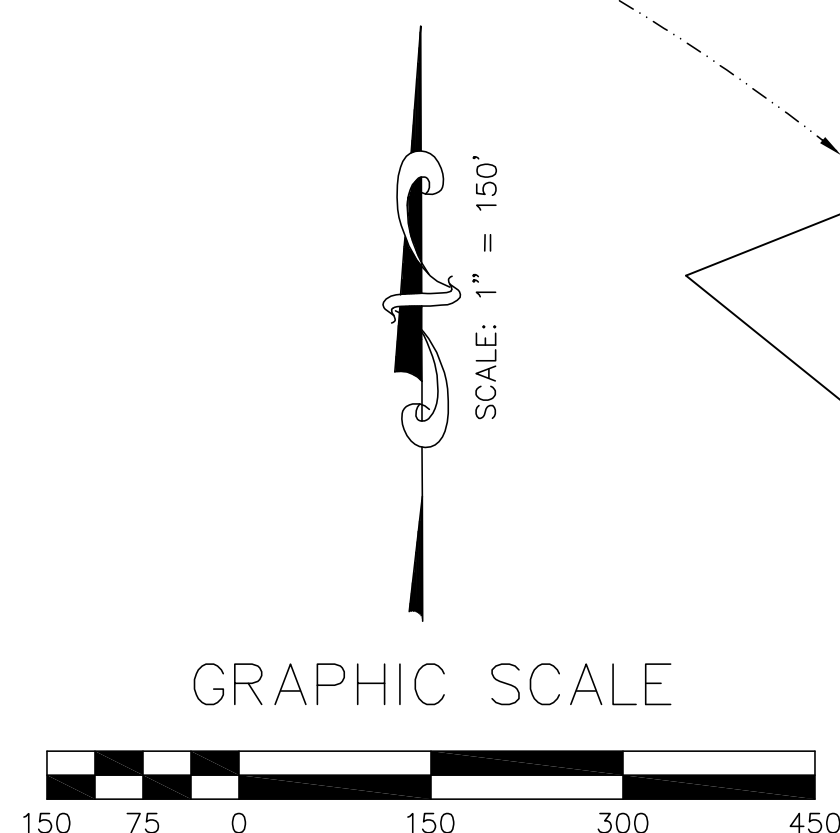
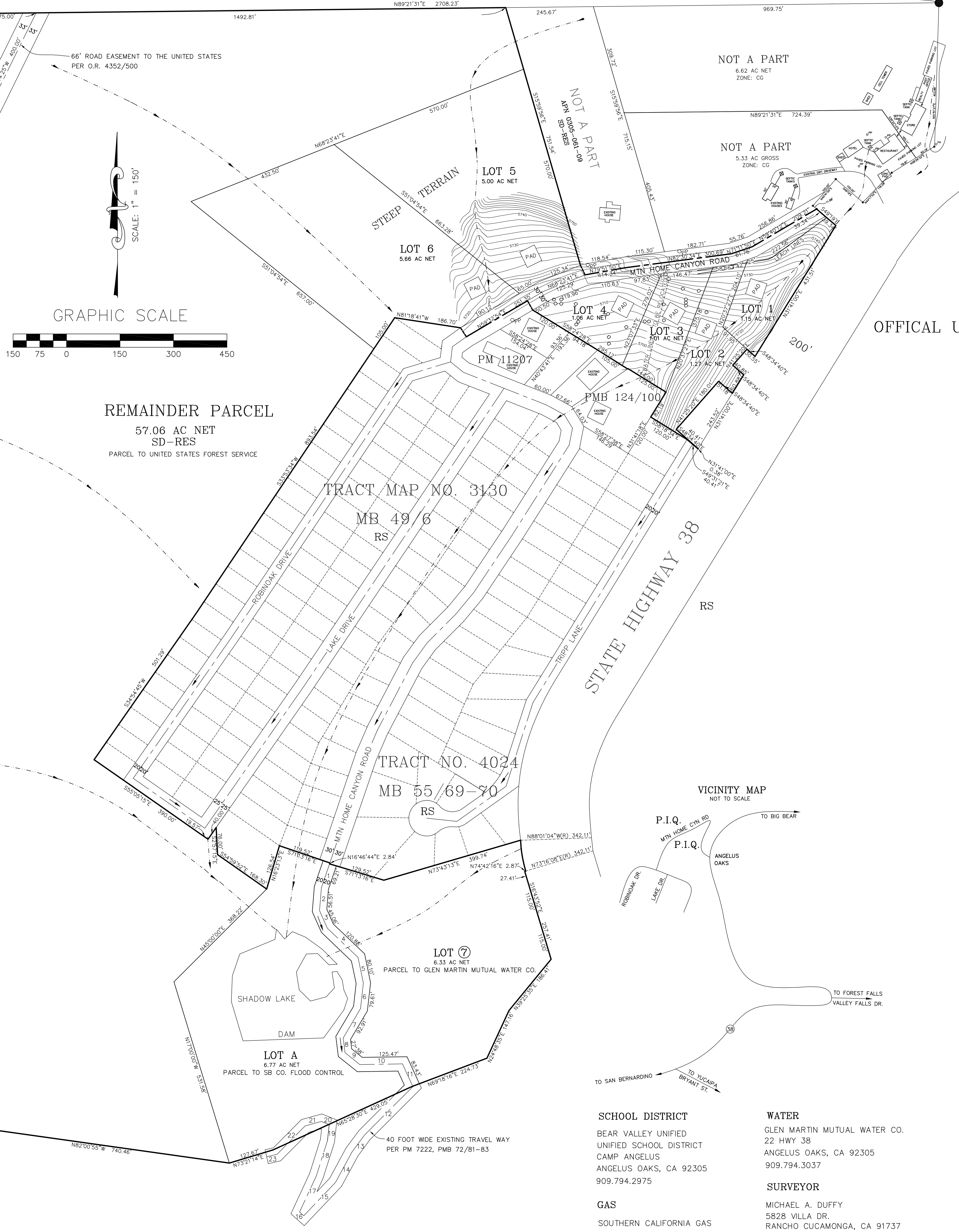
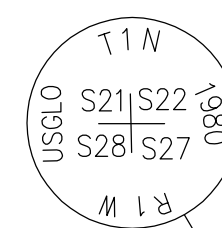
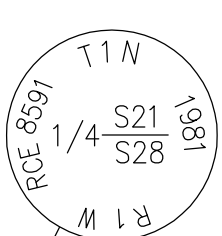


IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

# TENTATIVE TRACT MAP NO. 20022

OF A PORTION OF PARCEL 1, PARCEL MAP NO. 7222 RECORDED IN PARCEL MAP BOOK 72, PAGES 81-83 AND A PORTION OF THE EAST HALF OF SECTION 28, T1N, R1W SBM  
 MICHAEL A. DUFFY, P.L.S. 5113  
 JANUARY 2017



**REMAINDER PARCEL**  
 57.06 AC NET  
 SD-RES  
 PARCEL TO UNITED STATES FOREST SERVICE

**TRACT MAP NO. 3130**  
 MB 49/6  
 RS

**TRACT NO. 4024**  
 MB 55/69-70  
 RS

**VICINITY MAP**  
 NOT TO SCALE

**SCHOOL DISTRICT**  
 BEAR VALLEY UNIFIED  
 UNIFIED SCHOOL DISTRICT  
 CAMP ANGELUS  
 ANGELUS OAKS, CA 92305  
 909.794.2975

**GAS**  
 SOUTHERN CALIFORNIA GAS  
 800.427.2200

**WATER**  
 GLEN MARTIN MUTUAL WATER CO.  
 2244 WALNUT GROVE AVE.  
 ANGELUS OAKS, CA 92305  
 909.794.3037

**SURVEYOR**  
 MICHAEL A. DUFFY  
 5828 VILLA DR.  
 RANCHO CUCAMONGA, CA 91737  
 909.989.7174

**ELECTRIC**  
 SOUTHERN CALIFORNIA EDISON  
 2244 WALNUT GROVE AVE.  
 ROSEMEAD, CA 91770

**TELEPHONE**  
 VERIZON  
 800.483.5000

**CABLE**  
 ADELPHIA CABLE  
 760.365.3378

**ZONING**  
 SD-RES: LOTS 5,6,7,A  
 RS: LOTS 1,2,3,4

**LEGAL OWNERS**  
 HIGHEST & BEST USE, LLC  
 123 10TH STREET  
 SAN FRANCISCO, CA 94103  
 888.315.7420

**APPLICANT**  
 HIGHEST & BEST USE, LLC  
 123 10TH STREET  
 SAN FRANCISCO, CA 94103  
 888.315.7420

**SEWER**  
 SEPTIC

**7 LOTS**  
 APN 0305-061-32,33  
 85.17 ACRES

- NOTES**
- ALL DEDICATED ROADS AND TRAVEL WAYS SHOWN HEREON ARE PAVED.
  - BASIS OF BEARINGS IS THE NORTH LINE OF SECTION 28, T1N, R1W PER PM 7222 BEING N89°21'31"E.
  - DIRECTION OF DRAINAGE SHOWN BY ARROWS ON STREETS AND CANYONS.
  - PROJECT IS DESIGNED FOR LOT SALES, SINGLE FAMILY RESIDENCE.
  - LOT 7 IS NOT FOR SALE BUT WILL BE EXCHANGED WITH GLEN MARTIN MUTUAL WATER CO.
  - REMAINDER PARCEL IS NOT FOR SALE AND DESIGNATED FOR LAND EXCHANGE WITH U.S. FORESTRY.
  - LOT 'A' IS NOT FOR SALE AND DESIGNATED FOR DEDICATION TO SAN BERNARDINO CO. FLOOD CONTROL DIST.
  - INDICATES MAJOR TREE LOCATION (24" TO 60" DIAMETER) OF CEDAR, FUR AND PINES.
  - CONTOURS ARE TWO FOOT INTERVALS
  - FRONT SETBACKS EQUAL 15 FEET, SIDE SETBACKS EQUAL 10 FEET
  - LOT DENSITY: 1 ACRE LOTS OR GREATER IN RS ZONE, 5 ACRE LOTS OR GREATER IN SD-RES ZONE

**CENTERLINE DATA - EXISTING TRAVEL WAY**

1. N18°46'44"E	71.01'	13. N36°26'09"E	58.15'
2. N04°41'10"E	64.03'	14. N28°26'42"E	97.01'
3. N23°56'26"W	54.13'	15. N43°34'12"E	129.59'
4. N46°21'54"W	118.60'	16. N47°32'35"W	15.72'
5. N11°49'50"W	73.67'	17. N24°50'02"E	112.04'
6. N06°24'57"E	72.12'	18. N17°33'44"E	103.00'
7. N30°33'38"E	95.44'	19. N06°11'25"E	45.68'
8. N07°01'09"W	41.73'	20. N68°07'47"W	23.85'
9. N51°17'54"W	53.34'	21. N74°34'05"E	47.01'
10. N89°05'13"E	119.62'	22. N44°40'42"E	112.29'
11. N24°39'13"W	70.10'	23. N77°12'49"E	29.76'
12. N44°55'51"E	192.84'		



MICHAEL A. DUFFY P.L.S. 5113  
 DATE