

TENTATIVE
PARCEL MAP NO. XXXXX

WFG NATIONAL TITLE COMPANY

ORDER NO.: 24-180305
DATED: AUGUST 7, 2024

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.

EXCEPTING THEREFROM 50% OF ALL OIL AND MINERAL RIGHTS AS RESERVED IN DEED RECORDED JULY 5, 1955 IN BOOK 3682, PAGE 501 RECORDS OF SAN BERNARDINO.

THIS LEGAL IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE APPROVING LOT LINE ADJUSTMENT, CERTIFICATE NO. 480-88, RECORDED DECEMBER 27, 1988, AS INSTRUMENT NO. 88-450347, OFFICIAL RECORDS.

ASSESSOR'S PARCEL NUMBER: 3069-261-10

AREA: 440,717.39 S.F. (10.117 ACRES)

EXCEPTION ITEMS:

④ AN EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT RECORDED ON JANUARY 12, 1962, AS INSTRUMENT NO. (BOOK) 5629 (PAGE) 177, OF OFFICIAL RECORDS.

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (PLOTTED)

⑤ AN EASEMENT FOR HIGHWAY AND ROAD PURPOSES AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT RECORDED ON NOVEMBER 16, 1988, AS INSTRUMENT NO. 19880387879, OF OFFICIAL RECORDS.

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (PLOTTED)

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF VALLE VISTA ROAD, BEING N 01° 06' 11" E AS SHOWN ON PARCEL MAP NO. 18521 FILED IN BOOK 235, PAGES 40 THROUGH 42, RECORDS OF SAN BERNARDINO COUNTY.

BENCH MARK:

NATIONAL GEODETIC SURVEY BENCHMARK
DESIGNATION = 704 39
PID = EV2941
ELEVATION = 3577.73 FEET (NAVD 88 DATUM)

DESCRIBED BY SAN BERNARDINO COUNTY CALIFORNIA 1968 ABOUT 3.4 MILES NORTH ALONG SHEEP CREEK ROAD FROM PHELAN, 26.8 FEET NORTH OF THE NORTH RAIL OF THE SOUTHERN PACIFIC RAILROAD TRACK, 51.5 FEET EAST OF THE CENTER LINE OF SHEEP CREEK ROAD, 22 FEET EAST OF A 24-INCH DRAINAGE PIPE, 5 FEET NORTH AND 3.4 FEET EAST OF A POWER POLE, ABOUT 6.1 FEET BELOW THE LEVEL OF THE TRACKS, 2 FEET SOUTH OF A WHITE WITNESS POST AND SET IN THE TOP OF A CONCRETE POST PROJECTING ABOUT 0.2 FOOT.

MONUMENT NOTES:

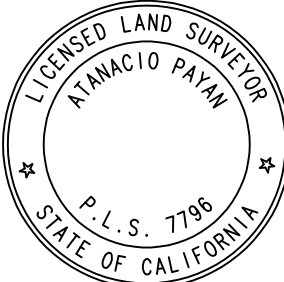
- = INDICATES FOUND MONUMENT AS DESCRIBED HEREON.
- 1 = 2" BRASS DISK "SBCO" PER PM 235/40-42
- 2 = 1" I.P. W/PLASTIC PLUG "LS42--", S17°29'26"W 1.82'
- 3 = MAG/W "SBCO SURVEY" PER PM 235/40-42
- 4 = 1" I.P. W/PLASTIC PLUG "LS3980" PER PM 43/98

PREPARED BY ME OR UNDER MY DIRECTION
AND SUPERVISION

Atanacio Payan
ATANACIO PAYAN, PLS 7796

DATE

4-29-2025



OFFICIAL USE ONLY

PROJECT TYPE:

PROPOSED PROJECT IS DESIGNED FOR LOT SALES

ZONING:

EXISTING ZONING: PHELAN/HINON HILLS/RURAL LIVING (PH/RL)

PROPOSED ZONING: PHELAN/HINON HILLS/RURAL LIVING (PH/RL)

UTILITY PROVIDERS:

WATER: SHEEP CREEK WATER CO.
4200 SUNNYSLOPE ROAD
PHELAN, CA 92371
760-868-3755

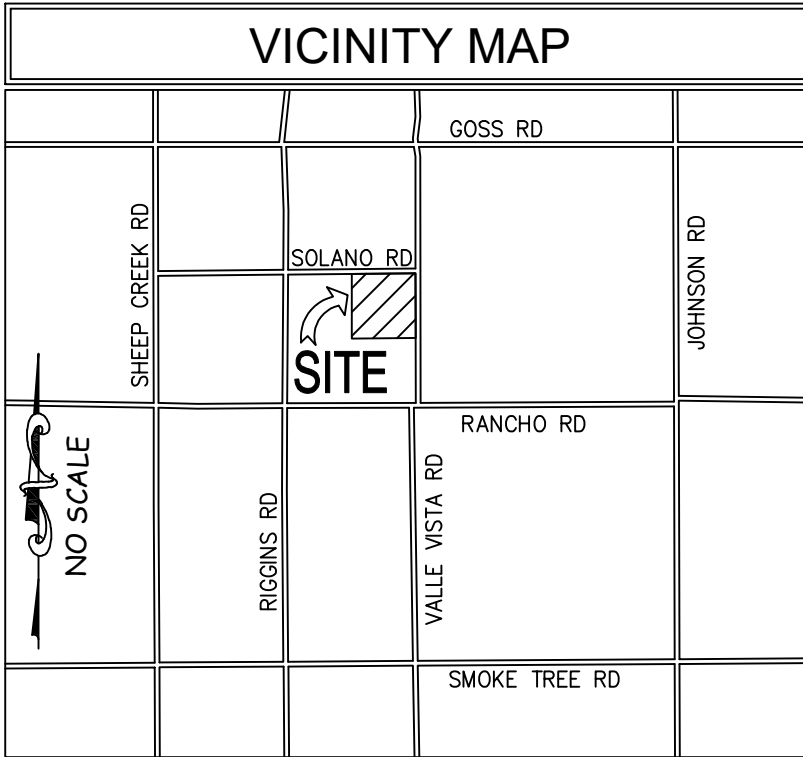
ELECTRIC: SOUTHERN CALIFORNIA EDISON
1-800-655-4555

GAS: PHELAN GAS COMPANY
4590 PHELAN ROAD
PHELAN, CA 92371
760-868-9300

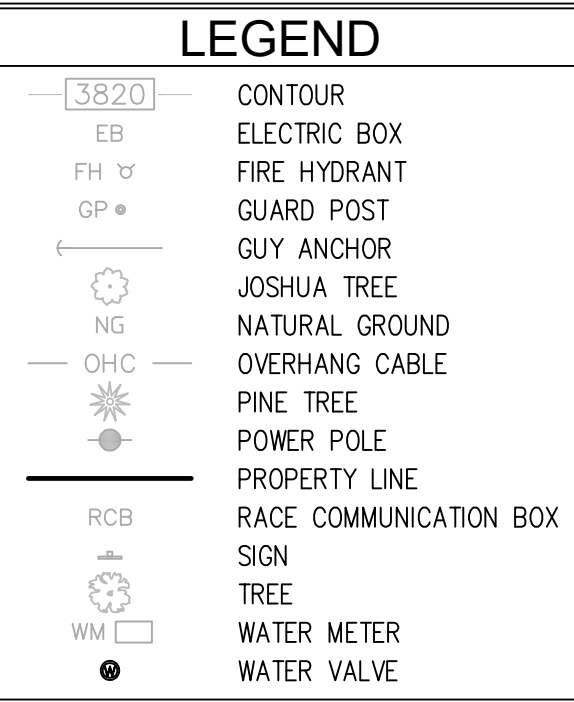
TRASH: CR&R
9828 BUCKWHEAT ROAD
PHELAN, CA 92371
760-868-4232

SEWAGE DISPOSAL: SEPTIC SYSTEM

VICINITY MAP



LEGEND



ASSESSOR'S PARCEL MAP: 3069-261-10

PROPERTY LOCATION: SECTION 12, T4N, R7W, S.B.M.
APPLICANT/OWNER: VICTOR D. MELENDEZ HINOJOSA
P.O. BOX 291961
PHELAN, CA 92329
(951)522-7055

PREPARER: PAYAN SURVEYING, INC.
2404 MARY CLARE STREET
CORONA, CA 92882
(951) 356-6456

MAP PREPARATION DATE: 4/29/2025

