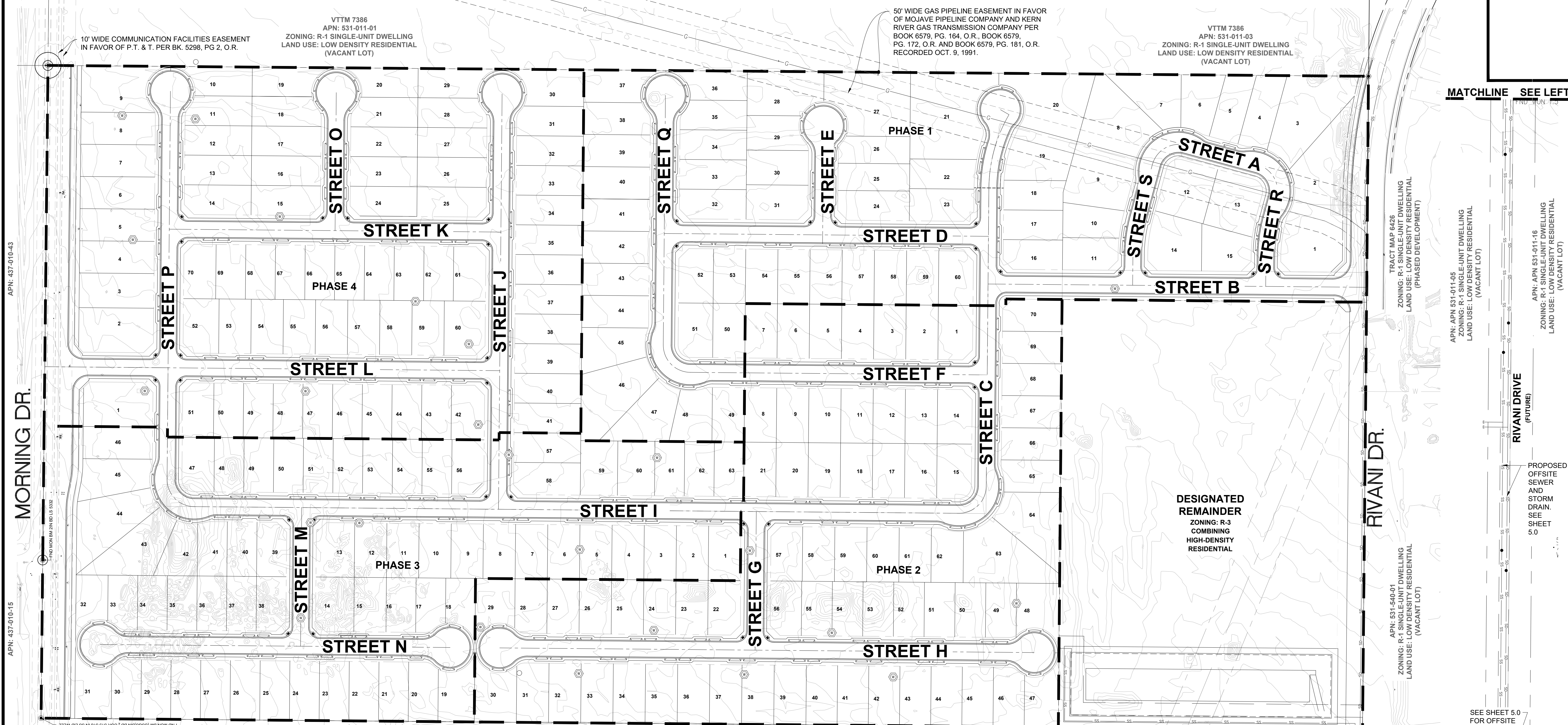


CITY OF BAKERSFIELD COUNTY OF KERN TENTATIVE TRACT MAP 7515

APN: 531-011-02
CITY OF BAKERSFIELD



DEVELOPMENT CONTACTS

OWNER / APPLICANT
5801 MORNING DRIVE, LLC
6572 FORESTAL AVE
CLAYTON CA 93619
CONTACT: JASON PRITCHARD
PH: 559-994-1821
EMAIL: JASON@JASONPRITCHARD.COM

ENGINEER
AUTHORITY ENGINEERING & SURVEYING PROFESSIONALS
ADDRESS: 5055 CALIFORNIA AVE. STE 101
BAKERSFIELD CA 93309
CONTACT: NICO GARZA
PH: 661-302-5659
EMAIL: PROJECT@AESPROFESSIONALS.COM
MAP PREPARED 06/05/2025

SITE ADDRESS

5801 MORNING DRIVE, BAKERSFIELD CA. 93306
APN: 531-011-02

SITE PROJECT INFORMATION

TOTAL GROSS AREA = 3,520,964 SF = 80.82 ACRES
NUMBER OF BUILDABLE LOTS: 263 LOTS
MIN LOT SIZE: 6,000 SF
EXISTING ZONING: RESIDENTIAL (R-1)
PROPOSED ZONING: RESIDENTIAL (R-1)
EXISTING USE: LOW DENSITY RESIDENTIAL (LR)
PROPOSED USE: LOW DENSITY RESIDENTIAL (LR)
GENERAL PLAN DESIGNATION: SINGLE FAMILY RESIDENTIAL
NET DENSITY: 3.95 DWELLING UNITS / NET ACRE
FLOOD ZONE: X (06029C1845E)

UTILITY PURVEYOR / SERVICES

SEWER PURVEYOR: CITY OF BAKERSFIELD
WATER PURVEYOR: CALIFORNIA WATER
DRAINAGE: CITY OF BAKERSFIELD
SCHOOL DISTRICT: BAKERSFIELD CITY SCHOOL DISTRICT
-ELEMENTARY SCHOOL: DR. DOUGLAS F. FLETCHER ELEMENTARY (K-5)
-MIDDLE SCHOOL: PAUL L. CATO MIDDLE SCHOOL (6-8)
-HIGH SCHOOL: HIGHLAND HIGH SCHOOL (9-12)
FIRE DISTRICT: BAKERSFIELD FIRE DEPARTMENT
GAS PURVEYOR: PACIFIC GAS & ELECTRIC (PG&E)
ELECTRICITY: PACIFIC GAS & ELECTRIC (PG&E)

THIS WILL BE A PHASED DEVELOPMENT
DESIGNATED REMAINDER WILL BE DEVELOPED SEPARATELY

EASEMENTS ON
SHEETS 2.0, 3.0, & 4.0

LEGAL DISCRIPTION

REAL PROPERTY IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A DIVISION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 29 SOUTH, RANGE 29 EAST, M.D.M., CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA, BEING DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 18.

