

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 PARCELS 1 AND 2 OF PARCEL MAP NO. 14691, IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 179 OF PARCEL MAPS, PAGES 100 AND 101, RECORDS OF SAID COUNTY, AMENDED BY CERTIFICATE OF CORRECTION RECORDED MARCH 24, 2003 AS INSTRUMENT NO. 2003-0189341, SAN BERNARDINO COUNTY RECORDS.

BASIS OF BEARINGS

THE BEARING N00°14'38"W AS SHOWN ON THE EAST LINE OF PARCEL 2 OF PARCEL MAP NO. 14691, AS PER MAP RECORDED IN BOOK 179, PAGES 100 & 101, OR PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THE MAP.

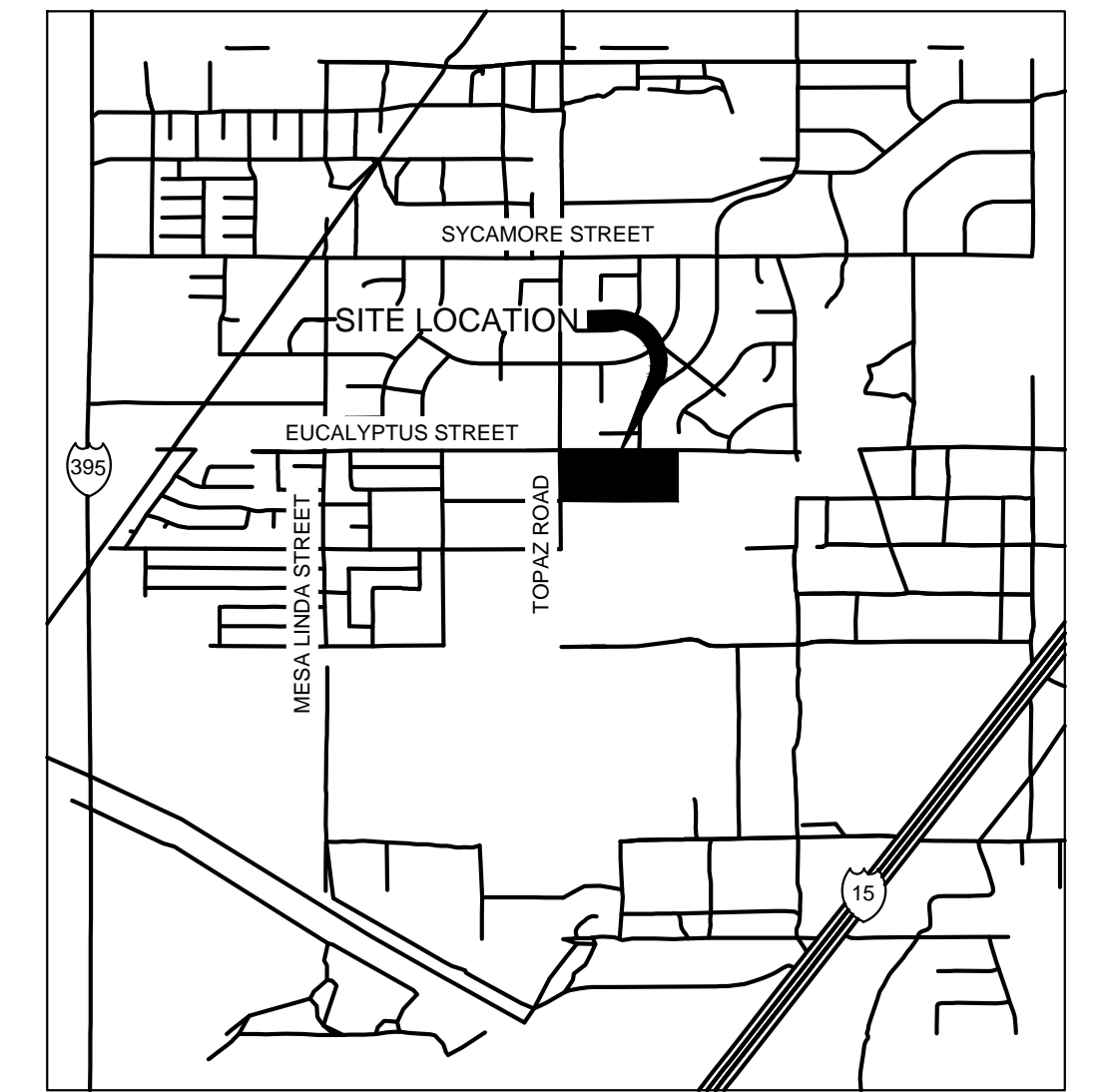
BENCHMARK

CITY OF VICTORVILLE BENCHMARK V-223, LOCATED IN TC 5' E/O NE BCR MESA LINDA & EUCALYPTUS, ELEVATION = 3376.91 (NAVD 29)

IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
VESTING TENTATIVE MAP - TRACT NO. 20368

PARCELS 1 AND 2 OF PARCEL MAP 14691, IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 179, PAGES 100 AND 101 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

