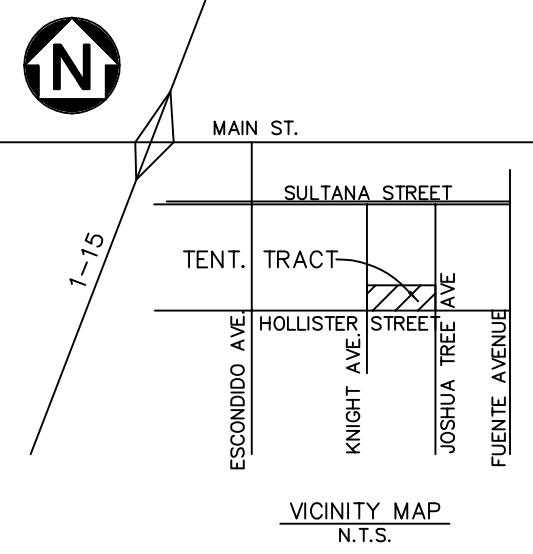


IN THE CITY OF HESPERIA  
TENTATIVE TRACT NO. 20673

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.  
APN: 3057-051-19



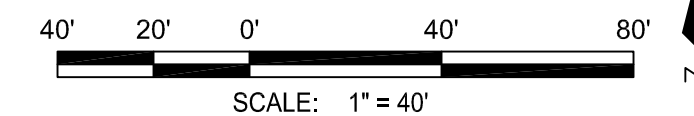
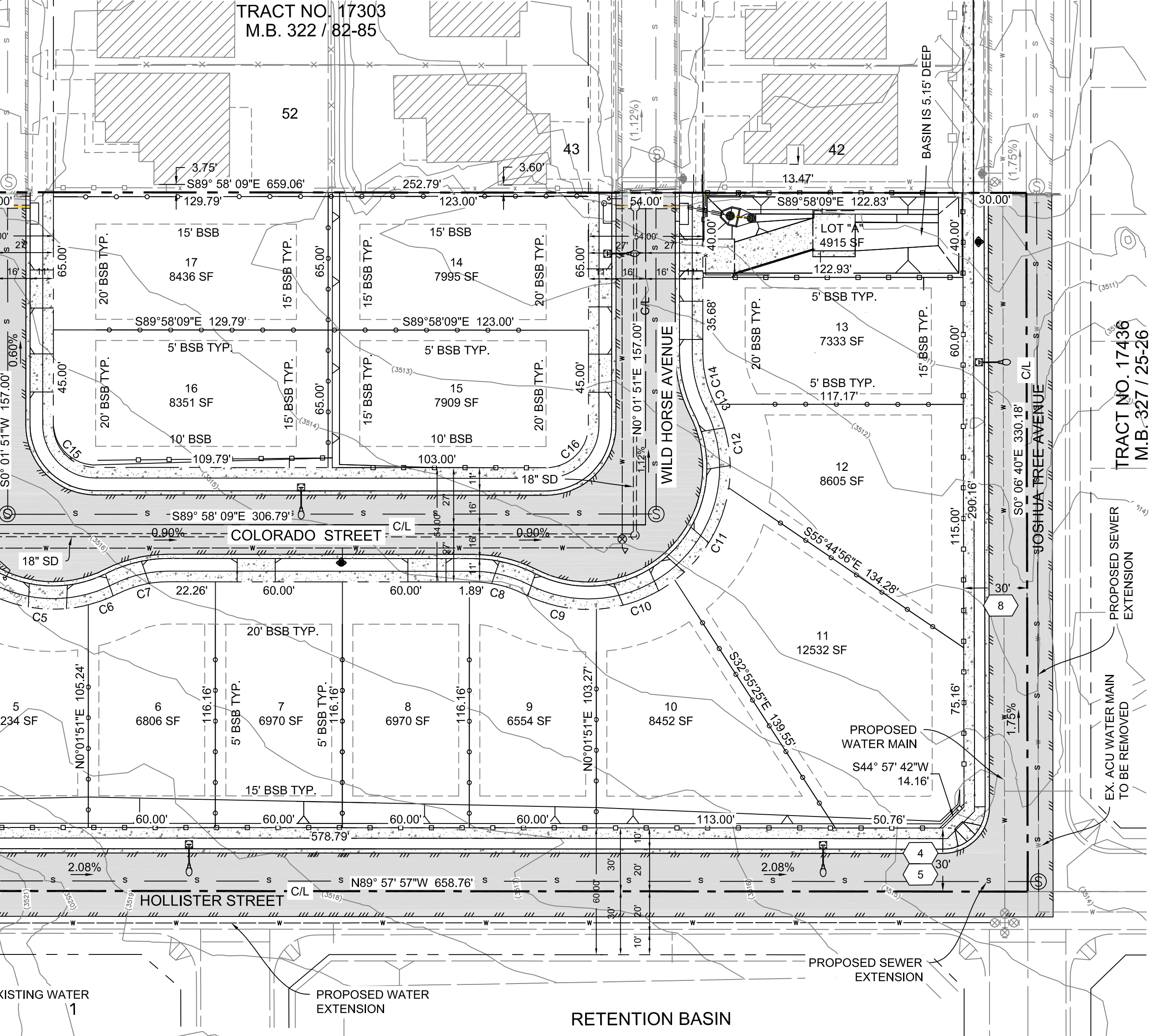
TITLE REPORT NOTES:

- 3 A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED MARCH 22, 1916 IN BOOK K OF PATENTS, PAGE 69.
- THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- 4 AN EASEMENT FOR WATER LINES AND ALL OTHER UTILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 5, 1987 AS INSTRUMENT NO. 87-395049 OF OFFICIAL RECORDS.
- 5 AN OFFER OF DEDICATION FOR HIGHWAY AND ROAD PURPOSES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 5, 1987 AS INSTRUMENT NO. 87-395049 OF OFFICIAL RECORDS.
- 6 THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE HESPERIA REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED JULY 21, 1993 AS INSTRUMENT NO. 93-310136 OF OFFICIAL RECORDS. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED DECEMBER 3, 2007 AS INSTRUMENT NO. 07-6760180F OF OFFICIAL RECORDS.
- 7 AN OFFER OF DEDICATION FOR FUTURE HIGHWAY, ROADS, AND PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 20, 2005 AS INSTRUMENT NO. 05-701065 OF OFFICIAL RECORDS.
- 8 AN OFFER OF DEDICATION FOR FUTURE HIGHWAY, ROADS, AND PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 18, 2021 AS INSTRUMENT NO. 21-76956 OF OFFICIAL RECORDS

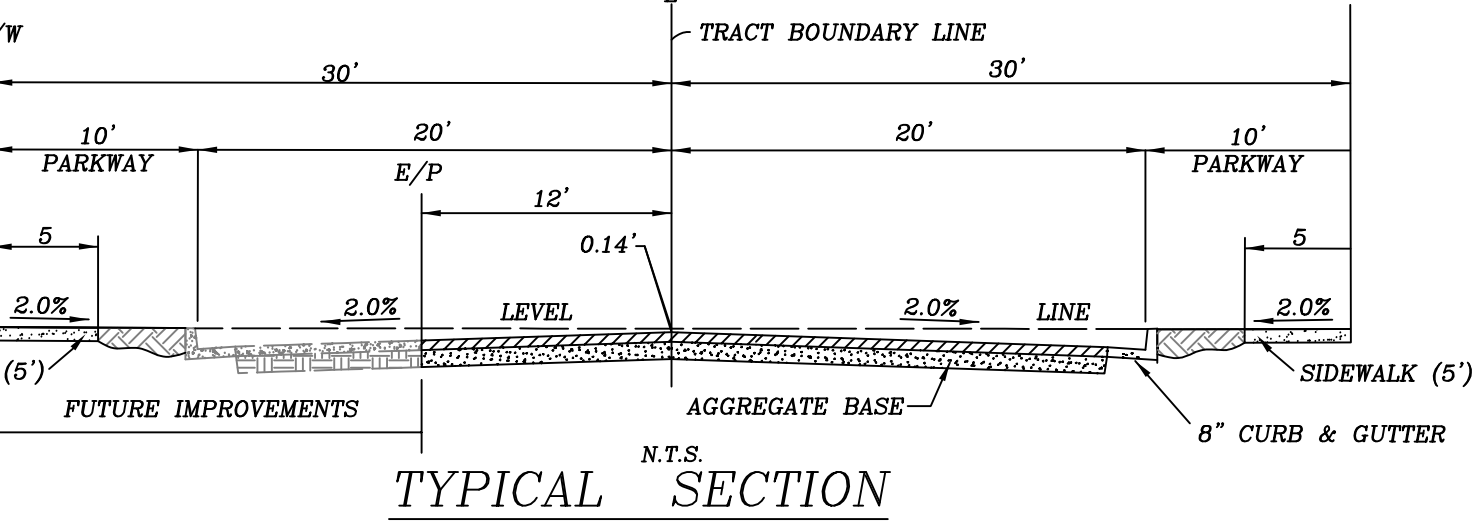
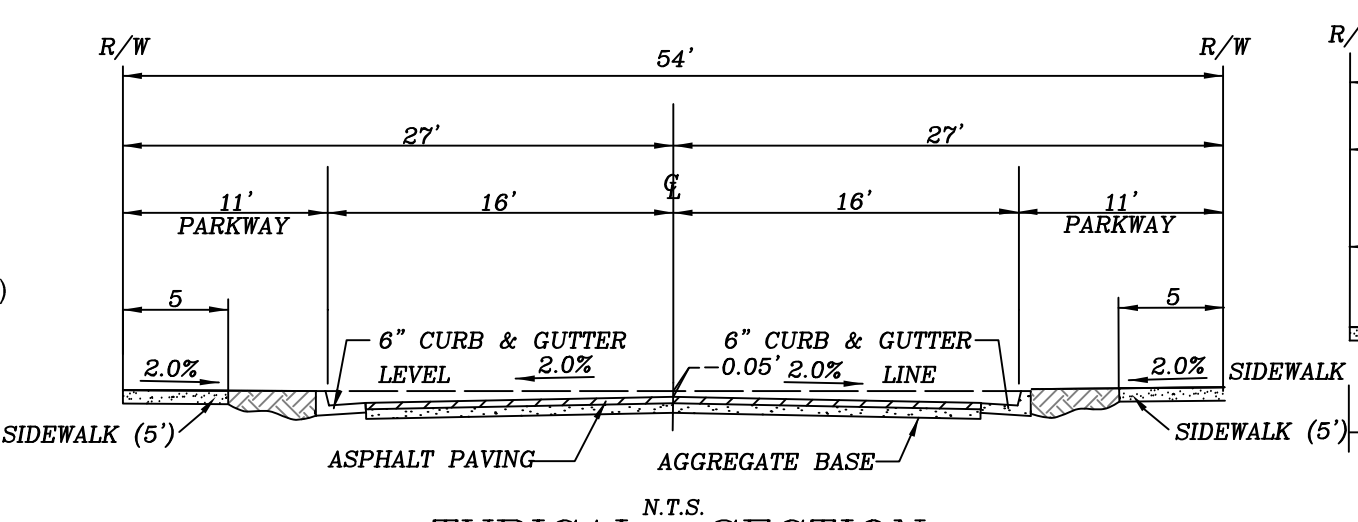
Curve Table			
Curve #	Length	Radius	Delta
C1	24.90	53.00	26.92
C2	21.44	67.00	18.33
C3	40.62	67.00	34.74
C4	45.89	67.00	39.24
C5	45.53	67.00	38.93
C6	14.72	67.00	12.59
C7	24.90	53.00	26.92
C8	24.90	53.00	26.92
C9	35.27	67.00	30.16
C10	40.18	67.00	34.36
C11	51.76	67.00	44.26
C12	40.62	67.00	34.74
C13	0.37	67.00	0.32
C14	24.90	53.00	26.92
C15	31.42	20.00	90.00
C16	31.42	20.00	90.00

