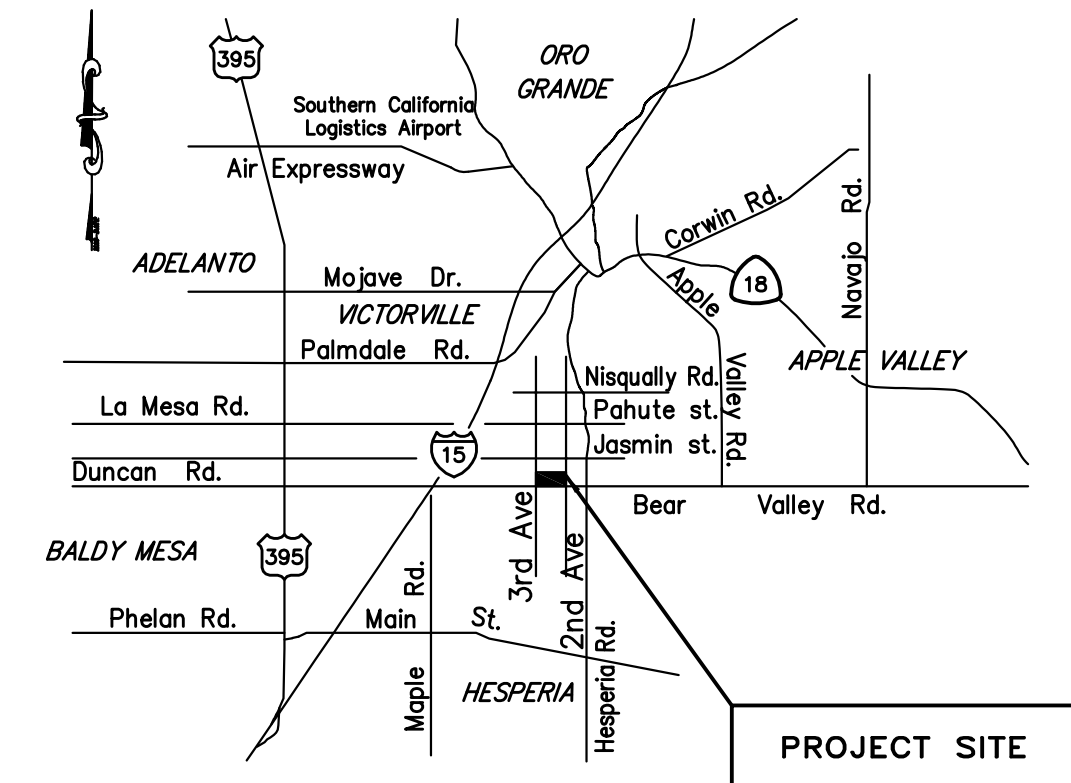


"FOR VICTORVILLE CONNECTION PROJECT"
IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
TENTATIVE PARCEL MAP NO. 20402

BEING A SUBDIVISION OF PARCEL MAP NO. 17603, IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 230 PAGES 13 AND 14 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



VICINITY MAP
NOT TO SCALE

OWNER / DEVELOPER:

BEAR VALLEY ROAD & 2ND AVENUE, LLC
 AND BEAR VALLEY DEVELOPMENT CO., LLC
 12300 WILSHIRE BLVD #10
 LOS ANGELES, CA 90025
 TEL: 310-829-0300

ENGINEER:

DRC ENGINEERING, INC.
 6840 INDIANA AVENUE,
 SUITE 215
 RIVERSIDE, CA 92506
 (714) 685-6860
 CONTACT: RONALD W. SKLEPKO

ARCHITECT:

DLR GROUP
 700 SOUTH FLOWER ST, 22ND FLOOR
 LOS ANGELES, CA 90017
 TEL: 213-800-9400

SOIL ENGINEER:

MERRILL JOHNSON
 22221 CA-18
 APPLE VALLEY, CA 92307
 TEL: 760-240-8000

UTILITY ADDRESSES

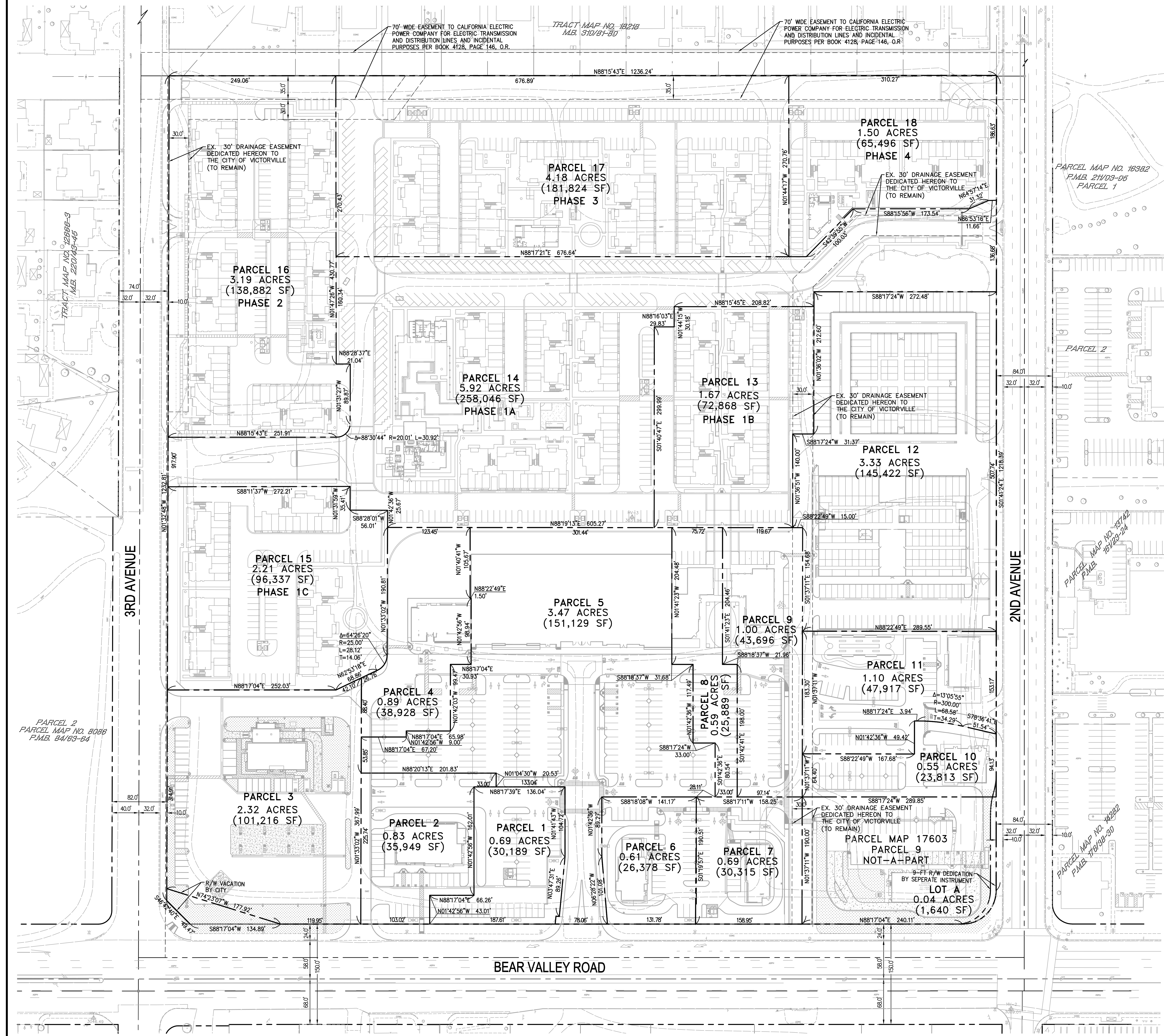
ELECTRIC:	SOUTHERN CALIFORNIA EDISON COMPANY 17353 HESPERIA ROAD VICTORVILLE, CALIFORNIA 92392 (760) 241-3865	SEWER:	CITY OF VICTORVILLE ATTN: JOE FLORES VICTORVILLE, CALIFORNIA 92392 (760) 955-3000
TELEPHONE:	VERIZON 15168 LA PAZ DRIVE VICTORVILLE, CALIFORNIA 92392 (760) 245-4251	GAS:	SOUTHWEST GAS 13471 MARIPOSA RD. VICTORVILLE, CALIFORNIA 92392 (760) 951-4050
WATER:	VICTOR VALLEY WATER DISTRICT 12490 BUSINESS CENTER DR. VICTORVILLE, CALIFORNIA 92392 (760) 245-6424	CABLE:	CHARTER COMMUNICATIONS 17080 STODDARD WELLS DR. VICTORVILLE, CALIFORNIA 92392 (760) 843-3000
SEWER TREATMENT:	VYVRA 20111 SHAY RD. ADELANTO, CALIFORNIA 92301 (760) 246-8638	GARBAGE COLLECTION:	VICTORVILLE DISPOSAL INC 17080 STODDARD WELLS DR. VICTORVILLE, CALIFORNIA 92392 (760) 245-8607

