

SHEET 2 OF 4 SHEETS

IN THE CITY OF NEEDLES, COUNTY OF SAN BERNARDINO,
STATE OF CALIFORNIA.

BEING A PORTION OF GOVERNMENT LOT 4 OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 23 EAST, SBM., TOGETHER WITH LOTS 32, 33 AND 34, BLOCK 48, DENAIR'S SUBDIVISION NO. 2, INCLUDING A PORTION OF THE EAST 165 FEET OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 9 NORTH, RANGE 23 EAST, S.B.M., AND PORTIONS OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 23 EAST, S.B.M., IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

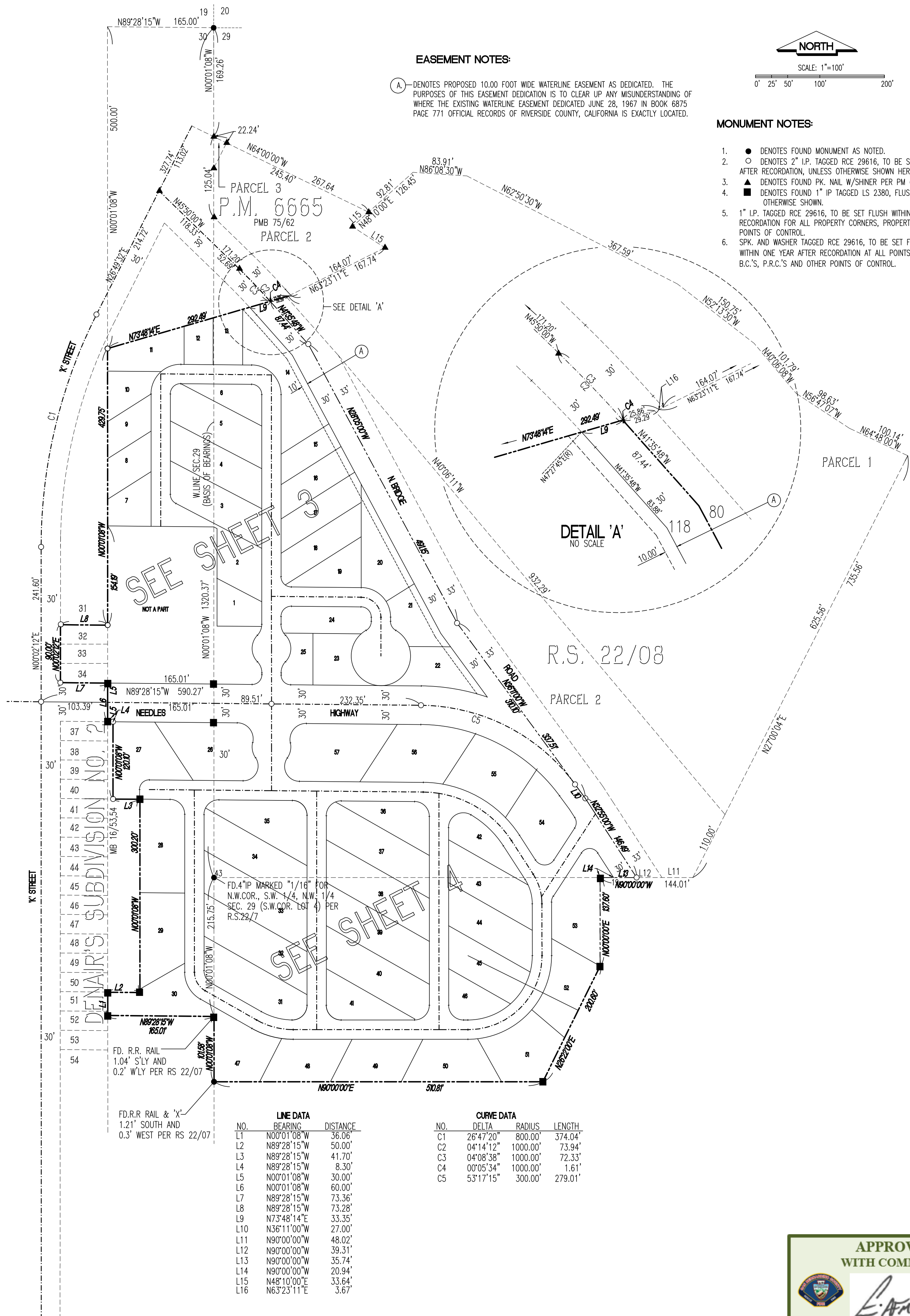
MARK L. RAAB

