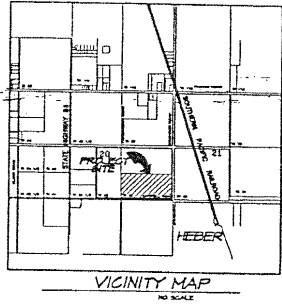


McCabe Ranch Subdivision Tentative Tract Map No. 952

IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA



LOT DATA:

EXISTING ZONING: A-2
PROPOSED ZONING: R-1 & R-3

ASSESSORS PARCEL NUMBERS:

APN 094-050-14

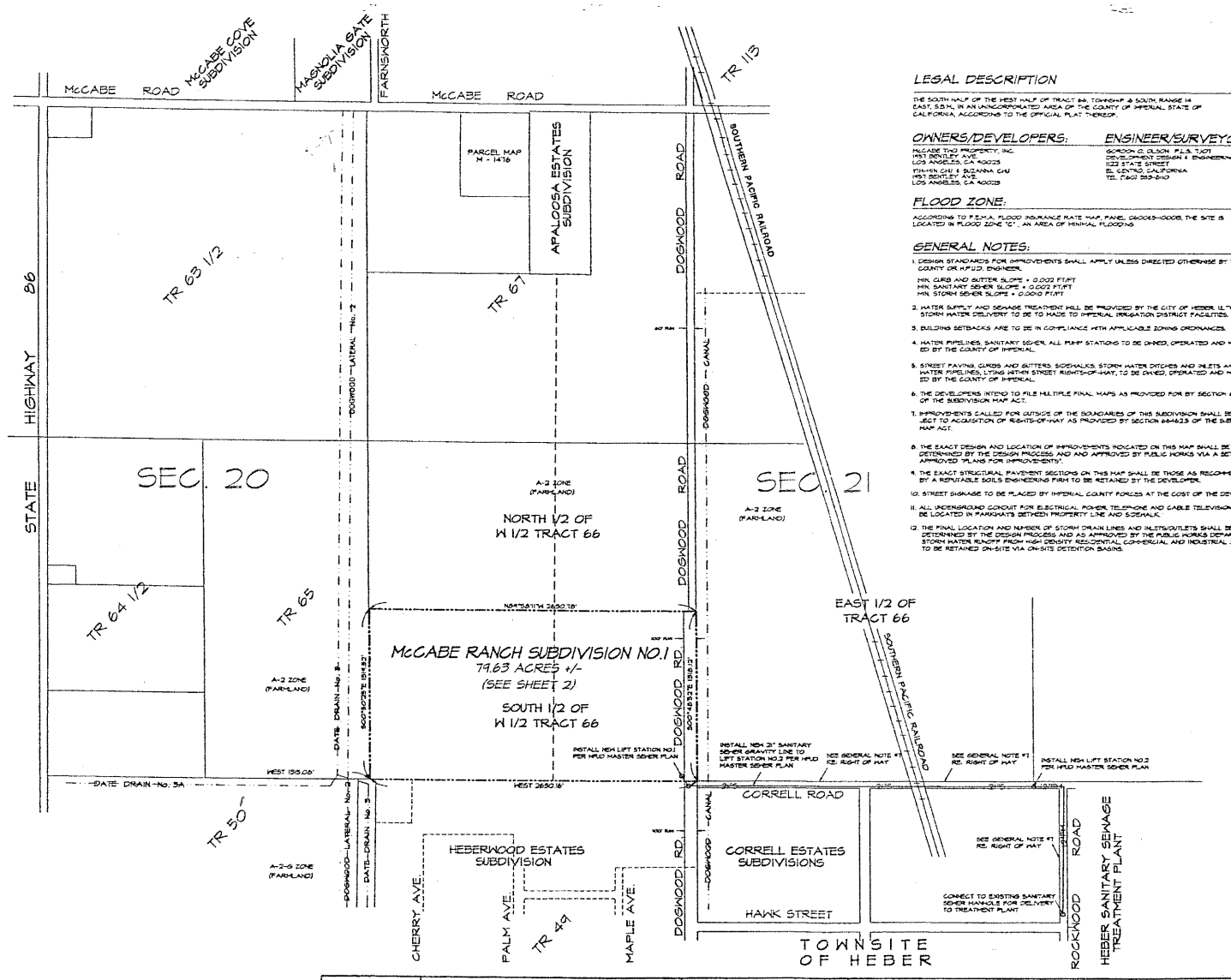
RECORDED EASEMENTS:

THE FOLLOWING EASEMENTS OF RECORD WERE LISTED IN THE TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY ORDER #175-34, DATED FEBRUARY 7, 2004.

