# VESTING TENTATIVE TRACT 6691

## THIS MAP IS A MERGER AND RESUBDIVISION

BEING A PORTION OF THE WEST HALF OF SECTION 32, TOWNSHIP 26 SOUTH RANGE 40 EAST M. D. B. & M., IN THE CITY OF RIDGECREST, COUNTY OF KERN, STATE OF CALIFORNIA. CONTAINING 228 RESIDENTIAL LOTS, A COMMERCIAL SITE, AND 2 PARK LOTS

### GENERAL NOTES

1. THIS DEVELOPMENT WILL CONFORM TO THE CITY OF RIDGECREST AND COUNTY OF KERN SUBDIVISION STANDARDS
2. ASSESSOR'S PARCEL NUMBERS: 455-100-02, 455-100-05, 455-100-03
3. WATER: INDIAN WELLS VALLEY WATER DISTRICT
4. SEWER: CITY OF RIDGECREST
5. DRAINAGE: IN CONFORMANCE WITH CITY OF RIDGECREST & KERN COUNTY STANDARDS
6. GAS: PACIFIC GAS AND ELECTRIC
7. ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY
8. EXISTING LAND USE: VACANT
9. PROPOSED LAND USE: ESTATE RESIDENTIAL, COMMERCIAL SITE, AND PARK
10. FIRE PROTECTION: CITY OF RIDGECREST FIRE DEPARTMENT
11. EXISTING ZONING: E-1 (PARCEL 3 & 4 OF PMW 961) AND E-2 (PARCEL 1 OF PMW 961) SINGLE FAMILY RESIDENTIAL
12. PROPOSED ZONING: E-1.5 AND E-2 SINGLE FAMILY RESIDENTIAL, CS, & RSP
13. APPROXIMATE LOCATION OF EXISTING STRUCTURES ON PROPERTY ARE SHOWN
14. MINIMUM GRADE = 0.20 %, MAXIMUM GRADE = 8.0% FOR ALL LOCAL STREETS
15. APPOXIMATE LINEAL FOOTAGE OF STREETS: 28,263 FT
16. ACREAGE: 161.48 GROSS AC., 119.95 NET AC.
17. ALL LOTS ARE GIVEN IN NET SQUARE FEET
18. ALL PUBLIC STREETS TO CONFORM TO CITY OF RIDGECREST DEVELOPMENT STANDARDS

### RECORD OWNER/SUBDIVIDER:

PAM RIDGECREST VENTURE, LLC
2020 WEST KETTLEMAN LANE
P.O. BOX 1570
LODI, CALIFORNIA 95241
(209) 334-6565

### BENCHMARK:

FOUND CHISELED BOX IN TOP OF CURB AT NORTHWEST CORNER OF DOWNS AND LAS FLORES NORTHERLY PORTION OF CURB RETURN, CITY OF RIDGECREST
RECORD ELEVATION = 2346.024

### EASEMENTS OF RECORD:

(A) IN FAVOR OF: CALIFORNIA ELECTRIC POWER COMPANY
DESCRIPTION: A 31' WIDE EASEMENT FOR POLE LINES, CABLES AND INCIDENTAL PURPOSES.
AFFECTS PARCEL 1 OF PMW 961
BOOK 1263, PAGE 355

(B) IN FAVOR OF: CALIFORNIA ELECTRIC POWER COMPANY
DESCRIPTION: AN EASEMENT CENTERLINE FOR POLE LINES AND INCIDENTAL PURPOSES.
AFFECTS PARCELS 1 AND 4 OF PMW 961. WIDTH NOT DEFINED
BOOK 1561, PAGE 72

(C) IN FAVOR OF: CALIFORNIA ELECTRIC POWER COMPANY
DESCRIPTION: A 31' WIDE EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES.
AFFECTS PARCELS 1&2
BOOK 2727, PAGE 349

