

GENERAL NOTES:

- ASSESSOR'S PARCEL NO. 3103-461-06, 3103-501-01, 02, 03 & 04
- GROSS AREA = 1,755,143 SQ FT = 40.29 ACRES
NET AREA = 1,220,881 SQ FT = 28.00 ACRES
- ZONING: R-1
- TOTAL NO. OF NUMBERED LOTS = 138
- TOTAL NO. OF LETTERED LOTS = 7
- MINIMUM LOT AREA = 7,200 SF. AVERAGE LOT AREA = 8,847 SF
- STREETS 12.3 AC PUBLIC ROAD DEDICATION.
- LINEAL FEET OF NEW STREETS = 12,351
- CONTOUR INTERVAL = 1 FOOT
- ELEVATIONS TRUNCATED, ADD 3,000 FEET TO TOPO
- THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS MAP ARE APPROXIMATE.
- FLOOD ZONE: ZONE X
- AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- EXISTING LAND USE - VACANT
- PROPOSED LAND USE - SINGLE FAMILY RESIDENTIAL

- ADJACENT EXISTING ZONING:
NORTH = GENERAL COMMERCIAL (VACANT)
SOUTH = SPECIFIC PLAN (VACANT)
EAST = SINGLE FAMILY RESIDENTIAL (VACANT)
WEST = SINGLE FAMILY RESIDENTIAL (VACANT)
- TTM SHALL COMPLY WITH THE CITY'S LMD AND WALL REQUIREMENTS.
- BUILDING SETBACKS:
FRONT = 20 FEET
INTERIOR SIDE = 5 & 10 FEET
STREET SIDE = 10 FEET
REAR = 20 FEET

LEGEND:

- TRACT BOUNDARY
- PROPOSED RIGHT OF WAY
- INTERIOR LOT LINES
- CENTERLINE
- SETBACK
- EASEMENT
- LOT LINE

SHEET LIST TABLE

SHEET #	SHEET TITLE
1	BOUNDARY & LOTTING PLAN
2	PRELIM GRADING & STREET PLAN
3	PRELIM UTILITY PLAN

Parcel #	Area
1	8388.62
2	7980.00
3	7980.00
4	7980.00
5	7980.00
6	7980.00
7	7980.00
8	7980.00
9	7980.00
10	7980.00
11	7980.00
12	8861.16
13	8336.91
14	8451.75
15	8818.47
16	9588.20
17	13158.93
18	7729.01
19	7200.00
20	7200.00
21	7770.34
22	7311.73
23	7200.00
24	7219.25
25	7219.25
26	7204.90
27	7206.79
28	7208.67
29	7210.56
30	7212.45
31	7214.34
32	7216.23
33	7218.12
34	7220.00
35	7221.89
36	7777.74
37	7596.24
38	7239.83
39	7239.83
40	7239.83
41	7239.83
42	7239.83
43	7239.83
44	7239.83
45	7239.83
46	7239.83

Parcel #	Area
47	7239.83
48	7239.83
49	7239.83
50	7239.83
51	7549.21
52	7611.48
53	7259.49
54	7259.49
55	7259.49
56	7242.95
57	7259.29
58	7259.31
59	7252.73
60	7253.46
61	7259.17
62	7260.00
63	7260.00
64	7260.00
65	7258.99
66	7260.00
67	7240.53
68	7317.58
69	13102.99
70	9748.30
71	7767.05
72	7346.06
73	7484.10
74	8413.58
75	7980.00
76	7980.00
77	7980.00
78	7980.00
79	7980.00
80	7980.00
81	7980.00
82	7980.00
83	7980.00
84	8476.25
85	8050.67
86	8011.27
87	7977.36
88	8120.94
89	9794.32
90	14494.86
91	7637.31
92	7254.63

Parcel #	Area
93	7246.90
94	7274.96
95	7286.00
96	7711.63
97	9093.81
98	7221.12
99	7200.00
100	7200.00
101	8904.94
102	7320.00
103	7389.83
104	7225.67
105	7203.02
106	7200.00
107	7200.00
108	7200.00
109	7200.04
110	7200.32
111	7200.00
112	7200.01
113	7200.28
114	7200.28
115	8939.08
116	8920.95
117	7560.00
118	7560.00
119	7704.94
120	9241.70
121	10722.43
122	11775.25
123	13444.38
124	12343.95
125	8945.64
126	9212.92
127	9116.35
128	9363.07
129	15839.55
130	13359.68
131	14376.05
132	7911.46
133	9089.72
134	9691.07
135	7460.15
136	7481.94
137	7503.74
138	7525.53

Parcel #	Area
A	31,265
B	28,947
C	3,935
D	3,715
E	13,509
F	12,049
G	1,164



VICTORVILLE, CA

TITLE REPORT EXCEPTIONS:

- A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED SEPTEMBER 18, 1909 IN BOOK "H" OF PATENTS, PAGE 159.
- A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED APRIL 15, 1918 IN BOOK "L" OF PATENTS, PAGE 41.
- BLANKET IN NATURE, NOT PLOTTED
- ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF MATTERS, IF ANY, DISCLOSED BY THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 49, PAGE 65.
- BLANKET IN NATURE, NOT PLOTTED
- AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED MARCH 10, 1960 AS BOOK 5078, PAGES 344, 346, AND 348 OF OFFICIAL RECORDS.
- PLOTTED AS SHOWN
- AN EASEMENT FOR PUBLIC UTILITY, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED MAY 17, 1991 AS INSTRUMENT NO. 91-169353 OF OFFICIAL RECORDS.
- PLOTTED AS SHOWN
- AN OFFER OF DEDICATION FOR STREETS, HIGHWAYS, SEWERS, DRAINAGE, PUBLIC UTILITIES, PUBLIC ACCESS AND INCIDENTAL PURPOSES, RECORDED APRIL 23, 2004 AS INSTRUMENT NO. 04-0282937 OF OFFICIAL RECORDS.
- PLOTTED AS SHOWN
- AN OFFER OF DEDICATION FOR STREETS, HIGHWAYS, SEWERS, DRAINAGE, PUBLIC UTILITIES, PUBLIC ACCESS AND INCIDENTAL PURPOSES, RECORDED APRIL 23, 2004 AS INSTRUMENT NO. 04-0282938 OF OFFICIAL RECORDS.
- PLOTTED AS SHOWN
- AN OFFER OF DEDICATION FOR STREETS, HIGHWAYS, SEWERS, DRAINAGE, PUBLIC UTILITIES, PUBLIC ACCESS AND INCIDENTAL PURPOSES, RECORDED APRIL 23, 2004 AS INSTRUMENT NO. 04-0282939 OF OFFICIAL RECORDS.
- PLOTTED AS SHOWN
- AN OFFER OF DEDICATION FOR STREETS, HIGHWAYS, SEWERS, DRAINAGE, PUBLIC UTILITIES, PUBLIC ACCESS AND INCIDENTAL PURPOSES, RECORDED APRIL 23, 2004 AS INSTRUMENT NO. 04-0282940 OF OFFICIAL RECORDS.
- AN EASEMENT FOR STREET, HIGHWAYS, SEWERS, DRAINAGE, PUBLIC UTILITIES AND PUBLIC ACCESS AND INCIDENTAL PURPOSES, RECORDED JULY 23, 2004 AS INSTRUMENT NO. 2004-0528560 OF OFFICIAL RECORDS.
- PLOTTED AS SHOWN
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT" RECORDED SEPTEMBER 13, 2005 AS INSTRUMENT NO. 2005068499 OF OFFICIAL RECORDS.
- UNABLE TO DETERMINE LOCATION FROM RECORD, NOT PLOTTED
- AN OFFER OF DEDICATION FOR STREET, HIGHWAYS, SEWERS, DRAINAGE, PUBLIC UTILITIES AND PUBLIC ACCESS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 21, 2005 AS INSTRUMENT NO. 20050703739 OF OFFICIAL RECORDS.
- PLOTTED AS SHOWN
- AN OFFER OF DEDICATION FOR STREET, HIGHWAYS, SEWERS, DRAINAGE, PUBLIC UTILITIES, PUBLIC ACCESS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 4, 2005 AS INSTRUMENT NO. 20050743815 OF OFFICIAL RECORDS.
- PLOTTED AS SHOWN
- AN OFFER OF DEDICATION FOR STREET, HIGHWAYS, SEWERS, DRAINAGE, PUBLIC UTILITIES, PUBLIC ACCESS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 6, 2006 AS INSTRUMENT NO. 2006-075831 OF OFFICIAL RECORDS.
- PLOTTED AS SHOWN
- THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE EIGHTH AMENDMENT ADDED AREA PORTION OF THE VICTOR VALLEY REDEVELOPMENT PROJECT REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED DECEMBER 29, 2006 AS INSTRUMENT NO. 2006-0896250 OF OFFICIAL RECORDS.
- BLANKET IN NATURE, NOT PLOTTED

LEGAL DESCRIPTION:

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

PARCEL 1: (APN: 3103-501-01)
THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 2: (APN: 3103-501-02)
THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THE SOUTH 200 FEET OF THE WEST 200 FEET THEREOF.

