

# PLANNING COMMISSION ATTACHMENT A

Tentative Tract Map







IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

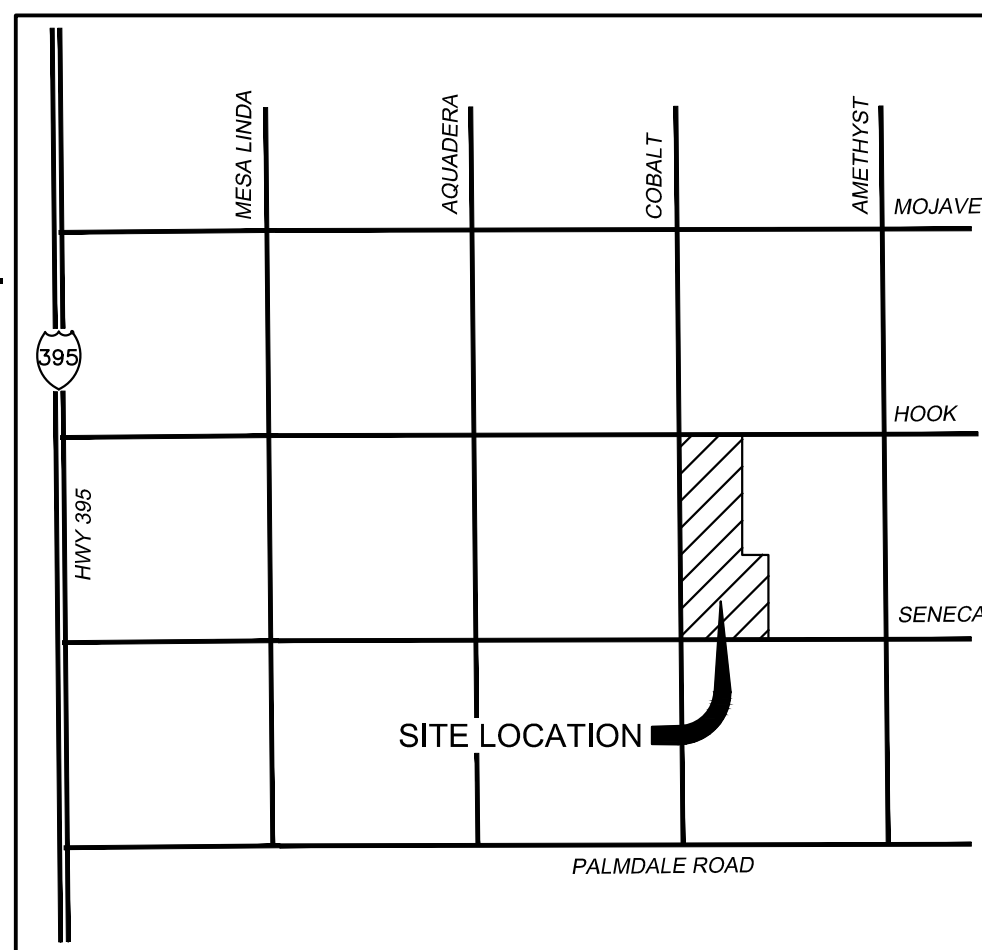
# VESTING TENTATIVE TRACT NO. 20484

THE W $\frac{1}{2}$  OF THE W $\frac{1}{2}$  OF THE SE $\frac{1}{4}$  OF SECTION 14, T5N, R5W, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO OFFICIAL PLAT THEREOF.  
PARCELS 2, 3 AND 4 OF PARCEL MAP 2326 AS PER PLAT RECORDED IN BOOK 21, PAGE 75 OF PARCEL MAP IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

