

- ### EXISTING EASEMENTS
- 62. AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT RECORDED: NOVEMBER 20, 1937 IN BOOK 1245, PAGE 39, OF OFFICIAL RECORDS. FOR: WAY TO CONSTRUCT, RECONSTRUCT, MAINTAIN, OPERATE, ENLARGE, IMPROVE, REMOVE, REPAIR AND RENEW AN ELECTRIC TRANSMISSION LINE CONSISTING OF A LINE OF STEEL TOWERS, WIRES, CABLES AND OTHER STRUCTURES, INCLUDING GROUND WIRES, BOTH OVERHEAD AND UNDERGROUND, WITH NECESSARY AND CONVENIENT FOUNDATIONS, INSULATORS AND CROSS-ARMS PLACED ON SAID TOWERS, AND OTHER APPURTENANCES CONNECTED THEREWITH, CONVENIENT AND NECESSARY FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, REGULATION, CONTROL AND GROUNDING OF ELECTRIC TRANSMISSION LINES FOR THE PURPOSE OF TRANSMITTING, DISTRIBUTING, REGULATING, USING AND CONTROLLING ELECTRIC ENERGY, TOGETHER WITH THE RIGHT AND EASEMENT FOR ROADS, INGRESS AND OTHER CONVENIENT PURPOSES AND INCIDENTAL PURPOSES. SOUTHERN CALIFORNIA EDISON COMPANY LTD. THE LOCATION OF SAID EASEMENT IS SET FORTH THEREIN.
  - 63. IN FAVOR OF: AFFECTS: AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT RECORDED: NOVEMBER 1, 1940 IN BOOK 1441, PAGE 112, OF OFFICIAL RECORDS. FOR: RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, MAINTAIN, OPERATE, ENLARGE, IMPROVE, REMOVE, REPAIR AND RENEW AN ELECTRIC TRANSMISSION LINE CONSISTING OF A LINE OF STEEL TOWERS, WIRES, CABLES AND OTHER STRUCTURES, INCLUDING GROUND WIRES, BOTH OVERHEAD AND UNDERGROUND, WITH NECESSARY AND CONVENIENT FOUNDATIONS, INSULATORS AND CROSS-ARMS PLACED ON SAID TOWERS, AND OTHER APPURTENANCES CONNECTED THEREWITH, CONVENIENT AND NECESSARY FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, REGULATION, CONTROL AND GROUNDING OF ELECTRIC TRANSMISSION LINES FOR THE PURPOSE OF TRANSMITTING, DISTRIBUTING, REGULATING, USING AND CONTROLLING ELECTRIC ENERGY, TOGETHER WITH THE RIGHT AND EASEMENT FOR ROADS, INGRESS AND OTHER CONVENIENT PURPOSES NEEDED OR DESIRED AT ANY TIME BY THE GRANTEE, AND THE RIGHT AND EASEMENT TO CONSTRUCT, RECONSTRUCT, MAINTAIN, AND OPERATE THE SAME, AND THE RIGHT TO CLEAR AND KEEP CLEAR SAID EASEMENT AND INCIDENTAL PURPOSES. SOUTHERN CALIFORNIA EDISON COMPANY LTD. THE LOCATION OF SAID EASEMENT IS SET FORTH THEREIN.
  - 64. IN FAVOR OF: AFFECTS: AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT RECORDED: JULY 8, 1959 IN BOOK 4869 PAGE 240, OF OFFICIAL RECORDS. FOR: RIGHT OF WAY TO LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, RENEW, CHANGE THE SIZE OF AND REMOVE ONE OR MORE PIPE LINES, WITH METERING, MEASURING, REGULATING AND OTHER EQUIPMENT FOR THE TRANSPORTATION AND INCIDENTAL PURPOSES. SOUTHERN CALIFORNIA EDISON COMPANY LTD. THE LOCATION OF SAID EASEMENT IS SET FORTH THEREIN.
  - 65. IN FAVOR OF: AFFECTS: AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT RECORDED: DECEMBER 23, 1937 IN BOOK 1245 PAGE 389, OF OFFICIAL RECORDS. FOR: RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, MAINTAIN, OPERATE, ENLARGE, IMPROVE, REMOVE, REPAIR AND RENEW AN ELECTRIC TRANSMISSION LINE AND INCIDENTAL PURPOSES. SOUTHERN CALIFORNIA EDISON LTD.
  - 66. IN FAVOR OF: AFFECTS: AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT RECORDED: IN BOOK 2804 PAGE 68, OF OFFICIAL RECORDS. FOR: ROAD AND PUBLIC UTILITIES PURPOSES AND INCIDENTAL PURPOSES. PARCELS 16 AND 18.
  - 67. AFFECTS: AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT RECORDED: DECEMBER 8, 1953 IN BOOK 3220 PAGE 236, OF OFFICIAL RECORDS. FOR: ELECTRIC LINE, CONSISTING OF POLES, NECESSARY GUYS AND ANCHORS, CROSS-ARMS, WIRES AND OTHER FIXTURES AND APPLIANCES, FOR CONVEYING ELECTRIC ENERGY TO BE USED FOR LIGHT, HEAT, POWER, TELEPHONE AND/OR OTHER PURPOSES AND INCIDENTAL PURPOSES. SOUTHERN CALIFORNIA EDISON COMPANY LTD. PARCEL 18.
  - 68. IN FAVOR OF: AFFECTS: AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT RECORDED: JANUARY 27, 1955 IN BOOK 3555 PAGE 65, OF OFFICIAL RECORDS. FOR: ELECTRIC LINE, CONSISTING OF POLES, NECESSARY GUYS AND ANCHORS, CROSS-ARMS, WIRES AND OTHER FIXTURES AND APPLIANCES, FOR CONVEYING ELECTRIC ENERGY TO BE USED FOR LIGHT, HEAT, POWER, TELEPHONE AND/OR OTHER PURPOSES AND INCIDENTAL PURPOSES. SOUTHERN CALIFORNIA EDISON COMPANY LTD. PARCEL 17.
  - 69. IN FAVOR OF: AFFECTS: AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT RECORDED: OCTOBER 27, 1956 IN BOOK 4639 PAGE 211 & BOOK 4969 PAGE 166, OF OFFICIAL RECORDS. FOR: THE CONSTRUCTION, MAINTENANCE, USE AND OPERATION OF ONE OR MORE PIPE LINES FOR THE CARRYING AND TRANSPORTATION OF GAS AND INCIDENTAL PURPOSES. SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, AND SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA. PARCEL 16.
  - 70. AFFECTS: AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT RECORDED: JULY 8, 1959, IN BOOK 4869 PAGE 240, OF OFFICIAL RECORDS. FOR: THE RIGHT OF WAY TO LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, RENEW, CHANGE THE SIZE OF AND REMOVE ONE OR MORE PIPE LINES, WITH METERING, MEASURING, REGULATING AND OTHER EQUIPMENT FOR THE TRANSPORTATION AND INCIDENTAL PURPOSES. SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, AND SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA. PARCEL 1.
  - 71. AFFECTS: AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT RECORDED: JULY 20, 1970, IN BOOK 7482 PAGE 836, OF OFFICIAL RECORDS. FOR: WATER PIPE LINES AND INCIDENTAL PURPOSES. WEST SAN BERNARDINO COUNTY WATER DISTRICT. PARCEL 18.
  - 72. IN FAVOR OF: AFFECTS: AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT RECORDED: JULY 20, 1970, IN BOOK 7482 PAGE 837, OF OFFICIAL RECORDS. FOR: WATER PIPE LINES AND INCIDENTAL PURPOSES. WEST SAN BERNARDINO COUNTY WATER DISTRICT. PARCELS 2 AND 3.
  - 73. AFFECTS: AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT RECORDED: JULY 20, 1970, IN BOOK 7484 PAGE 617, OF OFFICIAL RECORDS. FOR: WATER PIPE LINES AND INCIDENTAL PURPOSES. WEST SAN BERNARDINO COUNTY WATER DISTRICT. PARCELS 5, 8 AND 6.
  - 74. AFFECTS: AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT RECORDED: IN BOOK 9014 PAGE 999, OF OFFICIAL RECORDS. FOR: PARCELS 16 AND 17.
  - 75. AFFECTS: AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT RECORDED: IN BOOK 9196 PAGE 1464, OF OFFICIAL RECORDS. FOR: ROAD PURPOSES AND FOR THE PLACEMENT OF UTILITIES AND INCIDENTAL PURPOSES. PARCELS 16 AND 17.
  - 76. AFFECTS: AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT RECORDED: APRIL 3, 1981, AS INSTRUMENT NO. 1981-72264 THROUGH 1981-72267, OF OFFICIAL RECORDS. FOR: INGRESS AND EGRESS AND INCIDENTAL PURPOSES. PARCEL 9.
  - 77. AFFECTS: AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT RECORDED: FEBRUARY 13, 2003, AS INSTRUMENT NO. 2003-95638, OF OFFICIAL RECORDS. FOR: THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPLACEMENT AND REMOVAL OF A WATER PIPELINE SYSTEM AND INCIDENTAL PURPOSES. WEST SAN BERNARDINO COUNTY WATER DISTRICT. PARCEL 5.
  - 78. IN FAVOR OF: AFFECTS: AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT RECORDED: FEBRUARY 28, 2003, AS INSTRUMENT NO. 2003-133638, OF OFFICIAL RECORDS. FOR: CONSTRUCTION, INSTALLATION, MAINTENANCE, REPLACEMENT AND REMOVAL OF A WATER PIPELINE SYSTEM AND INCIDENTAL PURPOSES. WEST SAN BERNARDINO COUNTY WATER DISTRICT. PARCEL 2.
  - 79. AFFECTS: AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT RECORDED: AUGUST 17, 2012, AS INSTRUMENT NO. 2012-332145, OF OFFICIAL RECORDS. FOR: STREET, HIGHWAY AND PUBLIC UTILITY PURPOSES AND INCIDENTAL PURPOSES. CITY OF FONTANA. PARCEL 2.
  - 80. AFFECTS: AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT RECORDED: JULY 10, 2015, AS INSTRUMENT NO. 2015-295281, OF OFFICIAL RECORDS. FOR: STREET, HIGHWAY AND PUBLIC UTILITY PURPOSES AND INCIDENTAL PURPOSES. CITY OF FONTANA. PARCELS 5 AND 9.
  - 81. AFFECTS: AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT RECORDED: APRIL 25, 2018, AS INSTRUMENT NO. 2018-149169, OF OFFICIAL RECORDS. FOR: TO CONSTRUCT, MAINTAIN, OPERATE, ALTER, ADD TO, REPAIR, REPLACE, RECONSTRUCT, INSPECT AND REMOVE AT ANY TIME AND FROM TIME TO TIME OVERHEAD AND UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS (HEREINAFTER REFERRED TO AS "SYSTEMS"), CONSISTING OF POLES, GUYS AND ANCHORS, CROSSARMS, WIRES, UNDERGROUND CONDUITS, CABLES, VAULTS, MANHOLES, HANDHOLES, AND INCLUDING ABOVEGROUND ENCLOSURES, MARKERS, AND CONCRETE PADS AND OTHER APPURTENANT FIXTURES AND EQUIPMENT NECESSARY OR USEFUL FOR DISTRIBUTING ELECTRICAL ENERGY AND TRANSMITTING INTELLIGENCE BY ELECTRICAL MEANS AND INCIDENTAL PURPOSES. SOUTHERN CALIFORNIA EDISON COMPANY. PARCEL 5.

