

**OWNERS**

ONKAR GILL, SUBJECT TO ITEMS 12, 13 & 14 OF SCHEDULE B OF CONDITION OF TITLE GUARANTEE CTG-8002249, DATED AUGUST 15, 2019

**SURVEYOR**

AARON G. BYRD, PLS 7972  
NEXUS 3D CONSULTING, LLC  
220 18TH STREET  
BAKERSFIELD, CA. 93301  
(661) 205-5228  
AARON@NEXUS3D.COM

**ASSESSORS PARCEL NUMBER**

431-022-10

**AREA**

39.27 ACRES (GROSS)

**LAND USE ZONING DISTRICT**

C2-PD (GENERAL COMMERCIAL, PRECISE DEVELOPMENT COMBINING)

**FLOOD DESIGNATION**

ZONE "X" AREAS OF MINIMAL FLOOD HAZARD PER FLOOD INSURANCE RATE MAP UNINCORPORATED AREAS - COUNTY OF KERN COMMUNITY PANEL NO. 06029C3675E DATE: SEPTEMBER 26, 2008

**LEGEND:**

- PP EXISTING POWERPOLE
- OC EXISTING OVERHEAD POWER LINE
- FO EXISTING UNDERGROUND FIBER OPTIC
- EXISTING EDGE OF PAVEMENT
- ⊕ EXISTING ELECTRICAL MANHOLE
- ▭ EXISTING BUILDING(S)
- ELEV EXISTING GROUND CONTOUR
- FOUND
- IP FOUND IRON PIPE
- CONC. CONCRETE
- MON. MONUMENT

**BASIS OF BEARING:**

THE BEARING OF N 88°29'03" E AS SHOWN FOR THE CENTERLINE OF DAWN ROAD, ON RECORD OF SURVEY RECORDED IN BK. 18, PG. 13, IN THE COUNTY OF KERN, WAS USED AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.

**BENCHMARK USED:**

FD BRASS DISK IN WELL AT SOUTHEAST CORNER OF SECTION 32, T 10 N, R 12 W, S.B.B.M.  
ASSUMED ELEVATION = 2608.51'

**LIST OF EXCEPTIONS:**

THIS ALTA/NSPS LAND TITLE SURVEY IS BASED UPON ON THE CONDITION OF TITLE GUARANTEE, NO. CTG-8002249, BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY DATED **AUGUST 15, 2019**.

1. AN EASEMENT OVER SAID LAND FOR THE RIGHT TO FISH AND ACCESS TO ADJOINING LANDS AND INCIDENTAL PURPOSES, AS RESERVED BY STATE OF CALIFORNIA, IN DEED RECORDED MARCH 15, 1968, (BOOK) 4141 (PAGE) 366, OFFICIAL RECORDS.  
AFFECTS: THE EXACT LOCATION IS NOT DISCLOSED OF RECORD.  
NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT. (CANNOT BE PLOTTED FROM RECORD INFORMATION)
2. AN EASEMENT OVER SAID LAND FOR ROAD FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, AS GRANTED TO THE PUBLIC IN GENERAL, IN DEED RECORDED NOVEMBER 7, 1997, (BOOK) 5067 (PAGE) 1451, OFFICIAL RECORDS.  
AFFECTS: THE SOUTHERLY 55 FEET  
NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT.

**SETBACKS:**

- A. FRONT YARD, THE FRONT-YARD MINIMUM SETBACK FOR ALL BUILDINGS SHALL BE AS FOLLOWS:
  1. FORTY (40) FEET FROM THE LEGAL CENTERLINE OF ANY EXISTING OR PROPOSED PUBLIC OR PRIVATE LOCAL STREET AND ACCESS EASEMENTS.
  2. FORTY-FIVE (45) FEET FROM THE LEGAL CENTERLINE OF ANY EXISTING OR PROPOSED SECONDARY HIGHWAY.
  3. FIFTY-FIVE (55) FEET FROM THE LEGAL CENTERLINE OF ANY EXISTING OR PROPOSED MAJOR HIGHWAY.
- B. SIDE YARD, NONE REQUIRED.
- C. REAR YARD, THERE SHALL BE A REAR YARD OF NOT LESS THAN TWENTY (20) FEET, EXCEPT THAT NO REAR YARD SHALL BE REQUIRED IN THE EVENT THAT A PUBLIC ALLEY EXISTS. REAR YARD REQUIREMENTS MAY BE REDUCED IN ACCORDANCE WITH THE KERN COUNTY FIRE CODE IF WRITTEN APPROVAL IS OBTAINED FROM THE KERN COUNTY FIRE CHIEF AND PLANNING DIRECTOR