UNITED ENGINEERING GROUP CA., INC

MAY 2024

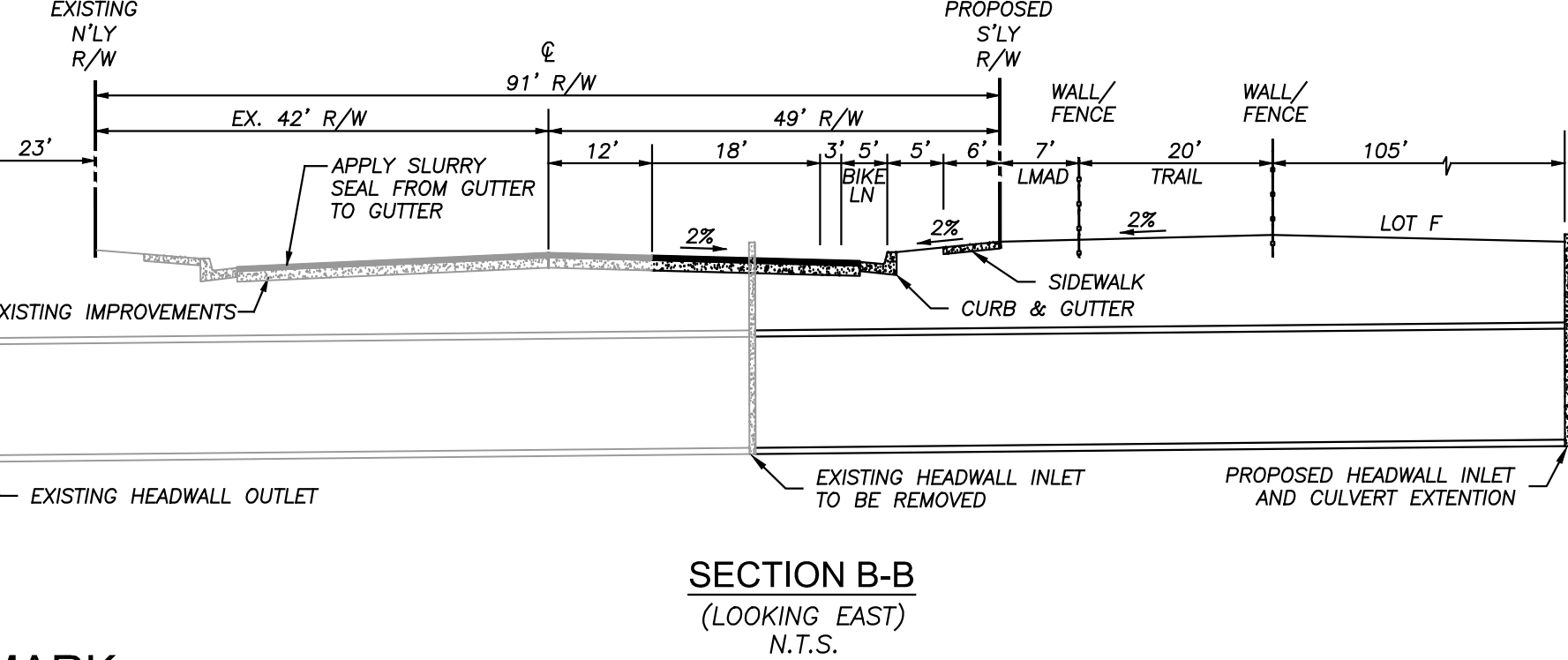
