

PARENT PARCEL DESCRIPTION:

Parcel 2, as described in Grant Deed, recorded on October 31, 2025, in Document No. 225133179, in the Official Records of Kern County, California.

EASEMENTS & ENCUMBRANCES:

Item No.

- Easement 10/29/2004 Document No. 0204265602
-IS NOT LOCATED ON THE SURVEY AREA.
- Notice of Pendency of Action 02/09/2018 Document No. 218015649
-IS NOT LOCATED ON THE SURVEY AREA.
- Notice 10/01/2025 Document No. 225115757
-IS NOT LOCATED ON THE SURVEY AREA.
- Notice of Pendency of Action 02/09/2018 Document No. 218015650
-WITHDRAWN BY THE NOTICE OF WITHDRAWAL OF PENDENCY OF ACTION IN ENCUMBRANCE NO. 5.
- Notice 10/01/2025 Document No. 225115758
-WITHDRAWS THE NOTICE OF PENDENCY OF ACTION IN ENCUMBRANCE NO. 4.
- Final Order of Condemnation 01/13/2021 Document No. 221006333
-IS NOT LOCATED ON THE SURVEY AREA.
- Grant Deed 03/02/1964 Book: 3698 Page: 622
-IS LOCATED ON THE SURVEY AREA, AS SHOWN HEREON.
- Hudnut Addition Book: 1 Page: 21
-IS LOCATED ON THE SURVEY AREA, BLANKET IN NATURE.
- Hudnut Book: 1 Page: 23
-IS LOCATED ON THE SURVEY AREA, BLANKET IN NATURE.

Items not listed above are determined non-survey related items and are not plotted hereon.

NOTES:

- This is a topographic map. This is not a boundary survey and is only intended to depict those topographic features or improvements shown. The property lines shown are for graphical reference only.
- Any underground utilities shown have been depicted from field markings and obtained maps. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are designated as accurately as possible from the information available. This site was designated by standard RF and GPR methods.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA FIRMeTte published November 19, 2025, referencing Flood Insurance Rate Map, Map Number 06029C1819F effective date October 21, 2021, indicates this survey area is located in Zone X (Area of minimal flood hazard).
- This survey does not constitute a title search to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, the surveyor relied upon a Service Report, prepared by First Corporate Solutions with an order number of ORD-4357336-N4D9L6, with an effective index date of October 29, 2025.
- SITE BENCHMARK: MAG nail in asphalt, as shown. Elevation: 405.39' (NAVD 88).
- BASIS OF BEARINGS: Bearings are relative to NAD83, California State Plane Coordinate System, Zone V (0405).
- Field work for this survey was completed on November 12, 2025.
- The owner names and tax parcel data shown hereon are based upon the public records available at the original date of this survey. Current ownership and tax parcel data should be verified for accuracy. Owner information for adjacent parcels is from a third party source due to no available information from the County Assessor.
- This site is zoned "C-2" (Regional Commercial Zone) per City of Bakersfield Planning Division.
Minimum Building Setbacks:
Front: 10', Corner Side: 10', Side: Not required, Rear: Not Required

No zoning information provided by the client. Any zoning setbacks shown hereon are the interpretation of the surveyor. For clarification of exact zoning designations and setback locations, please, contact the City of Bakersfield Planning Division at (661)326-3733.

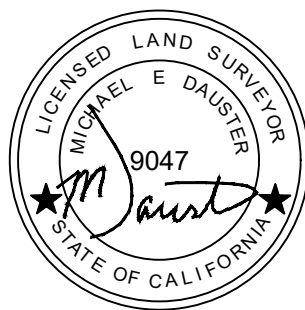
AREAS OF CONCERN:

No apparent areas of concern.

