IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

VESTING TENTATIVE MAP - TRACT NO. 20188

BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 32,
TOWNSHIP 5 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN,
IN THE CITY OF VICTORVILLE,
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

UNITED ENGINEERING GROUP CA., INC MAY 2021

LOT AREAS			LOT AREAS			LOT AREAS			LOT AREAS		
LOT #	AREA–SF	AREA–AC	LOT #	AREA–SF	AREA–AC	LOT #	AREA–SF	AREA–AC	LOT #	AREA–SF	AREA–AC
1	8,200	0.19	51	11,489	0.26	101	12,300	0.28	151	8,051	0.18
2	8,231	0.19	52	10,142	0.23	102	14,241	0.33	152	8,306	0.19
3	8,448	0.19	53	10,149	0.23	103	11,947	0.27	153	7,934	0.18
4	8,733	0.20	54	10,156	0.23	104	7,557	0.17	154	11,478	0.26
5	9,017	0.21	55	12,463	0.29	105	7,590	0.17	155	8,965	0.21
6	9,304	0.21	56	9,160	0.21	106	7,743	0.18	156	9,188	0.21
7	9,515	0.22	57	8,250	0.19	107	8,410	0.19	157	9,475	0.22
8	10,928	0.25	58	8,137	0.19	108	8,738	0.20	158	9,527	0.22
9	8,670	0.20	59	8,349	0.19	109	9,340	0.21	159	10,238	0.24
10	8,718	0.20	60	8,414	0.19	110	9,272	0.21	160	11,359	0.26
11	8,108	0.19	61	8,375	0.19	111	8,722	0.20	161	12,932	0.30
12	7,735	0.18	62	9,375	0.22	112	9,049	0.21	162	16,552	0.38
13	8,956	0.21	63	16,103	0.37	113	9,428	0.22	163	9,948	0.23
14	15,726	0.36	64	12,796	0.29	114	8,526	0.20	164	12,277	0.28
15	11,373	0.26	65	8,112	0.19	115	11,324	0.26	165	13,232	0.30
16	8,064	0.19	66	8,125	0.19	116	19,647	0.45	166	26,354	0.60
17	8,145	0.19	67	10,307	0.24	117	12,464	0.29	167	10,835	0.25
18	8,996	0.21	68	17,820	0.41	118	14,078	0.32	168	10,105	0.23
19	9,256	0.21	69	31,605	0.73	119	9,285	0.21	169	8,327	0.19
20	7,876	0.18	70	9,429	0.22	120	8,095	0.19	170	7,554	0.17
21	8,440	0.19	71	9,575	0.22	121	8,077	0.19	171	7,208	0.17
22	7,696	0.18	72	9,002	0.21	122	7,998	0.18	172	7,208	0.17
23	8,245	0.19	73	8,257	0.19	123	7,950	0.18	173	7,208	0.17
24	7,828	0.18	74	9,572	0.22	124	8,436	0.19	174	7,139	0.16
25	7,457	0.17	75	11,791	0.27	125	9,339	0.21	175	10,122	0.23
26	7,324	0.17	76	9,975	0.23	126	8,187	0.19	176	9,573	0.22
27	7,569	0.17	77	9,830	0.23	127	8,080	0.19	177	7,425	0.17
28	7,259	0.17	78	8,461	0.19	128	8,049	0.18	178	7,425	0.17
29	7,269	0.17	79	9,355	0.21	129	8,213	0.19	179	7,425	0.17
30	9,593	0.22	80	9,619	0.22	130	7,909	0.18	180	7,425	0.17
31	10,510	0.24	81	8,344	0.19	131	9,496	0.22	181	7,425	0.17
32	7,956	0.18	82	8,318	0.19	132	18,299	0.42	182	7,425	0.17
33	7,963	0.18	83	8,398	0.19	133	18,886	0.43	183	7,425	0.17
34	7,960	0.18	84	8,488	0.19	134	9,779	0.22	184	7,425	0.17
35	7,878	0.18	85	8,225	0.19	135	8,915	0.20	185	7,425	0.17
36	7,733	0.18	86	10,077	0.23	136	8,544	0.20	186	7,425	0.17
37	7,651	0.18	87	8,987	0.21	137	8,308	0.19	187	7,319	0.17
38	8,596	0.20	88	9,529	0.22	138	8,065	0.19	188	7,245	0.17
39	7,533	0.17	89	8,094	0.19	139	7,913	0.18	189	9,597	0.22
40	8,355	0.19	90	8,013	0.18	140	8,269	0.19	190	7,473	0.17
41	7,569	0.17	91	9,706	0.22	141	8,264	0.19	191	7,800	0.18
42	8,963	0.21	92	10,346	0.24	142	8,261	0.19	192	7,800	0.18
43	9,279	0.21	93	11,161	0.26	143	7,268	0.17	193	7,800	0.18
44	9,297	0.21	94	14,301	0.33	144	7,265	0.17	194	7,820	0.18
45	9,314	0.21	95	19,480	0.45	145	7,263	0.17			
46	9,655	0.22	96	12,515	0.29	146	7,279	0.17			
47	9,504	0.22	97	12,818	0.29	147	7,671	0.18			
48	11,331	0.26	98	8,448	0.19	148	7,590	0.17			
49	9,126	0.21	99	21,510	0.49	149	7,932	0.18			
50	9,570	0.22	100	15,338	0.35	150	8,134	0.19			

