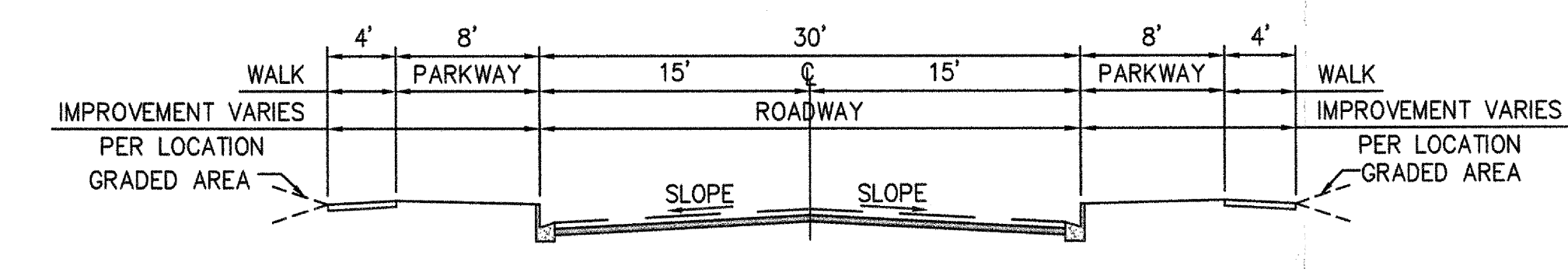
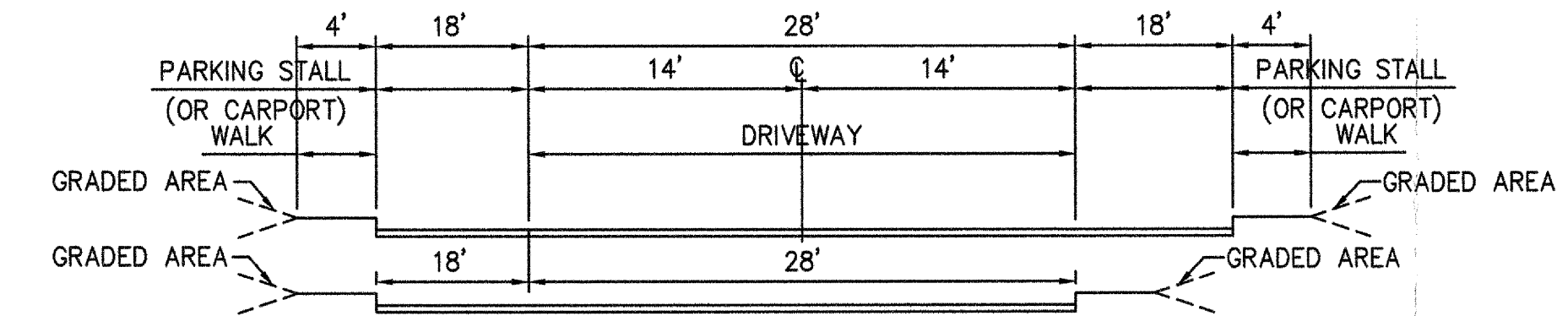


