APPENDIX J

McCabe Ranch II TM 994



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

PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBER:

054-130-072, 054-130-076, 054-130-077, 054-130-078.

EXISTING ZONING: A-2 GENERAL AGRICULTURE PROPOSED ZONING: RESIDENTIAL, COMMERCIAL, BUSINESS AND GOVERNMENT SPECIAL PUBLIC ZONES

TITLE REPORT: CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORT NO. 7102208752-SB, DATE: 06/07/22

CO-APPLICANT:

OWNER/APPLICANT:

TIERRA PARTNERS II, LLC McCABE RANCH REALTY 3220 LAKESIDE VILLAGE DR. PRESCOTT, AZ, 86301 SUITE 1230 LAS VEGAS, NV 89169

ENGINEER/SURVEYOR: MAURICIO LAM, P.L.S., R.C.E. 3800 HOWARD HUGHES PARKWAY, LC ENGINEERING CONSULTANTS, INC. 1065 STATE STREET EL CENTRO, CA. 92243

FOR APN/PARCEL ID(S): 054-130-072, 054-130-076, 054-130-077 AND 054-130-078) TRACT 67, TOWNSHIP 16 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

EXCEPTING THEREFROM THE INTEREST IN AND TO THE NORTH 72 FEET OF THE WEST HALF OF SAID LAND CONVEYED TO THE COUNTY OF IMPERIAL BY DEED RECORDED MAY 13, 1947 IN BOOK 675, PAGE 388 OF

ALSO EXCEPTING THEREFROM THE INTEREST IN AND TO THE NORTH 60 FEET OF THE EAST HALF OF SAID LAND CONVEYED TO THE COUNTY OF IMPERIAL, BY DEED RECORDED MAY 13, 1947 IN BOOK 675, PAGE 367 OF

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LAND LYING WITHIN PARCEL MAP NO. M-1476, ON FILE IN BOOK 6 AT PAGE 34 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY. ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LAND LYING WITHIN APPALOOSA ESTATES SUBDIVISION TRACT NO. 924, ON FILE IN BOOK 17, PAGE 47 OF FINAL MAPS IN THE OFFICE OF THE COUNTY RECORDER

ALSO EXCEPTING THE INTEREST CONVEYED TO THE SOUTHERN PACIFIC RAILROAD IN AND TO A STRIP OF LAND 50 FEET ON EACH SIDE OF THE CENTERLINE OF THE PROPOSED IMPERIAL AND GULF RAILROAD FOR RIGHT OF WAY FOR RAILROAD AND RAILWAY PURPOSES AS GRANTED TO SOUTHERN PACIFIC COMPANY IN DEED RECORDED NOVEMBER 16, 1903 IN BOOK 332, PAGE 4737, RECORDS OF SAN DIEGO COUNTY, A COPY THEREOF BEING ON FILE IN BOOK 19, PAGE 123 OF DEEDS IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

EAST, S.B.M., TOGETHER WITH: ALL OF TRACT 65, TOWNSHIP 16 SOUTH, RANGE 14 EAST, S.B.M., IN AN UNINCORPORATED

TOGETHER WITH: TRACT 63-1/2, TOWNSHIP 16 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.

AREA OF THE COUNTY OF IMPERIAL STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