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 THE UNDERLYING RECORD MAP IS PARCEL MAP NO. 17603, PARCEL MAP BOOK 230, PAGES 13 & 14, PARCELS 1 TO 8 AND 10 TO 19.

AREA SUMMARY

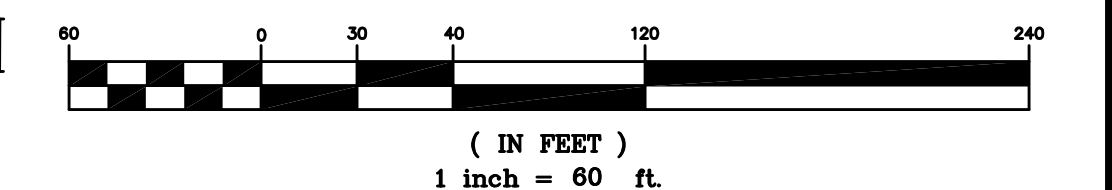
PARCEL 1:	0.69 ACRES
PARCEL 2:	0.83 ACRES
PARCEL 3:	2.32 ACRES
PARCEL 4:	0.89 ACRES
PARCEL 5:	3.47 ACRES
PARCEL 6:	0.61 ACRES
PARCEL 7:	0.69 ACRES
PARCEL 8:	0.59 ACRES
PARCEL 9:	1.00 ACRES
PARCEL 10:	0.55 ACRES
PARCEL 11:	1.10 ACRES
PARCEL 12:	3.33 ACRES
PARCEL 13:	1.67 ACRES
PARCEL 14:	5.92 ACRES
PARCEL 15:	2.21 ACRES
PARCEL 16:	3.19 ACRES
PARCEL 17:	4.18 ACRES
PARCEL 18:	1.50 ACRES
TOTAL:	34.74 ACRES



LEGEND

- PROPERTY BOUNDARY
- - - PROPOSED LOT LINES
- CENTER LINE
- CURB
- CURB AND GUTTER
- CHAIN LINK FENCE
- EASEMENT
- ADA PATH OF TRAVEL
- EXIST LOT LINE

GRAPHIC SCALE



VICTORVILLE CONNECTION PROJECT
BEAR VALLEY ROAD & 2ND AVE
VICTORVILLE, CALIFORNIA

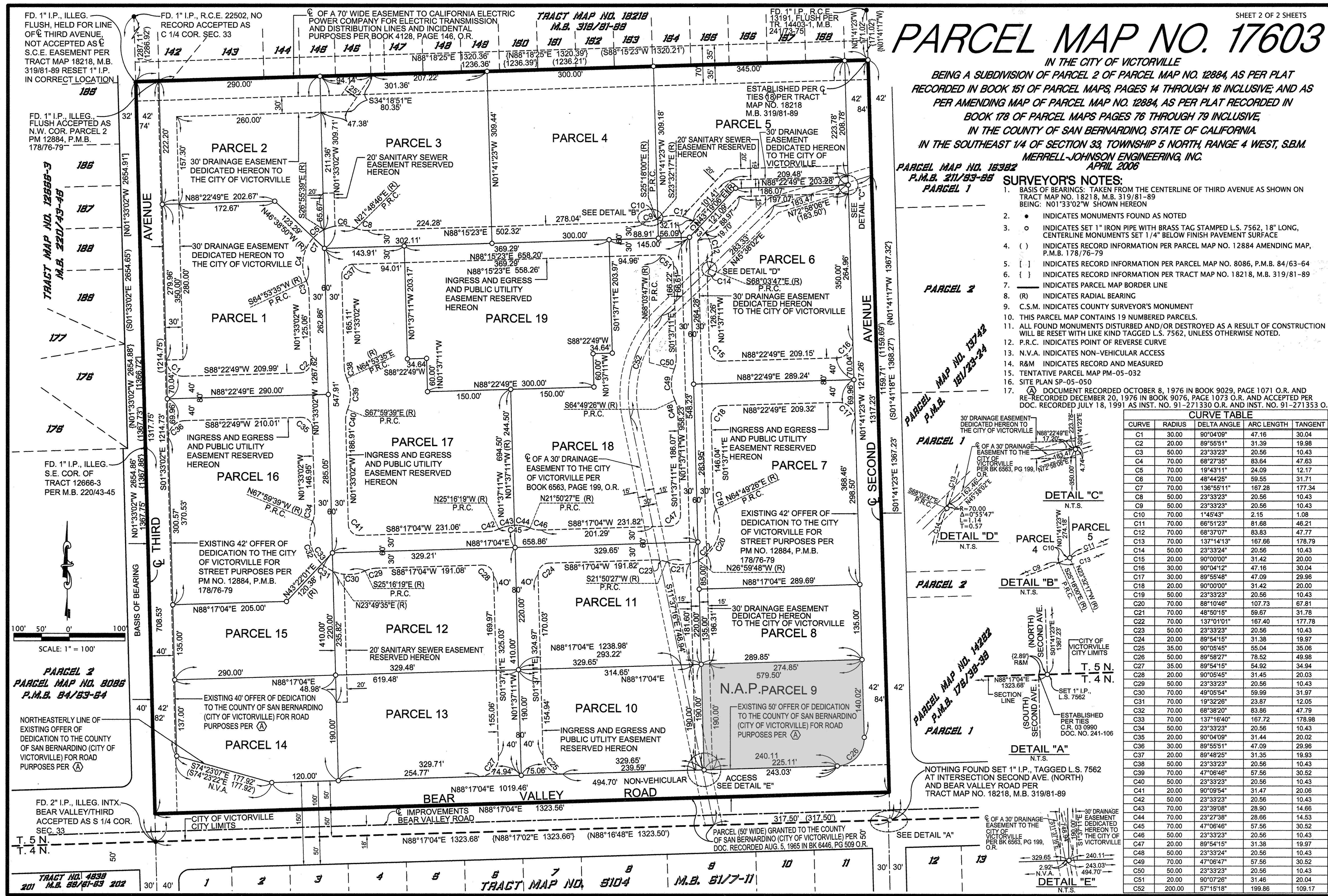
TENTATIVE PARCEL MAP NO. 20402

PROJECT: VICTORVILLE CONNECTION PROJECT
 DRAWING NAME: TENTATIVE PARCEL MAP NO. 20402

ISSUE: TPM
 DATE: REV. 12-21-2021
 CHECKED:RS DRAWN:YH
 DRAWING FILE: 205231PM
 PROJECT NO.: 20-523
 SHEET NUMBER:
1
 OF 2 SHEETS
 SCALE: AS-NOTED

180 S. 2nd Spring Road, Ste. 210
 Anaheim Hills, California 92808
 (714) 685-6860
DRC Engineering, Inc.
 Civil Engineering/Lead Surveying/Land Planning

EXISTING PARCELS AND EASEMENTS PER PARCEL MAP NO. 17603 PARCEL MAP BOOK 230, PAGES 13 & 14



PARCEL MAP NO. 17603

IN THE CITY OF VICTORVILLE
BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP NO. 12884, AS PER PLAT RECORDED IN BOOK 151 OF PARCEL MAPS, PAGES 14 THROUGH 16 INCLUSIVE; AND AS PER AMENDING MAP OF PARCEL MAP NO. 12884, AS PER PLAT RECORDED IN BOOK 178 OF PARCEL MAPS PAGES 76 THROUGH 79 INCLUSIVE, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.
IN THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 4 WEST, S.B.M. MERRELL-JOHNSON ENGINEERING, INC. APRIL 2006

- SURVEYOR'S NOTES:**
1. BASIS OF BEARINGS: TAKEN FROM THE CENTERLINE OF THIRD AVENUE AS SHOWN ON TRACT MAP NO. 18218, M.B. 319/81-89 BEING: N01°33'02"W SHOWN HEREON
 2. • INDICATES MONUMENTS FOUND AS NOTED
 3. ○ INDICATES SET 1" IRON PIPE WITH BRASS TAG STAMPED L.S. 7562, 18" LONG, CENTERLINE MONUMENTS SET 1/4" BELOW FINISH PAVEMENT SURFACE
 4. () INDICATES RECORD INFORMATION PER PARCEL MAP NO. 12884 AMENDING MAP, P.M.B. 178/76-79
 5. [] INDICATES RECORD INFORMATION PER PARCEL MAP NO. 8086, P.M.B. 84/63-64
 6. { } INDICATES RECORD INFORMATION PER TRACT MAP NO. 18218, M.B. 319/81-89
 7. ——— INDICATES PARCEL MAP BORDER LINE
 8. (R) INDICATES RADIAL BEARING
 9. C.S.M. INDICATES COUNTY SURVEYOR'S MONUMENT
 10. THIS PARCEL MAP CONTAINS 19 NUMBERED PARCELS.
 11. ALL FOUND MONUMENTS DISTURBED AND/OR DESTROYED AS A RESULT OF CONSTRUCTION WILL BE RESET WITH LIKE KIND TAGGED L.S. 7562, UNLESS OTHERWISE NOTED.
 12. P.R.C. INDICATES POINT OF REVERSE CURVE
 13. N.V.A. INDICATES NON-VEHICULAR ACCESS
 14. R&M INDICATES RECORD AND MEASURED
 15. TENTATIVE PARCEL MAP PM-05-032
 16. SITE PLAN SP-05-050
 17. (A) DOCUMENT RECORDED OCTOBER 8, 1976 IN BOOK 9029, PAGE 1071 O.R. AND RECORDED DECEMBER 20, 1976 IN BOOK 9076, PAGE 1073 O.R. AND ACCEPTED PER DOC. RECORDED JULY 18, 1991 AS INST. NO. 91-271330 O.R. AND INST. NO. 91-271353 O.R.

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	TANGENT
C1	30.00	90°04'09"	47.16	30.04
C2	20.00	89°55'51"	31.39	19.98
C3	50.00	23°33'23"	20.56	10.43
C4	70.00	68°27'35"	83.64	47.63
C5	70.00	19°43'11"	24.09	12.17
C6	70.00	48°44'25"	59.55	31.71
C7	70.00	136°55'11"	187.28	177.34
C8	50.00	23°33'23"	20.56	10.43
C9	50.00	23°33'23"	20.56	10.43
C10	70.00	1°45'43"	2.15	1.09
C11	70.00	66°51'23"	81.88	46.21
C12	70.00	68°37'07"	83.83	47.77
C13	70.00	137°14'13"	167.66	178.79
C14	50.00	23°33'23"	20.56	10.43
C15	20.00	90°04'12"	31.42	20.00
C16	30.00	90°04'12"	47.16	30.04
C17	30.00	89°55'48"	47.09	29.96
C18	20.00	90°00'00"	31.42	20.00
C19	50.00	23°33'23"	20.56	10.43
C20	70.00	88°10'46"	107.73	67.81
C21	70.00	48°50'15"	59.67	31.78
C22	70.00	137°01'01"	167.40	177.78
C23	50.00	23°33'23"	20.56	10.43
C24	20.00	89°54'15"	31.38	19.97
C25	35.00	90°05'45"	55.04	35.06
C26	50.00	89°58'27"	78.52	49.98
C27	35.00	89°54'15"	54.92	34.94
C28	20.00	90°05'45"	31.45	20.03
C29	50.00	23°33'23"	20.56	10.43
C30	70.00	49°05'54"	59.99	31.97
C31	70.00	19°32'26"	23.87	12.05
C32	70.00	68°38'20"	83.86	47.79
C33	70.00	137°16'40"	167.72	178.98
C34	50.00	23°33'23"	20.56	10.43
C35	20.00	90°04'09"	31.44	20.02
C36	30.00	89°55'51"	47.09	29.96
C37	20.00	89°48'25"	31.35	19.93
C38	50.00	23°33'23"	20.56	10.43
C39	70.00	47°06'46"	57.56	30.52
C40	50.00	23°33'23"	20.56	10.43
C41	20.00	90°09'54"	31.47	20.06
C42	50.00	23°33'23"	20.56	10.43
C43	70.00	23°39'08"	28.90	14.66
C44	70.00	23°27'38"	28.66	14.53
C45	70.00	47°06'46"	57.56	30.52
C46	50.00	23°33'23"	20.56	10.43
C47	20.00	89°54'15"	31.38	19.97
C48	50.00	23°33'24"	20.56	10.43
C49	70.00	47°06'47"	57.56	30.52
C50	50.00	23°33'23"	20.56	10.43
C51	20.00	90°07'26"	31.48	20.04
C52	200.00	57°15'18"	199.86	109.17

- NOTES:**
- 1) THE EXISTING 19 PARCELS OF PARCEL MAP NO. 17603 WILL BE RECONFIGURED TO THE 13 PARCELS AS SHOWN ON TENTATIVE PARCEL MAP NO. 20402.
 - 2) THE EASEMENTS ESTABLISHED BY PARCEL MAP NO. 17603 FOR INGRESS AND EGRESS, PUBLIC UTILITIES AND SANITARY SEWER EASEMENTS WILL BE VACATED BY RECORDED OF PM 20402.
 - 3) THE 30' DRAINAGE EASEMENT OF THE CITY OF VICTORVILLE PER BOOK 6583, PG 199, O.R. WILL BE VACATED BY RECORDED OF PM 20402.
 - 4) THE DRAINAGE EASEMENTS DEDICATED ON PARCEL MAP NO. 17603 FOR THE PUBLIC STORM DRAINS THAT PASS THROUGH THE SITE SHALL BE RETAINED AS SHOWN ON SHEET 1.

180 S. 2nd Street, Ste. 210
Anaheim Hills, California 92808
(714) 985-9800

Civil Engineering/Lead Surveying/Land Planning
MDRC Engineering, Inc.

PROJECT: **VICTORVILLE CONNECTION PROJECT**
BEAR VALLEY ROAD & 2ND AVE
VICTORVILLE, CALIFORNIA

DRAWING NAME: **TENTATIVE PARCEL MAP NO. 20402**

ISSUE: TPW
DATE: 05/18/21
CHECKED: RS DRAWN: YH
DRAWING FILE: 205251PM
PROJECT NO.: 20-528
SHEET NUMBER:
2
OF 2 SHEETS
SCALE: AS-NOTED

NO. 1 REVISION: _____
DATE: _____