UTILITY	UTILITY COMPANY
ELECTRIC	SOUTHERN CAL EDISON (S.C.E.) 12353 HESPERIA RD. VICTORVILLE CA 92395 800-684-8123
GAS	SOUTHWEST GAS 13471 MARIPOSA RD VICTORVILLE CA 92392 760-241-3321
TELEPHONE	SPECTRUM 16682 YUCCA ST. HESPERIA CA 92345 760-780-1789
CABLE TV	SPECTRUM 16682 YUCCA ST. HESPERIA CA 92345 760-780-1789
WATER	CITY OF HESPERIA INSIDE CITY HALL, 9700 7TH AVE. HESPERIA CA 92345 760-947-1840
SEWER	CITY OF HESPERIA 15776 MAIN ST. HESPERIA CA 92345 760-941-1000

- NOTE:
- PERIMETER WALLS, RETURN WALLS AND ANY WALLS VISIBLE FROM ANY STREET WILL BE 6' HIGH TAN SPLIT-FACE MASONRY
  - INTERNAL WALLS WILL BE 6' PRECISION MASONRY
  - LOTS ARE FOR DEVELOPER BUILD OUT.
  - NO EXISTING WATER COURSES
  - THIS MAP WILL NOT BE PHASED



- MAP INFORMATION
- EXISTING AND PROPOSED ZONING - R1 (SINGLE FAMILY RESIDENTIAL)
  - EXISTING LAND USE - R1
  - PROPOSED LAND USE - R1
  - MIN. LOT SIZE - 6,554 S.F.
  - MAX. LOT SIZE - 12,532 S.F.
  - AVG. LOT SIZE - 9,812 S.F.
  - TOTAL AREA OF SUBDIVISION - 4.99 ACRES
  - NET AREA OF SUBDIVISION - 3.29 ACRES
  - SCHOOL DISTRICT: HESPERIA UNIFIED SCHOOL DISTRICT
  - NEAREST CROSS STREET - HOLLISTER ST. AND KNIGHT AVE.



TYPICAL SECTION  
RAINSONG & WILD HORSE AVENUE  
COLORADO STREET

TYPICAL SECTION  
KNIGHT, & JOSHUA TREE AVENUE  
HOLLISTER ROAD

PLANS PREPARED BY:

**CAPSTONE**  
ENGINEERING, INC.  
CIVIL ENGINEERING & LAND SURVEYING

9530 Hageman Road, Suite 9223 Bakerfield CA 93301 P: 661-230-9034 www.CapstonePE.com administrator@CapstonePE.com

Project No. 22-002

DESIGNED BY: A. BELL

DRAWN BY: M. BELL

CHECKED BY: A. BELL

SUBMITTED BY:

ANDREW RYAN BELL RCE No. C 88480 03-31-26

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BENCHMARK No.:  
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INTERSECTION OF PYRITE AND MAIN.  
3.3' FROM P.P. #2263153E.  
ELEVATION 3454.069

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BENCHMARK No.:  
CITY OF HESPERIA BENCHMARK H-19  
3 1/2 BRASS DISK IN N.W. COR. OF THE  
INTERSECTION OF PYRITE AND MAIN.  
3.3' FROM P.P. #2263153E.  
ELEVATION 3454.069

DESIGNED BY: A. BELL

DRAWN BY: M. BELL

CHECKED BY: A. BELL

SUBMITTED BY:

ANDREW RYAN BELL RCE No. C 88480 03-31-26

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