

TENTATIVE PARCEL MAP NO. 19898

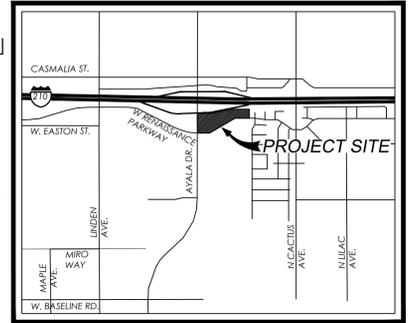
IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST 1/4 OF SECTION 34,
T.1.N., R.5.W., S.B.M.

KIMLEY-HORN AND ASSOCIATES, INC.

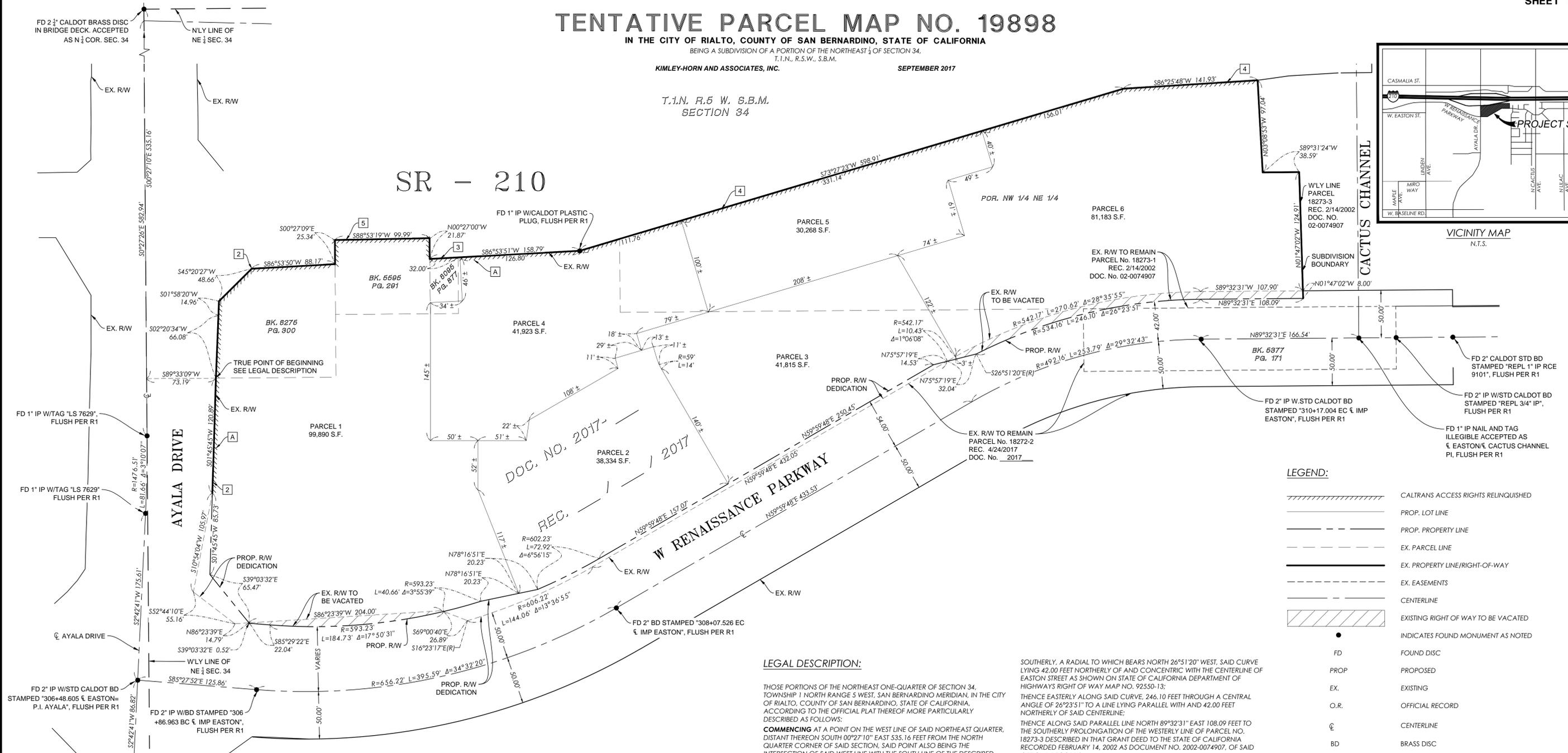
SEPTEMBER 2017

T.1.N., R.5.W., S.B.M.
SECTION 34

SR - 210



VICINITY MAP
N.T.S.



LEGEND:

- CALTRANS ACCESS RIGHTS RELINQUISHED
- PROP. LOT LINE
- PROP. PROPERTY LINE
- EX. PARCEL LINE
- EX. PROPERTY LINE/RIGHT-OF-WAY
- EX. EASEMENTS
- CENTERLINE
- EXISTING RIGHT OF WAY TO BE VACATED
- INDICATES FOUND MONUMENT AS NOTED
- FOUND DISC
- PROPOSED
- EXISTING
- OFFICIAL RECORD
- CENTERLINE
- BRASS DISC
- RIGHT OF WAY

LEGAL DESCRIPTION:

THOSE PORTIONS OF THE NORTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 1 NORTH RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER, DISTANT THEREON SOUTH 00°27'10" EAST 535.16 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION, SAID POINT ALSO BEING THE INTERSECTION OF SAID WEST LINE WITH THE SOUTH LINE OF THE DESCRIBED REAL PROPERTY IN A DEED TO THE STATE OF CALIFORNIA RECORDED NOVEMBER 19, 1964, IN BOOK 6275, PAGE 300, OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE ALONG SAID SOUTH LINE NORTH 89°33'09" EAST, 73.19 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID SOUTH LINE ALONG THE EASTERLY AND NORTHERLY LINES OF PARCEL NO. 18272-2 DESCRIBED IN THAT GRANT DEED TO THE STATE OF CALIFORNIA RECORDED APRIL 24, 2017 AS DOCUMENT NO. 2017-016962, OF OFFICIAL RECORDS OF SAID COUNTY RECORDER'S OFFICE, THE FOLLOWING 4 COURSES:

- 1) SOUTH 01°45'45" WEST 120.89 FEET;
- 2) THENCE SOUTH 10°54'04" WEST 105.97 FEET;
- 3) THENCE SOUTH 52°44'10" EAST 55.16 FEET;
- 4) THENCE NORTH 86°23'39" EAST 14.79 FEET;

THENCE LEAVING SAID NORTHERLY LINE SOUTH 39°03'32" EAST 0.52 FEET; THENCE SOUTH 85°29'22" EAST 22.04 FEET TO THE BEGINNING OF A 593.23 FOOT RADIUS CURVE CONCAVE NORTHERLY;

THENCE EASTERLY ALONG SAID CURVE, 184.73 FEET THROUGH A CENTRAL ANGLE OF 17°50'31" TO SAID NORTHERLY LINE;

THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING 3 COURSES:

- 1) SOUTH 69°00'40" EAST 26.89 FEET TO THE BEGINNING OF A NON-TANGENT 606.22 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, A RADIAL TO WHICH BEARS SOUTH 16°23'17" EAST;
- 2) THENCE NORTHEASTERLY ALONG SAID CURVE, 144.06 FEET THROUGH A CENTRAL ANGLE OF 13°36'55";
- 3) THENCE NORTH 59°59'48" EAST 432.05 FEET;

THENCE LEAVING SAID NORTHERLY LINE NORTH 75°57'19" EAST 32.04 FEET TO THE BEGINNING OF A NON-TANGENT 534.16 FOOT RADIUS CURVE CONCAVE

SOUTHERLY, A RADIAL TO WHICH BEARS NORTH 26°51'20" WEST, SAID CURVE LYING 42.00 FEET NORTHERLY OF AND CONCENTRIC WITH THE CENTERLINE OF EASTON STREET AS SHOWN ON STATE OF CALIFORNIA DEPARTMENT OF HIGHWAYS RIGHT OF WAY MAP NO. 92550-13;

THENCE EASTERLY ALONG SAID CURVE, 246.10 FEET THROUGH A CENTRAL ANGLE OF 26°23'51" TO A LINE LYING PARALLEL WITH AND 42.00 FEET NORTHERLY OF SAID CENTERLINE;

THENCE ALONG SAID PARALLEL LINE NORTH 89°32'31" EAST 108.09 FEET TO THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF PARCEL NO. 18273-3 DESCRIBED IN THAT GRANT DEED TO THE STATE OF CALIFORNIA RECORDED FEBRUARY 14, 2002 AS DOCUMENT NO. 2002-0074907, OF SAID OFFICIAL RECORDS;

THENCE ALONG SAID PROLONGATION AND SAID WESTERLY LINE THE FOLLOWING 3 COURSES:

- 1) NORTH 01°47'02" WEST 132.91 FEET;
- 2) THENCE SOUTH 89°31'24" WEST 38.59 FEET;
- 3) THENCE NORTH 03°08'53" WEST 97.04 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ROUTE 210;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING 6 COURSES:

- 1) SOUTH 86°25'48" WEST 141.93 FEET;
- 2) THENCE SOUTH 73°27'23" WEST 598.91 FEET;
- 3) THENCE SOUTH 86°53'51" WEST 158.79 FEET;
- 4) THENCE NORTH 00°27'00" WEST 21.87 FEET;
- 5) THENCE SOUTH 88°53'19" WEST 99.99 FEET;
- 6) THENCE SOUTH 00°27'09" EAST 25.34 FEET;
- 7) THENCE SOUTH 86°53'50" WEST 88.17 FEET TO AN ANGLE POINT IN THE WESTERLY LINE OF THAT LAND DESCRIBED IN THAT CERTAIN FINAL ORDER OF CONDEMNATION RECORDED APRIL 5, 2004 AS DOCUMENT NO. 2004-0232087, OF SAID OFFICIAL RECORDS;

THENCE CONTINUING ALONG LAST SAID WESTERLY LINE SOUTH 45°20'27" WEST 48.66 FEET;

THENCE SOUTH 01°58'20" WEST 14.96 FEET TO THE EASTERLY LINE OF THAT LAND GRANTED TO THE STATE OF CALIFORNIA DESCRIBED IN BOOK 6275, PAGE 300 OF SAID OFFICIAL RECORDS;

THENCE ALONG SAID EASTERLY LINE SOUTH 02°20'34" WEST 66.08 FEET TO THE **TRUE POINT OF BEGINNING**.

PROJECT NARRATIVE:

THE PROPOSED PROJECT IS A SUBDIVISION OF 1 EXISTING PARCEL INTO 6 PROPOSED PARCELS. IN ADDITION, THIS PROJECT REQUIRES VACATION OF PORTIONS OF RENAISSANCE PARKWAY ALONG WITH RIGHT OF WAY DEDICATIONS FOR RENAISSANCE PARKWAY TO EFFECT THE STREET RE-ALIGNMENT. NO OTHER PUBLIC EASEMENTS ARE CONTEMPLATED TO BE REQUIRED.

PARCEL SUMMARY:

PARCEL 1	99,890 S.F.
PARCEL 2	38,334 S.F.
PARCEL 3	41,815 S.F.
PARCEL 4	41,923 S.F.
PARCEL 5	30,268 S.F.
PARCEL 6	81,183 S.F.
TOTAL:	333,413 S.F., 7.66 ACRES

EXISTING EASEMENTS:

- 1) 88' WIDE CITY OF RIALTO EASMENT(S) FOR ALL PUBLIC PURPOSES PER INSTRUMENT NO. 2015-0115376 RECORDED MARCH 25, 2015 O.R.; NOT SHOWN. VACATED PER SEPERATE ACTION.
- 2) ACCESS RELINQUISHED PER INSTRUMENT NO. 2008-0394128 RECORDED AUGUST 28, 2008 O.R.; TO REMAIN
- 3) ACCESS RELINQUISHED PER INSTRUMENT NO. 2008-0394133 RECORDED AUGUST 28, 2008 O.R.; TO REMAIN
- 4) ACCESS RELINQUISHED PER INSTRUMENT NO. 2008-0394134 RECORDED AUGUST 28, 2008 O.R.; TO REMAIN
- 5) ACCESS RELINQUISHED PER INSTRUMENT NO. 2008-0489887 RECORDED NOVEMBER 7, 2008 O.R.; TO REMAIN
- 6) COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED JANUARY 10, 1925 IN BOOK 877, PAGE 316 AND RE-RECORDED ON MAY 5, 1925 IN BOOK 875, PAGE 472.; TO REMAIN
- 7) RIGHT TO RETAIN THE OWNERSHIP OF ANY AND ALL TREASURE OF ANY SORT RECORDED DECEMBER 30, 1946 IN BOOK 1970, PAGE 479 PER INSTRUMENT NO. 39 O.R.; TO REMAIN
- A) ACCESS RIGHTS HAVE BEEN RELINQUISHED TO THE FREEWAY AND AYALA DRIVE PER THE GRANT DEED TO CALTRANS RECORDED APRIL 24, 2017 AS DOCUMENT NO. 2017-0169262, O.R.; TO REMAIN

OWNER/DEVELOPER:

CITY OF RIALTO
150 S. PAM AVE
RIALTO, CA 92376
PH: (909) 820-2525
FAX: (909) 820-2527

AYALA AND 210 PARTNERS, LLC
3415 SEPULVEDA BLVD, #400
LOS ANGELES, CA 90034

APN'S:

0264-151-49, 59, 79, 80, & 81 AND PORTIONS OF 0264-151-50 & 73.

ZONING:

RENAISSANCE SPECIFIC PLAN AREA
SPECIAL ZONE: FREEWAY INCUBATOR

REFERENCES:

RT R.O.S. 17-0027

NOTES:

TOTAL AREA OF MAP = 7.66 AC
TOTAL NUMBER OF EXISTING PARCELS: 1
TOTAL NUMBER OF PROPOSED PARCELS: 6

UTILITY PROVIDERS:

STORM:	SAN BERNARDINO COUNTY PUBLIC WORKS	(909) 387-7995
SEWER:	CITY OF RIALTO	(909) 820-2608
TELECOMM:	AT&T	(510) 645-2929
WATER:	CITY OF RIALTO	(909) 301-1338
ELECTRIC:	SOUTHERN CALIFORNIA EDISON	(714) 796-9999
GAS:	SOUTHERN CALIFORNIA GAS	(909) 335-7955

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM 83, ZONE 5, NAD 83, EPOCH 2010.00, AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS OPERATING REFERENCE STATIONS (CORS) "EWFP" AND (CORS) "GISA" BEING SOUTH 82°35'11" EAST.

EWPP

LATITUDE = 34°06'15.10133", LONGITUDE = 117°31'32.05857"
NORTHING = 1860639.6061, EASTING = 6705286.9710

GISA

LATITUDE = 34°04'09.47463", LONGITUDE = 117°13'05.73153"
NORTHING = 1848521.8153, EASTING = 6798415.0138

"POINT A"

"POINT A" IS KIMLEY-HORN SURVEY POINT 8000, BEING A NAIL WITH DISC IN A CONCRETE PAD.

POINT A

NORTHING = 1871901.5414, EASTING = 6745683.3180

THE COMBINED GRID FACTOR AT "POINT A" IS 1.0000846338. LOCAL GRID COORDINATES ARE BASED ABOUT "POINT A" USING AN ELEVATION OF 1447.4', NAVD 29.

ALL DISTANCES SHOWN HEREON ARE GROUND. GRID DISTANCE = GROUND DISTANCE x COMBINED GRID FACTOR.

