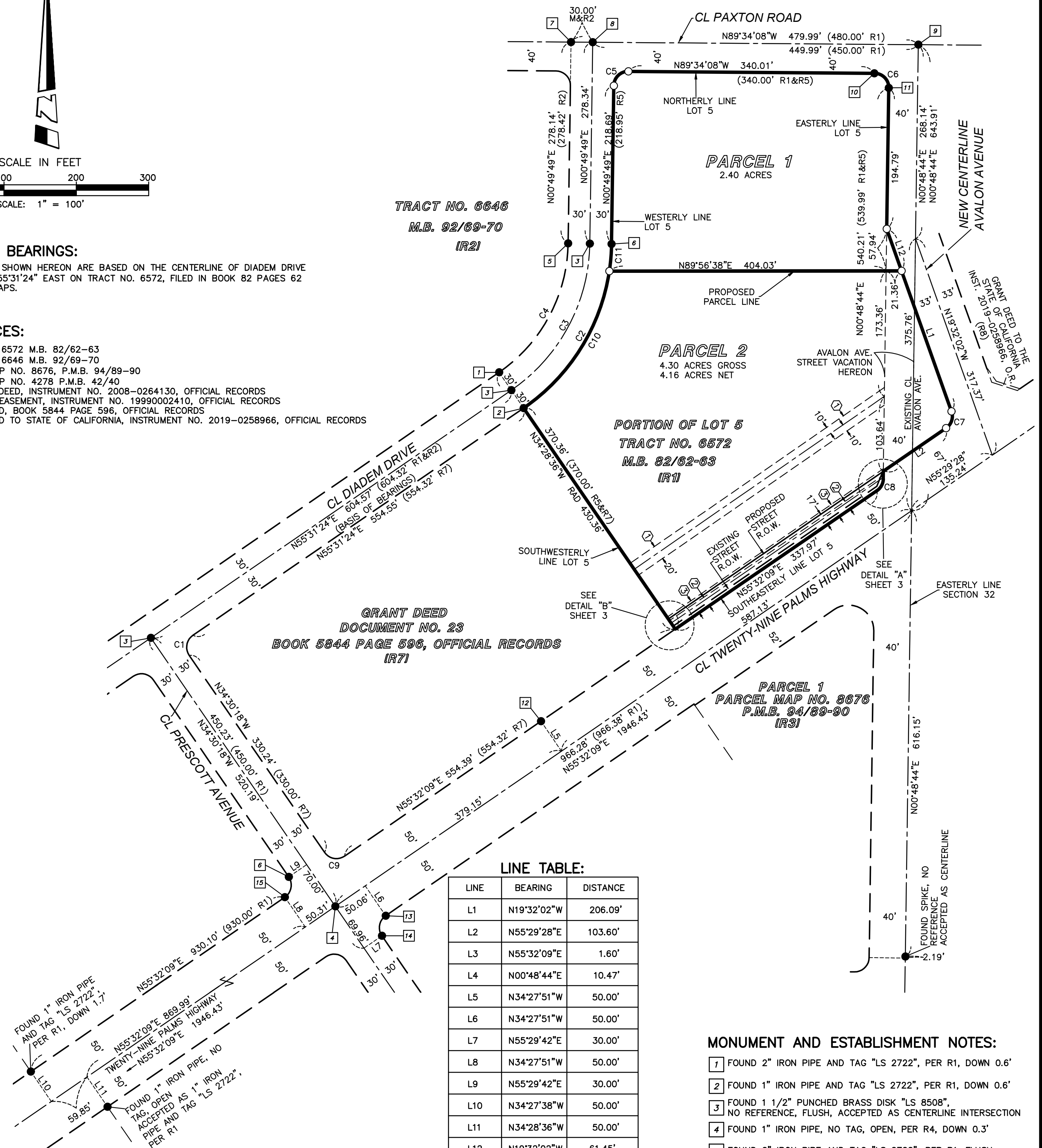


BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF DIADEM DRIVE BEING NORTH 55°31'24" EAST ON TRACT NO. 6572, FILED IN BOOK 82 PAGES 62 AND 63, OF MAPS.

