# TENTATIVE PARCEL MAP IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO STATE OF CALIFORNIA

BEING A DIVISION OF PORTIONS OF THE N 1/2 OF THE SE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 27, 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.

> GIL ZULUETA MENDOZA ASSOCIATES, INC. JULY 3, 2019 JEFFREY R. PAUL, L.S. 6887

#### **EASEMENT NOTES:**

The information below is from the Preliminary Report Order No. NCS 884989—A—ONT1 reported by First American Title Insurance Company dated March 20, 2019

(3) An easement for public utilities and incidental purposes

Fontana Farms Company Recording Date: May 29, 1939 Recording No: Book 1354, Page 81 of official

Affects: as described therein The location of the easement cannot be determined from record information.

(7) An easement for utility purposes and incidental purposes

The State of California January 23, 2008 Recording Date: Instrument No.2008-0031042 Recording No: as described therein

(8) Abutter's rights of ingress and egress to or from the state freeway have been relinquished disclosed by the Public Records.

Granted To: The State of California Recording Date: January 23, 2008 Instrument No.2008-0031042

(9) An easement for utility purpose (water line) and incidental purposes

February 20, 2008 Recording Date:

Recording No: Instrument NO.2008-0075446 as described therein

(10) A permanent water line easement as evidenced by Amended Final Order of Condemnation recorded

Recording Date: April 12, 2017 Recording No: Instrument No.2017-0150781

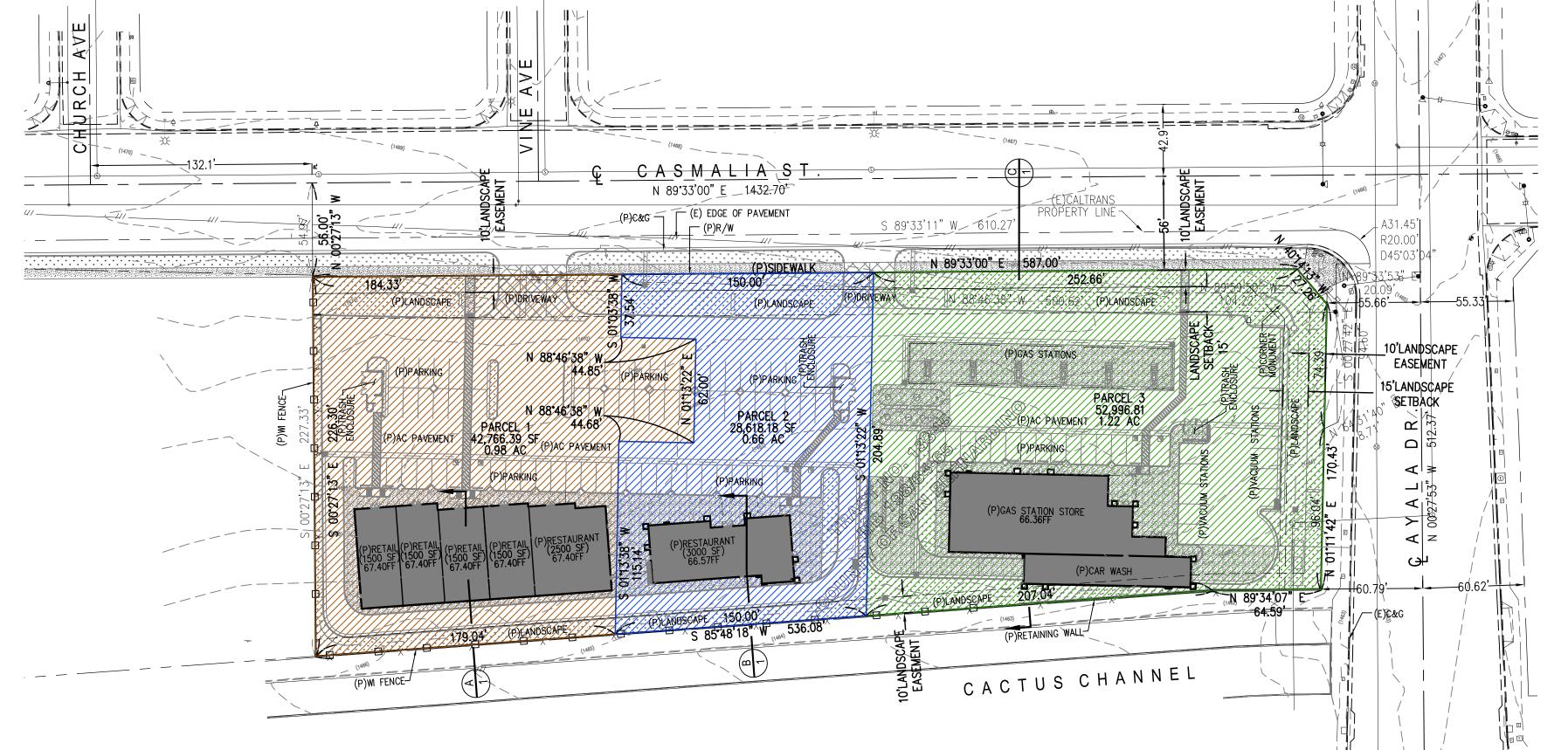
(13) Rights of the public in and to that portion of the land lying within any road, street and/or highway.