### LEGEND

- TRACT BOUNDARY
- EXISTING RIGHT-OF-WAY
- EXISTING LOT
- EXISTING STREET CL
- EXISTING EASEMENT

## TENTATIVE TRACT MAP NO. 20646 CITY OF FONTANA EXISTING EASEMENTS

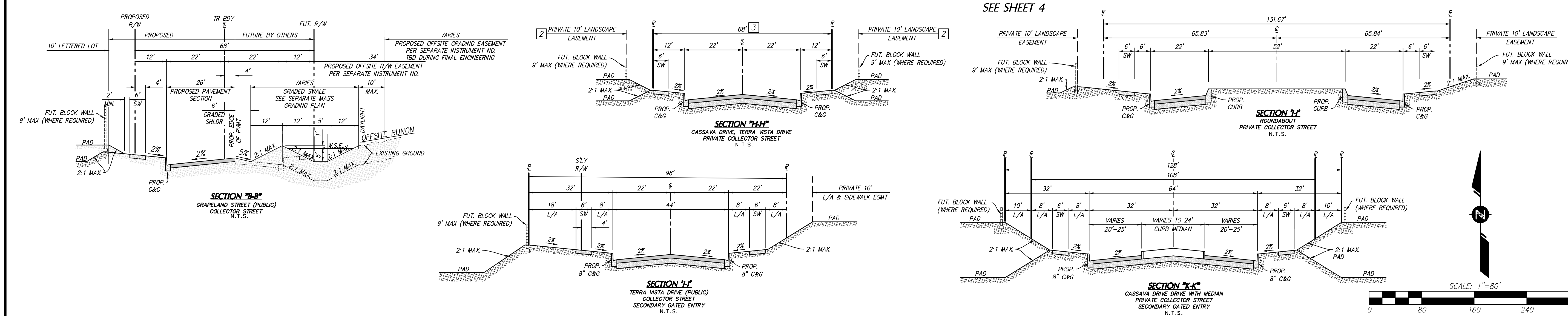
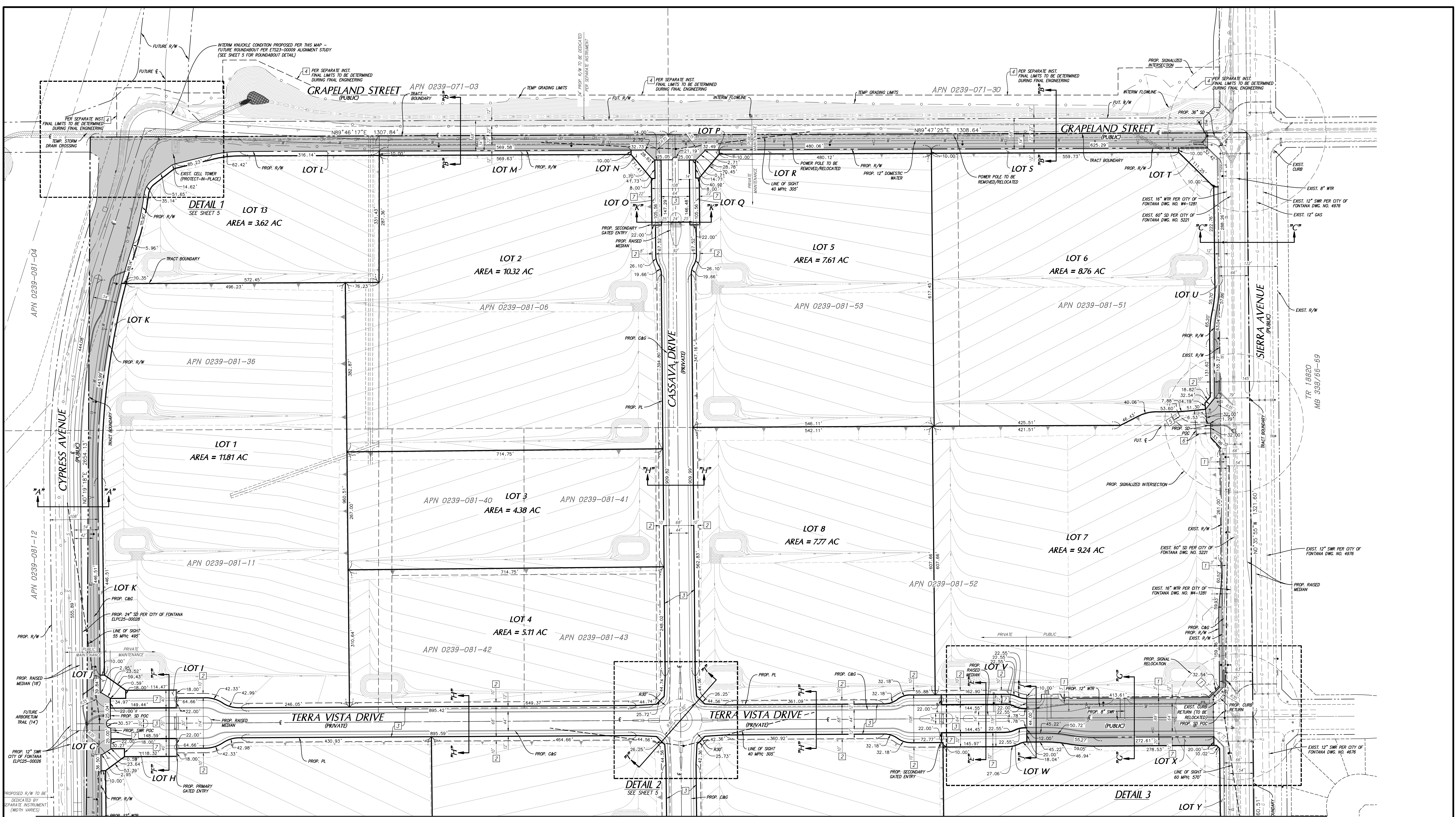
PREPARED BY:

**rtm**  
engineering consultants  
MCN23-044

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Suite 117  
Corona, CA 92878  
Phone: 951.279.1800  
Fax: 951.279.4380

SCALE: 1"=100'

SHEET 2 of 6



## TENTATIVE TRACT MAP NO. 20646 CITY OF FONTANA FOR CONDOMINIUM PURPOSES

**LEGEND**

PROPOSED RIGHT-OF-WAY DEDICATION PER THIS TRACT MAP

**PROPOSED EASEMENTS**

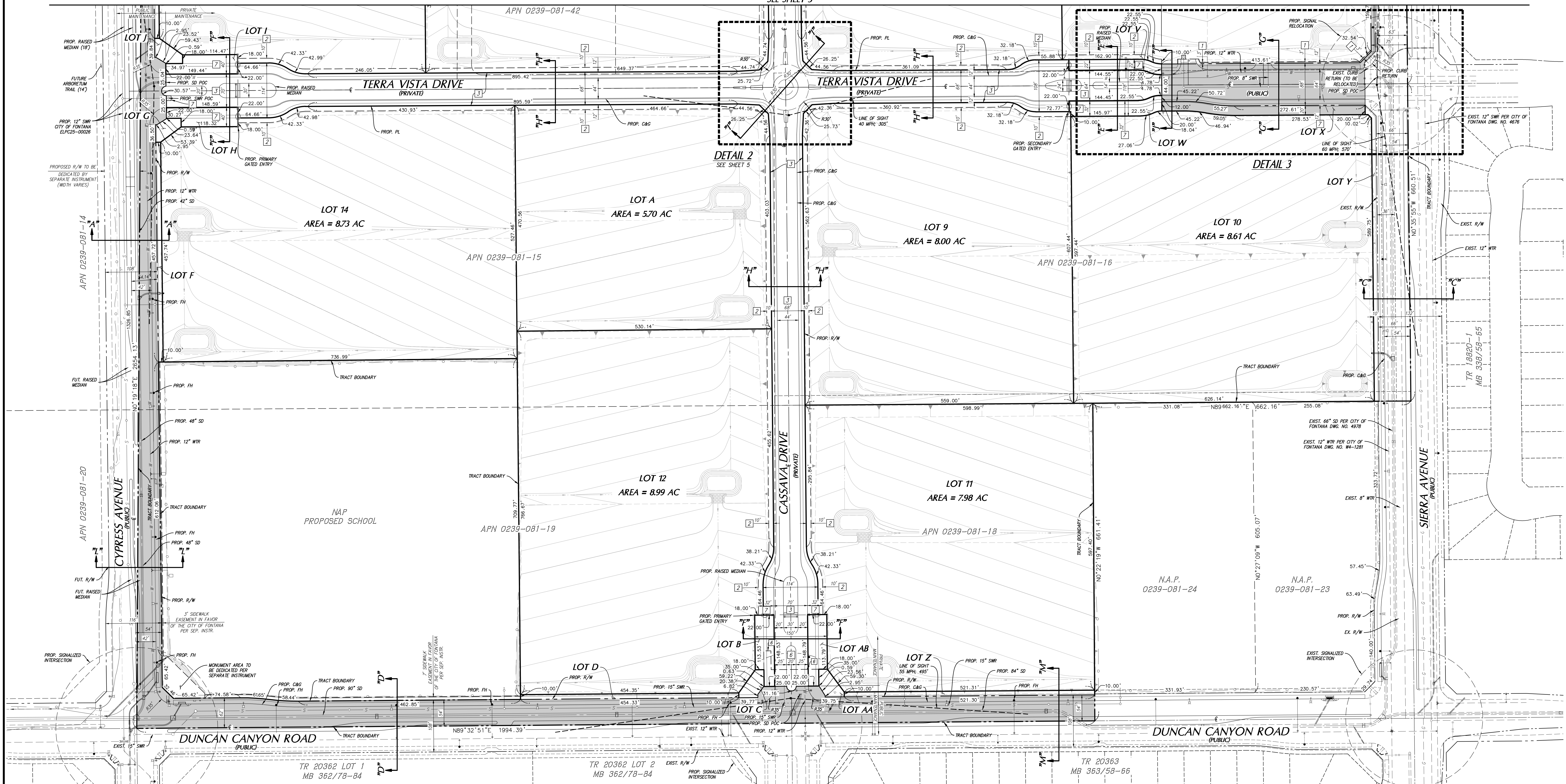
- 1 AN EASEMENT FOR SIDEWALKS IN FAVOR OF THE CITY OF FONTANA.
- 2 AN EASEMENT FOR PRIVATE LANDSCAPE, SIDEWALK, AND SLOPE MAINTENANCE PURPOSES FOR SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNS WITHIN THIS MAP.
- 3 AN EASEMENT FOR PUBLIC AND PRIVATE UTILITIES; CASSAVA DRIVE AND TERRA VISTA DRIVE.
- 4 PROPOSED GRADING AND DRAINAGE EASEMENT IN FAVOR OF THE CITY OF FONTANA.
- 5 A PRIVATE STORM DRAIN EASEMENT IN FAVOR OF LOT 6.
- 6 AN EASEMENT FOR THE PURPOSE OF TRAFFIC SIGNAL MAINTENANCE.
- 7 AN EASEMENT FOR LANDSCAPE, SIDEWALK, SLOPE AND PUBLIC UTILITIES IN FAVOR OF THE CITY OF FONTANA.