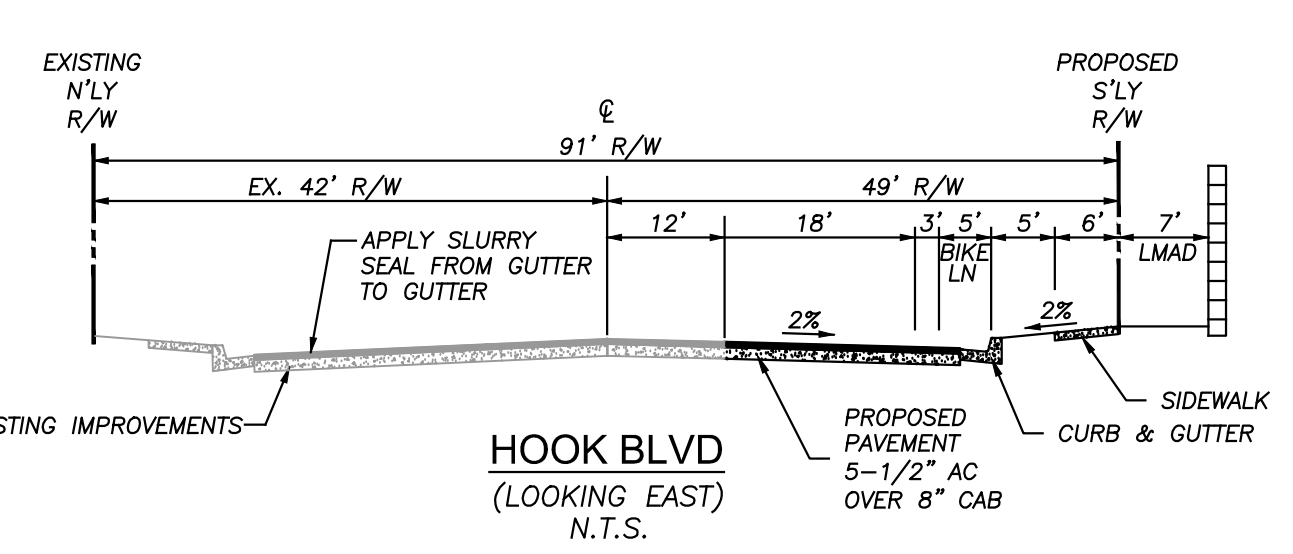
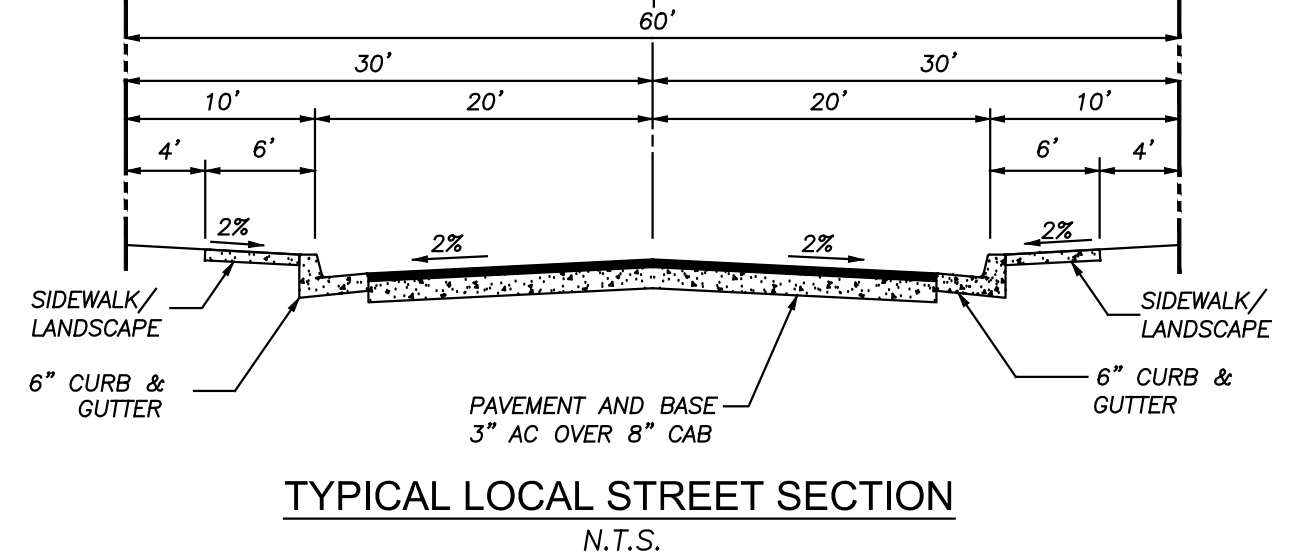
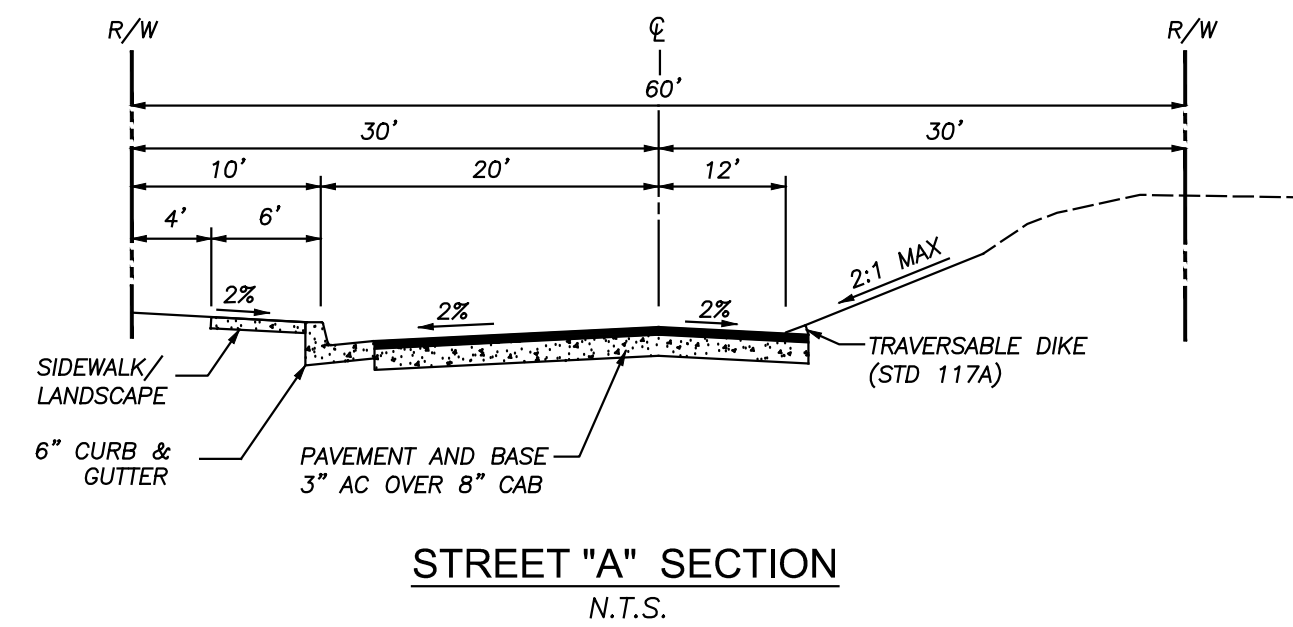
