












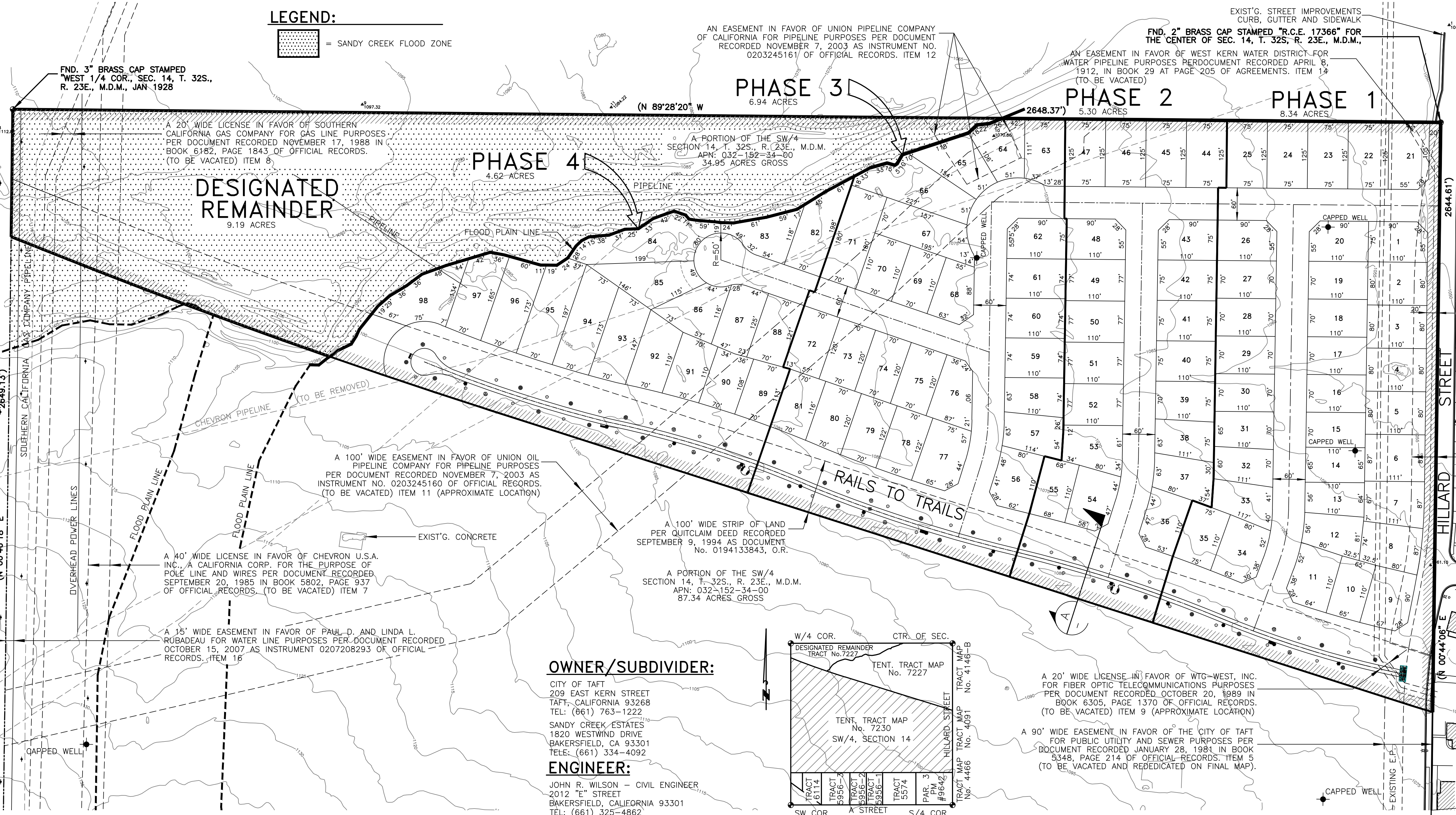


SUBSTANTIAL CONFORMANCE VESTING TENTATIVE TRACT MAP 7227

BEING A MERGER AND RESUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 32 SOUTH, RANGE 23 EAST, MOUNT DIABLO MERIDIAN
IN THE CITY OF TAFT, COUNTY OF KERN, STATE OF CALIFORNIA, AS PER THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE SURVEYOR GENERAL.
98 LOTS - 25.20 ACRES AND 1 DESIGNATED REMAINDER - 9.19 ACRES -- 34.39 ACRES TOTAL - A PHASED DEVELOPMENT