**PREPARED BY:**  
  
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SCALE: 1"=80'

SHEET 3 of 6



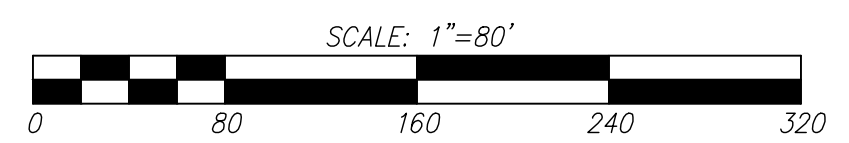
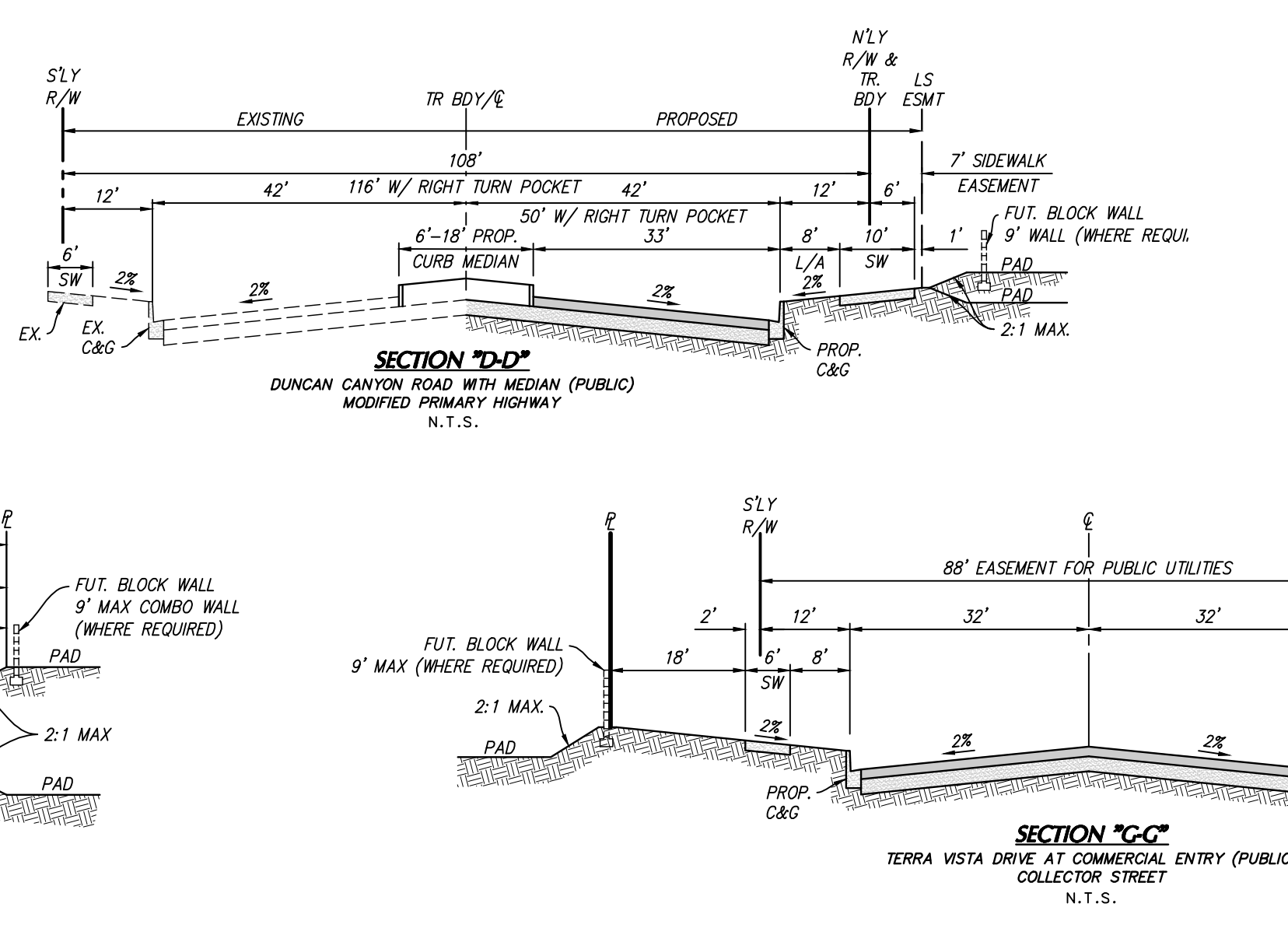
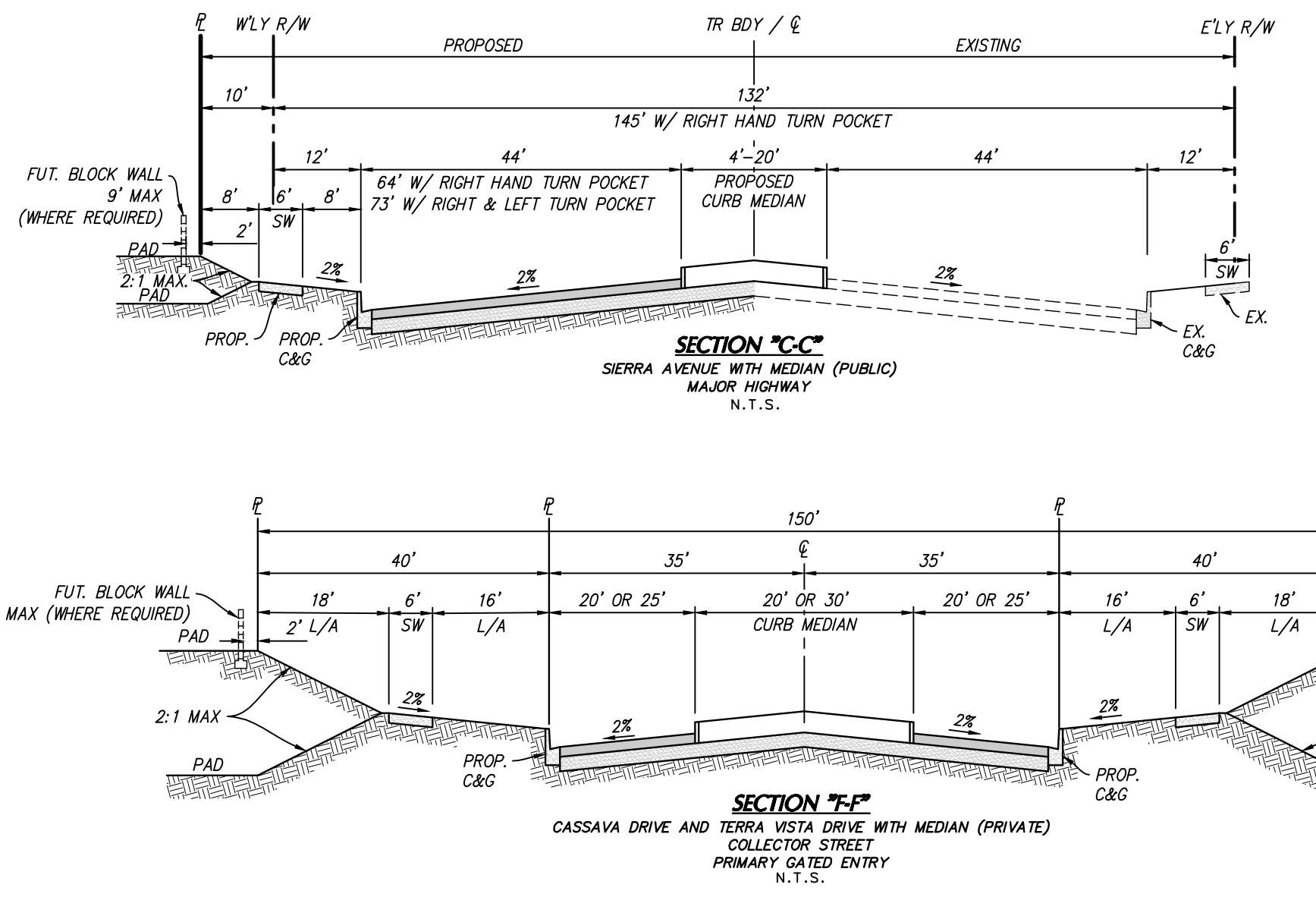
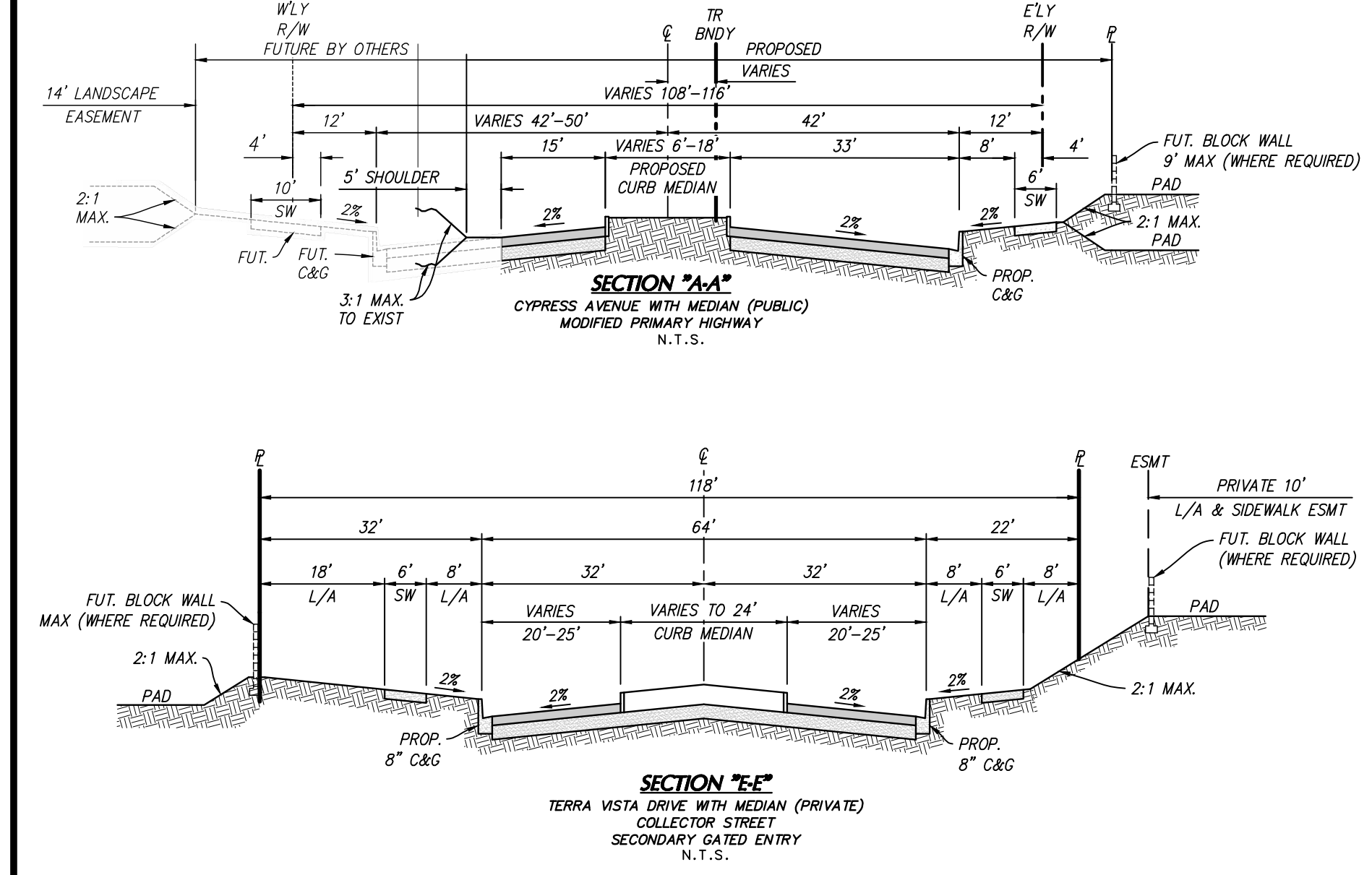
**PROPOSED EASEMENTS**

