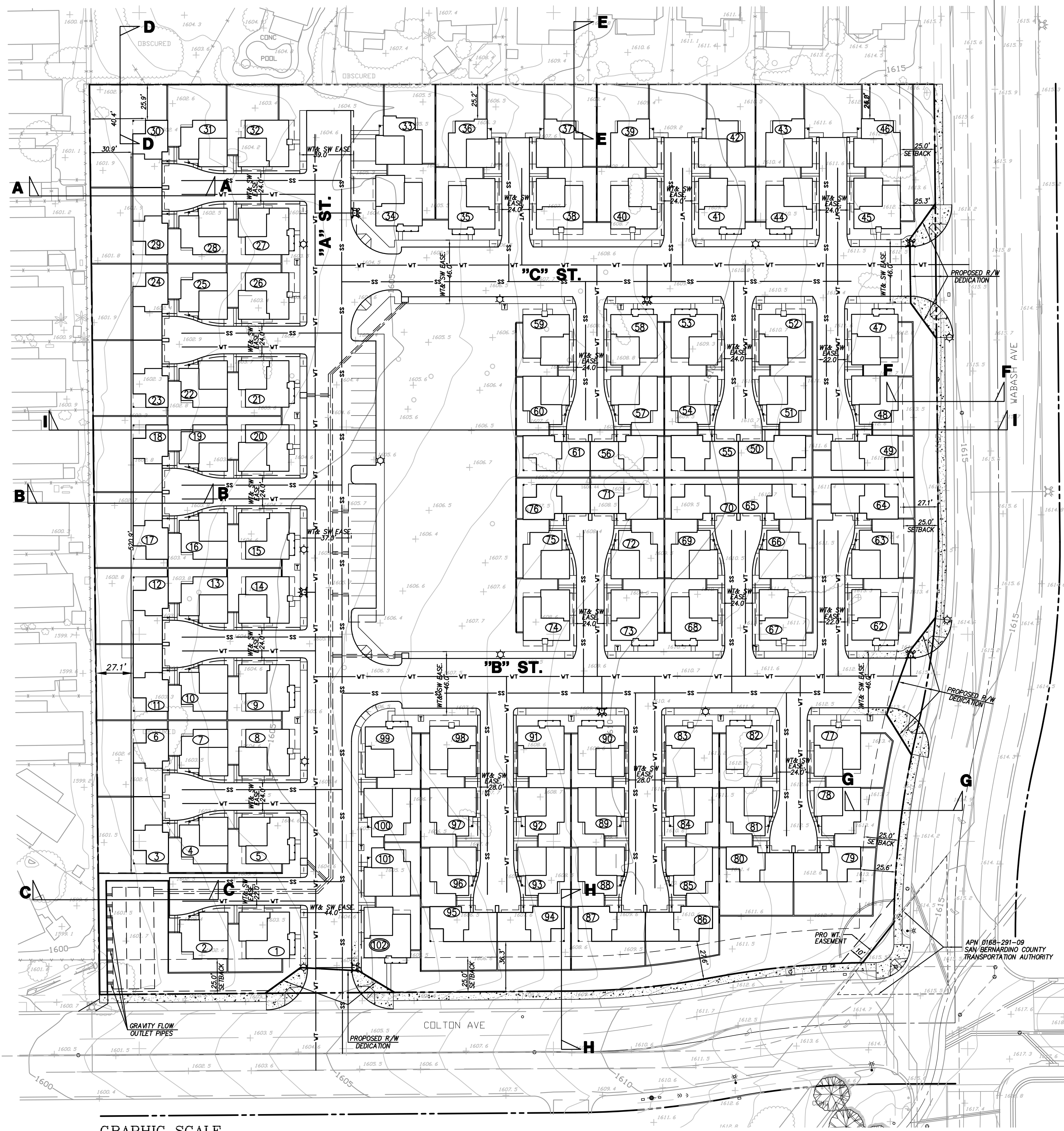
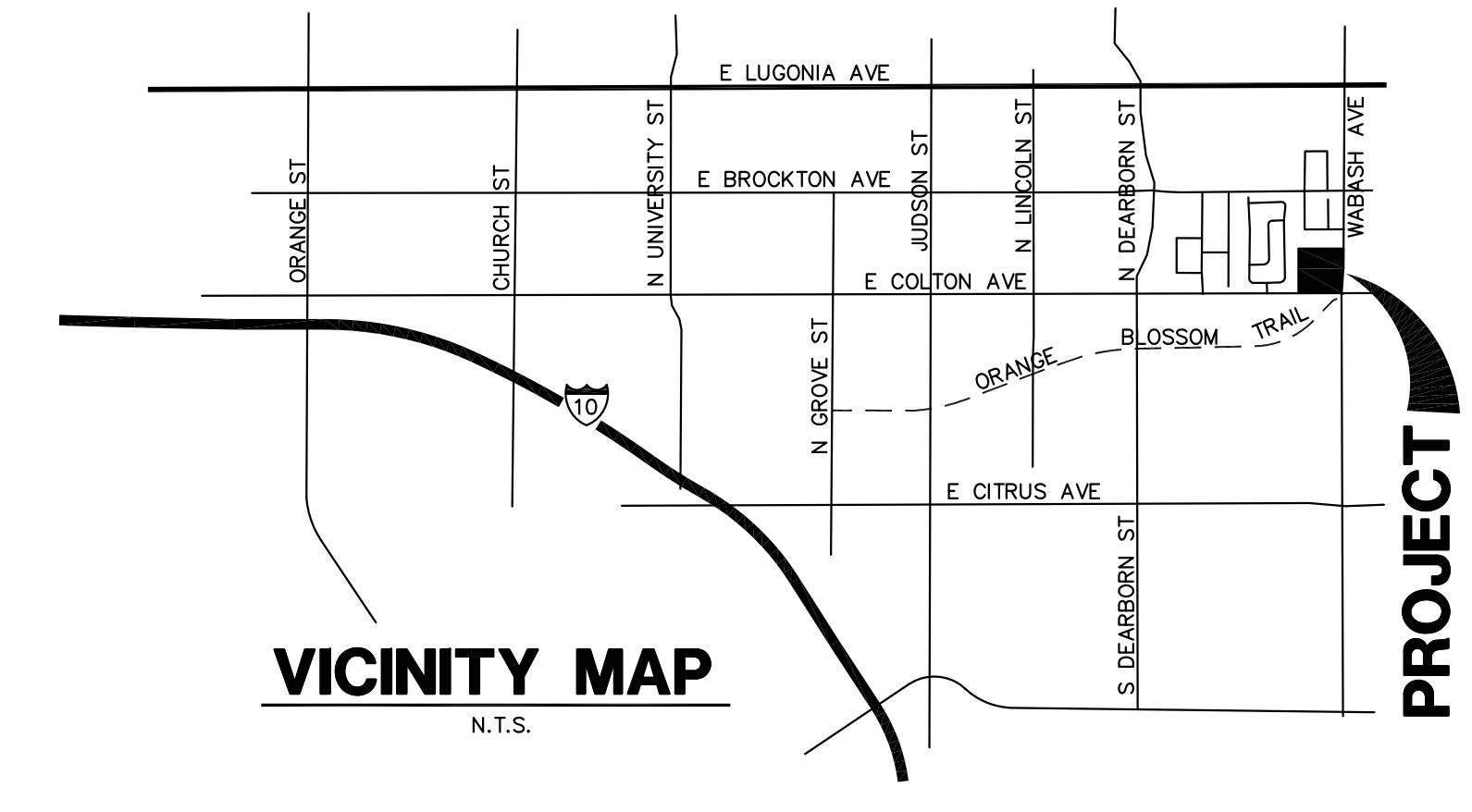


