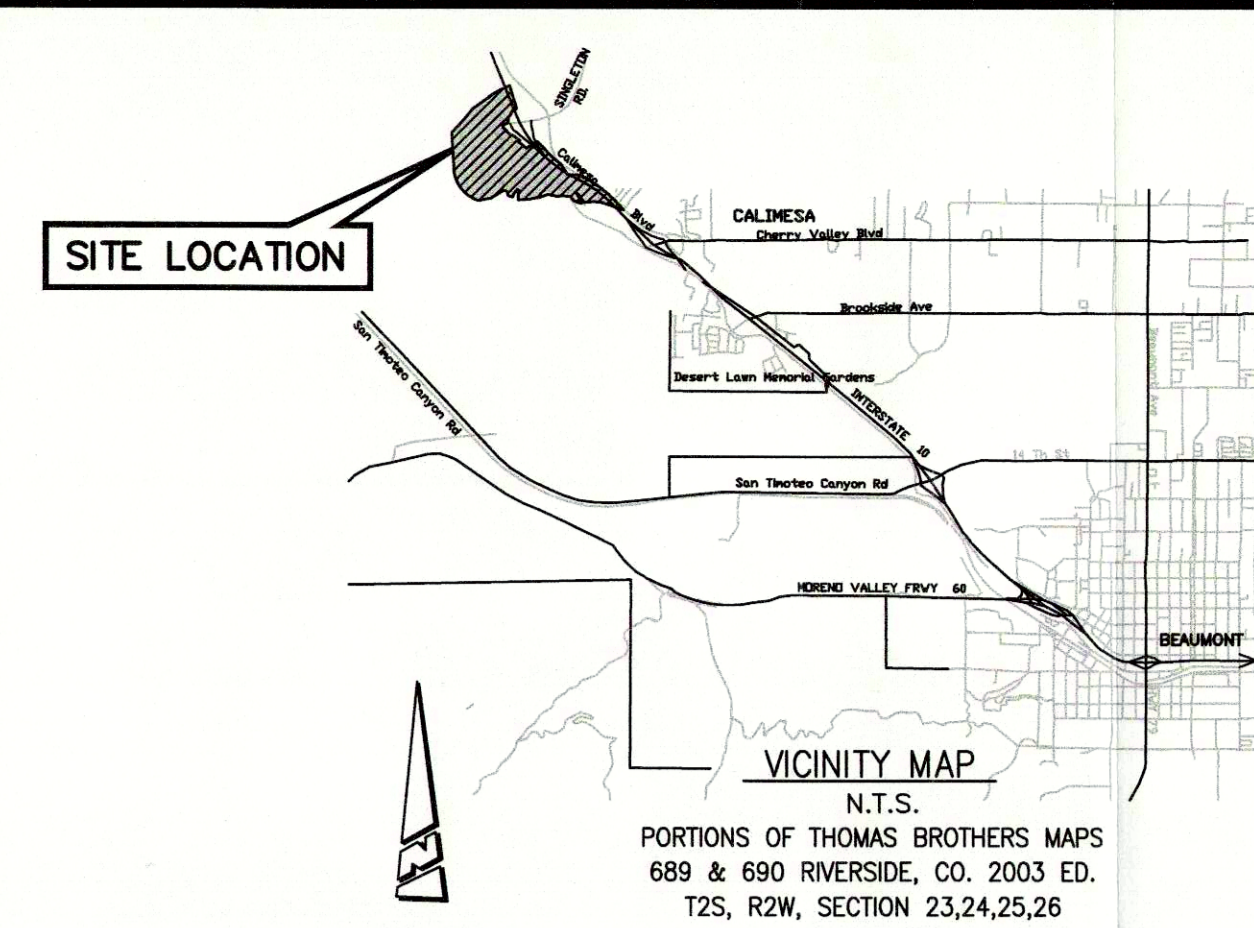


FOR FINANCE & CONVEYANCE PURPOSES TENTATIVE PARCEL MAP NO. 37862

BEING A SUBDIVISION OF PORTIONS OF LOTS 32 AND 33 IN BLOCK 2 OF THE KADOTA CITY FIG GROVES, AS SHOWN BY MAP ON FILE IN BOOK 13, PAGES 47 THROUGH 56, INCLUSIVE, OF MAPS AND PARCELS 1 AND 2 OF PARCEL MAP NO. 19207, AS SHOWN BY MAP NO. 6528, AS SHOWN BY MAP ON FILE IN BOOK 23, PAGES 57 AND 58 OF PARCEL MAPS, ALL RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, TOGETHER WITH PARCEL 2 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. "LLA 13-001" DATED JUNE 4, 2013 AND RECORDED JUNE 6, 2013 AS INSTRUMENT NO. 2013-0270260 IN THE CITY OF CALIFORNIA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

MAY 2020



DEVELOPER:
OAK VALLEY DEVELOPMENT PARTNERS
10140 ROBERTS ROAD
CALIFORNIA, CA 92520
PHONE: (714) 785-2381
CONTACT: JOHN O'HANIAN

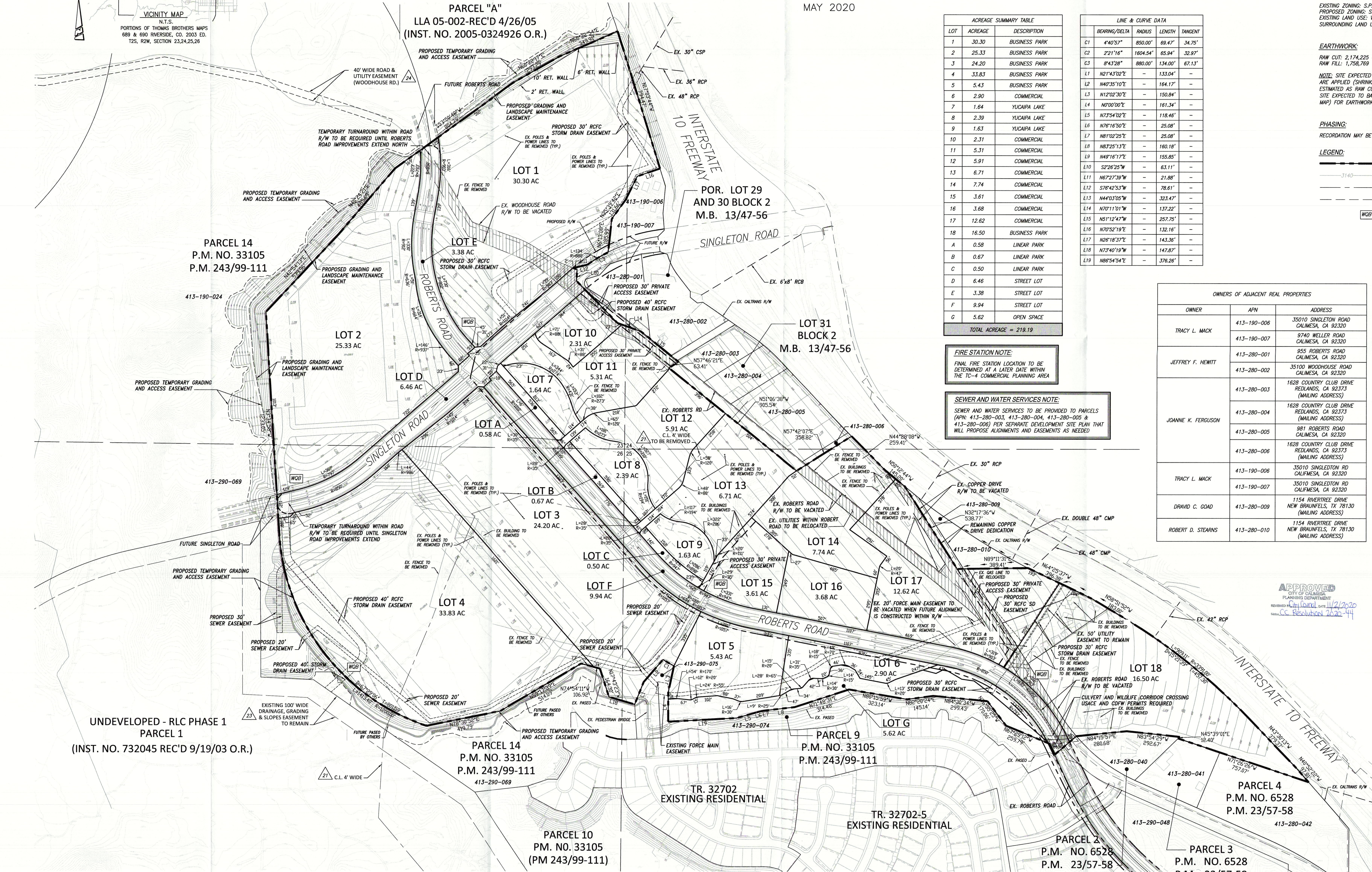
SOILS ENGINEER:
ALTA CALIFORNIA GEOTECHNICAL, INC.
170 N. MAPLE STREET, SUITE 108
CORONA, CALIFORNIA 92880
PHONE: (951) 509-7090

