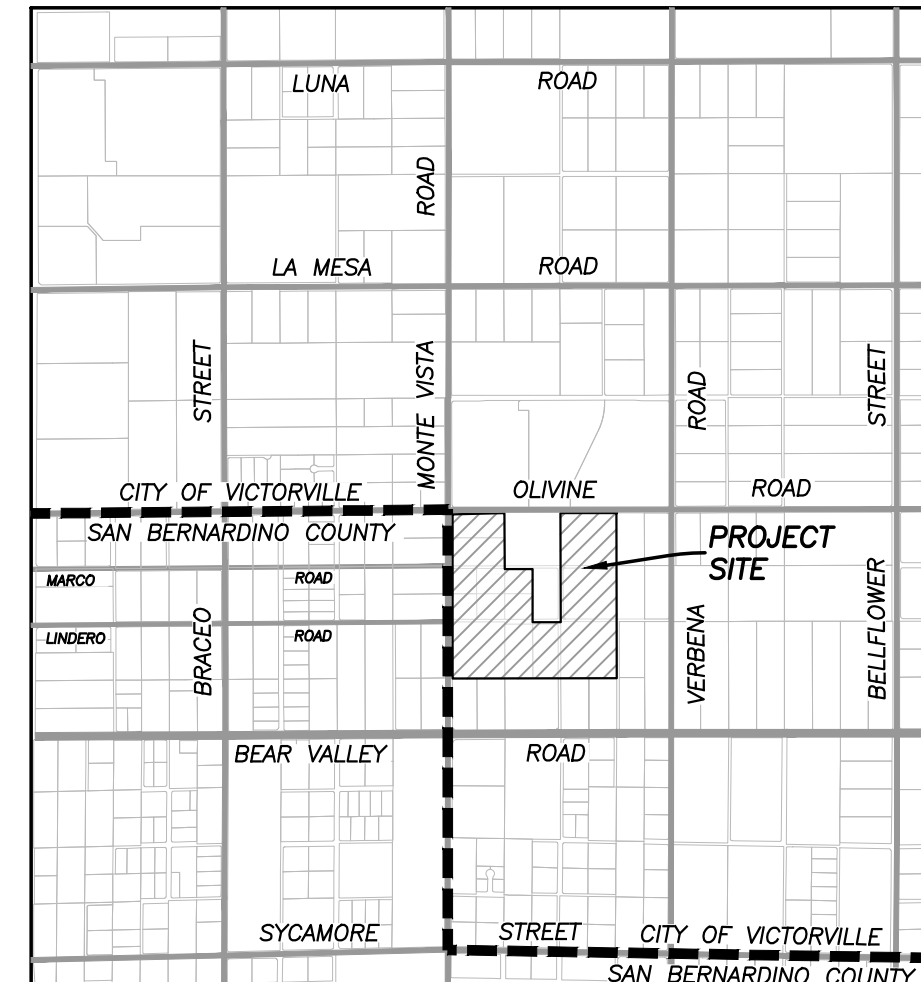


IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
VESTING TENTATIVE MAP - TRACT NO. 20188

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 #	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	8,308	0.19
3	8,448	0.19	53	10,149	0.23	103	11,947	0.27	153	7,334	0.16
4	8,733	0.20	54	10,156	0.23	104	7,357	0.17	154	11,478	0.26
5	9,017	0.21	55	12,463	0.29	105	7,590	0.17	155	8,968	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	8,742	0.20	161	12,932	0.30
12	7,735	0.18	62	9,375	0.22	112	9,099	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	26,304	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	8,285	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	7,437	0.17	75	11,301	0.27	125	7,633	0.17	175	10,129	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	7,229	0.17	78	8,461	0.19	128	8,049	0.18	178	7,425	0.17
29	7,289	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	9,498	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	7,800	0.18
45	9,314	0.21	95	19,480	0.45	145	7,263	0.17	195	7,800	0.18
46	8,655	0.22	96	12,515	0.29	146	7,279	0.17	196	7,800	0.18
47	8,504	0.23	97	12,818	0.29	147	7,671	0.18	197	7,800	0.18
48	11,331	0.26	98	8,448	0.19	148	7,290	0.17	198	7,800	0.18
49	9,128	0.21	99	21,510	0.49	149	7,832	0.18	199	7,800	0.18
50	9,570	0.22	100	15,338	0.35	150	8,134	0.19	200	7,800	0.18

PROPOSED DEAD BASIN AREAS

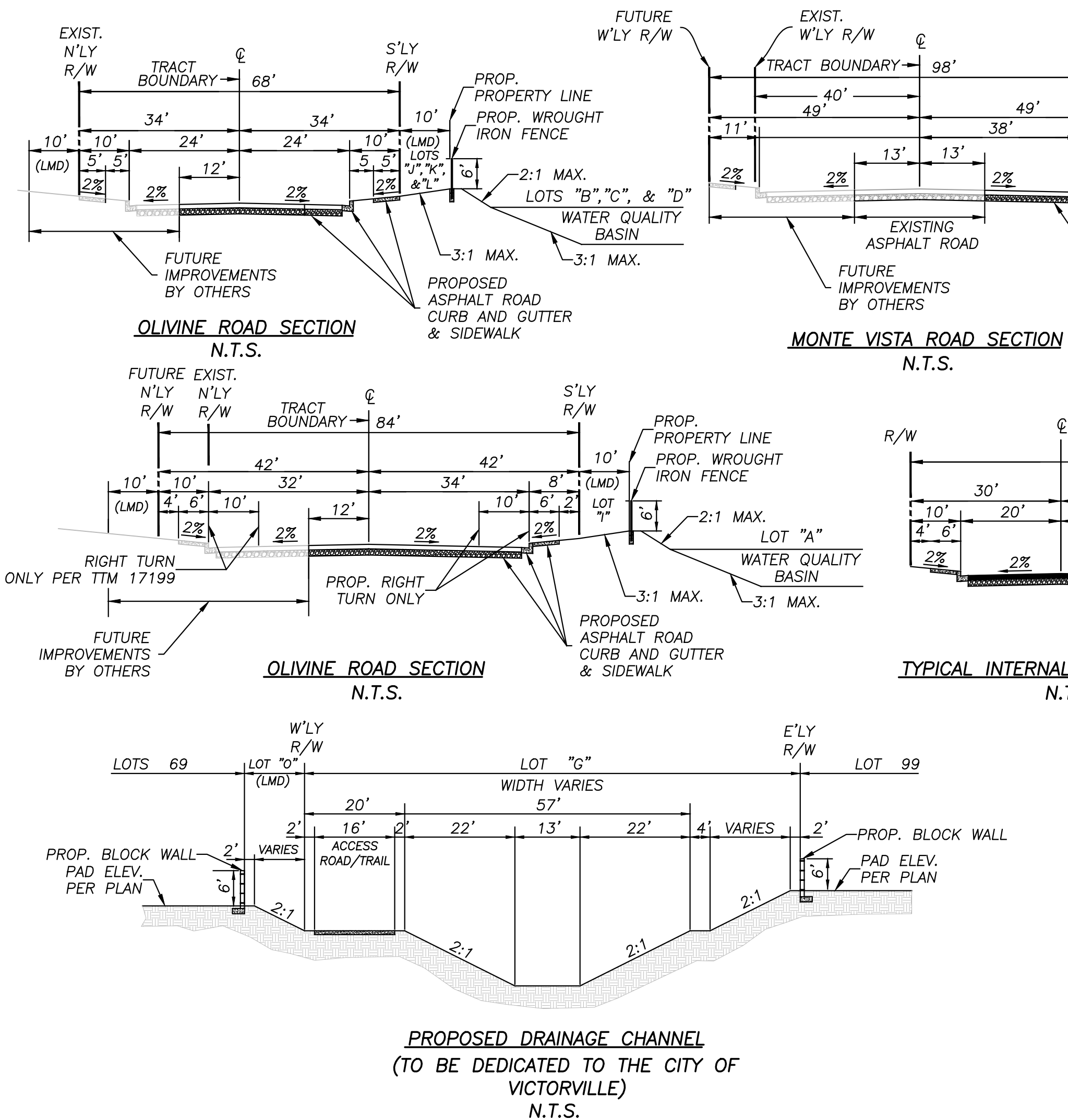
LOT AREA-SF	AREA-AC
A 59,205	1.36
B 23,378	0.54
C 38,284	0.88
D 37,632	0.86
TOTAL	158,499 S.F. 3.64 AC

PROPOSED DRAINAGE CHANNEL AREAS TO BE DEDICATED TO THE 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 LMO AREAS

LOT AREA-SF	AREA-AC
H 4,680	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	243,337 S.F. 5.54 AC



LEGAL DESCRIPTION
 PER CHICAGO TITLE COMPANY PRELIMINARY REPORT DATED APRIL 20, 2017 ORDER NO: 71070194-02.
 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 NORTHWEST 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 NORTHWEST 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 THROUGH 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 NORTHWEST 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 NORTHWEST 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 NORTHWEST 1/4 OF THE NORTHWEST 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 FILED IN BOOK 27, PAGE 4 OF PARCEL MAPS, RECORDS OF SAID COUNTY. APNS: 3133-281-07, 3133-281-08
 PARCEL 5B:
 PARCELS LAND 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 RESTRICTION FROM THE LANDS HEREBY GRANTED, A RIGHT OF WAY THEREFOR FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.
 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
 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.: 2004-081894, OFFICIAL RECORDS
 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

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
 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
 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
 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

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 ACT CAPITAL PARTNERS, LLC
 14050 BRADFORD MEADOWS
 GARDEN GROVE, CA 92644

UTILITY PURVEYORS
 WATER: VICTORVILLE WATER DISTRICT
 14543 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 MARPOSA RD.
 VICTORVILLE, CA 92392
 (760) 951-4050
 TELEPHONE: VERIZON
 16071 MOJAVE DR. BLDG. A
 VICTORVILLE, CA 92392
 (760) 245-0894
 CABLE: CHARTER COMMUNICATIONS
 12400 BUSINESS CENTER DR. SUITE 1
 VICTORVILLE, CA 92392
 (760) 843-3054

LEGEND
 40 LOT NUMBER
 --- TRACT BOUNDARY
 (S) EXIST. WATER
 (W) EXIST. SEWER
 S PROP. SEWER
 W PROP. WATER
 (S) PROP. STORM DRAIN

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 & KOLA ROAD, ELEVATION 3201.187 FEET (ADELANTO CITYWIDE DATUM).

LEGAL DESCRIPTION
 PARCEL 2B:
 THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 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 NORTHWEST 1/4 OF THE NORTHWEST 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 FILED IN BOOK 27, PAGE 4 OF PARCEL MAPS, RECORDS OF SAID COUNTY. APNS: 3133-281-07, 3133-281-08
 PARCEL 5B:
 PARCELS LAND 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

DESIGNED BY: CHRISTOPHER F. LENZ
CHECKED BY: R.C.E. No. 63001

REVISIONS

NO.	DESCRIPTION	DATE

PROFESSIONAL ENGINEER
 CHRISTOPHER F. LENZ
 R.C.E. No. 63001

PROFESSIONAL LAND SURVEYOR
 DEAN C. PHILLIPS
 L.S. No. 6974
 No. 6974

ueg
 united engineering group

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 CA 91730
 Phone: 909.466.9240
 www.unitedeng.com

MONTE VISTA & OLIVINE
 MAY 18, 2021

UTILITY PLAN
 TTM NO. 20188

SHEET 1 OF 1
 PROJECT NUMBER
 CA-30145