

EASEMENT DISPOSITION TABLE

#	DESCRIPTION	DISPOSITION
2	HIGHWAY AND ROAD EASEMENT RECORDED JUNE 7, 1979 IN BOOK 9702, PAGE 1618, O.R. -AFFECTS PROPERTY, PLOTTED AS SHOWN	TO BE QUITCLAIMED/ REPLACED BY DEDICATION
3	OVERHEAD AND UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS EASEMENT RECORDED JUNE 11, 1979 IN BOOK 9704, PAGE 1835, O.R. -AFFECTS PROPERTY, PLOTTED AS SHOW	TO BE QUITCLAIMED/ REPLACED BY SEPARATE DOCUMENT
5	STORM DRAIN AND SANITARY SEWER FACILITIES EASEMENT RECORDED OCTOBER 27, 1989 AS INSTRUMENT NO. 89-404954, O.R. -AFFECTS PROPERTY, PLOTTED AS SHOWN	TO BE MAINTAINED
7	WIRELESS COMMUNICATION EASEMENT RECORDED NOVEMBER 5, 2014 AS INSTRUMENT NO. 2014-0414292, O.R., SEPTEMBER 19, 2019 AS INSTRUMENT NO. 2019-0335918, O.R., & DECEMBER 26, 2019 AS INSTRUMENT NO. 2019-0475030, O.R. -AFFECTS PROPERTY, PLOTTED AS SHOWN	TO BE QUITCLAIMED AND RELOCATED BY SEPARATE DOCUMENT (AS SHOWN HEREIN)

