

Z:\Shared\Blue\2023219 - Hesperia Townhomes\Plan Set\Entitlement Package\TM.dwg Nov 06, 2025 -- 3:16pm

BENCH MARK:

FIELD SURVEY ON 5/27/21.
CITY OF HESPERIA BM#H-23,

ELEV = 3254.279'

BASIS OF BEARING:

THE CENTERLINE OF OLIVE AVENUE BEING NORTH 80°59'59"WEST AS SHOWN ON
P.M.B.178/72-73.

ASSESSORS PARCEL NO.:

0410-171-12-0000

US GEOLOGICAL SURVEY QUAD. MAP:

SE 1/4, SECTION 13, TOWNSHIP 1 SOUTH, RANGE 7 WEST

TOTAL ACREAGE:

TOTAL ACREAGE (GROSS) _____ 2.27 AC

LEGAL DESCRIPTION:

THE SOUTH 1/2 OF THE SOUTH 1/2 OF BLOCK 94 OF
TOWN OF HESPERIA, IN THE CITY OF HESPERIA, COUNTY
OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP
RECORDED IN BOOK 12, PAGES 21 TO 27 OF MAPS,
RECORDS OF SAID COUNTY.

SITE/BUILDING OWNER:

TRAC PHAM
2859 S. EUCLID AVE.
ONTARIO, CA 91762
(951) 545-8604

ENGINEER:

BLUE ENGINEERING AND CONSULTING, INC
10535 FOOTHILL BLVD STE. 440
RANCHO CUCAMONGA, CA 91730
(909)-970-5654
(909)-248-6557

SURVEYOR:

LANDMARK SURVEYING
14586 CHOKE CHERRY DRIVE
VICTORVILLE, CA 92392
(760) 955-4141 PH.

PROJECT DESCRIPTION:

EXISTING PROPERTY (VACANT)
EXISTING ZONING: MDR
PROPOSED ZONING: MDR
EXISTING/PROPOSED USE: RESIDENTIAL
SEWAGE DISPOSAL: EXISTING PUBLIC SYSTEM
WATER SUPPLY: EXISTING PUBLIC SERVICE
THE PROJECT IS NOT WITHIN A KNOWN
HAZARDOUS AREA.
EXISTING AND PROPOSED LAND USE: VACANT/RESIDENTIAL

UTILITIES:

ELECTRIC _____ SO. CAL. EDISON COMPANY
GAS _____ SOUTHWEST GAS CORPORATION
WATER _____ CITY OF HESPERIA
SEWER _____ CITY OF HESPERIA
TELEPHONE _____ VERIZON
CABLE TV _____ AT&T
SCHOOL DISTRICT _____ HESPERIA UNIFIED SCHOOL DISTRICT

CITY OF HESPERIA TENTATIVE TRACT MAP NO. 20861

OF A PORTION OF BLOCK 94 OF THE TOWN OF HESPERIA AS SHOWN ON MAP RECORDED
IN BOOK 12 PAGES 21 THROUGH 27 OF MAPS RECORDS OF SAN BERNARDINO COUNTY.