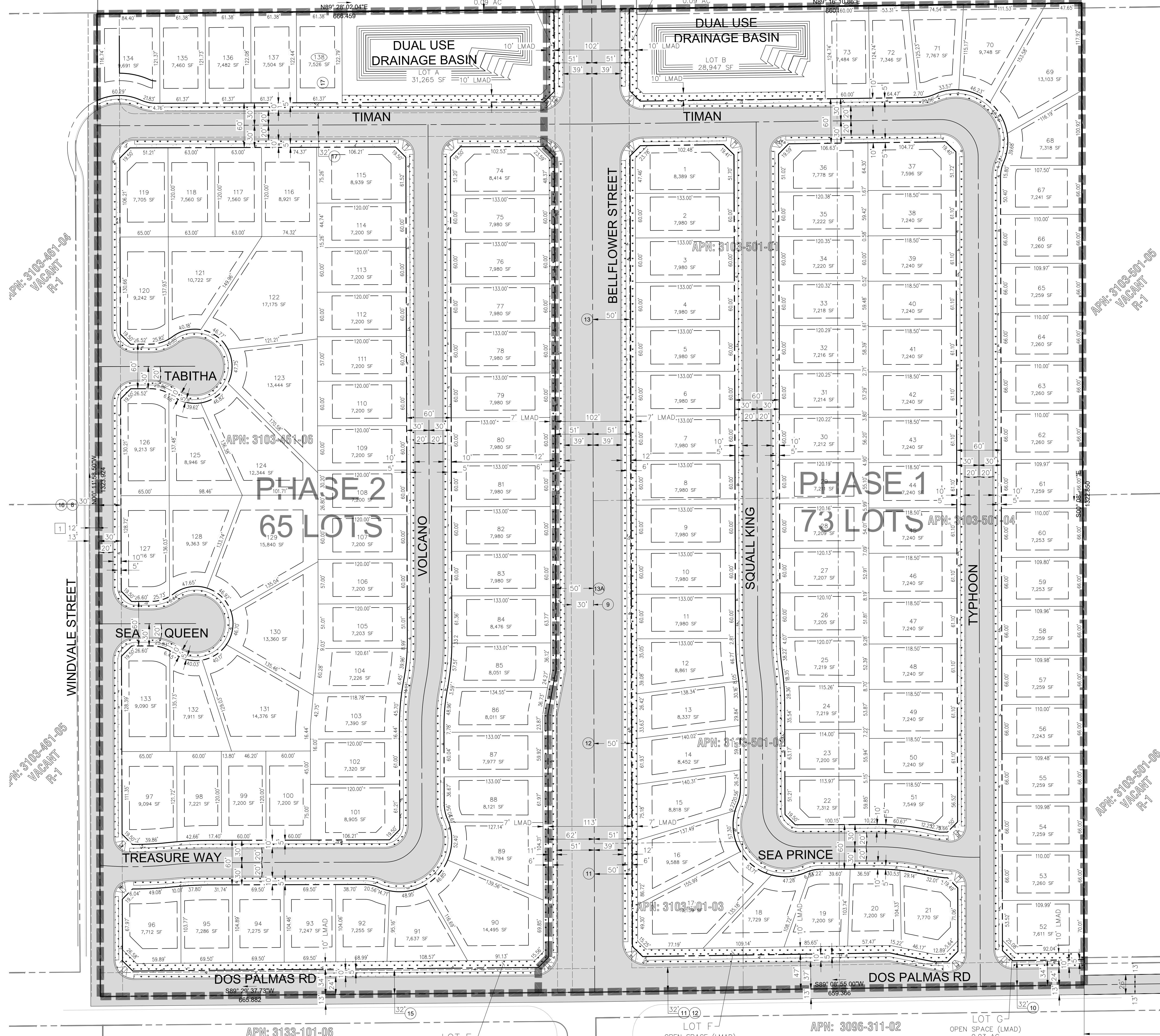
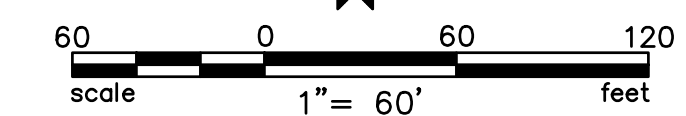
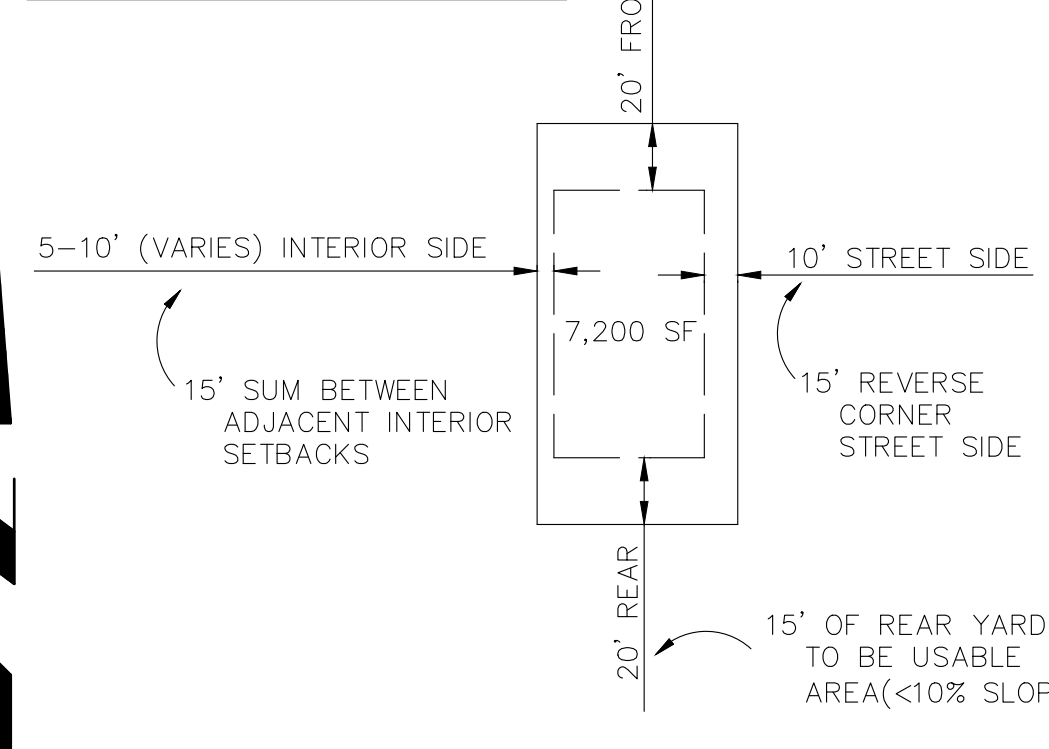
PARCEL 3: (APN: 3103-501-03)
THE SOUTH 200 FEET OF THE WEST 200 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 4: (APN: 3103-501-04)
THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