# TENTATIVE TRACT MAP NO. 17832

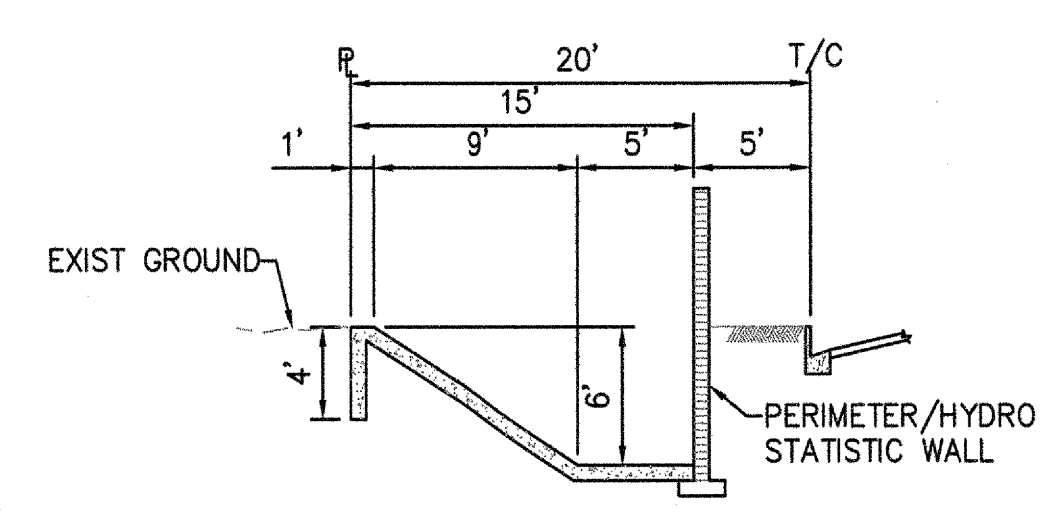
## CITY OF BARSTOW



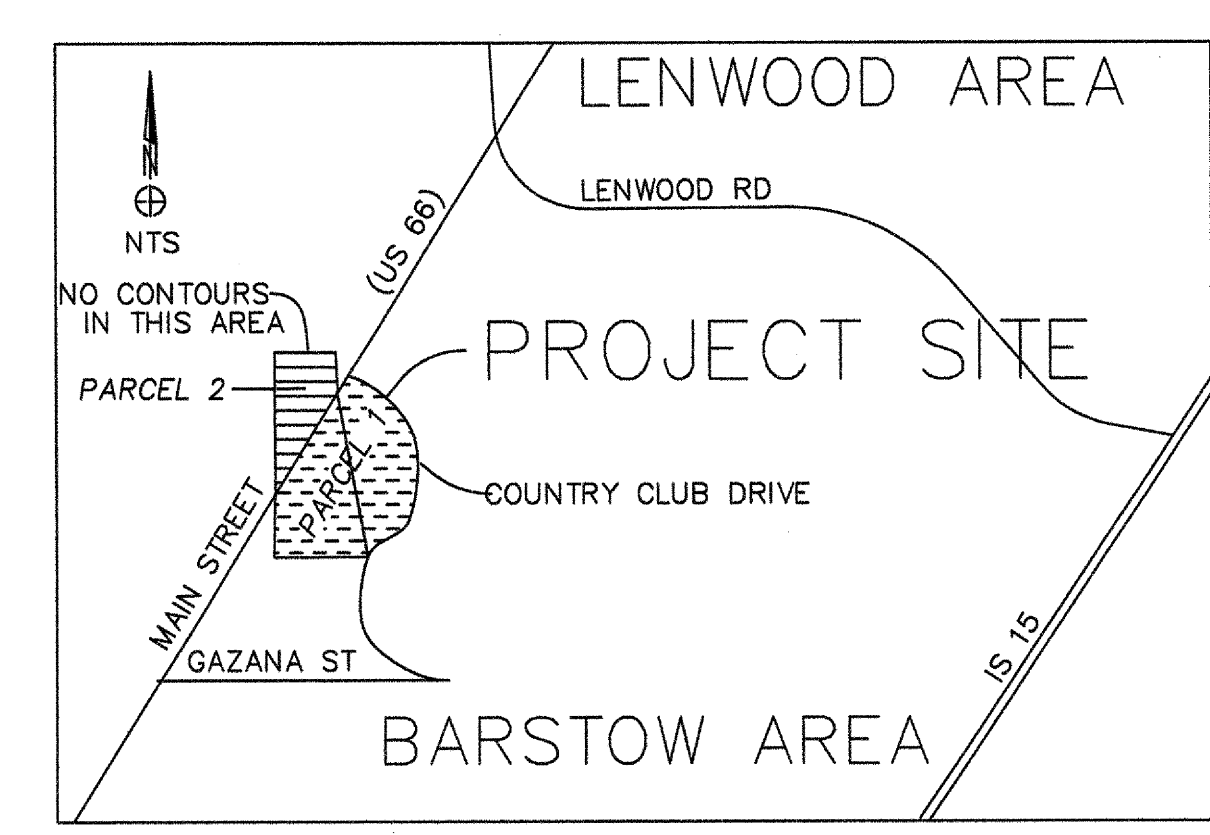
**TYPICAL STREET SECTION**  
NOT TO SCALE