(D) IN FAVOR OF: COUNTY OF KERN
DESCRIPTION: 55' WIDE ROAD, UTILITY, AND INCIDENTAL PURPOSES. AFFECTS PARCEL 1
BOOK 3240, PAGE 340

(E) IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY
DESCRIPTION: 10' WIDE EASEMENT FOR POLE LINE & INCIDENTAL PURPOSES.
AFFECTS PARCEL2& 4
BOOK 4126, PAGE 85

(F) IN FAVOR OF: COMMON WITH OTHERS
DESCRIPTION: AN EASEMENT FOR INGRESS AND EGRESS FOR PUBLIC ROADS, PUBLIC UTILITIES AND INCIDENTAL PURPOSES. AFFECTS PARCELS 2, 3 AND 4
BOOK 4526, PAGE 256

(G) IN FAVOR OF: THE PUBLIC IN GENERAL
DESCRIPTION: AN EASEMENT FOR ROAD PURPOSES AND INCIDENTAL PURPOSES.
AFFECTS PARCELS 1, 2, 3, AND 4
BOOK 5057, PAGE 1201

(H) IN FAVOR OF: ADJACENT PROPERTY OWNERS AND THE PUBLIC IN GENERAL
DESCRIPTION: 60' WIDE EASEMENT FOR INGRESS, EGRESS & ROAD PURPOSES AND INCIDENTAL PURPOSES. AFFECTS PARCELS 1, 2, 3, AND 4 OF PMW 961.
BOOK 5057, PAGE 1210 (THIS EASEMENT TO BE ABANDONED)

(I) IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY
DESCRIPTION: AN EASEMENT FOR UNDERGROUND ELECTRICAL SYSTEMS, COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES. AFFECTS PARCEL 2 OF PMW 961.
BOOK 5592, PAGE 1341 (DOES NOT AFFECT PROPOSED PROJECT)

(J) IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY
DESCRIPTION: 6' WIDE EASEMENT FOR UNDERGROUND ELECTRICAL SYSTEMS, COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES. AFFECTS PARCEL 3 OF PMW 961.
BOOK 5597, PAGE 1440.

(K) IN FAVOR OF: INDIAN WELLS VALLEY WATER DISTRICT
DESCRIPTION: AN EASEMENT FOR PIPELINES, APPURTENANCES, ELECTRICAL, COMMUNICATIONS AND INCIDENTAL PURPOSES. AFFECTS PARCELS 1 AND 2 OF PMW 961.
BOOK 6646, PAGE 2287 (DOES NOT AFFECT PROPOSED PROJECT)

(L) IN FAVOR OF: INDIAN WELLS VALLEY WATER DISTRICT
DESCRIPTION: AN EASEMENT FOR WATER AND SEWER PIPELINES, APPURTENANCES, ELECTRICAL, COMMUNICATIONS AND INCIDENTAL PURPOSES.
AFFECTS PARCEL 1 OF PMW 961.
BOOK 6645, PAGE 364

(M) IN FAVOR OF: GTE CALIFORNIA INCORPORATED, A CALIFORNIA CO.
DESCRIPTION: 10' WIDE EASEMENT FOR CABLES, WIRES, MANHOLES, PEDESTALS, APPURTENANCES, ELECTRICAL, COMMUNICATIONS AND INCIDENTAL PURPOSES
AFFECTS PARCEL 3 OF PMW 961.
INSTRUMENT NO. 0198167006