LEGEND:
 = SANDY CREEK FLOOD ZONE

LEGEND:
 = SEWER MANHOLE
 = UTILITY BOX
 = WATER VALVE
 = FIRE HYDRANT
 = STREET LIGHTS
 = CABLE T.V. BOX
 = TRAFFIC LIGHT
 = TELEPHONE CO. MANHOLE
 = STORM DRAIN MANHOLE
 = HIGH VOLTAGE ELECTRICAL
 = SECTION CORNER
 = EXISTING CAPPED PRODUCTION WELLS
 = BEARING AND DISTANCE PER P.M. NO. 9642 RECORDED DECEMBER 27, 1981 IN BK. 43 OF MAPS, AT PG. 82



- STATISTICAL INFORMATION**
1. THIS WILL BE A TYPE "A" SUBDIVISION
 2. EXISTING ZONING: R1
 3. PROPOSED ZONING: R1
 4. EXISTING USE: VACANT LAND
 5. ELECTRICAL PROVIDED BY: P.G. & E.
 6. WATER SUPPLIED BY: WEST KERN WATER DISTRICT
 7. SEWERS PROVIDED BY: CITY OF TAFT
 8. GAS UTILITY PROVIDED BY: SO. CALIF. GAS
 9. GENERAL PLAN DESIGNATION: RESIDENTIAL LOW DENSITY RESIDENTIAL
 10. MAX. STREET GRADE = 3.00%; MIN. STREET GRADE = .200%
 11. LOT SIZE MINIMUM IN ZONE R1 IS 6,000 S.F. GROSS (20% OF THE LOTS CAN BE REDUCED TO 5,000 S.F.)
 12. PROPOSED USE IS RESIDENTIAL
 13. THERE ARE NO PROPOSED/EXISTING SEPTIC TANKS AND LEACH FIELDS.
 14. DRAINAGE: TO EXISTING DRAINAGE SYSTEM FACILITIES WITH PRE-SEDIMENT REMOVAL SYSTEM
 15. SITE ACREAGE: 25.20 ACRES TOTAL
 16. TOTAL NUMBER OF LOTS = 98
 17. PROJECT IS A PHASED DEVELOPMENT
 18. APN# 032-152-04-00 AND 032-152-34-00
 19. CONTOUR INTERVAL: 0.5'
 20. FIRE PROTECTION - KERN COUNTY FIRE DEPT.

