

# TENTATIVE TRACT MAP NO. 18940

IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA  
 OF THE SOUTH HALF OF THE NORTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER  
 OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 4 WEST, S.B.M.  
 TMS CONSORTIUM  
 NOVEMBER 2013

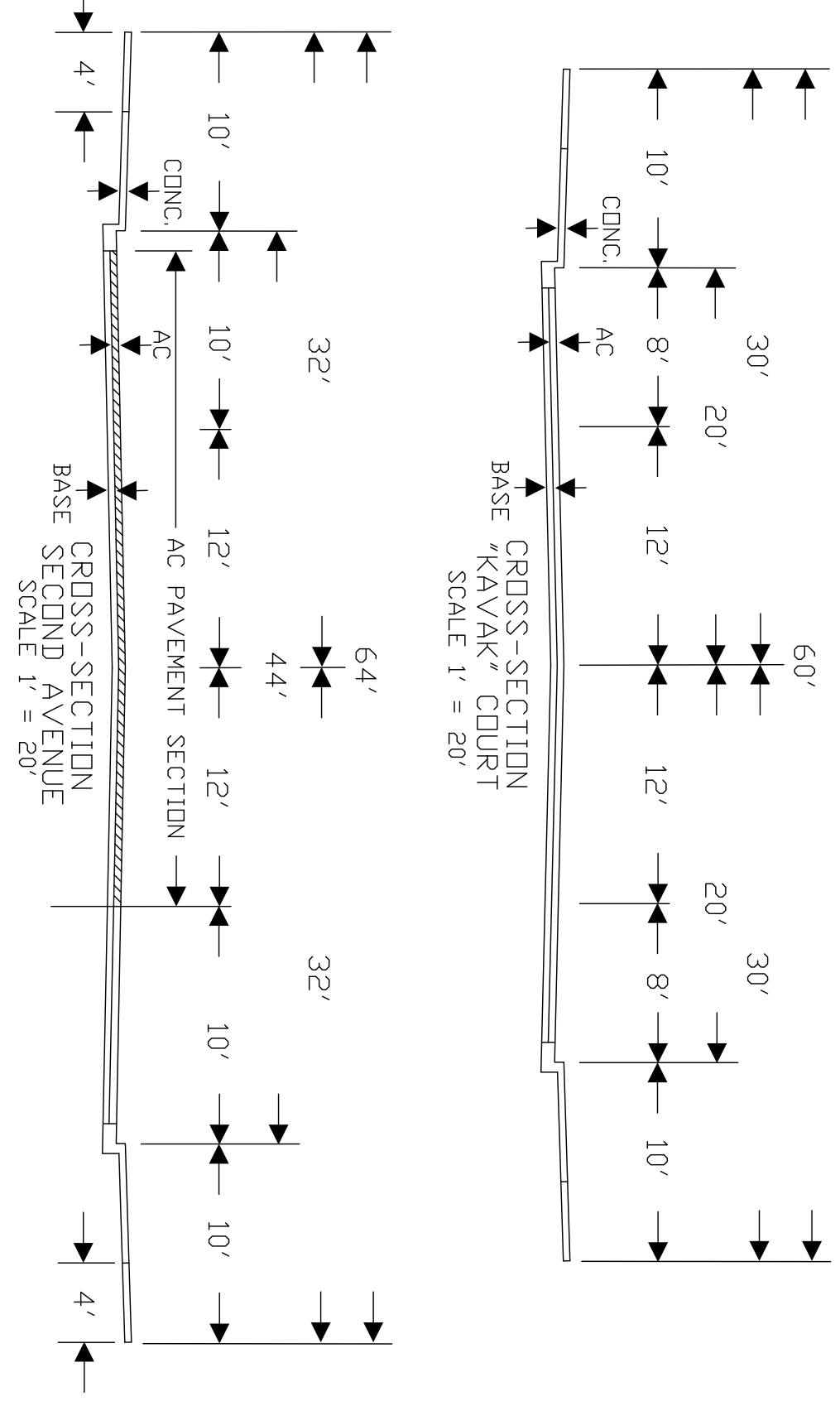
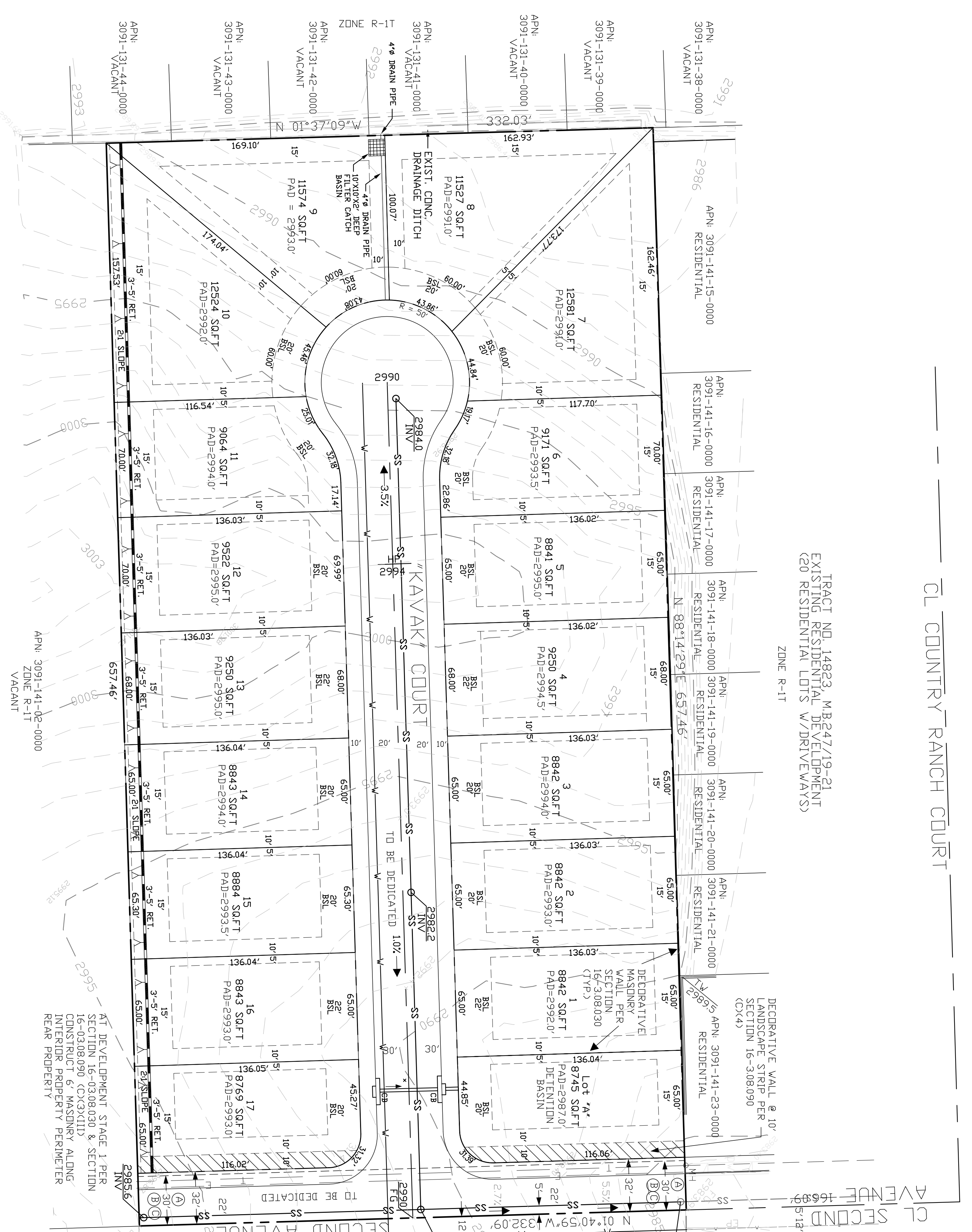
DEVELOPER/DOWNER: JOHN & JANET KAVAK, TRUSTEE OF THE KAVAK FAMILY TRUST DATED APRIL 20, 2006  
 MAP PREPARED BY: TMS CONSORTIUM, 807 E. CHASE DRIVE, CORONA CA 92881 (951) 272-1710  
 MAP PREPARED ON 01 NOVEMBER 2013