UNITED ENGINEERING GROUP CA., INC MARCH 2021



VICINITY MAP
N.T.S.

LOT TABLE:

LOT #	AREA [SF]	AREA [AC]	LOT #	AREA [SF]	AREA [AC]
1	7236	0.17	34	7448	0.17
2	7236	0.17	35	7316	0.17
3	7236	0.17	36	7316	0.17
4	7236	0.17	37	7316	0.17
5	7236	0.17	38	7316	0.17
6	7236	0.17	39	7316	0.17
7	7236	0.17	40	7316	0.17
8	7236	0.17	41	7995	0.18
9	7322	0.17	42	8239	0.19
10	7215	0.17	43	7240	0.17
11	7215	0.17	44	7210	0.17
12	7407	0.17	45	7210	0.17
13	7309	0.17	46	7272	0.17
14	7329	0.17	47	7272	0.17
15	7232	0.17	48	7231	0.17
16	11697	0.27	49	7593	0.17
17	10986	0.25	50	7267	0.17
18	12775	0.29	51	7260	0.17
19	7721	0.18	52	7253	0.17
20	7653	0.18	53	7246	0.17
21	7956	0.18	54	7239	0.17
22	8558	0.20	55	7232	0.17
23	8246	0.19	56	7284	0.17
24	7995	0.18	57	7277	0.17
25	7316	0.17	58	7270	0.17
26	7316	0.17	59	7263	0.17
27	7316	0.17	60	7255	0.17
28	7316	0.17	61	7248	0.17
29	7316	0.17	62	7241	0.17
30	7316	0.17	63	7234	0.17
31	7297	0.17	64	7227	0.17
32	7289	0.17	65	7251	0.17
33	7407	0.17			