- ① AN EASEMENT FOR DITCHES, CANALS, TIE-RODS AND TELEGRAPH LINES AND INCIDENTAL PURPOSES IN FAVOR OF THE CALIFORNIA DEVELOPMENT CO. RECORDED SEPTEMBER 14, 1908 IN BOOK 21, PAGE 258 OF RECORDS. THE ROUTE OR LOCATION CANNOT BE DETERMINED FROM SAID INSTRUMENT.
- ② AN EASEMENT FOR DITCHES, CANALS, TIE-RODS AND TELEGRAPH LINES AND INCIDENTAL PURPOSES IN FAVOR OF THE CALIFORNIA DEVELOPMENT CO. RECORDED SEPTEMBER 14, 1908 IN BOOK 21, PAGE 258 OF RECORDS. THE ROUTE OR LOCATION CANNOT BE DETERMINED FROM SAID INSTRUMENT.
- ③ AN EASEMENT FOR A POWER LINE AND INCIDENTAL PURPOSES IN FAVOR OF THE IMPERIAL IRRIGATION DISTRICT. RECORDING NUMBER IS NOT AS FILED NO. 48, IN BOOK 454, PAGE 945 OF OFFICIAL RECORDS DESCRIBED AS FOLLOWS:
SAID EASEMENT TO BE LOCATED ALONG THOSE PORTIONS OF HIGHWAY ARE BEING USED AS PUBLIC-TRAVELLED HIGHWAYS.
- ④ AN EASEMENT FOR POWER LINE AND INCIDENTAL PURPOSES IN FAVOR OF THE IMPERIAL IRRIGATION DISTRICT. RECORDING NUMBER IS NOT AS FILED NO. 29, IN BOOK 454, PAGE 945 OF OFFICIAL RECORDS DESCRIBED AS FOLLOWS:
SAID EASEMENT TO BE LOCATED ALONG THOSE PORTIONS OF HIGHWAY ARE BEING USED AS PUBLIC-TRAVELLED HIGHWAYS.

LEGEND:

○ SURVEY MONUMENT	--- EXISTING CENTERLINE
□ STREET LIGHT	→ DIRECTION OF FLOW
— 12" WATER LINE (SLOPE NOTED OTHERWISE)	— EXISTING WATER LINE
— 18" SANITARY SEWER LINE (SLOPE NOTED OTHERWISE)	— EXISTING SANITARY SEWER LINE
— 12" FIRE HYDRANT	— EXISTING STORM DRAIN LINE
— 18" NON-STEEL STORM DRAIN LINE	— EXISTING PAVEMENT
— 18" SPOT ELEVATION	— SUBDIVISION BOUNDARY
— PUBLIC UTILITY EASEMENT	
— BUILDING SET-BACK LINE (CROWN STREET ONLY)	



LEGAL DESCRIPTION

THE SOUTH HALF OF THE WEST HALF OF TRACT 66, TOWNSHIP 8 SOUTH RANGE 14 EAST, S.B.M. IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

OWNERS/DEVELOPERS: ENGINEER/SURVEYOR
 GORDON O. OLSON, P.L.S. 7001
 102 STATE STREET
 LOS ANGELES, CA 90015
 (213) 293-8400
 FAX (213) 293-8400

FLOOD ZONE:
 ACCORDING TO FEMA FLOOD INSURANCE RATE MAP PANEL 90063-0008, THE SITE IS LOCATED IN FLOOD ZONE "C", AN AREA OF MINIMAL FLOODING.