TENTATIVE PARCEL MAP NO. 20700

2830 RIVERSIDE AVENUE

CITY OF RIALTO, SAN BERNARDINO COUNTY, CALIFORNIA

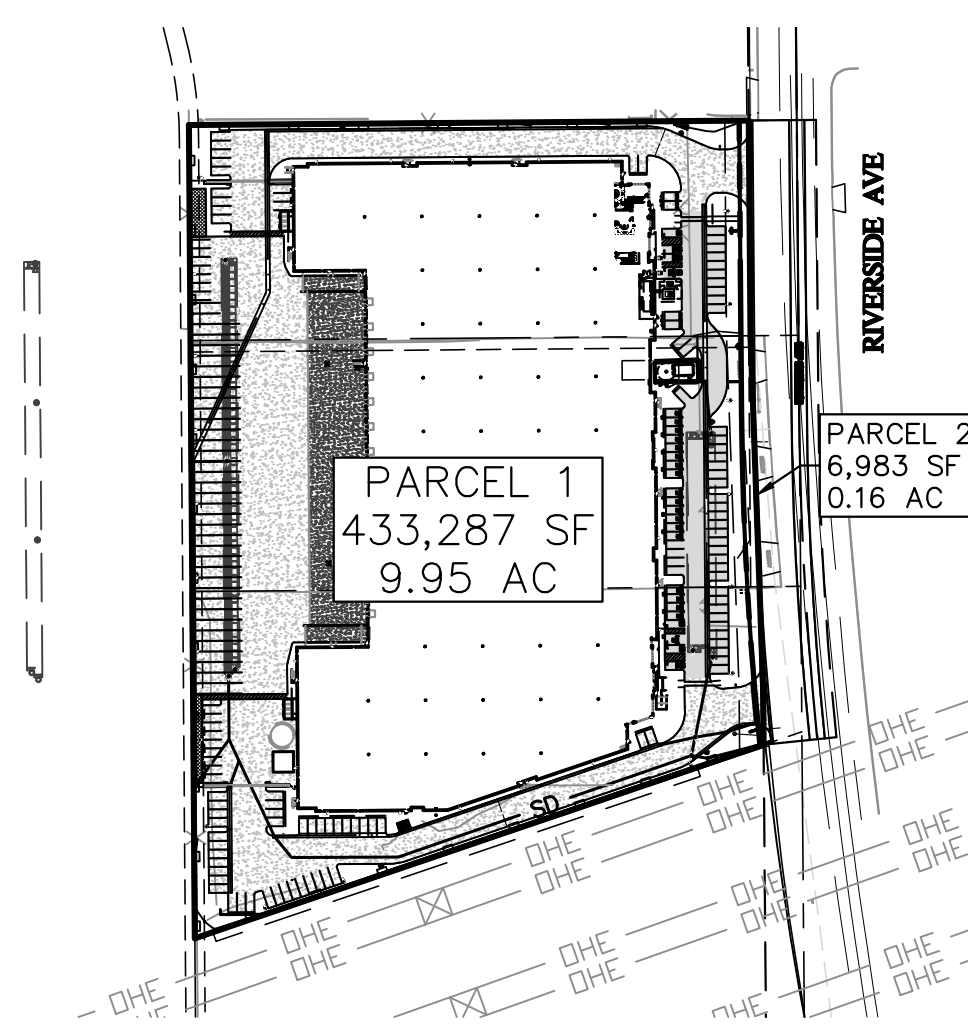
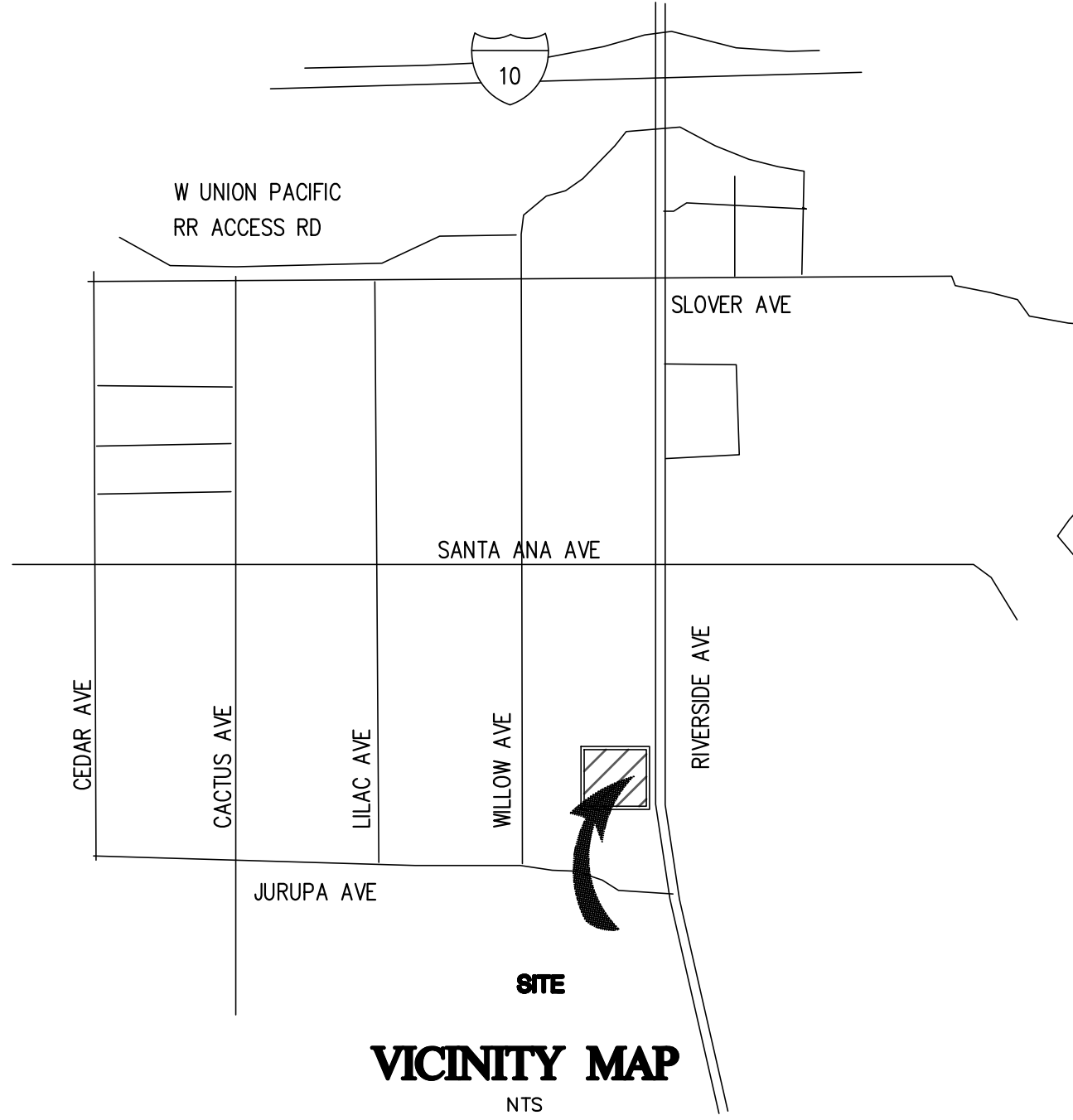
TENTATIVE PARCEL MAP

