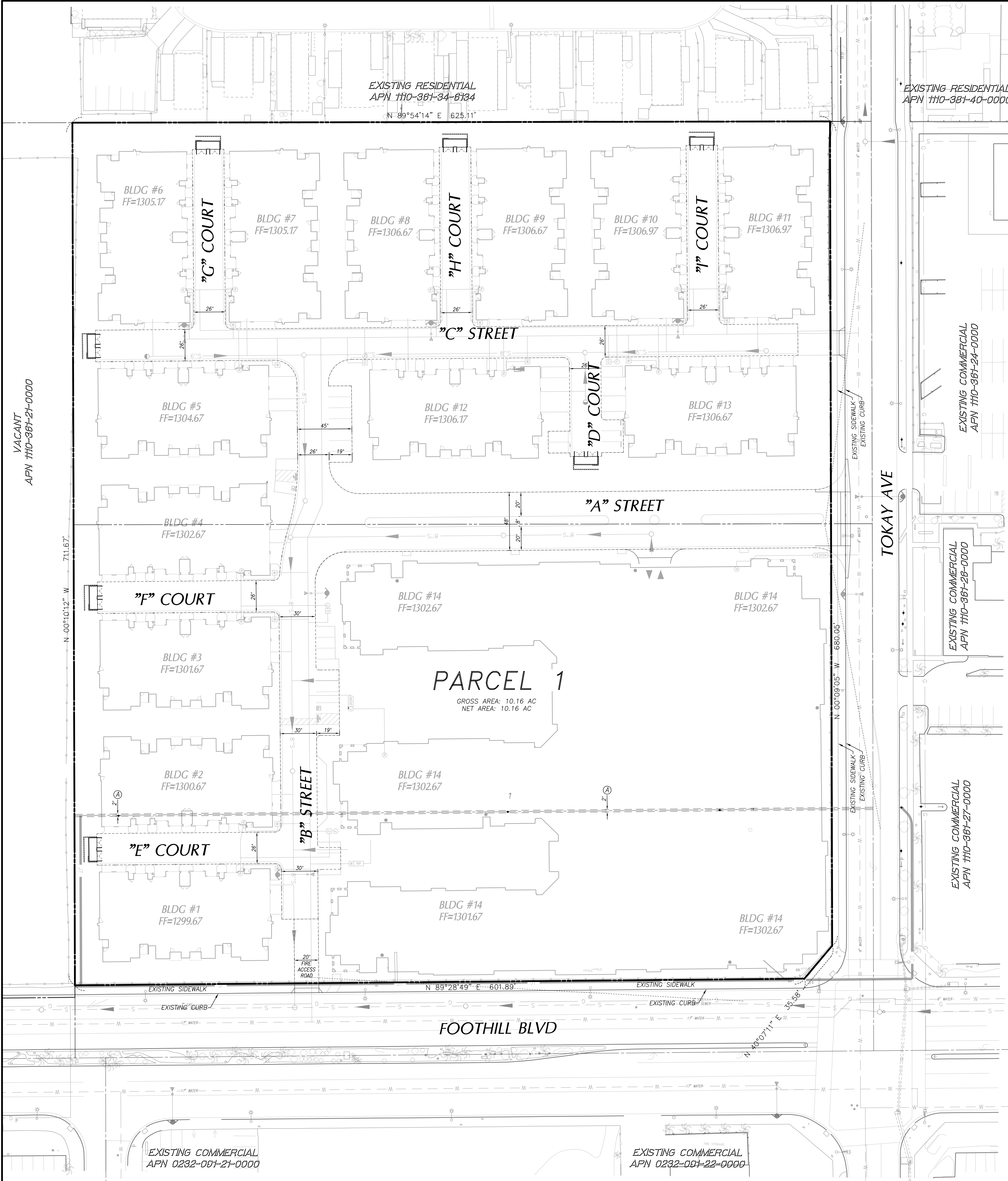