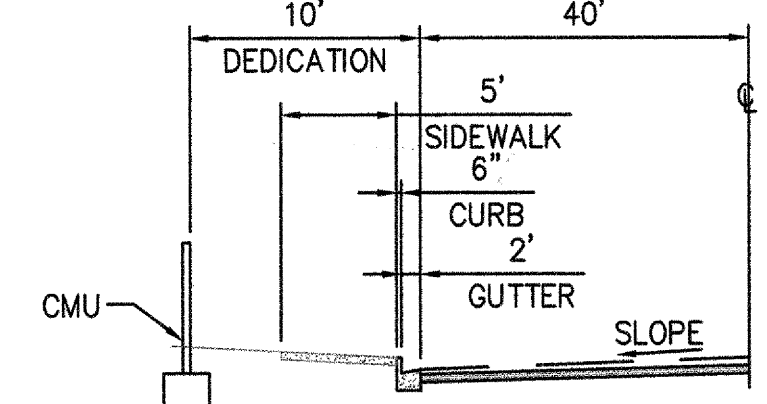
**TYPICAL PARKING SECTION**  
NOT TO SCALE



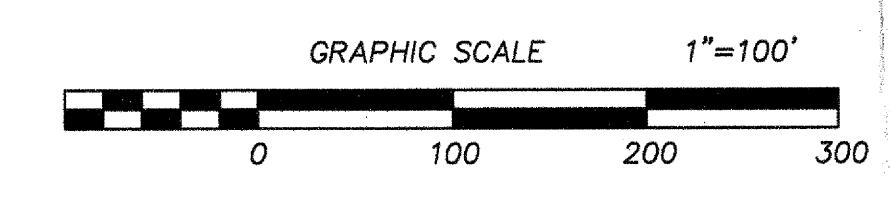
**TYPICAL OPEN CONCRETE CHANNEL STORM DRAINAGE**  
NOT TO SCALE



**VICINITY MAP**  
N.T.S.



**STREET SECTION**  
NOT TO SCALE  
(MAIN STREET & COUNTRY CLUB DRIVE WITH 10' WIDE DEDICATION)



**LEGAL DESCRIPTION:**

ALL THAT PORTION OF GOVERNMENT LOT 1, OF THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, LING SOUTHERLY OF HIGHWAY 66, AND WESTERLY OF COUNTRY CLUB ROAD.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

THAT CERTAIN PORTION OF THE EASTERLY ONE-HALF OF THAT WESTERLY ONE-THIRD OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF THE EASTERLY ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION; THENCE ALONG THE WESTERLY LINE OF SAID EASTERLY ONE-HALF, NORTH 07°41'21" WEST, 769.99 FEET; THENCE NORTH 89°42'40" EAST, 280.00 FEET; THENCE SOUTH 07°41'21" EAST, 573.54 FEET; THENCE SOUTH 37°27'07" EAST, 197.48 FEET; THENCE SOUTH 82°52'55" WEST, 478.48 FEET TO THE ABOVE DESCRIBED WESTERLY LINE OF THE EASTERLY ONE-HALF OF SECTION 19; THENCE NORTH 07°41'21" WEST, THEREON, 247.98 FEET TO THE POINT OF BEGINNING.

A.P.N. 0421-082-24  
22.38 ACRES NET

THAT CERTAIN PORTION OF GOVERNMENT LOT 1 OF NORTHWESTERLY ONE-QUARTER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND WITHIN THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE NORTHWESTERLY CORNER OF THE EASTERLY ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION; THENCE ALONG THE WESTERLY LINE OF SAID EASTERLY ONE-HALF, NORTH 07°41'21" WEST, 769.99 FEET; THENCE NORTH 89°42'40" EAST, 280.00 FEET; THENCE SOUTH 37°27'07" EAST, 197.48 FEET; THENCE SOUTH 82°52'55" WEST, 478.48 FEET TO THE ABOVE DESCRIBED WESTERLY LINE OF THE EASTERLY ONE-HALF OF SECTION 19; THENCE NORTH 07°41'21" WEST, THEREON, 247.98 FEET TO THE POINT OF BEGINNING.

