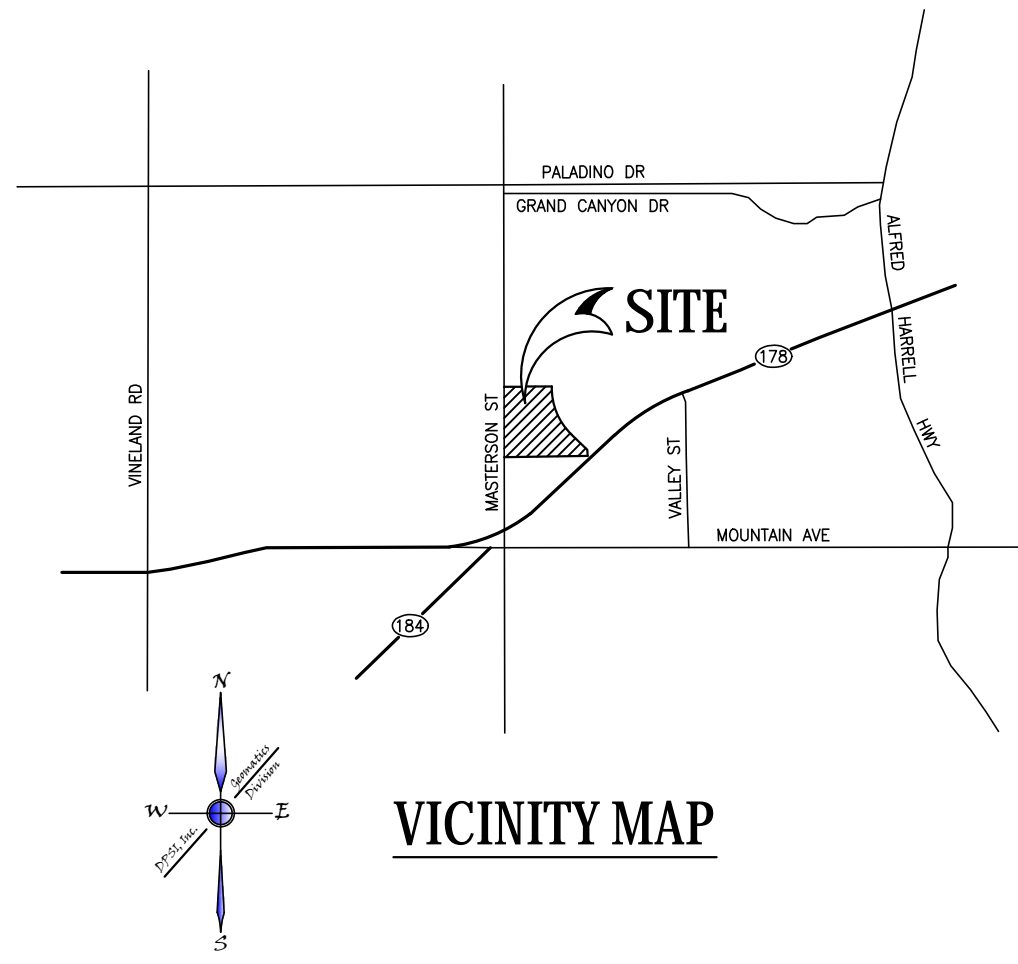


VESTING TENTATIVE PARCEL MAP No. 12101

3 LOTS 1 NON-BUILDABLE 20.00 GROSS ACRES
BEING A SUBDIVISION OF PARCEL 5 OF PARCEL MAP No. 8362,
ALSO BEING A PORTION OF THE S.W. 1/4 OF SEC. 16, T. 29 S., R. 29 E., M.D.M.
IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA.



DEVELOPER

FCM CAPITAL PARTNERS
2400 PROFESSIONAL DR., STE. 150
ROSEVILLE, CA. 95661
916-788-7444

OWNER'S

JESSIE KIRKORIAN
TOM HOCKING
MARCI LORRAINE HUTSON

SURVEYOR

ROLLAND J. VAN DE WALK
DIVERSIFIED PROJECT SERVICES INTERNATIONAL
5351 OLIVE DRIVE, SUITE 100
BAKERSFIELD, CA 93308
661-371-2800

GENERAL NOTES

TOTAL AREA: 20.00 ACRES (GROSS)
NUMBER OF PARCELS: 3
NUMBER OF BUILDABLE PARCELS: 2
A.P.N.: 387-020-31
EXISTING LAND USE DESIGNATION: HMR (HIGH MEDIUM DENSITY RESIDENTIAL)
PROPOSED LAND USE DESIGNATION: HMR (HIGH MEDIUM DENSITY RESIDENTIAL)
EXISTING ZONE: R2/PUD
PROPOSED ZONE: R2/PUD
EXISTING USE: VACANT
WATER: CALIFORNIA WATER SERVICE CO.
SEWER: CITY OF BAKERSFIELD
ELECTRIC: PACIFIC GAS & ELECTRIC CO.
GAS: PACIFIC GAS & ELECTRIC CO.
TELEPHONE: AT&T
CABLE TV: BRIGHTHOUSE
CONTOUR INTERVAL: 1 FOOT

LEGEND

- △ FOUND MONUMENT AS DESCRIBED
- UNDERGROUND UTILITY MARKER
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM DRAIN MANHOLE
- PP □ POWER POLE
- () PER PARCEL MAP NO. 8362 AS FILED IN BOOK 38 OF PARCEL MAPS AT PAGE 54
- < > PER CORNER RECORD AS FILED WITH THE OFFICE OF THE KERN COUNTY SURVEYOR, DATED OCTOBER 2, 2007
- { } PER RECORD OF SURVEY AS FILED IN BOOK 12 OF RECORD OF SURVEYS AT PAGE 146
- — — — — OVERHEAD POWER LINE(S)
- 751 — MINOR CONTOURS
- 750 — MAJOR CONTOURS
- — — — — BOUNDARY LINE
- · — · — GRADE BREAK
- · — — CENTER LINE
- · — — RIGHT OF WAY
- · — — EASEMENT LINE

PARCEL 13
P.M. NO. 11013
BK. 53, PGS. 131-147

PARCEL 3
GROSS 0.69 AC.
(30,184.26 S.F.)