REFERENCES:

- R1 TRACT NO. 6572 M.B. 82/62-63
- R2 TRACT NO. 6646 M.B. 92/69-70
- R3 PARCEL MAP NO. 8676, P.M.B. 94/89-90
- R4 PARCEL MAP NO. 4278 P.M.B. 42/40
- R5 QUITCLAIM DEED, INSTRUMENT NO. 2008-0264130, OFFICIAL RECORDS
- R6 GRANT OF EASEMENT, INSTRUMENT NO. 19990002410, OFFICIAL RECORDS
- R7 GRANT DEED, BOOK 5844 PAGE 596, OFFICIAL RECORDS
- R8 GRANT DEED TO STATE OF CALIFORNIA, INSTRUMENT NO. 2019-0258966, OFFICIAL RECORDS



GRANT DEED
DOCUMENT NO. 23
BOOK 5844 PAGE 596, OFFICIAL RECORDS
(R7)

LINE TABLE:

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N19°32'02"W | 206.09' |
| L2 | N55°29'28"E | 103.60' |
| L3 | N55°32'09"E | 1.60' |
| L4 | N00°48'44"E | 10.47' |
| L5 | N34°27'51"W | 50.00' |
| L6 | N34°27'51"W | 50.00' |
| L7 | N55°29'42"E | 30.00' |
| L8 | N34°27'51"W | 50.00' |
| L9 | N55°29'42"E | 30.00' |
| L10 | N34°27'38"W | 50.00' |
| L11 | N34°28'36"W | 50.00' |
| L12 | N19°32'02"W | 61.45' |

CURVE TABLE:

| CURVE | DELTA | RADIUS | LENGTH | |
|-------|---|----------------------------------|----------------------------------|-------------|
| C1 | Δ=90°01'42" (Δ=90°00'00") | R=20.00' R=20.00' | L=31.43' L=31.42' | R7 |
| C2 | Δ=54°41'35" (Δ=54°42'02") | R=280.00' R=280.00' | L=267.28' L=267.32' | R5 |
| C3 | Δ=54°41'35" (Δ=54°42'02") | R=250.00' R=250.00' | L=238.64' L=238.68' | R2 |
| C4 | Δ=54°41'35" (Δ=54°42'02") | R=220.00' R=220.00' | L=210.01' L=210.04' | R2 |
| C5 | Δ=89°36'03" (Δ=89°37'08") | R=20.00' R=20.00' | L=31.28' L=31.28' | R1&R5 |
| C6 | Δ=90°22'52" | R=20.00' | L=31.55' | M,R1&R5 |
| C7 | Δ=75°01'30" | R=20.00' | L=26.19' | |
| C8 | Δ=54°43'25" (Δ=54°42'02") (Δ=54°42'22") | R=20.00' R=20.00' R=20.00' | L=19.10' L=19.09' L=19.10' | R1&R5 R6 |
| C9 | Δ=89°57'33" (Δ=90°00'00") | R=20.00' R=20.00' | L=31.40' L=31.42' | R7 |
| C10 | Δ=46°58'45" | R=280.00' | L=229.58' | |
| C11 | Δ=07°42'50" | R=280.00' | L=37.70' | |

MONUMENT AND ESTABLISHMENT NOTES:

- 1 FOUND 2" IRON PIPE AND TAG "LS 2722", PER R1, DOWN 0.6'
- 2 FOUND 1" IRON PIPE AND TAG "LS 2722", PER R1, DOWN 0.6'
- 3 FOUND 1 1/2" PUNCHED BRASS DISK "LS 8508", NO REFERENCE, FLUSH, ACCEPTED AS CENTERLINE INTERSECTION
- 4 FOUND 1" IRON PIPE, NO TAG, OPEN, PER R4, DOWN 0.3'
- 5 FOUND 2" IRON PIPE AND TAG "LS 2722", PER R1, FLUSH
- 6 FOUND 1" IRON PIPE AND TAG "LS 2722", PER R1, DOWN 0.3'
- 7 FOUND 2" IRON PIPE AND TAG "LS 2722", PER R1, DOWN 0.9'
- 8 FOUND 1" IRON PIPE AND TAG "LS 2722", PER R1, DOWN 1.0'
- 9 FOUND 3" BRASS DISK "TIN R6E S30/S29 S33/S32", PER R1, DOWN 0.8'
- 10 FOUND 1 1/2" IRON PIPE AND TAG "LS 2722" PER R1, DOWN 0.5' N89°34'08"W 0.28'
- 11 FOUND 1 1/2" IRON PIPE AND TAG "LS 2722" PER R1, DOWN 0.5' SOUTH 36°36'35" WEST 0.32'
- 12 FOUND 1 1/2" IRON PIPE WITH PLASTIC CAP "RCE 23256", NO REFERENCE, DOWN 0.1'
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- 15 FOUND 1" IRON PIPE AND TAG "LS 2722", PER R1

LEGEND:

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- 1 AN EASEMENT FOR POWER LINES ON A SINGLE LINE OF POLES PURPOSES IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY RECORDED NOVEMBER 30, 1945 AS INSTRUMENT NO. 91, IN BOOK 1850, PAGE 254, OFFICIAL RECORDS.
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SHEET 3 OF 3 SHEETS