Sheet List Table

#	NAME
1 OF 2	TENTATIVE PARCEL MAP
2 OF 2	TENTATIVE PARCEL MAP

LEGEND AND ABBREVIATIONS

EXISTING	PROPOSED		
TRACT BOUNDARY	---	ASPHALT CONCRETE	AC
PROPERTY LINE	---	BEGINNING CURVE	BC
RIGHT-OF-WAY	---	BEGINNING OF CURB RETURN	BCR
EASEMENT/SETBACK	---	BEGINNING POINT	BP
STREET CENTERLINE	---	BEGIN VERTICAL CURVE	BVC
CURB	---	BOTTOM FACE OF CURB	BFC
CURB & GUTTER	---	CENTERLINE	CL / ☉
ROAD STRIPING	---	CURB RETURN	C.R.
FENCE	X	DUCTILE IRON	DI
DAYLIGHT LINE	---	END CURVE	EC
100YR FLOODPLAIN BOUNDARY	---	END OF CURB RETURN	ECR
FLOWLINE	---	END POINT	EP
DRAINAGE SWALE	---	END VERTICAL CURVE	EVC
RETAINING WALL	---	EXISTING GRADE	EG
GRADE BREAK	---	EXISTING	(E)
SLOPE	---	FLOW LINE	FL / ☉
CONTOURS	---	INVERT	INV
WATER MAIN	W	MEDIAN	MED
RECLAIMED WATER LINE	RW	OPEN SPACE	OS
SANITARY SEWER LINE	SS	PUBLIC FACILITY	PF
STORM DRAIN LINE	SD	PRIVATE ACCESS EASEMENT	PAE
GAS LINE	G	PROPERTY LINE	PL / ☉
ELECTRIC LINE	E	PUBLIC UTILITY EASEMENT	PUE
OVERHEAD WIRES	OH	PUBLIC PEDESTRIAN EASEMENT	PPE
FIBER OPTICS	FO	POINT OF REVERSE CURVE	PRC
TELEPHONE	T	POINT OF VERTICAL INTERSECTION	PVI
JOINT TRENCH	JT	PROPOSED EDGE OF PAVEMENT	PEP
BIOFILTRATION AREA	☼	RETAINING WALL	RTW
FIRE HYDRANT	☼	RECLAIMED WATER	RW
STREET LAMP	☼	RIGHT OF WAY	ROW
STREET LAMP WITH MAST ARM	☼	STORM DRAIN	SD
STORM DRAIN INLET	☼	STREET TREE EASEMENT	STE
CURB INLET	☼	SANITARY SEWER	SS
TREES	☼	VERTICAL CURVE	VC
POWER POLE	☼	WATERLINE	WL
SDMH	☼	TOP OF CURB	TC
SSMH	☼	TOP OF GRATE	TG
SS CLEANOUT	☼	BOTTOM OF WALL	BW
RIPRAP PROTECTION AT SD OUTLET	☼	TOP OF WALL	TW
		UNLESS NOTED OTHERWISE	U.N.O.