THIS LEGAL DISCRIPTION IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE APPROVING A CERTIFICATE OF COMPLIANCE PARCEL MAP WAIVER NO. 05-1050 SHOWN AS PARCEL B, RECORDED FEBRUARY 22, 2006 AS INSTRUMENT NO. 06-43124 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM AN UNDIVIDED 43.21% INTEREST OF ALL OIL, GAS, GASOLINE AND OTHER HYDROCARBON SUBSTANCES AND OTHER MATERIALS IN AND UNDER AND THAT MAY BE PRODUCED, SAVED AND SOLD OR REMOVED FROM SAID LAND, AS CONVEYED TO PAUL E. YOUNKIN, IN DEED RECORDED APRIL 28, 1944 IN BOOK 1184, PAGE 87 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM AN UNDIVIDED 21.30% INTEREST OF ALL OIL, GAS, GASOLINE AND OTHER HYDROCARBON SUBSTANCES AND OTHER MATERIALS IN AND UNDER AND THAT MAY BE PRODUCED, SAVED AND SOLD OR REMOVED FROM SAID LAND, AS EXCEPTED BY AMELIA AFANA, A WIDOW, IN DEED RECORDED AUGUST 3, 1967 IN BOOK 4076, PAGE 594 OF OFFICIAL RECORDS.

BASIS OF BEARING

THE BEARING OF 500°36'19"W AS SHOWN ON THE WEST LINE OF NORTHWEST QUARTER OF SECTION 18, T. 29 S., R. 29 E., M.D.M. ON PARCEL MAP NO. 11252 FILED IN BOOK 55 OF PARCEL MAPS AT PAGE 34 IN THE OFFICE OF THE KERN COUNTY RECORDER, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

NOTES

THE DISTINCTIVE BORDER INDICATES THE BOUNDARY OF LAND TO BE SUBDIVIDED BY THIS MAP.
ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
ALL RETURN RADII ARE 20' UNLESS OTHERWISE NOTED.
ALL CUL-DE-SAC RETURN RADII ARE 25' UNLESS OTHERWISE NOTED.
ALL IMPROVEMENTS AND DEDICATIONS TO BE IN ACCORDANCE WITH THE CITY OF BAKERSFIELD. THIS IS A TENTATIVE MAP ALL ROAD IMPROVEMENTS SHALL BE TYPE "A"
ALL LOT AREAS SHOWN ARE NET AREAS UNLESS OTHERWISE NOTED.
ALL MINIMUM AND MAXIMUM STREET GRADES SHALL BE PER CITY OF BAKERSFIELD DEVELOPMENT STANDARDS.
TRACT MAP SHALL FOLLOW THE COMPLETE STREET POLICY PER RESOLUTION 108-2023

SHEET INDEX

1.0 - COVER SHEET
2.0 - EAST TTM 7515
3.0 - CENTER TTM 7515
4.0 - WEST TTM 7515
5.0 - OFFSITE IMPROVEMENTS

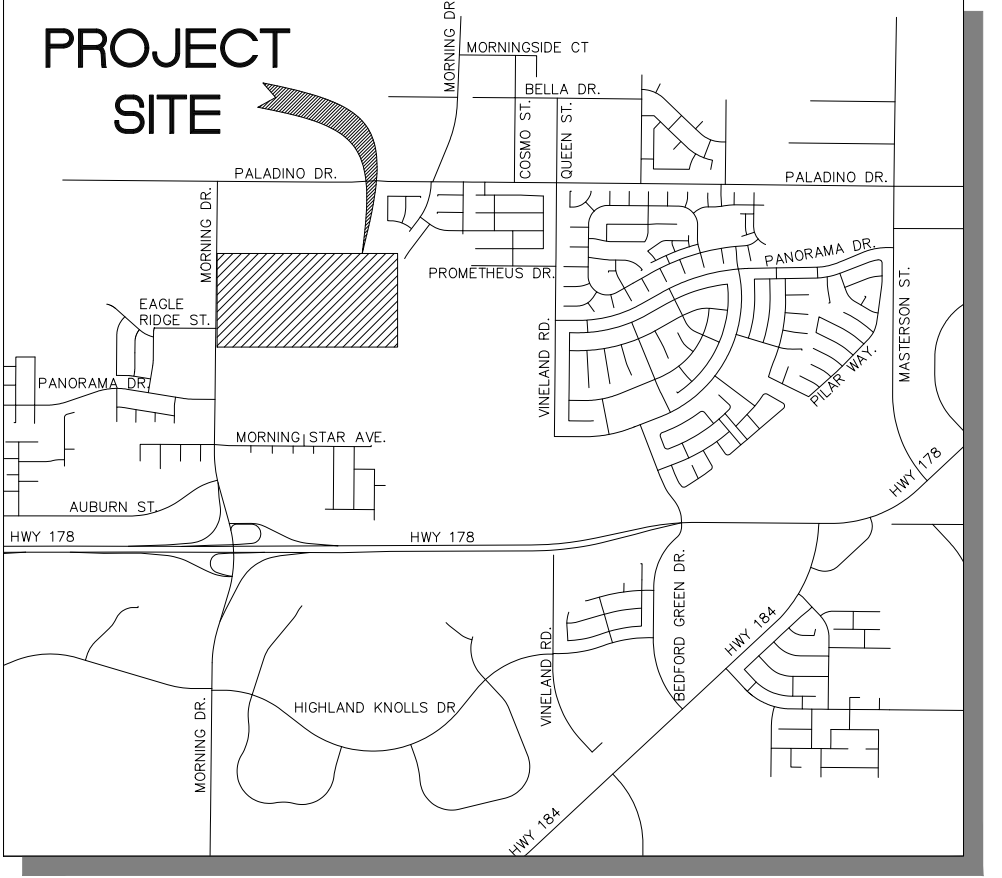
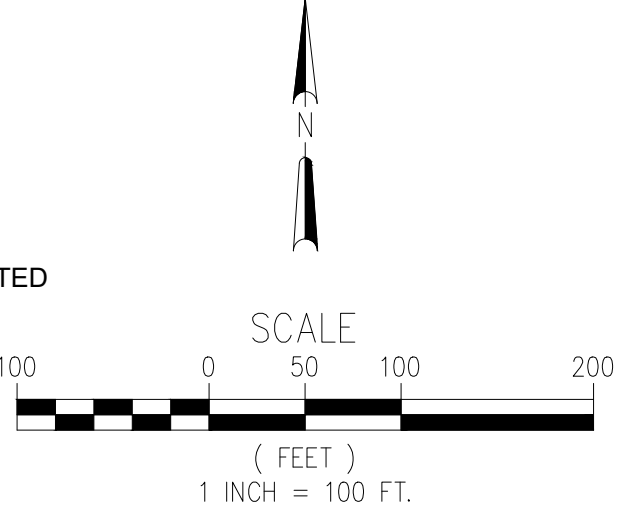
ACRES: 77.45 LOTS: 263 BASINS: 1

PHASE CHART

PHASE	ACREAGE	RES. LOTS	WELLS
1	18.98	60	1
2	16.13	70	8
3	15.07	63	6
4	18.46	70	9
REMAINDER	12.19	0	1
TOTALS:	80.82	263	24