RAAB ENGINEERING

JUNE 2023

BASIS OF BEARINGS:

THE BEARINGS OF NORTH 00°01'08" WEST FOR THE WEST LINE OF PARCEL 1 AS SHOWN ON A MAP RECORDED IN BOOK 22 PAGE 7 OF RECORDS OF SURVEY, IN THE CITY OF NEEDLES, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.



**APPROVED
WITH COMMENTS**

L.A. 157

APPROVED
REVISED TRACT
MAP FOR DRC
USE ONLY

57 LOTS
15.563 AC GROSS

TRACT NO. 20478

IN THE CITY OF NEEDLES, COUNTY OF SAN BERNARDINO,
STATE OF CALIFORNIA.

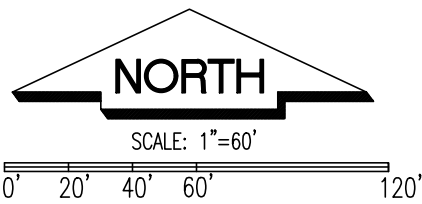
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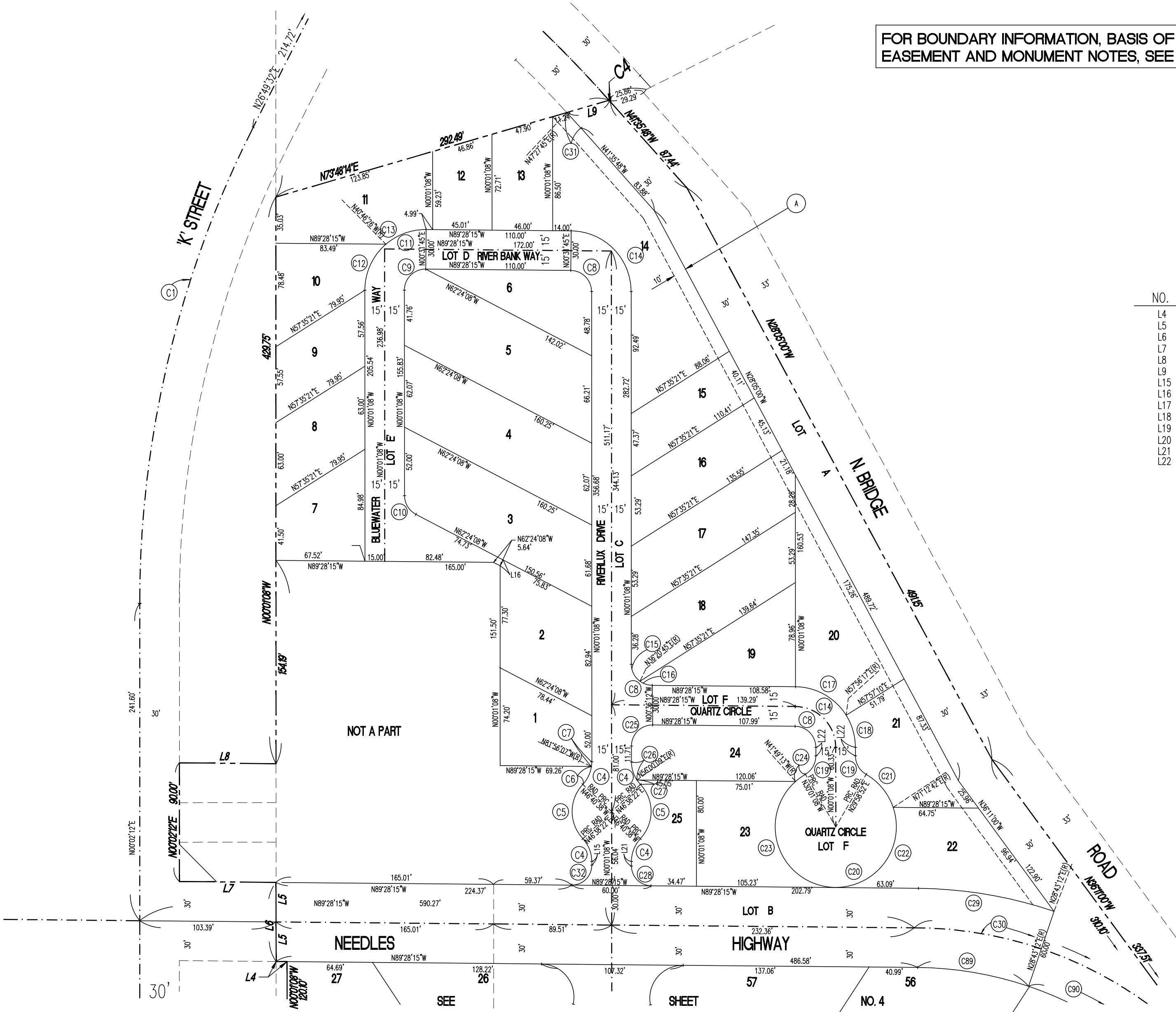
RAAB ENGINEERING

JUNE 2023

SHEET 3 OF 4 SHEETS



FOR BOUNDARY INFORMATION, BASIS OF BEARINGS,
EASEMENT AND MONUMENT NOTES, SEE SHEET 2.



LINE DATA		
NO.	BEARING	DISTANCE
L4	N89°28'15\"W	8.30'
L5	N00°01'08\"W	30.00'
L6	N00°01'08\"W	60.00'
L7	N89°28'15\"W	73.36'
L8	N89°28'15\"W	73.28'
L9	N73°48'14\"E	33.35'
L15	N00°04'08\"W	3.00'
L16	N27°55'52\"E	5.00'
L17	N36°11'00\"W	24.86'
L18	N36°11'00\"W	24.86'
L19	N36°11'00\"W	24.86'
L20	N36°11'00\"W	24.86'
L21	N00°01'08\"W	3.58'
L22	N00°01'08\"W	6.64'

CURVE DATA			
NO	DELTA	RADIUS	LENGTH
C1	28°37'57\"	800.00'	398.86'
C3	80°32'53\"	15.00'	23.11'
C4	00°05'34\"	1000.00'	1.61'
C5	86°41'00\"	30.00'	45.39'
C6	35°15'28\"	25.00'	15.38'
C7	08°05'01\"	25.00'	3.53'
C8	89°27'07\"	16.00'	24.98'
C9	90°52'53\"	16.00'	25.29'
C10	67°23'00\"	16.00'	17.42'
C11	90°32'53\"	46.00'	72.70'
C12	49°14'42\"	46.00'	59.54'
C13	41°18'11\"	46.00'	33.16'
C14	89°27'07\"	46.00'	71.82'
C15	53°38'07\"	16.00'	14.98'
C16	35°49'00\"	16.00'	10.00'
C17	57°24'30\"	46.00'	46.00'
C18	32°02'35\"	46.00'	25.73'
C19	67°00'00\"	16.00'	16.76'
C20	30°00'00\"	46.00'	240.86'
C21	41°13'50\"	46.00'	33.10'
C22	109°18'03\"	46.00'	87.77'
C23	157°59'02\"	46.00'	110.51'
C24	11°48'05\"	46.00'	8.48'
C25	90°32'53\"	16.00'	25.29'
C26	34°31'52\"	25.00'	15.07'
C27	09°21'47\"	25.00'	4.09'
C28	89°27'07\"	15.00'	23.42'
C29	18°11'27\"	330.00'	104.77'
C30	53°17'15\"	300.00'	279.01'
C31	00°05'34\"	970.00'	15.51'
C32	90°32'53\"	15.00'	23.71'
C38	18°11'27\"	270.00'	85.72'
C90	35°05'48\"	270.00'	165.39'