A.P.N. 0421-082-03  
4.80 ACRES (NET)  
4.83 ACRES (GROSS)

**EXISTING GROSS AREA OF SITE:**  
10.41 ACRES

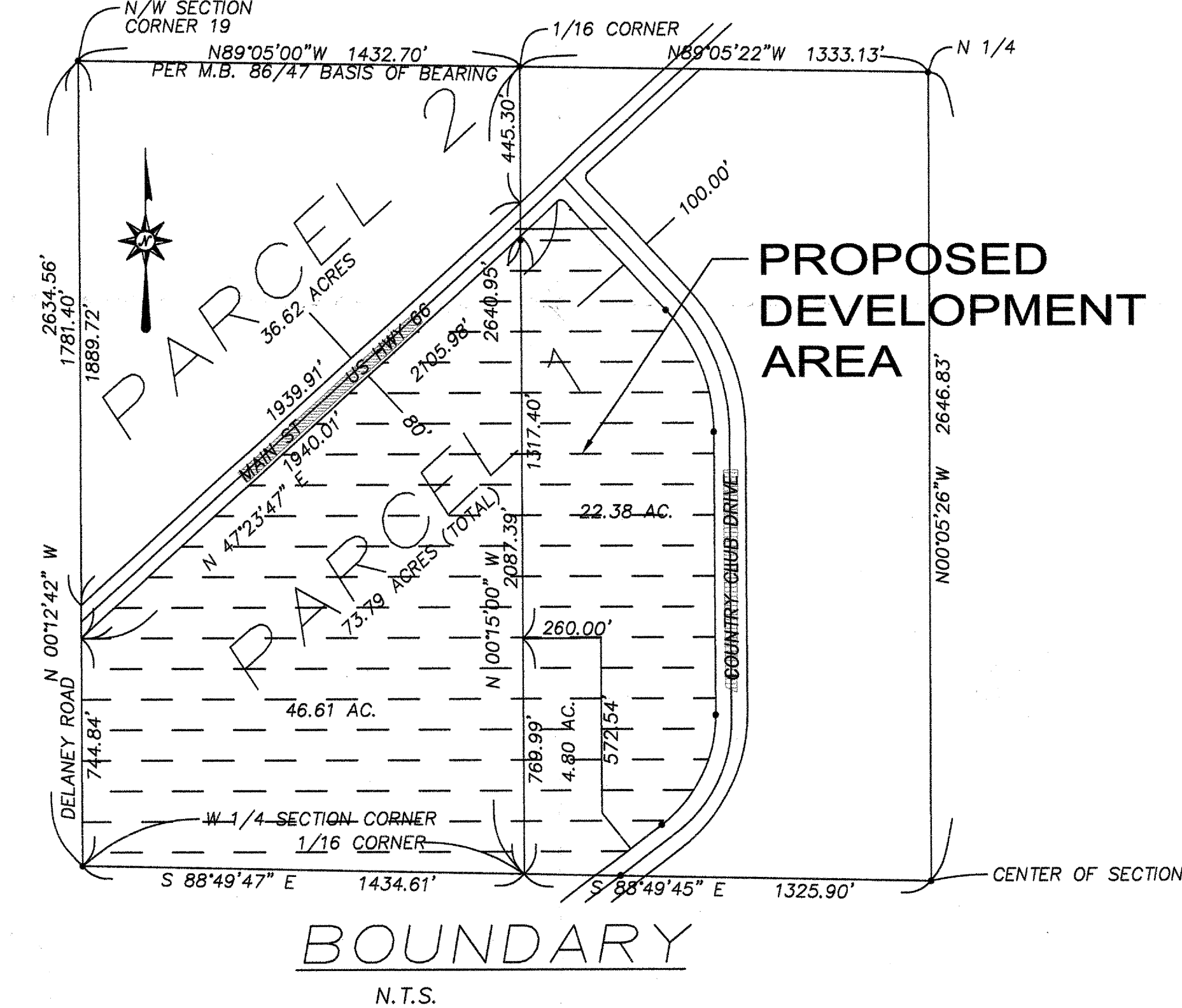
NUMBER OF PARCELS - 2  
PARCEL 1 = 73.79 ACRES  
PARCEL 2 = 36.62 ACRES

**EXISTING LAND USE CLASSIFICATION AND LAND DEVELOPMENT USE:**  
A.P.N. 421-082-24 NEIGHBORHOOD  
A.P.N. 421-082-03 RESIDENTIAL  
A.P.N. 421-082-01 NORTH OF MAIN STREET  
GENERAL COMMERCIAL-GC