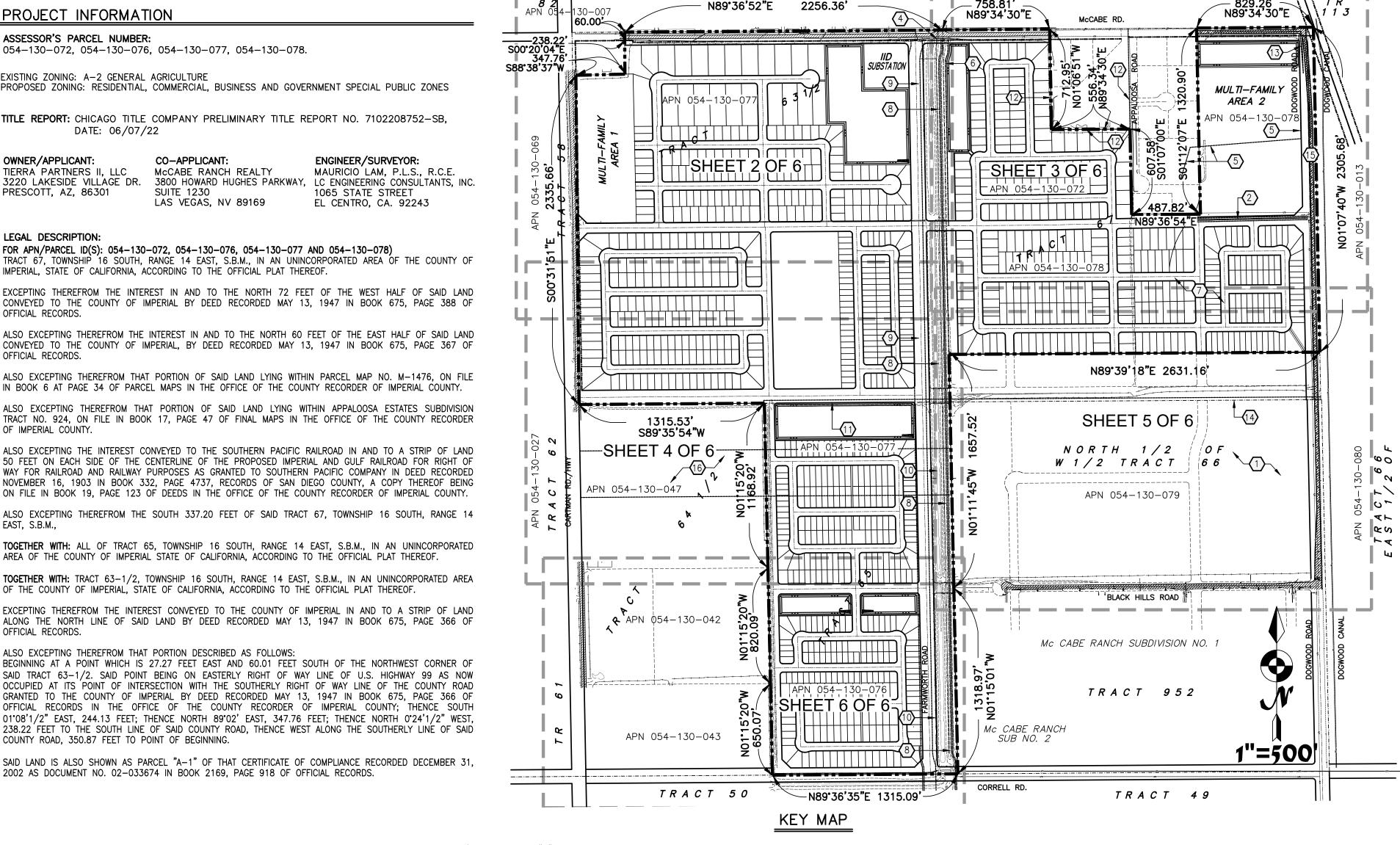
EXCEPTING THEREFROM THE INTEREST CONVEYED TO THE COUNTY OF IMPERIAL IN AND TO A STRIP OF LAND ALONG THE NORTH LINE OF SAID LAND BY DEED RECORDED MAY 13, 1947 IN BOOK 675, PAGE 366 OF OFFICIAL RECORDS.