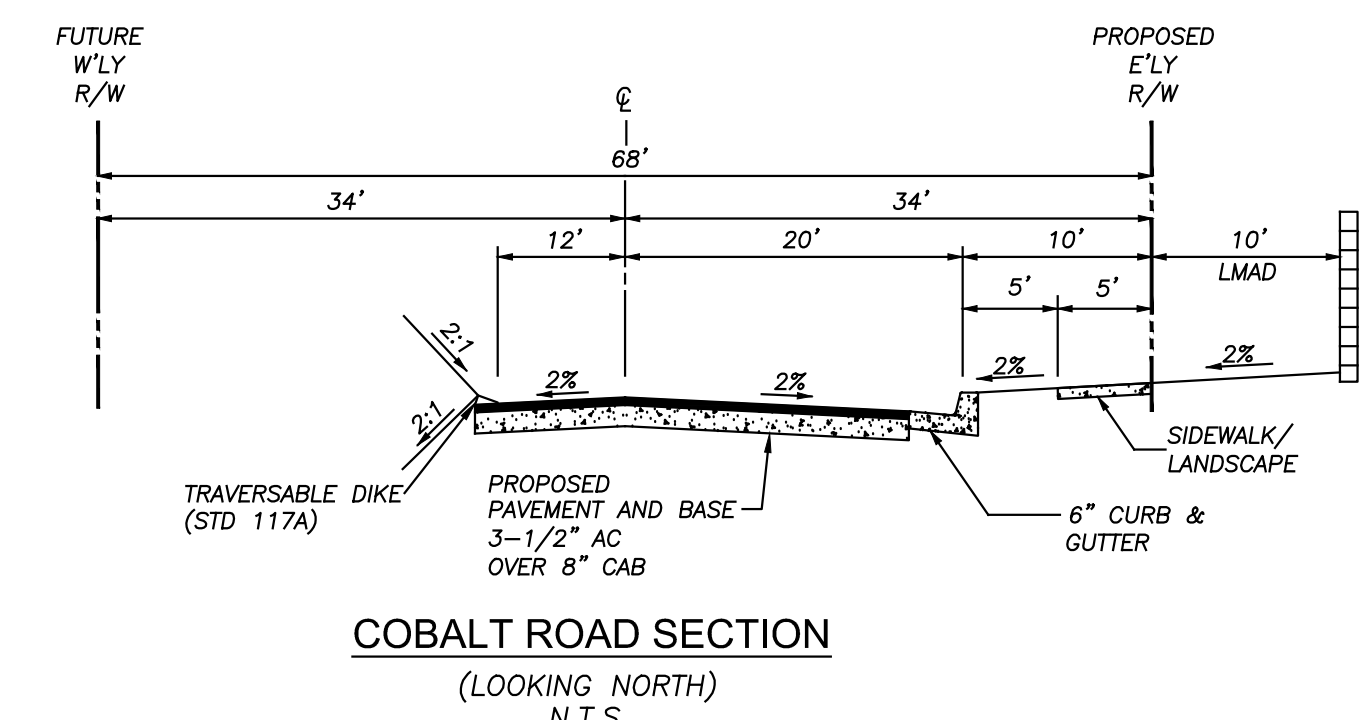
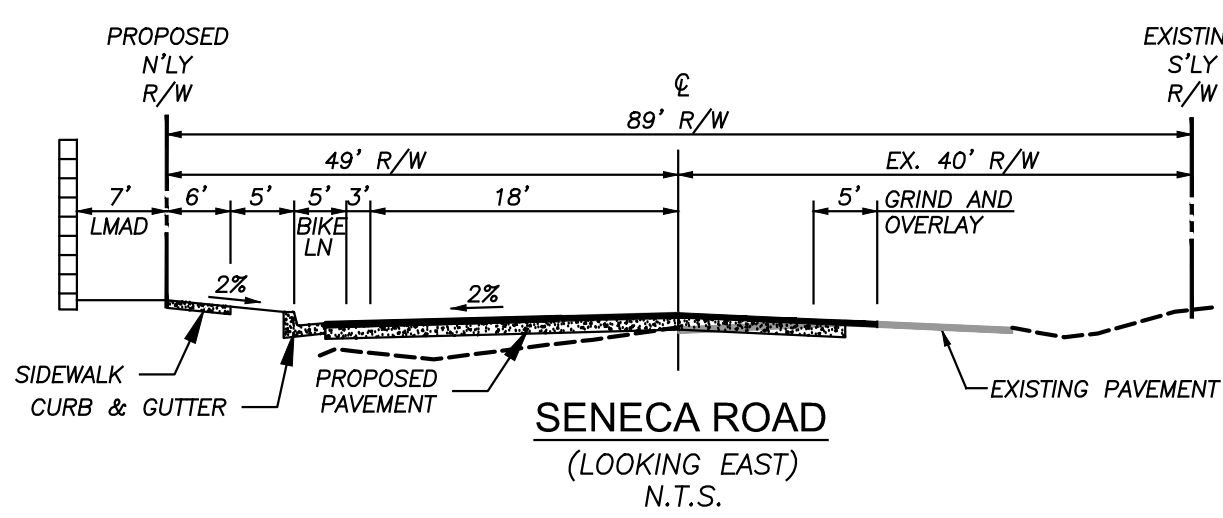
CITY OF VICTORVILLE