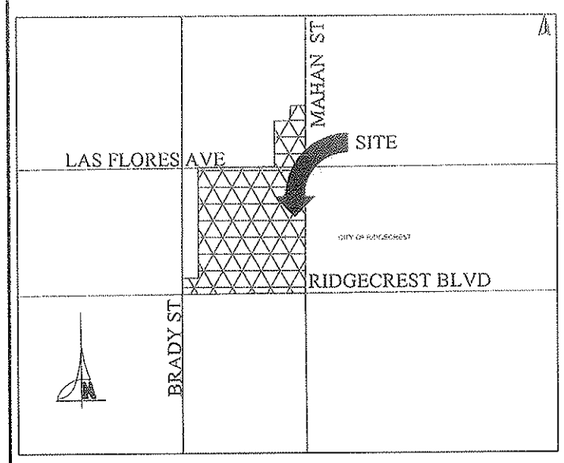
(N) IN FAVOR OF: INDIAN WELLS VALLEY WATER DISTRICT, HEIRS, SUCCESSORS, & ASSIGNS
DESCRIPTION: AN EASEMENT FOR WATER AND SEWER PIPELINES, APPURTENANCES, ELECTRICAL, COMMUNICATIONS AND INCIDENTAL PURPOSES.
AFFECTS PARCEL 2 OF PMW 961.
BOOK 6646, PAGE 2287

### BASIS OF BEARING:

EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 26 SOUTH, RANGE 40 EAST M.D.B.M. AS SHOWN ON PARCEL MAP NO. 3268 FILED IN BOOK 20 OF PARCEL MAPS AT PAGE 27 IN THE KERN COUNTY RECORDER'S OFFICE. BEARING OF SAID LINE BEING NORTH 00°21'45" EAST.

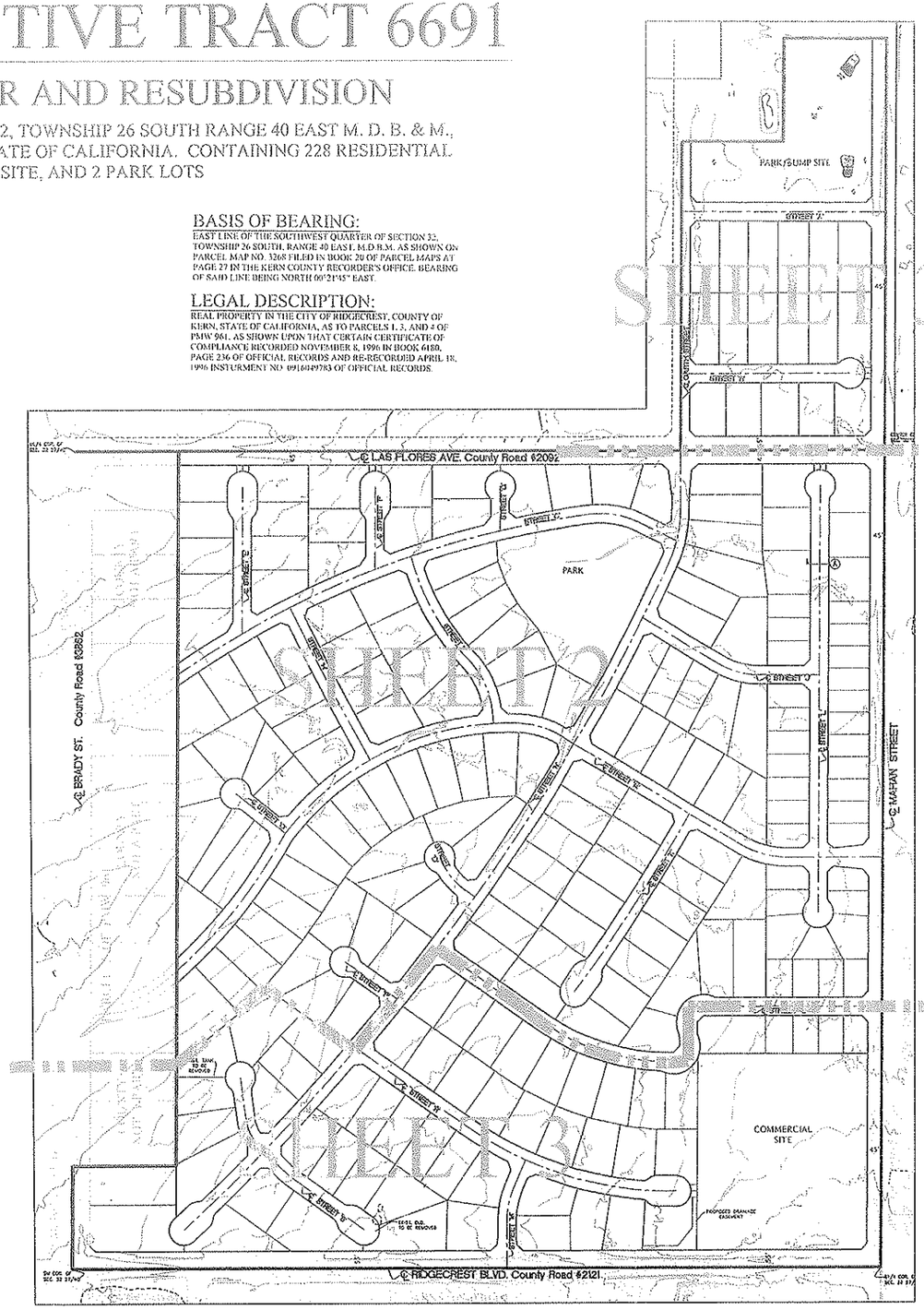
### LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF RIDGECREST, COUNTY OF KERN, STATE OF CALIFORNIA, AS TO PARCELS 1, 2, AND 4 OF PMW 961, AS SHOWN UPON THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED NOVEMBER 8, 1996 IN BOOK 6180, PAGE 236 OF OFFICIAL RECORDS AND RE-RECORDED APRIL 18, 1996 INSTURMENT NO 0916049783 OF OFFICIAL RECORDS.




