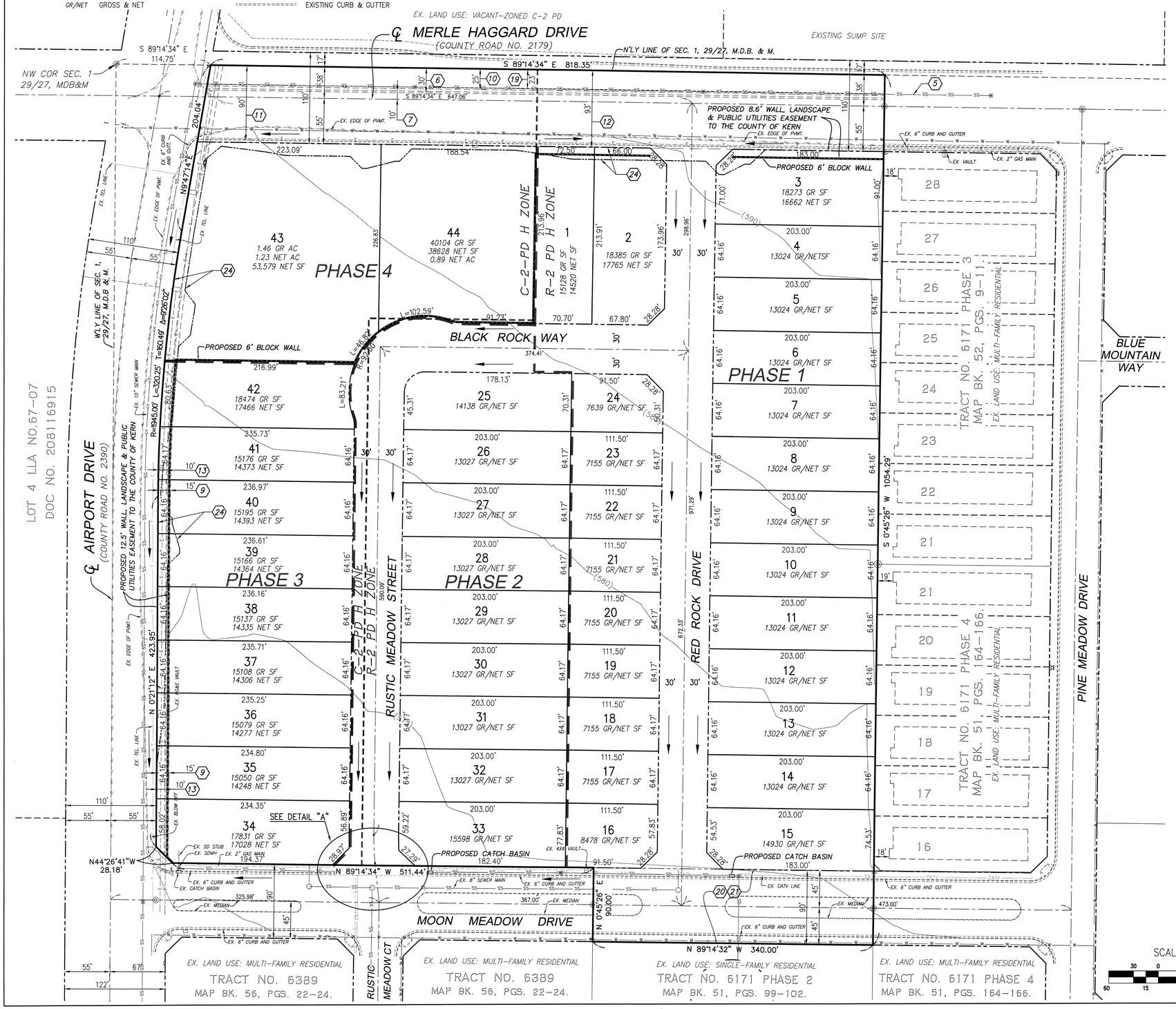
VESTING TENTATIVE TRACT NO. 7234

BEING A SUBDIVISION OF A PORTION OF PARCEL A OF LOT LINE ADJUSTMENT NO. 109-97 AS DISCLOSED IN CERTIFICATE OF COMPLIANCE RECORDED JANUARY 30, 1998 IN THE OFFICE OF THE KERN COUNTY RECORDER. ALSO BEING A PORTION OF THE NW 1/4 OF SECTION 1, TOWNSHIP 29 SOUTH, RANGE 27 EAST, M.D.M., COUNTY OF KERN, STATE OF CALIFORNIA. CONTAINING 44 BUILDABLE LOTS ON 19.80 GROSS ACRES.