RESERVING AND EXCEPTING A 23 PERCENT INTEREST IN ALL OIL, GAS, HYDROCARBON AND MINERALS IN AND UNDER SAID LAND, AS SET FORTH IN DOCUMENT RECORDED APRIL 05, 2004 AS INSTRUMENT NO. 2004-0230914 OF OFFICIAL RECORDS.

PARCEL 5: (APN: 3103-461-06)
THE SOUTH 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST QUARTER OF SECTION 20, 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 THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL DATED MARCH 19, 1856.

TYPICAL SETBACKS:



PROPOSED EASEMENTS:

- 1 OFF-SITE ADDITIONAL RIGHT-OF-WAY EASEMENT - PLOTTED AS SHOWN

REFERENCE DOCUMENT:

FIRST AMERICAN TITLE COMPANY ORDER NO.: NHSC-6689407

D & D ENGINEERING, INC.
5708 CAHUENGA BLVD
NORTH HOLLYWOOD, CA 91601
Phone: 424-351-6800

CITY OF VICTORVILLE

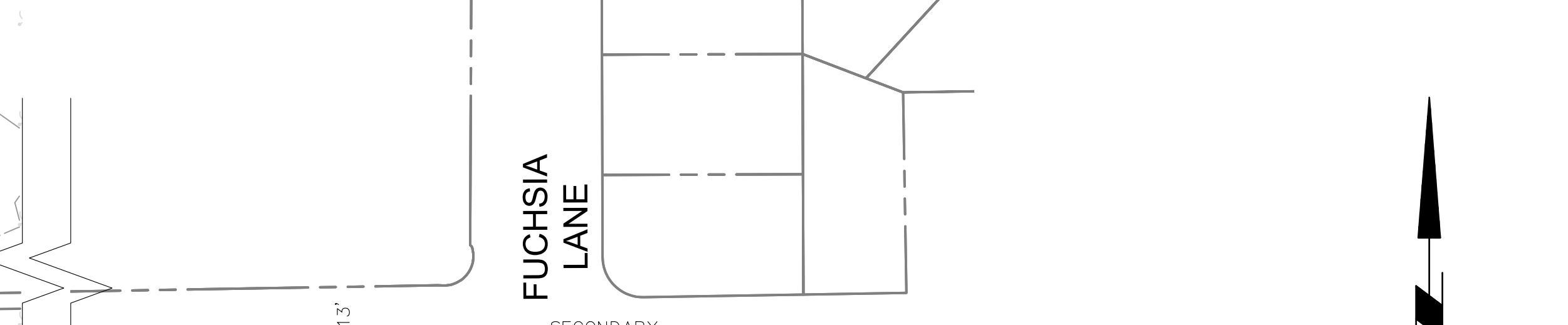
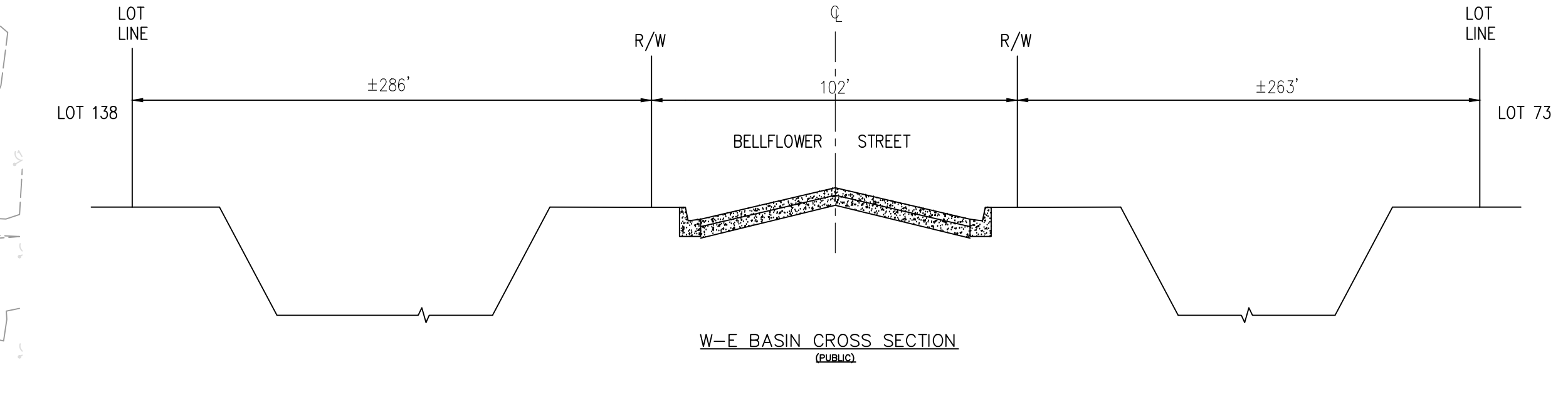
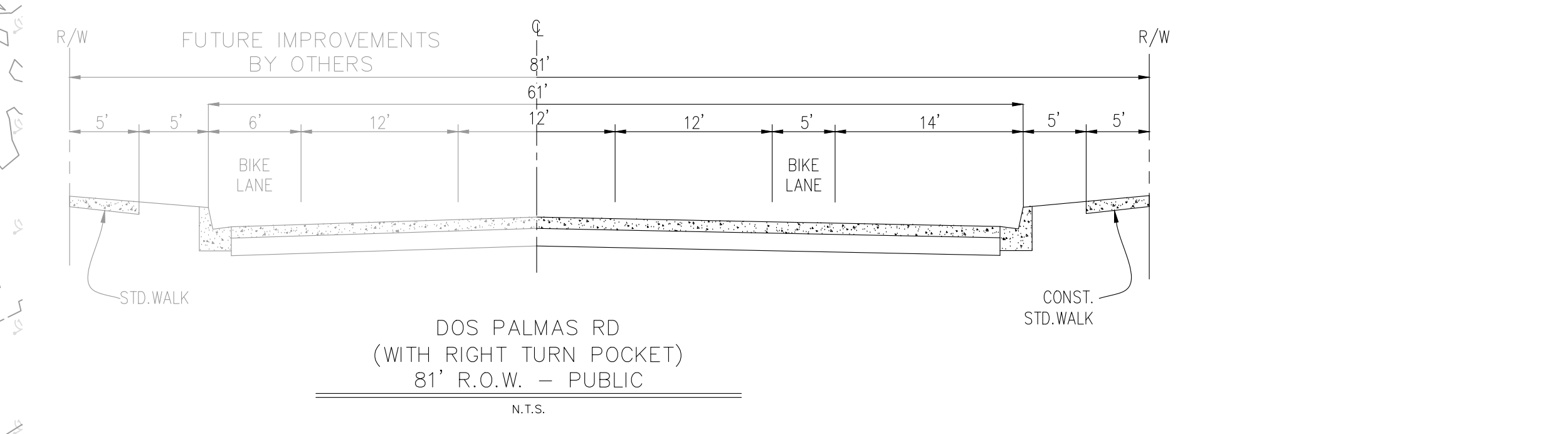
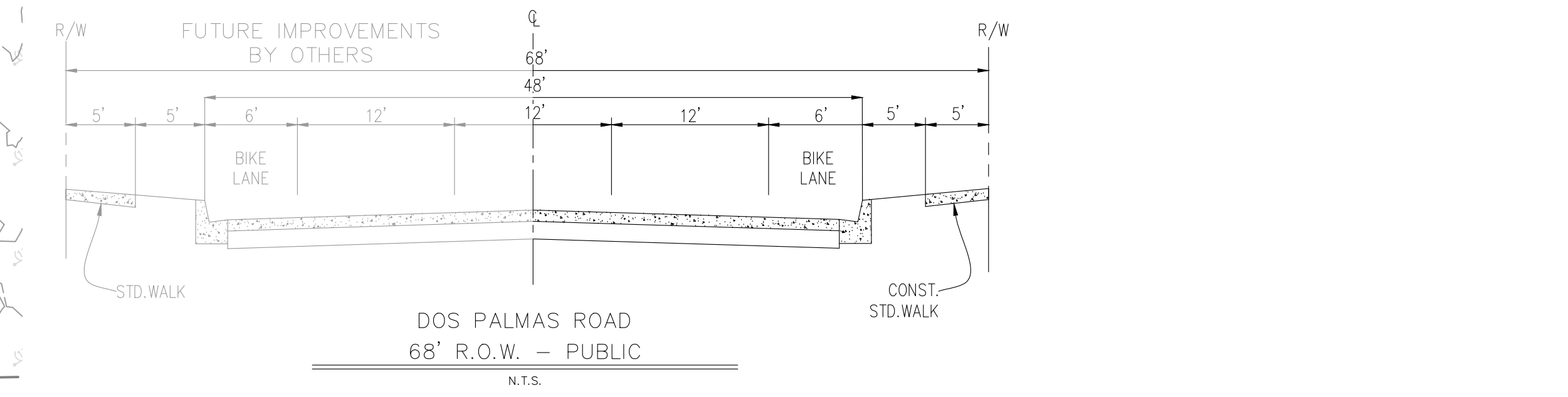
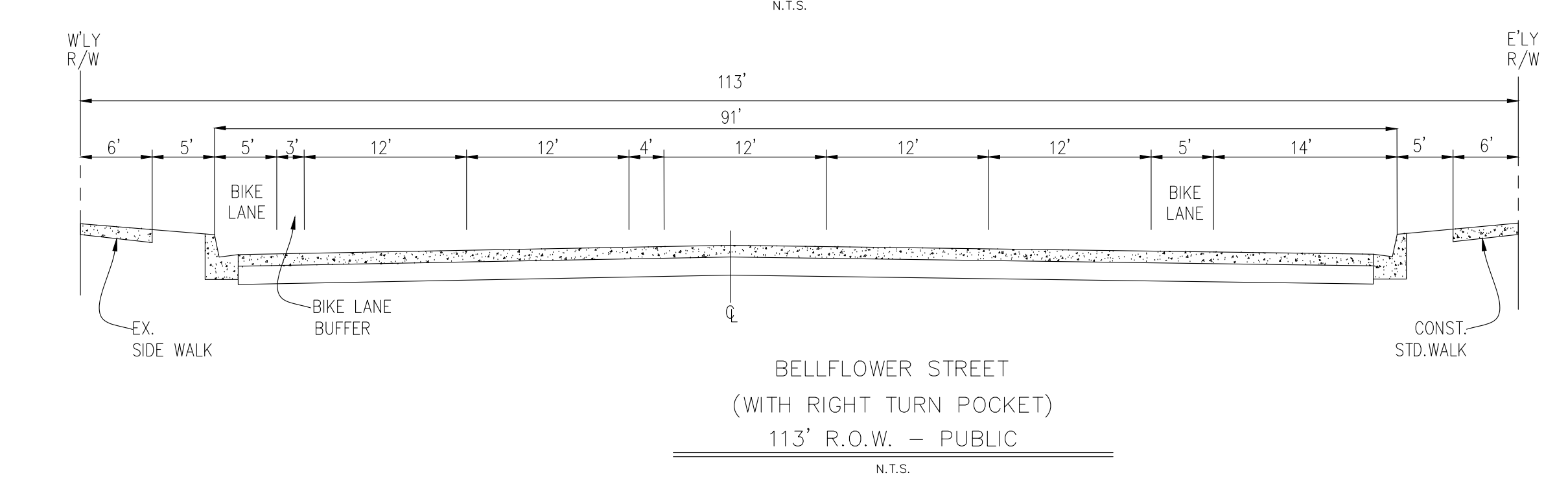
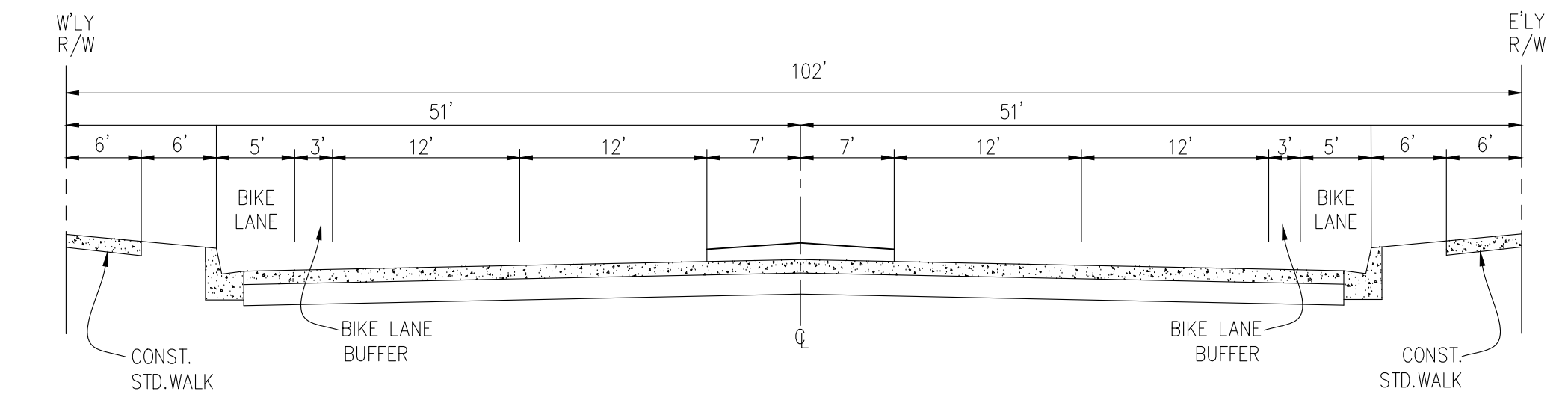
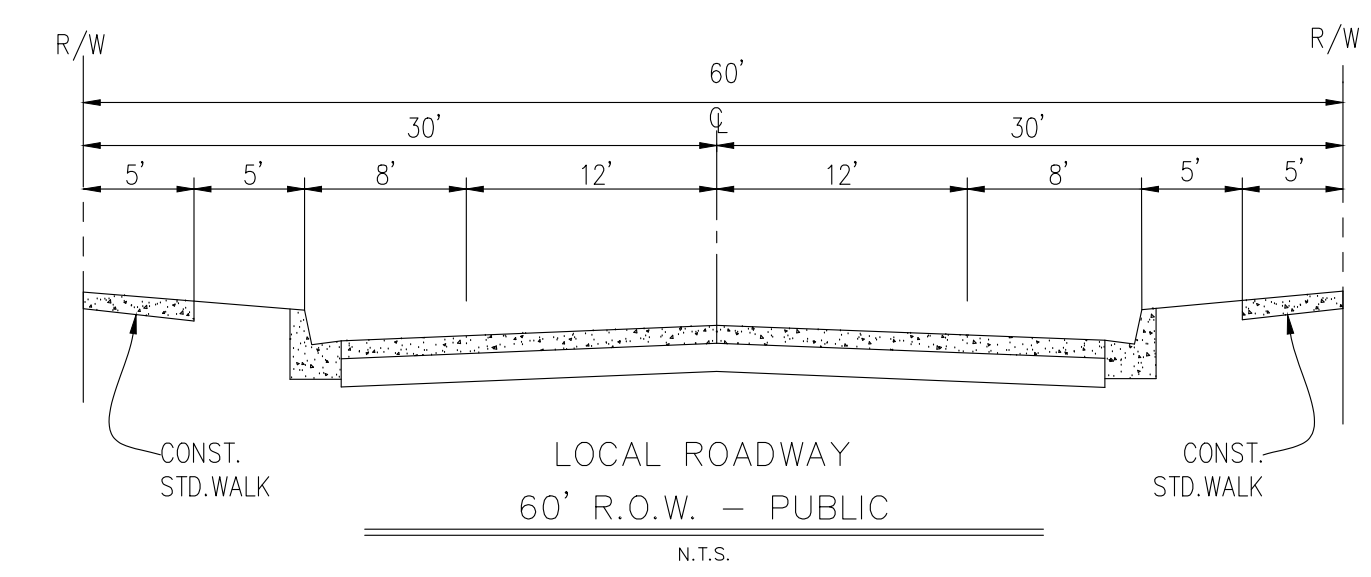
TENTATIVE TRACT MAP 20426
BOUNDARY & LOTTING PLAN

