

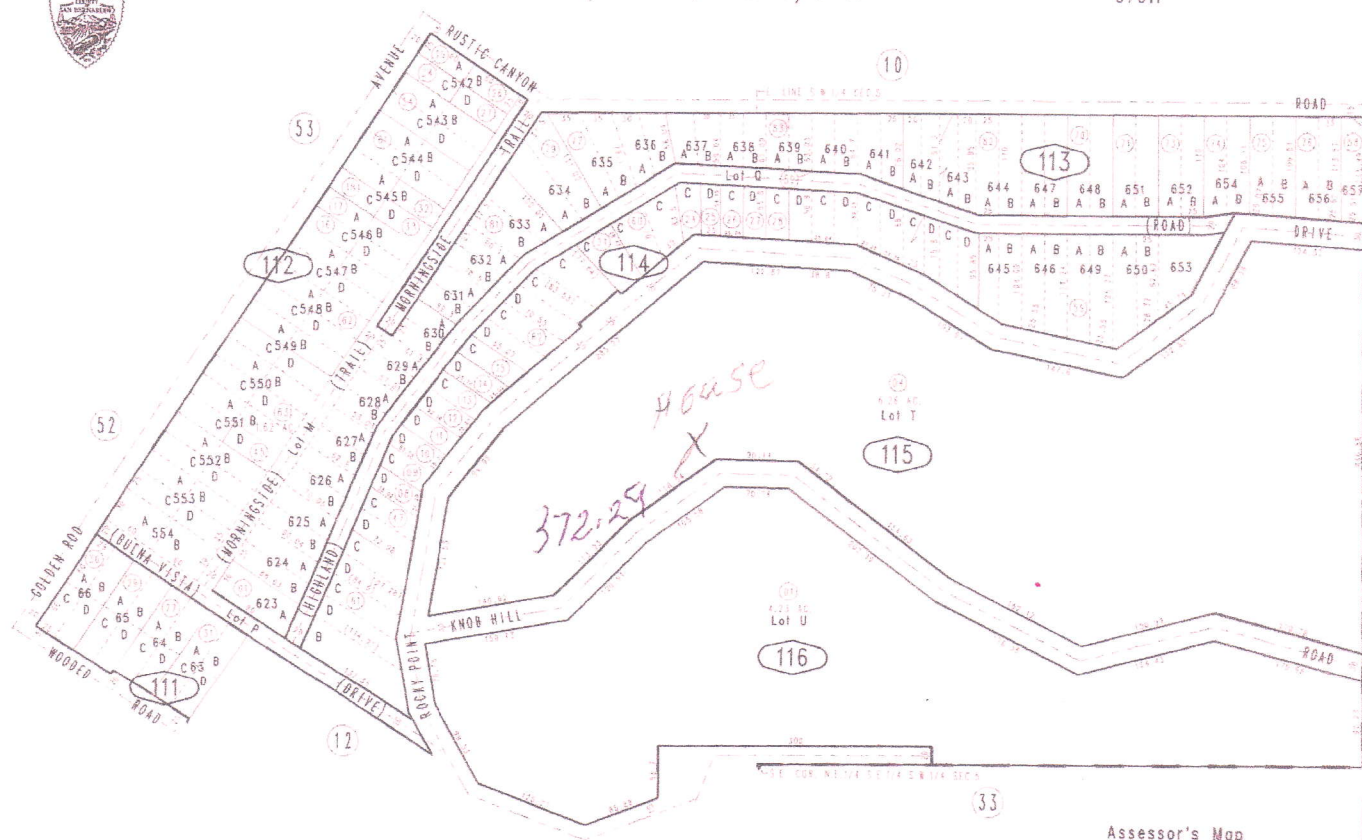
THIS MAP IS FOR THE PURPOSE  
OF AN UNLAWFUL PARTITION ONLY



Ptn. S.1/2, Sec.5, T.2N.,R.2E., S.B.B.&M.  
Ptn. Tract No. 1973, Lakeland Tract, M.B. 28/39-39A  
Assessor's Map No. 6, O.M. 1/9-11