VICINITY MAP
CITY OF RIDGECREST, CA (NOT TO SCALE)

GRAPHIC SCALE
200 0 50 200
( IN FEET )
1 inch = 200 ft.




KEY MAP

UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

| NO. | DATE | REVISIONS | BY | TKS |
|---|---|---|---|---|
| | 6/05 | INCLUDE APN 455-100-03 | | |

REGISTERED LAND SURVEYOR
CHRISTOPHER A. WHITLATCH
P.L.S. No. 7816
Exp. 12-31-07
STATE OF CALIFORNIA


CORNERSTONE ENGINEERING, INC.
220 MASON AVENUE
BAKERSFIELD, CA 93305
TEL: (661) 322-4325
FAX: (661) 322-3365
CONSULTING CIVIL ENGINEERING AND LAND SURVEYING
www.cornerstoneengineering.com


DEVELOPMENT BY:
THE PAM COMPANIES
2020 WEST KETTLEMAN LANE
P.O. BOX 1570
LODI, CALIFORNIA 95241
(209)-334-6565

VESTING TENTATIVE
TRACT 6691
WILD POINTE RANCH

| | |
|---|---|
| DESIGNER: | TRS |
| CHECKED BY: | DGW |
| DATE: | 5-19-08 |
| DRAFTER: | KAD |
| SCALE: | AS NOTED |
| WILD POINTE RANCH | |
| JOB NO: | 077-01-00 |
| SHEET 1 | OF 3 |

# THIS MAP IS FOR A MERGER AND RESUBDIVISION

| NO. | DATE | REVISION | DR. |
|---|---|---|---|

LICENSED LAND SURVEYOR
TIMOTHY W. FIFE
P.L.S. No. 7816
Exp. Date 12-31-07
STATE OF CALIFORNIA


CORNERSTONE ENGINEERING, INC.
420 HUTSON AVENUE
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FAX: (209) 525-3055
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PO BOX 1570
LODI, CALIFORNIA 95241
(209)334-6068