**LEGAL DESCRIPTION**

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF KERN, UNINCORPORATED AREA, DESCRIBED AS FOLLOWS:  
THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 10 NORTH, RANGE 12 WEST, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE SURVEYOR GENERAL.  
EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE STATE OF CALIFORNIA FOR FREEWAY PURPOSES IN DEED RECORDED FEBRUARY 24, 1970 IN BOOK 4369, PAGE 95 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 32 WHICH LIES DISTANT SOUTH 26° 28' 48" WEST, 598.28 FEET FROM THE 2 INCH PIPE MARKING THE NORTH QUARTER CORNER OF SECTION 33, TOWNSHIP 10 NORTH, RANGE 12 WEST, S.B.B.M., SAID SOUTHWEST CORNER ALSO LIES DISTANT SOUTH 88° 56' 45" WEST, 860.24 FEET FROM ENGINEER'S STATION 323+80.48 ON THE CENTERLINE OF THE STATE DEPARTMENT OF PUBLIC WORKS SURVEY FOR STATE FREEWAY IN KERN COUNTY FROM 1.2 MILES NORTH OF ROSAMOND TO 2.1 MILES SOUTH OF MOJAVE, ROAD 9-KER-14, FM 4.2/14.0;  
THENCE (1) FROM SAID POINT OF BEGINNING ALONG THE SOUTH LINE OF SAID SECTION 32, SOUTH 88° 56' 45" WEST, 239.76 FEET; THENCE (2) NORTH 01° 03' 15" WEST, 50 FEET; THENCE (3) NORTH 63° 42' 13" EAST, 164.15 FEET; THENCE (4) NORTH 28° 16' 28" EAST, 195.28 FEET TO THE EAST LINE OF SAID SECTION 32; THENCE (5) ALONG SAID EAST LINE, SOUTH 00° 11' 37" EAST, 290.28 FEET TO THE POINT OF BEGINNING.  
ALSO EXCEPTING THEREFROM ALL OIL, GAS, OIL SHALE, COAL, PHOSPHATE, SODIUM, GOLD, SILVER, GEOTHERMAL RESOURCES AND ALL OTHER MINERAL DEPOSITS CONTAINED IN SAID LANDS, AND FURTHER RESERVING TO THE STATE OF CALIFORNIA AND PERSONS AUTHORIZED BY THE STATE, THE RIGHT TO DRILL FOR AND EXTRACT SUCH DEPOSITS OF OIL AND GAS, OR GAS, OR GEOTHERMAL RESOURCES, AND TO PROSPECT FOR, MINE AND REMOVE SUCH DEPOSITS OF OTHER MINERALS FROM SAID LANDS AND TO OCCUPY AND USE SO MUCH OF THE SURFACE OF SAID LANDS AS MAY BE REQUIRED THEREFOR, UPON COMPLIANCE WITH THE CONDITIONS AND SUBJECT TO THE PROVISIONS AND LIMITATIONS OF CHAPTER 5, PART X, DIVISION 6 OF THE PUBLIC RESOURCES CODE, AS RESERVED BY THE STATE OF CALIFORNIA IN PATENT RECORDED MARCH 15, 1968 IN BOOK 4141, PAGE 366 OF OFFICIAL RECORDS.

**SURVEYOR'S CERTIFICATION**

TO (I) ONKAR GILL (II) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES NO OPTIONAL ITEMS OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 19, 2019.

