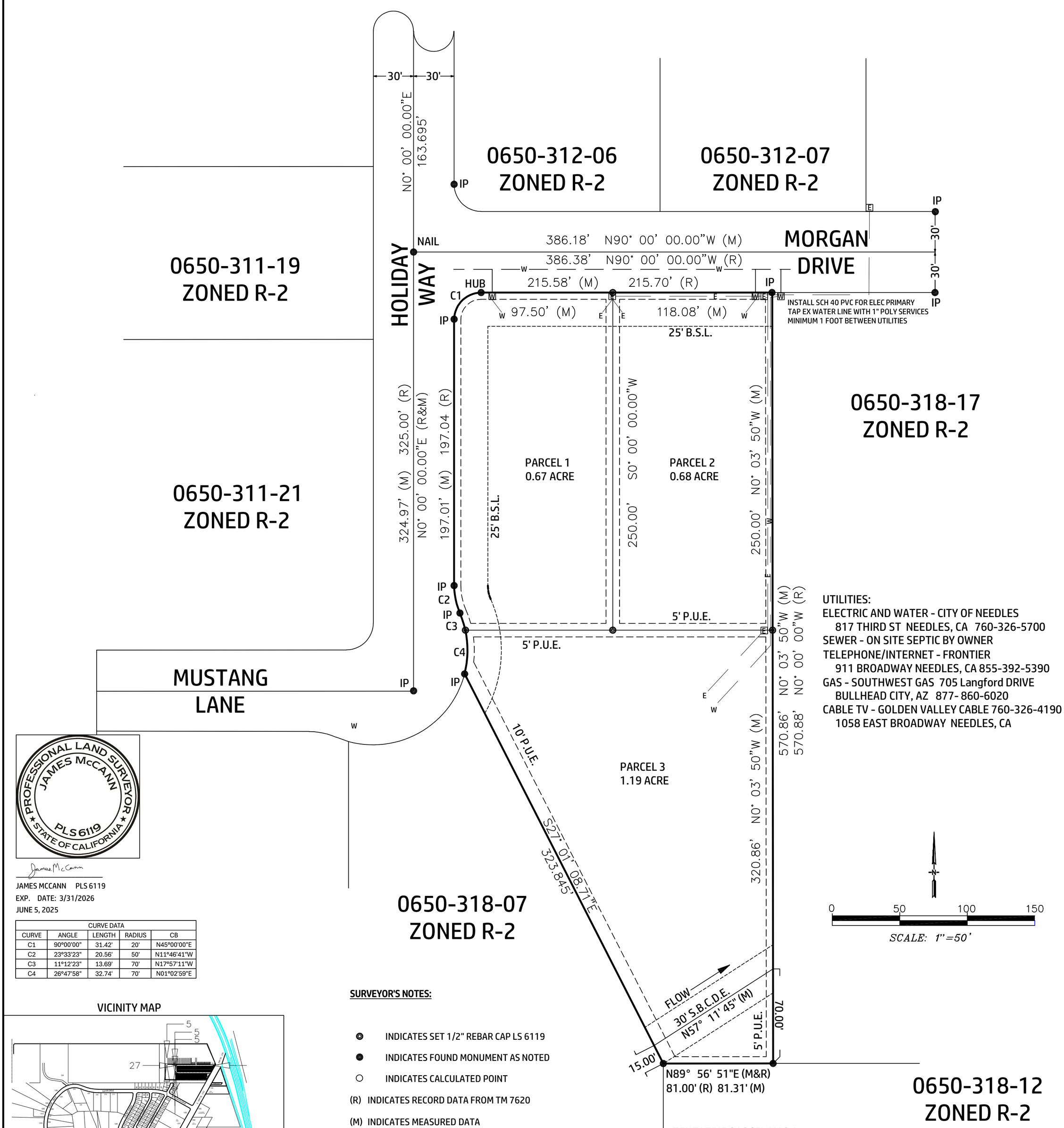
TENTATIVE PARCEL MAP 20989

A DIVISION OF THE LOT 45 OF TRACT MAP NO. 7620 RECORDED IN BOOK 98, PAGES 70 - 76
OF THE OFFICIAL RECORDS OF THE COUNTY OF SAN BERNARDINO
WITHIN THE NORTHWEST QUARTER OF SECTION 5,
TOWNSHIP 8 NORTH, RANGE 23 EAST, SAN BERNARDINO BASE AND MERIDIAN,
IN THE CITY OF NEEDLES, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
JULY, 2024



