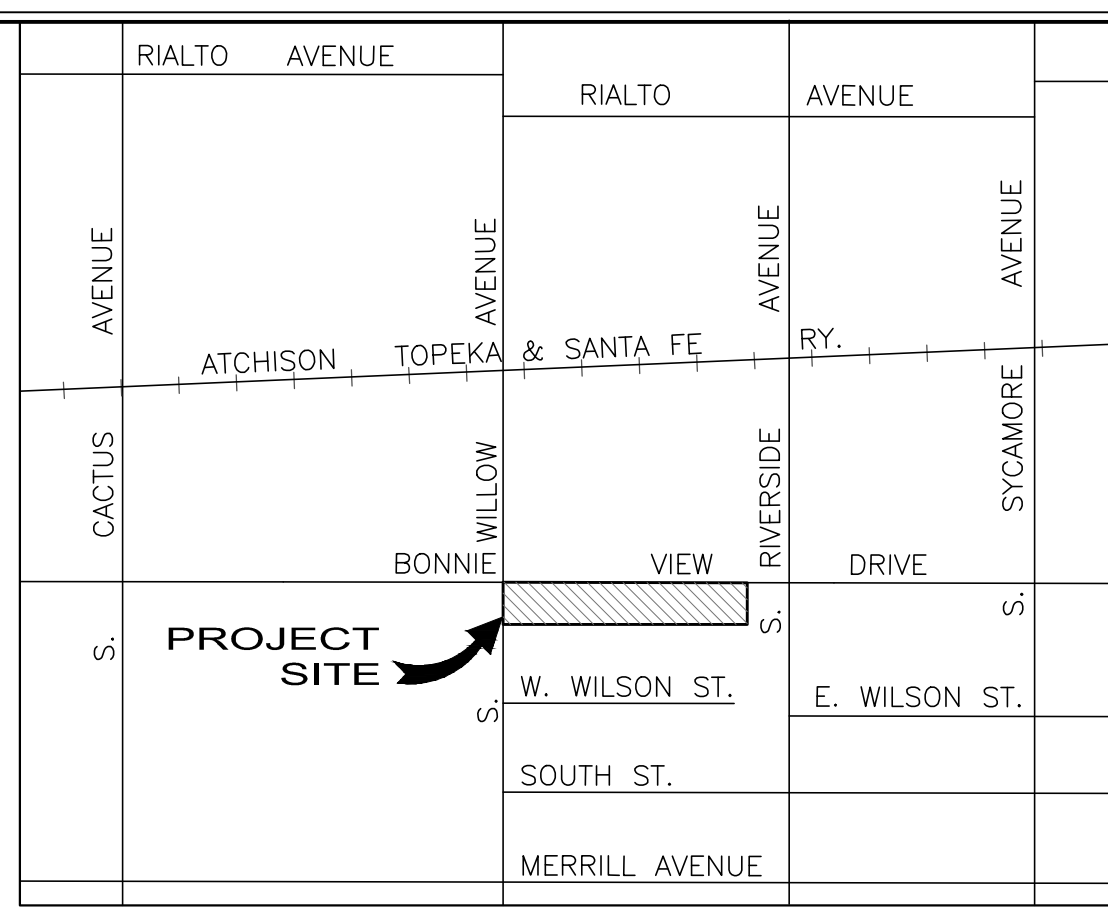


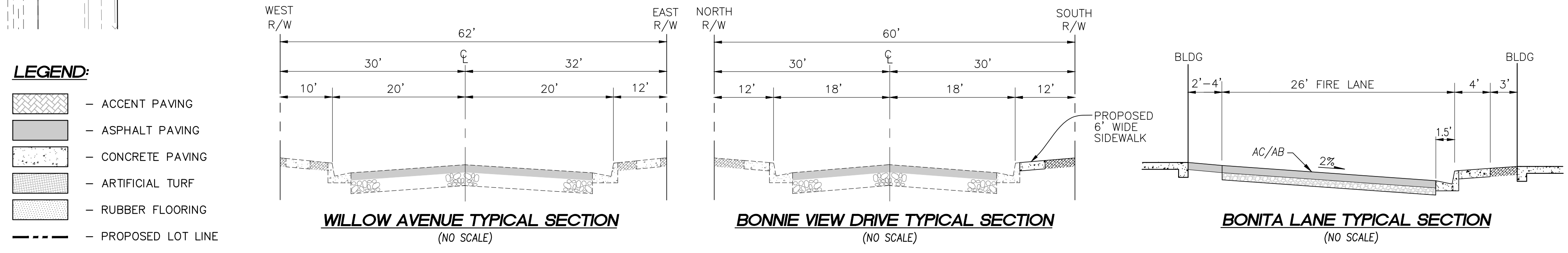
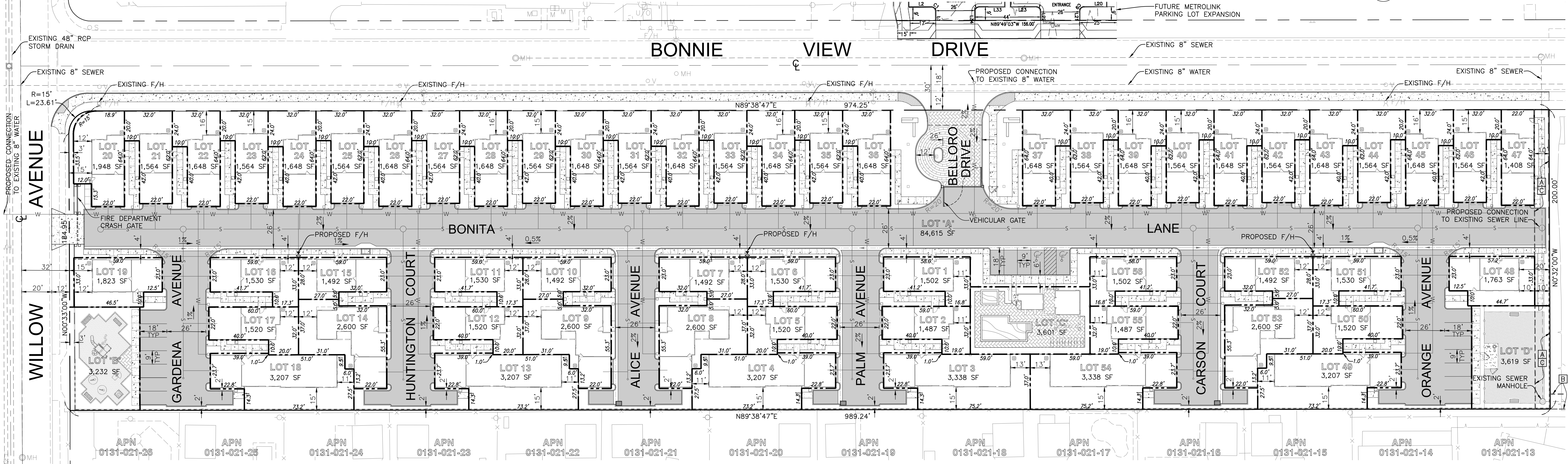
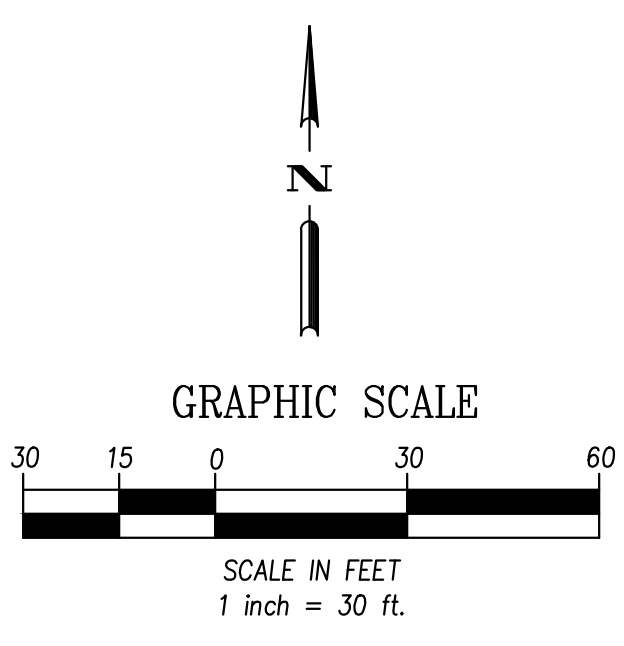
TENTATIVE TRACT MAP NO. 20199
RESIDENTIAL PLANNED DEVELOPMENT (RPD)

S/E CORNER OF BONNIE VIEW DRIVE & WILLOW AVENUE
IN THE CITY OF RIALTO
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

- UTILITIES:
- SEWER: RIALTO WATER SERVICES
 - WATER: RIALTO WATER SERVICES
 - CABLE: TIME WARNER
 - ELECTRIC: SOUTHERN CALIFORNIA EDISON
 - GAS: SOUTHERN CALIFORNIA GAS COMPANY
 - PHONE: AT&T
 - TRASH: BURRTEC DISPOSAL