AARON G. BYRD, PLS 7972, EXP. 12/31/20 DATE OF MAP

**NOTES:**

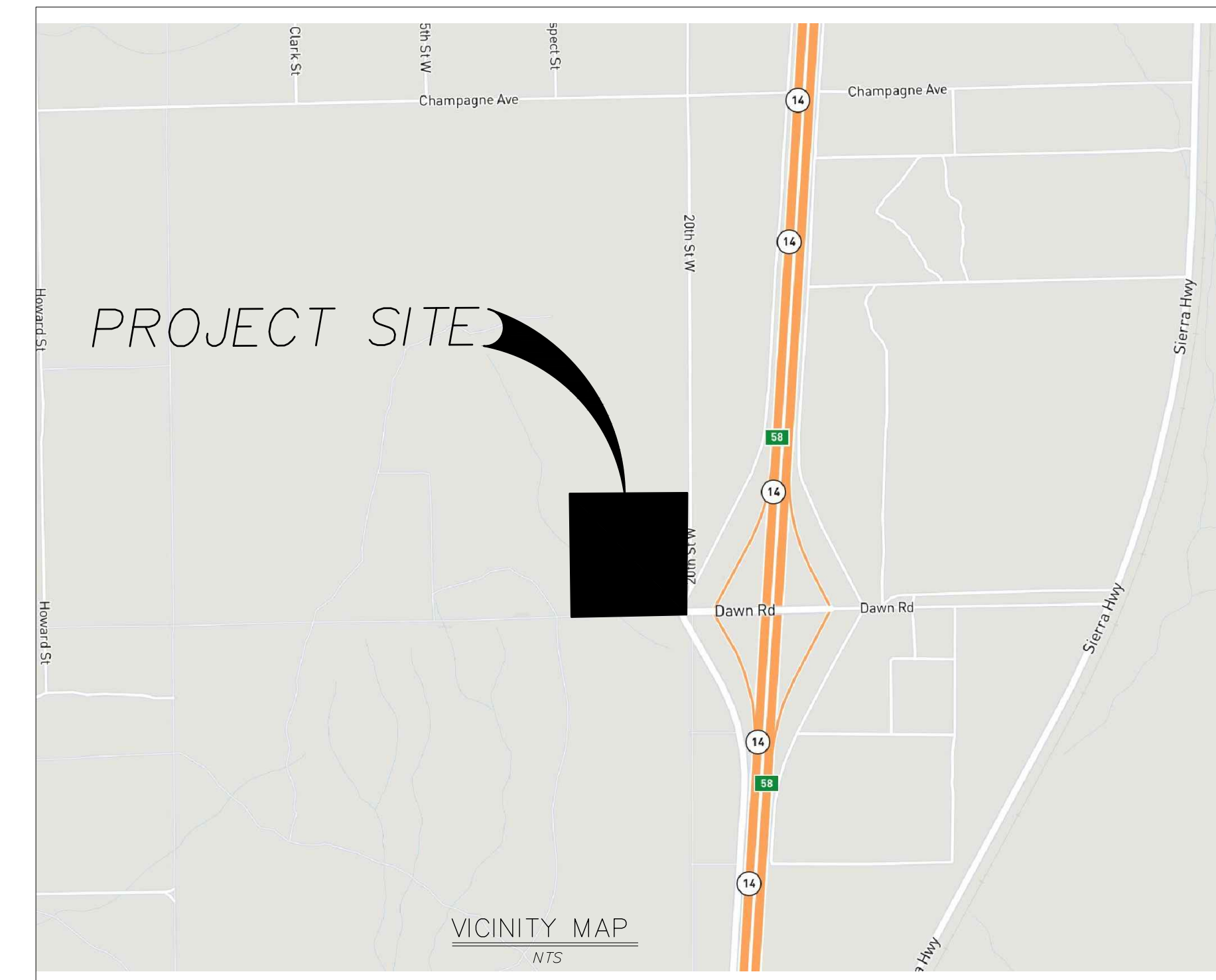
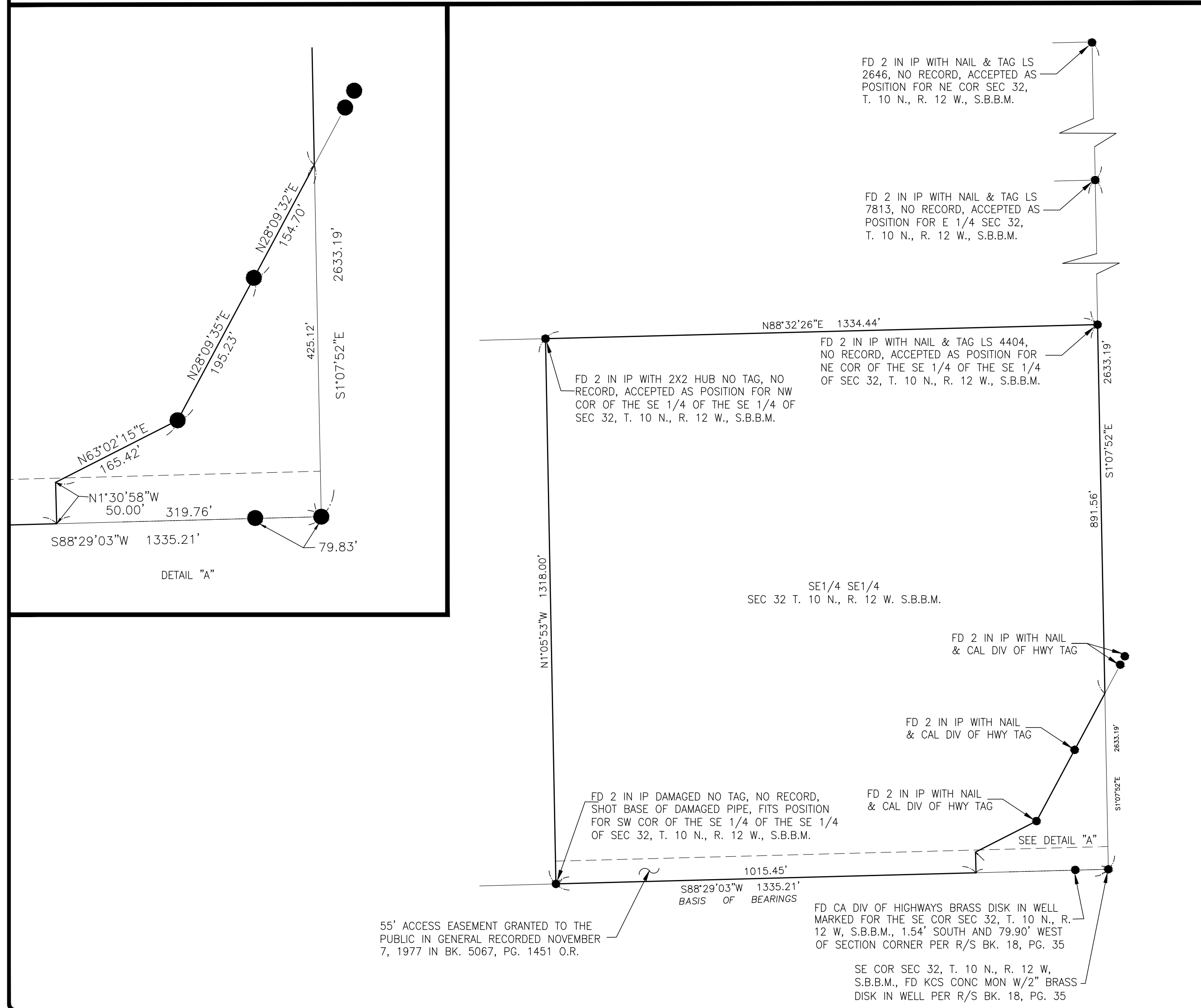
THIS ALTA/NSPS LAND TITLE SURVEY IS BASED UPON ON THE CONDITION OF TITLE GUARANTEE, NO. CTG-8002249, BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY DATED **AUGUST 15, 2019**.