ZONING/LAND USE:
EXISTING ZONING: S.P. 1, AMENDMENT 1
PROPOSED ZONING: S.P. 1, AMENDMENT 1
EXISTING LAND USE: VACANT
SURROUNDING LAND USE: VACANT/RESIDENTIAL

PREPARED BY:
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
25109 JEFFERSON AVENUE, SUITE 200
MURRIETA, CA 92562
PHONE: (951) 200-6842
CONTACT: GEORGE LENFESTEY

BASIS OF TOPOGRAPHY:
MCELHANNY CONSULTING SERVICES LTD.
1100-760 BEATTY STREET
VANCOUVER B.C., CANADA V6B 2M4
PHONE: (604) 688-5111
PHOTOGRAPHED: FEBRUARY 2001

UTILITIES & DISTRICTS:
WATER: YUCAIPA VALLEY WATER DISTRICT
12770 2ND STREET (PO Bx 703), YUCAIPA, CA 92399
PHONE: (909) 797-5118
SEWER: YUCAIPA VALLEY WATER DISTRICT
P.O. BOX 703 12770 2ND STREET, YUCAIPA, CA 92399
PHONE: (909) 797-5118
ELEC: SOUTHERN CALIFORNIA EDISON
287 TENNESSEE ST., REDLANDS, CA 92372
PHONE: (800) 442-4950
GAS: SOUTHERN CALIFORNIA GAS COMPANY
1981 W. LUGONIA AVE., REDLANDS, CA 92374
PHONE: (800) 228-7377
TEL: VERIZON
1380 ORANGE TREE LANE, REDLANDS, CA 92372
PHONE: (909) 483-4000
CABLE: ADELPHI
1722 ORANGE TREE LANE (PO Bx 710), REDLANDS, CA 92372
PHONE: (909) 798-2280
SCHOOL: BEAUMONT UNITED SCHOOL DISTRICT
500 GRACE AVENUE (PO Bx 187), BEAUMONT, CA 92222
PHONE: (951) 845-1631



ACREAGE SUMMARY TABLE		
LOT	ACREAGE	DESCRIPTION
1	30.30	BUSINESS PARK
2	25.33	BUSINESS PARK
3	24.20	BUSINESS PARK
4	33.83	BUSINESS PARK
5	5.43	BUSINESS PARK
6	2.90	COMMERCIAL
7	1.64	YUCAIPA LAKE
8	2.39	YUCAIPA LAKE
9	1.63	YUCAIPA LAKE
10	2.31	COMMERCIAL
11	5.31	COMMERCIAL
12	5.91	COMMERCIAL
13	6.71	COMMERCIAL
14	7.74	COMMERCIAL
15	3.61	COMMERCIAL
16	3.68	COMMERCIAL
17	12.62	COMMERCIAL
18	16.50	BUSINESS PARK
A	0.58	LINEAR PARK
B	0.67	LINEAR PARK
C	0.50	LINEAR PARK
D	6.46	STREET LOT
E	3.38	STREET LOT
F	9.94	STREET LOT
G	5.62	OPEN SPACE
TOTAL ACREAGE = 219.19		