EXISTING EASEMENTS		
PER PRELIMINARY REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER 00086243-996-SD1-RT4 DATED AUGUST 3, 2018.		
SYMBOL ON MAP	ITEM PER REPORT	DESCRIPTION
--	2	AN EASEMENT FOR DITCHES AND PIPE LINE PURPOSES GRANTED TO THE SEMI-TROPIC LAND AND WATER COMPANY PER BOOK 159, PAGE 203 OF DEEDS. (UNPLOTTABLE)
[A]	3	AN EASEMENT FOR SURFACE DRAINAGE PURPOSES GRANTED TO INLAND COMMERCENTER, A LIMITED PARTNERSHIP, RECORDED JUNE 4, 1981 AS RECORDING NO. 81-122922 OF OFFICIAL RECORDS.
[B]	4	GRANT OF EASEMENTS WITH RESTRICTIONS AND COVENANTS EXECUTED BY MCDONALD'S CORPORATION, RECORDED JUNE 4, 1981 AS RECORDING NO. 81-122923 OF OFFICIAL RECORDS.
[C]	5	AN EASEMENT FOR SEWER AND PUBLIC UTILITY PURPOSES GRANTED TO THE CITY OF RIALTO, RECORDED SEPTEMBER 4, 1981 AS RECORDING NO. 81-197628 OF OFFICIAL RECORDS.



- LEGEND:
- ACCENT PAVING
 - ASPHALT PAVING
 - CONCRETE PAVING
 - ARTIFICIAL TURF
 - RUBBER FLOORING
 - PROPOSED LOT LINE
 - PROPOSED SEWER
 - PROPOSED WATER

LEGAL DESCRIPTION:
PER PRELIMINARY REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER 00086243-996-SD1-RT4 DATED AUGUST 3, 2018.

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

PARCELS 6, 7, 8 AND 9 OF PARCEL MAP NO. 8173, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 88 PAGES 67 AND 68 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

RESIDENTIAL PLANNED DEVELOPMENT (RPD) NOTE:
THIS SUBDIVISION TTM 20199 IS APPROVED AS A RPD PROJECT FOR 56 RESIDENTIAL LOTS, WHEREBY THE OWNERS OF EACH LOT WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS THAT WILL IN TURN PROVIDE NECESSARY ACCESS AND UTILITY EASEMENTS FOR UNITS.

PROJECT SUMMARY:

APPLICANT/OWNER: RBV INVESTMENT GROUP, LLC
625 FAIR OAKS AVENUE, #115
SOUTH PASADENA, CA 91030

PROJECT LOCATION: S/E CORNER OF BONNIE VIEW DR & WILLOW AVE
APNS: 0131-021-036, -037, -038 & -039

THOMAS GUIDE: 605-G2

EXISTING ZONING: SUPPORT COMMERCIAL (S-C)

PROPOSED ZONING: MULTI-FAMILY RESIDENTIAL (MFR)

SITE AREA: 197,815 SF = 4.541 AC

LOTS 1-56 AREA: 102,748 SF = 2.359 AC (RESIDENTIAL LOTS)

LOT "A" AREA: 84,615 SF = 1.942 AC (ACCESS/PARKING/Common SPACE)

LOT "B" AREA: 3,232 SF = 0.074 AC (COMMUNITY PLAYGROUND)

LOT "C" AREA: 3,601 SF = 0.083 AC (COMMUNITY CLUBHOUSE/POOL)

LOT "D" AREA: 3,619 SF = 0.083 AC (COMMUNITY DOG PARK)

PARKING REQUIRED: 94 SPACES

PARKING PROVIDED: 141 SPACES

RELATED FILES: SPECIFIC PLAN AMENDMENT NO. 2017-0001

BENCH MARK:
CITY OF RIALTO BENCH MARK NO. 63
RIVERSIDE AND MERRILL INTERSECTION ON F.H. AT THE N.E. CORNER.
ELEVATION = 1178.15

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF RIVERSIDE AVENUE, TAKEN AS N00°32'00"W PER TRACT NO. 4433, M.B. 60/24 AND P.M. NO. 6179, PMB 60/79.

REVISIONS				
NO.	DESCRIPTION	BY	DATE	APPROVED

PREPARED FOR:

KOBA Properties, Inc.
625 FAIR OAKS AVE., #115
SOUTH PASADENA, CA 91030
(626) 799-7227

REGISTERED PROFESSIONAL ENGINEER
No. 44560
Exp. 3-31-2020
CIVIL
STATE OF CALIFORNIA

LD AND DEVELOPMENT CONSULTANTS
1620 BROOKHOLLOW DRIVE, SUITE 39
SANTA ANA, CALIFORNIA, 92705
(714) 657-7700 (714) 657-7707 FAX

LAND PLANNERS
SURVEYORS
CIVIL ENGINEERS

DATE: 11-27-18	TENTATIVE TRACT MAP NO. 20199 RESIDENTIAL PLANNED DEVELOPMENT (RPD) CITY OF RIALTO	SHEET NO. TTM
DESIGNED: SZ		JOB NO. 411
DRAFTED: SZ		

CHECKED: