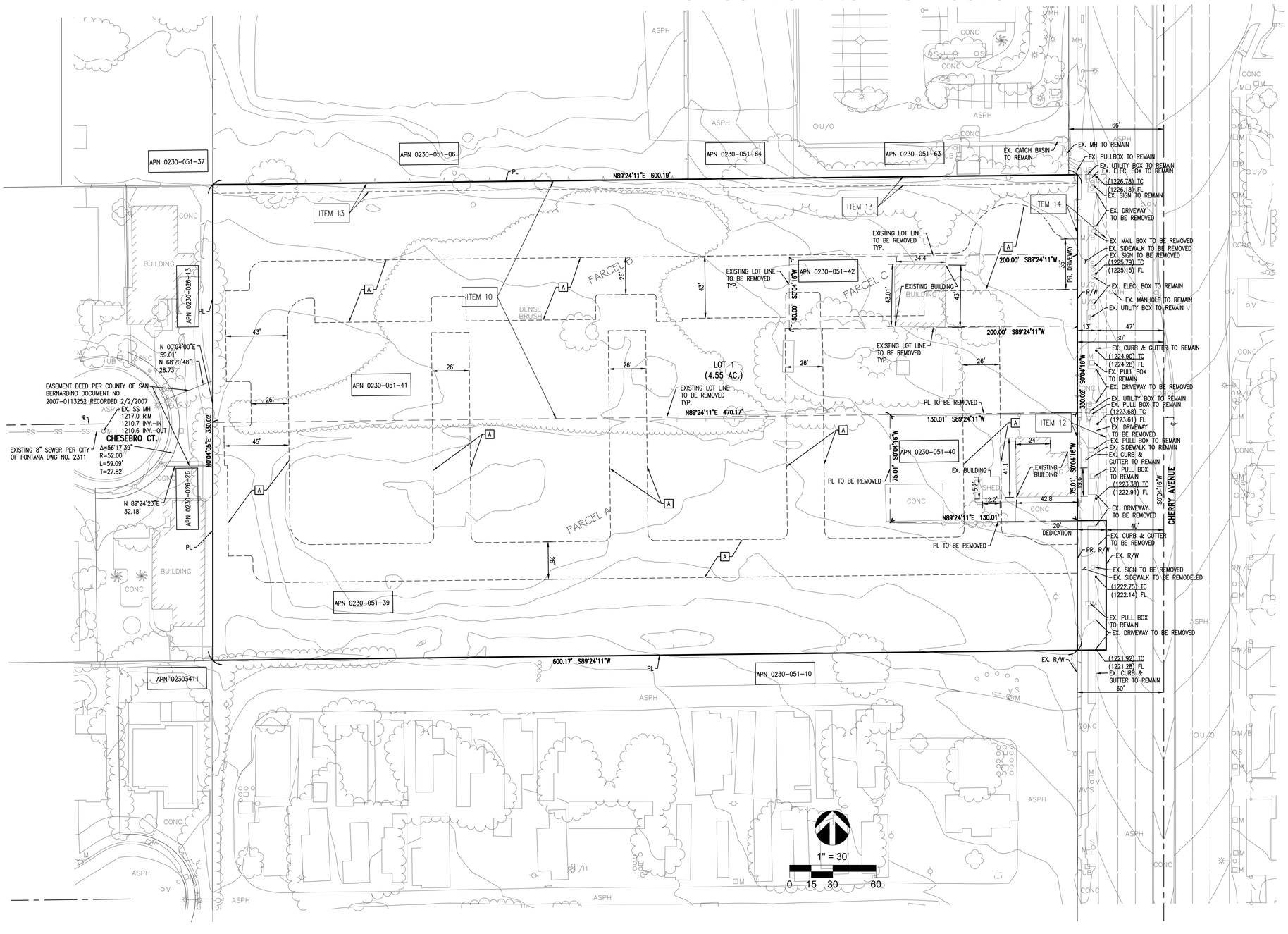
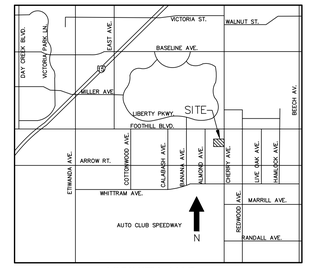
ATTACHMENT NO. 3

TENTATIVE TRACT MAP NO. 20431

LOCATED IN THE CITY OF FONTANA
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES





VICINITY MAP
N.T.S.

PROJECT SCOPE:

THE CONSTRUCTION OF 82 UNITS COMPRISED OF 2 AND 3 BEDROOM UNITS. THE PROJECT WILL INCLUDE THE CONSTRUCTION DRIVE AISLES, PARKING STALLS, LANDSCAPING, SITE AMENITIES, AND UTILITIES.