TOTAL: 1,877,506 S.F. 43.10 AC
AVE. LOT SIZE 9,622 S.F.

PROPOSED DFAD BASIN AREAS		
LOT	AREA–SF	AREA–AC
A	59,205	1.36
B	23,378	0.54
C	38,284	0.88
D	37,632	0.86

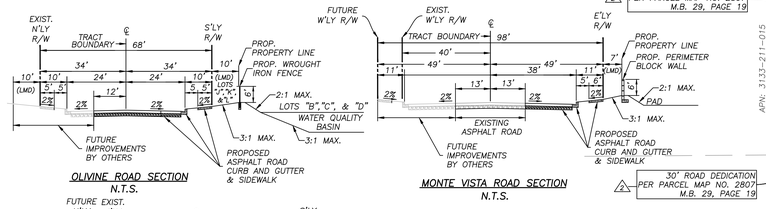
TOTAL: 158,499 S.F. 3.64 AC

PROPOSED DRAINAGE CHANNEL AREAS TO BE DEDICATED TO CITY OF VICTORVILLE		
LOT	AREA–SF	AREA–AC
E	174,745	4.01
F	REMOVED	
G	22,654	0.52

TOTAL: 197,399 S.F. 4.53 AC

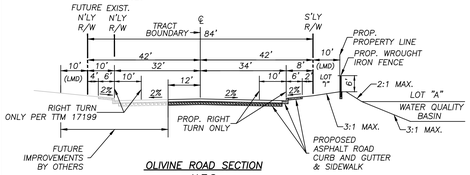
PROPOSED LMD AREAS		
LOT	AREA–SF	AREA–AC
H	4,690	0.11
I	13,175	0.30
J	1,073	0.02
K	5,037	0.12
L	773	0.02
M	20,989	0.48
N	REMOVED	
O	3,692	0.08
P	191,908	4.41

TOTAL: 241,337 S.F. 5.54 AC

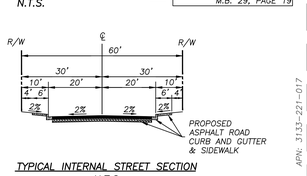


OLIVINE ROAD SECTION
N.T.S.

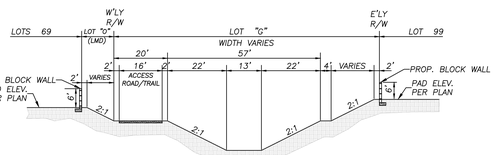
MONTE VISTA ROAD SECTION
N.T.S.



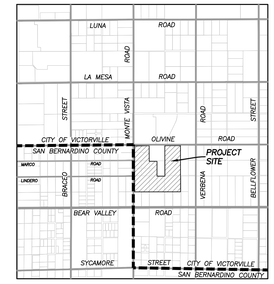
OLIVINE ROAD SECTION
N.T.S.



TYPICAL INTERNAL STREET SECTION
N.T.S.



PROPOSED DRAINAGE CHANNEL
(TO BE DEDICATED TO THE CITY OF VICTORVILLE)
N.T.S.



VICINITY MAP
N.T.S.

GENERAL NOTES:

1. ASSESSOR'S PARCEL NOS.: 3133–271–1, 2, 5, 10, 11, 12, 13, & 15. 3133–281–1, 3, 7, & 8.
2. THE PROPERTY SHOWN HEREIN CONTAINS THE ENTIRE CONTIGUOUS OWNERSHIP.
3. TOTAL GROSS AREA = 3,294,862 SQ. FT., 75.64 ACRES
4. TOTAL NET AREA = 2,436,500 SQ. FT., 55.93 ACRES
5. TOTAL AREA TO BE DEDICATED FOR R/W = 858,362 SQ. FT. 19.71 ACRES
6. TOTAL NO. OF NUMBERED LOTS = 194
7. TOTAL NO. OF LETTERED LOTS = 14
8. A STREET, B STREET, C STREET, D STREET, E STREET, F STREET, G STREET, H STREET, I STREET, J STREET, K STREET, L STREET, M STREET, N STREET, AND O STREET ARE STREETS FOR PUBLIC ROAD DEDICATION.
9. LOTS 1 THROUGH 194 ARE 7,200 S.F. MIN. (RESIDENTIAL LOTS)
10. NET DENSITY: 3.47 DU/AC.
11. GROSS DENSITY: 2.56 DU/AC.
12. AVERAGE LOT SIZE = 9622 S.F.
13. CONTOUR INTERVAL = 1 FOOT (VARIES)
14. ALL SLOPES ARE 2:1 OR FLATTER
15. LOT DIMENSIONS SHOWN HEREIN ARE APPROXIMATE.
16. THIS MAP IS COMPILED FROM RECORD INFORMATION ONLY AND IS NOT TO BE USED AS A BOUNDARY SURVEY.
17. LINEAR FEET OF NEW STREETS:
    - A STREET = 837 LF
    - B STREET = 1610 LF
    - C STREET = 304 LF
    - D STREET = 510 LF
    - E STREET = 719 LF
    - F STREET = 281 LF
    - G STREET = 930 LF
    - H STREET = 280 LF
    - I STREET = 150 LF
    - J STREET = 1839 LF
    - K STREET = 282 LF
    - L STREET = 152 LF
    - M STREET = 497 LF
    - N STREET = 486 LF
    - O STREET = 1686 LF
18. NO REGULATED TREES EXIST ON SITE, UNLESS NOTED.
19. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS MAP ARE APPROXIMATE.
20. ALL FRONT YARD BUILDING SETBACK LINES (BSL) ARE SHOWN TO AN AVERAGE DEPTH. MINIMUM FRONT YARD BSL = 20'

LAND USE INFORMATION:

EXISTING ZONING = R–1 (SINGLE FAMILY RESIDENTIAL)
PROPOSED ZONING = R–1 (SINGLE FAMILY RESIDENTIAL)
ADJACENT EXISTING LAND USE =
NORTH – R–1 (VACANT/VTTM 17199)
EAST – R–1 (VACANT)
WEST – RS–1 SAN BERNARDINO COUNTY (VACANT)
SOUTH – C–2 & R–1B1/2 (VACANT)

UTILITY PURVEYORS

WATER	VICTORVILLE WATER DISTRICT *14343 CIVIC DRIVE* *VICTORVILLE, CA 92393* *(760) 955–5001*
SEWER	CITY OF VICTORVILLE *14343 CIVIC DRIVE* *VICTORVILLE, CA 92393* *(760) 955–5001*
TRASH	BURRTEC 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 MARIPOSA RD.* *VICTORVILLE, CA 92392* *(760) 951–4050*
TELEPHONE	VERIZON *16071 MOJAVE DR. BLDG. A* *VICTORVILLE, CA 92392* *(760) 245–0894*
CABLE	CHARTER COMMUNICATIONS *12490 BUSINESS CENTER DR. SUITE 1* *VICTORVILLE, CA 92392* *(760) 843–3054*

LEGEND

BSL	BUILDING SETBACK LINE
40	LOT NUMBER
– – – –	TRACT BOUNDARY

BENCH MARK

CITY OF ADELANTO BENCHMARK NO. U–306; ALSO BEING NATIONAL GEODETIC SURVEY BENCHMARK DESIGNATION U–306; PID EV0114; A BRASS DISK STAMPED U306 1935; SET IN CONCRETE; SOUTHWEST CORNER OF PALMDALE ROAD & KOALA ROAD. ELEVATION 3201.187 FEET (ADELANTO CITYWIDE DATUM).

LEGAL DESCRIPTION

PER CHICAGO TITLE COMPANY PRELIMINARY REPORT DATED APRIL 20,2017 ORDER NO: 7101701194–DD.

REAL PROPERTY IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1A: PARCEL NO. 1
THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.
APN:3133–271–01

PARCEL NO. 2

THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.
APN:3133–271–02

PARCEL 1B:

PARCELS 1THROUGH 4, INCLUSIVE OF PARCEL MAP 2807, IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN BERNARDINO, IN BOOK 29 OF MAPS, PAGE 19, IN SAID COUNTY.
APN:3133–271–10, 3133–271–11, 3133–271–12 AND 3133–271–13

PARCEL 2A:

THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.
APN:3133–271–04

PARCEL 2B:

THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.
APN:3133–281–03

PARCEL 3:

THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.
APN:3133–281–01

PARCEL 4:

PARCELS 2 AND 3 OF PARCEL MAP 2837, IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 29 OF PARCEL MAPS, PAGE 94, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN:3133–271–15

PARCEL 5: PARCEL 5A:
THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32,TOWNSHIP 5 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.
APN:3133–271–05

PARCEL 5B:

PARCELS 1AND 2 OF PARCEL MAP NO. 3024, IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 27, PAGE 4 OF PARCEL MAPS, RECORDS OF SAID COUNTY. APNS: 3133–281–07, 3133–281–08

EASEMENTS

1. RESERVATIONS CONTAINED IN THE PATENT

FROM: THE UNITED STATES OF AMERICA
RECORDING NO.: IN BOOK J, PAGE 85 OF PATENTS

WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:

SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF THE COURTS, AND THE RESERVATION FROM THE LANDS HEREBY GRANTED, A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.

