

27/11/2

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

TRACT NO. 16957

BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP NO. 11005 ON FILE
IN BOOK 143, PAGES 24 AND 25 OF PARCEL MAPS, OFFICIAL RECORDS OF
SAN BERNARDINO COUNTY, CALIFORNIA

FOMOTOR ENGINEERING

RECORDER'S STATEMENT

SHEET 1 OF 3 SHEETS

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER 2005-0972236
IN BOOK 143, PAGE 24 OF PARCEL MAPS, AT 2:55 PM IN BOOK 347
OF TRACT MAPS AT PAGE 5-3-95 AT THE REQUEST
OF FOMOTOR ENGINEERING

IN THE AMOUNT OF \$ 11.00

OWNER STATEMENT, ACKNOWLEDGMENT, AND AGREEMENT

OWNER HEREBY STATES THAT OWNER IS THE ONLY PARTY HAVING ANY RECORD TITLE INTEREST
IN THE LAND SUBDIVIDED AS SHOWN ON THIS MAP, AND CONSENTS TO THE PREPARATION AND
RECORDATION OF THIS FINAL MAP.

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 AGREEMENT FOR PUBLIC STREETS, TOWN
STREETS AND PUBLIC PURPOSES IN, UNDER, OVER, THROUGH, AND ACROSS GOLDENSHAW
DRIVE, PALM VORDE TRAIL, FERRISSE DRIVE, MARSHALL LANE, DESERT WILLOW TRAIL, CHARLIE
SMOKE TREE DRIVE, VERONA LANE, AND SILVER CHILLA COURT, AS SHOWN ON THIS
MAP.

OWNER HEREBY ACKNOWLEDGES THAT GOLDENSHAW DRIVE, PALM VORDE TRAIL, FERRISSE DRIVE,
MARSHALL LANE, DESERT WILLOW TRAIL, CHARLIE SMOKE TREE DRIVE, VERONA LANE,
SILVER CHILLA COURT, AND THE WESTERLY ONE-HALF OF ACCOMA ADJACENT TO TRACT NO.
16957 WILL BE SERVED BY THE TOWN OF YUCCA VALLEY AND SHALL BE MAINTAINED BY THE LOT
OWNERS UNDER TRACT NO. 16957, AS SHOWN ON THIS MAP.

OWNER AGREES NOT TO PROCEED AND AFFIRMATIVELY AGREES TO ENTER INTO ANY STREET AND
DRAINAGE MAINTENANCE AGREEMENT WITH THE TOWN OF YUCCA VALLEY CONCERNING THE
ASSESSMENT DISTRICT INITIATED BY THE TOWN OF YUCCA VALLEY CONCERNING THE
MAINTENANCE OF IMPROVEMENTS OF GOLDENSHAW DRIVE, PALM VORDE TRAIL, FERRISSE DRIVE,
SILVER CHILLA COURT AND MAINTENANCE AND OPERATION OF RIGHTS OF WAY, SIDEWALKS,
CONTROL FACILITIES, AND OPERATION AND MAINTENANCE OF RIGHTS OF WAY, SIDEWALKS,
PATHWAYS, STREET LIGHTING, LANDSCAPING AND OTHER PUBLIC INFRASTRUCTURE IMPROVEMENTS
PROMISED HOWEVER THAT THE MAXIMUM ANNUAL ASSESSMENT FOR STREET AND DRAINAGE
MAINTENANCE SHALL NOT EXCEED \$600 PER LOT AND THE MAXIMUM ANNUAL ASSESSMENT FOR
LANDSCAPE AND LIGHTING MAINTENANCE SHALL NOT EXCEED \$171 PER LOT EXCEPT FOR
ANNUAL COST OF LIVING MORTGAGES BASED ON THE CONSUMER PRICE INDEX.

OWNER ALSO AGREES NOT TO SELL ANY LOT WITHIN SPANZ 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
AGREEMENT FOR DRAINAGE, DRAINAGE FACILITIES, AND DRAINAGE WATER RETENTION AND
MAINTENANCE IN, UNDER, OVER, THROUGH, AND ACROSS LOT 4, AS SHOWN ON THIS MAP.