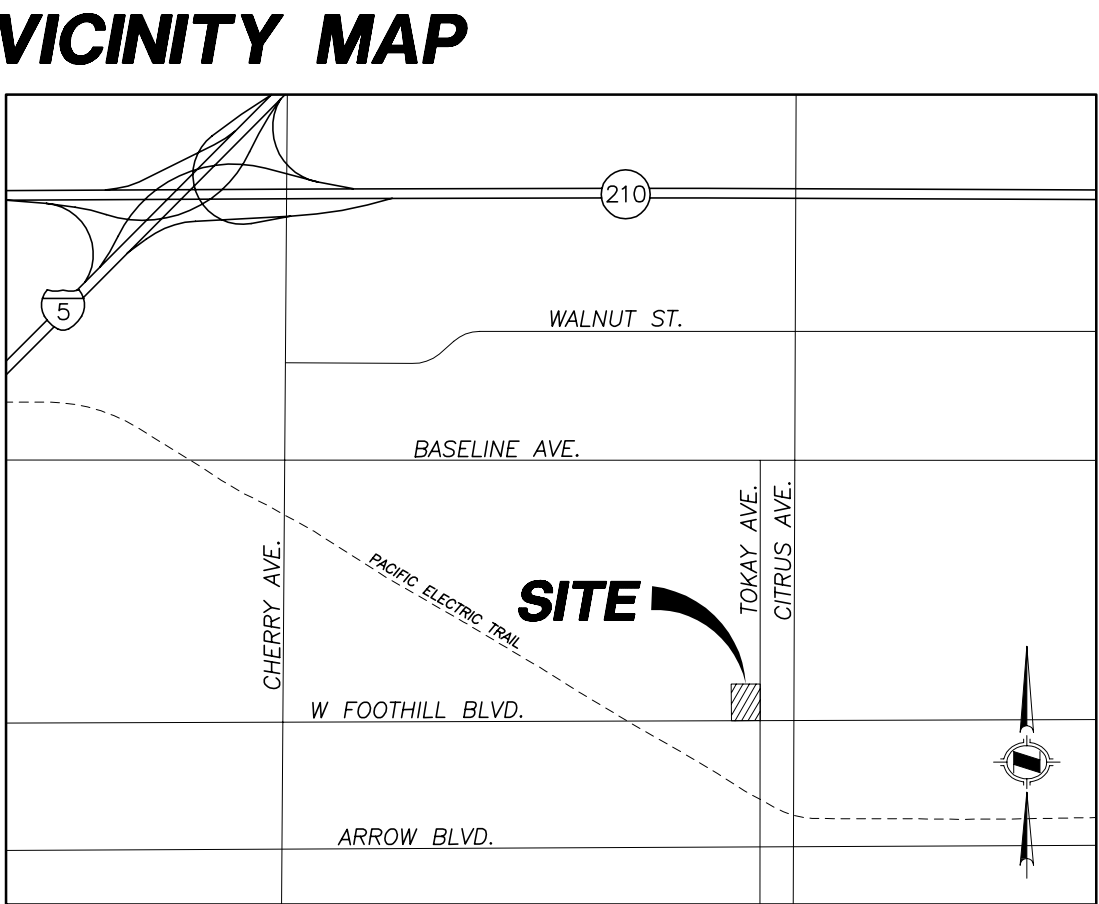