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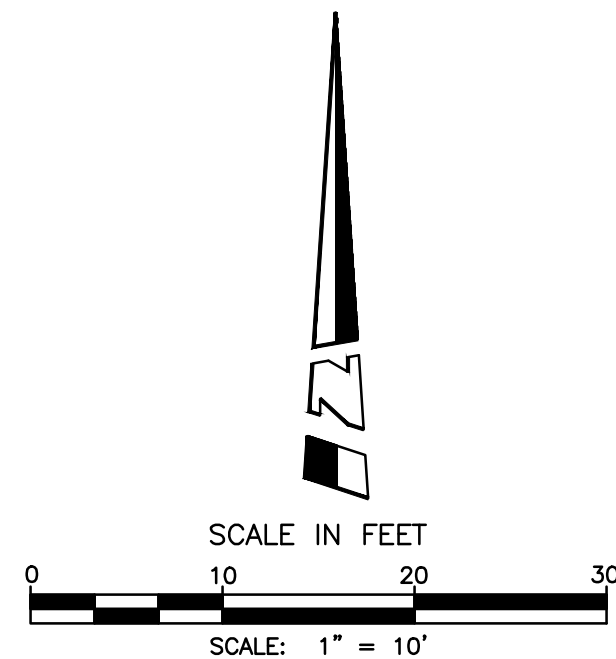
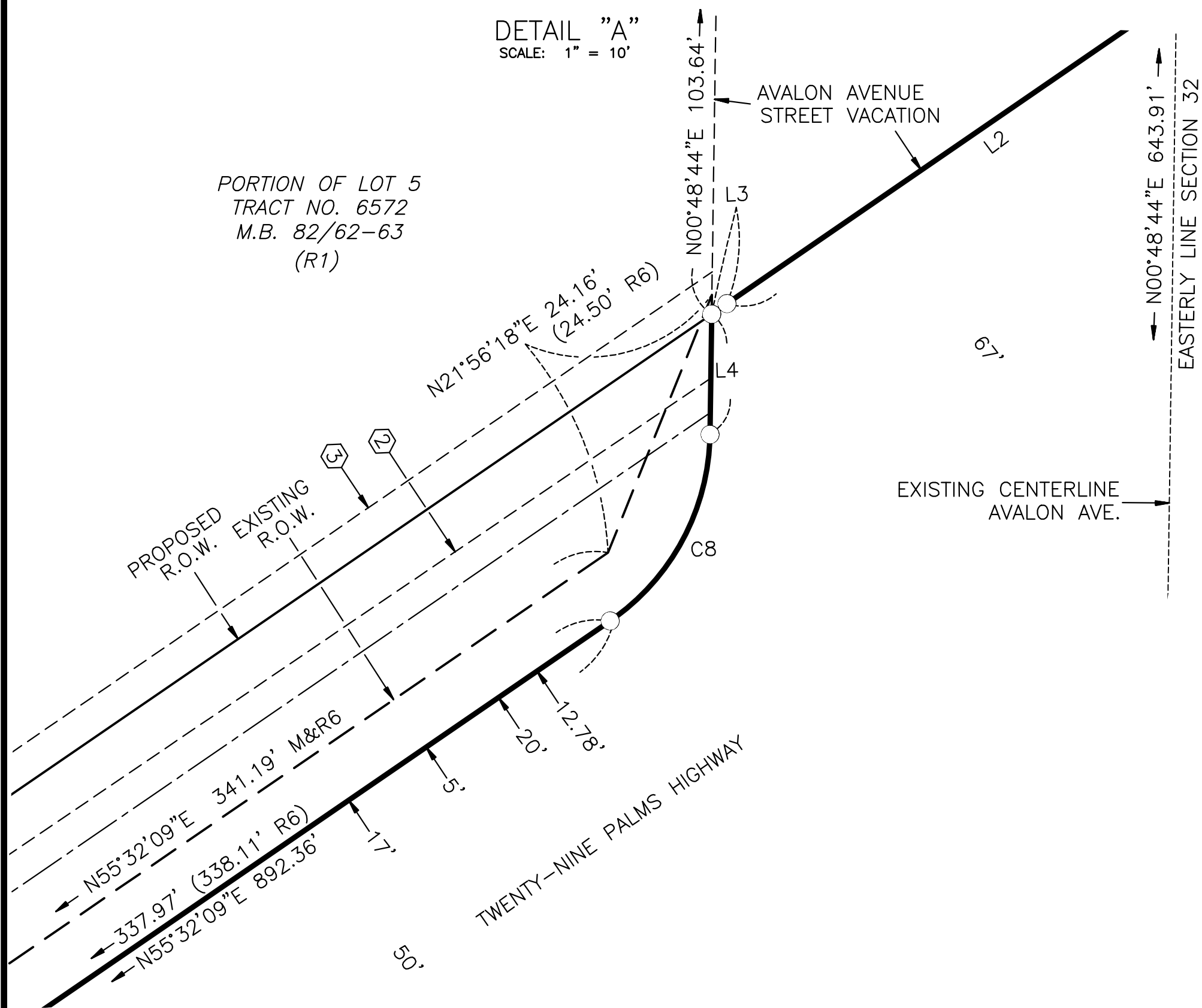