LEGEND

- O.R. - OFFICIAL RECORDS
- KCS - KERN COUNTY SURVEYOR
- R/S - RECORD OF SURVEY
- BK - BOOK
- PG - PAGE
- BC - BRASS CAP
- C.M. - CONCRETE MONUMENT
- F.B. - FIELD BOOK
- L.H. - LAMPHOLE
- ⊙ - FOUND SURVEY MONUMENT AS NOTED
- ⊙ - OIL WELL - TO BE ABANDONDED
- () - RECORD PER R/S BK.23, PG.53
- [] - RECORD PER R/S BK.28, PG.184
- { } - RECORD PER PM11252 BK.55, PG.33



VICINITY MAP
SCALE: 1" = 3000'

MATCHLINE SEE LEFT

MATCHLINE SEE RIGHT

TENTATIVE TRACT MAP 7515
5801 MORNING DR. BAKERSFIELD CA.
COVER SHEET
APN: 531-011-02

AUTHORITY ENGINEERING SURVEYING
AES
CIVIL ENGINEERING | LAND SURVEYING | PLANNING

REVIEWED BY: []
NO. DATE REVISION
BY CK

APPROVED BY: NG
CHECKED BY: TW
DRAWN BY: JM

PROJECT NO. 25-019

SHEET NO. 1 OF 5

1.0

APN: 437-010-15
 ZONING: R-3 MEDIUM DENSITY MULTI-UNIT
 LAND USE: HIGH DENSITY RESIDENTIAL
 (VACANT LOT)

APN: 437-010-43
 ZONING: R-1 SINGLE-UNIT DWELLING
 LAND USE: LOW DENSITY RESIDENTIAL
 (VACANT LOT)

FND MON. 1 IN IP OPEN
 FND MON. 2 IN IP OPNE
 CALC NW COR

MORNING DR.

LEGEND

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- ⊙ - RECORD PER PM11252 BK.55, PG.33
- ▽ - DRAINAGE DIRECTION ARROW
- - PROPOSED SEWER LINE
- - PROPOSED WATER LINE
- - PROPOSED STORM DRAIN LINE

PHASE CHART

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EASEMENT LEGEND

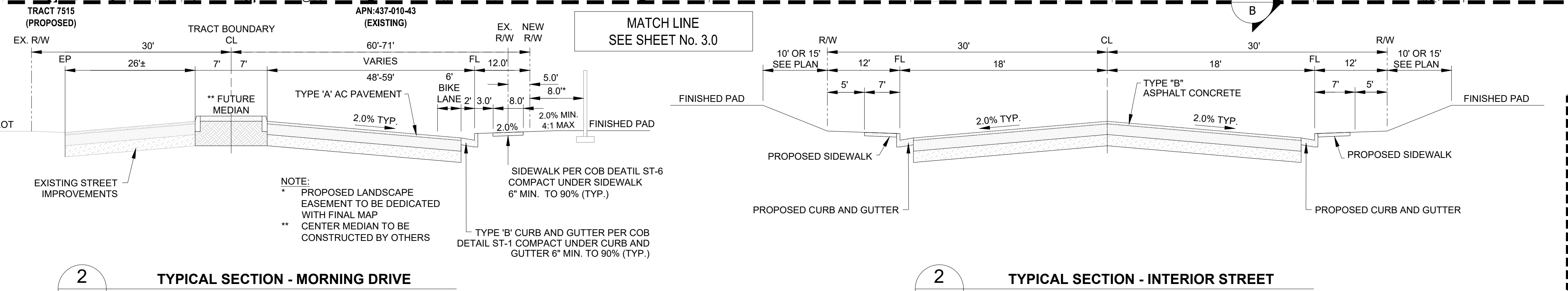
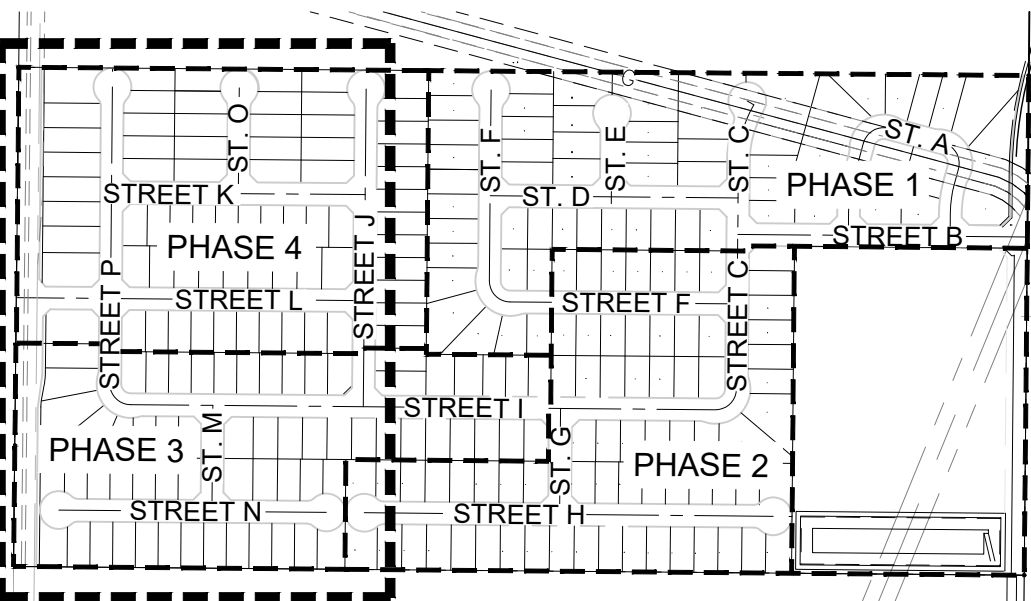
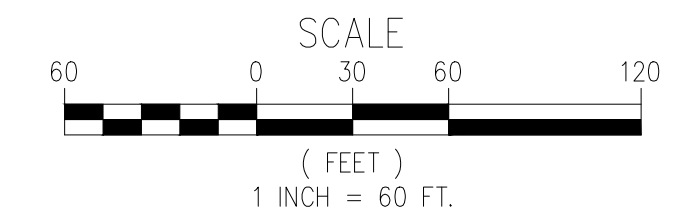
- 1 AN EASEMENT FOR COUNTY ROAD NO. 912 AND INCIDENTAL PURPOSES, IN FAVOR OF KERN COUNTY, RECORDED FEBRUARY 28, 1973 AS BOOK 4772, PAGE 1132 OF OFFICIAL RECORDS
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- 4 AN EASEMENT FROM A PUBLIC STREET AND INCIDENTAL PURPOSES, IN FAVOR OF CITY OF BAKERSFIELD, RECORDED DECEMBER 23, 1994 AS INSTRUMENT NO. 176029 OF OFFICIAL RECORDS.

NON-PLOTTABLE EASEMENT LEGEND

AN EASEMENT FOR CONSTRUCT, RECONSTRUCT, INSTALL, INSPECT, MAINTAIN, REPLACE, REMOVE, AND USE FACILITIES OF THE TYPE HEREINAFTER SPECIFIED, TOGETHER WITH A RIGHT OF WAY THEREFOR, WITHIN A STRIP OR PARCEL OF LAND OR ALONG A ROUTE AS HEREINAFTER SET FORTH, AND ALSO INGRESS THERETO AND EGRESS THEREFROM AND INCIDENTAL PURPOSES, IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION, RECORDED JULY 07, 2006 AS INSTRUMENT NO. 0206165418 OF OFFICIAL RECORDS

NOTES

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TENTATIVE TRACT MAP 7515
 5801 MORNING DR. BAKERSFIELD CA.
 EAST TTM 7515
 APN: 531-011-02

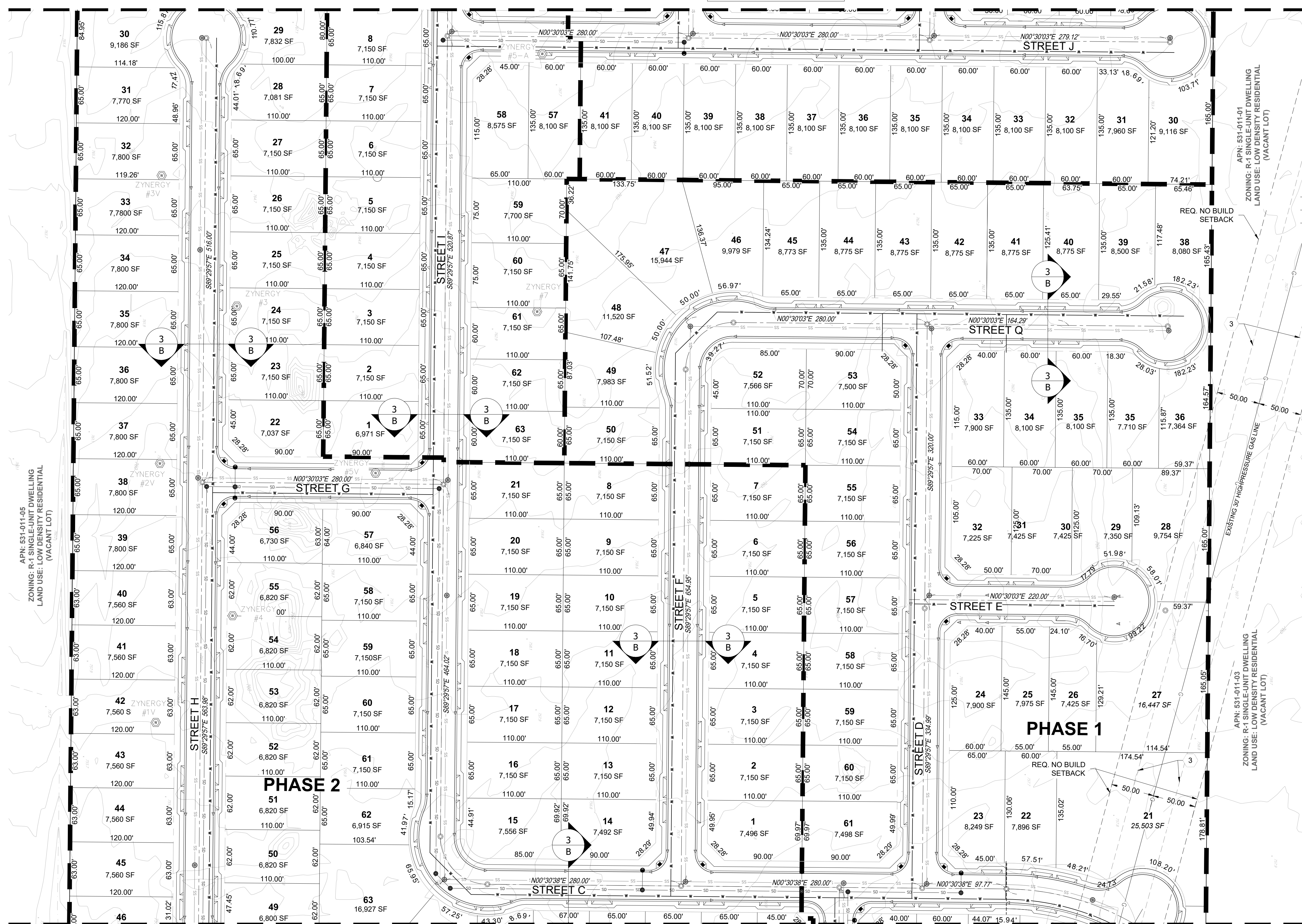


REVIEWED BY: []
 NO. DATE REVISION

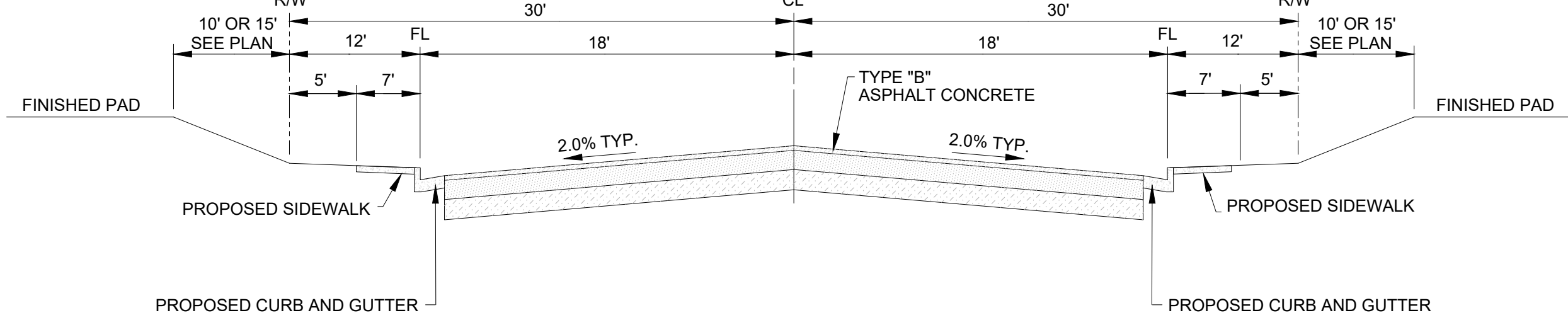
APPROVED BY: NG
 CHECKED BY: TW
 DRAWN BY: JM
 PROJECT NO. 25-019
 SHEET NO. 2 OF 5

2.0

MATCH LINE
SEE SHEET No. 2.0



MATCH LINE
SEE SHEET No. 4.0



3
B

TYPICAL SECTION - INTERIOR STREET

N.T.S.