Bear Valley  
Unified Sch. Dist.  
Tax Rate Area  
57011

0314 - 11



November 2004

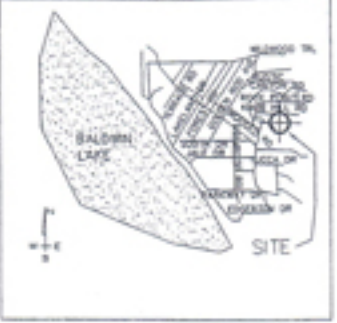
Assessor's Map  
Book 0314 Page 11  
San Bernardino County

PREPARED  
UNAPPORTIONED  
10/27/04 BY  
04/15/05 AC

Spread 2

TENTATIVE TRACT MAP ....

LOT 1 31167 SQ FT  
 LOT 2 42649 SQ FT  
 LOT 3 32038 SQ FT  
 LOT 4 59214 SQ FT  
 TOTAL 165,000



VICINITY MAP

LEGAL DESCRIPTION

POR. S. 1/2, SEC. 5, T2N, R2E, S.B.D. 4 M.  
 LOT 17 OF POR. TRACT NO. 1973, LASLAND TRACT - M.B. 28/39  
 ASSASSORS MAP #6

Apr 314-116-01

Owner  
 Marquie Menaldi  
 Pobox 866  
 Big Bear City, Ca 92314  
 714-931-8000

Aerial photo  
 Google earth

UTILITY PURVEYORS

- GAS  
 SOUTHWEST GAS CORP.  
 40844 BIG BEAR BLVD.  
 BIG BEAR LAKE, CA. 92315  
 (909) 846-4656
- ELECTRIC  
 BEAR VALLEY MUTUAL WATER CO.  
 41972 GARSTIN ROAD  
 BIG BEAR LAKE, CA. 92315  
 (909) 793-4901
- SEWER + WATER  
 COMMUNITY SERVICES DISTRICT  
 (SERVICE AREA 530)  
 139 EAST BIG BEAR BLVD.  
 BIG BEAR CITY, CA. 92314  
 (909) 585-2545
- TELEPHONE  
 VERIZON  
 500 BARTLETT ROAD  
 BIG BEAR LAKE, CA. 92315  
 (909) 846-3773
- CABLE T.V.  
 CHARTER CABLE  
 41499 BIG BEAR BLVD.  
 BIG BEAR LAKE, CA. 92315  
 (909) 846-8035

DESIGNED BY  
 A.G.

CHECKED BY  
 M.W.S.