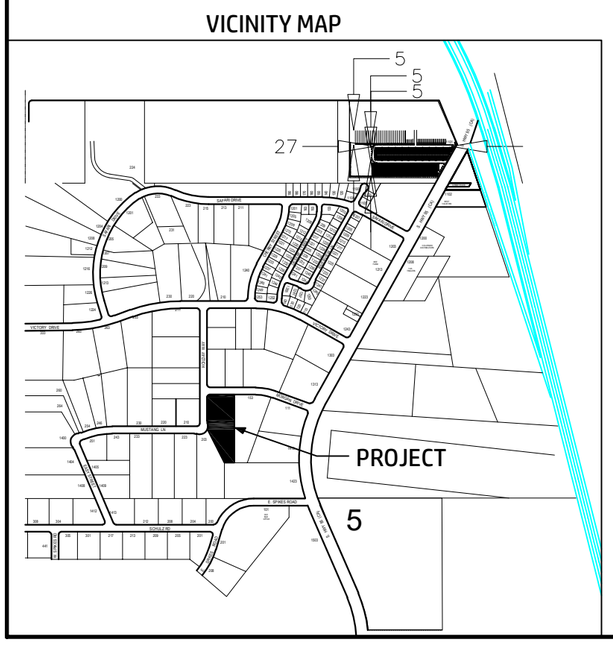
UTILITIES:
ELECTRIC AND WATER - CITY OF NEEDLES
817 THIRD ST NEEDLES, CA 760-326-5700
SEWER - ON SITE SEPTIC BY OWNER
TELEPHONE/INTERNET - FRONTIER
911 BROADWAY NEEDLES, CA 855-392-5390
GAS - SOUTHWEST GAS 705 Langford DRIVE
BULLHEAD CITY, AZ 877- 860-6020
CABLE TV - GOLDEN VALLEY CABLE 760-326-4190
1058 EAST BROADWAY NEEDLES, CA

PROFESSIONAL LAND SURVEYOR
JAMES McCANN
PLS 6119
STATE OF CALIFORNIA

JAMES MCCANN PLS 6119
EXP. DATE: 3/31/2026
JUNE 5, 2025

CURVE DATA				
CURVE	ANGLE	LENGTH	RADIUS	CB
C1	90°00'00"	31.42'	20'	N45°00'00"E
C2	23°33'23"	20.56'	50'	N11°46'41"W
C3	11°12'23"	13.69'	70'	N17°57'11"W
C4	26°47'58"	32.74'	70'	N01°02'59"E

VICINITY MAP



SURVEYOR'S NOTES:

- ◎ INDICATES SET 1/2" REBAR CAP LS 6119
- ● INDICATES FOUND MONUMENT AS NOTED
- ○ INDICATES CALCULATED POINT
- (R) INDICATES RECORD DATA FROM TM 7620
- (M) INDICATES MEASURED DATA
- (C) INDICATES CALCULATED DATA
- E ELECTRIC BOX
- W WATER BOX

PROPERTY IS ZONED R-2

BASIS OF BEARING:
THE CENTER LINE OF HOLIDAY WAY AS SHOWN ON TRACT MAP 7620 (MAP BOOK 98/70) BEING N00° 00'00"E.

TENTATIVE PARCEL MAP 20989
LOT 45 OF TRACT MAP 7620 - APN 0650-318-08
OWNER/APPLICANT: WADE DUSTIN PHILLIPS AND
BROOKE NICOLE PHILLIPS - 760-221-8683
301 SCHULZ RD NEEDLES, CA 92363
PREPARED BY: JAMES MCCANN, PE, PLS - 956-433-1937
4 THORNHILL TR BROWNSVILLE, TX 78521
PREPARED JULY 2024, REVISED JUNE 2025
PARCEL MAP PROJECT WITH THREE NEW PARCELS
PROJECT IS FOR LOT SALES ONLY - NO STRUCTURES