LEGEND

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- ⊔ - RECORD PER PM11252 BK.55, PG.33
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- - PROPOSED SEWER LINE
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PHASE CHART

PHASE	ACREAGE	RES. LOTS	WELLS
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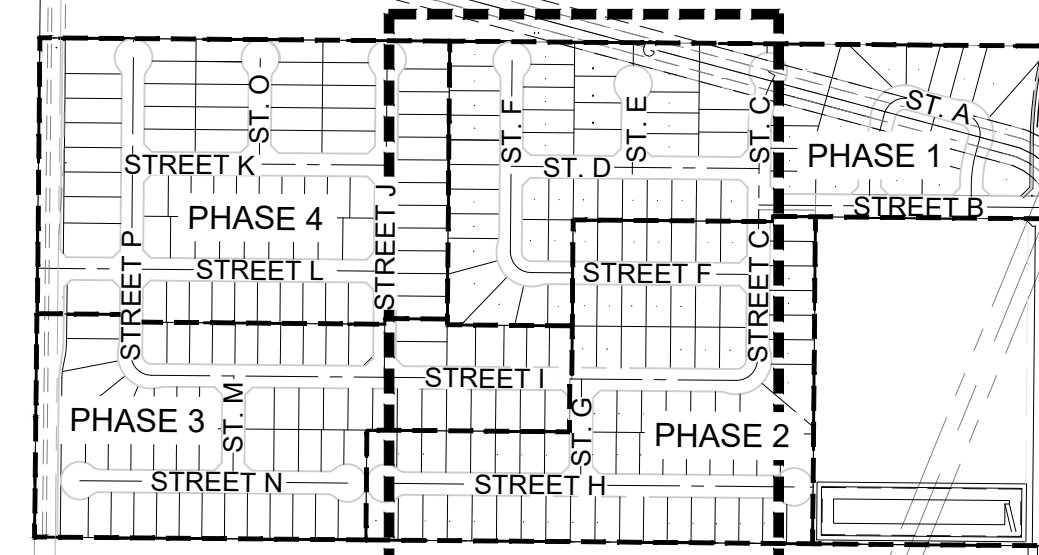
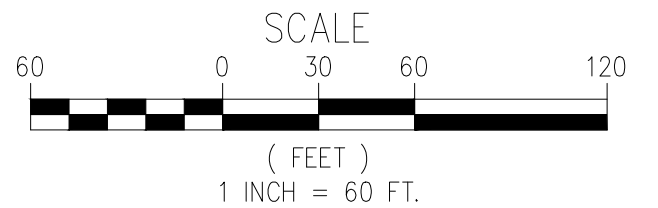
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SITE PLAN

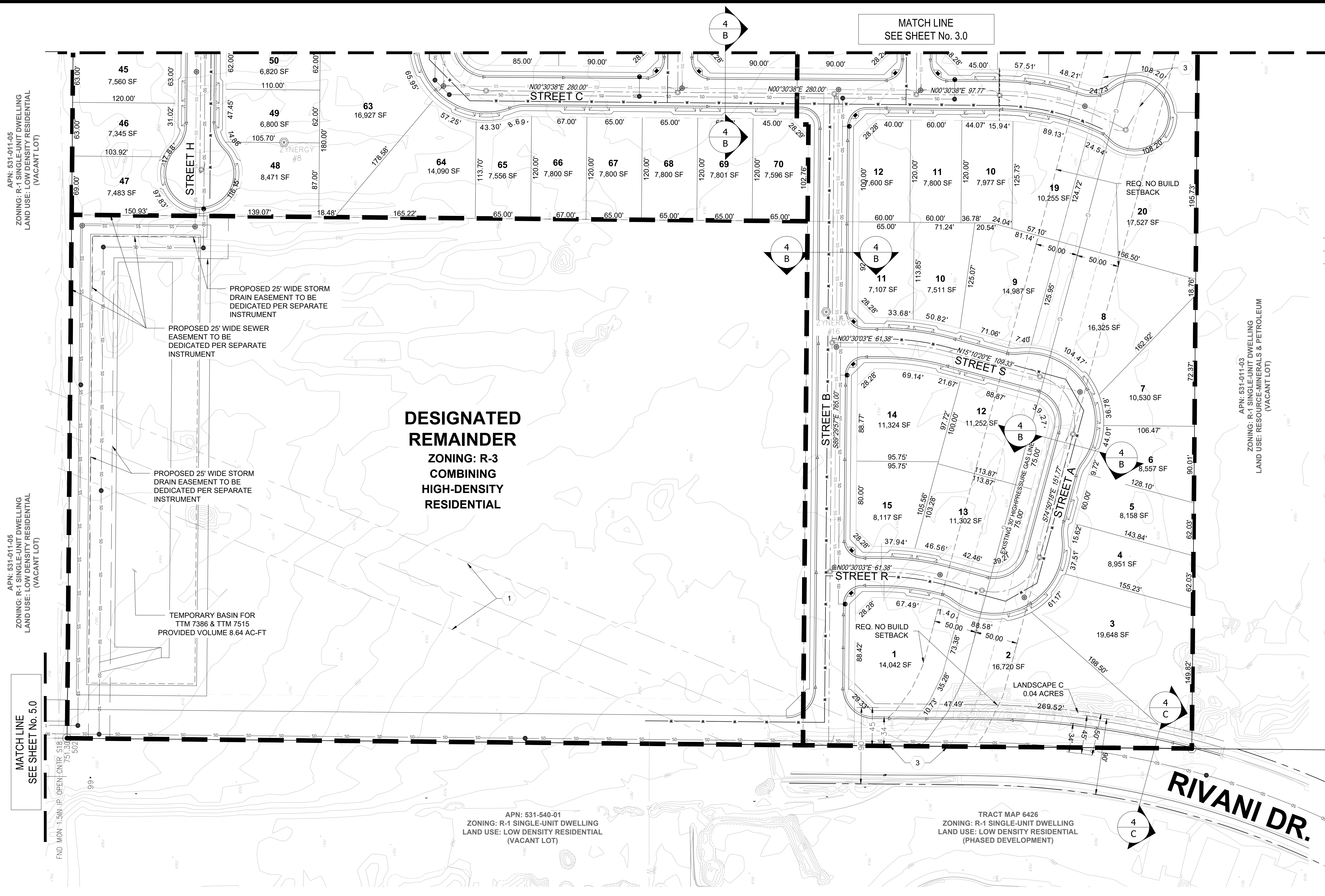
TENTATIVE TRACT MAP 7515
5801 MORNING DR. BAKERSFIELD CA.
CENTER TTM 7515
APN: 531-011-02



REVIEWED BY: []
NO. DATE REVISION

APPROVED BY: NG
CHECKED BY: TW
DRAWN BY: JM
PROJECT NO. 25-019
SHEET NO. 3 OF 5

3.0



- LEGEND**
- O.R. - OFFICIAL RECORDS
 - KCS - KERN COUNTY SURVEYOR
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 - BK. - BOOK
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 - ▽ - DRAINAGE DIRECTION ARROW
 - - PROPOSED SEWER LINE
 - *— - PROPOSED WATER LINE
 - S— - PROPOSED STORM DRAIN LINE

PHASE CHART

PHASE	ACREAGE	LOTS	WELLS
1	18.98	60	1
2	16.13	70	8
3	15.07	63	6
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REMAINDER	12.19	0	1
TOTALS:	80.82	263	24