SCALE: AS SHOWN
DATE: 4/17/2026
SHT NO.: 01 of 03

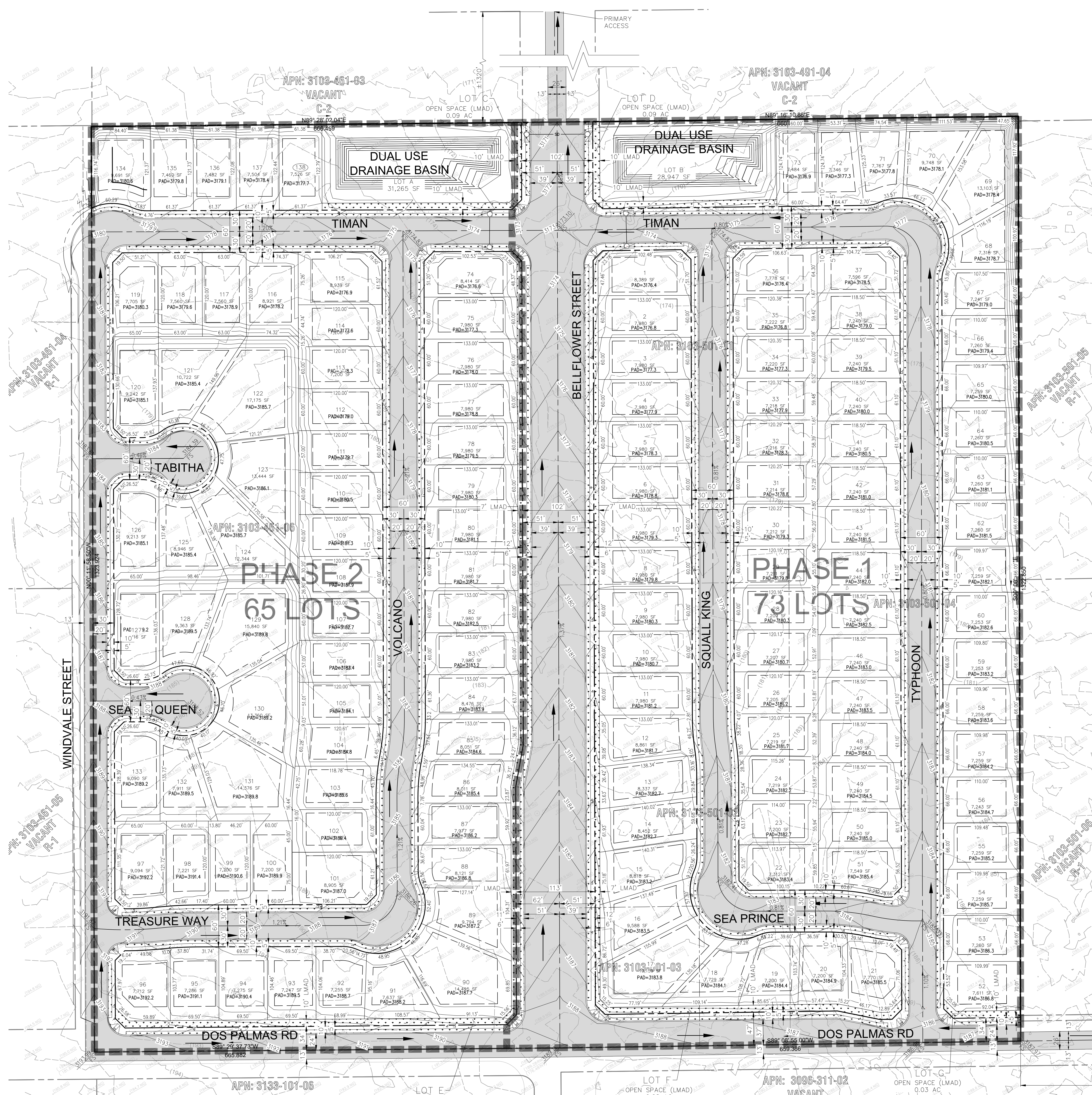
PALMDALE ROAD

LEGEND:

- TRACT BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- CENTERLINE
- LOT LINE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- RETAINING WALL



scale 1" = 60' feet



 <p>D & D ENGINEERING, INC. 5708 CAHUENGA BLVD NORTH HOLLYWOOD, CA 91601 Phone: 424-351-6800</p>	<p>CITY OF VICTORVILLE</p> <p>TENTATIVE TRACT MAP 20426 PRELIMINARY GRADING AND STREETS</p>		<p>SCALE: AS SHOWN</p>
	<p>DATE: 4/17/2026</p> <p>SHT NO: 02 of 03</p>		<p>DATE: 4/17/2026</p>

PALMDALE ROAD

LOT C
OPEN SPACE (LMAD)
0.09 AC

LOT D
OPEN SPACE (LMAD)
0.09 AC

DUAL USE
DRAINAGE BASIN

DUAL USE
DRAINAGE BASIN

PHASE 2
65 LOTS

PHASE 1
73 LOTS

WINDVALE STREET

BELLFLOWER STREET

SQUALL KING

TYPHOON

SEA QUEEN

SEA PRINCE

TREASURE WAY

DOS PALMAS RD

DOS PALMAS RD

VERBENA ROAD

FUCHSIA LANE

LOT E