LEGEND:

- 0.25% MIN. — PROPOSED DRAINAGE DIRECTION/SLOPE
- (580) — EXISTING GROUND CONTOUR
- ◎ — EXISTING MONUMENT
- TRACT BOUNDARY
- PHASE BOUNDARY
- ZONE BOUNDARY
- PROPOSED 6' BLOCK WALL
- SF — SQUARE FEET
- GR/NET — GROSS & NET
- SS — EXISTING SEWER LINE
- SD — EXISTING STORM DRAIN LINE
- W — EXISTING WATER LINE
- T — EXISTING TELEPHONE LINE
- G — EXISTING GAS LINE
- E — EXISTING ELECTRICAL LINE(S)
- CATV — EXISTING CABLE
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB & GUTTER



OWNER / SUBDIVIDER:

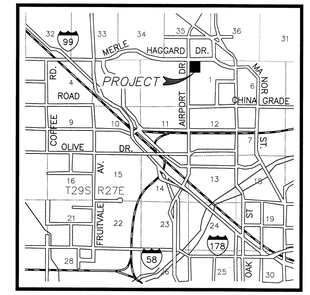
BLACK OPS REAL ESTATE II, LLC
1400 EASTON DRIVE, SUITE 113
BAKERSFIELD, CA 93309
CONTACT-MATT WADE
(661)873-4766

ENGINEER:

McINTOSH & ASSOCIATES
2001 WHEELAN COURT
BAKERSFIELD, CA. 93309
CONTACT-ROGER McINTOSH
(661) 834-4814

STATISTICS:

APN: 491-011-41
ACREAGE: 19.80 GR AC / 14.76 NET AC
NUMBER OF LOTS: 44 (33 FOURPLEX/9 DUPLEX/2 COMMERCIAL)
MINIMUM LOT AREA ALLOWED: 6,000 NET SF
EXISTING USE: VACANT LAND
PROPOSED USE: GENERAL COMMERCIAL & MEDIUM DENSITY RESIDENTIAL
NET DENSITY: 12.3 DU/NET AC (150 DU-12.24 NET AC/R-2 LOTS)
EXISTING & PROPOSED GENERAL PLAN DESIGNATION: MC/HMR
EXISTING & PROPOSED ZONING: C-2 PD H & R-2 PD H
WATER: OILDALE MUTUAL WATER COMPANY
SEWAGE DISPOSAL: NORTH OF THE RIVER SANITATION DISTRICT
GAS CO.: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICAL: PACIFIC GAS & ELECTRIC COMPANY
CABLE: BRIGHTHOUSE
PHONE: AT&T
SCHOOL DISTRICTS: STANDARD SCHOOL DISTRICT
KERN UNION HIGH SCHOOL DISTRICT
SCHOOLS: ELEMENTARY - HIGHLAND ELEMENTARY SCHOOL
MIDDLE SCHOOL - STANDARD MIDDLE SCHOOL
HIGH SCHOOL - NORTH HIGH SCHOOL



VICINITY MAP
NOT TO SCALE

EASEMENT NOTES:

(5) EASEMENT TO NORTH OF THE RIVER SANITARY DISTRICT No. 1 FOR SANITARY SEWER SYSTEM. RECORDED NOVEMBER 27, 1978 PER BK. 5157, PG. 1234 O.R.

(6) 30' EASEMENT TO GETTY OIL COMPANY FOR PIPELINES. RECORDED JUNE 24, 1980 IN BK. 5294, PG. 608 O.R.

(7) 10' EASEMENT TO SHELL OIL COMPANY TO LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, RENEW, FROM TIME TO TIME CHANGE THE SIZE OF, AND REMOVE A PIPELINE FOR THE TRANSPORTATION OF OIL, PETROLEUM, GAS, GASOLINE, WATER, OR OTHER SUBSTANCES. RECORDED JULY 24, 1980 PER BK. 5301, PG. 330 O.R.

(9) 15' EASEMENT TO CHEVRON U.S.A., INC. FOR WELLS, PIPELINES, ROADS AND OTHER FACILITIES. RECORDED DECEMBER 24, 1980 IN BK. 5340, PG. 1474 O.R.

(10) 25' EASEMENT TO CHEVRON U.S.A., INC. FOR UNRECORDED AGREEMENTS AND RIGHTS OF WAY. RECORDED DECEMBER 24, 1980 PER BK. 5340, PG. 1474 O.R.

(11) 90' EASEMENT TO NORTH OF THE RIVER MUNICIPAL WATER DISTRICT FOR WATER MAIN PIPELINES AND APPURTENANCES. RECORDED APRIL 9, 1981 IN BK. 5365, PG. 2261 O.R.

(12) 93' EASEMENT TO COUNTY OF KERN FOR PUBLIC HIGHWAY PURPOSES. RECORDED SEPTEMBER 14, 1981 IN BK. 5403, PG. 1916 O.R.

(13) 10' NON-EXCLUSIVE EASEMENT TO PACIFIC GAS AND ELECTRIC COMPANY FOR UTILITY PURPOSES. RECORDED NOVEMBER 25, 1985 IN BK. 5819, PG. 2025 O.R.