EASEMENT NOTES:

A — INGRESS/EGRESS, PARKING, AND PUBLIC UTILITY EASEMENT (FOR THE BENEFIT OF THE UTILITY COMPANIES).

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF FONTANA IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:
LOT 150 FONTANA ARROW ROUTE, TRACT NO. 2102, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31 PAGES 11 TO 15 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPTING THEREFROM THE NORTH 1/2 OF SAID LOT; AND EXCEPTING THEREFROM THE NORTH 75 FEET OF THE EAST 190 FEET OF SOUTH 1/2 FEET OF SAID LOT.
ALSO EXCEPTING THEREFROM THE EAST 40 FEET AS CONVEYED TO THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, BY DEED RECORDED SEPTEMBER 30, 1955 IN BOOK 3752 PAGE 597 OF OFFICIAL RECORDS.
APN: 0230-051-39-00

PARCEL B:
THE NORTH 75 FEET OF THE EAST 190 FEET OF THE SOUTH 1/2 OF FARM LOT 150, FONTANA ARROW ROUTE TRACT 2102, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 31, PAGES 11 TO 15, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.
APN: 0230-051-40-0-000

PARCEL C:
THE NORTH 1/2 OF LOT 150, FONTANA ARROW ROUTE TRACT NO. 2102, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 31 PAGES 11 TO 15 INCLUSIVE, RECORDS OF SAID COUNTY.
EXCEPTING THEREFROM THE EAST 200 FEET OF THE SOUTH 60 FEET OF THE NORTH 115 FEET OF LOT 150 FONTANA ARROW ROUTE TRACT NO. 2102, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 31 PAGES 11 TO 15 INCLUSIVE, RECORDS OF SAID COUNTY.
EXCEPTING THE EAST 40 FEET DEEDED TO THE COUNTY OF SAN BERNARDINO.
APN: 0230-051-41-00

PARCEL D:
THE EAST 200 FEET OF THE SOUTH 60 FEET OF THE NORTH 115 FEET OF LOT 150 FONTANA ARROW ROUTE TRACT NO. 2102, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 31 PAGES 11 TO 15 INCLUSIVE, RECORDS OF SAID COUNTY.
EXCEPTING THE EAST 40 FEET DEEDED TO THE COUNTY OF SAN BERNARDINO.
APN: 0230-051-42-00

DEVELOPER:
MCO DEVELOPMENT, LLC
ONE VENTURE, SUITE 130
IRVINE, CA 92618

ARCHITECT:
ROBERT HIDEY ARCHITECTS
3337 MICHELSON DR. SUITE 170
IRVINE, CA 92612

SOILS ENGINEER:
GEOMAT TESTING LABORATORIES, INC.
9980 INDIANA AVE., SUITE 14
RIVERSIDE, CA 92503
(951) 688-5400

CIVIL ENGINEER:
MFKESSLER
ALI MONSHIZADEH
ONE VENTURE, SUITE 130
IRVINE, CA 92618

OWNER/APPLICANT:
CHERRY VILLAGE INLAND LLC
MCO DEVELOPMENT INC.
ONE VENTURE, SUITE 130
IRVINE, CA 92618
CONTACT: MOHAMMAD MONSHIZADEH
(714) 585-0090

ADDRESS:
8160 CHERRY AVENUE, FONTANA, CA

AREA
GROSS AREA: 191,909 SF± (4.41 ACRES±)
NET AREA: 190,109 SF± (4.36 ACRES±)

ZONING INFORMATION:

ZONING:	FORM BASED CODE
ZONING DISTRICT:	ROUTE 66 DISTRICT
BUILDING TYPE:	ROWHOUSE
FRONTAGE:	STOOP TYPE

ASSESSOR PARCEL NUMBERS:
0230-051-39, 0230-051-40, 0230-051-41 & 0230-51-42

BENCHMARK
NORTHWEST CORNER OF FOOTHILL & BANANA, CHISEL "X" ON TOP OF CURB 80' NORTH OF THE CENTERLINE OF FOOTHILL BLVD AND 30 WEST OF THE CENTERLINE OF BANANA AVE. AS SHOWN ON THE COUNTY OF SAN BERNARDINO FIELD SURVEY REPORT BOOK 4015 PAGE 1497-1498

ELEVATION = 1212.86'

BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF CHERRY AVENUE PER RS 08-047 135-5

BEING:NORTH 00°04'16" EAST

UTILITY PURVEYORS:

ELECTRICITY:
SOUTHERN CALIFORNIA EDISON CO.
DISTRIBUTION PLANNING
7951 REDWOOD AVENUE
FONTANA, CA 92335
PHONE: (909) 357-6221
CONTACT: JOHN RUSSELL

GAS:
SOUTHERN CALIFORNIA GAS CO.
DISTRIBUTION PLANNING
16231 VALLEY BOULEVARD
FONTANA CA, 92335
PHONE: (909) 428-8411
CONTACT: GREG GASPER

WATER:
FONTANA WATER COMPANY
8440 NUEVO AVENUE
FONTANA CA, 92334
PHONE: (909) 882-2201

SEWER:
CITY OF FONTANA
8353 SIERRA AVENUE
P.O. BOX 518
FONTANA CA, 92335
PHONE: (909) 350-7610

ADELPHIA COMMUNICATIONS:
1260 DUPONT STREET
ONTARIO, CA 91761
PHONE: (909) 390-4738
CONTACT: LEWIS MCDONALD

VERIZON CALIFORNIA, INC.:
13911 PARK AVENUE
SUITE 200
VICTORVILLE, CA 92392-2407
PHONE: (760) 245-0846
CONTACT: IVAN ROBIDOUX

EXISTING EASEMENTS FROM TITLE REPORT:

ITEM 10 RIGHT OF WAY OVER, THROUGH AND UNDER PROPERTY HEREIN DESCRIBED FOR THE PURPOSES OF IRRIGATING THE SOUTH ½ OF SAID LOT 150, AS RESERVED IN THE DEED FROM PAUL D. NEWMAN AND ALBINA A. NEWMAN, HUSBAND AND WIFE TO WILBERT A. CASHMAN, A MARRIED MAN, RECORDED AUGUST 15, 1946, IN BOOK 1946 PAGE 310 OF OFFICIAL RECORDS AFFECTS: PARCELS B AND C

ITEM 12 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:GRANTED TO: COUNTY OF SAN BERNARDINO PURPOSE: ROADWAY PURPOSES RECORDING DATE: SEPTEMBER 30, 1955 RECORDING NO: AS INSTRUMENT NO. 1955-453, IN BOOK 3752 PAGE 597 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT. AFFECTS: PARCEL A

ITEM 13 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY PURPOSE: PUBLIC UTILITIES RECORDING DATE: OCTOBER 16, 1956 RECORDING NO: AS INSTRUMENT NO. 1956-387, IN BOOK 4065 PAGE 80 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT. AFFECTS: PARCEL B

ITEM 14 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: COUNTY OF SAN BERNARDINO PURPOSE: HIGHWAY AND ROAD PURPOSES RECORDING DATE: DECEMBER 04, 2006 RECORDING NO: AS INSTRUMENT NO. 2006-0835476 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT. AFFECTS: PARCEL B

ITEMS SHOWN PER FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NO. 989-30061232-BAM DATED FEBRUARY 5, 2021 AT 7:30 AM

ABBREVIATIONS:

℄	CENTER LINE	GFF	GARAGE FINISH FLOOR
AVE.	AVENUE	MIN	MINIMUM
AC	ASPHALT CONCRETE	NAP	NOT A PART
CMU	CONCRETE MASONRY UNIT	NTS	NOT TO SCALE
DWY	DRIVEWAY	P/L	PROPERTY LINE
EA	EACH	PROP.	PROPOSED
EG	EXISTING GROUND	R/W	RIGHT OF WAY
ESMT	EASEMENT	RET	RETAINING
EX	EXISTING	SF	SQUARE FEET
FF	FINISHED FLOOR	SW	SIDEWALK
FG	FINISHED GRADE	TC	TOP OF CURB
FL	FLOW LINE	TF	TOP OF FOOTING
FS	FINISHED SURFACE	TRW	TOP OF RET. WALL
GB	GRADE BREAK	TW	TOP OF WALL
		TYP	TYPICAL

LEGEND

- CENTERLINE
- LOT LINE
- TRACT BOUNDARY / RIGHT-OF-WAY LINE
- EX. FENCE

NO.	REVISIONS	DATE	NO.	REVISIONS	DATE

PREPARED BY
MFKessler
Civil Engineering Land Planning Surveying
ONE VENTURE, SUITE 130
IRVINE, CA 92618
(949) 339-5330
MFKESSLER.COM

CHERRY VILLAGE
8160 CHERRY AVE. FONTANA, CA 92335
TENTATIVE TRACT MAP 20431
TENTATIVE TRACT MAP

OWNER/DEVELOPER
OWNER:CHERRY VILLAGE INLAND, LLC
DEVELOPER:MCO DEVELOPMENT, INC.
ONE VENTURE, SUITE 130 IRVINE, CA 92618
(714) 585-0090

PROJECT NAME: CHERRY VILLAGE
DATE DRAWN: 3/10/21
DRAWN BY: AM
SHEET C-1.0