LINE & CURVE DATA				
BEARING/DELTA	RADIUS	LENGTH	TANGENT	
C1	4°40'57"	850.00'	69.47'	34.75'
C2	2°21'16"	1604.54'	65.94'	32.97'
C3	8°43'28"	880.00'	134.00'	67.13'
L1	N21°43'02"E	--	133.04'	--
L2	N40°35'10"E	--	164.17'	--
L3	N12°02'30"E	--	150.84'	--
L4	N0°00'00"E	--	161.34'	--
L5	N73°54'02"E	--	118.46'	--
L6	N76°16'50"E	--	25.08'	--
L7	N81°02'25"E	--	25.08'	--
L8	N83°25'13"E	--	160.18'	--
L9	N44°16'17"E	--	155.85'	--
L10	S2°26'25"W	--	63.11'	--
L11	N67°27'30"W	--	21.88'	--
L12	S76°42'53"W	--	78.61'	--
L13	N44°03'05"W	--	32.54'	--
L14	N70°11'01"W	--	137.22'	--
L15	N51°12'47"W	--	25.70'	--
L16	N70°52'19"E	--	132.16'	--
L17	N26°18'37"E	--	143.36'	--
L18	N73°40'19"W	--	147.87'	--
L19	N85°54'54"E	--	378.26'	--

FIRE STATION NOTE:
FINAL FIRE STATION LOCATION TO BE DETERMINED AT A LATER DATE WITHIN THE TC-4 COMMERCIAL PLANNING AREA

SEWER AND WATER SERVICES NOTE:
SEWER AND WATER SERVICES TO BE PROVIDED TO PARCELS (APNs: 413-280-003, 413-280-004, 413-280-005 & 413-280-006) PER SEPARATE DEVELOPMENT SITE PLAN THAT WILL PROPOSE ALIGNMENTS AND EASEMENTS AS NEEDED

OWNERS OF ADJACENT REAL PROPERTIES		
OWNER	APN	ADDRESS
TRACY L. MACK	413-190-006	35010 SINGLETON ROAD CALIFORNIA, CA 92320
JEFFREY F. HEWITT	413-190-007	9740 WELLES ROAD CALIFORNIA, CA 92320
	413-280-001	855 ROBERTS ROAD CALIFORNIA, CA 92320
	413-280-002	35100 WOODHOUSE ROAD CALIFORNIA, CA 92320
	413-280-003	1628 COUNTRY CLUB DRIVE REDLANDS, CA 92373 (MAILING ADDRESS)
	413-280-004	1628 COUNTRY CLUB DRIVE REDLANDS, CA 92373 (MAILING ADDRESS)
	413-280-005	881 ROBERTS ROAD CALIFORNIA, CA 92320
	413-280-006	1628 COUNTRY CLUB DRIVE REDLANDS, CA 92373 (MAILING ADDRESS)
TRACY L. MACK	413-190-006	35010 SINGLETON RD CALIFORNIA, CA 92320
	413-190-007	35010 SINGLETON RD CALIFORNIA, CA 92320
DRAND C. GOAD	413-280-009	1154 RIVERTREE DRIVE NEW BRAUNFELS, TX 78130 (MAILING ADDRESS)
ROBERT D. STEARNS	413-280-010	1154 RIVERTREE DRIVE NEW BRAUNFELS, TX 78130 (MAILING ADDRESS)

BASIS OF BEARINGS:
BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "RABBIT" AND "TREST" MAD 8/3/2002, AS SHOWN HEREON, HAVING A GRID BEARING OF N 27°39'52" E. ALL BEARINGS SHOWN ON THIS MAP ARE GRID, QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR BEARS ARE AS SHOWN THEREON. BEARING REFERENCE: ALL DISTANCES SHOWN ON THIS MAP ARE GRID DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.9999993740.

