

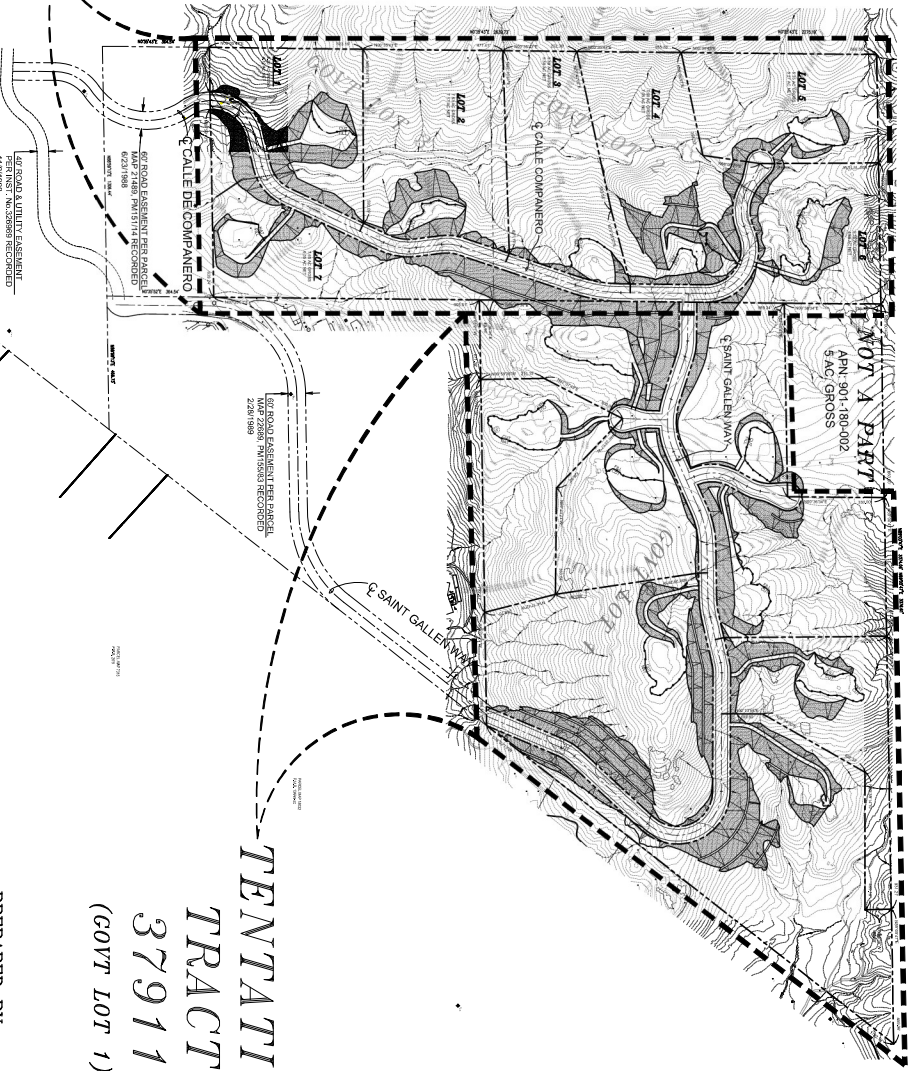
TENTATIVE TRACT MAP
TRACT MAP 37912
SINGLE FAMILY RESIDENTIAL (5 A.C. MIN.)

TENTATIVE TRACT 37912
(GOVT LOTS 2 & 3)
SEE SHT. 2

GRAPHIC SCALE
1" = 200'



PREPARED BY:
RCE 21873
DATE: 5/20/21



TENTATIVE TRACT 37911
(GOVT LOT 1)

TRACT 37912 OWNER:
MR. BILL BRETCH-GOSSE
HAMILTON BEACH, CA 92648
(714) 944-7796
bbretch@pacnet.com

TRACT 37912 ACREAGE:
26.78 AC GROSS - 484100-1141001 (GOVT LOT 2)
18.66 AC GROSS - 484100-1141002 (GOVT LOT 1)
44244 AC GROSS - TOTAL ACREAGE

ASSESSORS NO.:
951-95-001 (GOVT LOT 2)
951-95-001 (GOVT LOT 1)

PROJECT ADDRESS:
CALLE DE COMPANERO
MORRIS H.A. CA 92622

EXHIBIT PREPARED BY:
RCE 21873
41625 ENTERPRISE CIRCLE SOUTH, P42
(951) 201-2542

LEGAL DESCRIPTION:
PART OF TRACT 37911, LOT 2,
RANGE 4 WEST.

LEGEND:

- EXISTING CONTOUR
- FINISH GRADE
- RIGHT OF WAY
- DVA LIGHT LINE
- TOPOGRAHY SOURCE:
- ALL GRADES AND TOPOGRAHY CONTROLS ARE
BASED ON NATIONAL PERCOLATION TESTING
OR TOPOGRAPHIC MAPS FLOWN IN DECEMBER 2008.