- 1 AN EASEMENT FOR SIDEWALKS IN FAVOR OF THE CITY OF FONTANA.
- 2 AN EASEMENT FOR PRIVATE LANDSCAPE, SIDEWALK, AND SLOPE MAINTENANCE PURPOSES FOR SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNS WITHIN THIS MAP.
- 3 AN EASEMENT FOR PUBLIC AND PRIVATE UTILITIES; CASSAVA DRIVE AND TERRA VISTA DRIVE.
- 6 AN EASEMENT FOR THE PURPOSE OF TRAFFIC SIGNAL MAINTENANCE.
- 7 AN EASEMENT FOR LANDSCAPE, SIDEWALK, SLOPE AND PUBLIC UTILITIES IN FAVOR OF THE CITY OF FONTANA.

**LEGEND**

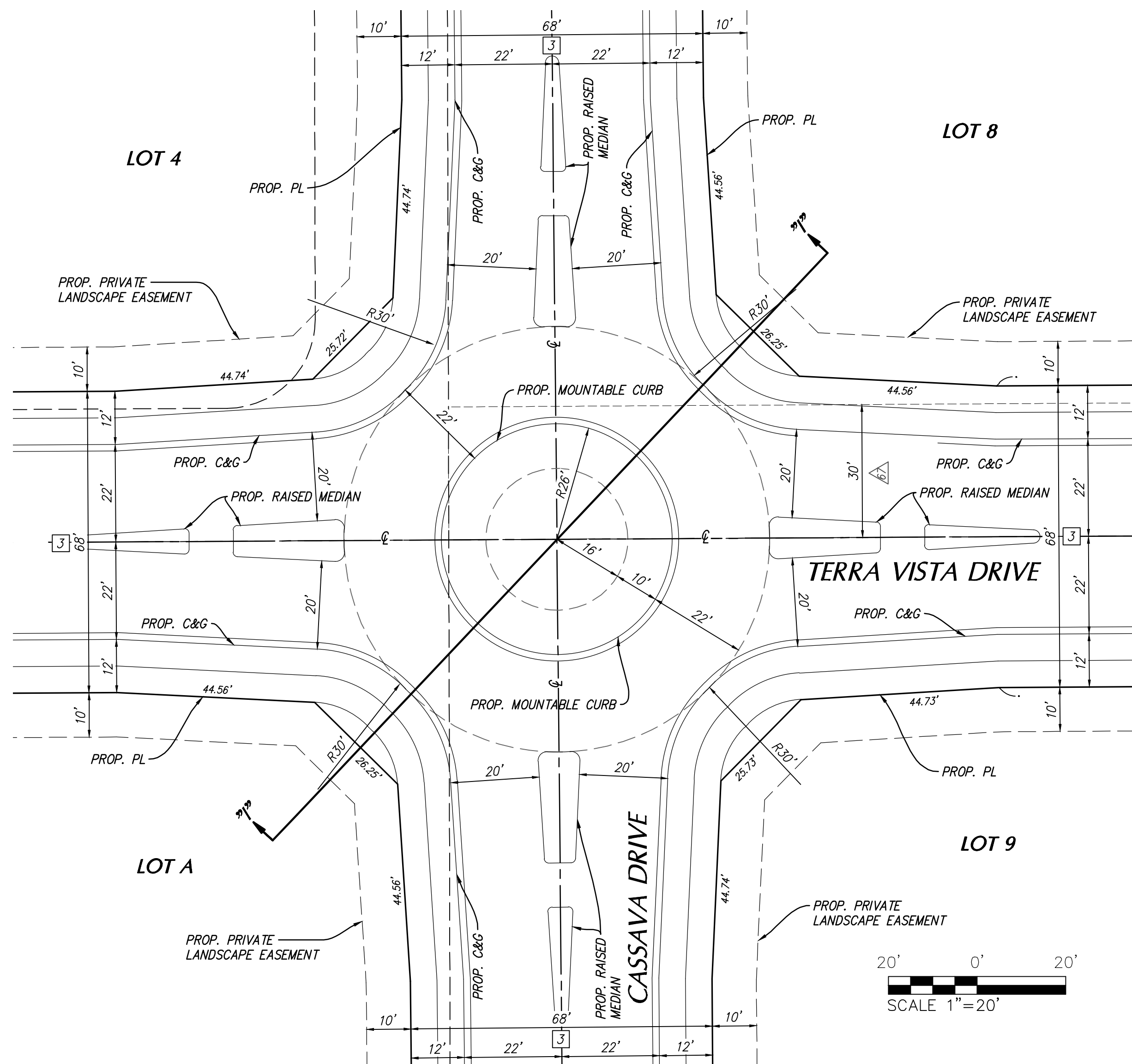
PROPOSED RIGHT-OF-WAY DEDICATION PER THIS TRACT MAP

**TENTATIVE TRACT MAP  
NO. 20646  
CITY OF FONTANA  
FOR CONDOMINIUM PURPOSES**

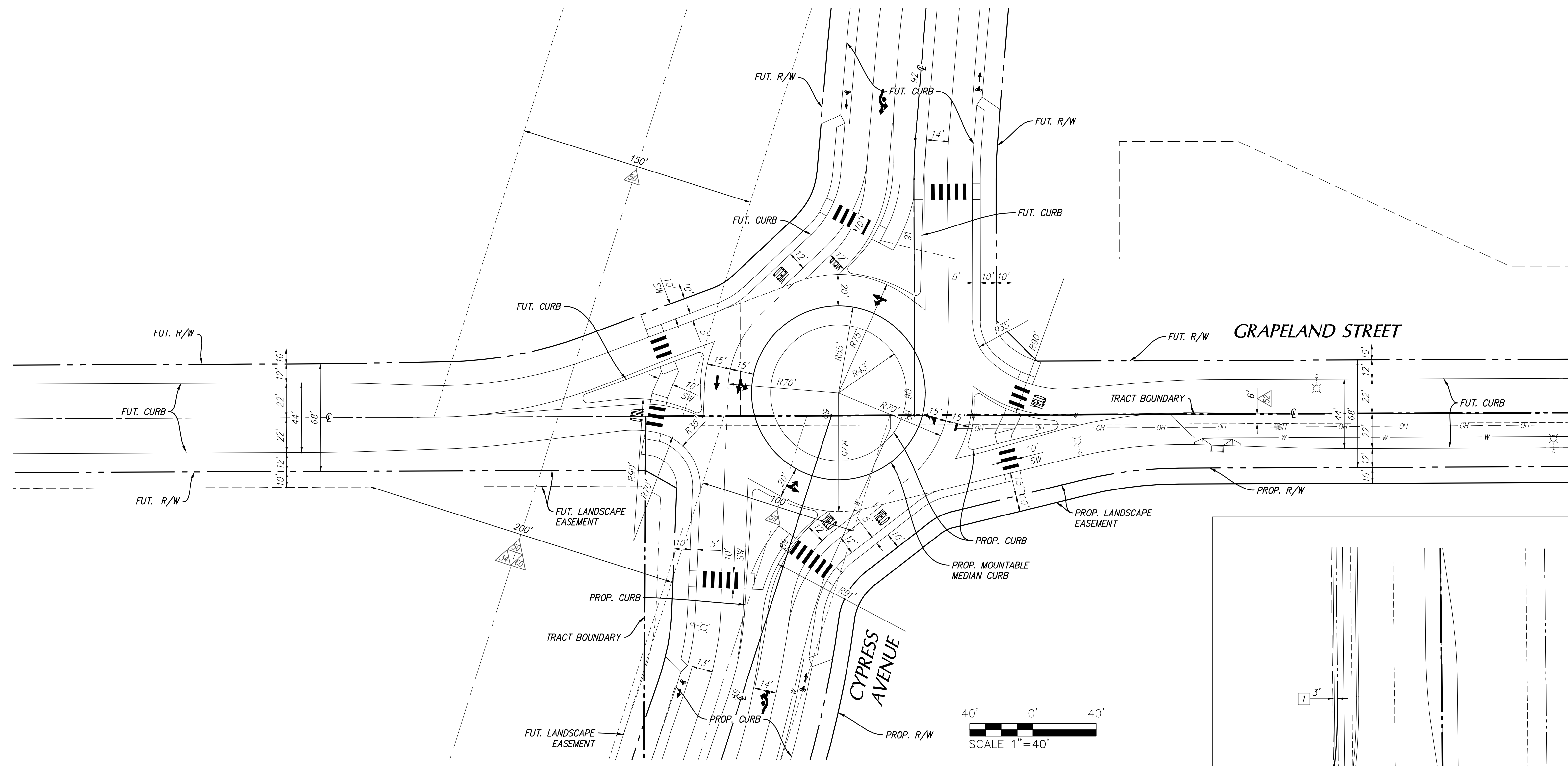
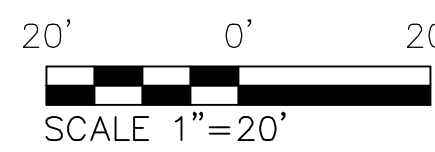


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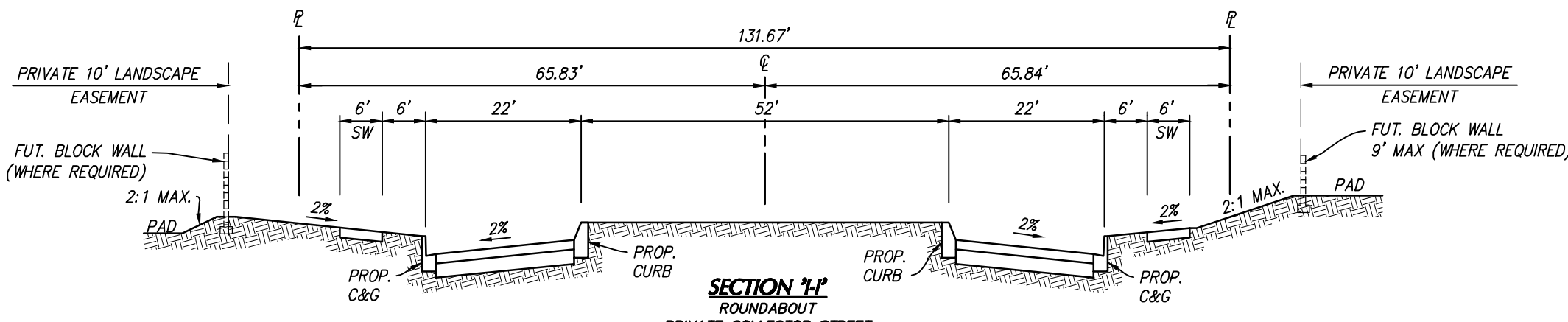
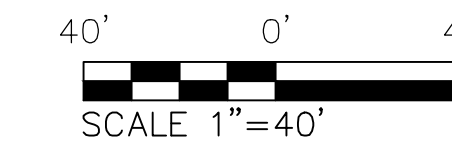
357 N. Sheridan St.  
Suite 117  
Corona, CA 92678  
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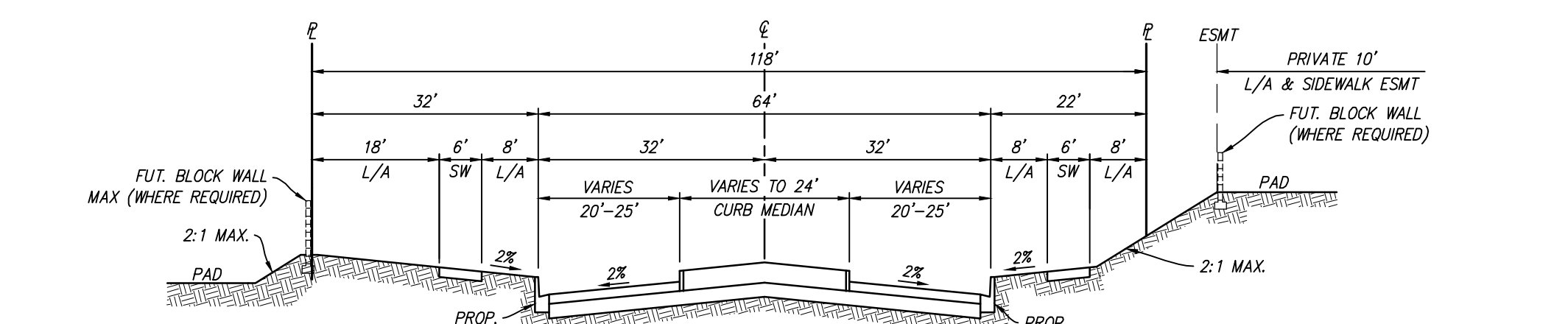
**DETAIL 2**  
SEE SHEET 3, 4



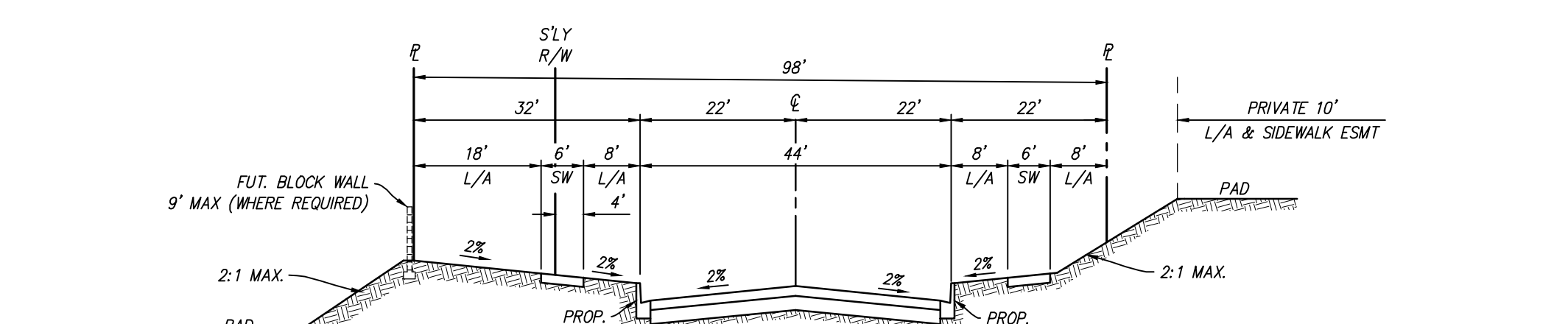
**DETAIL 1**  
**FUTURE ROUNDABOUT DESIGN**  
PER EIPC 25-



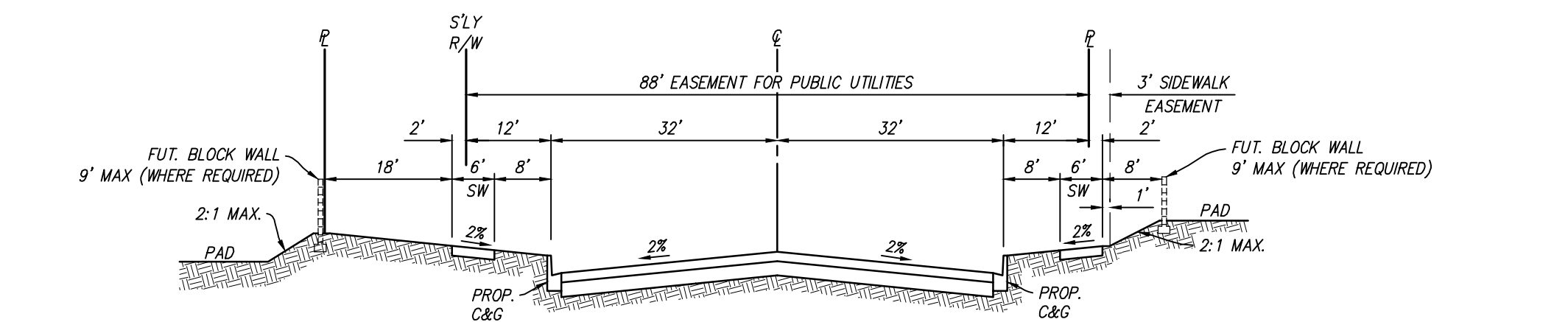
**SECTION 14'**  
ROUNDABOUT  
PRIVATE COLLECTOR STREET  
N.T.S.



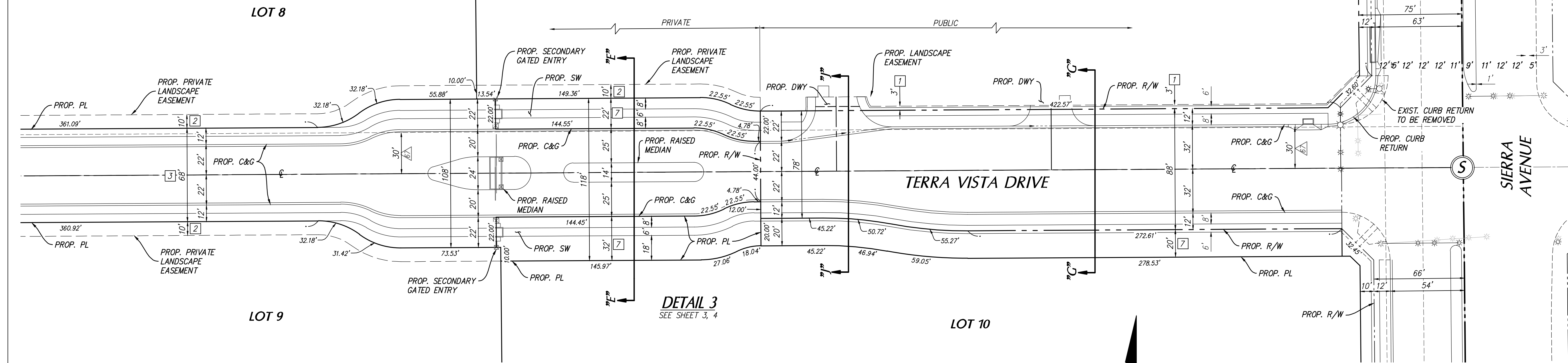
**SECTION 16'**  
TERRA VISTA DRIVE WITH MEDIAN (PRIVATE)  
COLLECTOR STREET  
SECONDARY GATED ENTRY  
N.T.S.