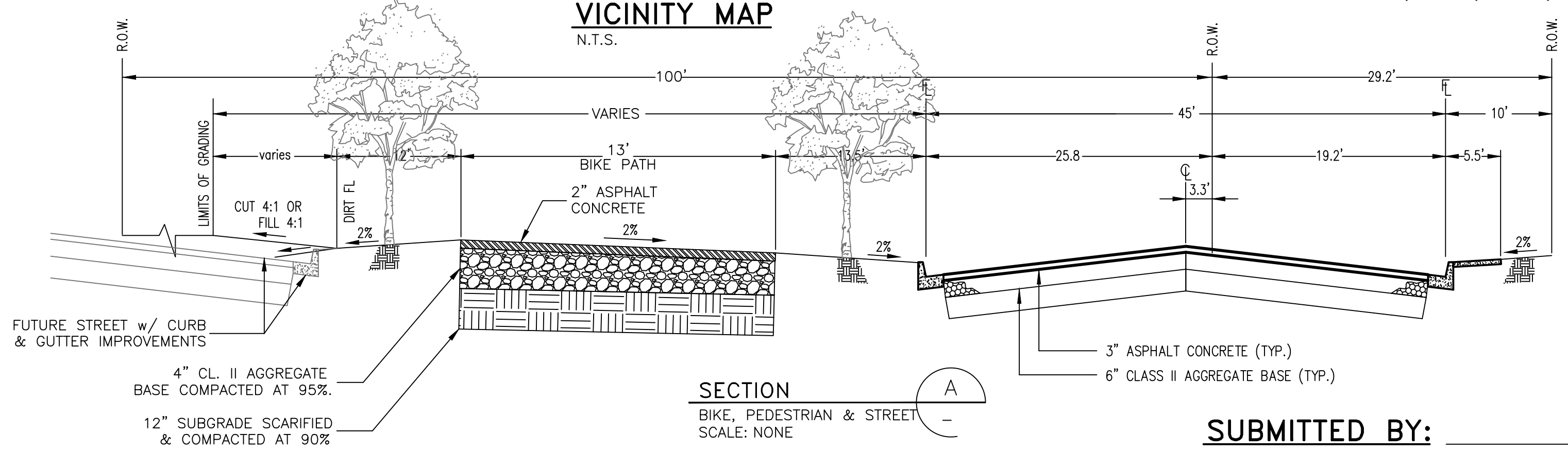
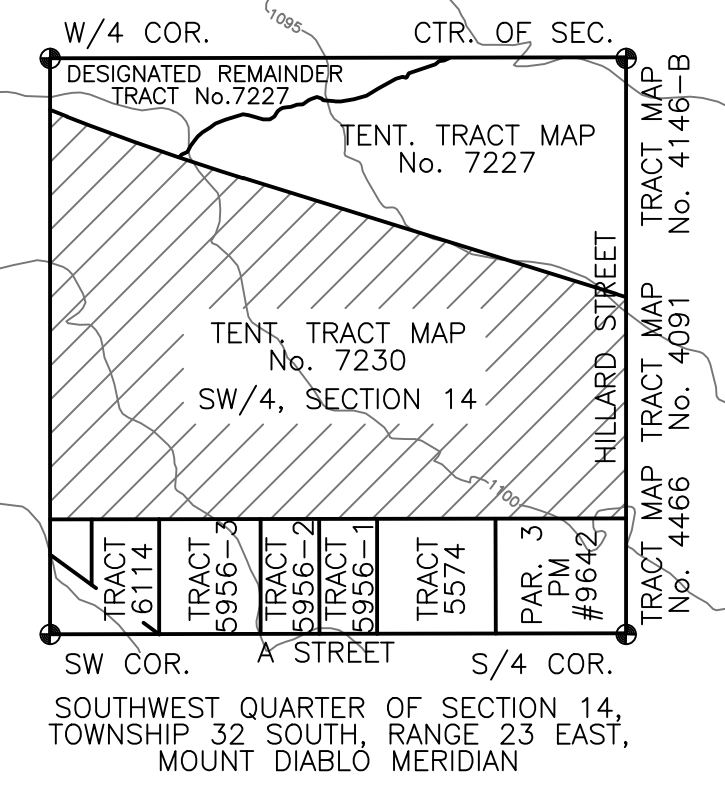
- EASEMENTS NOT PLOTTABLE:**
1. A 100' WIDE EASEMENT IN FAVOR OF SOUTHERN PACIFIC RAILROAD, A CORPORATION FOR THE PURPOSE OF OPERATING A RAILROAD PER A DOCUMENT RECORDED ON JULY 21, 1908 IN BOOK 192 AT PAGE 434 OF DEEDS, ITEM 3 (SUPERCEDED BY DOC. #0194133843)
 2. A BLANKET EASEMENT IN FAVOR OF UNION OIL COMPANY OF CALIFORNIA FOR THE PURPOSE OF PUBLIC ROADS, RAILROADS, PIPELINES AND FOR PERMITS FOR SCHOOL HOUSES PER DOCUMENT RECORDED ON APRIL 30, 1919 IN BOOK 339 AT PAGE 261 OF DEEDS, ITEM 4
 3. A BLANKET EASEMENT IN FAVOR OF STANDARD OIL COMPANY OF CALIFORNIA FOR PIPELINE PURPOSES PERTAINING TO THE TRANSPORTING OF OIL, PETROLEUM AND GAS PRODUCTION PER DOCUMENT RECORDED ON OCTOBER 5TH, 1907 IN BOOK 195 OF DEEDS AT PAGE 197, ITEM 21 (TO BE VACATED)
 4. A LICENSE NO. 61634 DATED NOVEMBER 29, 1946 IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY FOR THE PURPOSES OF MAINTAINING A POLE LINE AND APPURTENANT EQUIPMENT ON FEE PROPERTY OF UNION OIL CO. OF CALIFORNIA. (TO BE VACATED)

BASIS OF BEARING:
 THE BEARING OF NORTH 89°28'20" WEST FOR THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 32 SOUTH, RANGE 23 EAST, MOUNT DIABLO MERIDIAN AS SHOWN ON PARCEL MAP 9642 FILED IN BOOK 43 OF MAPS AT PAGE 82 WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

OWNER/SUBDIVIDER:
 CITY OF TAFT
 209 EAST KERN STREET
 TAFT, CALIFORNIA 93268
 TEL: (661) 763-1222

SANDY CREEK ESTATES
 1820 WESTWIND DRIVE
 BAKERSFIELD, CA 93301
 TEL: (661) 334-4092

ENGINEER:
 JOHN R. WILSON - CIVIL ENGINEER
 2012 "E" STREET
 BAKERSFIELD, CALIFORNIA 93301
 TEL: (661) 325-4862



SUBMITTED BY:
 JOHN R. WILSON R.C.E. 23270 (EXP. 12/31/13)



JOHN R. WILSON
 CIVIL ENGINEER
 SURVEYING
 2012 "E" STREET, BAKERSFIELD, CA 93301 (661) 325-4862 FAX (661) 325-5126
 Email: jrw@wilsoneng.com

DRAWN: JRW
 CHECKED: JRW
 DATE: 9-29-13
 JOB NO: 12-2306
 DWG. NAME:

SUBSTANTIAL CONFORMANCE
VESTING TENTATIVE MAP No. 7227
 IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 32 SOUTH, RANGE 23 EAST, M.D.M.
 CITY OF TAFT, COUNTY OF KERN, STATE OF CALIFORNIA

REVISIONS

SHEET NO. **1**
 OF 1 SHEETS