TENTATIVE TRACT MAP NO. 20571 FOR CONDOMINIUM PURPOSES



GENERAL NOTES

- EXISTING LAND USE: GENERAL PLAN LDR / ZONING R-1
- PROPOSED LAND USE: GENERAL PLAN MDR / ZONING: SPECIFIC PLAN
- EXISTING ZONING: SINGLE-FAMILY RESIDENTIAL (R1)
- PROPOSED ZONING: MULTI-FAMILY RESIDENTIAL (R2)
- WATER SERVICE PROVIDED BY: CITY OF REDLANDS
- ELECTRIC SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON COMPANY.
- SEWER SERVICE PROVIDED BY: CITY OF REDLANDS
- NATURAL GAS SERVICE PROVIDED BY: THE GAS COMPANY
- FEMA FLOOD ZONE: ZONE X FEMA FLOOD MAP: 06071 C8709J
- GROSS AREA 9.00 AC. / NET AREA 8.91 AC.
- SEE PWMP FOR WATER QUALITY BMP'S
- STORM DRAINS, STREET AND LANDSCAPING SHALL BE MAINTAINED BY THE H.O.A.
- PROJECT WILL REQUIRE A GENERAL PLAN AMENDMENT TO MEDIUM RESIDENTIAL ZONING R-2.
- PROJECT AREA = 292,503.35 SF (6.715 AC.)
- TOTAL NUMBER OF UNITS = 102
- STREETS WILL HAVE EASEMENTS FOR ALL UTILITIES.

LEGEND

- PROP. LOT LINE
- BOUNDARY LINE
- PROP. CURB
- EX. CURB
- PROPOSED SEWER
- EXISTING SEWER
- PROPOSED WATER
- EXISTING WATER
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- UNIT NUMBER (14B)
- UNIT TYPE (2)
- RETAINING WALL
- FENCE
- J'RW - 3' RETAINING WALL
- P= - PAD ELEVATION
- FF= - FINISH FLOOR
- ☆ - STREET LIGHT
- ⊗ - FIRE HYDRANT
- ⊞ - TRANSFORMER

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS GUARANTEE IS DESCRIBED AS FOLLOWS:
REAL PROPERTY IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF REDLANDS, ACCORDING TO THE OFFICIAL GOVERNMENT PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE IN MIDDLE LINE OF WABASH (FORMERLY EMERALD) AVENUE, DISTANT SOUTH 0'17" EAST (MAGNETIC VARIATION 15' EAST) 1975.7 FEET FROM AN IRON ROD AT THE INTERSECTION OF MIDDLE LINE OF LUGONIA (FORMERLY MENTON) AND WABASH AVENUES;
THENCE FROM SAID POINT OF BEGINNING, RUNNING MIDWAY BETWEEN THE 38TH AND 39TH ORANGE TREE ROWS NORTH FROM COLTON AVENUE, NORTH 89°45' WEST 655.7 FEET TO A 3 INCH STAKE;
THENCE SOUTH 0°25' EAST 702.7 FEET TO AN IRON ROD IN THE MIDDLE LINE OF COLTON AVENUE;
THENCE ALONG THE MIDDLE LINE OF SAID COLTON AVENUE NORTH 89°51' EAST 654.3 FEET TO A WOODEN STAKE AT INTERSECTION OF MIDDLE LINES OF WABASH AVENUE (FROM THE NORTH) AND COLTON AVENUE, SAID WOODEN STAKE BEING 35.15 FEET EAST OF STONE AT THE INTERSECTION OF THE MIDDLE LINES OF WABASH AVENUE (FROM THE SOUTH) AND COLTON AVENUE;
THENCE ALONG THE MIDDLE LINE OF SAID WABASH AVENUE NORTH 0°17' WEST 698 FEET TO THE PLACE OF BEGINNING;

