

NUMBER OF PARCEL: 1
2.53 ACRES GROSS
2.46 ACRES NET

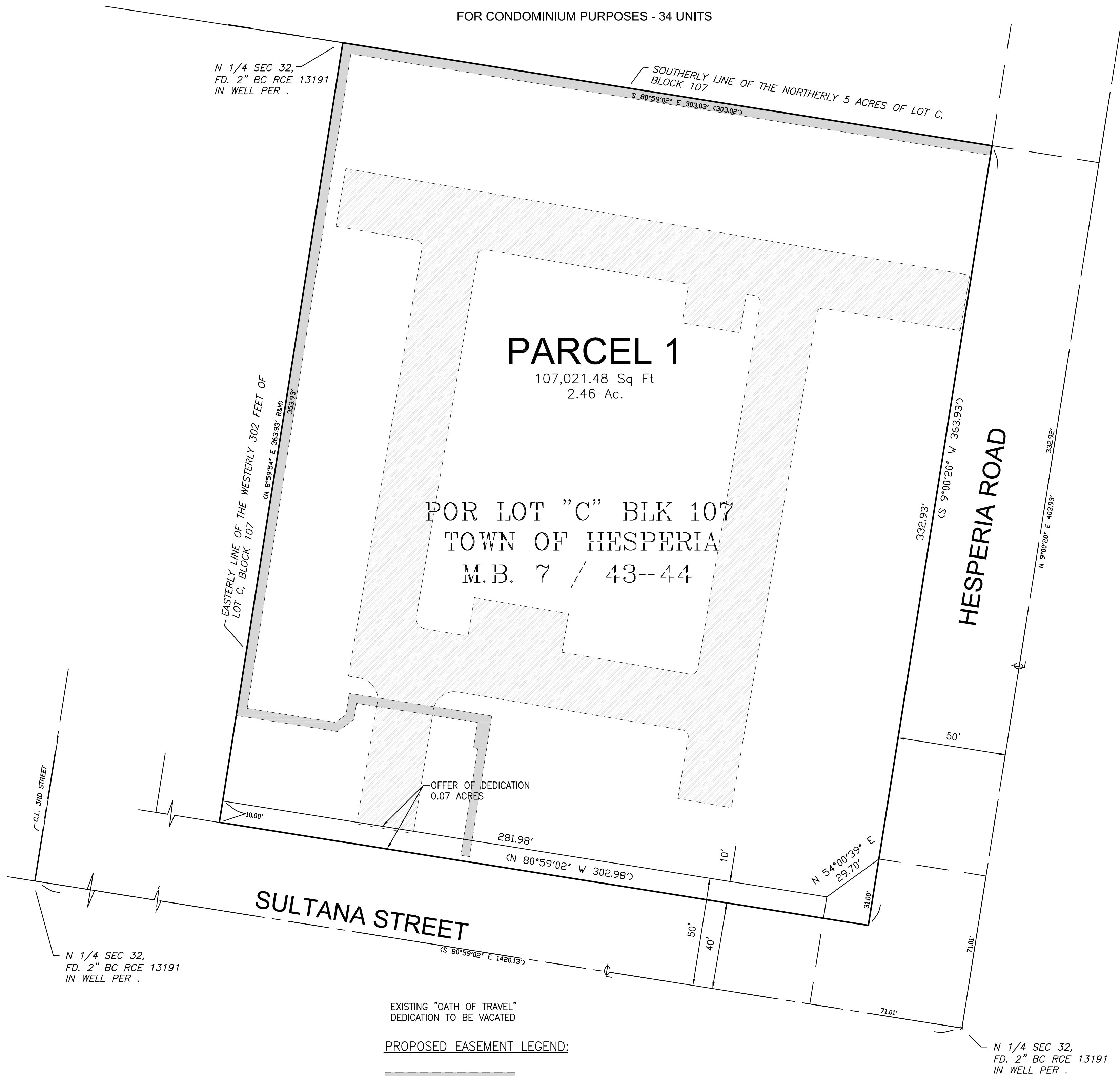
IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

TENTATIVE TRACT MAP NO. 20860

BEING A DIVISION OF LOT "C" , BLOCK 107, TOWN OF HESPERIA, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 7 OF MAPS, PAGE 43, RECORDS OF SAID COUNTY.
EXCEPTING THEREFROM THE NORTHERLY 5 ACRES, AS MEASURED AT RIGHT ANGLES FROM SULTANA AVENUE. ALSO EXCEPTING THEREFROM THE WESTERLY 302 FEET, AS MEASURED AT RIGHT ANGLES FROM THE WESTERLY LINE OF SAID LOT "C".