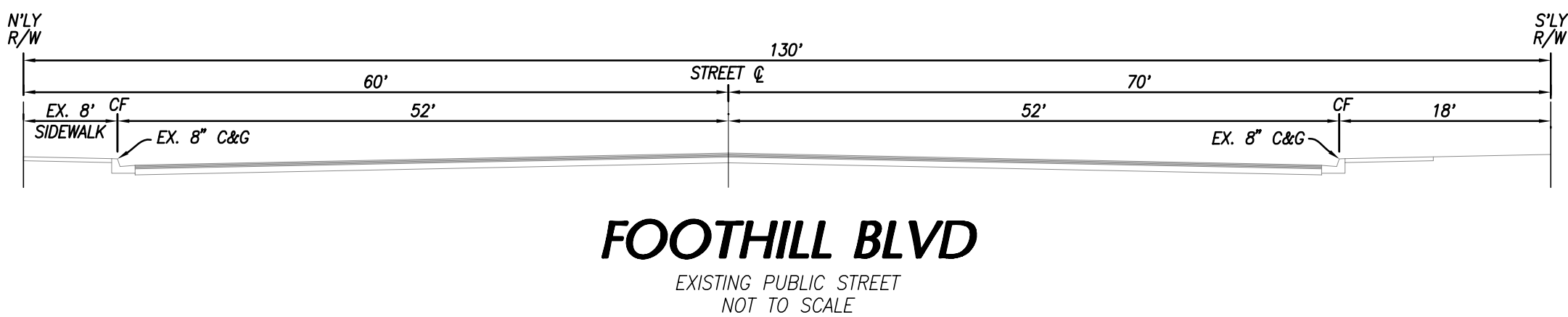
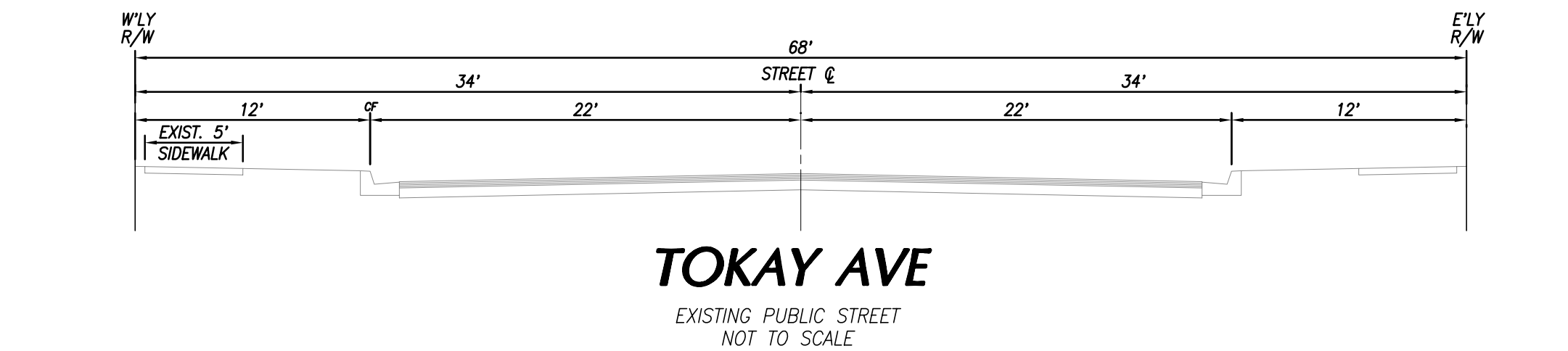
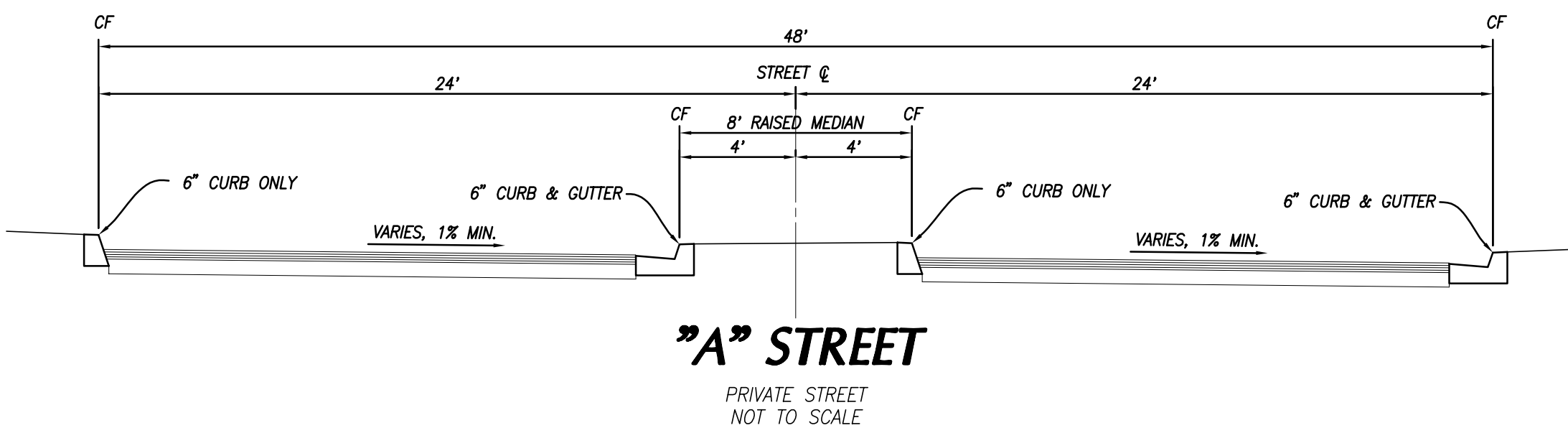
