TENTATIVE PARCEL MAP NO. 20479

BEING A SUBDIVISION OF LOT 18 OF TRACT NO. 1748, IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS FILED IN BOOK 25 OF MAPS, PAGE 59, RECORDS OF SAID COUNTY

ALLARD ENGINEERING MARCH, 2022

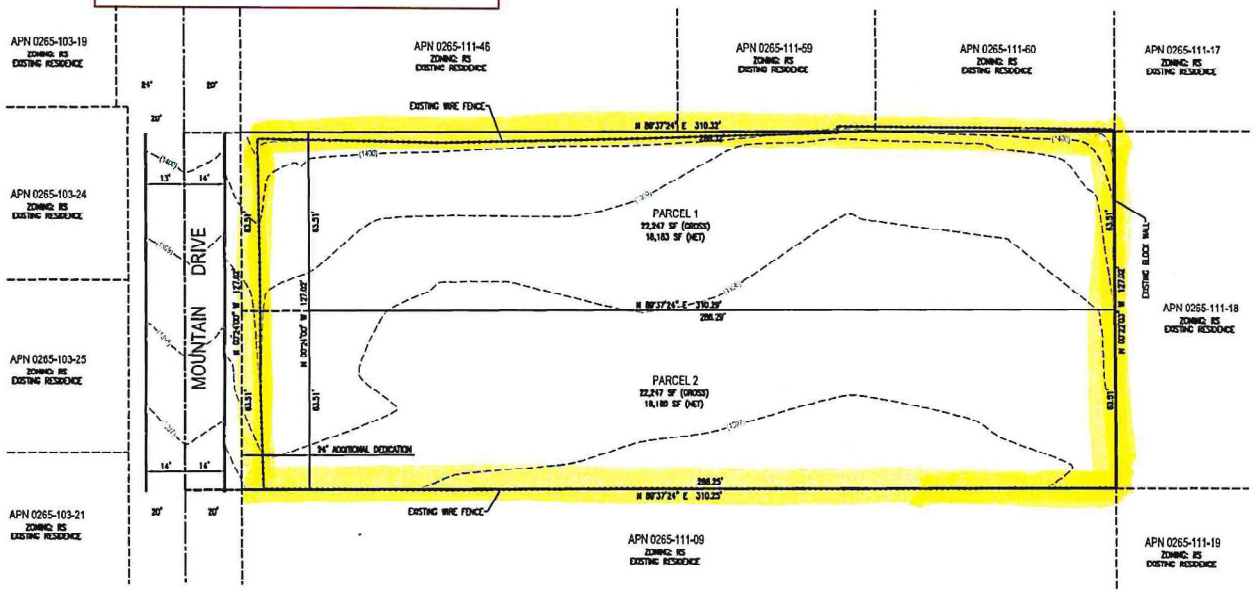
APPROVED BY THE COUNTY
PLANNING DIVISION

Project #: PROJ-2021-00151
Effective date: September 19, 2022
Expiration date: September 19, 2025
Aron Liang
Planning Manager

OFFICIAL USE ONLY

NOTE:

* ROAD DEDICATION - AN ADDITIONAL 24-FOOT GRANT OF EASEMENT IS REQUIRED TO PROVIDE A HALF-WIDTH RIGHT-OF-WAY OF 44 FEET.
* SIDEWALKS - DESIGNED TO BE PER COUNTY STANDARD 109, TYPE "B"
* STREET IMPROVEMENTS - DESIGNED CURB AND GUTTER TO MATCH UP PAVING 32 FEET FROM CENTERLINE.
* DRIVEWAY APPROACHES - DESIGNED TO BE PER 2010 CALTRANS STANDARD DETAIL A87A (W=12 FEET MIN. - 34 FEET MAX) & COUNTY STANDARD 130.



OWNER:
FREEDOM FINANCIAL
JOEL STEIN
200 EAST I STREET
ONTARIO, CA 91764
(800) 479-0805

REPRESENTATIVE:
ALLARD ENGINEERING
16866 SEVILLE AVENUE
FONTANA, CA 92335
(909) 356-1815

STATISTICS:
APN 0265-111-10
AREA: 0.96 ACRES (GROSS)
AREA: 0.90 ACRES (NET)
THIS PARCEL MAP CONTAINS 2 PARCELS
EXISTING ZONING: RS
NO ZONE CHANGE IS PROPOSED

BENCHMARK:
CITY OF SAN BERNARDINO BM A6-22

LOCATED AT THE SOUTHWEST CORNER OF NORTH PARK BLVD. & MOUNTAIN DRIVE.

NAVD 88 ELEVATION = 1454.47

BASIS OF BEARINGS:
TAKEN FROM THE CENTERLINE OF MOUNTAIN DRIVE AS SHOWN ON TRACT NO. 1748, MB 25/59, BEING: N 00°24'00" W

LEGEND:
(XXX) INDICATES EXISTING CONTOUR
INDICATES EXISTING CHAIN LINK FENCE

LEGAL DESCRIPTION:
LOT 18 OF TRACT NO. 1748, IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS FILED IN BOOK 25 OF MAPS, PAGE 59, RECORDS OF SAID COUNTY

UTILITY SUPPLIERS

WATER	SAN BERNARDINO COUNTY CSA 70-ZONE J 17402 INDUSTRIAL BLVD, D-6 VICTORVILLE, CA 92235 (760) 955-4885
SEWER	NONE (SEPTIC SYSTEMS)
ELECTRIC	SOUTHERN CALIFORNIA EDISON 16938 BEAR VALLEY ROAD VICTORVILLE, CA (760) 241-3455
TELEPHONE	VERIZON 15055 LA PAZ DRIVE VICTORVILLE, CA
CABLE T.V.	CHARTER COMMUNICATIONS 12490 BUSINESS CENTER DRIVE VICTORVILLE, CA



VICINITY MAP
NOT TO SCALE

811 Know what's below. Call before you dig.

N

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FT.

ALLARD ENGINEERING
Civil Engineering - Land Surveying - Land Planning
16866 Seville Avenue
Fontana, California 92335
Phone (909) 356-1815 Fax (909) 356-1795

APN 0265-111-10
TPM 20479

APPLICANT / REPRESENTATIVE:
MAP PREPARER:
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RECORD OWNER:
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MAP PREPARED: MARCH 23, 2022
MAP REVISED: MAY 4, 2022
MAP REVISED: JULY 26, 2022