VICINITY MAP  
N.T.S.

LOT AREAS			LOT AREAS			LOT AREAS		
LOT #	AREA-SF	AREA-AC	LOT #	AREA-SF	AREA-AC	LOT #	AREA-SF	AREA-AC
1	7,221	0.17	46	8,108	0.19	91	8,367	0.19
2	7,509	0.17	47	7,747	0.18	92	8,305	0.19
3	7,523	0.17	48	7,747	0.18	93	7,421	0.17
4	7,529	0.17	49	7,747	0.18	94	7,421	0.17
5	8,064	0.19	50	7,747	0.18	95	7,421	0.17
6	8,108	0.19	51	7,201	0.17	96	7,421	0.17
7	7,747	0.18	52	10,154	0.23	97	7,421	0.17
8	7,747	0.18	53	9,433	0.22	98	8,305	0.19
9	7,747	0.18	54	7,355	0.17	99	8,306	0.19
10	7,359	0.17	55	7,503	0.17	100	7,422	0.17
11	9,413	0.22	56	7,503	0.17	101	7,422	0.17
12	7,337	0.17	57	7,503	0.17	102	7,422	0.17
13	7,497	0.17	58	7,503	0.17	103	7,422	0.17
14	7,503	0.17	59	7,848	0.18	104	7,422	0.17
15	7,503	0.17	60	10,415	0.24	105	8,306	0.19
16	7,503	0.17	61	9,922	0.23	106	8,305	0.19
17	7,848	0.18	62	9,991	0.23	107	7,421	0.17
18	8,108	0.19	63	7,747	0.18	108	7,421	0.17
19	7,747	0.18	64	7,747	0.18	109	7,421	0.17
20	7,747	0.18	65	7,254	0.17	110	7,421	0.17
21	7,747	0.18	66	9,000	0.21	111	7,421	0.17
22	7,747	0.18	67	9,000	0.21	112	8,367	0.19
23	7,201	0.17	68	10,374	0.24	113	7,928	0.18
24	10,116	0.23	69	10,175	0.23	114	7,759	0.18
25	9,426	0.22	70	9,290	0.21	115	7,759	0.18
26	7,337	0.17	71	17,240	0.40	116	7,759	0.18
27	7,503	0.17	72	12,297	0.28	117	7,759	0.18
28	7,503	0.17	73	7,203	0.17	118	7,759	0.18
29	7,503	0.17	74	7,298	0.17	119	7,606	0.17
30	7,503	0.17	75	7,290	0.17	120	10,932	0.25
31	7,848	0.17	76	7,281	0.17	121	15,607	0.36
32	8,107	0.19	77	7,273	0.17	122	8,274	0.19
33	7,747	0.18	78	7,264	0.17	123	7,231	0.17
34	7,747	0.18	79	7,256	0.17	124	7,237	0.17
35	7,747	0.18	80	7,247	0.17	125	7,227	0.17
36	7,747	0.18	81	7,239	0.17	126	7,218	0.17
37	7,624	0.18	82	7,231	0.17	127	7,238	0.17
38	9,709	0.22	83	7,222	0.17	128	7,228	0.17
39	9,427	0.22	84	8,345	0.19	129	7,218	0.17
40	7,337	0.17	85	8,367	0.19	130	7,220	0.17
41	7,503	0.17	86	7,422	0.17	131	7,307	0.17
42	7,503	0.17	87	7,422	0.17			
43	7,503	0.17	88	7,422	0.17			
44	7,503	0.17	89	7,422	0.17			
45	7,848	0.18	90	7,422	0.17			