APN: 3091-141-01-0000, GROSS ACREAGE: 5.01  
 LEGAL DESCRIPTION: THE SOUTH HALF OF THE NORTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 4 WEST, S.B.M.  
 BENCHMARK: CITY OF VICTORVILLE BHWV 201 AT THE NE COR AT BEAR VALLEY ROAD & SECOND AVE., ELEV = 3028.25'

GROSS ACREAGE: 5.01 NET ACREAGE: 4.08  
 PROPOSED DENSITY: 4.0 RES/ACRE  
 MINIMUM LOT AREA: 6182 SQ.FT.  
 AVERAGE LOT AREA: 9661 SQ.FT.  
 MINIMUM LOT DIMENSIONS: 60' WIDTH, 136.03' LENGTH  
 TOTAL NUMBERED LOTS: 17, TOTAL LETTERED LOTS: 1  
 LINEAL FEET NEW STREETS: 8402'  
 EXISTING ZONING: R-11, PROPOSED ZONING: R-1T

SETBACK DATA:  
 FRONT: 20'  
 REAR: 15'  
 SIDE YARD: 5'  
 STREET SIDE: 10'  
 INTERIOR SIDE: 5' & 10'  
 SEPARATION BETWEEN DWELLING UNITS: 15'  
 MAXIMUM HEIGHT: 30'

EASEMENT NOTES:  
 (A) = A 30' ACCESS EASEMENT PER BK 6133 PG. 291 DR.  
 (B) = A 30' ACCESS EASEMENT PER BK 6570 PG. 89 DR.  
 (C) = PUBLIC RIGHT-OF-WAY EASEMENT DESCRIBED AS FOLLOWS:  
 THE EASTERLY 30 FEET OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 4 WEST, S.B.M.