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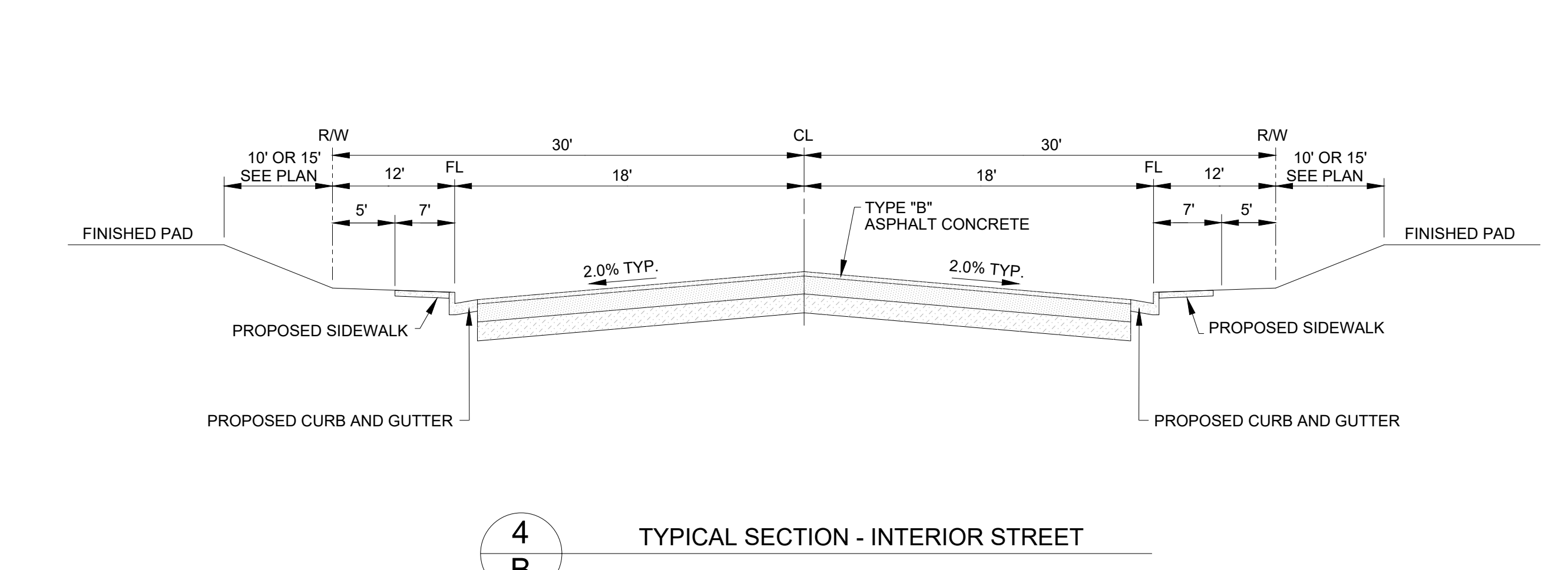
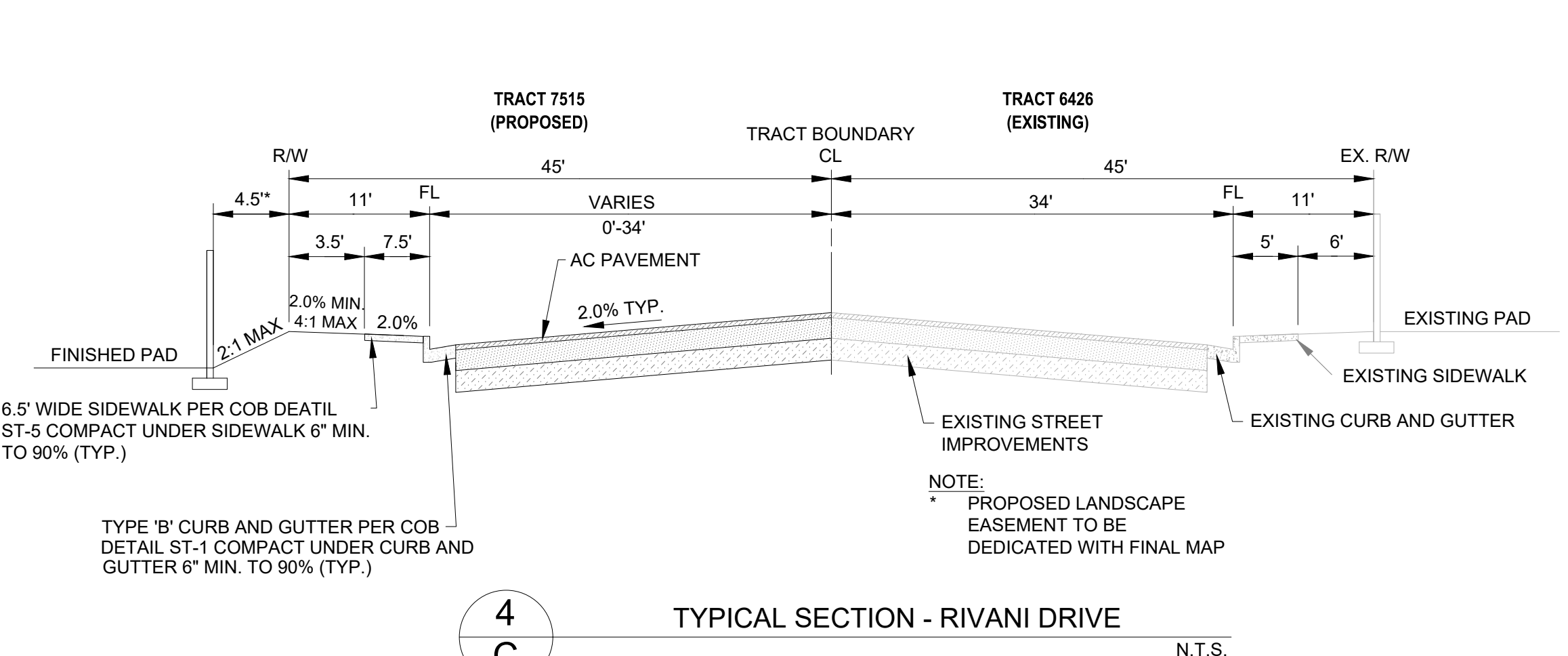
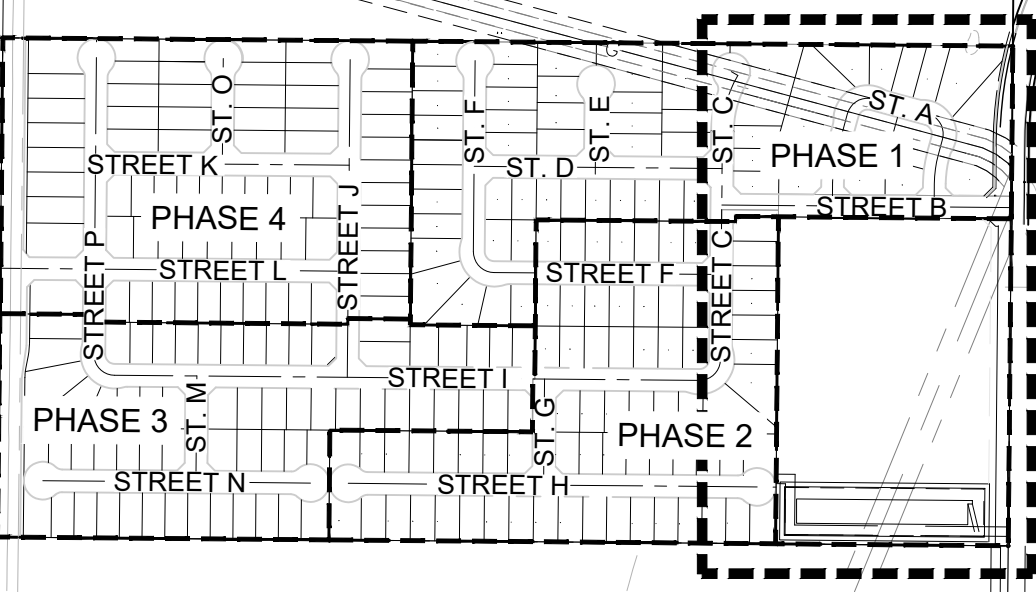
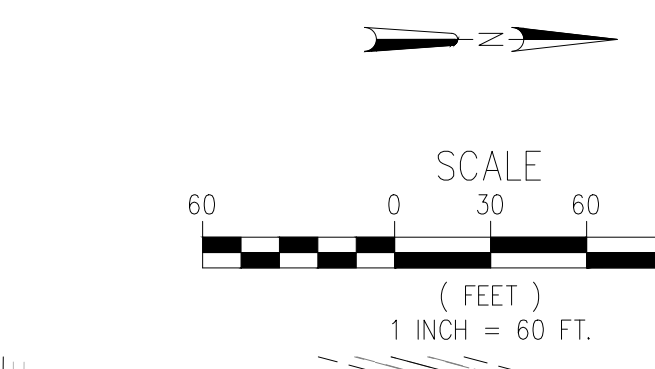
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TENTATIVE TRACT MAP 7515