LOT AREAS	
LOT NO.	LOT AREA
1	3916.45 SF
2	5758.19 SF
3	8743.01 SF
4	8913.76 SF
5	9278.70 SF
6	4012.75 SF
7	4269.68 SF
8	4253.35 SF
9	3885.73 SF
10	4002.11 SF
11	5990.39 SF
12	2908.99 SF
13	6601.86 SF
14	7301.17 SF
15	3969.32 SF
16	5533.91 SF
17	6506.35 SF
18	6592.01 SF
19	4824.56 SF
20	7452.91 SF
21	11921.97 SF
22	6128.74 SF
23	5380.06 SF
24	5655.40 SF
25	3331.93 SF
A	35067.21 SF
B	34927.32 SF
C	22066.45 SF
D	3299.19 SF
E	9740.88 SF
F	11835.32 SF

57 LOTS
15.563 AC GROSS

SHEET 4 OF 4 SHEETS

TRACT NO. 20478

IN THE CITY OF NEEDLES, COUNTY OF SAN BERNARDINO,
STATE OF CALIFORNIA.

BEING A PORTION OF GOVERNMENT LOT 4 OF THE NORTHWEST ¼ OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 23 EAST, S.B.M., TOGETHER WITH LOTS 32, 33 AND 34, BLOCK 48, DENAIR'S SUBDIVISION NO. 2, INCLUDING A PORTION OF THE EAST 165 FEET OF THE NORTHEAST ¼ OF SECTION 30, TOWNSHIP 9 NORTH, RANGE 23 EAST, S.B.M., AND PORTIONS OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 23 EAST, S.B.M., IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

