

TENTATIVE TRACT MAP NO. 20637

OWNER:
 HESPERIA CANYON, LLC
 C/O PETER PUN
 2714 STINGLE AVE,
 ROSEMEAD, CA 91770
 TEL: 626-823-2793
 EMAIL: PETERPUN482@YAHOO.COM

PREPARED BY:
 CAL LAND ENGINEERING, INC.
 574 E. LAMBERT ROAD,
 BREA, CA 92821
 TEL: 714-671-1050
 EMAIL: CALLANDENG@YAHOO.COM

UTILITIES:
 WATER - CITY OF HESPERIA
 SEWER - CITY OF HESPERIA
 TELEPHONE - SPECTRUM
 CABLE - SPECTRUM
 TRASH - ADVANCED DISPOSAL

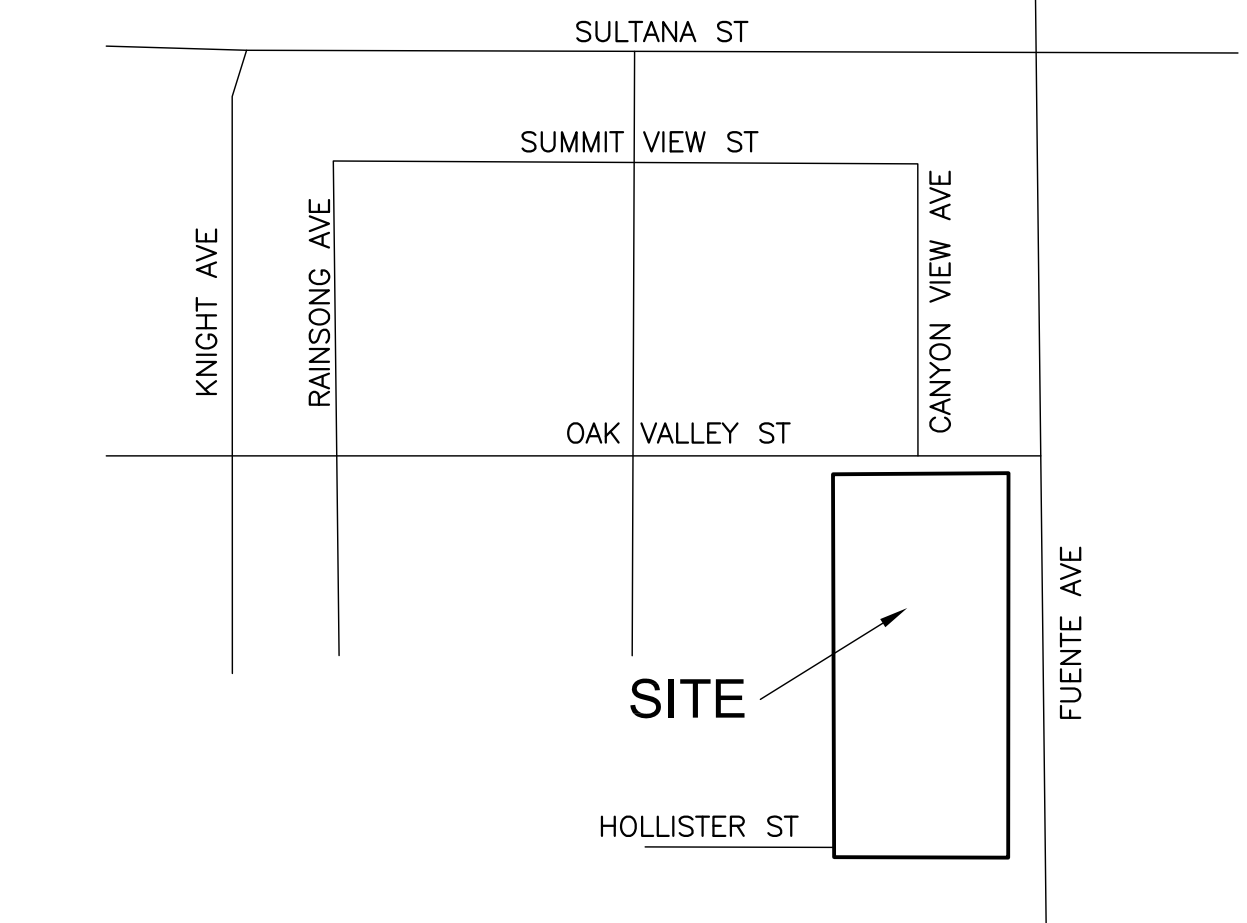
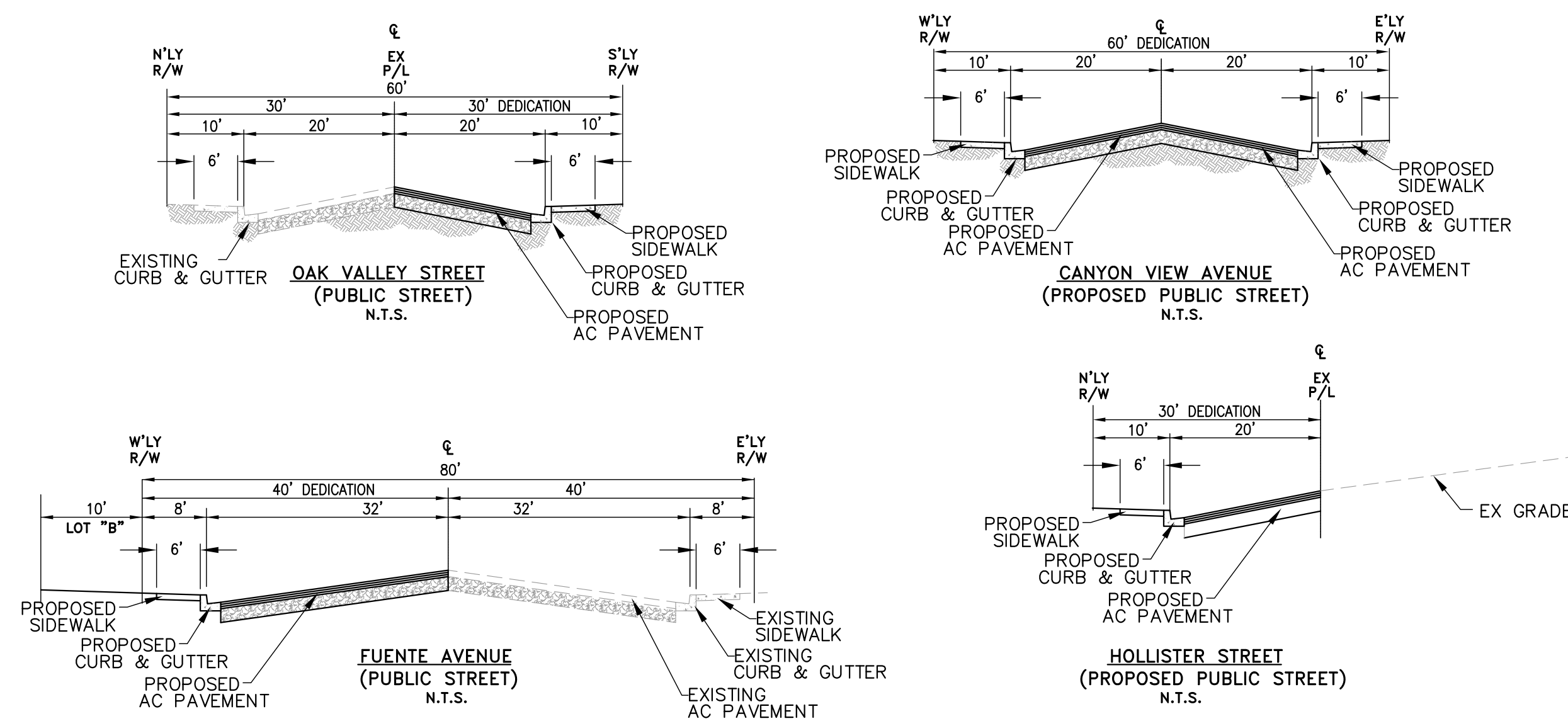
LEGAL DESCRIPTION:
PARCEL 1 (APN: 3057-051-25)
 THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 SECTION 23, TOWNSHIP 4 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT APPROVED BY THE SURVEYOR GENERAL, DATED JULY 25, 1856.

