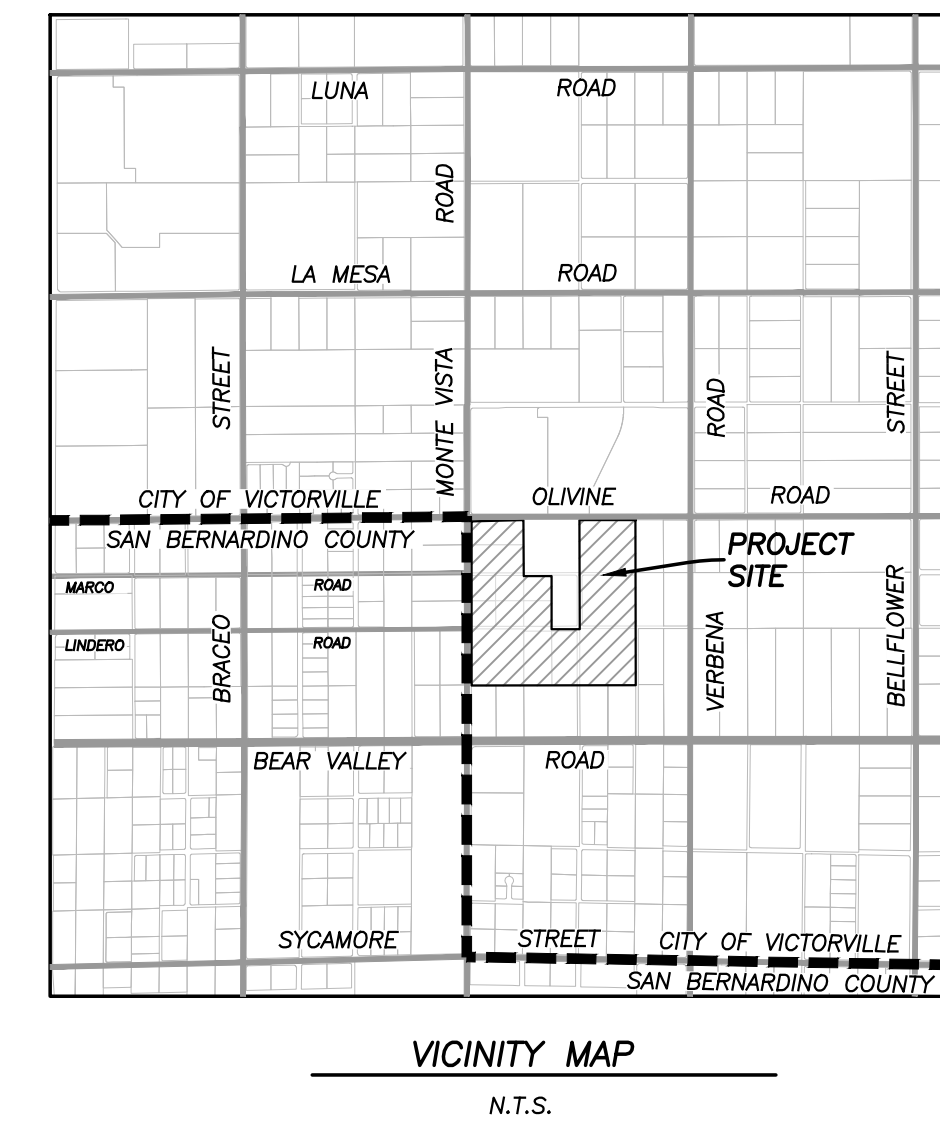


Table with columns for LOT AREAS and PROPOSED DRAINAGE CHANNEL AREAS. Includes lot numbers, areas, and various technical specifications.

Table with columns for PROPOSED DRAINAGE CHANNEL AREAS and PROPOSED LMD AREAS. Includes lot numbers, areas, and various technical specifications.

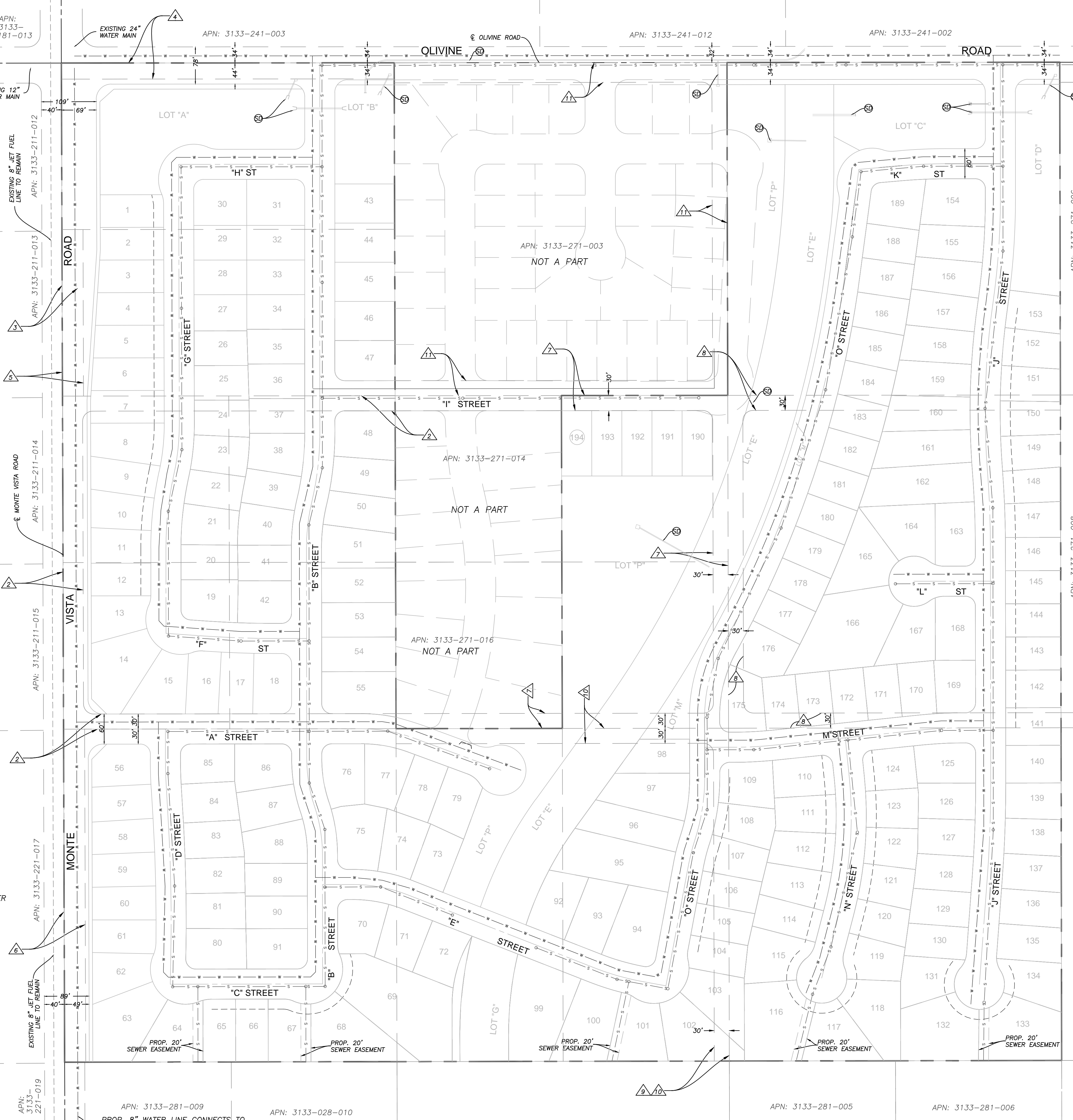
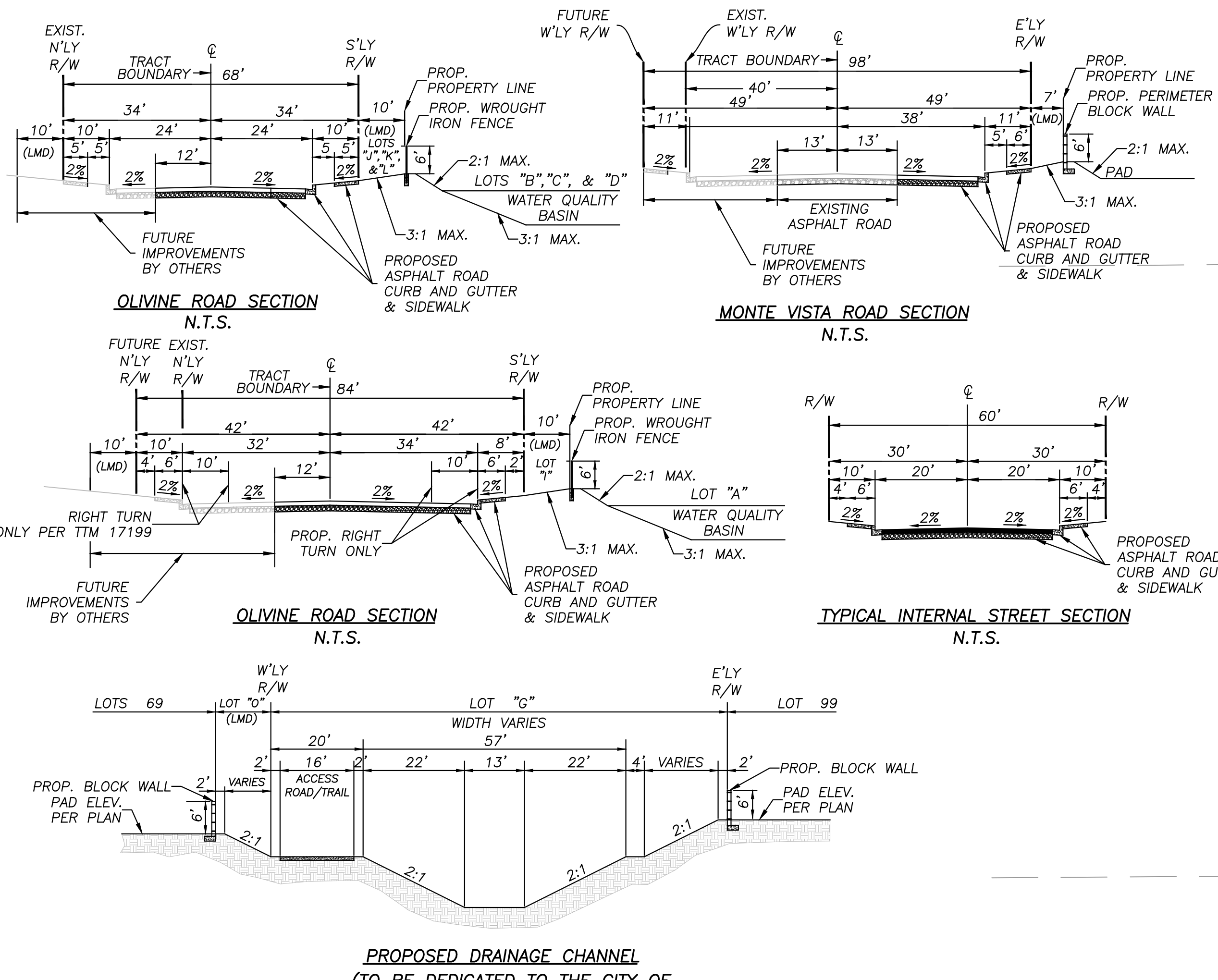
IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
VESTING TENTATIVE MAP - TRACT NO. 20188

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



- 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 U=306 = 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 = 9822 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/VTM 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, SEWER - CITY OF VICTORVILLE, TRASH - BURRTEC WASTE, ELECTRIC - SOUTHERN CALIFORNIA EDISON, GAS - SOUTHWEST GAS CORP., TELEPHONE - VERIZON, CABLE - CHARTER COMMUNICATIONS



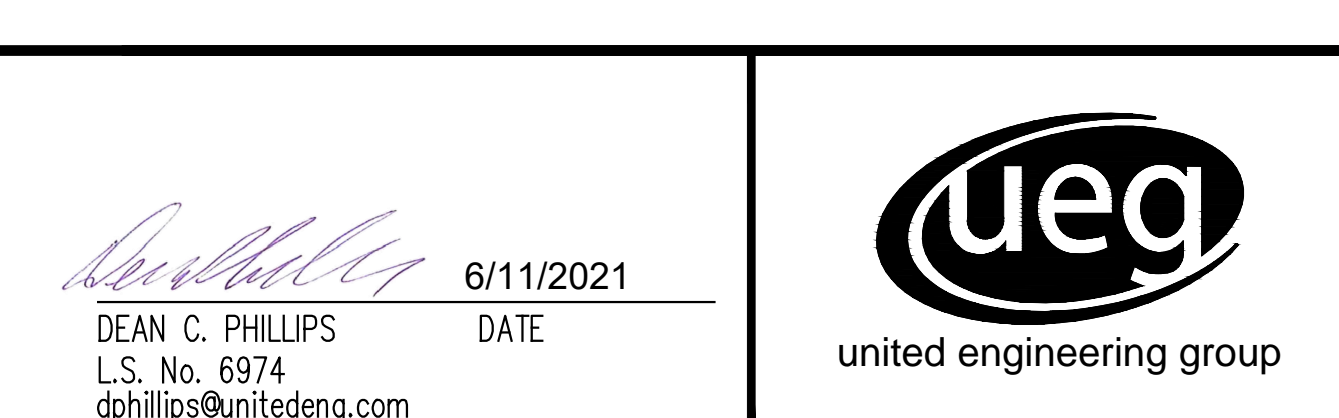
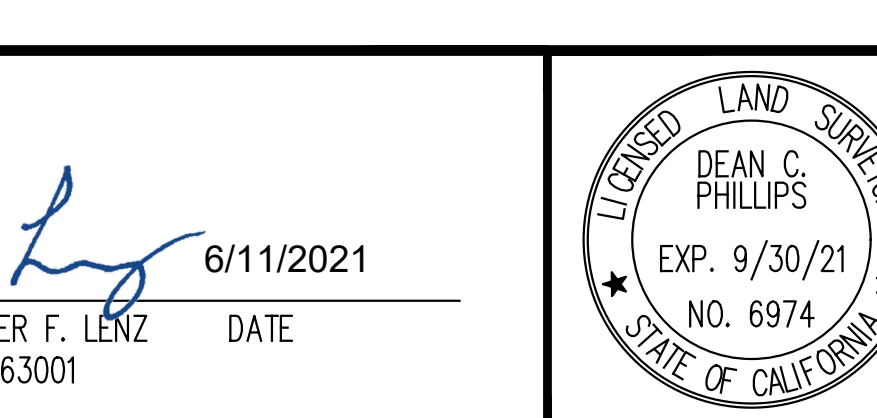
LEGAL DESCRIPTION
PER CHICAGO TITLE COMPANY PRELIMINARY REPORT DATED APRIL 20, 2017 ORDER NO: 71070194-00.
REAL PROPERTY IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL 1A: PARCEL NO. 1
THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF 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

EASEMENTS
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 RESTRICTIONS 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.: 2004-0861894, 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.: 2005-0799827, OFFICIAL RECORDS

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: OCTOBER 25, 2005
RECORDING NO.: 2005-0799828, OFFICIAL RECORDS
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
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.
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.
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www.unitedeng.com
APPLICANT/OWNER: ANDREW PHAM & CAROLINE PHAM C/O ACT CAPITAL PARTNERS, LLC
14050 BRADFORD MEADOWS
GARDEN GROVE, CA 92644
MONTE VISTA & OLIVINE
MAY 18, 2021
UTILITY PLAN SHEET 1 OF 1
TTCM NO. 20188 PROJECT NUMBER CA-30145

Table with columns for SUBMITTALS, NO., DESCRIPTION, and DATE. Includes entries for DESIGNER, CHECKED BY, and REVISIONS.



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