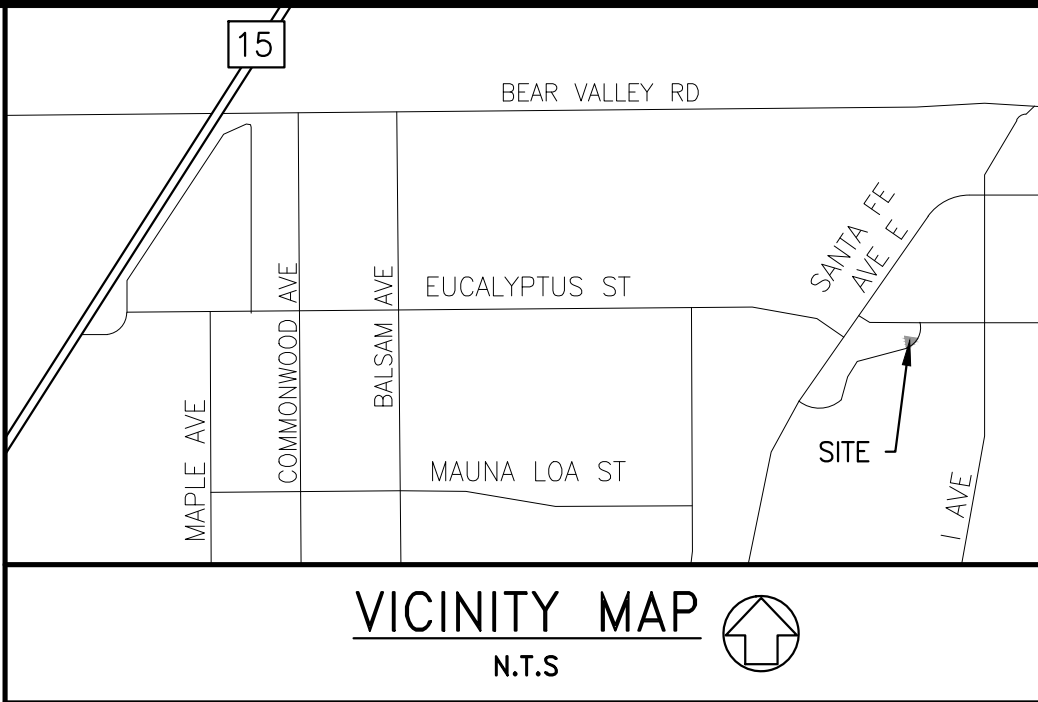


IN THE CITY OF HESPERIA, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
TENTATIVE PARCEL MAP NO. 21080

PORTION OF BLOCK 242 OF THE TOWN OF HESPERIA AS SHOWN ON MAP RECORDED IN BOOK 0145 PAGE 24 OF MAPS RECORDS OF SAN BERNARDINO COUNTY



THOMAS BROTHERS MAP PAGE/GRID
THOMAS GUIDE MAP PAGE 4476/G2

OWNER/DEVELOPER
ATTN: TRAC PHAM
17380 DARWIN AVE HESPERIA, CA

CIVIL ENGINEER
BLUE ENGINEERING AND CONSULTING, INC
ATTN: ANGEL CESAR, P.E.
10535 FOOTHILL BLVD., SUITE 440
RANCHO CUCAMONGA, CA 91730

JOB ADDRESS
17380 DARWIN HESPERIA, CA
APN : 0415-24-211

EXISTING LAND USE
INDUSTRIAL

ZONING DESIGNATION
EXISTING ZONING:
I2 GENERAL INDUSTRIAL

SURVEYOR
ATTN: RYAN JOHNSTON
PRECISE SURVEYING & MAPPING
8816 FOOTHILL BLVD #103-179
RANCHO CUCAMONGA, CA 91730
(626) 262-7840

BASIS OF BEARINGS
THE EAST LINE OF SEC 9 IS N1°27'27"
AS PER TRACT NO 4608, BOOK 57,
PAGE 100-102

FLOOD_ZONE
FLOOD_ZONE = X
COMMUNITY PANEL NO. 06071C6485J
9/2/2016

LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: LOTS 38 AND 39, TRACT 4600, IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 59 OF MAPS, PAGES 43 THROUGH 47.

NOTE:
ASSOCIATION WILL BE CREATED DURING FINAL MAP PHASE / CONDO MAP. FINAL MAP WILL BE PROVIDED ONCE TENTATIVE MAP IS APPROVED.

