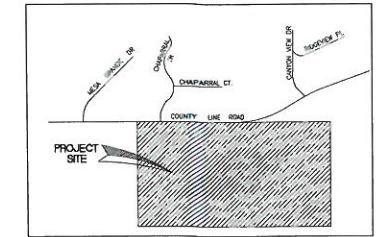


DEVELOPMENT PLAN REVIEW

SITE PLAN

FOR
TRACT NO. 17351
IN CITY OF CALIMESA
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP

DEVELOPER/O.WNER: APNs: 047-030-002 & 003
 USSOY FAMILY TRUST 1000 JUNE 17, 1996
 2922 DAMLER STREET
 SANTA ANA, CA 92705-5853
 www.forestindustries.com
 (949)214-1970

CIVIL ENGINEER: SOILS ENGINEER:
 LAND DEVELOPMENT CONSULTANTS, INC. SLADON ENGINEERING
 1520 BROWNELL DR. SUITE 33 4500 GOLF CENTER, SUITE F
 SANTA ANA, CA 92705 INDIO, CA 92201
 (714) 557-7700 (760) 863-0713

BASIS OF BEARING:
 BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF COUNTY LINE ROAD BEING 89°19'14"W PER RECORD OF SURVEY, R.S.B. 120/82.

LEGAL DESCRIPTION:

GOVERNMENT LOT 4 AND 1/4 WEST 482.00 FEET OF GOVERNMENT LOT 3 IN FRACTIONAL SECTION 12, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN IN THE CITY OF CALIMESA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF; EXCEPT ONE-HALF OF ALL OIL AND MINERAL RIGHTS AS RESERVED TO CLAUD E. HALSEL AND JOSEPHINE HALSEL IN DEED RECORDED MARCH 2, 1945 IN BOOK 668, PAGE 236, OFFICIAL RECORDS.

NOTES:

PLAN 2 AND PLAN 4 HAVE THE SAME FOOTPRINT AND OWNER RESERVES THE RIGHT TO USE ONE OR ANOTHER.

EXISTING EASEMENT LEGEND:

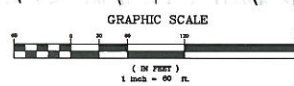
- 1 PRIVATE EASEMENT FOR INGRESS & EGRESS PURPOSES, PER DOCUMENT RECORDED OCTOBER 21, 1963 AS INSTR. 110779 O.R.
- 2 PRIVATE EASEMENT FOR ROAD & UTILITY PURPOSES, DOCUMENT RECORDED DECEMBER 16, 1932 AS INSTR. 156077 O.R.
- 3 EASEMENT GRANTED TO SOUTHWEST WATER COMPANY FOR WATER PIPELINE PURPOSES, PER DOCUMENT RECORDED JULY 25, 1980 AS INSTR. NO. 134653 O.R.
- 4 EASEMENT GRANTED TO YUCAMPA VALLEY COUNTY WATER DISTRICT FOR WATER PIPELINE PURPOSES PER INSTR. NO. 218719 O.R., RECORDED DECEMBER 17, 1982.
- 5 EASEMENT GRANTED TO YUCAMPA VALLEY COUNTY WATER DISTRICT FOR WATER PIPELINES & FACILITIES PER DOCUMENT RECORDED MAY 16, 1983 AS INSTR. 94470 O.R.
- 6 EASEMENT TO THE CITY OF CALIMESA FOR PUBLIC ROAD & UTILITIES PURPOSES PER INSTR. NO. 28-130688 O.R.
- 7 IRREVOCABLE EASEMENT OF SITE FOR DOMESTIC WATER TREATMENT FACILITY, WITH OPTION TO PURCHASE, AS GRANTED TO SOUTHWEST WATER COMPANY PER EASEMENT AGREEMENT AND AGREEMENT OF SALE RECORDED MARCH 25, 2003 AS DOC. NO. 2003-207499 O.R.

BUILDING INFORMATION

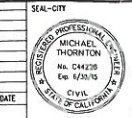
- PLAN 2 AND PLAN 4 HAVE THE SAME FOOTPRINT AND DEVELOPER RESERVES THE RIGHT TO USE ONE OR THE OTHER, THAT IS WHY BOTH COLORS ARE SHOWN.
- | | |
|--|---|
| PLAN 1
3,750 SQ. FT.
4 BEDROOMS
3 BATHROOMS | PLAN 2
3,800 SQ. FT.
4 BEDROOMS
4 BATHROOMS |
| PLAN 3
2,522 SQ. FT.
4 BEDROOMS+BONUS ROOM
3 BATHROOMS | PLAN 4
3,787 SQ. FT.
4 BEDROOMS
4 BATHROOMS |

LEGEND:

- TRACT BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- STREET CENTERLINE
- EASEMENT
- EXISTING CHAIN LINK FENCE
- PROPOSED FENCE
- PROPOSED BLOCK/RETAINING WALL
- 100' PROPOSED CONTOUR
- PROPOSED 8" SEWER
- PROPOSED DOMESTIC WATER
- PROPOSED RECYCLED WATER
- ASPHALT CONCRETE PAVEMENT
- DRIVEWAY PAVEMENT
- SIDEWALK
- TRAIL
- LANDSCAPE
- SLOPE
- EXISTING TREE TO BE PROTECTED
- EXISTING TREE TO BE REMOVED
- DEAD TREE
- STREET SIGN
- STREET LIGHT
- FIRE HYDRANT (FH)
- PROPOSED BARN-OPTIONAL



MARK	BY	DATE	REVISIONS	APPR. DATE



CITY OF CALIMESA
PUBLIC WORKS DEPARTMENT

MICHAEL THORNTON P.E., CITY ENGINEER, RIDE C44226 DATE: _____
 BOB FRENCH, PUBLIC WORKS DIRECTOR DATE: _____



CITY OF CALIMESA

TRACT NO. 17351
SITE PLAN

PLANS PREPARED UNDER THE SUPERVISION OF: _____ DATE: 1970

CITY OF CALIMESA PUBLIC WORKS DEPARTMENT	PLAN NO. 1
TRACT NO. 17351 SITE PLAN	1 of 1 SHEETS

FILE NO. 17-17351 - COMMUNITY DEVELOPMENT DEPARTMENT - DATE: 01-28-2014 1:50PM