PROPOSED PARK AREA			PROPOSED DPAD BASIN AREAS			PROPOSED CHANNEL			PROPOSED LMD AREAS		
LOT	AREA-SF	AREA-AC	LOT	AREA-SF	AREA-AC	LOT	S.F.	A.C.	LOT	AREA-SF	AREA-AC
A	38,768	0.89	B	27,078	0.62	F	167,245	3.84	C	481	0.01
			D	30,353	0.70				G	19,810	0.45
			E	35,603	0.82				H	1,677	0.04
									I	5,144	0.12
									J	909	0.02



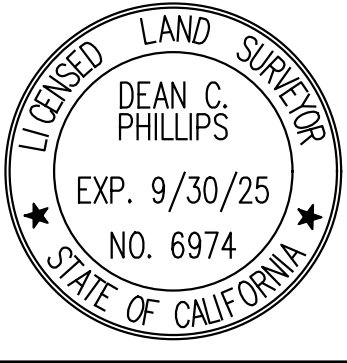
## BENCHMARK

CITY OF VICTORVILLE BM NO. V-215, MOJAVE DR. AT TOPAZ RD, TC OF CENTER ISLAND NOSE, 48 E/D INT.  
ELEV = 2998.27

SUBMITTALS:	REVISIONS		
	NO.	DESCRIPTION	DATE
DESIGNED BY:			
DRAWN BY:			
CHECKED BY:			



Christopher F. Lenz  
DATE 6/25/2024  
R.C.E. No. 63001



Dean C. Phillips  
DATE 6/25/2024  
L.S. No. 60974  
dphilips@unitedeng.com



8885 Haven Avenue  
Suite 195  
Rancho Cucamonga, CA 91730  
Phone: 909.466.9240  
www.unitedeng.com

HOOK & COBALT  
GRADING DESIGN  
TTM NO. 20484

## PREPARED BY:

UNITED ENGINEERING GROUP-CA, INC.  
8885 HAVEN AVENUE  
SUITE 195  
RANCHO CUCAMONGA, CA 91730  
PHONE: 909.466.9240  
WWW.UNITEDENG.COM

## APPLICANT/OWNER:

HOOK & COBALT, LLC  
8800 N. GAINES CENTER DR  
SUITE 255  
SCOTTSDALE, AZ 85258

## LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
THE WEST  $\frac{1}{2}$  OF THE WEST  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.  
EXCEPT THEREFROM THAT PORTION OF LAND CONVEYED TO THE SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT, A BODY CORPORATE AND POLITIC, IN GRANT DEED RECORDED JULY 10, 2012 AS INSTRUMENT NO. 2012-0275263, OF OFFICIAL RECORDS.