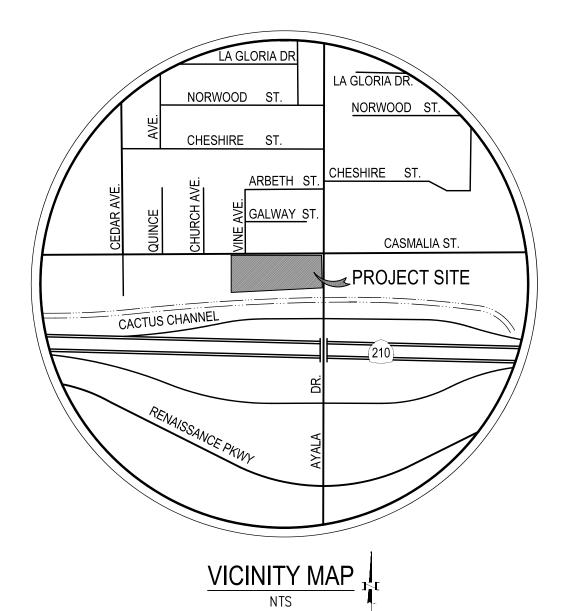
(14) Water rights, claims or title to water, whether or not shown by the public records.

### PARCEL DATA:

3 PACELS MINIMUM LOT SIZE: 25,158.35 SF 53,592.87 MINIMUM WIDTH: 102.52 MINIMUM DEPTH: 205.06 MINIMUM FRONT SETBACK: 25' MINIMUM SIDE SETBACK: 5 MINIMUM REAR SETBACK: 10'

GROSS ACREAGE: 2.86 AC NET ACREAGE: 2.50 AC





#### OWNER/APPLICANT:

SIRWIN ENTERPRISES, LLC 29980 TEMECULA PKWY TEMECULA, CA 92592 P 714.719.8100 EMAIL adehbozarqi58@yahoo.com CONTACT: TONY & AMIR DEHBOZORGI

# **CIVIL ENGINEER:**

Gil Zulueta Mendoza Associates, Inc. 6185 MAGNOLIA AVE, #129 RIVERSIDE, CA 92506 P 951.286.9520 F 815.425.8582 EMAIL gil@gzmassociates.com CONTACT: GIL MENDOZA

#### SITE INFORMATION:

APN 1133-521-04-0000 SITE ACREAGE: 119,971.95 SF (2.75 AC) SURVEY DATE: JANUARY 2018

#### BASIS OF BEARINGS:

THE CENTERLINE OF CASMALIA STREET BEING N89°33'00"E AS SHOWN ON RS 17-0027 BK 160, PG 26-45 RECORDS OF SB COUNTY

## SITE INFORMATION:

APN 1133-521-04-0000 SITE ACREAGE: 119,971.95 SF (2.75 AC) SURVEY DATE: JANUARY 2018

#### LEGAL DESCRIPTION:

THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 27, 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. EXCEPT THEREFROM THOSE PORTIONS CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED JANUARY 24, 1961 IN BOOK 5333, PAGE 269, OFFICIAL RECORDS. ALSO EXCEPT THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED APRIL 18, 1961 IN BOOK 5406, PAGE 392 OFFICIAL

ALSO EXCEPT THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED APRIL 18, 1961 IN BOOK 5406, PAGE 396 OFFICIAL ALSO EXCEPT THAT PORTION CONVEYED TO THE COUNTY OF SAN BERNARDINO BY DEED RECORDED OCTOBER 13, 1965 IN BOOK 6491, PAGE 881 OFFICIAL RECORDS.