BENCH MARK

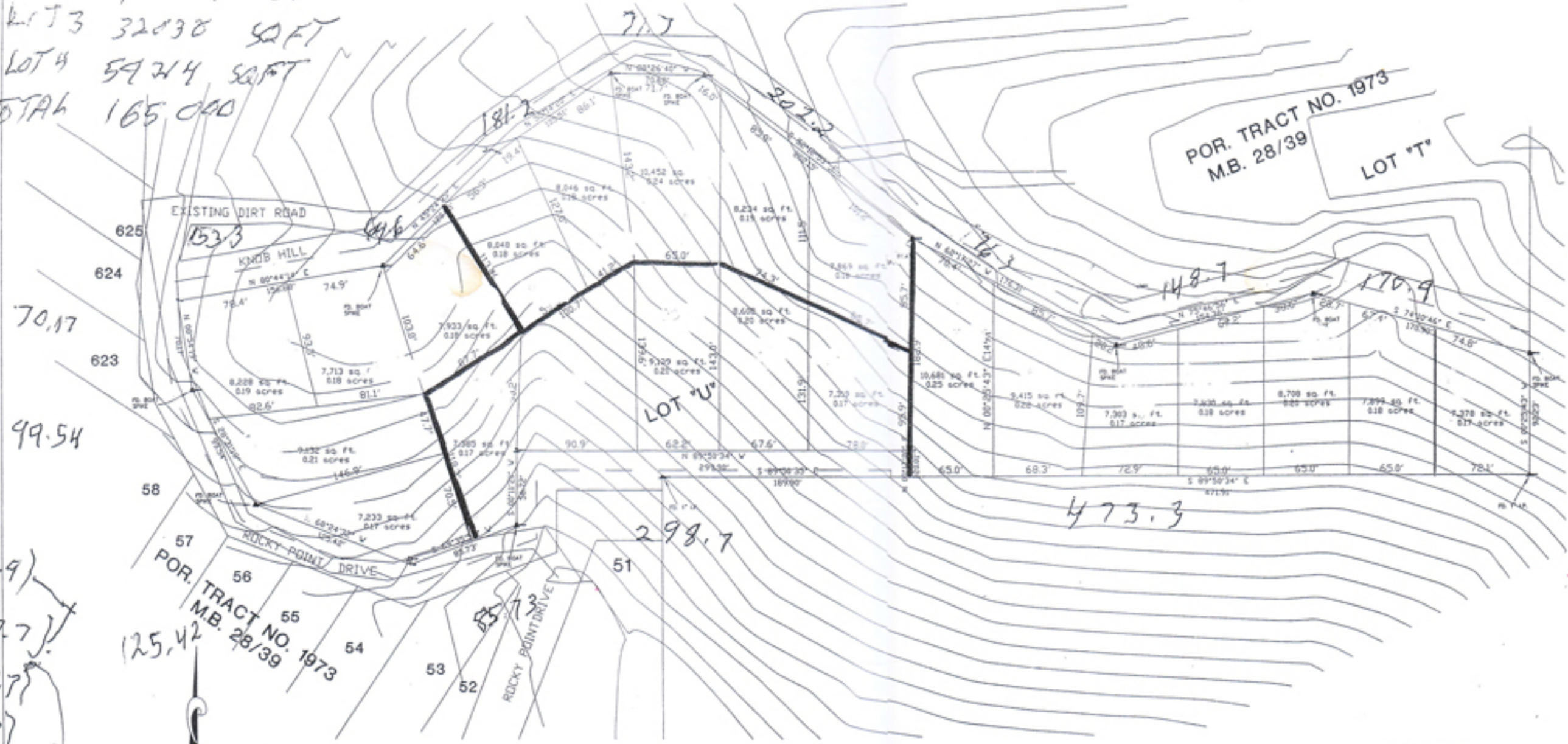
B.M. =

GENERAL NOTES

TOTAL 4.24 ACRES WITHIN TENTATIVE TRACT MAP  
 24 NUMBERED LOTS AND 0 LETTERED LOTS  
 TOTAL LOT ACREAGE: 15.0173 ACRES  
 CONTOUR INTERVAL = 5'  
 EXISTING LAND USE: VACANT; PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL  
 EXISTING LAND ZONE: R100; PROPOSED LAND ZONE: RS  
 SETBACK LINES SHALL CONFORM TO SDC REGULATIONS  
 LOT SALES ONLY  
 NO REGULATED TREES EXIST ON-SITE.

DATE PREPARED: JANUARY 05, 2004

163.9  
 87.7  
 100.7  
 65  
 160



EXISTING DIRT ROAD

KNOB HILL

ROCKY POINT DRIVE

POR. TRACT NO. 1973  
 M.B. 28/39

GRAPHIC SCALE



KEY.	DESIGNED BY: A.G.	APPROVED:	PREPARED BY:	SCALE:	CITY OF BIG BEAR LAKE TENTATIVE TRACT MAP	DRAWING NO.
	DRAWN BY: A.G.	CITY ENGINEER:	SMITH SURVEYING CO.	1:40		
	CHECKED BY: M.W.S.	SUBMITTED BY:	NO. BOX 519 BIG BEAR CITY, CA 92314 909.84.7910 FAX 909.84.9986	PROJECT NO.:		SHEET
	BY:	RECORDED:	LS 6154	03-219		OF