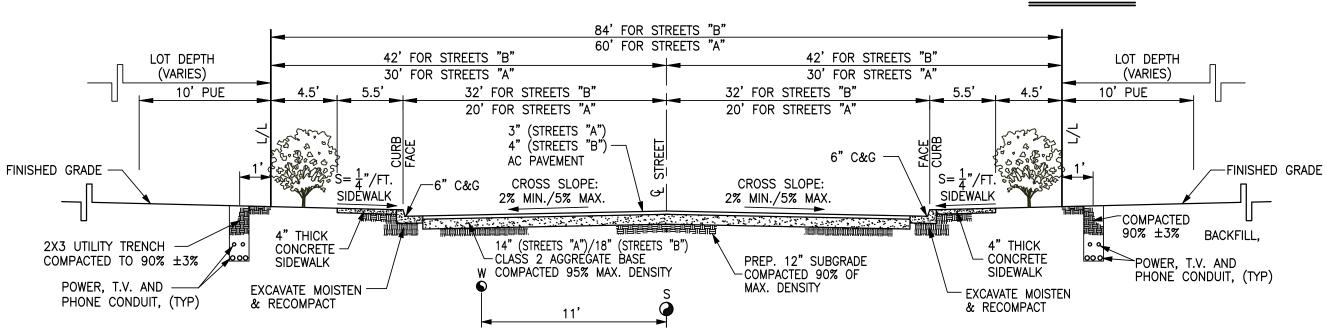
ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 27.27 FEET EAST AND 60.01 FEET SOUTH OF THE NORTHWEST CORNER OF SAID TRACT 63-1/2. SAID POINT BEING ON EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 99 AS NOW OCCUPIED AT ITS POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF THE COUNTY ROAD GRANTED TO THE COUNTY OF IMPERIAL BY DEED RECORDED MAY 13, 1947 IN BOOK 675, PAGE 366 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY: THENCE SOUTH 01°08'1/2" EAST, 244.13 FEET: THENCE NORTH 89°02' EAST, 347.76 FEET: THENCE NORTH 0°24'1/2" WEST, 238.22 FEET TO THE SOUTH LINE OF SAID COUNTY ROAD, THENCE WEST ALONG THE SOUTHERLY LINE OF SAID COUNTY ROAD, 350.87 FEET TO POINT OF BEGINNING.

SAID LAND IS ALSO SHOWN AS PARCEL "A-1" OF THAT CERTIFICATE OF COMPLIANCE RECORDED DECEMBER 31, 2002 AS DOCUMENT NO. 02-033674 IN BOOK 2169, PAGE 918 OF OFFICIAL RECORDS.

& RECOMPACT





EXIST. PHYSICAL & DOGWOOD ROAD -102' R/W TO TR LINE ±41' 9.5' 5.5' 26'± EXISTING PAVING ∕—EX. GRADE 🚄 5.5" AC PAVEMENT — FINISHED GRADE -CROSS SLOPE: MATCH EXIST. A.C. SIDĖWALK 2% MIN./5% MAX. 4" THICK -28" CLASS 2 AGGREGATE BASE CONCRETE PREP. 12" SUBGRADE COMPACTED 95% MAX. DENSITY **SIDEWALK** -COMPACTED 90% OF

TYPICAL INTERIOR STREET SECTION

DOGWOOD ROAD STREET SECTION

NOTE: FOR TYPICAL SECTIONS SEE COUNTY OF IMPERIAL DEPARTMENT OF PUBLIC WORKS ENGINEERING DESIGN GUIDELINES MANUAL.

STORM DRAIN RETENTION BASIN

REQUIRED DETENTION BASIN STORAGE VOLUME (NOT INCLUDE SCHOOL AND IID EASEMENT AREAS) TOTAL AREA (A) = 325.12 AC = 14,162,228 S.F.RAIN INTENSITY (I) = 3 IN. (COUNTY OF IMPERIAL STANDARDS) TOTAL DETENTION VOLUME REQUIRED = 3,540,557 C.F. TOTAL DETENTION VOLUME PROVIDED = 3,547,527 C.F.