# VESTING TENTATIVE TRACT 6691
## WILD POINTE RANCH

| | |
|---|---|
| DESIGNER: | TRS |
| CHECKED BY: | DGW |
| DATE: | 5-19-08 |
| DRAFTER: | KAO |
| SCALE: | 1" = 100' |
| WILD POINTE RANCH | |
| JOB NO: | 077-01-00 |
| SHEET | OF |
| 2 | 3 |

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(A) IN FAVOR OF: CALIFORNIA ELECTRIC POWER COMPANY
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AFFECTS PARCEL 1 OF PMW 961
BOOK 1263, PAGE 355

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DESCRIPTION: AN EASEMENT CENTERLINE FOR POLE LINES AND INCIDENTAL PURPOSES.
AFFECTS PARCELS 1 AND 4 OF PMW 961 WITH NOT DEFINED
BOOK 1561, PAGE 72

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(D) IN FAVOR OF: COUNTY OF KERN
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(E) IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY
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BOOK 4128, PAGE 85

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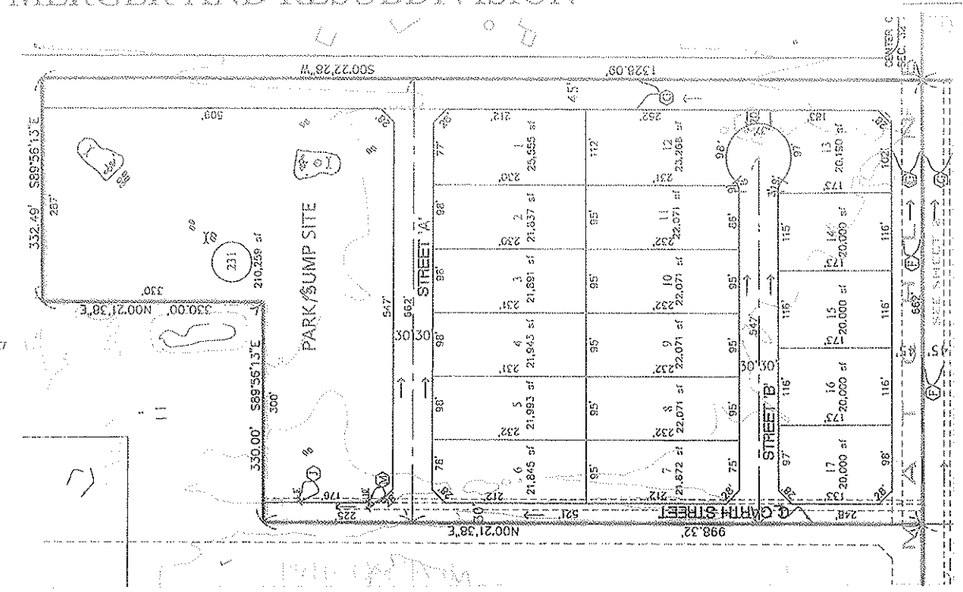
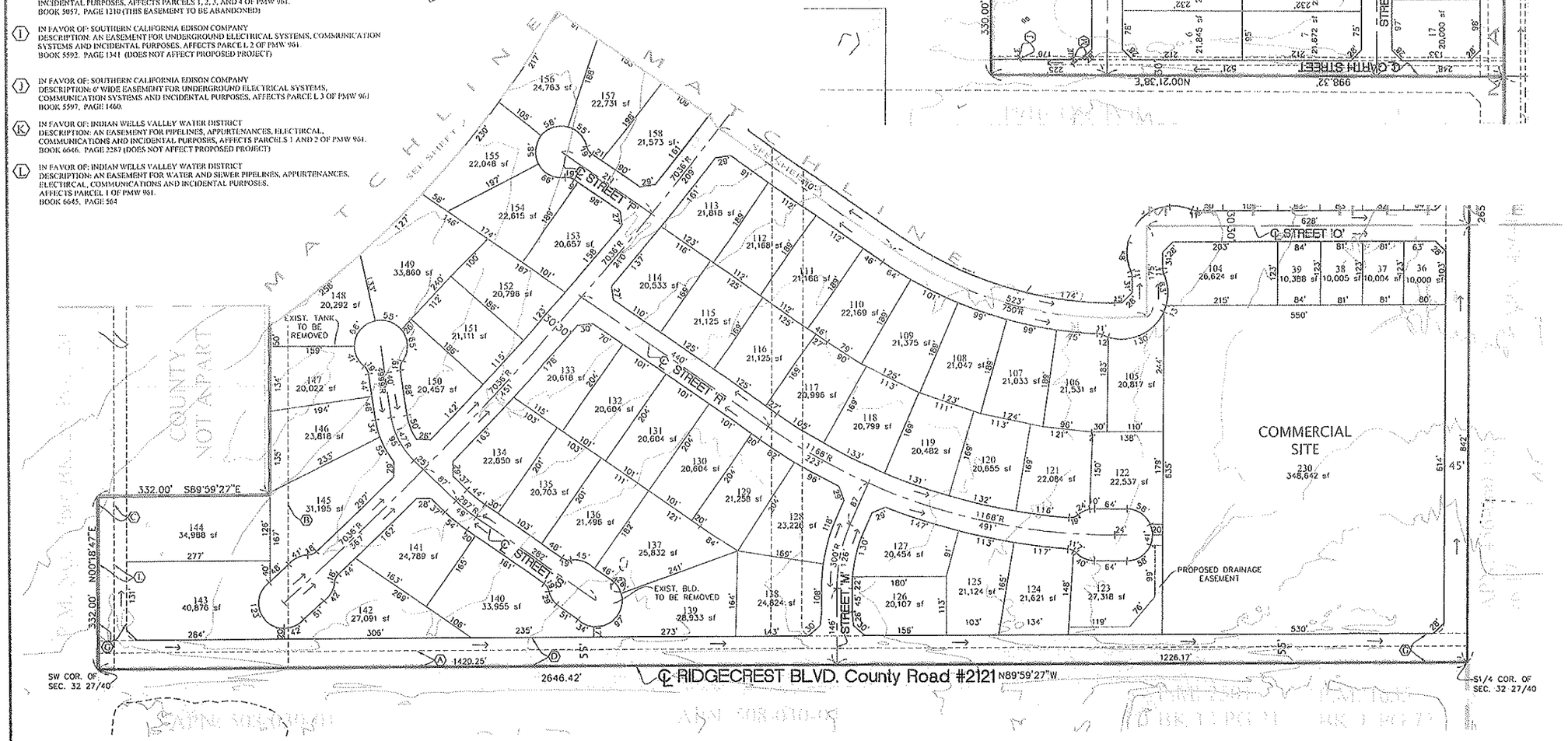
AFFECTS PARCEL 2 OF PMW 961.
BOOK 6646, PAGE 2287

## LEGEND

- = EXISTING SEWER MAN HOLE
- = EXISTING CHAIN LINK FENCE
- = EXISTING PAVEMENT
- = EXISTING STREET LIGHT
- = EXISTING PALM TREE
- = EXISTING POLE
- = EXISTING MAILBOX
- = EXISTING FIRE HYDRANT
- = EXISTING STREET SIGNS
- = EXISTING SIGN
- = EXISTING BUILDING/HOME
- P.M. NO. = PARCEL MAP NUMBER
- A.P.N. = ASSESSOR'S PARCEL NUMBER
- sf = SQUARE FEET
- AC. = ACRES
- = PROJECT BOUNDARY
- = RIGHT-OF-WAY
- = CENTERLINE
- = ALLEY
- = EASEMENTS
- = DIRECTION OF PROPOSED DRAINAGE
- (1) = EASEMENT DESCRIPTION SEE THIS SHEET
- = CONTOURS
- = CITY/COUNTY LIMITS

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GARY W. KEITH, JR.
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