- GENERAL NOTES:**
1. DESIGN STANDARDS FOR IMPROVEMENTS SHALL APPLY UNLESS DIRECTED OTHERWISE BY THE COUNTY OR FIELD ENGINEER.
 MIN. GROUND AND UTILITY SLOPE = 0.0025 FEET/FT
 MIN. SANITARY SEWER SLOPE = 0.002 FEET/FT
 MIN. STORM SEWER SLOPE = 0.0015 FEET/FT
 2. WATER SUPPLY AND SEWAGE TREATMENT WILL BE PROVIDED BY THE CITY OF HEBER, UTILITY STORM WATER DELIVERY TO BE MADE TO IMPERIAL IRRIGATION DISTRICT FACILITIES.
 3. BUILDING SETBACKS ARE TO BE IN COMPLIANCE WITH APPLICABLE ZONING ORDINANCES.
 4. WATER PIPERINES, SANITARY SEWER, ALL PUMP STATIONS TO BE OWNED, OPERATED AND MAINTAINED BY THE COUNTY OF IMPERIAL.
 5. STREET PAVING, CURBS AND GUTTERS, SIDEWALKS, STORM WATER DITCHES AND INLETS AND STORM WATER PIPERINES, LYING WITHIN STREET RIGHTS-OF-WAY, TO BE OWNED, OPERATED AND MAINTAINED BY THE COUNTY OF IMPERIAL.
 6. THE DEVELOPERS INTEND TO FILE MULTIPLE FINAL MAPS AS PROVIDED FOR BY SECTION 66000 OF THE SUBDIVISION MAP ACT.
 7. IMPROVEMENTS CALLED FOR OUTSIDE OF THE BOUNDARIES OF THE SUBDIVISION SHALL BE SUBJECT TO ACQUISITION OF RIGHTS-OF-WAY AS PROVIDED BY SECTION 66000 OF THE SUBDIVISION MAP ACT.
 8. THE EXACT DESIGN AND LOCATION OF IMPROVEMENTS INDICATED ON THIS MAP SHALL BE THOSE DETERMINED BY THE DESIGN PROCESS AND APPROVED BY PUBLIC WORKS VIA A SET OF APPROVED PLANS FOR IMPROVEMENTS.
 9. THE EXACT STRUCTURAL PAVEMENT SECTIONS ON THIS MAP SHALL BE THOSE AS RECOMMENDED BY A REPUTABLE SOILS ENGINEERING FIRM TO BE RETAINED BY THE DEVELOPER.
 10. STREET SIGNAGE TO BE PLACED BY IMPERIAL COUNTY POLICES AT THE COST OF THE DEVELOPER.
 11. ALL UNDERGROUND CONDUIT FOR ELECTRICAL, POWER, TELEPHONE AND CABLE TELEVISION SHALL BE LOCATED IN PARALLELS BETWEEN PROPERTY LINE AND SIDEWALK.
 12. THE FINAL LOCATION AND NUMBER OF STORM DRAIN LINES AND INLETS/OUTLETS SHALL BE THOSE DETERMINED BY THE DESIGN PROCESS AND AS APPROVED BY THE PUBLIC WORKS DEPARTMENT. STORM WATER RUNOFF FROM HIGH DENSITY RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL USES TO BE RETAINED ON-SITE VIA ON-SITE DETENTION BASINS.

SEAL PREPARED UNDER THE DIRECTION OF: GORDON O. OLSON	1/07 P.L.S. No. 12/21/02	BENCH MARK CHIPPED TOP ON THE WEST LIFT 40' HALL OF CHECK & DEL. 40' W. OF THE DOGWOOD CANAL. E.L. 482.25	DEVELOPMENT DESIGN & ENGINEERING, LLC (LAWYER, LICENSE NUMBER) 102 STATE STREET LOS ANGELES, CA 90015 (213) 293-8400 FAX (213) 293-8400	TENTATIVE TRACT MAP NO. 952 McCABE RANCH SUBDIVISION IN TRACT 66, T.10 S., R.14 E., S.B.M. IMPERIAL COUNTY, CALIFORNIA
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