EXCEPTING THERE FROM THE LAND NOW OCCUPIED BY THE CALIFORNIA CENTRAL RAILWAY COMPANY, ACROSS THE SOUTHEAST CORNER THEREOF, AS GRANTED BY DEED RECORDED MARCH 20, 1888 IN BOOK 69, PAGE(S) 553 OF DEEDS;

ALSO EXCEPTING THERE FROM ANY PORTION THEREOF DESCRIBED IN CONVEYANCE EXECUTED BY THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, A DELAWARE CORPORATION, SUCCESSOR IN INTEREST TO THE CALIFORNIA CENTRAL RAILWAY COMPANY, IN FAVOR OF SAN BERNARDINO ASSOCIATED GOVERNMENTS, A COUNTY TRANSPORTATION COMMISSION AND LOCAL TRANSPORTATION AUTHORITY, RECORDED MARCH 30, 1993 AS INSTRUMENT NO. 93-137041 AND MARCH 30, 1993 AS INSTRUMENT NO. 93-137043, BOTH OF OFFICIAL RECORDS;

ALSO EXCEPTING THERE FROM THAT PORTION OF LAND CONVEYED IN GRANT DEED EXECUTED BY VINEY SONI AND VANDANA SONI, TRUSTEES OF THE SONI REVOCABLE INTER-VIVOS TRUST, DATED MARCH 27, 1984, IN FAVOR OF CITY OF REDLANDS, A MUNICIPAL CORPORATION, RECORDED JUNE 7, 1999 AS INSTRUMENT NO. 99-240498 OF OFFICIAL RECORDS.

APN: 0168-291-02-0-0000

MAINTENANCE STATEMENT

SITE AMENITIES:
ALL ON-SITE FACILITIES (PAVED DRIVE AISLES, LANDSCAPE AREAS, COMMUNITY RECREATION CENTER, ETC.) WILL BE MAINTAINED BY THE H.O.A.
UTILITIES:
THE ON-SITE STORM DRAIN WILL BE MAINTAINED BY THE H.O.A.. THE SEWER AND WATER FACILITIES WILL BE MAINTAINED BY THE CITY OF REDLANDS WATER DISTRICT.

EARTHWORK

CUT	FILL	IMPORT/EXPORT
33,287 CY	40,918 CY	7,631 CY SHORT

BALANCE THE SITE WITH SPOILS FROM THE UTILITIES AND BUILDING FOOTINGS.

STATEMENT OF OWNERSHIP

I HEREBY CERTIFY THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNERS OF RECORD HAVE KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.



FRED CORNWELL RCE 45591

Dec 15 2023 DATE

SEE SHEET 2 FOR CROSS SECTIONS

PREPARED BY:
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SUBDIVIDER/OWNER
Soni 2012 Irrevocable Trusts
1423 Georgina Avenue Santa Monica
Santa Monica, CA 90402
(949) 922-7075
Contact: Vanita Soni Puri

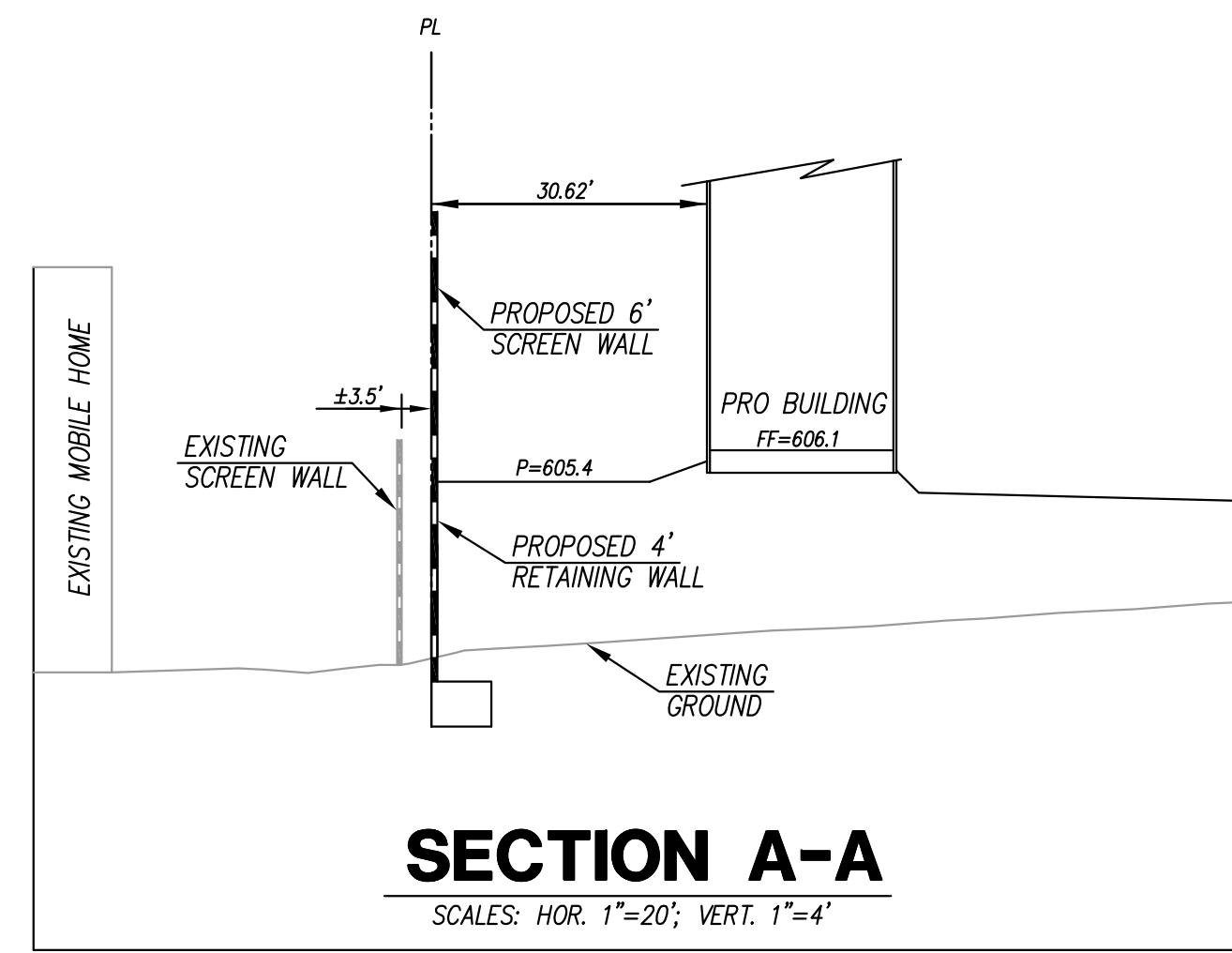
ADDRESS
**E Colton Ave. and Wabash Ave.
Redlands, CA 92374**