ALSO EXCEPT THAT PORTION CONVEYED TO THE COUNTY OF SAN BERNARDINO BY DEED RECORDED OCTOBER 28, 1965 IN BOOK 6502, PAGE 323 OFFICIAL RECORDS ALSO EXCEPT THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED MARCH 9, 1989 AS INSTRUMENT NO. 89-084684

ALSO EXCEPT THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY FINAL ORDER OF CONDEMNATION RECORDED JUNE 30, 2004 AS INSTRUMENT NO. 2004-0467454 OF OFFICIAL RECORDS. ALSO EXCEPT THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA

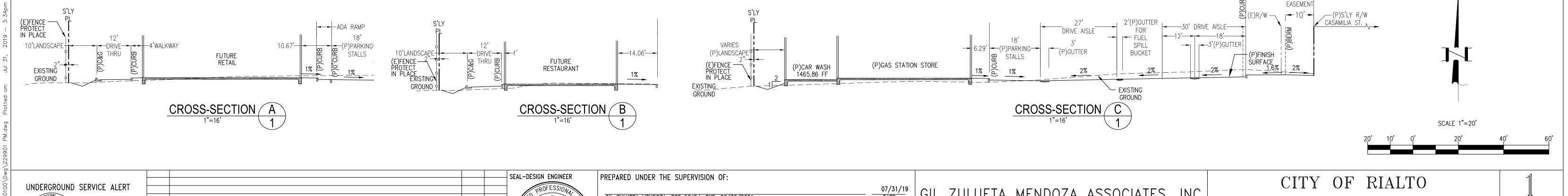
BY AMENDED FINAL ORDER OF CONDEMNATION RECORDED APRIL 12, 2017 AS INSTRUMENT NO. 2017-0150781, OF OFFICIAL RECORDS.

-(P)LANDSCAPE

LANDSCAF

OF OFFICIAL RECORDS.

THAT PORTION OF THE NORTH 2 OF THE SOUTHEAST 4 OF THE SOUTHEAST 4 OF THE SOUTHWEST 4 OF SECTION 27, 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, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE LAND DESCRIBED IN A DEED TO RICHLAND ASSOCIATES, L.P., RECORDED JUNE 13, 2000 AS INSTRUMENT NO. 00-0210857 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE WESTERLY LINE OF SAID LAND. SOUTH 00°27'34" EAST, 63.971 METERS TO THE TRUE POINT OF BEGINNING; THENCE NORTH 81°38'09" EAST. 178.015 METERS: THENCE NORTH 64°31'40" EAST, 8.009 METERS; THENCE SOUTH 01°10'48" WEST, 29.258 METERS; THENCE SOUTH 89°30'49" WEST, 19.692 METERS; THENCE SOUTH 85°48'25" WEST. 163.399 METERS: THENCE NORTH 00°27'34" WEST. 12.027 METERS TO THE TRUE POINT OF BEGINNING.



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APPR. DATE REVISIONS DESIGNED BY: ARA DRAWN BY: DJF CHECKED BY: GZM

GIL ZULUETA MENDOZA, RCE 53454, EXP. 06/30/2021 RECOMMENDED FOR APPROVAL BY LOCKWOOD ENGINEERING: No. 53454 Expires CARLETON W. LOCKWOOD, JR., RCE 45935 June 30, 2021 APPROVED BY: ROBERT G. EISENBEISZ, PUBLIC WORKS DIRECTOR/CITY ENGINEER, RCE 54931 DATE

ZULUETA MENDOZA ASSOCIATES, INC. 6185 MAGNOLIA AVENUE, #129 RIVERSIDE, CALIFORNIA 951-286-9520 92506

B.M. No. CALTRANS BM-19-C-88

THE INTERSECTION OF AYALA DRIVE AND CASMALIA STREET.

RIALTO CENTER TENTATIVE PARCEL MAP OF \_\_\_ SHEETS

1103 W. CASMALIA STREET, RIALTO CA 92377 ELEVATION= 1466.75' NAVD88 DESCRIPTION: BRASS DISK ON TOP OF CURB LOCATED AT THE ECR FOR THE NORTHEAST CURB RETURN AT FOR: SIRWIN ENTERPRISES, LLC PLAN No.