SERVING UTILITIES
WATER
HESPERIA WATER DISTRICT
(760) 947-1840

SEWER
CITY OF HESPERIA PUBLIC WORKS DEPT
(760) 947-1400

ELECTRICITY
SOUTHERN CALIFORNIA EDISON
(800) 684-8123

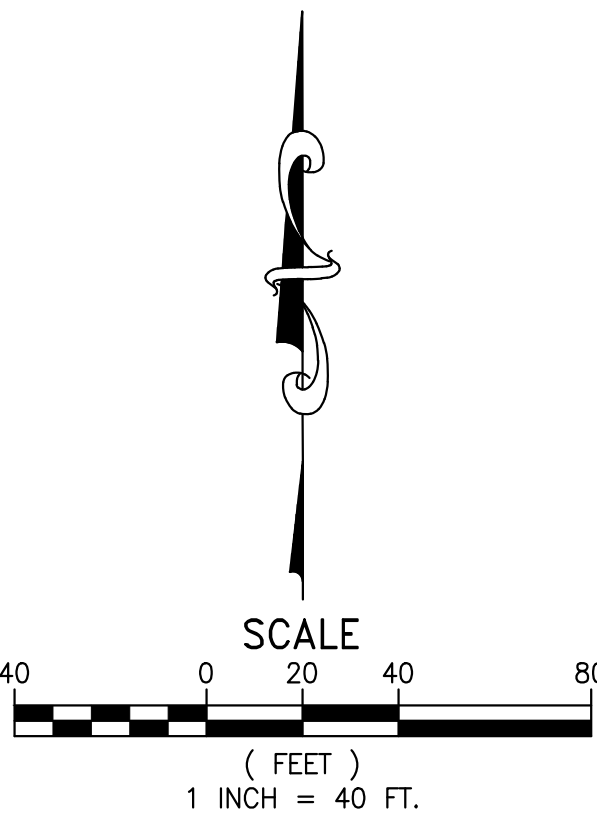
GAS
SOUTHWEST GAS CORP
(760) 241-9321

TELEPHONE
VERIZON
(800) 483-3000

FIBER OPTIC
VERIZON
(800) 248-0133

CHARTER COMMUNICATIONS
(866) 499-8080

SITE DATA		
TOTAL ACREAGE	4.25	
NUMBERED LOTS	5	
	GROSS	NET
LOT 1	0.49	0.49
LOT 2	0.57	0.57
LOT 3	0.82	0.82
LOT 4	1.29	1.29
LOT 5	1.08	1.08
MINIMUM LOT SIZE	0.43	
MAXIMUM LOT SIZE	1.33	
AVERAGE LOT SIZE	0.85	



EXISTING EASEMENT NOTES

EASEMENT(S) FOR THE PURPOSES(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: POLE, LINES, CONDUITS
RECORDING DATE: AUGUST 15, 1955
RECORDING NO: IN BOOK 3743, PAGE 216
AFFECTS:

EXISTING EASEMENT NOTES

EASEMENT(S) FOR THE PURPOSES(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: PUBLIC UTILITIES
RECORDING DATE: -
RECORDING NO: -
AFFECTS: THE NORTHWESTERLY 10-FT OF SAID LAND

EXISTING EASEMENT NOTES

EASEMENT(S) FOR THE PURPOSES(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: GRATED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS:
TO CONSTRUCT, USE, MAINTAIN, OPERATE, ALTER, ADD TO, REPAIR, REPLACE, RECONSTRUCT, INSPECT AND REMOVE AT ANY TIME AND FROM TIME TO TIME OVERHEAD AND UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS (HEREINAFTER REFERRED TO AS "SYSTEMS"), CONSISTING OF POLES, GUYS AND ANCHORS, CROSSARMS, WIRES, UNDERGROUND CONDUITS, CABLES, VAULTS, MANHOLES, HANDHOLES, AND INCLUDING ABOVEGROUND ENCLOSURES, MARKERS AND CONCRETE PADS AND OTHER APPURTENANT FIXTURES AND EQUIPMENT NECESSARY OR USEFUL FOR DISTRIBUTING ELECTRICAL ENERGY AND FOR TRANSMITTING INTELLIGENCE, DATA AND/OR COMMUNICATIONS (EG. THROUGH FIBER OPTIC CABLE), IN, ON, OVER, ALONG AND ACROSS THAT CERTAIN REAL PROPERTY
RECORDING DATE: FEBRUARY 1, 2022
RECORDING NO: 2022-0042188, OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

EXISTING EASEMENT NOTES

EASEMENT(S) FOR THE PURPOSES(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: PUBLIC UTILITIES
RECORDING DATE: -
RECORDING NO: PER TRACT MAP NO 4600, RECORDED IN BOOK 59, PAGES 43-47
AFFECTS: THE PROPERTY LINE OF SAID LAND

EX. BASIN & SD PIPE PER AGREEMENT WITH CITY OF HESPERIA AND TRAC PHAM FOR 17380 DARWIN AVENUE HESPERIA 92345 DATED FEBRUARY 8, 2024