PROPERTY SIZE: 1.996 ACRES (GROSS)

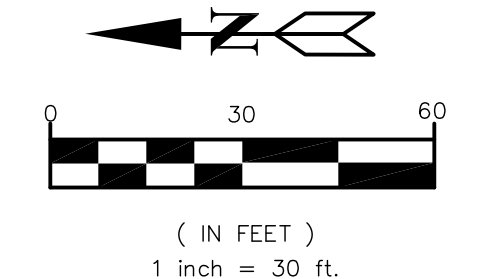
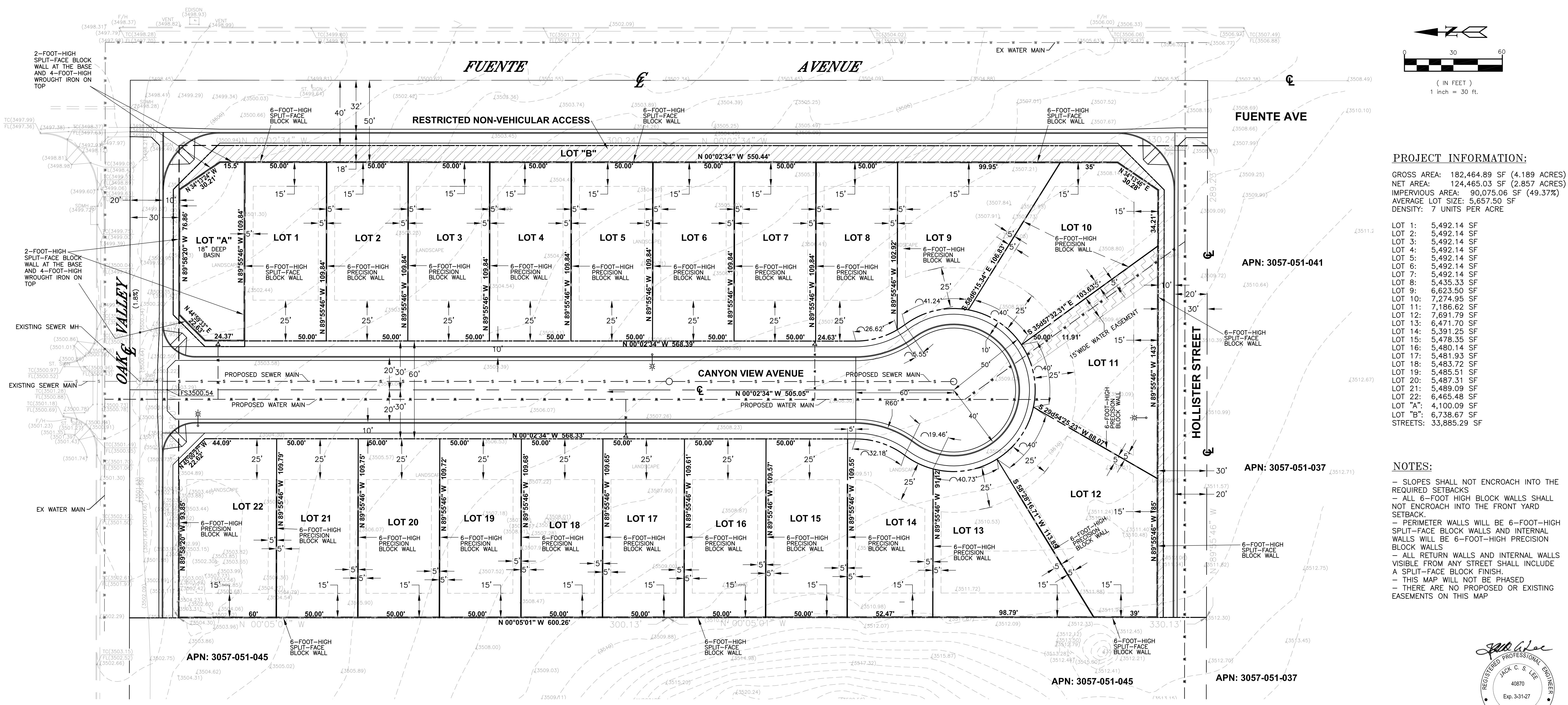
PARCEL 2 (APN: 3057-051-26)
 THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN.