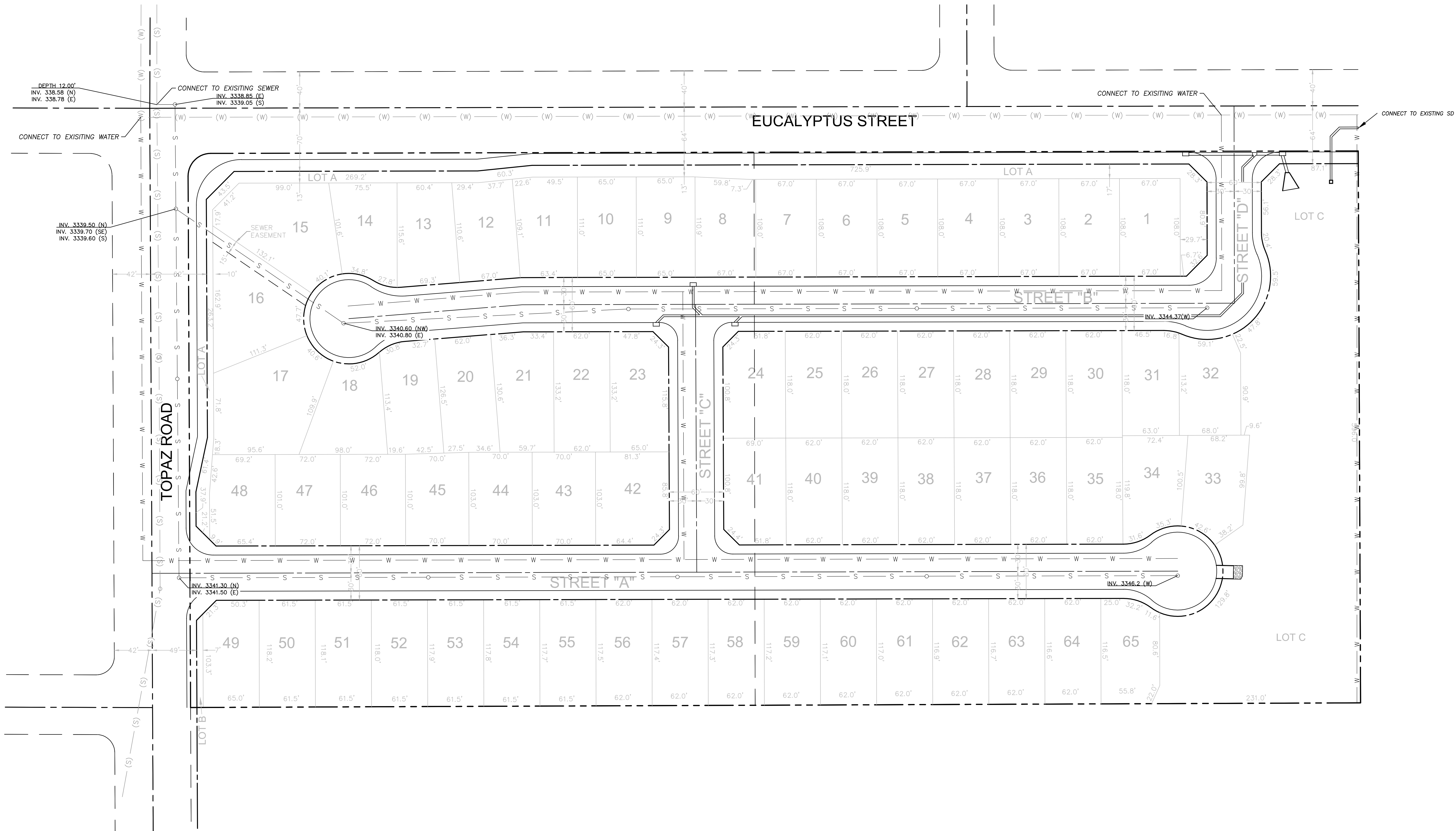
PROPOSED LMAD AREAS

LOT #	AREA [SF]	AREA [AC]
A	699	0.02
B	22003	0.51

TOTAL: 22,702 SF, 0.53 AC

PROPOSED DPAD RESIN AREA

LOT #	AREA [SF]	AREA [AC]
C	84202	1.93



GENERAL NOTES:

- ASSESSOR'S PARCEL NO.: 0409-322-08 & 0409-322-09
- THE PROPERTY SHOWN HEREIN CONTAINS THE ENTIRE CONTIGUOUS OWNERSHIP.
- TOTAL GROSS AREA = 790,066.47 SQ. FT., 18.137 ACRES
- TOTAL NET AREA = 761,156.14 SQ. FT., 17.474 ACRES
- TOTAL AREA TO BE DEDICATED FOR R/W = 28,910.33 SQ. FT., 0.664 ACRES
- TOTAL NO. OF NUMBERED LOTS = 65
- TOTAL NO. OF LETTERED LOTS = 3
- A STREET, B STREET, C STREET, AND D STREET ARE STREETS FOR PUBLIC ROAD DEDICATION.
- LOTS 1 THROUGH 65 ARE 7,200 S.F. MIN. (RESIDENTIAL LOTS)
- NET DENSITY: 3.72 DU/AC.
- GROSS DENSITY: 3.58 DU/AC.
- AVERAGE LOT SIZE = 7,586 SQ. FT.
- TOPOGRAPHY SOURCE: ARROWHEAD MAPPING AUGUST 10, 2020.
- CONTOUR INTERVAL = 1 FOOT
- ALL SLOPES ARE 2:1 OR FLATTER
- LOT DIMENSIONS SHOWN HEREIN ARE APPROXIMATE.
- THIS MAP IS COMPILED FROM RECORD INFORMATION ONLY AND IS NOT TO BE USED AS A BOUNDARY SURVEY.
- LINEAR FEET OF NEW STREETS:
 A STREET = 1133 LF
 B STREET = 978 LF
 C STREET = 296 LF
 D STREET = 218 LF
- NO REGULATED TREES EXIST ON SITE, UNLESS NOTED.
- THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS MAP ARE APPROXIMATE.
- ALL FRONT YARD BUILDING SETBACK LINES (BSL) ARE SHOWN TO AN AVERAGE DEPTH. MINIMUM FRONT YARD BSL = 20'