5801 MORNING DR. BAKERSFIELD CA.
 WEST TTM 7515
 APN: 531-011-02

AES
 AUTHORITY ENGINEERING SURVEYING
 CIVIL ENGINEERING | LAND SURVEYING | PLANNING

BY CK

REVIEWED BY: NO. DATE REVISION

APPROVED BY: NG
 CHECKED BY: TW
 DRAWN BY: JM

PROJECT NO. 25-019

SHEET NO. 4 OF 5

4.0

TM 6383

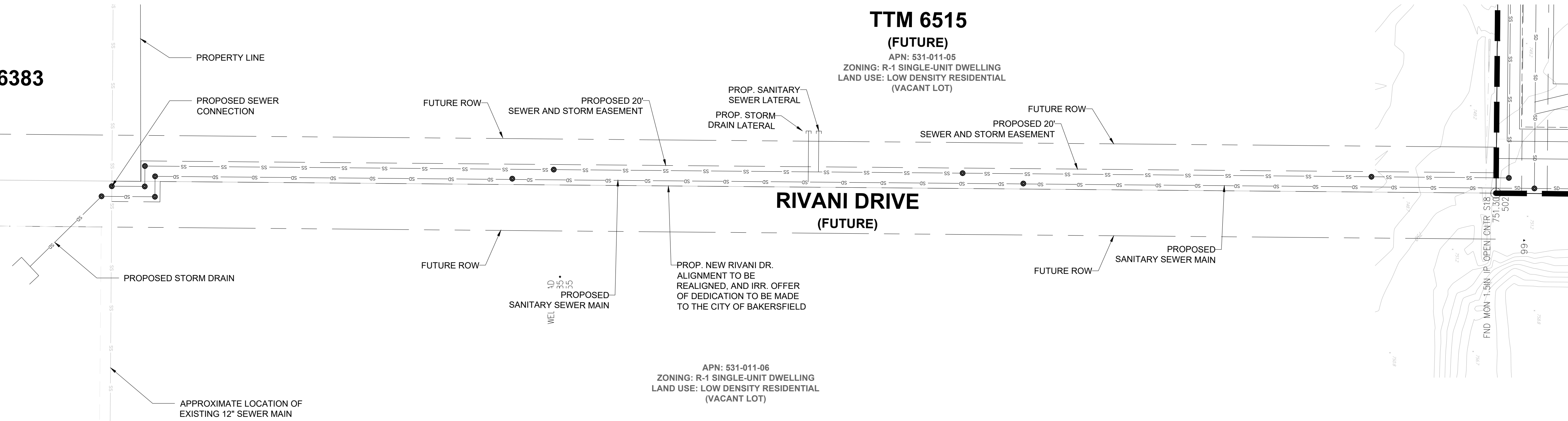
TTM 6515

(FUTURE)

APN: 531-011-05
ZONING: R-1 SINGLE-UNIT DWELLING
LAND USE: LOW DENSITY RESIDENTIAL
(VACANT LOT)

APN: 531-011-06
ZONING: R-1 SINGLE-UNIT DWELLING
LAND USE: LOW DENSITY RESIDENTIAL
(VACANT LOT)

PROPOSED
BASIN B
38.0
PER
BREKENRIDGE
PDA



MATCH LINE
SEE SHEET No. 4.0

NOTES

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2	16.13	70	8
3	15.07	63	6
4	18.46	70	9
REMAINDER	12.19	0	1
TOTALS:	80.82	263	24

BASIS OF BEARING

THE BEARING OF S00°36'19"W AS SHOWN ON THE WEST LINE OF NORTHWEST QUARTER OF SECTION 18, T. 29 S., R. 29 E., M.D.M. ON PARCEL MAP NO. 11252 FILED IN BOOK 55 OF PARCEL MAPS AT PAGE 34 IN THE OFFICE OF THE KERN COUNTY RECORDER, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