PARCEL 2
P.M. NO. 9626

PARCEL 1
GROSS 7.76 AC.
(337,829.40 S.F.)
NET 6.65 AC.
(289,584.01 S.F.)

PARCEL 2
GROSS 10.78 AC.
(469,765.92 S.F.)
NET 10.03 AC.
(437,110.37 S.F.)

PARCEL 4
P.M. NO. 8362

PARCEL MAP 5771
P.M. BK. 25, PG. 33

S.W. COR. SEC. 16, 29/29
FD. 4" BR. CAP PER FILED MAP 7-1,
BK. 4, PG. 115

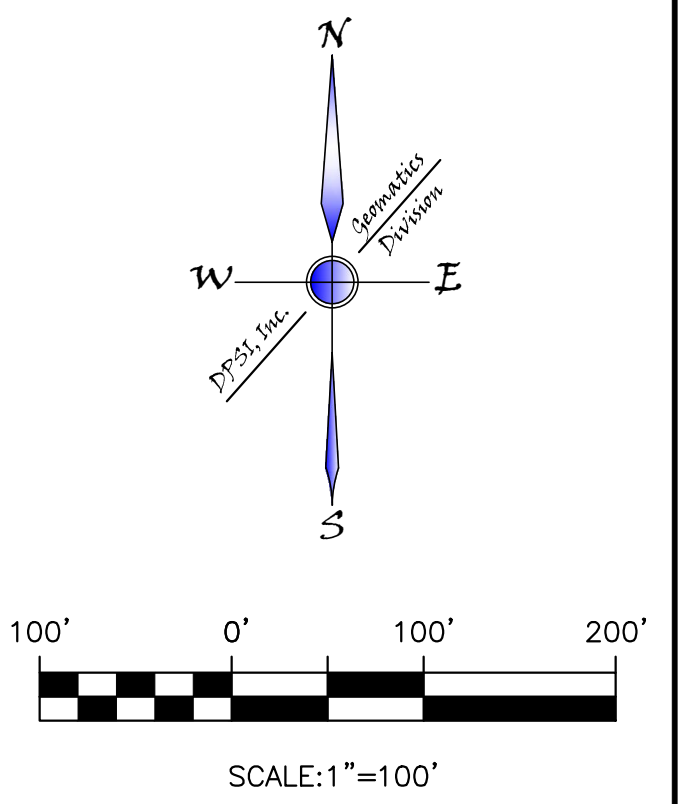
W. 1/4 COR. SEC. 16, 29/29
FD. 2" IRON PIPE W/PENNY TAG LS 4383
3" PER P.M. NO. 11013 BK. 53, PG. 131

MASTERTSON ST.

MASTERTSON ST.

VISTA MONTANA DRIVE

VISTA MONTANA DRIVE



SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF CALIFORNIA AND THAT THIS TENTATIVE MAP WAS PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 16, CHAPTER 16, SECTION 020 OF THE BAKERSFIELD MUNICIPAL CODE.

ROLLAND J. VAN DE WALK L.S. 7214

BASIS OF BEARINGS

THE BEARING OF N00°07'58"W AS SHOWN FOR THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 16, T.29S., R.29E. AS SHOWN ON PARCEL MAP 8362, RECORDED IN BK. 38, PAGE 54 O.R., WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

BENCH MARK

THE BENCHMARK FOR THIS PROJECT WAS TAKEN FROM THE TOP OF A BRASS CAP IN A CONCRETE MONUMENT MARKED "2927" (P.I.D. FJ0159) LOCATED ON THE NORTH SIDE OF HWY. 178, APPROXIMATELY 0.3 MI. NORTHEASTERLY FROM THE INTERSECTION OF MASTERTSON ST. PER PUBLIC NGS DATA SHEETS
ELEVATION = 782.57' (NAD 83)

PROJECT: 130910
www.dpsinc.com

REV	DATE	DESCRIPTION	BY	CKD.	APPR
0	11/27/13	ISSUED FOR REVIEW	LM	RV	RV

VESTING TENTATIVE PARCEL MAP NO. 12101 BEING A SUBDIVISION OF PARCEL 5 OF PARCEL MAP No. 8362, ALSO BEING A PORTION OF THE S.W. 1/4 OF SEC. 16, T. 29 S., R. 29 E., M.D.M. IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA.	
ENGINEER:	DPSI, INC.
CO. SURVEYOR:	DPSI, INC.
PROJ. MGR:	R. VAN DE WALK
COMPILED BY:	L. MENDEZ
DOCUMENT TYPE:	AUTOCAD
DATE:	11/12/2013
SCALE:	1" = 100'
ORIGINAL DWG NO.	
NO. SHEET	1 OF 1
CAD FILE NO.	130910.01TPMO
REV.	0

DWG NUMBER	TITLE
	REFERENCE DRAWINGS