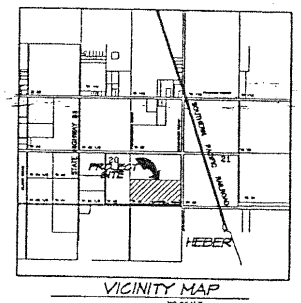
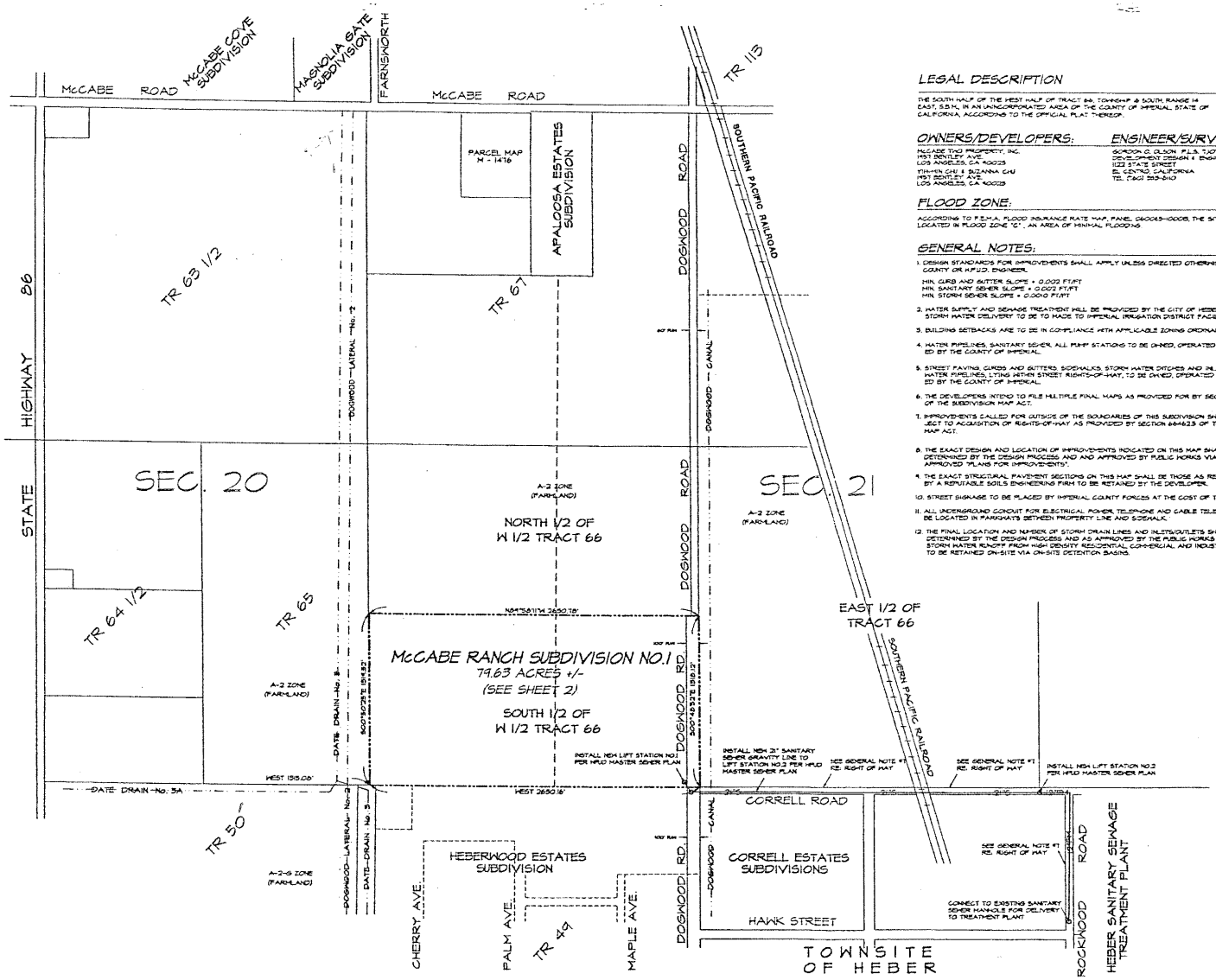
McCABE RANCH SUBDIVISION
TENTATIVE TRACT MAP No. 952

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



VICINITY MAP

NO SCALE



LEGAL DESCRIPTION

THE SOUTH HALF OF THE WEST HALF OF TRACT 66, TOWNSHIP 6 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:

McCABE TWO PROPERTY, INC.
1937 BENTLEY AVE.
LOS ANGELES, CA 90025

TIM-HEN CHU & BIZANNA CHU
1937 BENTLEY AVE.
LOS ANGELES, CA 90025

ENGINEER/SURVEYOR:

GORDON O. OLSON P.L.S. 7401
DEVELOPMENT DESIGN & ENGINEERING, LLC
1122 STATE STREET
EL CENTRO, CALIFORNIA
TEL. (760) 353-6110

FLOOD ZONE:

ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 060065-10005B, 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 H.F.U.D. ENGINEER.

