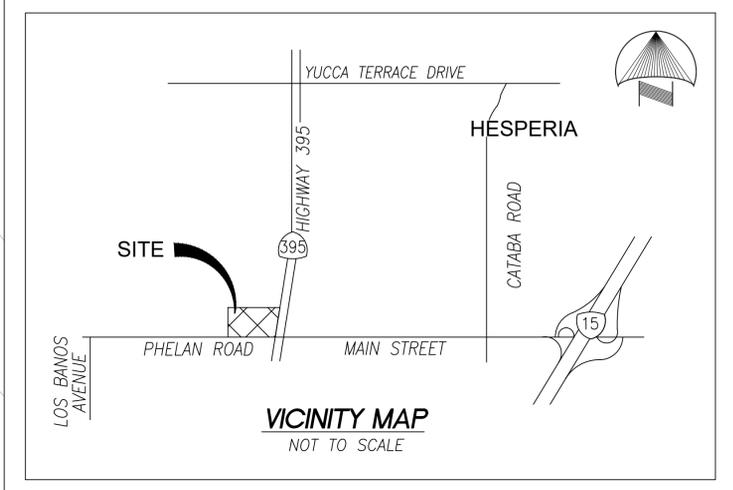


# HESPERIA PHELAN SITE DEVELOPMENT PLAN

11/18/25



### LEGAL DESCRIPTION:

PARCEL B AS SHOWN ON THAT CERTAIN LOT LINE ADJUSTMENT 2019-00002, IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, RECORDED MARCH 9, 2020 AS INSTRUMENT NO. 2020-0083495 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT APPROVED BY THE SURVEYOR GENERAL JULY 25, 1856.

EXCEPTING THE WEST 654.34 FEET.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA IN DEED RECORDED IN BOOK 1231, PAGE 39 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF SAID SECTION 16, DISTANT THEREON, SOUTH 89° 56' 30" WEST, 5361.14 FEET, FROM A 2 INCH IRON PIPE MARKING THE SOUTHEAST CORNER OF SECTION 15, SAID TOWNSHIP 4 NORTH, RANGE 5 WEST; THENCE SOUTH 89° 56' 30" WEST, 100.86 FEET, ALONG SAID SOUTH LINE; THENCE NORTH 7° 25' 30" EAST, 180.79 FEET; THENCE SOUTH 89° 45' 30" EAST, 100.01 FEET; THENCE SOUTH 7° 25' 30" WEST, 180.37 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION CONDEMNED TO THE STATE BY FINAL ORDER OF CONDEMNATION, A CERTIFIED COPY OF WHICH WAS RECORDED MARCH 6, 2001 AS INSTRUMENT NO. 20010083054 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID PARCEL BEING ALL OF THE LAND EAST OF HIGHWAY 395 OF SAID PARCELS.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN PHELAN ROAD.