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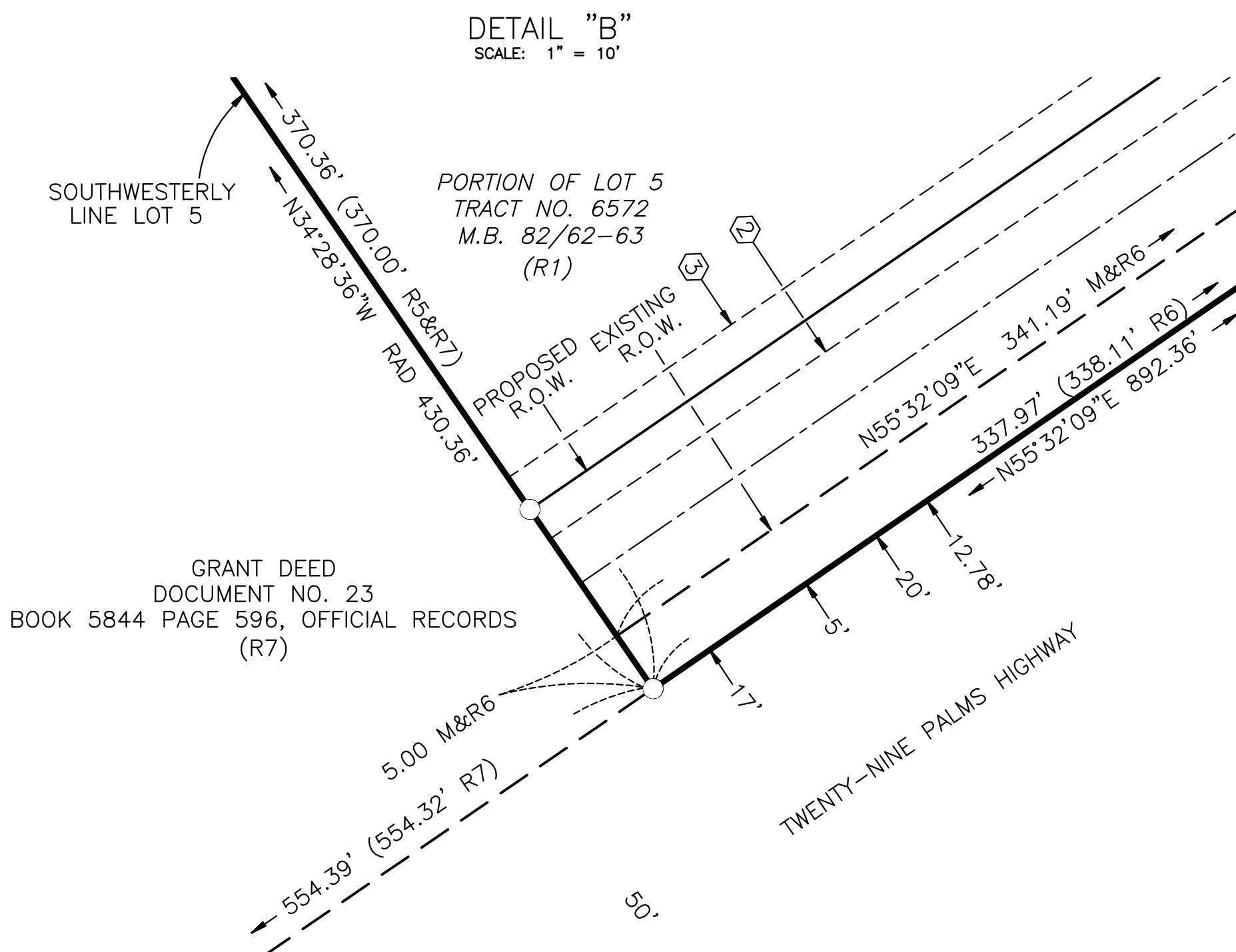


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