F.I.R.M. FLOOD ZONE DESIGNATION

ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL MAP NO.060065 1725C AND 2075C, DATED EFFECTIVE SEPTEMBER 26 2008, THE SITE IS LOCATED IN FLOOD ZONE "X", AN AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

RECORD EASEMENTS

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A GRANTED TO: CALIFORNIA DEVELOPMENT CO., A CORPORATION PURPOSE: DITCHES, CANALS, TELEPHONE AND TELEGRAPH LINES. RECORDING NO.: IN BOOK 27, PAGE 356 OF DEEDS AFFECTS: TRACT 67 - THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: PURPOSE: AN IRRIGATION DITCH. RECORDING DATE: APRIL 25, 1923 RECORDING NO.: IN BOOK 199, PAGE 242 OF DEEDS

AFFECTS: REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT [NON PLOTTABLE]: GRANTED TO: THE SOUTHERN SIERRAS POWER COMPANY PURPOSE: POLE LINE RECORDING DATE: NOVEMBER 1, 1928 RECORDING NO.: IN BOOK 213, PAGE 142 OF OFFICIAL RECORDS

(4) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: THE SOUTHERN SIERRAS POWER COMPANY PURPOSE: POLE LINE

RECORDING DATE: NOVEMBER 1, 1928 RECORDING NO.: IN BOOK 213, PAGE 142 OF OFFICIAL RECORDS AFFECTS: REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS

AFFECTS: REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A GRANTED TO: THE SOUTHERN SIERRAS POWER COMPANY PURPOSE: POLES OR OTHER SUPPORTS. RECORDING DATE: APRIL 16, 1929 RECORDING NO.: IN BOOK 230, PAGE 138 OF OFFICIAL RECORDS AFFECTS: REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: THE SOUTHERN SIERRAS POWER COMPANY PURPOSE: POLE LINES AND INCIDENTAL PURPOSES. RECORDING DATE: SEPTEMBER 23, 1936 RECORDING NO.: IN BOOK 435, PAGE 574 OF OFFICIAL RECORDS AFFECTS: REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: IMPERIAL IRRIGATION DISTRICT PURPOSE: POWER LINES AND NECESSARY APPURTENANCES. RECORDING DATE: APRIL 22, 1938 RECORDING NO.: IN BOOK 486, PAGE 565 OF OFFICIAL RECORDS AFFECTS: REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A GRANTED TO: IMPERIAL IRRIGATION DISTRICT PURPOSE: POWER LINES AND APPURTENANCES. RECORDING DATE: AUGUST 2, 1939

RECORDING NO.: IN BOOK 529, PAGE 562 OF OFFICIAL RECORDS AFFECTS: ALONG AND ADJACENT TO THE WEST TOE OF DOGWOOD LATERAL 2 CANAL OF TRACT 63 1/2.

(9) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: IMPERIAL IRRIGATION DISTRICT PURPOSE: TELEPHONE AND/OR ELECTRIC POWER LINE OR LINES. RECORDING DATE: AUGUST 1, 1944 RECORDING NO.: IN BOOK 602. PAGE 158 OF OFFICIAL RECORDS AFFECTS: TRACT 63 1/2 - THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: IMPERIAL IRRIGATION DISTRICT PURPOSE: CANAL, TELEPHONE AND/OR ELECTRIC POWER LINES.

RECORDING DATE: AUGUST 1, 1944 RECORDING NO.: IN BOOK 623, PAGE 278 OF OFFICIAL RECORDS AFFECTS: A STRIP OF LAND 80 FEET IN WIDTH LYING WEST OF AND PARALLEL WITH THE EXISTING RIGHT OF WAY FOR DOGWOOD LATERAL 2, AS NOW CONSTRUCTED ACROSS THE EAST SIDE OF TRACT 65.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT GRANTED TO: LAURA CRANCE PURPOSE: RIGHT OF WAY RECORDING DATE: JULY 30, 1946 RECORDING NO.: IN BOOK 661, PAGE 447 OF OFFICIAL RECORDS