CONSTRUCTION TYPE:

OCCUPANCY GROUP:
R-3

IMPROVEMENT SCHEDULE:

WASTE DISPOSAL SYSTEM:
ALL LOTS REQUIRE CENTRAL WASTE DISPOSAL SYSTEMS
BASED ON INDIVIDUAL PERCOLATION TESTING

SCHOOL DISTRICT:

ZONING/LAND USE:

ZONE RR (GSA 88)
LAND USE: RES-5 A.C. MIN.
WQMP:
NO MANAGEMENT WATER SERVICE IS AVAILABLE. WATER SERVICE WILL REQUIRE PRIVATE WATER WELLS
WATER:
NO MANAGEMENT WATER SERVICE IS AVAILABLE. WATER SERVICE WILL REQUIRE PRIVATE WATER WELLS
MEMBER IN VALLEY WATERED SCHOOL DISTRICT

EXHIBIT AMENDMENT BLOCK:

No.	AMENDMENT/CHANGE	DATE

DRAWING INFORMATION

DATE	05/20/21
1-5000	
1-3000	
1-2000	
1-1000	
1-0000	
1-0000	
1	

BRATENE CONSTRUCTION & ENGINEERING

Civil Engineers - RCE 21873
General Contractors - Lic. 378242

41625 Enterprise Circle South, #B-2
Temecula, CA 92590
(951) 201-2542
brateneconst@aol.com

TENTATIVE TRACT MAP
TRACT MAP - SINGLE FAMILY RESIDENTIAL
GOVT LOTS 1, 2, & 3
SECTION 8, TOWNSHIP 7 SOUTH, RANGE 4 WEST

REVISIONS

TEN TR 37912
TENTATIVE TRACT MAP 37912 (5 AC. MIN.)

TENTATIVE TRACT MAP

CURVE DATA			LINE DATA		
DATA	BEARING	DISTANCE	BEARING	DISTANCE	
1	N 74° 23' 18" W	111.17'	1	N 74° 23' 18" W	111.17'
2	N 61° 17' 50" W	308.66'	2	N 61° 17' 50" W	308.66'
3	S 2° 32' 34.4" E	113.32'	3	S 2° 32' 34.4" E	113.32'
4	S 25° 50' 18" E	418.97'	4	S 25° 50' 18" E	418.97'
5	S 11° 15' 21" E	283.21'	5	S 11° 15' 21" E	283.21'
6	S 49° 10' 50" W	126.14'	6	S 49° 10' 50" W	126.14'
7	N 22° 27' 21" W	103.38'	7	N 22° 27' 21" W	103.38'

EARTHWORK.
CUT
EMBANKMENT (17%)
SLOPE
200:30
CUT VOLS.
CU. YDS.
200,391

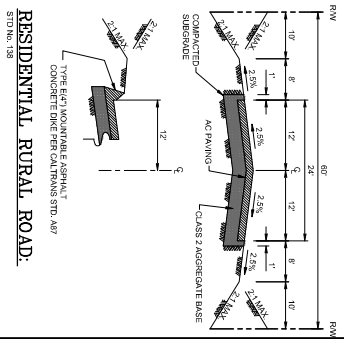
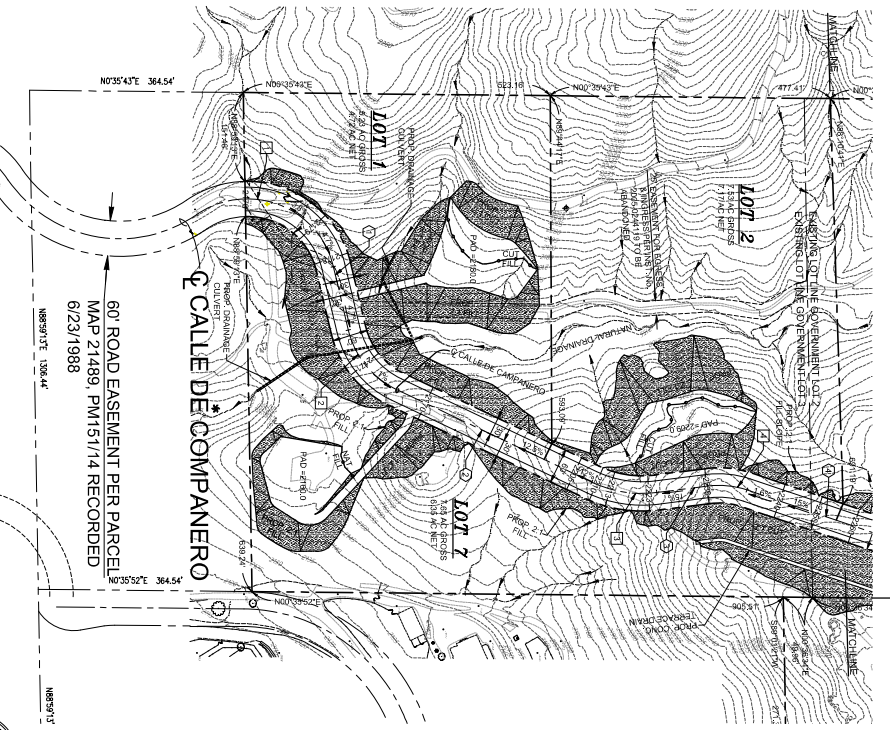
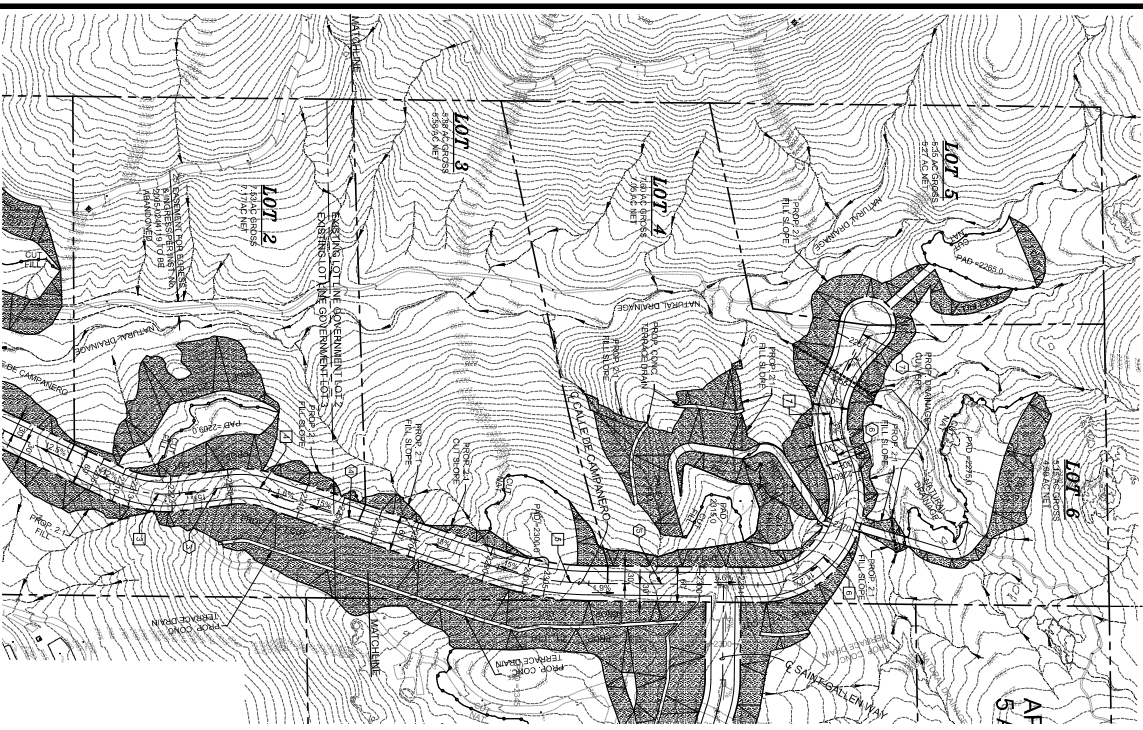
TRACT 31912 OWNER.
MR. BILL BERTSCH
1808 AC GROSS
HUNTINGTON BEACH, CA 92648
714) 962-7708
www.billsbertsch.com
billsbertsch@aol.com

TRACT 31912 ACREAGE.
26.76 AC GROSS - 4.66 AC (GOVT LOT 2)
18.68 AC GROSS - 1.90 AC (GOVT LOT 3)
44.24 AC GROSS - 1.04 AC (GOVT LOT 3)
ASSESSOR'S NO.
801-180201 (GOVT LOT 2)
801-180204 (GOVT LOT 3)

PROJECT ADDRESS:
CALLE DE CAMPAÑERO
MIDWINTER, CA 92622

TRACT 31912 LOT INFORMATION.

- LOT 1.**
5.09 AC GROSS
P&D - 15410 SQ. FT. 2185 EL. (+4)
- LOT 2.**
7.16 AC GROSS
P&D - 16252 SQ. FT. 2099 EL. (+4)
- LOT 3.**
5.88 AC GROSS
P&D - 17483 SQ. FT. 2098 EL. (+4)
- LOT 4.**
7.09 AC GROSS
P&D - 17000 SQ. FT. 2018 EL. (+4)
- LOT 5.**
5.59 AC GROSS
P&D - 10915 SQ. FT. 2278 EL. (+4)
- LOT 6.**
5.18 AC GROSS
P&D - 16724 SQ. FT. 2278 EL. (+4)
- LOT 7.**
7.99 AC GROSS
P&D - 16420 SQ. FT. 2186 EL. (+4)



PREPARED BY:
DATE: 5/29/21

DATE	5/29/21
BY	[Signature]
FOR	CLIENT
PROJECT	TRACT 31912
NO.	2

Civil Engineers - RCE 21873
General Contractors - Lic. 378242

BRATENE CONSTRUCTION & ENGINEERING

41625 Enterprise Circle South, #B-2
Temecula, CA 92590
(951) 201-2542
brateneconst@prodigy.net

PAR EXHIBIT - TRACT 31912
TRACT MAP - SINGLE FAMILY RESIDENTIAL
GOVT LOTS 2 & 3
SECTION 8, TOWNSHIP 7 SOUTH, RANGE 4 WEST

REVISIONS	BY