LAND USE INFORMATION:

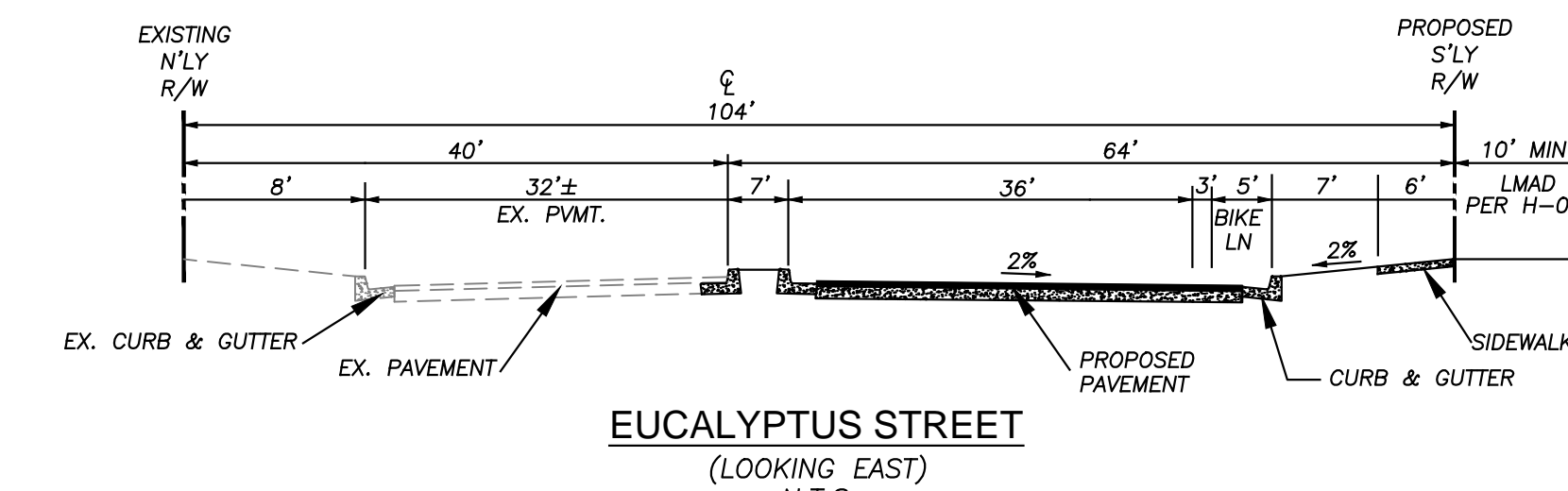
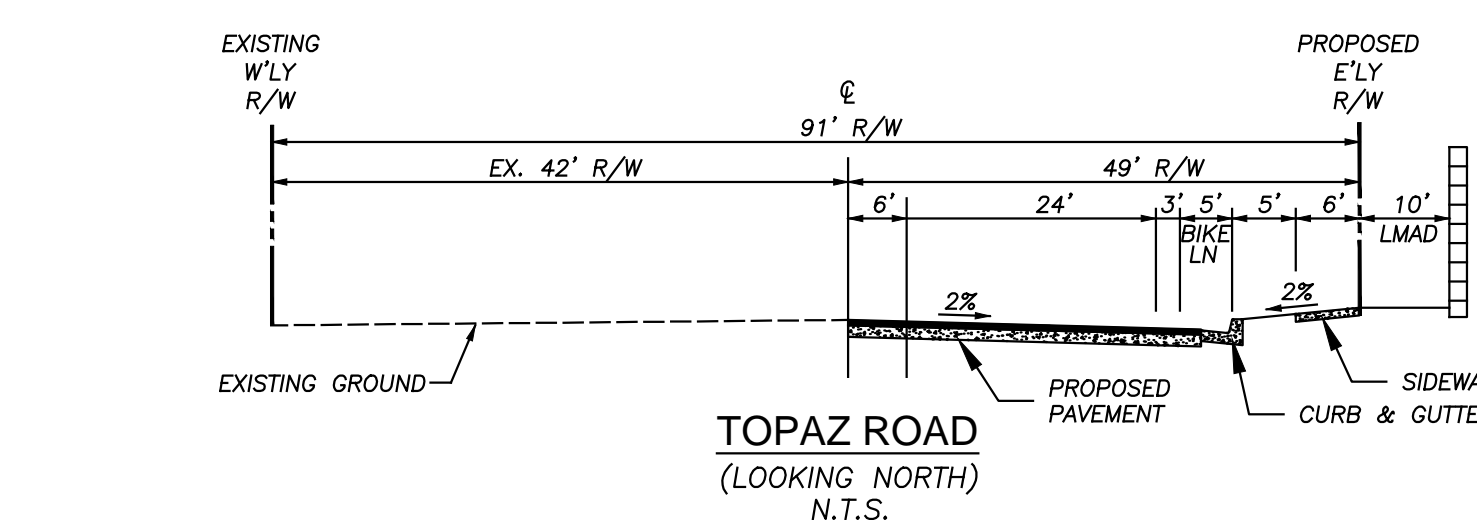
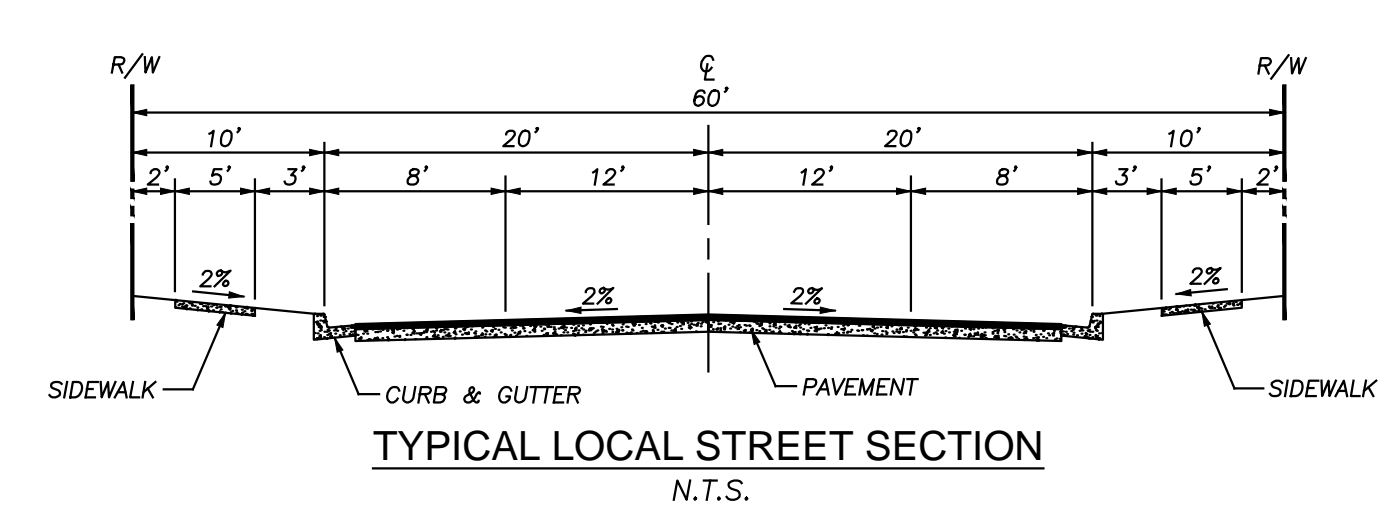
EXISTING ZONING = R-1T (SINGLE FAMILY RESIDENTIAL)
 PROPOSED ZONING = R-1T (SINGLE FAMILY RESIDENTIAL)
 ADJACENT EXISTING LAND USE = NORTH - R-1TB1/2 (SINGLE FAMILY RESIDENTIAL)
 SOUTH - R-1T (SINGLE FAMILY RESIDENTIAL)
 EAST - R-1T (VACANT)
 WEST - C-2T (VACANT)