**PROPOSED LAND USE:**  
SENIOR CITIZENS COMMUNITY  
HOUSING AND APARTMENT BUILDINGS

CONTOUR INTERVAL: 1'  
BY: KERAL HATHINGS  
TWR ASSOCIATES  
MARCH 2008

**BENCHMARK:**  
DESCRIPTION: 2 1/2" BRASS CAP - FOR THE NORTHWEST CORNER OF SECTION 19, 1/4 IN. BELOW FROM PER SAN BERNARDINO COUNTY SURVEYOR  
ELEVATION = 2280.16'



**LEGEND**

— 2280 —	EXISTING CONTOURS	— 101 —	BUILDING NUMBER	RENTAL APARTMENT BUILDING
— 2280 —	PROPOSED CONTOURS	A-1	BUILDING NUMBER	CONDOMINIUM PLAN A-1
— — —	TRACT BOUNDARY	A-2	BUILDING NUMBER	CONDOMINIUM PLAN A-2
— — —	PROPOSED STREET CENTERLINE	B	BUILDING NUMBER	CONDOMINIUM PLAN B
— SS —	SANITARY SEWER LINE	C	BUILDING NUMBER	CONDOMINIUM PLAN C
— SD —	STORM DRAIN LINE			
— W —	WATER LINE			
●	SINGLE WATER METER LOCATION FOR EACH APARTMENT BUILDING			
●	WATER METER FOR CONDO HOA AREA			
●	MULTIPLE WATER METER LOCATION (FOR CONDO UNITS)			
●	METER FOR ALL OTHER DOMESTIC WATER USES			
●	FIRE HYDRANT			
— E —	PROPOSED DISTRIBUTION ROUTE			
■	PAD-MOUNTED TRANSFORMER AND SWITCHGEAR			

**NOTES:**

1.) MASSARO & WELSH (LAND SURVEYOR)  
1572 N. WATERMAN AVENUE, SUITE 5, SAN BERNARDINO, CA 92404,  
PROVIDED THE TOPOGRAPHIC AND BOUNDARY SURVEY, BOUNDARY MAP,  
LEGAL DESCRIPTION OF THE LOT, EXISTING GROSS AREA OF THE SITE,  
LAND USE AND BENCH MARK.

2.) THE LUCKMAN PARTNERSHIP, INC. (ARCHITECT)  
333 NORTH GLENOAKS BLVD., SUITE 505, BURBANK, CA 91502,  
PROVIDED THE PROPOSED BUILDING/ IMPROVEMENT SITE LAYOUT.

DATE	ISSUED TO	NO.

NO.	DATE	DESCRIPTION

**CONSULTANT**

**DHA**

Deion Hampton & Associates, Chartered  
Engineers and Construction Managers  
707 Wilshire Blvd., Suite 5300  
Los Angeles, California 90017  
Tel. 213.622.4848 Fax 213.622.2312  
Email: dhalosangeles@deionhampton.com

**SOILS ENGINEER**

Martin R. Owens, P.E., GE  
4730 Noyes Street #402  
San Diego, CA 92109  
Tel 619-813-8462

**PROJECT**

**GADSON GARDEN ESTATES**  
BARSTOW, CALIFORNIA

OWNER / SUBDIVIDER:  
GLOBAL HOMECARE SYSTEMS  
1577 N. FAIROAKS AVE.  
PASADENA, CA 91103  
ROBERT J. MERRITT,  
GENERAL MANAGER  
(626)296-3993 OFFICE

**SHEET TITLE**

**TENTATIVE TRACT MAP**

PROJECT MANAGER	PROJECT NUMBER
PROJECT DESIGNER	
PROJECT ARCHITECT	DRAWING NUMBER
DRAWN BY RH	<b>C 1.1</b>
CHECKED BY	
DATE 12.02.05	OF SHEETS