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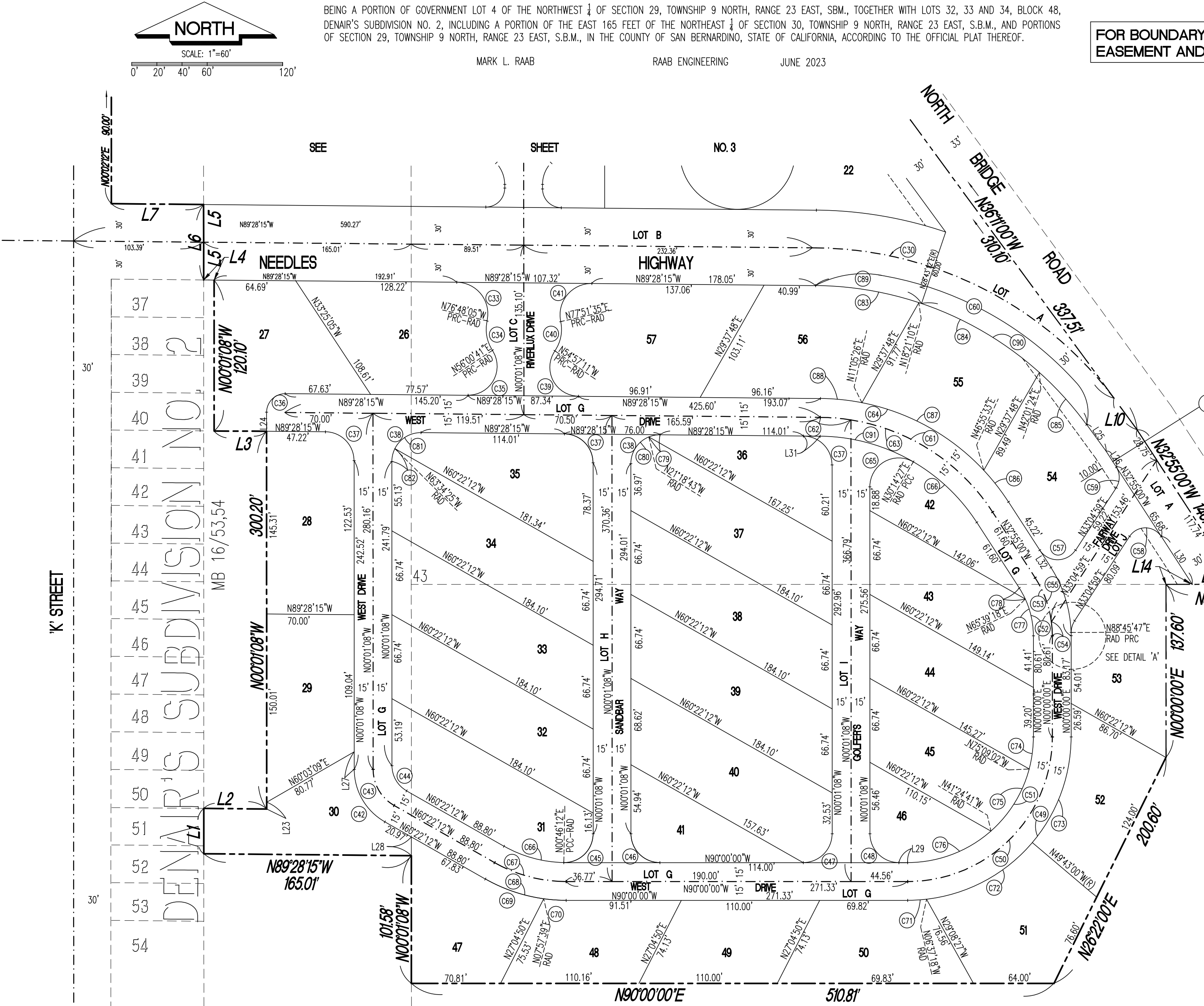
RAAB ENGINEERING

JUNE 2023

FOR BOUNDARY INFORMATION, BASIS OF BEARINGS,
EASEMENT AND MONUMENT NOTES, SEE SHEET 2.

LOT NO.	LOT AREA	LOT NO.	LOT AREA
26	11083.57 SF	46	11921.97 SF
27	9822.06 SF	47	8124.91 SF
28	10060.73 SF	48	7278.17 SF
29	9066.68 SF	49	7260.03 SF
30	7496.40 SF	50	7862.12 SF
31	13159.19 SF	51	9145.58 SF
32	10678.87 SF	52	7974.63 SF
33	10678.07 SF	53	10422.34 SF
34	10668.37 SF	54	8817.99 SF
35	8803.31 SF	55	9814.06 SF
36	6036.15 SF	56	11424.56 SF
37	10530.75 SF	57	12363.37 SF
38	10678.07 SF	A	35067.21 SF
39	10678.07 SF	B	34927.32 SF
40	10715.81 SF	C	22066.45 SF
41	5083.79 SF	G	22066.45 SF
42	8603.22 SF	H	22066.45 SF
43	8618.02 SF	I	22066.45 SF
44	7574.39 SF	J	22066.45 SF
45	4365.73 SF	K	22066.45 SF