1) CONTROL STATION "RABBIT" NATIONAL GEODETIC SURVEY, CALIFORNIA DIVISION OF HIGHWAYS DISK SET IN TOP OF CONCRETE STAMPED "RABBIT", HORIZONTAL DATUM IS NAD 83. N 229°47'41" E 632.911.81

2) CONTROL STATION "TREST" NATIONAL GEODETIC SURVEY, CALIFORNIA DIVISION OF HIGHWAYS DISK SET IN TOP OF CONCRETE STAMPED "TREST", HORIZONTAL DATUM IS NAD 83. N 229°28'22" E 632.8245.05

LEGAL DESCRIPTION:
BEING A SUBDIVISION OF PORTIONS OF LOTS 32 AND 33 IN BLOCK 2 OF THE KADOTA CITY FIG GROVES, AS SHOWN BY MAP ON FILE IN BOOK 13, PAGES 47 THROUGH 56, INCLUSIVE, OF MAPS AND PARCELS 1 AND 2 OF PARCEL MAP NO. 19207, AS SHOWN BY MAP NO. 6528, AS SHOWN BY MAP ON FILE IN BOOK 23, PAGES 57 AND 58 OF PARCEL MAPS, ALL RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, TOGETHER WITH PARCEL 2 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. "LLA 13-001" DATED JUNE 4, 2013 AND RECORDED JUNE 6, 2013 AS INSTRUMENT NO. 2013-0270260 IN THE CITY OF CALIFORNIA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