SOILS ENGINEER
TGR GEOTECHNICAL, INC.
3037 S. HARBOR BOULEVARD
SANTA ANA, CA 92704
PH: (714) 641-7189; FAX: (714) 641-7190; CELL: (949) 230-5499
EDWARD L. BURROWS, MS, PG, CEG 1750
EBURROWS@TGRGEOTECH.COM

SHEET C1.0
Dec 15 2023
JOB NO. 816-1
SHEET NO. 1
OF 2 SHTS.

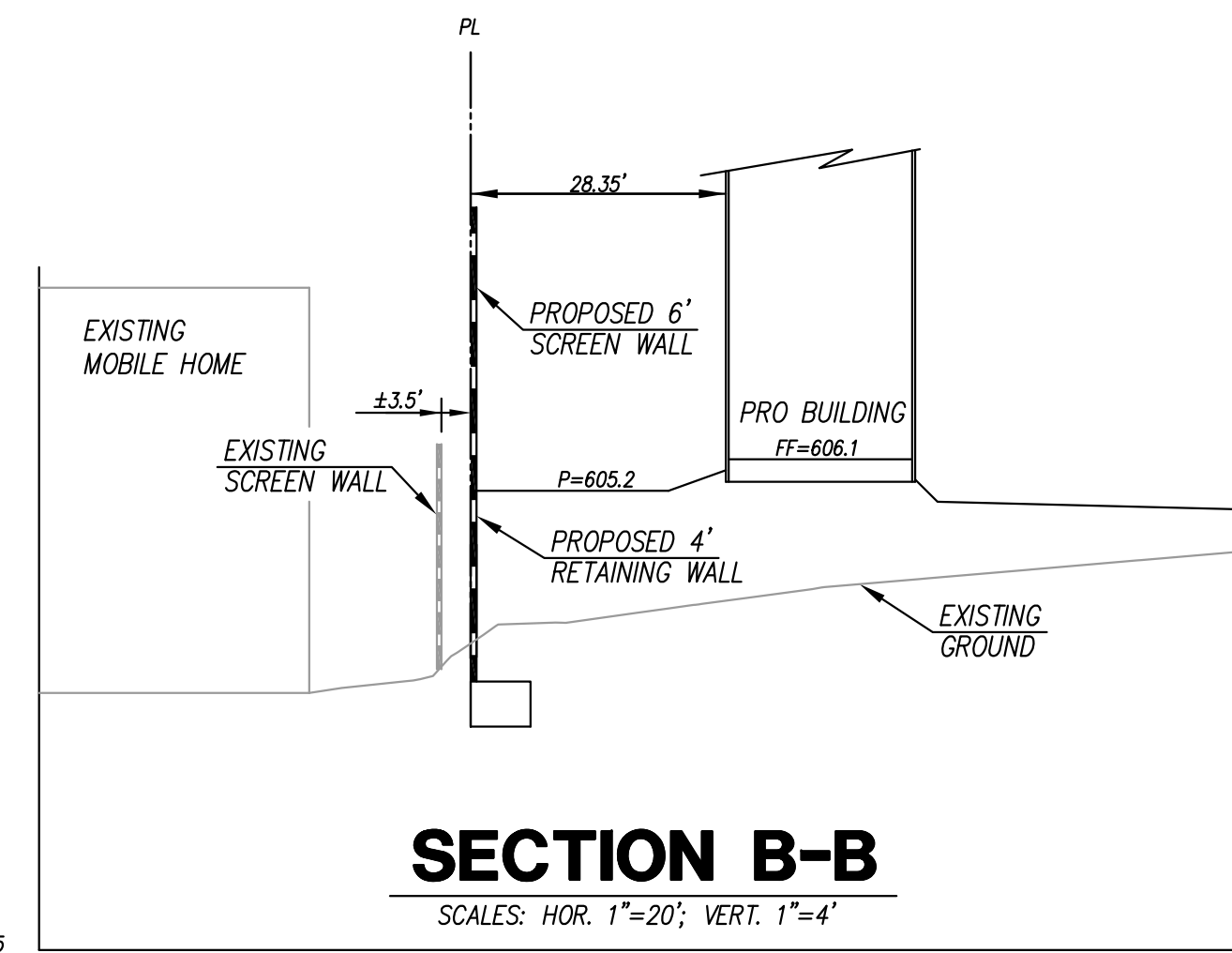
REVISIONS	BY	DATE

TENTATIVE TRACT MAP NO. 20571 FOR CONDOMINIUM PURPOSES



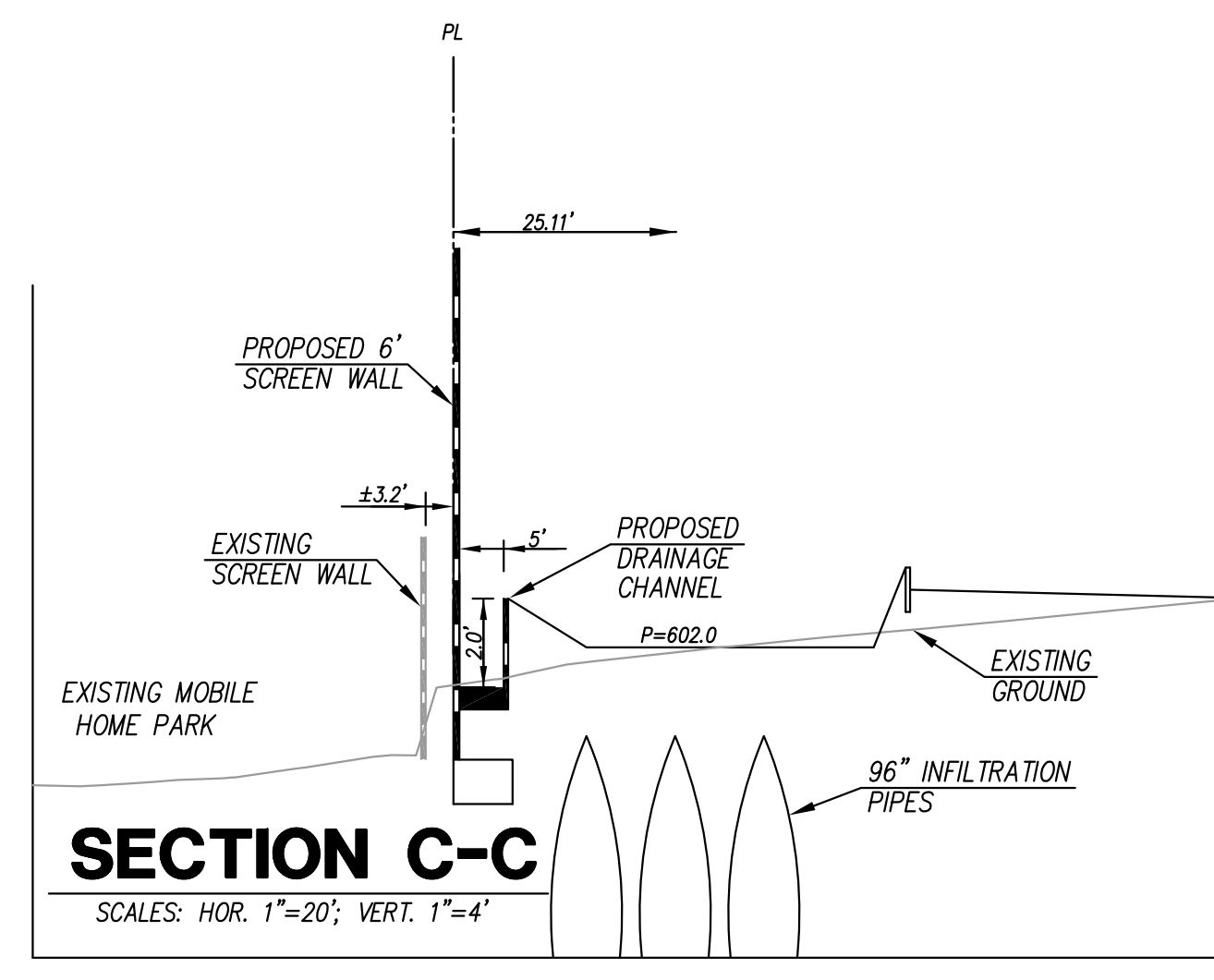
SECTION A-A

SCALES: HOR. 1"=20'; VERT. 1"=4'