AN EASEMENT FOR THAT CERTAIN WATER PIPELINE EXISTING ACROSS TRACT 67 FROM A POINT IN THE FAST BANK OF DOGWOOD LATERAL #2 OPPOSITE GATE #17 IN A NORTHFASTERLY DIRECTION TO THE PROPERTY CONVEYED TO WILLIAM THORNBURG BY DEED RECORDED APRIL 8, 1955 IN BOOK 908, PAGE 90 OF OFFICIAL RECORDS. AS SET OUT IN THE AGREEMENT BETWEEN SACHA PEGGY MARTIN AND WILLIAM J. THORNBURG, ET US., RECORDED APRIL 8, 1955 IN BOOK 908, PAGE 91 OF OFFICIAL RECORDS.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: COUNTY OF IMPERIAL

PURPOSE: COUNTY HIGHWAY PURPOSES. RECORDING DATE: OCTOBER 26, 1966 RECORDING NO.: IN BOOK 1236, PAGE 769 OF OFFICIAL RECORDS AFFECTS: REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

AFFECTS: THE SOUTH 20 FEET OF THE EAST 1320 FEET OF TRACT 63 1/2.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: HEBER PUBLIC UTILITIES DISTRICT PURPOSE: A WATER LINE. RECORDING DATE: MAY 12, 1993

RECORDING NO.: 93-010959 OF OFFICIAL RECORDS AND RE-RECORDED SEPTEMBER 23, 1993 IN BOOK 1745, PAGE 1479 OF OFFICIAL RECORDS. AFFECTS: A PORTION OF TRACT 67.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: COUNTY OF IMPERIAL PURPOSE: PUBLIC HIGHWAY AND PUBLIC UTILITIES RECORDING DATE: MARCH 21, 2005

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

AFFECTS: TRACT 67 - REFERENCE IS MADE TO SAID DOCUMENT FOR THE FULL EXTENT AND LOCATION

info@lcec-inc.com

fax 760.352.6408

PURPOSE: FOR A DITCH. RECORDING NO.: IN BOOK 122, PAGE 376 OF OFFICIAL RECORDS AFFECTS: REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

RECORDING NO.: 2005-010294 IN BOOK 2411, PAGE 843 OF OFFICIAL RECORDS

STATE HWY 8 PROJECT SITE STATE HWY 86 HEBER ROLSTATE HWY 86 EEEE BANGER

VICINITY MAP

FAWCETT RD.

LEGEND

_---SUBDIVISION BOUNDARY TRACT LINE

EASEMENTS/RIGTH OF WAY LINES LOT LINE AND RIGHT OF WAY

GENERAL NOTES

SUBDIVISION LOTS / AREAS TOTAL GROSS AREA: ± 351.20 ACRES TOTAL NET AREA: ± 335.42 ACRES DOGWOOD ROAD AREA : ± 5.29 ACRES Mc CABE ROAD AREA : ± 8.10 ACRES

CORFMAN ROAD AREA : ± 0.88 ACRES

CORREL ROAD AREA : ± 1.51 ACRES PARK / STORM DRAIN DETENTION AREA: ± 26.60 ACRES/FOR PUBLIC DEDICATION PARK LAND AREA: ± 1.86 ACRES/FOR PUBLIC DEDICATION STREET AREA : ± 82.95 ACRES/FOR PUBLIC DEDICATION SCHOOL AREA : ± 12.30 ACRES

IID EASEMENT AREA : ± 20.82 ACRES TOTAL COMMERCIAL AREA : ± 0.0 ACRES TOTAL RESIDENTIAL MULTIFAMILY AREA: ± 27.39 ACRES MULTI-FAMILY AREA1: 9.82 AC (196 DUs) MULTI-FAMILY AREA2: 17.57 AC (335 DUs)

TOTAL FUTURE DEVELOPMENT AREA : ± 0.0 ACRES

LOTS AREA: ± 164.96 ACRES TOTAL LOTS: 1,077 SINGLE FAMILY RESIDENTIAL

23 GATED RESIDENTIAL MINIMUM LOT SIZE: 3,000 SQ. FT. AVERAGE LOT SIZE : 6,000 ± SF. (NOT CONSIDERING PARK LAND AREA) MINIMUM LOT WIDTH: 40 FT.