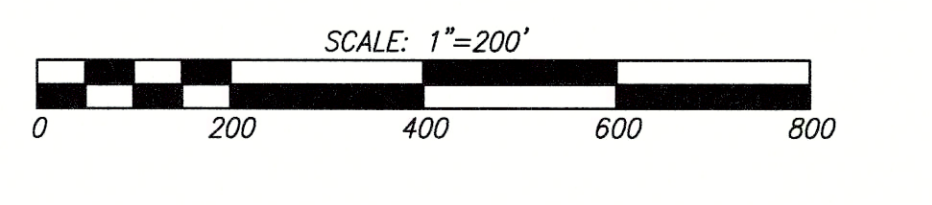
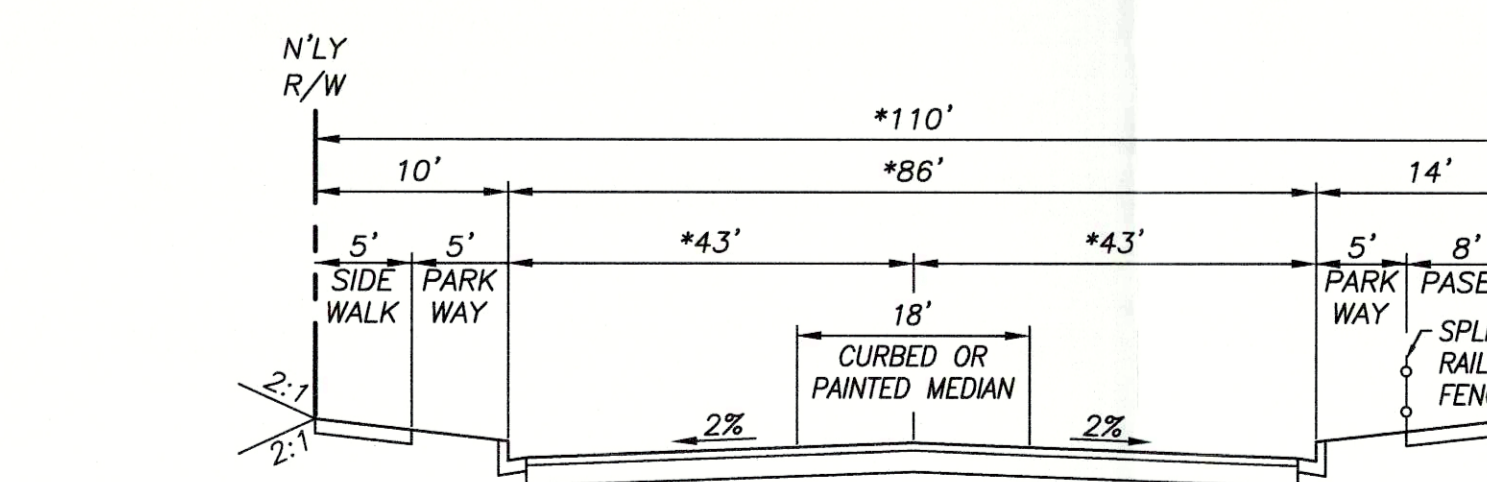
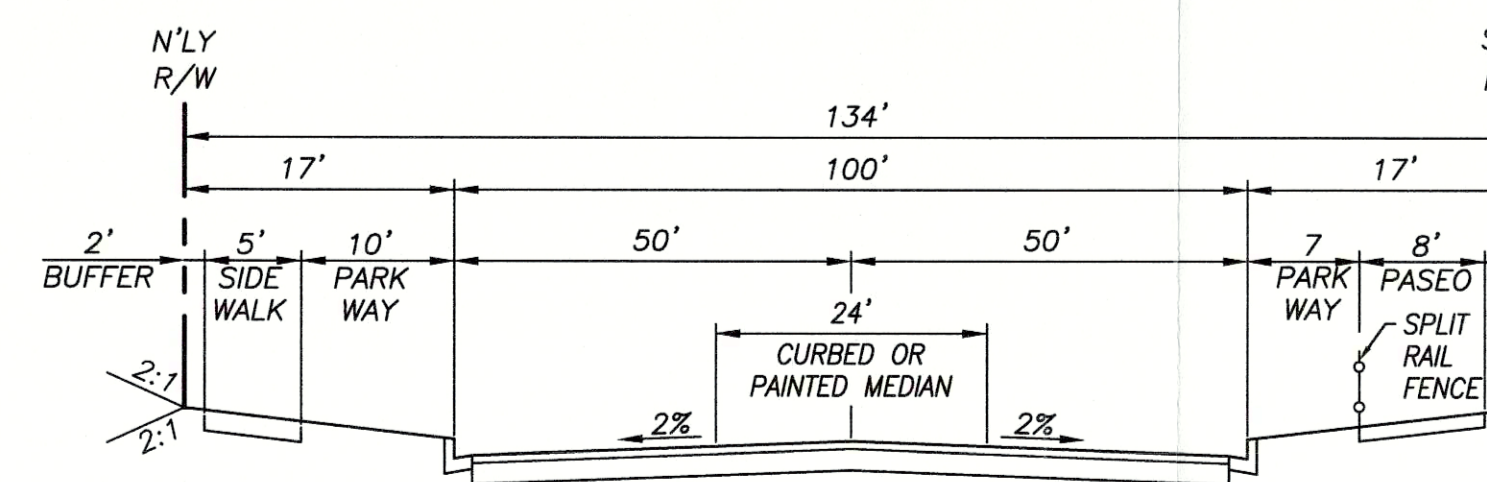
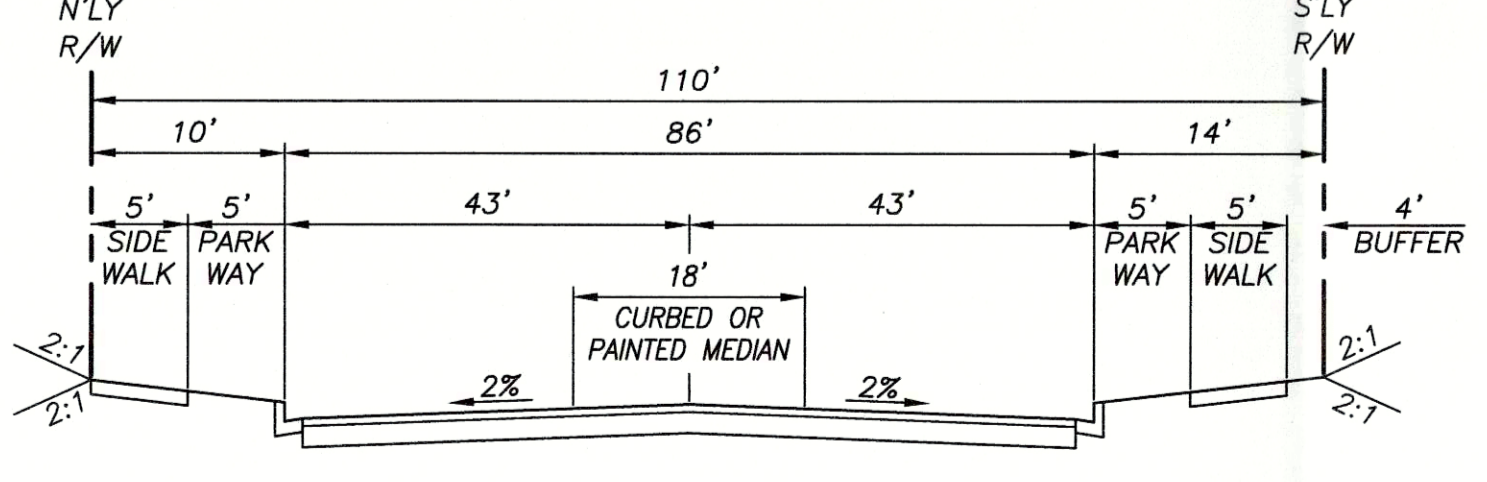
- GENERAL NOTES:**
- THIS TENTATIVE TRACT MAP IS LOCATED WITHIN THE SUMMERWIND RANCH SPECIFIC PLAN NO. 1 IN THE CITY OF CALIFORNIA.
 - THE LAND INCLUDED WITHIN THE BOUNDARY OF THE TRACT MAP SHOWN HEREON INCLUDES A PORTION OF THE CONJUGIOUS OWNERSHIP OF OAK VALLEY DEVELOPMENT PARTNERS.
 - THIS PROJECT DOES NOT LIE WITHIN FLOOD ZONE AS SHOWN ON FIRM COMMUNITY-PANELS NO. 060502785C EFFECTIVE AUGUST 28, 1980.
 - THE APPROVAL OF THIS MAP SHALL REMAIN IN FORCE FOR A PERIOD OF THIRTY-SIX (36) MONTHS.
 - THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE MAPS FOR THIS TENTATIVE TRACT MAP.
 - ALL EXISTING EASEMENTS ARE TO REMAIN IN THEIR CURRENT DESIGNATED LOCATIONS UNLESS OTHERWISE NOTED.
 - ASSESSOR'S PARCEL NUMBER FOR THIS PROPERTY: 413-190-014, 413-190-015, 413-190-021, 413-190-025, 413-280-007, 413-280-024, 413-280-025, 413-280-034, 413-280-035, 413-280-039, 413-280-041.
 - TOTAL NUMBER OF LOTS = 25: 6 BUSINESS PARK LOTS, 3 MISCELLANEOUS LOTS (LAKE), 9 COMMERCIAL LOTS, 3 PARK LOTS, 3 STREET LOTS & 1 OPEN SPACE LOTS.
 - ACREAGE BEING DIVIDED INTO PARCEL LOTS IS 219.19 ACRES.
 - THIS PROJECT IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.
 - ALL SLOPES ARE 2:1 UNLESS OTHERWISE NOTED.
 - ALL OPEN AREAS ARE TO BE MAINTAINED AS SHOWN ON TABLE III-3 PER SPECIFIC PLAN AREA NO. AMENDMENT NO. 1.
 - LINE SHOWN ON THIS MAP ARE FOR THE CREATION OF PARCELS.