(15) EASEMENT TO CHEVRON LAND AND DEVELOPMENT COMPANY FOR PURPOSES OF CONDUCTING ENVIRONMENTAL ASSESSMENT AND/OR REMEDIATION WORK PER INSTRUMENT No. 0201082492 O.R. RECORDED JUNE 15, 2001.

(18) EASEMENT TO THE COUNTY OF KERN FOR THE PURPOSE OF AVIGATION PER INSTRUMENT No. 0201136233 O.R. RECORDED SEPTEMBER 18, 2001.

(19) 23' EASEMENT TO NORTH OF THE RIVER SANITARY DISTRICT No. 1 FOR SEWER PIPELINES WITH UPPERTENNANT FITINGS, STRUCTURES AND OTHER EQUIPMENT PER INSTRUMENT No. 0204094839 O.R. RECORDED APRIL 27, 2004.

(20) EASEMENT TO THE COUNTY OF KERN FOR TEMPORARY FLOWAGE PER INSTRUMENT No. 0204192388 OF O.R. RECORDED AUGUST 11, 2004.

(21) EASEMENT TO THE COUNTY OF KERN FOR INGRESS, EGRESS AND ROAD PURPOSES PER INSTRUMENT No. 0204192389 OF O.R. RECORDED AUGUST 11, 2004.

(24) IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF LAND FOR PUBLIC HIGHWAY PURPOSES TO THE COUNTY OF KERN PER DOC. RECORDED MAY 12, 2009 AS INST. NO. 0209068586, O.R. (*SEE NOTE BELOW)

(25) UTILITY EASEMENT IN FAVOR OF PACIFIC GAS & ELECTRIC COMPANY PER DOC. RECORDED DECEMBER 14, 2009 AS INST. NO. 0209182643, O.R. EXACT LOCATION CAN NOT BE DETERMINED FROM RECORD.

GENERAL NOTES

ALL ROAD IMPROVEMENTS AND DRAINAGE IN THIS SUBDIVISION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS ESTABLISHED BY THE COUNTY OF KERN. (LDO 18.15.030.G.16.g)

A 10' PUBLIC UTILITY EASEMENT (P.U.E.) IS PROPOSED AND IS LOCATED ON ALL FRONT AND SIDE YARDS ADJACENT TO ALL INTERNAL STREETS.

*IRREVOCABLE OFFER RECORDED MAY 12, 2009 AS INST. NO. 0209068586 TO BE VACATED WITH THE MAP, EXCEPTING THOSE PORTIONS SHOWN ON LOTS 43 AND 44.

ALL RETURN RADII ARE 20' UNLESS OTHERWISE NOTED.

ALL CUL-DE-SAC RETURN RADII ARE 25' UNLESS OTHERWISE NOTED.

PHASING

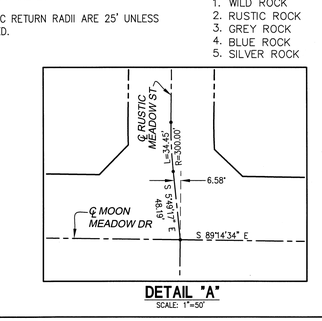
THE NUMBERING OF THE PHASES ARE FOR IDENTIFICATION PURPOSES AND DO NOT NECESSARILY IMPLY THE ORDER OF DEVELOPMENT.

THIS TRACT WILL BE DEVELOPED IN UP TO 4 PHASES.

NOTE TO PLANNING DEPARTMENT REGARDING ALTERNATE STREET NAMES:

THE FOLLOWING STREET NAMES ARE PROVIDED AS SUBSTITUTIONARY ALTERNATES. PLEASE CONSIDER THESE NAMES IN THE ORDER THEY ARE HEREBY TO REPLACE NAMES ON THE MAP THAT MAY NOT BE ACCEPTABLE.

1. WILD ROCK
2. RUSTIC ROCK
3. GREY ROCK
4. BLUE ROCK
5. SILVER ROCK



DETAIL "A"
SCALE: 1"=50'

SCALE: 1"=60'
30 0 60 120
60 15

McINTOSH & ASSOCIATES
LAND SURVEYING • CIVIL ENGINEERING © 2013
2001 WHEELAN COURT
BAKERSFIELD, CALIFORNIA 93309
(661) 834 - 4814
JOB NO: 12-066
DRAWN BY: DS
DATE: 8/5/13
CHECKED BY:
REVISIONS
BY
DATE

PROFESSIONAL ENGINEER ROGER L. McINTOSH No. 33127 Exp. 6-30-15 CIVIL STATE OF CALIFORNIA
DATE: 8-6-13

BLACK OPS REAL ESTATE II, LLC
SECTION 1, T.29S., R.27E., M.D.M.
VESTING TENTATIVE TRACT NO. 7234
AutoCAD FILE: 12066VTM

SHEET 1 OF 1 SHEETS