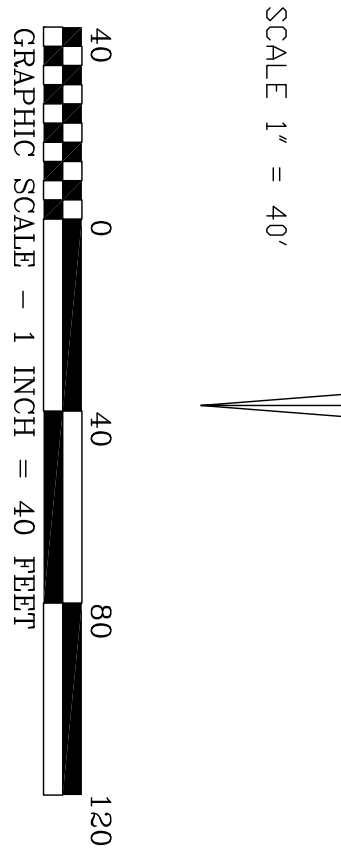


LOT AREA	LOT AREA
LOTS # AREAS (SQ.FT)	LOTS # AREAS (SQ.FT)
1 884219 10 12524.21	9 11574.19
2 884198 11 9063.64	
3 884178 12 9521.87	
4 9249.64 13 9250.43	
5 8841.36 14 8842.51	
6 9171.19 15 8883.51	
7 12581.26 16 8842.88	
8 11526.68 17 8768.76	

FIELD SURVEY ON 10/19/13 BY:  
**LANDMARK SURVEYS INC.**  
 SURVEYING, MAPPING, ENGINEERING,  
 14586 CHDKE CHERRY DRIVE  
 VICTORVILLE, CA 92392  
 PHONE: (760) 955-4141  
 FAX: (760) 955-3441

## EXHIBIT - 1

UTILITY SUPPLIERS:  
 WATER: VICTORVILLE WATER DISTRICT  
 14545 CIVIC DRIVE  
 VICTORVILLE, CA (760) 245-6424  
 SEWER: CITY OF VICTORVILLE  
 14545 CIVIC DRIVE  
 VICTORVILLE, CA (760) 245-3411  
 ELECTRIC: SOUTHERN CALIFORNIA EDISON  
 16938 BEAR VALLEY ROAD  
 VICTORVILLE, CA (760) 241-3805  
 TELEPHONE: VERIZON  
 15055 LA PAZ DRIVE  
 VICTORVILLE, CA (760) 239-7827  
 CABLE TV: CHARTER COMMUNICATIONS  
 12420 BUSINESS CENTER DRIVE  
 VICTORVILLE, CA (866) 770-1837  
 GAS: SOUTHWEST GAS CORP  
 13471 MARIPOSA ROAD  
 VICTORVILLE, CA (760) 245-9321



SPECIAL NOTE:  
 EXISTING DIRECTION AND SURFACE WATER FLOW OF PROPOSED TTM WILL CONCEPTUALLY NOT BE ALTERED. FINISHED GRADES WILL BE KEPT SUBSTANTIALLY AS SHOWN ON THE PROPOSED TTM AT PROPOSED STREET HIGH POINT AT LOTS 6 AND 13.

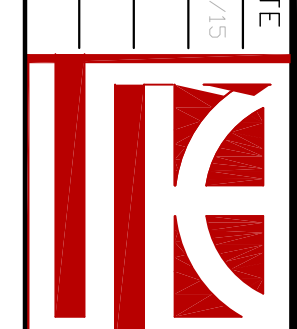
MARK	REVISION	APPR.	DATE
	PAD ELEVS CHANGED, ADDED DETENTION BASIN, RECONFIGURE LOTS 1&19,20	TS	12/9/13

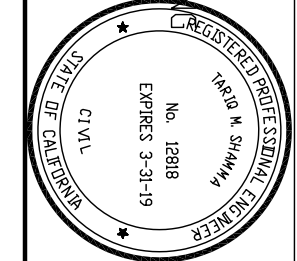
APPROVED BY:	DATE:	APPROVED BY:	DATE:
_____ CITY ENGINEER	_____ DATE	_____ CITY ENGINEER	_____ DATE

SCALE:	DATE:	SCALE:	DATE:
SCALE 50	DATE	SCALE 50	DATE



TMS CONSORTIUM  
 PLANNING, BUILDING, CIVIL & STRUCTURAL ENGINEERS  
 807 E. Chase Dr., Corona, California, 92881  
 TEL. (951) 272-1710 FAX (951) 272-0787



REV.	DATE	BY
1	10/24/13	TMS

TRACT MAP	TRACT MAP	SHEET
APN: 3091-141-01-0000	KAVAK COURT TRACT	1 OF 1
	MAP NO. 18940	SHT.