 - THIS IS NOT LOCATED WITHIN A COMMUNITY SERVICE DISTRICT.
 - THIS IS NOT LOCATED WITHIN ANY FAULT HAZARD ZONE.
 - PORTIONS OF THOMAS BROTHERS MAPS 689 AND 690, RIVERSIDE COUNTY 2003 EDITION: SECTIONS 23, 24, 25, 26 OF TOWNSHIP 2 SOUTH, RANGE 2 WEST S.B.M.
 - THERE ARE NO KNOWN WELLS ON THE PROJECT SITE.
 - NO SUBSURFACE SEPTIC WELLS DISPOSAL IS PROPOSED.
 - THERE ARE NO EXISTING DWELLING, BUILDINGS (ABOVE OR BELOW GROUND), NO FENCES, GATES, WALLS, ETC. ON THE PROPERTY, EXCEPT AS SHOWN.
 - THERE ARE NO MOBILE HOMES OR RECREATIONAL VEHICLE SPACES, UNITS, OR LOTS PROPOSED WITHIN THIS TRACT.
 - A LIGHTING AND LANDSCAPING MAINTENANCE DISTRICT SHALL BE REQUIRED TO BE IN PLACE AND RECORDED AT THE CITY OF CALIFORNIA PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR ANY PHASE OF THIS TRACT.
 - PUBLIC WILL HAVE ACCESS TO ALL PARKS, PASEOS AND TRAILS SHOWN HEREON.
 - THE SEWAGE DISPOSAL SYSTEM AND WATER SUPPLY WILL BE PROVIDED BY YUCAIPA VALLEY WATER DISTRICT FOR ALL PARCELS WITHIN THIS MAP.
 - WATER QUALITY TREATMENT EMPS WILL BE REQUIRED FOR EACH PARCEL. INFRASTRUCTURE STREET WELLS UTILIZE CATCH BASIN INSERTS OR INLINE TREATMENT FACILITIES FOR STREET FLOWS.
 - PROPOSED BUILDINGS SHOWN ARE FOR REFERENCE PURPOSES ONLY AND WILL BE SUBMITTED UNDER A SEPARATE APPLICATION.
 - THIS MAP IS FOR FINANCE AND CONVEYANCE PURPOSES ONLY. THIS MAP DOES NOT REMOVE ANY DEVELOPMENT REQUIREMENTS SET FORTH WITH APPROVAL OF CITY OF CALIFORNIA RESOLUTION 2005-16, WHICH MUST BE SATISFIED WITH CONTINUED DEVELOPMENT OF THE PROPERTY.