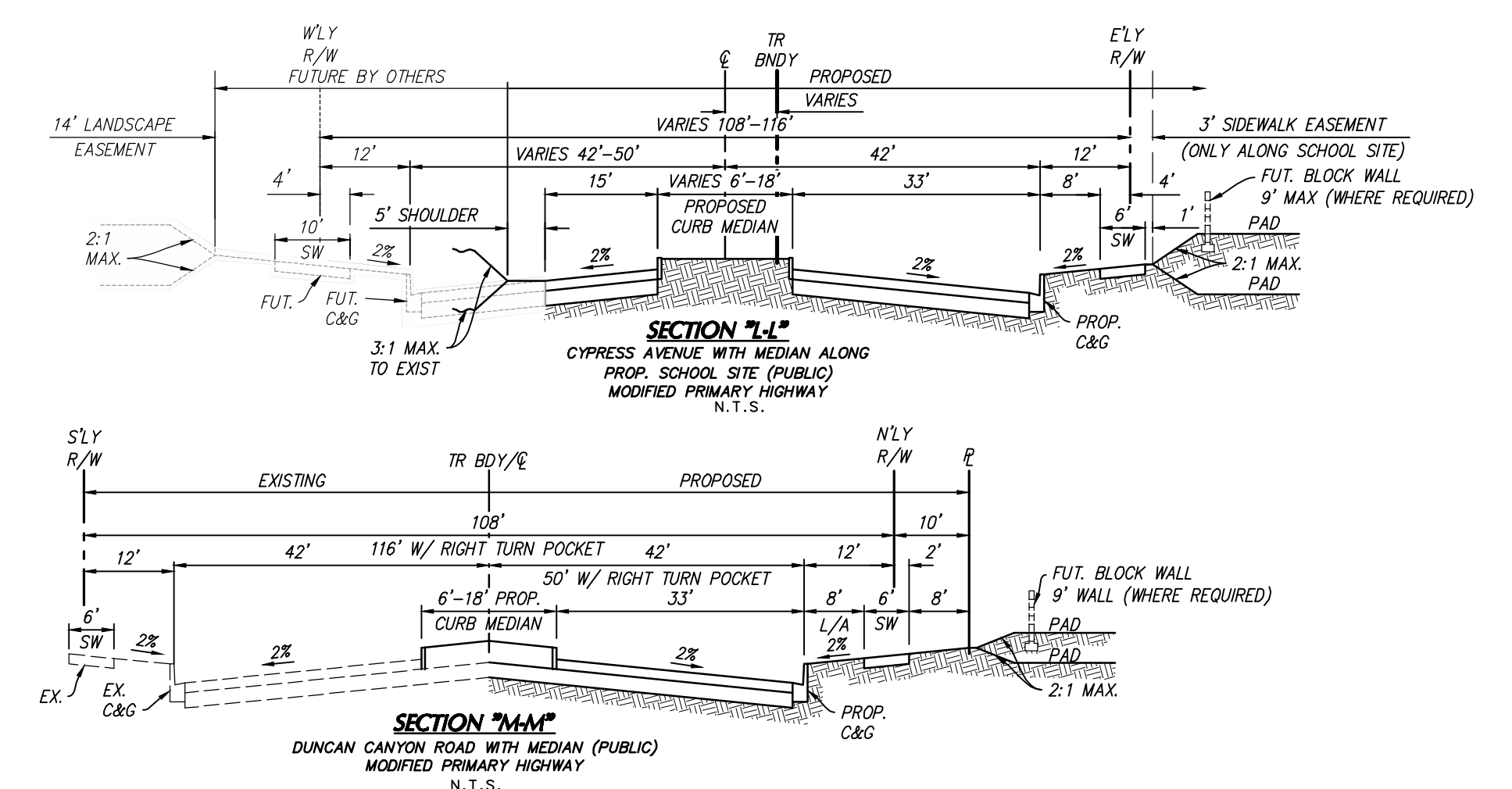
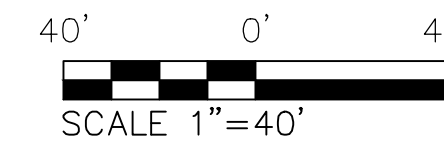
**SECTION 12'**  
TERRA VISTA DRIVE (PUBLIC)  
COLLECTOR STREET  
SECONDARY GATED ENTRY  
N.T.S.



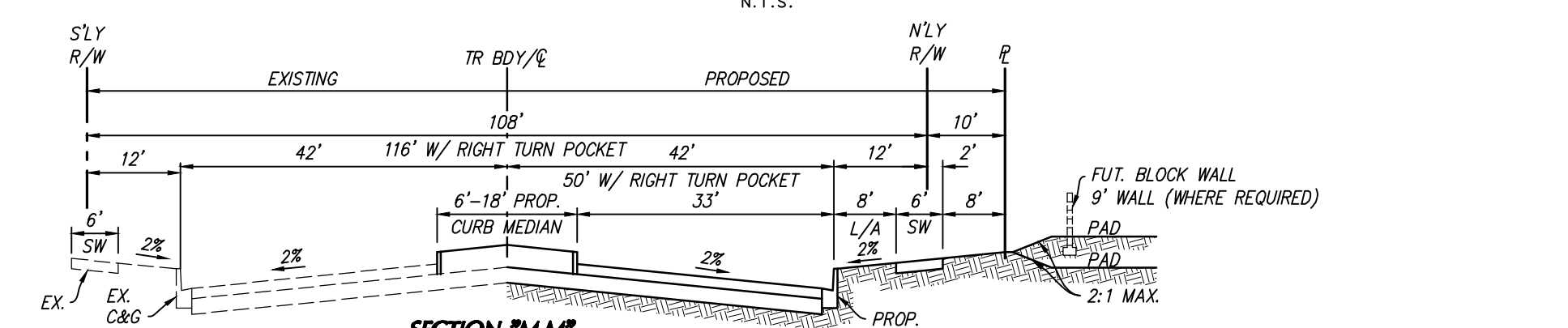
**SECTION 10'**  
TERRA VISTA DRIVE AT COMMERCIAL ENTRY (PUBLIC)  
COLLECTOR STREET  
N.T.S.



**DETAIL 3**  
SEE SHEET 3, 4



**SECTION 14'**  
CYPRESS AVENUE WITH MEDIAN ALONG  
PROP. SCHOOL SITE (PUBLIC)  
MODIFIED PRIMARY HIGHWAY  
N.T.S.



**SECTION 11'**  
DUNCAN CANYON ROAD WITH MEDIAN (PUBLIC)  
MODIFIED PRIMARY HIGHWAY  
N.T.S.

- PROPOSED EASEMENTS**
- 1 AN EASEMENT FOR SIDEWALKS IN FAVOR OF THE CITY OF FONTANA.
  - 2 AN EASEMENT FOR PRIVATE LANDSCAPE, SIDEWALK, AND SLOPE MAINTENANCE PURPOSES FOR SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNS WITHIN THIS MAP.
  - 3 AN EASEMENT FOR PUBLIC AND PRIVATE UTILITIES, CASSAVA DRIVE AND TERRA VISTA DRIVE.
  - 4 AN EASEMENT FOR LANDSCAPE, SIDEWALK, SLOPE AND PUBLIC UTILITIES IN FAVOR OF THE CITY OF FONTANA.

**TENTATIVE TRACT MAP  
NO. 20646  
CITY OF FONTANA  
THE RESORT AT THE ARBORETUM  
DETAILS AND SECTIONS**

PREPARED BY:



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