THIS STATEMENT, ACKNOWLEDGMENT, AND AGREEMENT SHALL BE BINDING ON AND SHALL INURE
TO THE BENEFIT OF THE HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, AND ASSIGNS OF
THE OWNER.

YUCCA VALLEY 98 HOMES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
BY FIRST PACIFICA HOUSING CORPORATION, A CALIFORNIA CORPORATION

BY: Robert
90 RIVA, PRESIDENT

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 SURVEYOR MAP ACT AND LOCAL
ORDINANCE AT THE REQUEST OF PHILIP K. FOMOTOR ON MAY 30, 2004. I HEREBY STATE
THAT ALL INFORMATION RELAYED TO ME BY THE CONSULTANTS APPROVED FOR THIS
MAP THAT ALL INFORMATION RELAYED TO ME BY THE CONSULTANTS APPROVED FOR THIS
POSITION INDICATED OR WILL BE SET IN SUCH POSITIONS ON OR BEFORE
12/31/04. 20.0.A. IN CONFORMANCE WITH SECTION 66446 AND 66448
OF THE SURVEYOR MAP ACT AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE
RETRACED.



DATED: 8/3/05

PHILIP K. FOMOTOR, P.L.R. NO. 7070
EXP. 12/31/08

TOWN ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP THAT THE SUBDIVISION AS SHOWN IS
SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED
ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SURVEYOR MAP ACT AND ANY LOCAL
ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN
COMPLIED WITH, AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATED: 12/7/05

WILLIAM E. STROEDER
TOWN ENGINEER
TOWN OF YUCCA VALLEY
R.C.L. 20082 EXP. DATE 12/31/09

BY: William Stroeder

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF SAN BERNARDINO

ON 12/20/05, BEFORE ME,
Said State, personally appeared Suzanne Kelly, a Notary Public in and
for said State, personally appeared
personally known to me or 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 character(s) and that he/she/they understood the contents of the instrument
the person(s) on the date upon which the foregoing act(s) was/were
performed.

WITNESS MY HAND AND OFFICIAL SEAL:
SIGNATURE: Suzanne Kelly
NOTARY PUBLIC IN AND FOR SAID STATE
PRINTED NAME: Suzanne Kelly
MY COMMISSION EXPIRES: Jan. 20, 08
MY PRINCIPAL PLACE OF BUSINESS IS IN: San Bernardino County

AUDITOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE
THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN UPON THE ANNECED MAP FOR
LANDING STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED
AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, ESTIMATED TO BE
\$ 0.

DATED: 12/27/05

LARRY WALKER, COUNTY AUDITOR
COUNTY OF SAN BERNARDINO

BY: Larry Walker
DEPUTY

TOWN CLERK'S STATEMENT

I, Shirley A. Boudreau, TOWN CLERK OF THE TOWN OF YUCCA VALLEY,
CALIFORNIA, DO HEREBY CERTIFY THAT SAID TOWN COASSES AT 15 BULLHORN WATERS HELD ON
MAY 11, 1967, WAS RECORDED IN BOOK 143, PAGE 24 OF PARCEL MAPS, AT THE REQUEST OF
AND HEREBY ACCEPTS ON BEHALF OF THE PUBLIC HEREDIN THE EXERCISE OF A LIMITED
OVER, THROUGH, AND ACROSS GOLDENSHAW DRIVE, PALM VORDE TRAIL, FERRISSE DRIVE,
MARSHALL LANE, DESERT WILLOW TRAIL, CHARLIE SMOKE TREE DRIVE, VERONA LANE,
AND SILVER CHILLA COURT, AS DEDICATED HEREDIN AND.

HEREBY RECEIVES THE RESPONSIBILITY AND MAINTENANCE OF SAID STREET EASEMENTS WHICH
SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS WITHIN THE SUBDIVISION OF
TRACT NO. 16957, THEIR HEIRS, SUCCESSORS AND ASSIGNS WITHIN THE JURISDICTION OF
ASSESSMENT DISTRICT FORMED BY THE LOT OWNERS AND THE TOWN OF YUCCA VALLEY
AND ADMINISTERED BY THE TOWN OF YUCCA VALLEY, INC.