BLUE ENGINEERING AND CONSULTING
FOR CONDOMINIUM PURPOSES - 34 UNITS

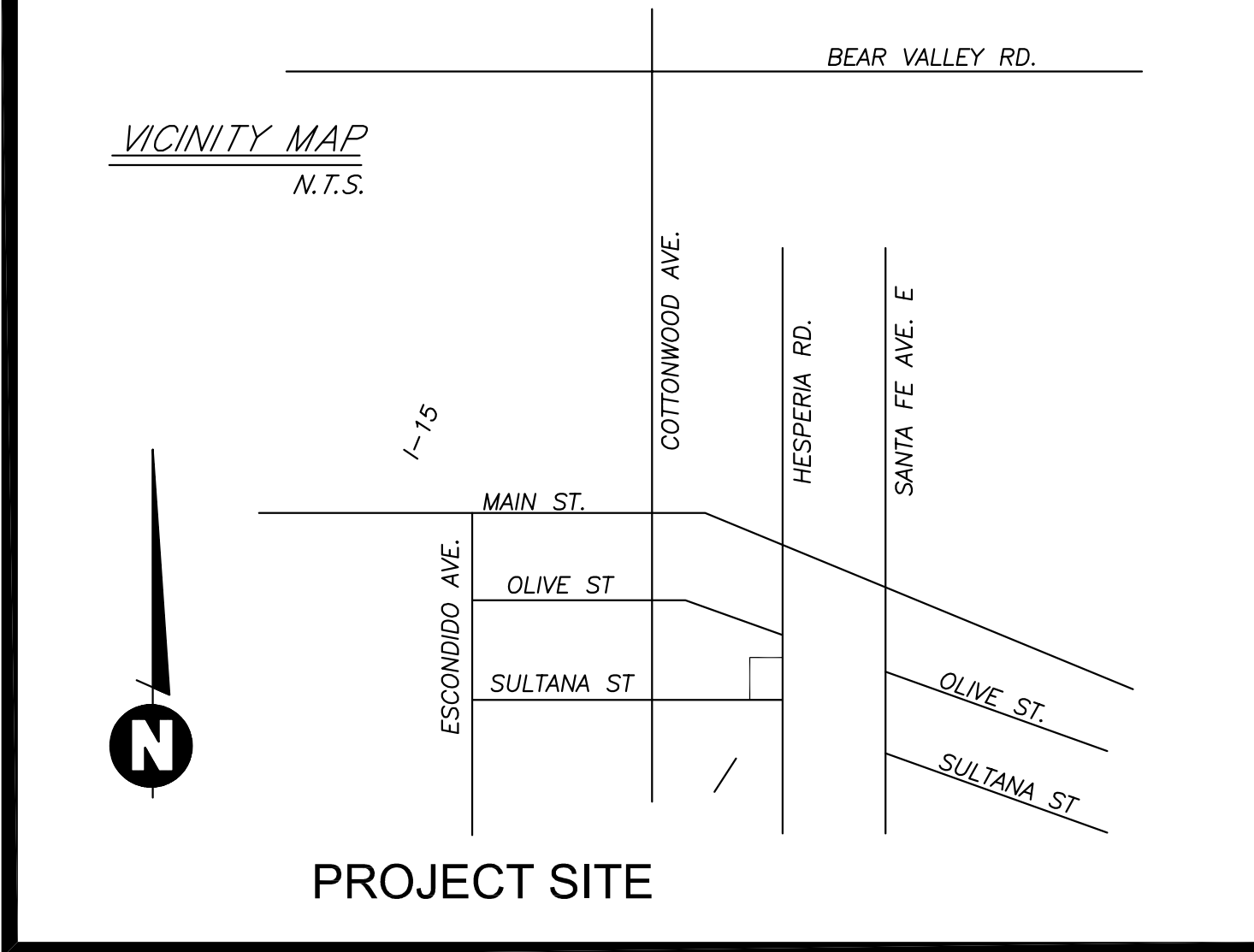
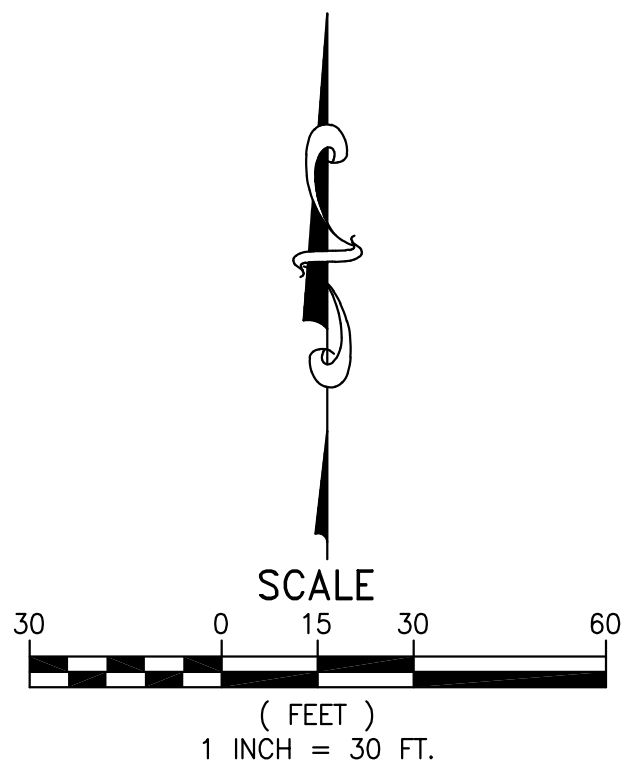
OCT 2025