PARCEL(S) 2, 3 AND 4 OF PARCEL MAP NO. 2326, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 21 OF PARCEL MAPS, PAGE(S) 75, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

## EASEMENTS

EASEMENTS SHOWN HEREON WERE DERIVED FROM THE PRELIMINARY REPORTS (2) FOR TITLE INSURANCE, AS PREPARED BY FIRST AMERICAN TITLE COMPANY.  
NO RESPONSIBILITY FOR CONTENT, COMPLETENESS OR ACCURACY OF SAID PRELIMINARY TITLE REPORTS IS ASSUMED BY THIS MAP, THE SURVEYOR, OR UNITED ENGINEERING GROUP-CA, INC.  
ORDER NO. NHSC-6610691 DATED JUNE 1, 2021;

AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED IN BOOK 548 OF DEEDS, PAGE 241.  
IN FAVOR OF: THE SOUTHERN SIERRAS POWER COMPANY, ITS SUCCESSORS AND ASSIGNS.

AFFECTS: THE SOUTH 18.5 FEET OF SAID LAND.  
SAID EASEMENT IS PLOTTED HEREON.

AN EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AS BOOK 7939, PAGE 603 OF OFFICIAL RECORDS.  
IN FAVOR OF: GLADYS HERBERT WHITE, A MARRIED WOMAN, WHO ACQUIRED TITLE AS GLADYS WHITE.

AFFECTS: THE NORTH, EAST AND WEST 30 FEET AND THE SOUTH 40 FEET OF SAID LAND.  
SAID EASEMENT IS PLOTTED HEREON.

AN OFFER OF DEDICATION FOR STREETS, HIGHWAYS, SEWERS, DRAINAGE, PUBLIC UTILITIES AND PUBLIC ACCESS AND INCIDENTAL PURPOSES, RECORDED JANUARY 4, 1989 AS INSTRUMENT NO. 89-002858 OF OFFICIAL RECORDS.

TO: THE CITY OF VICTORVILLE, A BODY CORPORATE AND POLITIC OF THE STATE OF CALIFORNIA  
AFFECTS: (HOOK BOULEVARD) THE NORTH 42.00 FEET THEREOF;  
AFFECTS: (COBALT ROAD) THE WEST 32.00 FEET THEREOF;  
SAID EASEMENT IS PLOTTED HEREON.

ORDER NO. NHSC-6626033 DATED JUNE 16, 2021:  
AN OFFER OF DEDICATION FOR HIGHWAY AND ROAD PURPOSES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 8, 1972 AS BOOK 8056, PAGE 1489 OF OFFICIAL RECORDS.

TO: COUNTY OF SAN BERNARDINO, A BODY CORPORATE AND POLITIC OF THE STATE OF CALIFORNIA  
SAID EASEMENT IS PLOTTED HEREON.

AN OFFER OF DEDICATION FOR HIGHWAY AND ROAD PURPOSES AND INCIDENTAL PURPOSES, RECORDED AS BOOK 8617, PAGE 286 OF OFFICIAL RECORDS.  
TO: CITY OF VICTORVILLE, A BODY CORPORATE AND POLITIC OF THE STATE OF CALIFORNIA

SAID EASEMENT IS PLOTTED HEREON  
AND EASEMENT FOR DRAINAGE PURPOSES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 8617, PAGE 286 OF OFFICIAL RECORDS.

AFFECTS: PARCEL 4  
SAID EASEMENT IS PLOTTED HEREON.

(E) EASEMENT(S) TO BE ABANDONED OR VACATED.

GRAPHIC SCALE: 1"=80'

MAY 2024  
SHEET 2 OF 3  
PROJECT NUMBER  
CA-13839