HEREBY ACCEPTS THE IRREVOCABLE OFFER TO DEDICATE TO THE TOWN OF YUCCA VALLEY,
AN AGREEMENT FOR DRAINAGE, DRAINAGE FACILITIES, AND DRAINAGE WATER RETENTION AND
MAINTENANCE IN, UNDER, OVER, THROUGH, AND ACROSS LOT 4, AS DEDICATED
HEREDIN AND.

HEREBY AGREES, PURSUANT TO GOVT. CODE SECTIONS 66446(a) AND 66448.30 (3)
(CALIFORNIA MAP ACT), THE AGREEMENT FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES
ACROSS CHARLIE SMOKE TREE DRIVE AS DEDICATED ON PARCEL MAP NO. 11005, P.A.M. 143/24-25,
O.R. WITHIN THE BOUNDARIES OF THIS MAP ONLY AND NOT SHOWN HEREDIN.

DATED: 12/20/05

MARKET M. ANDERSON, TOWN CLERK

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY EARTH SYSTEMS SOUTHWEST ON THE 4TH
DAY OF OCTOBER, 2005, AS REQUIRED BY THE HEALTH AND SAFETY CODE AS REPORT NO.
08838-01 00-10-714.

314/43

31/172



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

TRACT NO. 16957

BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP NO. 11005 ON FILE
IN BOOK 143, PAGES 24 AND 25 OF PARCEL MAPS, OFFICIAL RECORDS OF
SAN BERNARDINO COUNTY, CALIFORNIA

OCTOBER, 2004

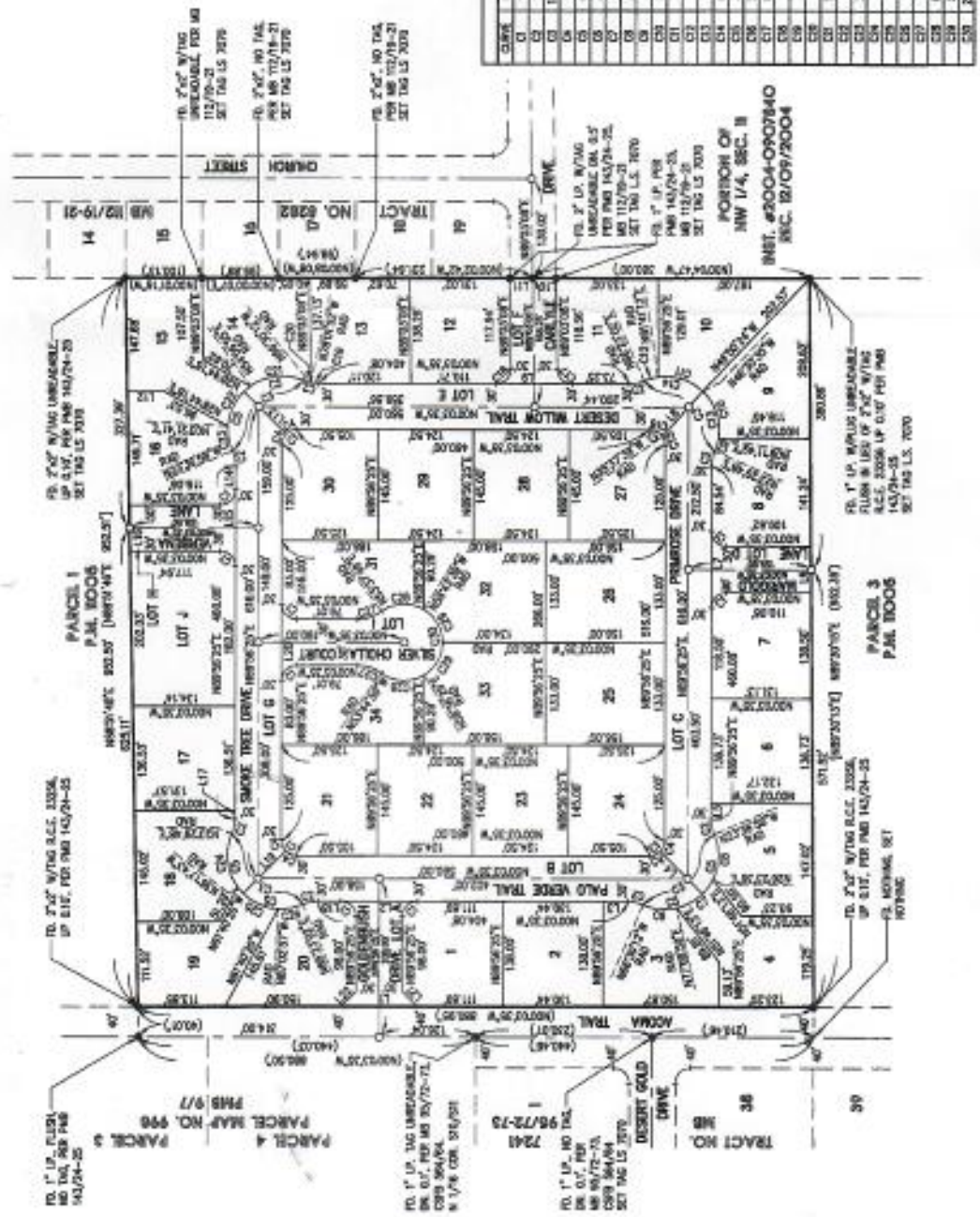
FOMOTOR ENGINEERING

SURVEYOR'S NOTES

- INDICATES FOUND MONUMENT AS NOTED
 - INDICATES SET 3/4" I.D. GALVANIZED PIPE, 16" LONG, FLUSH, TAPPED TO TO
 - ◊ INDICATES "TRIAL BENCHMARK"
 - () INDICATES MEASURED AND RECORDED DATA PER PARCEL MAP NO. 11005, PMS143/24-25
 - [] INDICATES RECORDS DATA PER PARCEL MAP NO. 11005, PMS143/24-25
- SET NAIL AND TAG, STAMPED LS 7070, IN PERMANENT CONCRETE CURB AT THE PROLONGATION OF LOT CORNERS FRONTING ON STREETS.
- AT ALL REAR LOT CORNERS, ANGLE POINTS, AND THE BEGINNING AND ENDS OF CURVES, SET 3/4" I.D. FLUSH, OR LEAD A TAG IN CONCRETE FOOTING OR FENCING MATERIAL, STAMPED LS 7070
- TOTAL AVERAGE WITHIN THE DETERMINING BORDER IS 19.37 ACRES GROSS.
- NUMBERED LOTS: 34
LETTERED LOTS: 10

BASIS OF BEARINGS

BASES OF BEARINGS IS THE WEST LINE OF PARCEL 2 OF PARCEL MAP NO. 11005, PAR 143/24-25, BEING RECORDED.



LINE	LINE LABEL	LENGTH
1	DEPT. 1	100.00
2	DEPT. 2	100.00
3	DEPT. 3	100.00
4	DEPT. 4	100.00
5	DEPT. 5	100.00
6	DEPT. 6	100.00
7	DEPT. 7	100.00
8	DEPT. 8	100.00
9	DEPT. 9	100.00
10	DEPT. 10	100.00
11	DEPT. 11	100.00
12	DEPT. 12	100.00
13	DEPT. 13	100.00
14	DEPT. 14	100.00
15	DEPT. 15	100.00
16	DEPT. 16	100.00
17	DEPT. 17	100.00
18	DEPT. 18	100.00
19	DEPT. 19	100.00
20	DEPT. 20	100.00
21	DEPT. 21	100.00
22	DEPT. 22	100.00
23	DEPT. 23	100.00
24	DEPT. 24	100.00
25	DEPT. 25	100.00
26	DEPT. 26	100.00
27	DEPT. 27	100.00
28	DEPT. 28	100.00
29	DEPT. 29	100.00
30	DEPT. 30	100.00
31	DEPT. 31	100.00
32	DEPT. 32	100.00
33	DEPT. 33	100.00
34	DEPT. 34	100.00

LOT AREA (AC)	LOT AREA (SQ. FT.)
A	1.0000
B	1.0000
C	1.0000
D	1.0000
E	1.0000
F	1.0000
G	1.0000
H	1.0000
I	1.0000
J	1.0000
K	1.0000
L	1.0000

314/45