BASED UPON TITLE REPORT NO. 00168960-021-PS4-JC
DATED: FEBRUARY 18, 2022

LEGAL DESCRIPTION:
PARCEL 1 OF PARCEL MAP NO. 2713, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27, PAGE 1, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

- TITLE REPORT EXCEPTIONS:**
- 2 HIGHWAY AND ROAD EASEMENT RECORDED JUNE 7, 1979 IN BOOK 9702, PAGE 1618, O.R.
-AFFECTS PROPERTY, PLOTTED AS SHOWN
 - 3 OVERHEAD AND UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS EASEMENT RECORDED JUNE 11, 1979 IN BOOK 9704, PAGE 1835, O.R.
-AFFECTS PROPERTY, PLOTTED AS SHOWN
 - 4 THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN THE CITY OF RIALTO REDEVELOPMENT AGENCY RECORDED JULY 21, 1988 AS INSTRUMENT NO. 88-237223, O.R., JULY 10, 2002 AS INSTRUMENT NO. 2002-0355175, O.R., AND JUNE 20, 2007 AS INSTRUMENT NO. 2007-0367643, O.R.
-AFFECTS PROPERTY, NOT PLOTTED, BLANKET IN NATURE
 - 5 STORM DRAIN AND SANITARY SEWER FACILITIES EASEMENT RECORDED OCTOBER 27, 1989 AS INSTRUMENT NO. 89-404954, O.R.
-AFFECTS PROPERTY, PLOTTED AS SHOWN
 - 7 WIRELESS COMMUNICATION EASEMENT RECORDED NOVEMBER 5, 2014 AS INSTRUMENT NO. 2014-0414292, O.R., SEPTEMBER 19, 2019 AS INSTRUMENT NO. 2019-0335918, O.R., & DECEMBER 26, 2019 AS INSTRUMENT NO. 2019-0475030, O.R.
-AFFECTS PROPERTY, PLOTTED AS SHOWN
 - 8 INTENTIONALLY DELETED
 - 11 LESSEE'S ASSIGNMENT OF LEASE AND SUBORDINATION RECORDED MAY 20, 2016 AS INSTRUMENT NO. 2016-0198542, O.R., AND MAY 20, 2016 AS INSTRUMENT NO. 2016-0198540, O.R.
-AFFECTS PROPERTY, NOT PLOTTED, BLANKET IN NATURE

TITLE REPORT NO. 00168961-021-PS4-JC
DATED: JANUARY 13, 2022

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

A PORTION OF THE EAST 1/2 OF LOTS 280 AND 291 OF THE SEMI-TROPIC LAND AND WATER COMPANY SUBDIVISION, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 12, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE A POINT IN THE WEST LINE OF RIVERSIDE AVENUE, AS NOW ESTABLISHED BY DEED TO THE COUNTY OF SAN BERNARDINO, RECORDED MAY 19, 1959, IN BOOK 4822, PAGE 274, OFFICIAL RECORDS, 490.31 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 291; THENCE, SOUTH 00° 10' EAST, ALONG SAID WEST LINE OF RIVERSIDE AVENUE, 225.30 FEET, TO THE NORTH LINE OF LAND CONVEYED BY CLAY W. MOORE TO JOSEPH G. STRAUCH; THENCE, SOUTH 89° 50' 32-1/2" WEST, ALONG SAID LINE, 582.65 FEET, TO THE WEST LINE OF THE EAST 1/2 OF LOT 280; THENCE, NORTH, ALONG SAID WEST LINE AND ITS NORTHERLY PROJECTION, 225.30 FEET; THENCE, NORTH 89° 50' 32-1/2" EAST, 582.61 FEET, TO THE POINT OF BEGINNING.

APN: 0258-121-23-0-000
ALSO DESCRIBED AS:

BEGINNING AT THE A POINT IN THE WEST LINE OF RIVERSIDE AVENUE, AS NOW ESTABLISHED BY DEED TO THE COUNTY OF SAN BERNARDINO, RECORDED MAY 19, 1959, IN BOOK 4822, PAGE 274, OFFICIAL RECORDS, 490.31 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 291; THENCE, SOUTH 00° 28'46" EAST, ALONG SAID WEST LINE OF RIVERSIDE AVENUE, 224.22 FEET, TO THE NORTH LINE OF LAND CONVEYED BY CLAY W. MOORE TO JOSEPH G. STRAUCH; THENCE, SOUTH 89° 30' 32" WEST, ALONG SAID LINE, 583.43 FEET, TO THE WEST LINE OF THE EAST 1/2 OF LOT 280; THENCE, NORTH, ALONG SAID WEST LINE AND ITS NORTHERLY PROJECTION, 224.47 FEET; THENCE, NORTH 89° 32' 01" EAST, 583.22 FEET, TO THE POINT OF BEGINNING.