2. *EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT;*

PURPOSE: ROADS AND INCIDENTAL PURPOSES
RECORDING NO.: IN BOOK 29 OF PARCEL MAPS, PAGES 19

3. *EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:*

GRANTED TO: CITY OF VICTORVILLE
PURPOSE: STREET, HIGHWAYS, SEWERS, DRAINAGE, PUBLIC UTILITIES, PUBLIC ACCESS AND INCIDENTAL PURPOSES
RECORDING DATE: NOVEMBER 22, 2004
RECORDING NO.: 2004–0861894, OFFICIAL RECORDS

4. *AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR*

PURPOSE(S): STREET, HIGHWAY, SEWERS, DRAINAGE, PUBLIC UTILITIES, PUBLIC ACCESS AND INCIDENTAL PURPOSES
RECORDING DATE: OCTOBER 25, 2005
RECORDING NO.: 2005–0799627, OFFICIAL RECORDS

5. *AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR*

PURPOSE(S): STREET, HIGHWAYS, SEWERS, DRAINAGE, PUBLIC UTILITIES, PUBLIC ACCESS AND INCIDENTAL PURPOSES
RECORDING DATE: MAY 11,2005
RECORDING NO.: 2005–0335716, OFFICIAL RECORDS

6. *EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT;*

PURPOSE: ROADS
RECORDING NO.: IN BOOK 29, PAGE 94 OF PARCEL MAPS

SAID OFFER WAS ACCEPTED BY RESOLUTION, A CERTIFIED COPY OF WHICH WAS RECORDED AUGUST 18, 1989, 89–302792, OFFICIAL RECORDS.

7. *EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:*

GRANTED TO: THE COUNTY OF SAN BERNARDINO
PURPOSE: HIGHWAY, ROAD AND INCIDENTAL PURPOSES
RECORDING DATE: MAY 28, 1991
RECORDING NO.: 91–181430, OFFICIAL RECORDS

8. *EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:*

GRANTED TO: EVELYN K. HADDAD, A SINGLE WOMAN
PURPOSE: ROAD AND UTILITY
RECORDING DATE: NOVEMBER 9, 1971
RECORDING NO.: IN BOOK 7791, PAGE 749, OFFICIAL RECORDS

10. *EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT;*

PURPOSE: HIGHWAY, ROAD AND INCIDENTAL PURPOSES
RECORDING NO.: IN BOOK 27, PAGE 4 OF PARCEL MAP

11. *AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR*

PURPOSE(S): PUBLIC ROAD, COUNTY HIGHWAY AND PUBLIC UTILITY PURPOSES
RECORDING DATE: SEPTEMBER 12, 1985
RECORDING NO.: 85–224033, OFFICIAL RECORDS

PREPARED BY:

UNITED ENGINEERING GROUP–CA, INC.
8885 HAVEN AVENUE
SUITE 195
RANCHO CUCAMONGA, CA 91730
PHONE: 909.466.9240
www.unitedeng.com

APPLICANT/OWNER:

ANDREW PHAM & CAROLINE PHAM
C/O ACTK CAPITAL PARTNERS, LLC
14050 BRADFORD MEADOWS
GARDEN GROVE, CA 92844

100' 50' 0' 100' 200'
GRAPHIC SCALE: 1"=100'

SUBMITTALS:	REVISIONS		
	NO.	DESCRIPTION	DATE
DESIGNED BY:			
DRAWN BY:			
CHECKED BY:			

REGISTERED PROFESSIONAL ENGINEER — CHRISTOPHER F. LENZ — NO. 63001 EXP. 6/30/22 — CIVIL — STATE OF CALIFORNIA

CHRISTOPHER F. LENZ — DATE 6/11/2021
R.C.E. No. 63001

LICENSED LAND SURVEYOR — DEAN C. PHILLIPS — EXP. 9/30/21 — NO. 6974 — STATE OF CALIFORNIA

DEAN C. PHILLIPS — DATE 6/11/2021
L.S. No. 6974
dphillips@unitedeng.com

ueg united engineering group
8885 Haven Avenue
Suite 195
Rancho Cucamonga,
CA 91730
Phone: 909.466.9240
www.unitedeng.com

MONTE VISTA & OLIVINE

TENTATIVE TRACT MAP NO. 20188

MAY 18, 2021
SHEET 1 OF 1
PROJECT NUMBER CA–30145