CURVE DATA			
NO	DELTA	RADIUS	LENGTH
C30	331°17'15"	300.00'	279.01'
C33	102°40'40"	25.00'	44.80'
C34	471°11'14"	30.00'	24.71'
C35	124°11'04"	23.00'	49.99'
C36	86°32'53"	15.00'	23.71'
C37	89°27'07"	23.00'	35.91'
C38	96°52'53"	23.00'	36.35'
C39	135°26'11"	30.00'	54.37'
C40	58°06'21"	30.00'	30.42'
C41	102°46'10"	25.00'	44.80'
C42	66°21'04"	53.00'	55.83'
C43	66°21'04"	38.00'	40.03'
C44	61°31'04"	24.00'	24.23'
C45	90°14'46"	23.00'	35.33'
C46	89°58'52"	23.00'	36.12'
C47	90°11'08"	23.00'	36.14'
C48	89°58'52"	23.00'	36.12'
C49	90°00'00"	130.00'	204.20'
C50	90°00'00"	115.00'	180.64'
C51	90°00'00"	100.00'	157.08'
C52	32°55'00"	70.00'	40.22'
C53	32°55'00"	85.00'	48.63'
C54	07°25'16"	85.00'	11.01'
C55	25°29'44"	25.00'	37.82'
C56	34°31'52"	25.00'	15.07'
C57	57°05'00"	17.00'	33.63'
C58	114°00'01"	15.00'	29.05'
C59	65°59'59"	15.00'	17.28'
C60	53°49'00"	270.00'	259.11'
C61	56°33'15"	165.00'	182.06'
C62	8°31'02"	165.00'	24.53'
C63	48°02'13"	165.00'	136.34'
C64	56°33'15"	180.00'	167.77'
C65	120°15'35"	23.00'	48.28'
C66	28°51'59"	100.00'	50.37'
C67	29°37'48"	115.00'	59.47'
C68	29°37'48"	130.00'	67.23'
C69	21°40'00"	130.00'	49.17'
C70	07°57'39"	130.00'	18.06'
C71	07°57'39"	130.00'	18.06'
C72	43°05'51"	130.00'	97.78'
C73	40°16'51"	130.00'	91.39'
C74	14°50'58"	100.00'	25.92'
C75	33°44'21"	100.00'	58.89'
C76	24°41'24"	100.00'	72.28'
C77	24°02'40"	70.00'	29.14'
C78	08°34'18"	70.00'	10.47'
C79	21°50'28"	23.00'	8.77'
C80	68°42'22"	23.00'	21.58'
C81	64°06'10"	23.00'	25.73'
C82	26°28'43"	23.00'	10.62'
C83	17°48'25"	270.00'	63.89'
C84	23°40'14"	270.00'	111.55'
C85	56°33'15"	270.00'	167.77'
C86	10°09'27"	180.00'	48.28'
C87	35°50'07"	180.00'	112.58'
C88	10°35'41"	180.00'	31.81'
C89	18°11'23"	270.00'	85.72'
C90	35°05'40"	270.00'	165.30'
C91	29°42'42"	150.00'	77.79'
C92	16°15'48"	100.00'	28.39'
C93	16°39'12"	100.00'	29.07'
C94	34°32'03"	100.00'	57.45'
C95	34°19'12"	17.00'	10.18'



LINE DATA		
NO.	BEARING	DISTANCE
L1	N00°04'08"W	36.06'
L2	N89°28'15"W	50.00'
L3	N89°28'15"W	41.70'
L4	N89°28'15"W	8.30'
L5	N00°01'08"W	30.00'
L6	N00°01'08"W	60.00'
L7	N89°28'15"W	73.36'
L10	N36°11'00"W	27.00'
L13	N90°00'00"W	35.74'
L14	N90°00'00"W	20.94'
L23	N00°04'08"W	4.88'
L24	N00°04'08"W	14.86'
L25	N36°11'00"W	26.15'
L26	N32°55'00"W	15.09'
L27	N00°04'08"W	10.95'
L28	N00°04'08"W	14.67'
L29	N90°00'00"W	6.58'
L30	N32°55'00"W	45.44'
L31	N89°28'15"W	13.22'
L32	N32°55'00"W	16.38'