- TITLE REPORT EXCEPTIONS:**
- 2 WATER PIPE OR PIPES EASEMENT RECORDED JUNE 4, 1908 IN BOOK 419, PAGE 108 OF DEEDS.
-AFFECTS PROPERTY, NOT PLOTTED, BLANKET IN NATURE
 - 3 THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN THE CITY OF RIALTO REDEVELOPMENT AGENCY RECORDED JULY 21, 1988 AS INSTRUMENT NO. 88-237223, O.R. AND JULY 10, 2002 AS INSTRUMENT NO. 2002-0355175, O.R., AND JUNE 20, 2007 AS INSTRUMENT NO. 2007-0367643, O.R.
-AFFECTS PROPERTY, NOT PLOTTED, BLANKET IN NATURE
 - 8 STORM DRAIN AND SANITARY SEWER FACILITIES EASEMENT RECORDED OCTOBER 27, 1989 AS INSTRUMENT NO. 89-404954, O.R.

OWNER/DEVELOPER:

RIVERSIDE XC, LLC
ATTENTION: DANNY RICKS
3020 OLD RANCH PARKWAY, SUITE 200
SEAL BEACH, CA 90740
714-650-7111

ENGINEER/SURVEYOR:

CANNON
ATTENTION: JULIAN TOCHINAI RHOADES, P.E.
16842 VON KARMAN, SUITE 150
IRVINE, CA 92606
949-777-1591

GEOTECHNICAL REPORT:

GEOTECHNICAL INVESTIGATION REPORT, 2830 S. RIVERSIDE AVENUE, BLOOMINGTON (APN 0258-121-33-0000), 11190 RIVERSIDE AVENUE, RIALTO (APN 0258-121-33-0000) AND 11258 S. RIVERSIDE AVENUE (APN 0258-121-34-0000), BLOOMINGTON, CALIFORNIA

BY: TOR
PROJECT 22-7418
ATTN: SANJAY GOVIL, PH.D., PE, GE, 2382
EDWARD L. BURROWS, MS, PG, CEG 1750
3037 SOUTH HARBOR BOULEVARD
SANTA ANA, CA 92704
714-941-7189

UTILITIES:

WATER:	WEST VALLEY WATER DISTRICT	909-820-2546
SEWER:	RIALTO WATER SERVICES	
STORM DRAINAGE:	NONE	
GAS:	SO. CALIFORNIA GAS COMPANY	800-427-2200
ELECTRIC:	SOUTHERN CALIFORNIA EDISON	800-288-2020
TELEPHONE:	AT&T	888-892-2253
CABLE:	TIME WARNER	909-877-1596
TRASH:	EDCO DISPOSAL	909-877-1596
SCHOOL DISTRICT:	RIALTO UNIFIED SCHOOL DISTRICT	909-820-7700
FIRE PROTECTION:	CITY OF RIALTO FIRE DEPT.	909-820-2501

APN:

0258-121-23
0258-121-33
0258-121-34

SITE AREA:

EX. PARCEL	AREA (AC)
EX. PARCEL 1	3.004 AC
EX. PARCEL 2	3.524 AC
EX. PARCEL 3	3.579 AC
TOTAL	10.107 AC
PR. PARCEL	9.947 AC (NET)
VACATION	0.160 AC
TOTAL	10.107 AC (GROSS)

BASIS OF ELEVATION:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CC83, ZONE 5, (2021.25) IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCE CODE SECTIONS 8801-8819.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CC83, ZONE 5, (2021.25) IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819.

FLOOD MAPPING:

ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
COMMUNITY PANEL NO. 06071C8686H
DATED 08/28/2008

ZONING

AGUA MANSA INDUSTRIAL CORRIDOR SPECIFIC PLAN - HEAVY INDUSTRIAL

TITLE REPORT NO. 00168962-021-PS4-JC
DATED: JANUARY 13, 2022

LEGAL DESCRIPTION:
PARCEL 2 OF PARCEL MAP NO. 2713, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27, PAGE 1, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 0258-121-34-0-000

TITLE REPORT EXCEPTIONS:

- 2 ELECTRIC TRANSMISSION LINE EASEMENT RECORDED FEBRUARY 16, 1946 IN BOOK 1863, PAGE 236, O.R.
-AFFECTS PROPERTY, NOT PLOTTED, BLANKET IN NATURE
- 3 THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN THE CITY OF RIALTO REDEVELOPMENT AGENCY RECORDED JULY 21, 1988 AS INSTRUMENT NO. 88-237223, O.R. AND JULY 10, 2002 AS INSTRUMENT NO. 2002-0355175, O.R., AND JUNE 20, 2007 AS INSTRUMENT NO. 2007-0367643, O.R.
-AFFECTS PROPERTY, NOT PLOTTED, BLANKET IN NATURE
- 4 STORM DRAIN AND SANITARY SEWER FACILITIES EASEMENT RECORDED OCTOBER 27, 1989 AS INSTRUMENT NO. 89-404954, O.R.
-AFFECTS PROPERTY, PLOTTED AS SHOWN

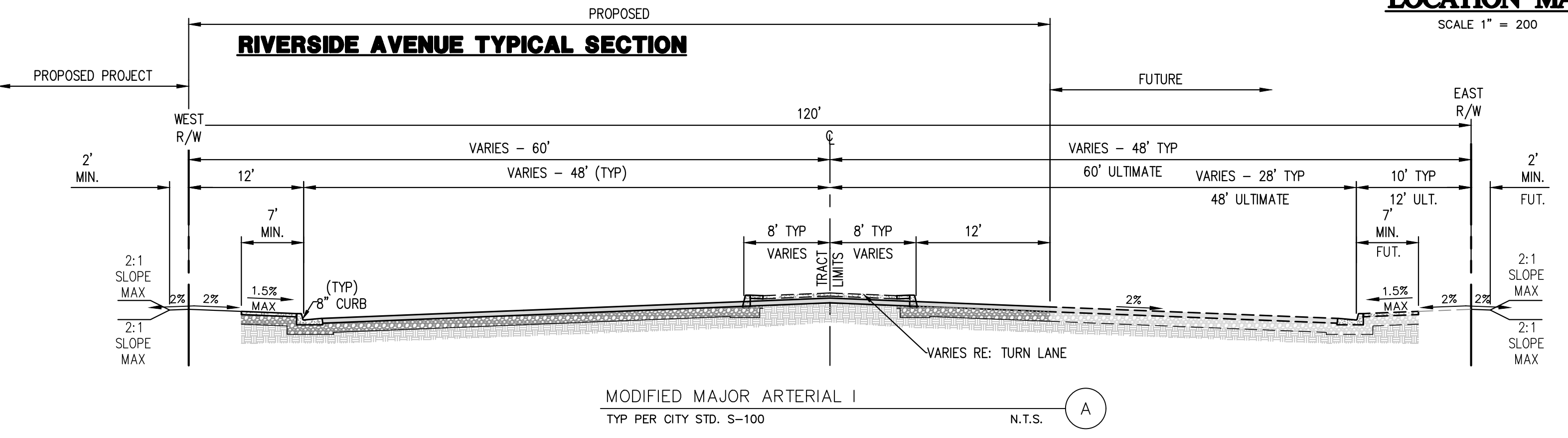
EARTHWORK QUANTITIES:

CUT: 17,200 CY
FILL: 15,900 CY
NET: 1,300 CY EXPORT

CALCULATIONS TAKEN FROM EXISTING SURFACE (FINISH) TO 6" BELOW PROPOSED FINISH SURFACE. CALCULATIONS DO NOT ACCOUNT FOR SHRINKAGE, EXPANSION, NOR UTILITY & FOUNDATION SPOILS

REFERENCE DOCUMENTS:

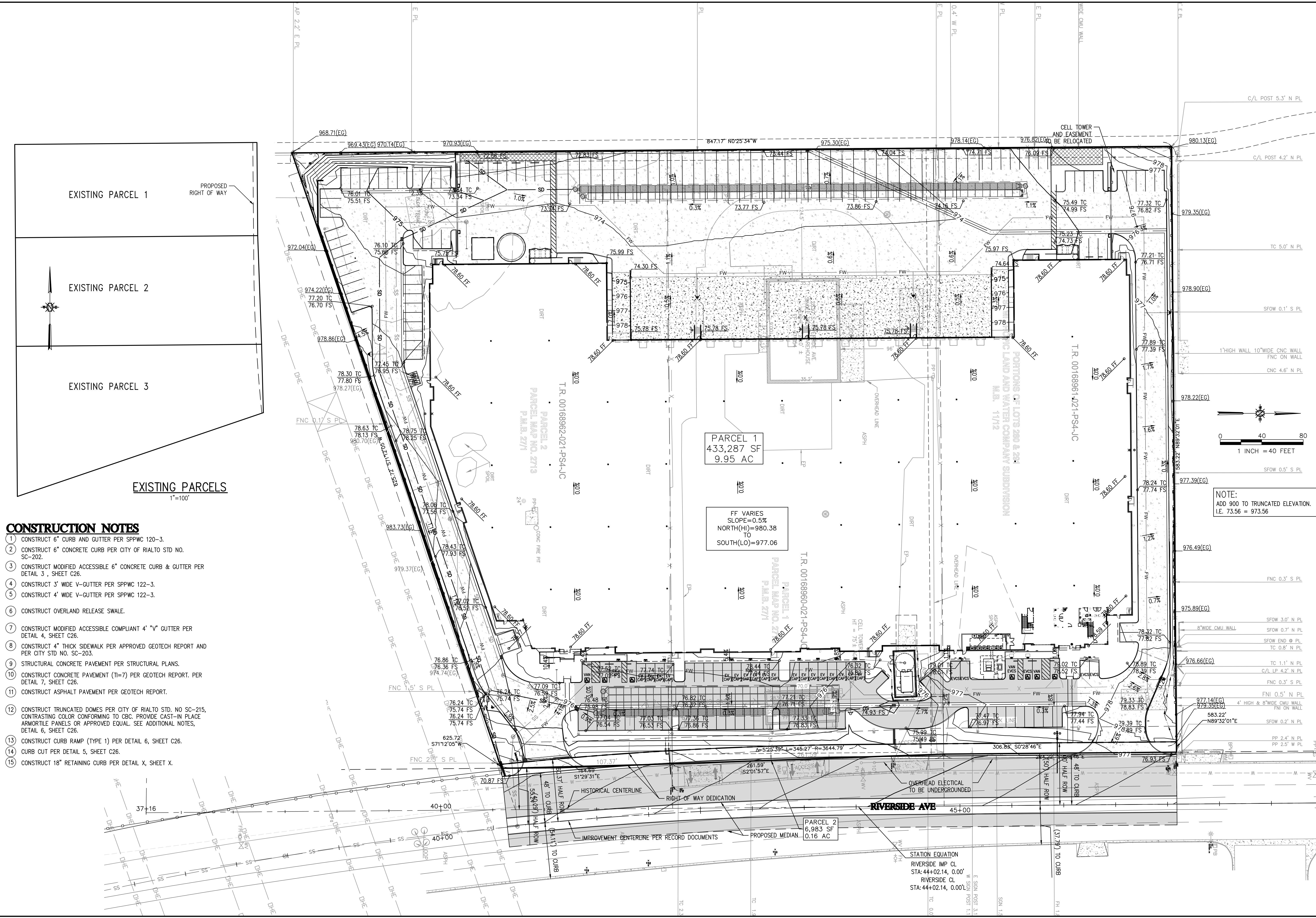
JURUPA AVENUE REALIGNMENT PREPARED BY CASC FOR THE CITY OF RIALTO (ST-1994-05-11)
RIVERSIDE AVENUE STORM DRAIN IMPROVEMENT PLAN BY THEINES ENGINEERING FOR THE CITY OF RIALTO



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REV. NO.	DATE	REVISED	DESTROY ALL PRINTS BEARING EARLIER DATE	REV. BY	C/D/APP'D		
DRAWN BY	DATE	SCALE	CHECKED BY	CA JOB NO.	CA JOB NO.	<p style="font-size: small;">THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND INFORMATION ONLY. THESE DRAWINGS ARE FOR THE USE OF THE CLIENT AND NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF CANNON.</p>	
7/12/2024	AS SHOWN	220139	220139	220139			
						16842 Von Karmann Avenue, Suite 150 Irvine, CA 92606 P: 949.755.1111 F: 949.755.0775	
<p style="font-weight: bold; font-size: small;">RIVERSIDE XC 2830 S. RIVERSIDE TENTATIVE PARCEL MAP NO. 20700 2830 S. RIVERSIDE RIALTO, CA</p>							
<p style="font-size: x-large; font-weight: bold;">1 OF 2</p>							