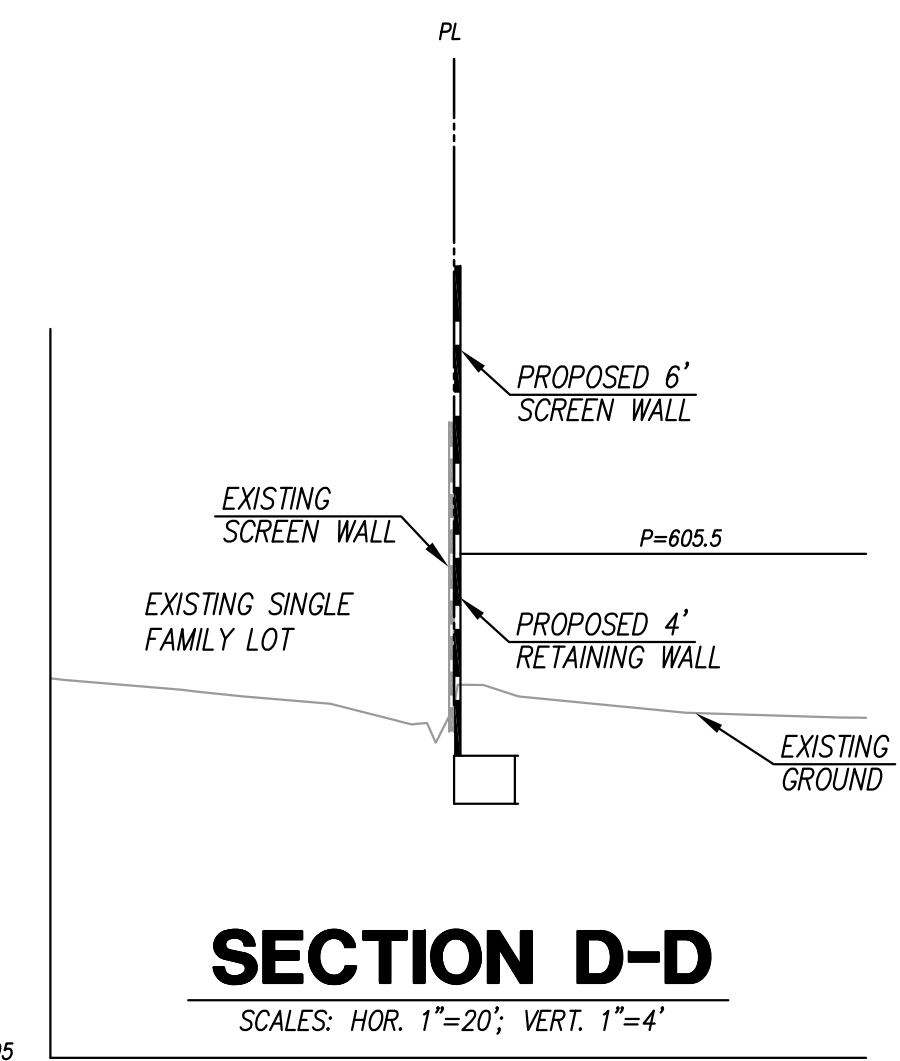
SECTION B-B

SCALES: HOR. 1"=20'; VERT. 1"=4'



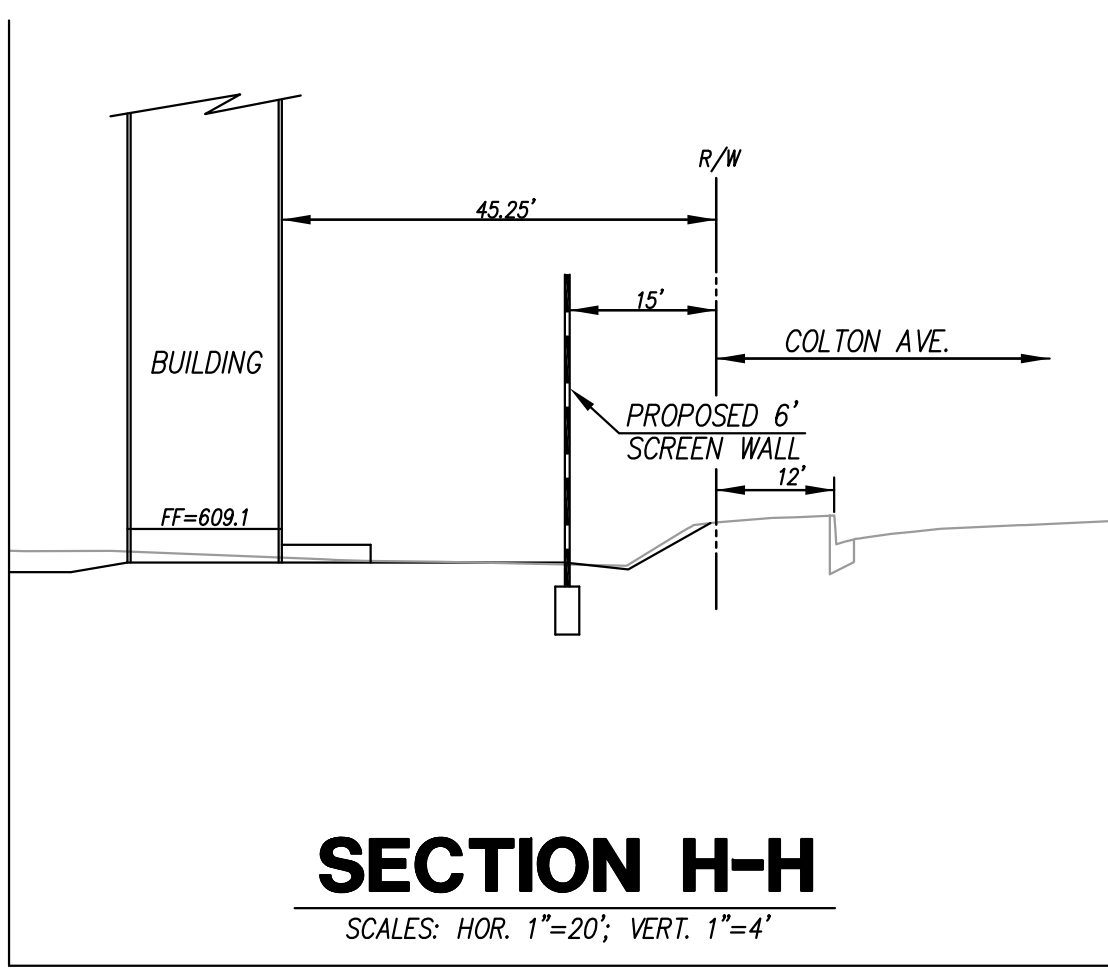
SECTION C-C

SCALES: HOR. 1"=20'; VERT. 1"=4'