THERE IS NO OBSERVABLE EVIDENCE OF RECENT EARTHWORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

BASED UPON PUBLICLY AVAILABLE INFORMATION THIS SITE DOES NOT APPEAR TO BE WITHIN AN ALQUIST PRIOLO SPECIAL STUDIES ZONE.

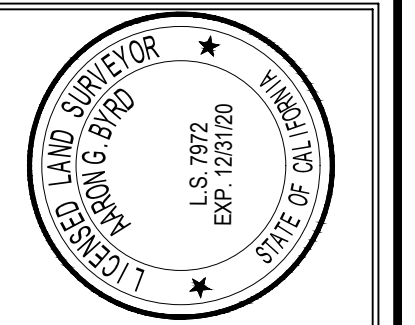
PARCEL HAS DIRECT ACCESS TO A PUBLIC RIGHT OF WAY, (DAWN ROAD)  
THE MAXIMUM RELATIVE POSITIONAL ACCURACY OF THIS SURVEY IS 0.07 FEET.

**BOUNDARY ESTABLISHMENT**



**LAV//Pinnacle Engineering**  
ENGINEERING • PLANNING • SURVEYING  
12418 Rosedale Hwy., Suite A, Bakersfield, CA 93312  
Phone: (661) 869-0184 Fax: (661) 865-4155

AARON G. BYRD	PLS 7972 EXP. 12/31/20
REVISIONS	DATE

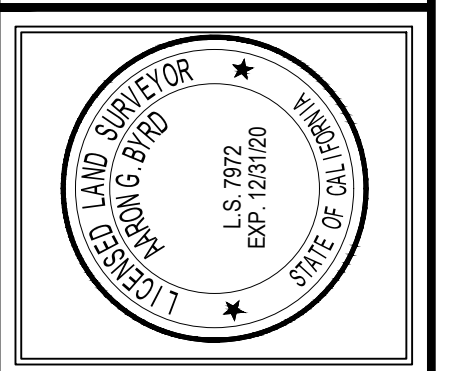


**ALTA/NSPS LAND TITLE SURVEY**  
**APN 431-022-10 ROSAMOND, CA**

JOB NO.: 19-892  
DWG NO.: Rosamond  
DATE: 09/26/2019  
DRAWN BY: A. Byrd  
CHECKED BY: MKV  
SHEET **1** OF 2 SHEETS



AARON G. BYRD	PLS 7972 EXP. 12/31/20
REVISIONS	DATE



**ALTA/NSPS LAND TITLE SURVEY**  
 APN 0543-301-03 BAKER, CA

JOB No.:	19-892
DWG NO.:	Rosamond
DATE:	09/26/2019
DRAWN BY:	A. Byrd
CHECKED BY:	MKV
SHEET	<b>2</b>
	OF 2 SHEETS