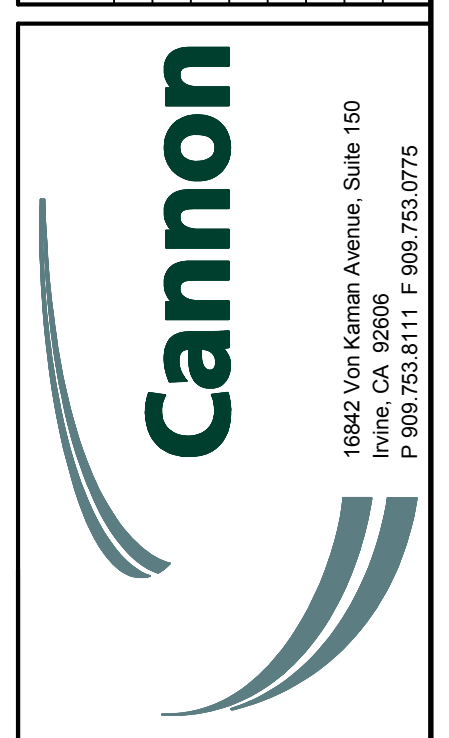
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CONSTRUCTION NOTES

1. CONSTRUCT 6" CURB AND GUTTER PER SPPWC 120-3.
2. CONSTRUCT 6" CONCRETE CURB PER CITY OF RIALTO STD NO. SC-202.
3. CONSTRUCT MODIFIED ACCESSIBLE 6" CONCRETE CURB & GUTTER PER DETAIL 3, SHEET C26.
4. CONSTRUCT 3" WIDE V-GUTTER PER SPPWC 122-3.
5. CONSTRUCT 4" WIDE V-GUTTER PER SPPWC 122-3.
6. CONSTRUCT OVERLAND RELEASE SWALE.
7. CONSTRUCT MODIFIED ACCESSIBLE COMPLIANT 4" "V" GUTTER PER DETAIL 4, SHEET C26.
8. CONSTRUCT 4" THICK SIDEWALK PER APPROVED GEOTECH REPORT AND PER CITY STD NO. SC-203.
9. STRUCTURAL CONCRETE PAVEMENT PER STRUCTURAL PLANS.
10. CONSTRUCT CONCRETE PAVEMENT (T1=7) PER GEOTECH REPORT. PER DETAIL 7, SHEET C26.
11. CONSTRUCT ASPHALT PAVEMENT PER GEOTECH REPORT.
12. CONSTRUCT TRUNCATED DOMES PER CITY OF RIALTO STD. NO SC-215, CONTRASTING COLOR CONFORMING TO CBC. PROVIDE CAST-IN PLACE ARMORTILE PANELS OR APPROVED EQUAL. SEE ADDITIONAL NOTES, DETAIL 6, SHEET C26.
13. CONSTRUCT CURB RAMP (TYPE 1) PER DETAIL 6, SHEET C26.
14. CURB CUT PER DETAIL 5, SHEET C26.
15. CONSTRUCT 18" RETAINING CURB PER DETAIL X, SHEET X.

REV. NO.	DATE	REVISED	DESTROY ALL PRINTS BEARING EARLIER DATE	REV. BY	CD/APPD BY



DRAWN BY	DATE	7/12/2024
CHECKED BY	SCALE	1" = 30'
CA JOB NO.	220139	

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RIVERSIDE XC
2830 S. RIVERSIDE
TENTATIVE PARCEL MAP NO. 20700
2830 S. RIVERSIDE
RIALTO, CA

SHEET
2 OF 2

NOTE:
ADD 900 TO TRUNCATED ELEVATION.
I.E. 73.56 = 973.56

STATION EQUATION
RIVERSIDE IMP CL
STA: 44+02.14, 0.00'
RIVERSIDE CL
STA: 44+02.14, 0.00'