GENERAL NOTES

- EACH PARCEL WILL REQUIRE A SEPARATE AND INDIVIDUAL WATER METER AND UTILITIES, ALONG WITH ASSOCIATED EASEMENTS FOR NECESSARY INFRASTRUCTURE.
- THE EXISTING PROPERTY WAS ORIGINALLY LOTS 38 AND 39 AND MERGED INTO ONE LOT ON OCTOBER 9, 2019, RECORDING NO. 2019-0363411
- THE EXISTING PROPERTY DEDICATED AN IRREVOCABLE EASEMENT OVER A PORTION OF SAID LAND FOR FUTURE HIGHWAY, ROADS, AND PUBLIC UTILITY PURPOSES ON FEBRUARY 18, 2021, RECORDING NUMBER 2021-0077002

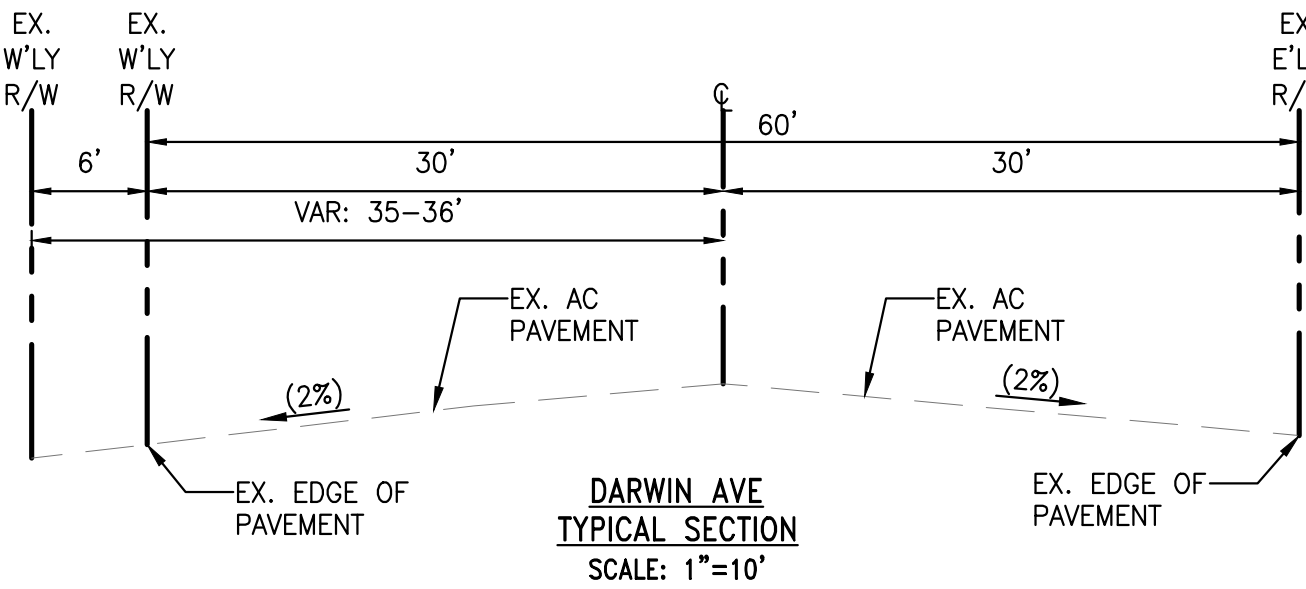
LEGEND

X LOT NUMBER
XX LOT SIZE/UNIT

ABBREVIATIONS

AB. - AGGREGATE BASE
AC. - ACRES
APN - ASSESSOR PARCEL NUMBER
C&G - CURB AND GUTTER
CONC. - CONCRETE
EX. - EXISTING
PR. - PROPOSED
R/W - RIGHT-OF-WAY
S.F. - SQUARE FEET

EXISTING R/W
PROPOSED R/W
EXISTING PROPERTY LINE
PROPOSED PROPERTY LINE
CENTER LINE
EXISTING CONTOUR (1562)



PROPOSED EASEMENT LEGEND:

PRIVATE 5' WIDE DOMESTIC WATER EASEMENT
PRIVATE 5' WIDE FIRE SERVICE EASEMENT
PRIVATE 5' WIDE STORM PIPE & BASIN MAINTENANCE EASEMENT

PRIVATE 5' SANITARY SEWER EASEMENT
PRIVATE PATH OF TRAVEL / RECIPROCAL ACCESS & PARKING EASEMENT
DEDICATION OF NEW PATH OF TRAVEL (ORIGINAL TO BE VACATED)

PLAN PREPARED BY:

BLUE ENGINEERING
10635 FOOTHILL BLVD SUITE 440
RANCHO CUCAMONGA, CA 91730
YOUR LAND DEVELOPMENT CONSULTANTS
INFO@BLUEENGINEERING.COM 909-870-8684

ANGEL CESAR, PE

11/13/25
DATE



TENTATIVE PARCEL MAP

17380 DARWIN

HESPERIA, CA

SHEET

1
OF
1