FRONT YARD SETBACK: 20 FT. MINIMUM REAR YARD SETBACK: 20 FT. MINIMUM SIDE YARD SETBACK: 15 FT. MINIMUM SIDE YARD AT CORNER SETBACK: 15 FT.

SEWAGE COLLECTION AND TREATMENT BY HEBER PUBLIC UTILITY DISTRICT (HPUD) SEWAGE DISCHARGE (AVERAGE/PEAK): 100/250 GPCPD SANITARY SEWER SLOPE (MIN.): 0.0016 FT/FT MINIMUM 8" MIN. DIA. SEWER MAIN WITH 4" SEWER SÉRVICE FOR EACH LOT

MANHOLE SPACING: 400 FT. MAX., 300 FT (TYPICAL)

TREATMENT AND DISTRIBUTION BY HEBER PUBLIC UTILITY DISTRICT (HPUD) WATER DEMANDS (AVERAGE/PEAK): 250/750 GPCPD 6" FIRE HYDRANTS: 300 FT. RADIUS FIRE FLOW: 1,500 GPM MIN.

8" MIN. DIA. WATER MAIN WITH 1" WATER SERVICE FOR EACH LOT RESIDENTIAL.

STREET & STORM DRAIN DESIGN STORM: 100 YEAR

STORM DRAIN SLOPE (18" MIN. DIA.): 0.0010 FT/FT MINIMUM CURB & GUTTER SLOPE : 0.0020 - 0.005 FT/FT CURB & GUTTER SLOPE ON CUL-DE-SAC : 0.0040 FT/FT STREET LIGHT SPACING (APPROXIMATE): 300 FEET

SUBDIVISION NOTES

MULTIPLE FINAL MAPS MAY BE FILED PURSUANT TITLE 9, DIVISION 8 TO SECTION 66456.1 OF THE CALIFORNIA SUBDIVISION MAP ACT.

THIS TENTATIVE TRACT MAP WAS PREPARED USING THE CONCEPTUAL LAYOUT AS SHOWN ON THE McCABE RANCH II SPECIFIC PLAN, DATED FEBRUARY 2010 AND PREPARED BY PMC.

ALL IMPROVEMENTS TO BE IN ACCORDANCE WITH COUNTY OF IMPERIAL STANDARD DRAWINGS.

COORDINATE WITH UTILITY AGENCIES DURING FINAL DESIGN PHASE OF SUBDIVISION FOR APPROVAL OF PROPOSED LOCATIONS, CROSSINGS AND RELOCATION OF NEW AND EXISTING UTILITIES.

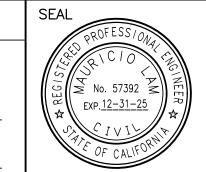
GRAPHIC SCALE 500° 1000' SCALE: 1"= 500'

UNDERGROUND SERVICE ALERT BEFORE YOU DIG CALL: TOLL FREE Know what's below. Call before you dig

REVISIONS BY DATE

PLANS PREPARED UNDER THE SUPERVISION OF: MAURICIO LAM, P.E. **EXP.:** <u>12-31-25</u> R.C.E. NO.: _____57392

ENGINEER OF RECORD





tel 760.353.8110

DATE: 11/07/2024

1065 State Street

El Centro CA 92243

TOWN OF HEBER, COUNTY OF IMPERIAL

IN TRACTS 63-1/2, 64-1/2, 65, 66 AND 67 T16S, R14E, S.B.M

McCabe ranch tentative tract map

1 OF 6 SHEETS JOB NO.

<u>C22040-00</u>

SHEET

CLIENT: TIERRA PARTNERS II. LLC & McCABE RANCH REALTY