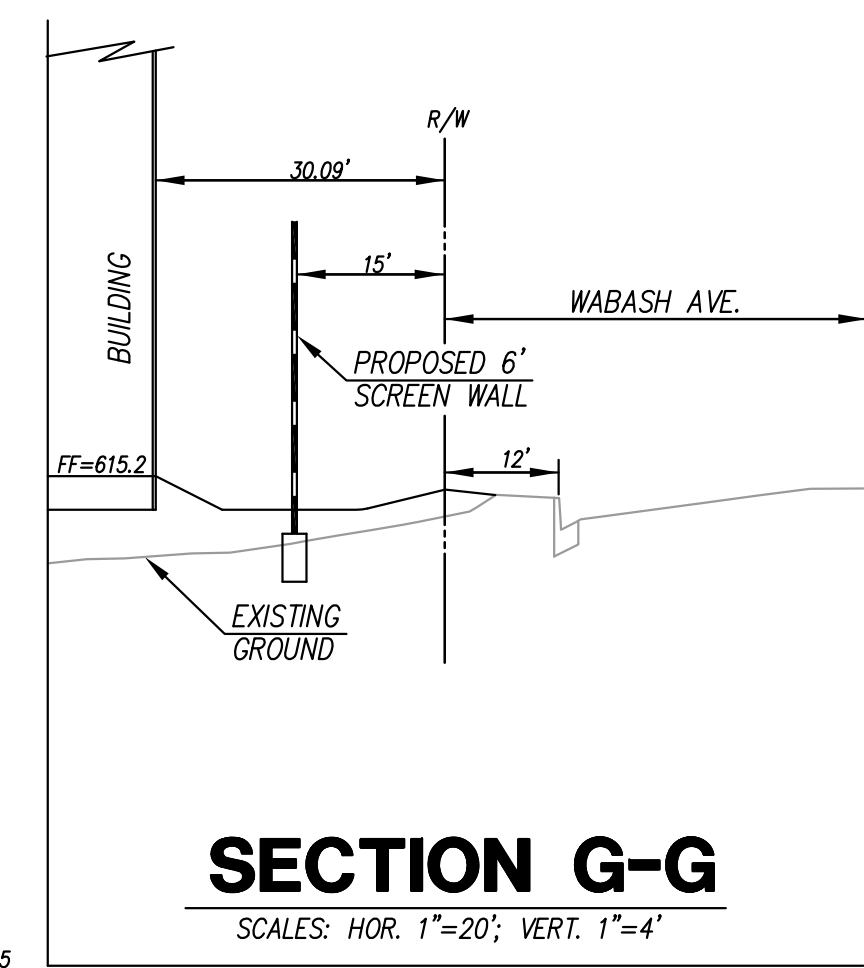
SECTION D-D

SCALES: HOR. 1"=20'; VERT. 1"=4'



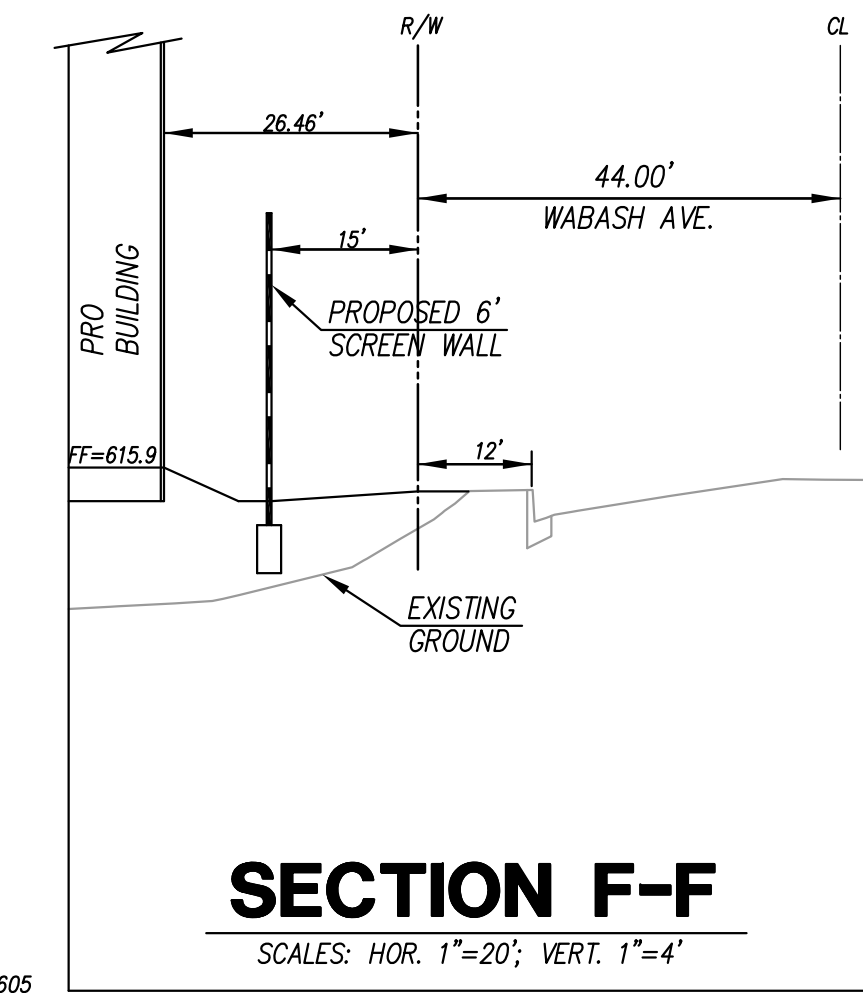
SECTION H-H

SCALES: HOR. 1"=20'; VERT. 1"=4'