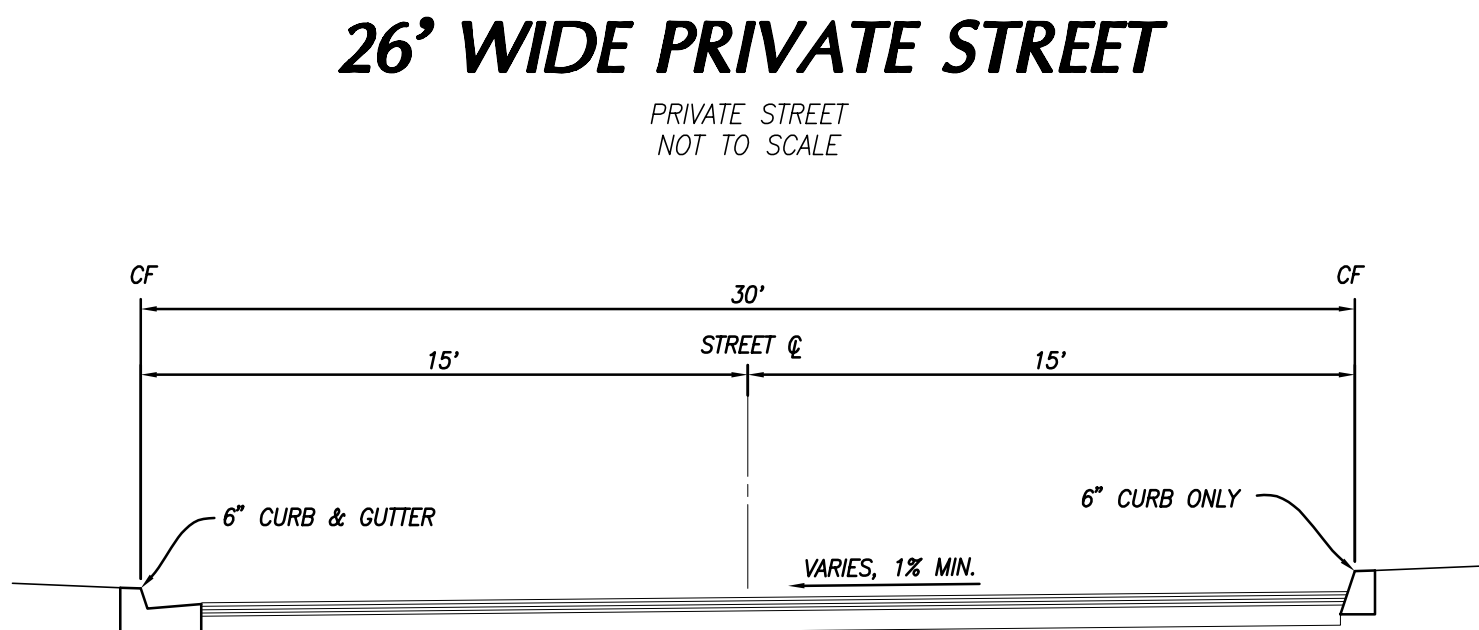
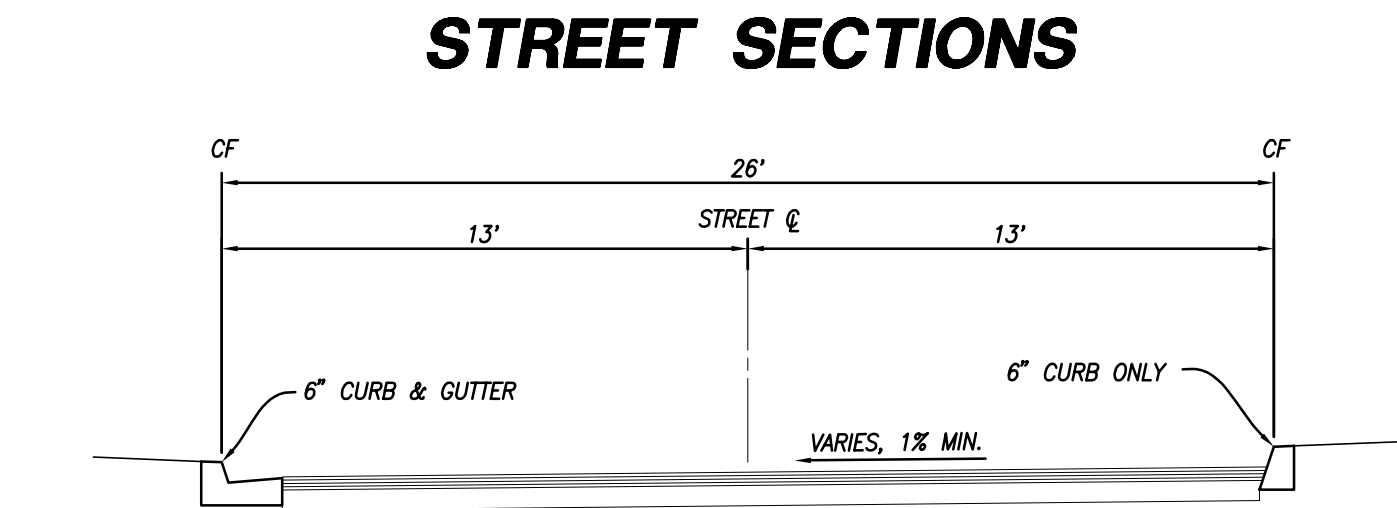