OPEN SPACE (LMAD)
0.31 AC

LOT F
OPEN SPACE (LMAD)
0.28 AC

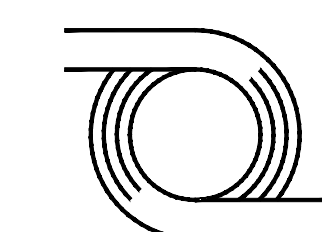
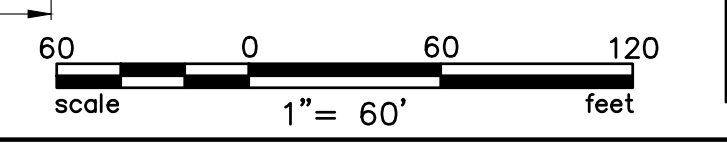
LOT G
OPEN SPACE (LMAD)
0.03 AC

UTILITY PURVEYORS:

- 1. ELECTRIC SOUTHERN CALIFORNIA EDISON (800) 611-1911
- 2. GAS SOUTHWEST GAS (877) 860-6020
- 3. SEWER CITY OF VICTORVILLE (760) 241-6365
- 4. TELEPHONE FRONTIER COMMUNICATIONS (877) 486-5667
- 5. TELEPHONE SPECTRUM (844) 780-6054
- 6. WATER VICTORVILLE WATER DISTRICT (760) 955-5001

LEGEND:

- TRACT BOUNDARY
- PROPOSED RIGHT OF WAY
- CENTERLINE
- SS PROPOSED SEWER LINE
- WA PROPOSED WATER LINE
- SD PROPOSED STORM DRAIN
- ESD EXISTING SEWER LINE
- EW EXISTING WATER LINE
- EM EXISTING SEWER MANHOLE
- EWK EXISTING WATER MARKER



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CITY OF VICTORVILLE

TENTATIVE TRACT MAP 20426
 PRELIMINARY UTILITY PLAN

SCALE: AS SHOWN
 DATE: 4/17/2026
 SH1 NO.: 03 of 03