EASEMENT LEGEND

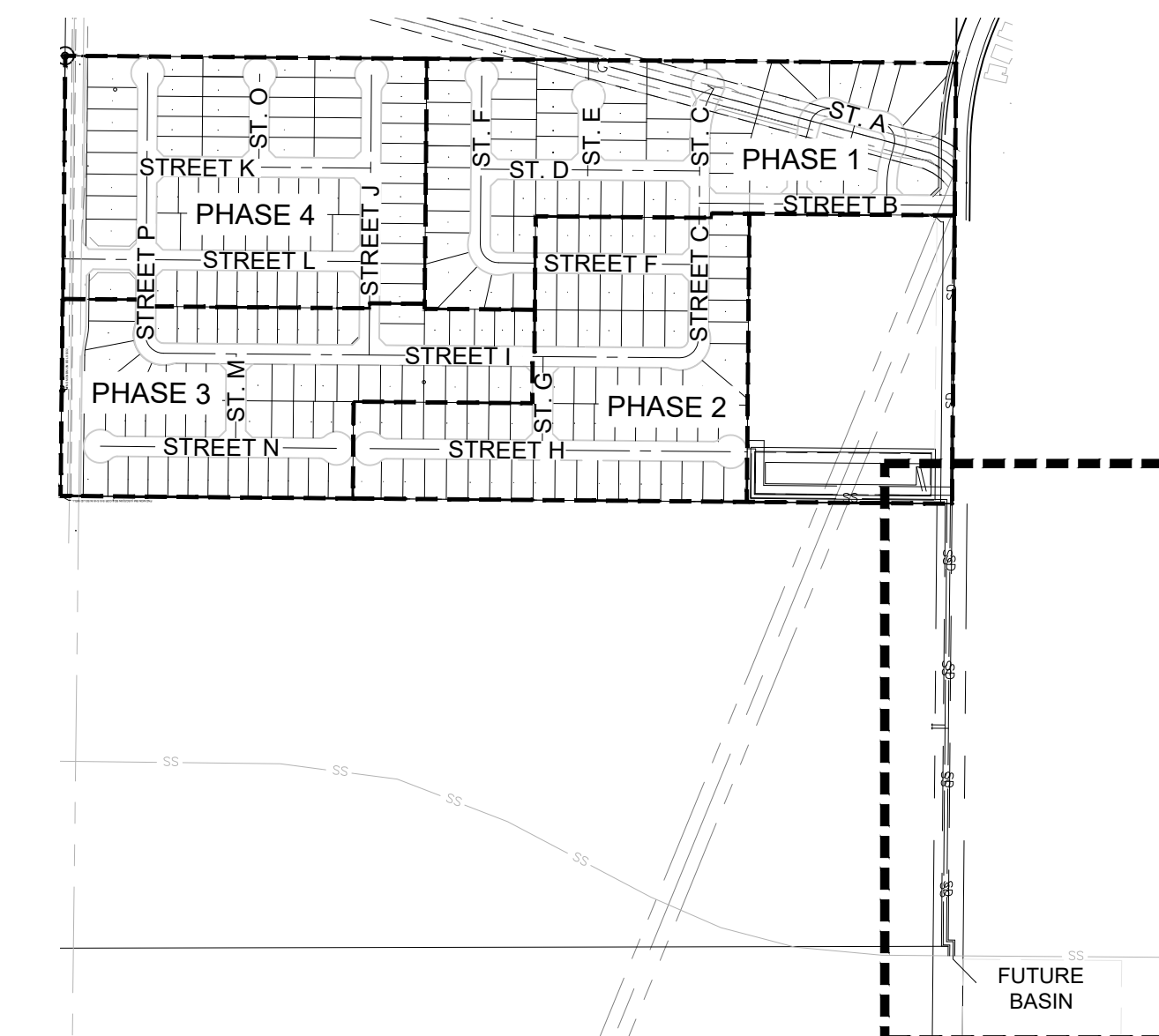
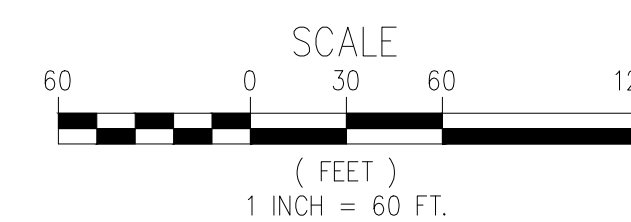
- 1 AN EASEMENT FOR COUNTY ROAD NO. 912 AND INCIDENTAL PURPOSES, IN FAVOR OF KERN COUNTY, RECORDED FEBRUARY 28, 1973 AS BOOK 4772, PAGE 1132 OF OFFICIAL RECORDS
- 2 AN EASEMENT FOR UNDERGROUND COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED JULY 10, 1980 AS BOOK 5298, PAGE 2 OF OFFICIAL RECORDS.
- 3 AN EASEMENT FOR PIPELINES, APPURTENANCES, VALVES, METERING EQUIPMENT AND CATHODIC EQUIPMENT AND ROAD AND INCIDENTAL PURPOSES, IN FAVOR OF MOJAVE PIPELINE COMPANY, A GENERAL PARTNERSHIP AND KERN RIVER GAS TRANSMISSION COMPANY, A GENERAL PARTNERSHIP, RECORDED OCTOBER 09, 1991 AS INSTRUMENT NO. 130515 IN BOOK 6579, PAGE 0164; OCTOBER 09, 1991 AS INSTRUMENT NO. 130516 IN BOOK 6579, PAGE 0172 AND OCTOBER 09, 1991 AS INSTRUMENT NO. 130517 IN BOOK 6579, PAGE 0181, ALL OF OFFICIAL RECORDS.
- 4 AN EASEMENT FRO A PUBLIC STREET AND INCIDENTAL PURPOSES, IN FAVOR OF CITY OF BAKERSFIELD, RECORDED DECEMBER 23, 1994 AS INSTRUMENT NO. 176029 OF OFFICIAL RECORDS.

NON-PLOTTABLE EASEMENT LEGEND

AN EASEMENT FOR CONSTRUCT, RECONSTRUCT, INSTALL, INSPECT, MAINTAIN, REPLACE, REMOVE, AND USE FACILITIES OF THE TYPE HEREINAFTER SPECIFIED, TOGETHER WITH A RIGHT OF WAY THEREFORE, WITHIN A STRIP OR PARCEL OF LAND OR ALONG A ROUTE AS HEREINAFTER SET FORTH AND ALSO INGRESS THERETO AND EGRESS THEREFROM AND INCIDENTAL PURPOSES, IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION, RECORDED JULY 07, 2006 AS INSTRUMENT NO. 0206165418 OF OFFICIAL RECORDS

LEGEND

- O.R. - OFFICIAL RECORDS
- KCS - KERN COUNTY SURVEYOR
- R/S - RECORD OF SURVEY
- BK. - BOOK
- PG. - PAGE
- BC. - BRASS CAP
- C.M. - CONCRETE MONUMENT
- F.B. - FIELD BOOK
- L.H. - LAMPHOLE
- - FOUND SURVEY MONUMENT AS NOTED
- ⊙ - PROPOSED MONUMENT
- ⊙ - OIL WELL - TO BE ABANDONDED
- () - RECORD PER R/S BK.23, PG.53
- [] - RECORD PER R/S BK.28, PG.184
- { } - RECORD PER PM11252 BK.55, PG.33
- - DRAINAGE DIRECTION ARROW
- SS— - PROPOSED SEWER LINE
- W— - PROPOSED WATER LINE
- SD— - PROPOSED STORM DRAIN LINE



SITE PLAN

TENTATIVE TRACT MAP 7515
 5801 MORNING DR. BAKERSFIELD CA.
 OFFSITE IMPROVEMENTS
 APN: 531-011-02

AUTHORITY
 ENGINEERING
 SURVEYING
AES
 CIVIL ENGINEERING | LAND SURVEYING | PLANNING

REVIEWED BY:	NO.	DATE	REVISION
BY CK			

APPROVED BY: NG
 CHECKED BY: TW
 DRAWN BY: JM
 PROJECT NO. 25-019
 SHEET NO. 5 OF 5

5.0