UTILITY PURVEYORS

WATER	VICTORVILLE WATER DISTRICT 14343 CHIC DRIVE VICTORVILLE, CA 92393 (760) 955-5001
SEWER	CITY OF VICTORVILLE 14343 CHIC DRIVE VICTORVILLE, CA 92393 (760) 955-5001
TRASH	SHREVE-WASTE 17080 STODDARD WELLS RD. VICTORVILLE, CA 92394 (760) 245-8807
ELECTRIC	SOUTHERN CALIFORNIA EDISON 12353 HESPERIA RD. VICTORVILLE, CA 92392 (760) 951-3253
GAS	SOUTHWEST GAS CORP. 13471 MARPOSA RD. VICTORVILLE, CA 92392 (760) 951-4050
TELEPHONE	VERIZON 16077 MOLIVE DR. BLDG. A VICTORVILLE, CA 92392 (760) 245-0894
CABLE	CHARTER COMMUNICATIONS 14498 BUSINESS CENTER DR. SUITE 1 VICTORVILLE, CA 92392 (760) 843-3054

LEGEND

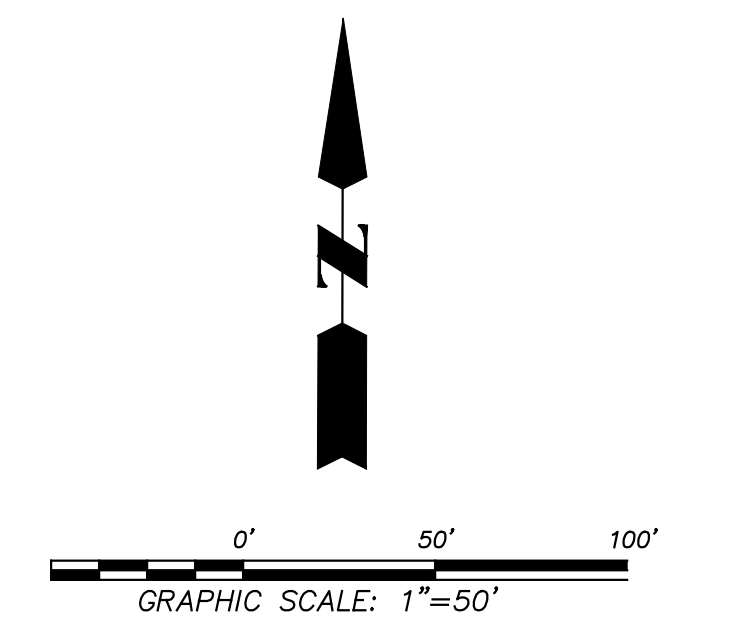
- FG FINISH GRADE
- FL FLOW LINE
- FS FINISH SURFACE
- PI POINT OF INTERSECTING GRADE
- LP LOW POINT
- HP HIGH POINT
- GB GRADE BREAK
- (XX.XX) EXISTING ELEVATION
- 40 LOT NUMBER
- 83.7 PAD PAD ELEVATION
- 2:1 SLOPE, UNLESS OTHERWISE SPECIFIED
- TRACT BOUNDARY
- - - PROPOSED ROW
- - - EXISTING PARCEL LINE
- (S) EXIST. SEWER
- (W) EXIST. WATER
- - - PROP. SEWER
- - - PROP. WATER



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APPLICANT/OWNER:

TANNER FAMILY TRUST
 C/O FRANK TANNER, TRUSTEE
 2501 MARKWOOD STREET
 DUARTE, CA 91010



SUBMITTALS:	NO.	REVISIONS DESCRIPTION	DATE

DESIGNED BY: CHRISTOPHER F. LEHZ
 DRAWN BY: R.C.E. No. 63001
 CHECKED BY: DATE: 3/4/2021

LAND SURVEYOR
 DEAN C. PHILLIPS
 EXP. 9/30/21
 L.S. No. 6974
 DATE: 3/4/2021

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EUCALYPTUS & TOPAZ
 UTILITY PLAN
 TRACT NO. 20368
 DECEMBER 2020
 SHEET 3 OF 3
 PROJECT NUMBER
 CA-30194