LEGEND:

- PROJECT BOUNDARY
- PROPOSED CURB
- EXISTING CURB
- PROPOSED WATER
- EXISTING WATER
- PROPOSED SEWER
- EXISTING SEWER
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- EXISTING GAS
- LINE OF SIGHT
- PROPOSED SD STRUCTURE
- PROPOSED FIRE HYDRANT



- NOTES**
- ASSESSOR'S PARCEL NUMBERS: 1110-361-22, 1110-361-23, 1110-361-15 AND 1110-361-16
 - LAND USE: MULTI-FAMILY HIGH RESIDENTIAL (R-MFH)
 - ZONING: MULTI-FAMILY HIGH RESIDENTIAL (R-5)
 - SITE AREA
GROSS: 10.17 AC
NET: 10.17 AC
 - FLOOD ZONE: ZONE X OF FEMA PANEL 06071C652H DATED AUGUST 8, 2008
 - UTILITY PURVEYORS:
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC: SOUTHERN CALIFORNIA EDISON
WATER: SAN GABRIEL VALLEY WATER COMPANY (AKA FONTANA WATER COMPANY)
SEWER: CITY OF FONTANA
TELEPHONE: AT&T AND SPECTRUM
CABLE TELEVISION: AT&T, SPECTRUM, AND FRONTIER
SCHOOL DISTRICT: FONTANA UNIFIED SCHOOL DISTRICT
 - EXISTING CONTOUR INTERVAL: 1 FOOT (PROVIDED BY ROBERT J. LUNG & ASSOCIATES)
 - THERE ARE NO EXISTING WELLS ON THE SITE.
 - PROPOSED EARTHWORK
CUT= 12,000 C.Y.S.
FILL= 18,700 C.Y.S.
IMPORT/EXPORT= 6,700 C.Y.S.



EXISTING EASEMENTS

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE: POLE LINES
RECORDING DATE: JUNE 30, 1927
RECORDING NO.: IN BOOK 251, PAGE 63, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

PLOTTED HEREON AS (A)

BENCHMARK:

LOS ANGELES COUNTY PUBLIC WORKS DEPARTMENT BENCHMARK NO. G 2788
ELEVATION: 860.388
DATUM: NAVD 88

DESCRIPTION:
BRASS DISK IN TOP OF WEST CURB ON MANGO AVE +/- 300' NORTH OF C/L CERES AVE AND +/- 55' SOUTH OF SOUTH RAIL OF R/R TRACKS

LEGAL DESCRIPTION

PARCEL 1

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

ALL OF LOTS 114 AND 127, ETIWANDA VINEYARDS, AS PER PLAT RECORDED IN BOOK 17 OF MAPS, PAGE 29, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA, FOR HIGHWAY PURPOSES, BY DEED RECORDED DECEMBER 28, 1927, IN BOOK 315, PAGE 85, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF FONTANA BY DEED RECORDED SEPTEMBER 4, 2003 AS INSTRUMENT NO. 2003-0665946, OFFICIAL RECORDS.

APN: 1110-361-22, 1110-361-23, 1110-361-15 AND 1110-361-16

STATEMENT OF OWNERSHIP

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

DATE 12/3/2021

DATE PREPARED: 11-30-2021
PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING ■ ENGINEERING ■ SURVEYING
Three Hughes • Irvine, CA 92618 • Ph: (949) 583-1010 • Fx: (949) 583-0759

TENTATIVE PARCEL MAP 20400
BEGONIA VILLAGE AT ROUTE 66