   MIN. CURB AND GUTTER SLOPE = 0.002 FT/FT
   MIN. SANITARY SEWER SLOPE = 0.002 FT/FT
   MIN. STORM SEWER SLOPE = 0.0010 FT/FT

2. WATER SUPPLY AND SEWAGE TREATMENT WILL BE PROVIDED BY THE CITY OF HEBER. ULTIMATE STORM WATER DELIVERY TO BE TO MADE TO IMPERIAL IRRIGATION DISTRICT FACILITIES.
3. BUILDING SETBACKS ARE TO BE IN COMPLIANCE WITH APPLICABLE ZONING ORDINANCES.
4. WATER PIPELINES, 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 PIPELINES, 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 66456.1 OF THE SUBDIVISION MAP ACT.
7. IMPROVEMENTS CALLED FOR OUTSIDE OF THE BOUNDARIES OF THIS SUBDIVISION SHALL BE SUBJECT TO ACQUISITION OF RIGHTS-OF-WAY AS PROVIDED BY SECTION 66462.5 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 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 FORCES AT THE COST OF THE DEVELOPER.
11. ALL UNDERGROUND CONDUIT FOR ELECTRICAL POWER, TELEPHONE AND CABLE TELEVISION SHALL BE LOCATED IN PARKWAYS 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 LOTS 3 TO BE RETAINED ON-SITE VIA ON-SITE DETENTION BASINS.

LOT DATA:

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

ASSESSORS PARCEL NUMBERS:

A.P.N. 054-150-14

RECORDED EASEMENTS:

THE FOLLOWING EASEMENTS OF RECORD HERE LISTED IN THE TITLE REPORT BY: FIRST AMERICAN TITLE INSURANCE COMPANY ORDER #4715-51, DATED FEBRUARY 1, 2001.

(1) AN EASEMENT FOR DITCHES, CANALS, TELEPHONE AND TELEGRAPH LINES AND INCIDENTAL PURPOSES IN FAVOR OF THE CALIFORNIA DEVELOPMENT CO., RECORDED SEPTEMBER 14, 1909 IN BOOK 21, PAGE 356 OF DEEDS.

THE ROUTE OR LOCATION CANNOT BE DETERMINED FROM SAID INSTRUMENT.

(2) AN EASEMENT FOR DITCHES, CANALS, TELEPHONE AND TELEGRAPH LINES AND INCIDENTAL PURPOSES IN FAVOR OF THE CALIFORNIA DEVELOPMENT CO., RECORDED SEPTEMBER 14, 1909 IN BOOK 21, PAGE 357 OF DEEDS.

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, RECORDED DECEMBER 3, 1931 AS FILE NO. 64, IN BOOK 413, PAGE 542 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

SAID EASEMENT TO BE LOCATED ALONG THOSE PORTIONS OF WHICH ARE BEING USED AS PUBLIC-TRAVELLED WAYS.

(4) AN EASEMENT FOR POWER LINE AND INCIDENTAL PURPOSES IN FAVOR OF THE IMPERIAL IRRIGATION DISTRICT, RECORDED APRIL 22, 1958 AS FILE NO. 25, IN BOOK 466, PAGE 365 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

SAID EASEMENT TO BE LOCATED ALONG THOSE PORTIONS OF WHICH ARE BEING USED AS PUBLIC-TRAVELLED WAYS.

LEGEND:

SURVEY MONUMENT	EXISTING CONTOUR
STREET LIGHT	DIRECTION OF FLOW
NEW 8" WATER LINE (UNLESS NOTED OTHERWISE)	EXISTING WATER LINE
NEW 8" SANITARY SEWER LINE (UNLESS NOTED OTHERWISE)	EXISTING SANITARY SEWER LINE
NEW FIRE HYDRANT	EXISTING STORM DRAIN LINE
NEW STORM DRAIN LINE	EXISTING PAVEMENT
84.38 TC / 81.88 FL SPOT ELEVATION	SUBDIVISION BOUNDARY
PUBLIC UTILITY EASEMENT	
BUILDING SET-BACK LINE (ALONG STREET ONLY)	

SEAL

PREPARED UNDER THE DIRECTION OF:

GORDON O. OLSON — P.L.S. No. 7401 — 12/31/02

BENCH MARK

CHISELED "X" ON THE WEST LIP ST. HENS HALL OF CHECK & DEL. 45 "A" ON THE DOGWOOD CANAL.

EL= 182.23

DEVELOPMENT DESIGN & ENGINEERING, LLC
PLANNING · CIVIL ENGINEERING · LAND SURVEYING · PROJECT MANAGEMENT
1122 STATE STREET
EL CENTRO, CALIFORNIA 92243
(760) 353-6110
FAX (760) 352-8406

TENTATIVE TRACT MAP NO. 952

McCABE RANCH SUBDIVISION

IN TRACT 66, T.16 S., R.14 E., S.B.M.

IMPERIAL COUNTY, CALIFORNIA

DATE 3/28/02 SHEET 1 OF 2