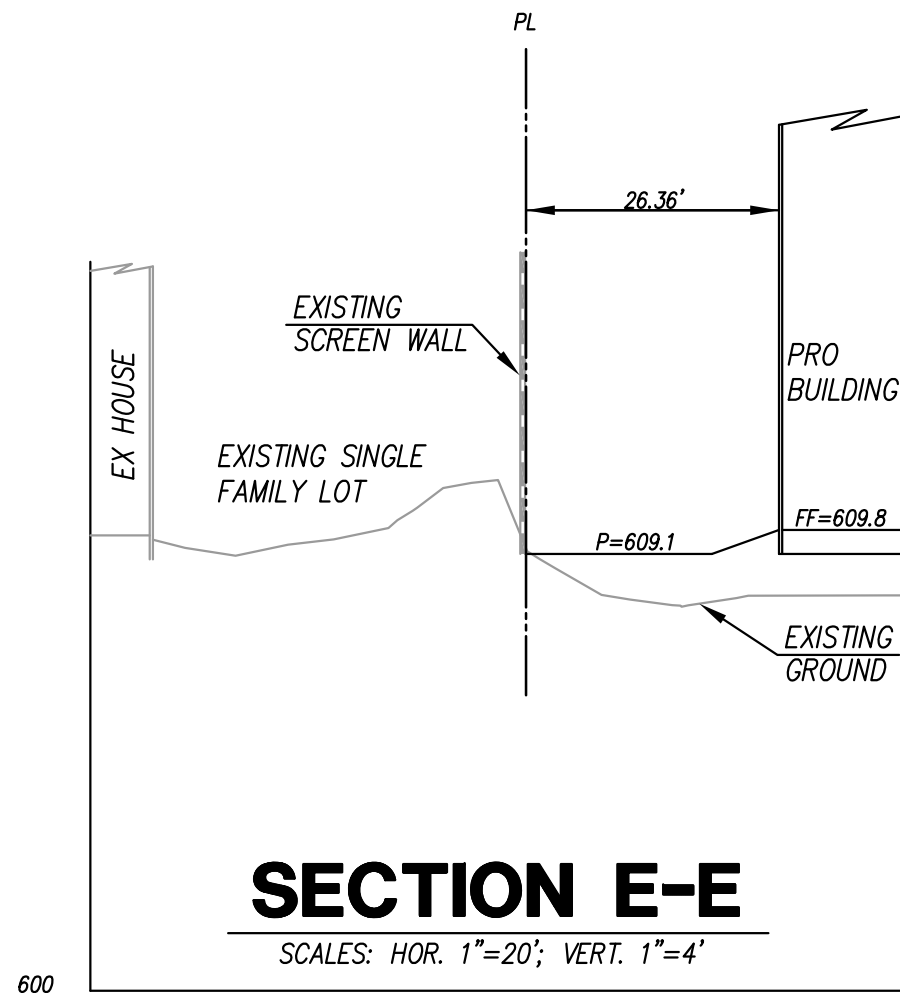
SECTION G-G

SCALES: HOR. 1"=20'; VERT. 1"=4'



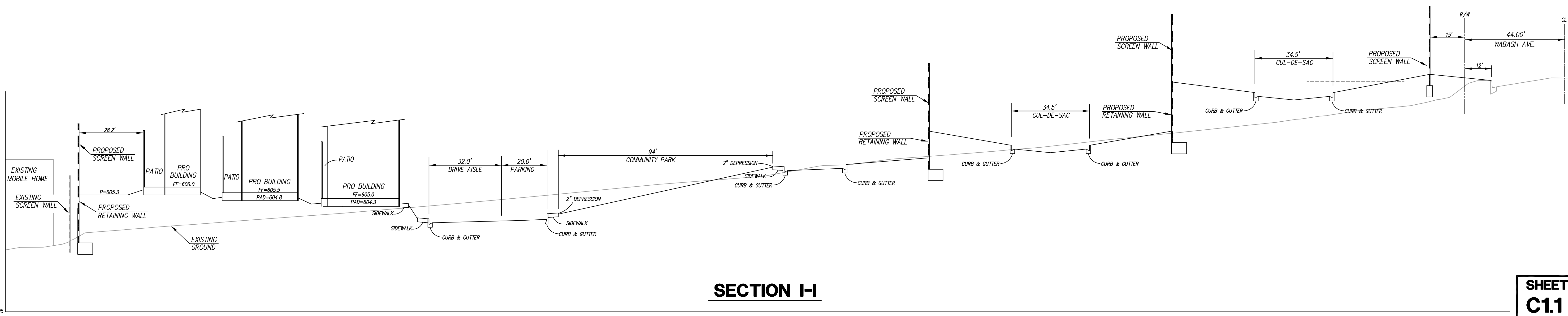
SECTION F-F

SCALES: HOR. 1"=20'; VERT. 1"=4'



SECTION E-E

SCALES: HOR. 1"=20'; VERT. 1"=4'



SECTION I-I

PREPARED BY:

SUBDIVIDER/OWNER

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SHEET C1.1
Dec 13 2023
JOB NO. 816-1
SHEET NO. 2
OF 2 SHTS.

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