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



THOMAS BROTHERS MAP PAGE/GRID:

THOMAS GUIDE MAP PAGE 365/ C1

OWNER/DEVELOPER:

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

SOIL ENGINEER:

SOIL EXPLORATION COMPANY, INC.
7535 JURUPA AVE. UNIT C
RIVERSIDE, CA 92504
(951) 688-7200 PH.
(951) 688-7100 FAX

ASSESSORS PARCEL NO.:

0413-162-19

ZONING AND LAND USE:

EXIST. ZONING	MSFC/SP
PROP. ZONING	MSFC/SP
EXIST. LAND USE	VACANT
PROP. LAND USE	MEDIUM DENSITY RESIDENTIAL

TOPOGRAPHY:

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

BASIS OF ELEVATION:

FIELD SURVEY ON 8/17/2021. CITY OF
HESPERIA BM# H-22,
ELEV = 3237.154.

BASIS OF BEARING:

THE CENTERLINE OF SULTANA STREET BEING
NORTH 80°59'02" WEST AS SHOWN ON P.M.B.
119/14-15.

FLOOD ZONE:

FLOOD ZONE = X
COMMUNITY PANEL NO. 06071C-6495H
08/28/2008

LEGAL DESCRIPTION:

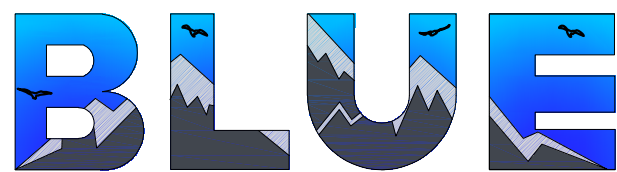
OF A PORTION OF LOT C, BLOCK
107, TOWN OF HESPERIA AS PER MAP
RECORDED IN BOOK 7 OF MAPS,
PAGE 43 RECORDED IN BOOK 12 OF
MAPS PAGES 21 THROUGH 27,
RECORDS OF SAN BERNARDINO
COUNTY.

TOTAL ACREAGE:

TOTAL AREA = 2.46 AC (107,179 SF)
IMPERVIOUS AREA = 1.81 AC (78,832 SF)
PERVIOUS AREA = 0.65 AC (28,347 SF)

CITY OF HESPERIA

PREPARED BY:



ENGINEERING
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