BLUE ENGINEERING AND CONSULTING, INC

OCT, 2025

MAP NO. 1 OF HESPERIA



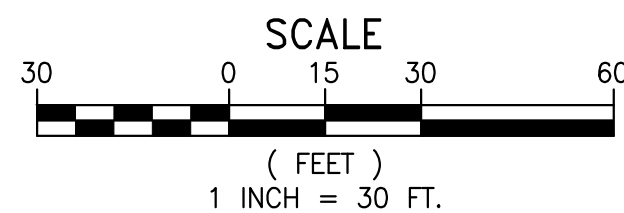
M.B. 12 / 21 - 27

POR BLK 106

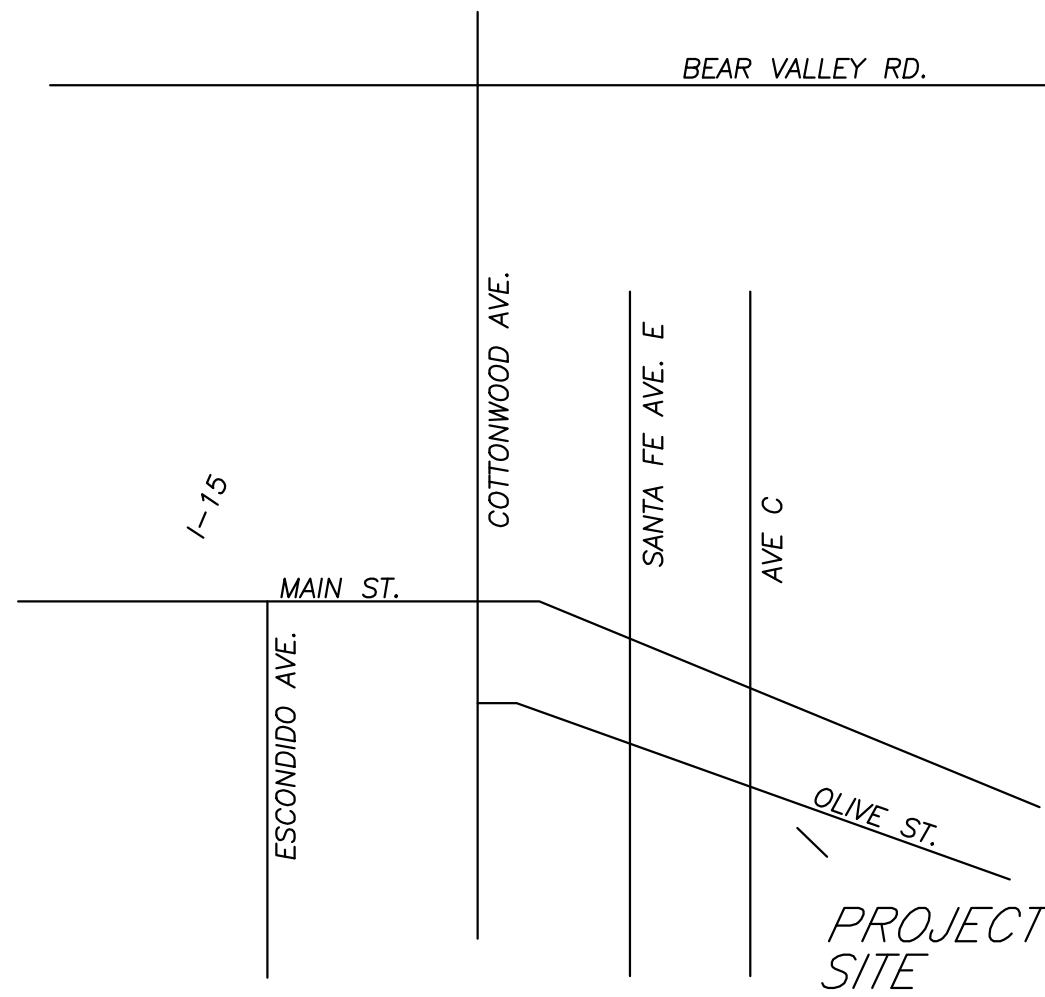
EXISTING "OATH OF TRAVEL"
DEDICATION TO BE VACATED

PROPOSED EASEMENT LEGEND:

- PRIVATE PATH OF TRAVEL EASEMENT
(ORIGINAL TO BE VACATED)
- RECIPROCAL ACCESS AND UTILITY
EASEMENT



VICINITY MAP
N.T.S.

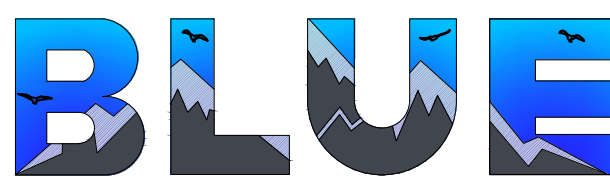


THOMAS BROTHERS MAP PAGE/GRID:

THOMAS GUIDE MAP PAGE 365/ D1

CITY OF HESPERIA

PREPARED BY:



10535 FOOTHILL BLVD SUITE 440
RANCHO CUCAMONGA, CA 91730
YOUR LAND DEVELOPMENT CONSULTANTS
INFO@BLUECIVILENG.COM - 909-970-5654

ANGEL CESAR, P.E. RCE No. 87222

DATE