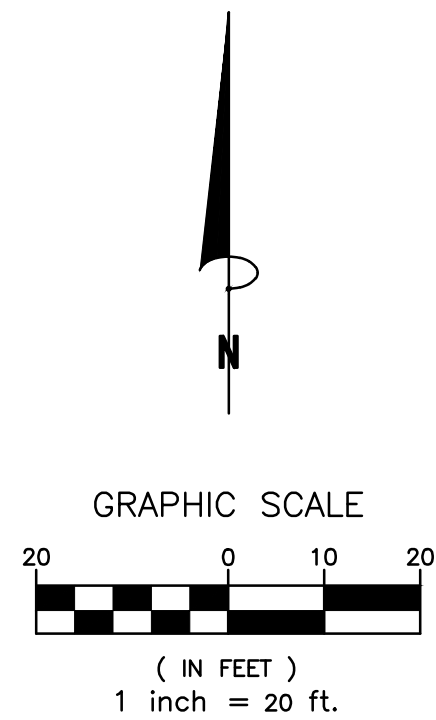
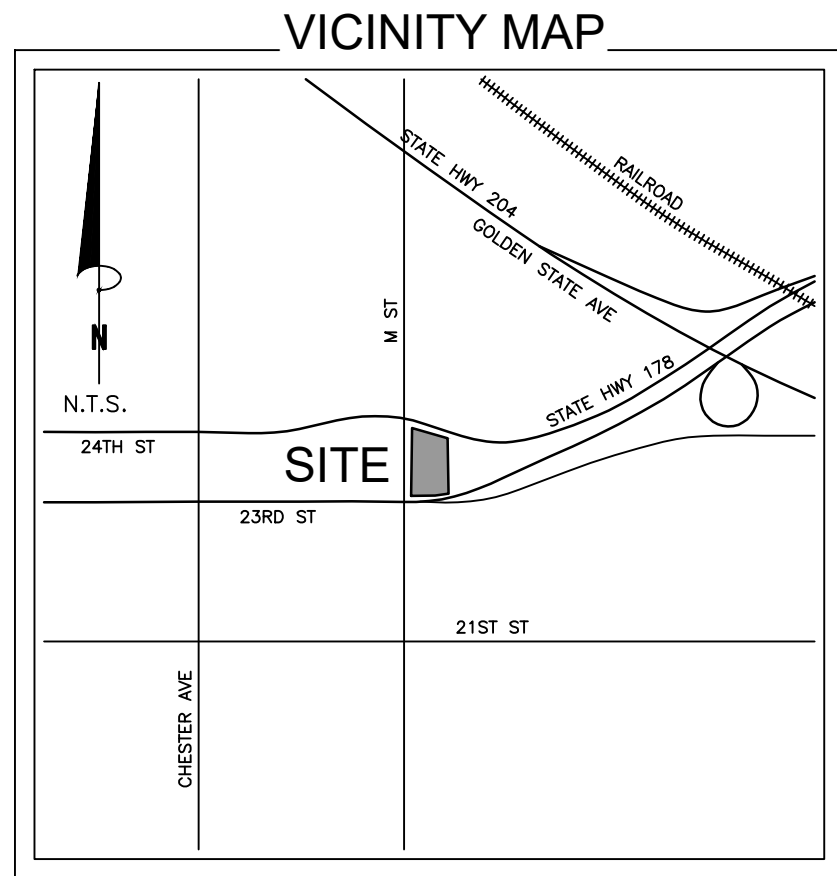
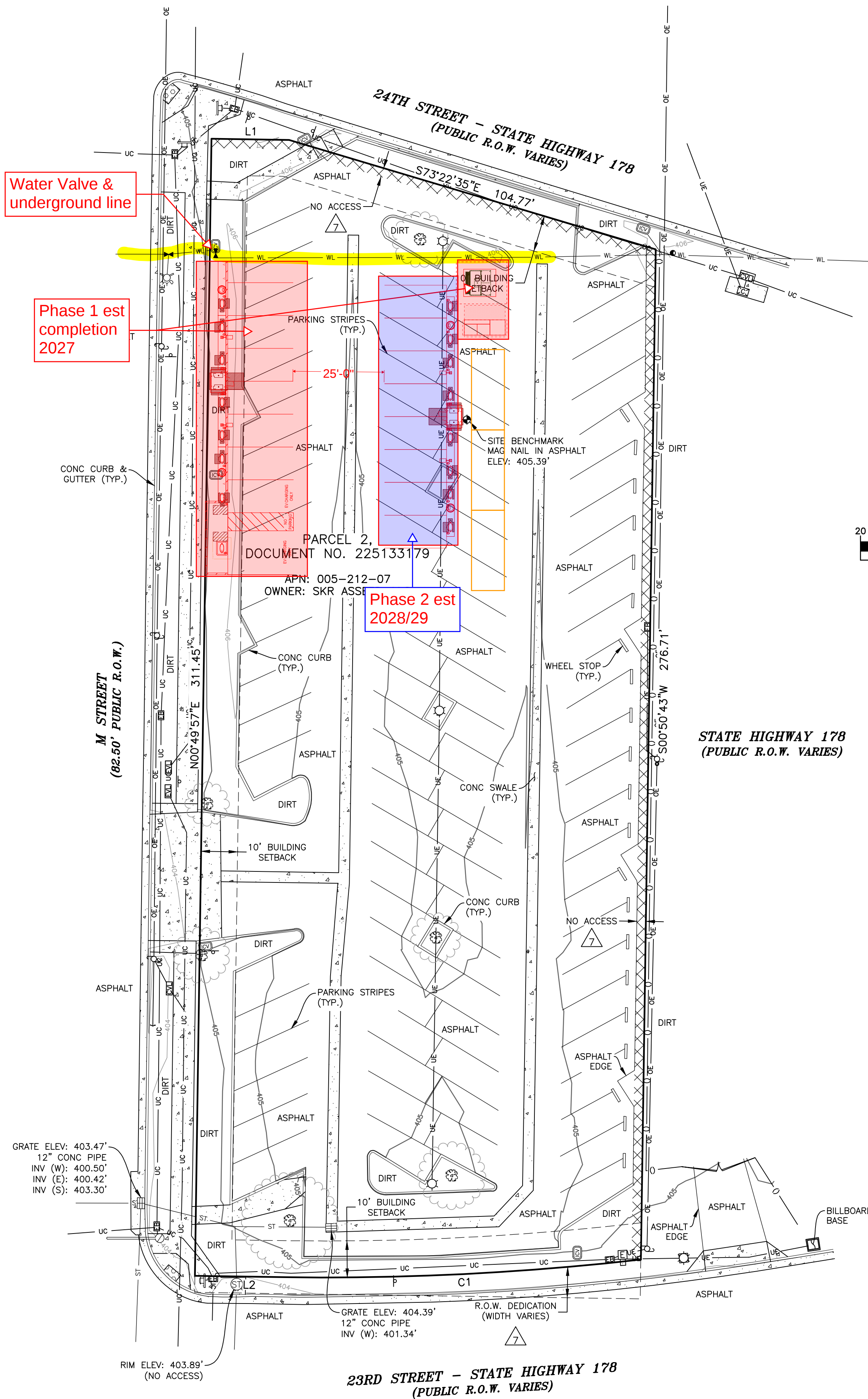
SURVEYOR'S STATEMENT:

On the basis of my knowledge, information and belief, I hereby state and declare that this drawing was prepared under my direct supervision to the standard of care of surveyors practicing in the State of California and that the information shown hereon is true and correct to the best of my knowledge and belief.

This statement is neither a warranty nor a guarantee, either expressed or implied.



Michael E. Dauster
California Professional Land Surveyor No. 9047



LEGEND	
	SITE BENCHMARK
	STORM MANHOLE
	STORM INLET (RECTANGLE)
	FIRE HYDRANT
	WATER VALVE
	IRRIGATION CONTROL VALVE
	LIGHT POLE
	ELECTRIC BOX
	GUYWIRE
	ELECTRIC PEDESTAL
	UTILITY POLE
	UTILITY POLE W/ TRANSFORMER
	ELECTRIC VAULT
	COMMUNICATION VAULT
	COMMUNICATION CABINET
	TRAFFIC SIGNAL MAST
	TRAFFIC SIGNAL W/ WALK BUTTON
	DECIDUOUS TREE
	METAL POLE
	SIGN
	FENCE GATE
	STORM LINE (UNDERGROUND)
	WATER LINE (UNDERGROUND)
	ELECTRIC LINE (UNDERGROUND)
	ELECTRIC LINE (OVERHEAD)
	COMMUNICATION LINE (UNDERGROUND)
	CHAIN LINK FENCE
	TREE DRIP EDGE
	TRUNCATED DOMES
	CONCRETE AREA
	ENCUMBRANCE NUMBER

LINE	BEARING	DISTANCE
L1	S89°10'28"E	21.27'
L2	N89°10'14"W	24.81'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	761.00'	7°20'21"	97.48'

Revisions

Date

By

Description

No.

SITE NAME:
Bakersfield, CA
- 1111 24th St

ENGINEERING DESIGN SURVEY

A PORTION OF THE NW1/4 OF SECTION 30,
TOWNSHIP 29 SOUTH, RANGE 28 EAST, MOUNT DIABLO MERIDIAN,
CITY OF BAKERSFIELD, KERN COUNTY, STATE OF CALIFORNIA.

Date: 11/20/2025
Sheet 1 of 1

Drawn By: VJJ
Checked By: MED

Project No. 251298

Site coordinated by:

Clark

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