EXISTING EASEMENT NOTES:

21. EASEMENT(S) FOR THE PURPOSES SHOWN BELOW & RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT:
GRANTED TO: GENERAL TELEPHONE COMPANY OF CALIFORNIA, A CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDED: MARCH 5, 1971, INSTRUMENT NO. 23255 OF OFFICIAL RECORDS
AFFECTS: AS SET FORTH IN SAID DOCUMENT

22. EASEMENT(S) FOR THE PURPOSES SHOWN BELOW & RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT:
GRANTED TO: SUNVAL SUMMERWIND RANCH LLC
PURPOSE: DRAINAGE, GRADING & SLOPE EASEMENT
RECORDED: AUGUST 28, 2006, INSTRUMENT NO. 2006-0632646
AFFECTS: AS SET FORTH IN SAID DOCUMENT

23. EASEMENT(S) FOR THE PURPOSES SHOWN BELOW & RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT:
GRANTED TO: RIVERSIDE COUNTY
PURPOSE: PUBLIC HIGHWAY AND PUBLIC UTILITIES
RECORDED: NOVEMBER 20, 1945, IN BOOK 714 PAGE 216 O.R.
AFFECTS: AS SET FORTH IN SAID DOCUMENT



AMENDMENTS: <table border="1"> <thead> <tr> <th>DATE</th> <th>No.</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	DATE	No.	DESCRIPTION				PREPARED FOR: OAK VALLEY DEVELOPMENT PARTNERS 10140 ROBERTS ROAD CALIFORNIA, CA 92320 CONTACT: JOHN O'HANIAN PHONE: (714) 785-2381	PREPARED BY: PROACTIVE ENGINEERING CONSULTANTS WEST, INC. 25109 JEFFERSON AVE, SUITE 200 MURRIETA, CA 92562 PHONE: (951) 200-6842 GEORGE ALAN LENFESTEY R.C.E. 45920 EXP. 12-31-2020	CITY OF CALIFORNIA TENTATIVE PARCEL MAP NO. 37862 TITLE SHEET DATE: Sep 11, 2020 W.D.
DATE	No.	DESCRIPTION							
PROJECT NO. _____ SHEET 1 OF 1			PROJECT NO. _____ SHEET 1 OF 1						

N:\01169320 Oak Valley Town Center Drawings\TPM\TPM - CIVIC.dwg, Sep 11, 2020 - 4:21pm, by: kbshon