

IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
TENTATIVE PARCEL MAP NO. 20491

PARCEL 2 OF PARCEL MAP 3962, IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, CALIFORNIA AS PER RECORDED IN BOOK 40, PAGE(S) 1 AND 2, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

UNITED ENGINEERING GROUP CA., INC DECEMBER 2021

LEGAL DESCRIPTION

PARCEL 2 OF PARCEL MAP 3962, IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, CALIFORNIA AS PER RECORDED IN BOOK 40, PAGE(S) 1 AND 2, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LEGEND

- A.C. ASPHALT CONCRETE
- ROW RIGHT-OF-WAY
- EASEMENT IDENTIFICATION
- 2915- INDICATES EXISTING CONTOUR ELEVATION
- DEPRESSION CONTOUR
- EXISTING DIRT ROAD
- FENCE LINE
- LIGHT WITH POLE
- MANHOLE
- METER
- VALVE
- SIGN
- WATER VALVE
- UNDEFINED OBJECT (ROUND)
- UNDEFINED OBJECT (SQUARE)
- FLAG POLE
- MAILBOX
- FIRE HYDRANT
- JOSHUA TREE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- PROJECT BOUNDARY
- CENTERLINE

UTILITY PURVEYORS

WATER	VICTORVILLE WATER DISTRICT 14343 CIVIC DRIVE VICTORVILLE, CA 92393 (760) 955-5001	ELECTRIC	SOUTHERN CALIFORNIA EDISON 12353 HESPERIA RD. VICTORVILLE, CA 92392 (760) 951-3253
SEWER	CITY OF VICTORVILLE 14343 CIVIC DRIVE VICTORVILLE, CA 92393 (760) 955-5001	GAS	SOUTHWEST GAS CORP. 13471 MARIPOSA RD. VICTORVILLE, CA 92392 (760) 951-4050
TRASH	BURRTEC WASTE 17080 STODDARD WELLS RD. VICTORVILLE, CA 92394 (760) 245-8807	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



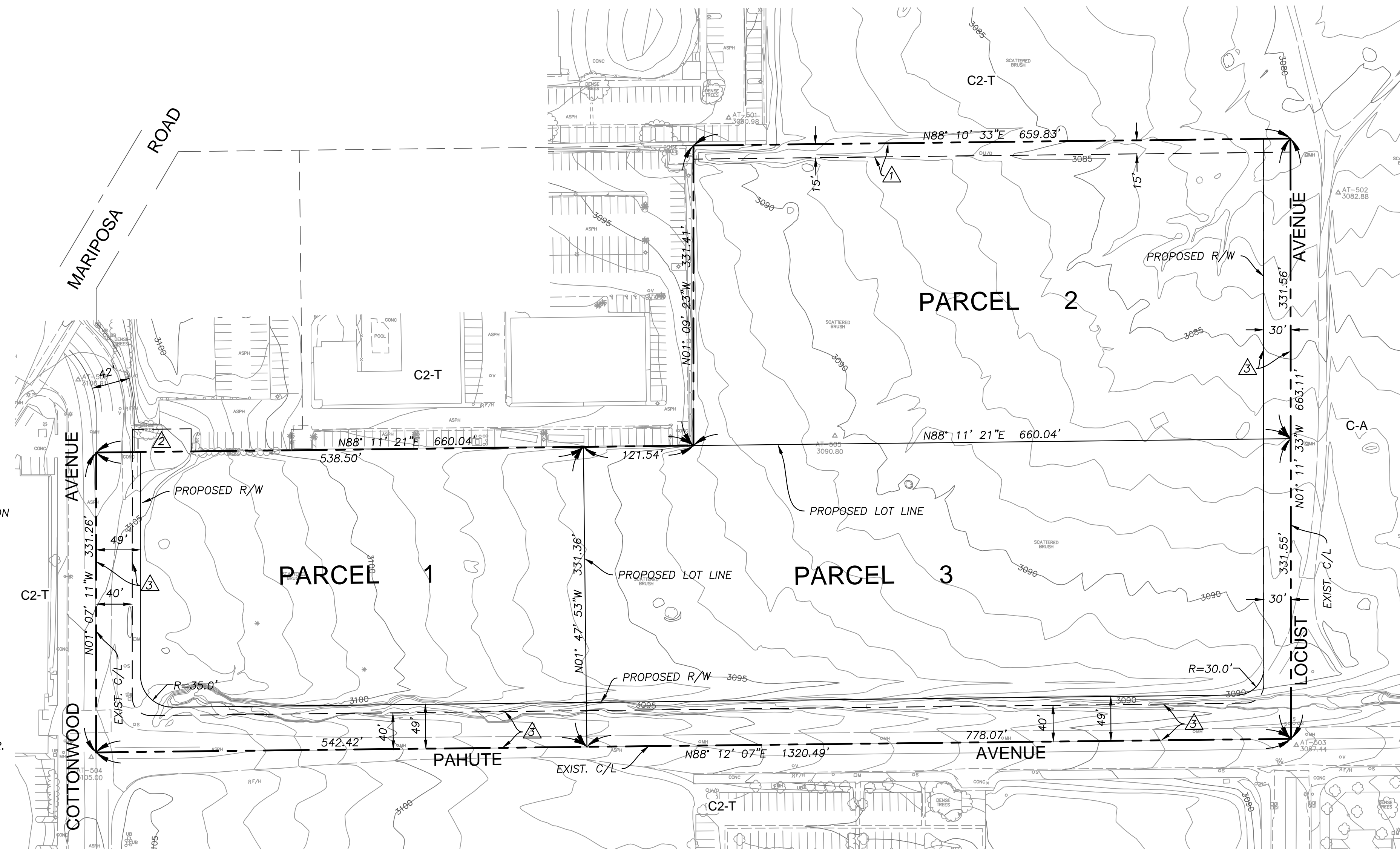
VICINITY MAP
NTS

GENERAL NOTES:

- THIS TENTATIVE MAP IS A PROPOSED SUBDIVISION OF THE EXISTING SITE INTO 3 PARCELS
- APN: 3093-141-02.
- TOPOGRAPHY SOURCE: ARROWHEAD MAPPING. COMPILED 10-4-2021. CONTOUR INTERVAL-1FT.
- THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP FOR THIS SITE IS NO. 06071C6480H, EFFECTIVE 8/28/2008. THE SITE IS DESIGNATED AS OTHER FLOOD AREA - ZONE X.
- COTTONWOOD AVENUE, PAHUTE AVENUE AND LOCUST AVENUE TO BE DEDICATED PUBLIC STREETS.
- BOUNDARY INFORMATION DISPLAYED ON THIS PLAN HAS BEEN COMPILED FROM RECORD INFORMATION AND IS NOT TO BE USED AS A BOUNDARY SURVEY.

EASEMENTS:

- SCHEDULE "B" ITEMS SHOWN HEREON WERE DERIVED FROM THE PRELIMINARY REPORT FOR TITLE INSURANCE, AS PREPARED BY FIDELITY NATIONAL TITLE COMPANY, ORDER NO. 997-30070968-A-TC1, DATED AS OF OCTOBER 25, 2021
- NO RESPONSIBILITY FOR CONTENT, COMPLETENESS OR ACCURACY OF SAID PRELIMINARY TITLE REPORT IS ASSUMED BY THIS MAP, THE SURVEYOR, OR UNITED ENGINEERING GROUP-CA, INC.
- 15' WIDE SEWER AND DRAINAGE EASEMENT PER INST. NO. 2004-0704790, O.R., REC'D 9-28-04.
 - 65' X 25' RECIPROCAL ACCESS EASEMENT PER INST. NO. 2004-0473873, O.R., REC'D 7-02-04
 - OFFER OF DEDICATION PER P.M. 3962, PM 40/1-2 REJECTED ON SAID MAP



SITE AREAS:

TOTAL GROSS AREA.....	656,263.56 S.F. = 15.07 ACRES
GROSS AREA - PARCEL 1.....	179,713.81 S.F. = 4.12 ACRES
NET AREA - PARCEL 1.....	138,360.20 S.F. = 3.18 ACRES (EXCLUDES PROPOSED ROAD DEDICATIONS)
GROSS AREA - PARCEL 2.....	218,744.08 S.F. = 5.02 ACRES
NET AREA - PARCEL 2.....	208,797.38 S.F. = 4.79 ACRES (EXCLUDES PROPOSED ROAD DEDICATIONS)
GROSS AREA - PARCEL 3.....	258,467.43 S.F. = 5.93 ACRES
NET AREA - PARCEL 3.....	211,664.53 S.F. = 4.86 ACRES (EXCLUDES PROPOSED ROAD DEDICATIONS)

SURROUNDING LAND USE

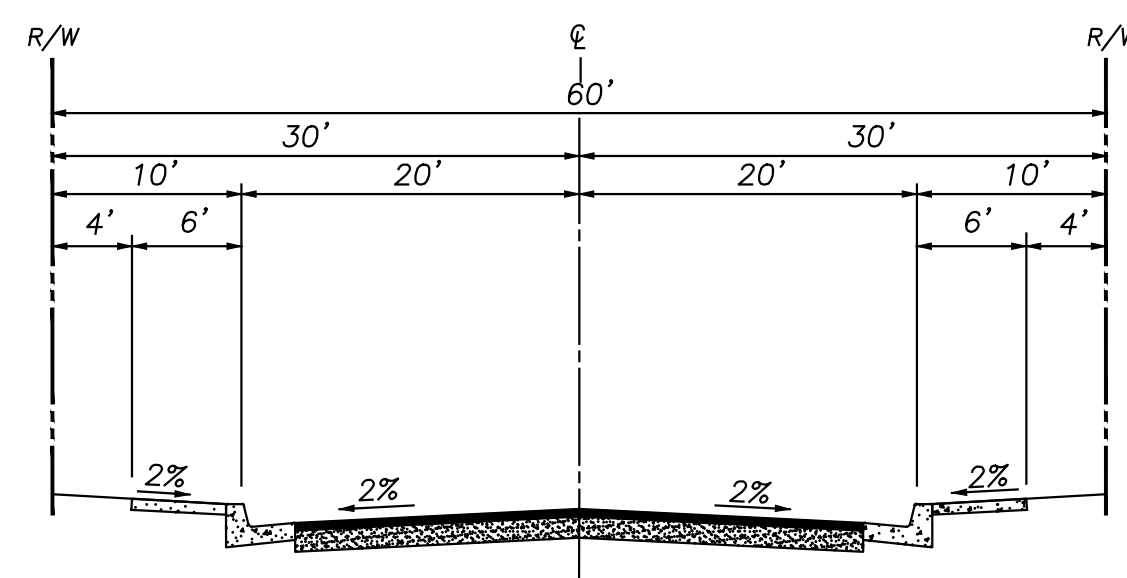
- NORTH: GENERAL COMMERCIAL (C2-T)
- SOUTH: GENERAL COMMERCIAL (C2-T)
- EAST: ADMINISTRATIVE PROFESSIONAL OFFICE (C-A)
- WEST: GENERAL COMMERCIAL (C2-T)

OWNER/APPLICANT:

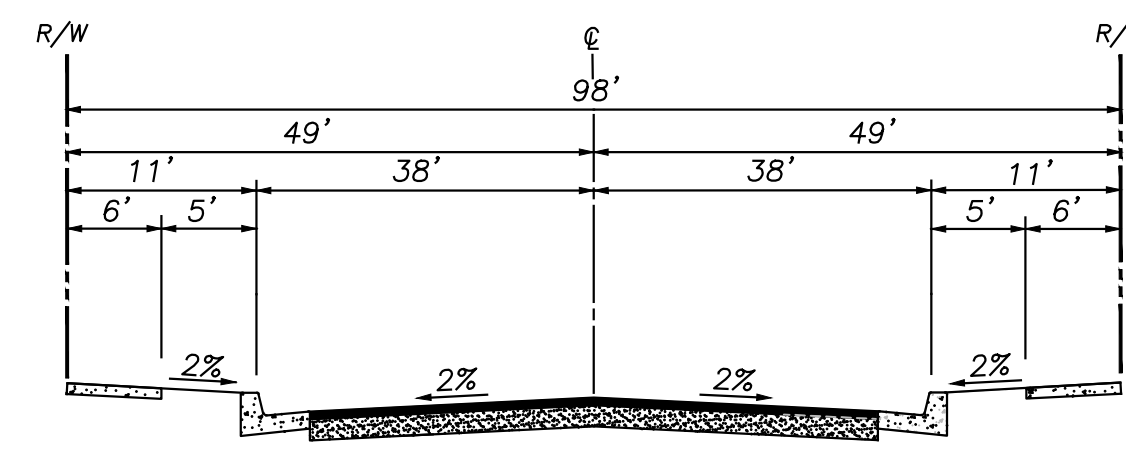
PRIME A INVESTMENTS, LLC
 3480 E. GUASTI ROAD, 3RD FLOOR
 ONTARIO, CA 91761
 (909) 235-4309

ENGINEER/SURVEYOR

UNITED ENGINEERING GROUP CA, INC
 8885 HAVEN AVENUE, SUITE 195
 RANCHO CUCAMONGA, CA 91730
 (909) 466-9240

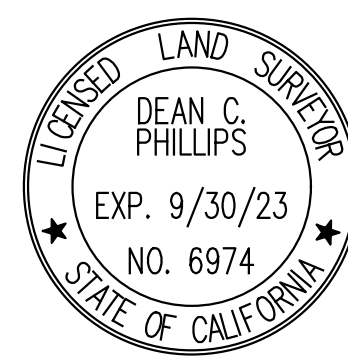


TYPICAL STREET SECTION
LOCUST AVENUE
N.T.S.



TYPICAL ARTERIAL STREET SECTION
COTTONWOOD AVE & PAHUTE AVE
N.T.S.

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



DEAN C. PHILLIPS
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 12/16/2021



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COTTONWOOD & PAHUTE

TENTATIVE PARCEL MAP NO. 20491

DECEMBER 2021

SHEET 1 OF 1

PROJECT NUMBER

CA-30178