PROPERTY SIZE: 2.193 ACRES (GROSS)

ZONING:
 EXISTING ZONE: R1-4500
 PROPOSED ZONE: R1-4500 (ALL LOTS)
 SURROUNDING ZONE: R1-4500



VICINITY MAP



PROJECT INFORMATION:

GROSS AREA: 182,464.89 SF (4.189 ACRES)
 NET AREA: 124,465.03 SF (2.857 ACRES)
 IMPERVIOUS AREA: 90,075.06 SF (49.37%)
 AVERAGE LOT SIZE: 5,657.50 SF
 DENSITY: 7 UNITS PER ACRE

LOT 1:	5,492.14 SF
LOT 2:	5,492.14 SF
LOT 3:	5,492.14 SF
LOT 4:	5,492.14 SF
LOT 5:	5,492.14 SF
LOT 6:	5,492.14 SF
LOT 7:	5,492.14 SF
LOT 8:	5,435.33 SF
LOT 9:	6,623.50 SF
LOT 10:	7,274.95 SF
LOT 11:	7,186.62 SF
LOT 12:	7,691.79 SF
LOT 13:	6,471.70 SF
LOT 14:	5,391.25 SF
LOT 15:	5,478.35 SF
LOT 16:	5,480.14 SF
LOT 17:	5,481.93 SF
LOT 18:	5,483.72 SF
LOT 19:	5,485.51 SF
LOT 20:	5,487.31 SF
LOT 21:	5,489.09 SF
LOT 22:	6,465.48 SF
LOT "A":	4,100.09 SF
LOT "B":	6,738.67 SF
STREETS:	33,885.29 SF

NOTES:

- SLOPES SHALL NOT ENCOACH INTO THE REQUIRED SETBACKS.
- ALL 6-FOOT HIGH BLOCK WALLS SHALL NOT ENCOACH INTO THE FRONT YARD SETBACK.
- PERIMETER WALLS WILL BE 6-FOOT-HIGH SPLIT-FACE BLOCK WALLS AND INTERNAL WALLS WILL BE 6-FOOT-HIGH PRECISION BLOCK WALLS.
- ALL RETURN WALLS AND INTERNAL WALLS VISIBLE FROM ANY STREET SHALL INCLUDE A SPLIT-FACE BLOCK FINISH.
- THIS MAP WILL NOT BE PHASED.
- THERE ARE NO PROPOSED OR EXISTING EASEMENTS ON THIS MAP.

Jack C. & Lee
 REGISTERED PROFESSIONAL ENGINEERS
 JACK C. & LEE
 40870
 Exp. 3-31-27
 CIVIL
 STATE OF CALIFORNIA

RELEASED

REVISIONS

PROJECT LOCATION:
 APN: 3057-051-25 & 3057-051-26
 HESPERIA, CA

DRAWN: RR/HH
 CHECKED:
 DATE: 04-22-2026
 JOB NO.: 21-019-078
 SCALE: 1"=30'
 FILE NAME:

T-1
 SHEET 1 OF 1