SAID PARCEL HAVING 2.37 ACRES MORE OR LESS

APN: 3064-401-10

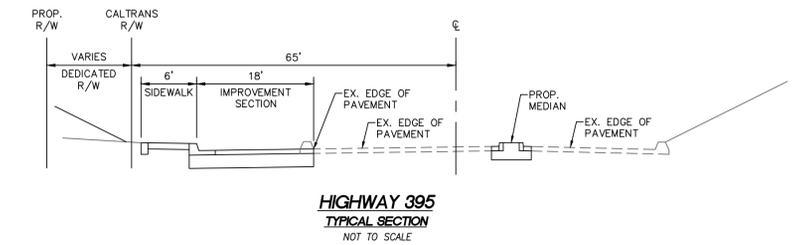
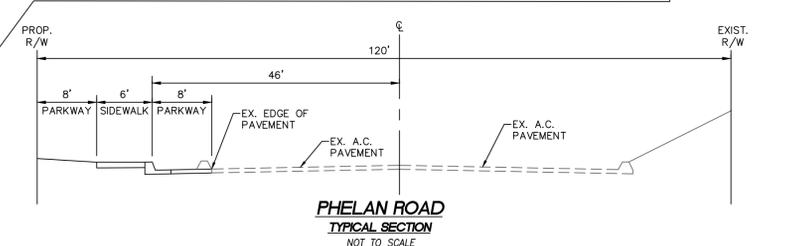
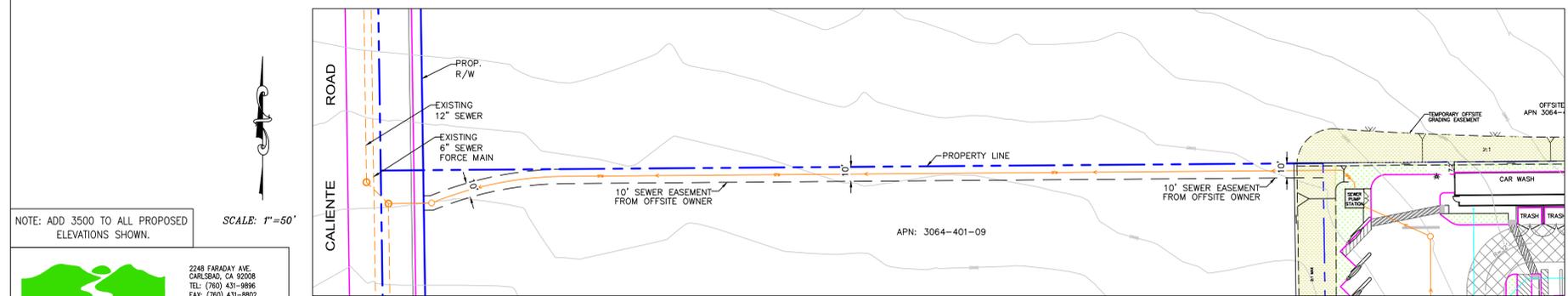
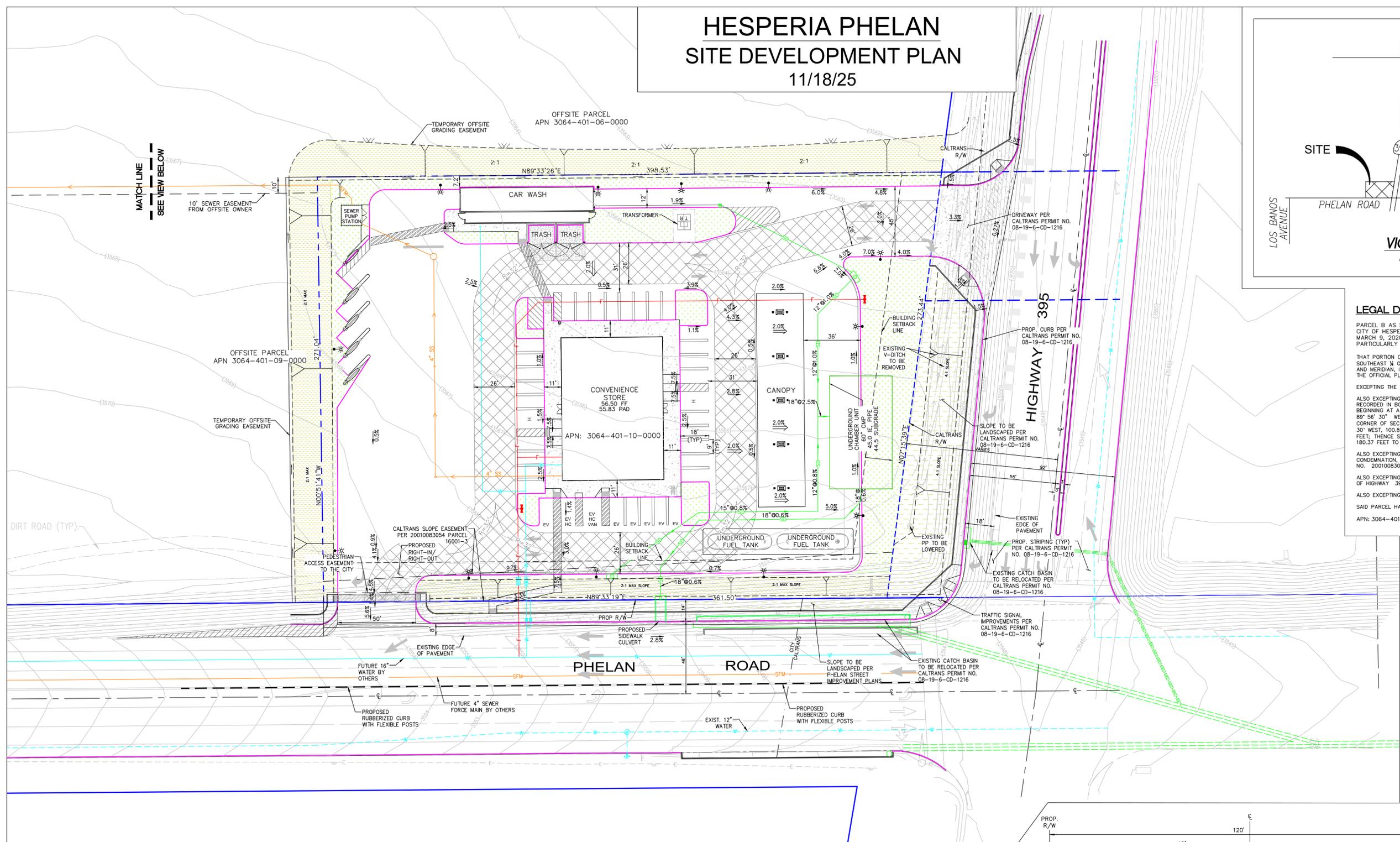
### LANDSCAPE LEGEND:

- FLAT LANDSCAPE AREA (0.35 AC)
- SLOPED LANDSCAPE AREA (0.43 AC)
- OFFSITE LANDSCAPE AREA (0.21 AC)

### LEGEND:

- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- EXISTING E.O.P.
- EXISTING CURB
- PROPOSED CURB
- RUBBERIZED CURB WITH FLEXIBLE POSTS
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SEWER
- PROPOSED SEWER
- SFM PROPOSED SEWER FORCE MAIN
- EXISTING WATER
- PROPOSED WATER
- PROPOSED FIRE LINE
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED FIRE HYDRANT
- PRIVATE DRIVEWAY AND FIRE LANE

SCALE: 1"=30'



NOTE: ADD 3500 TO ALL PROPOSED ELEVATIONS SHOWN.

SCALE: 1"=50'

**ALLIANCE**  
LAND PLANNING & ENGINEERING INC.  
CIVIL ENGINEERING • LAND PLANNING • HILLSIDE DESIGN • SURVEYING

2248 FARADAY AVE.  
CARLSBAD, CA 92008  
TEL: (760) 431-8886  
FAX: (760) 431-8802

27413 TOURNEY ROAD  
SUITE 120  
VALENCIA, CA 91355  
TEL: (661) 799-2760

**OWNER:**  
PLAZA STREET FUND 167, LLC  
3400 COLLEGE BLVD., SUITE 200  
LEAWOOD, KS 66211

APN: 3064-401-09

SHEET NUMBER  
**SP 1**

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