

Tentative Tract Map No. 20499

FOR COMMERCIAL & CONDOMINIUM PARCELS

IN THE CITY OF MONTCLAIR, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

CASE 2021-25 EXHIBIT "B"

THE LAND REFERRED TO HEREIN BELOW IS DESCRIBED AS PARCEL 1 (1012-081-01), AS DESCRIBED AND SHOWN BY A DOCUMENT RECORDED JUNE 8, 1962 IN BOOK 5713 PAGE 382 OF OFFICIAL RECORDS.

BLUE PEAK ENGINEERING, INC.
NOVEMBER 2021
2 PARCELS

STEVEN JOHNSON, 83319
2.382 ACRES

LEGAL DESCRIPTION:

PARCEL 1:
THE WEST 1/4 OF THE NORTH 500.00 FEET (MEASURED FROM THE SOUTH LINE OF HOLT AVENUE, 70 FEET WIDE) OF THE EAST 10 ACRES OF THE WEST 20 ACRES OF LOT 29, SAN ANTONIO TRACT, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE MAP RECORDED IN BOOK 3 OF MAPS, PAGE 16, RECORDS OF SAID COUNTY.

AREAS HEREIN ARE MEASURED FROM THE CENTERLINE OF THE ADJOINING STREETS AS SHOWN ON SAID MAP.

BENCHMARK:

CITY OF MONTCLAIR BENCHMARK NO. 112-90

ELEVATION = 945.39 HOLT BOULEVARD AND RAMONA AVENUE

PK AND LEAD AT NORTHEAST CORNER OF HOLT BOULEVARD AND RAMONA AVENUE 1 FOOT EAST OF BCR.

ADD 900 TO SPOT ELEVATIONS SHOWN HEREON FOR DATUM.

BASIS OF BEARINGS:

THE BEARING OF N89°44'37"W OF THE CENTERLINE OF HOLT BOULEVARD PER PARCEL MAP NO. 15715 FILED IN BOOK 193 PAGES 92 AND 94 OF PARCEL MAPS, RECORDS OF SAN BERNARDINO COUNTY WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

UTILITY PURVEYORS:

ELECTRICAL POWER
SOUTHERN CALIFORNIA EDISON
1341 EAST FRANCIS STREET
ONTARIO, CA 91761
PH# 909-930-8433

TELEPHONE SERVICE
FRONTIER
PH# 888-257-9027

NATURAL GAS
SOUTHERN CALIFORNIA GAS
PO BOX 3003, ML 8031
REDLANDS, CA 92373
PH# 909-335-7715

WATER SERVICE
MONTE VISTA WATER DISTRICT
10575 CENTRAL AVENUE
POST OFFICE BOX 71
MONTCLAIR, CA 91763
PH# 909-624-0035

SEWER SERVICE
CITY OF MONTCLAIR
5111 BENITO STREET
POST OFFICE BOX 2308
MONTCLAIR, CA 91763
PH# 909-625-9471
ENVIRONMENTAL MANAGER 909-625-9446

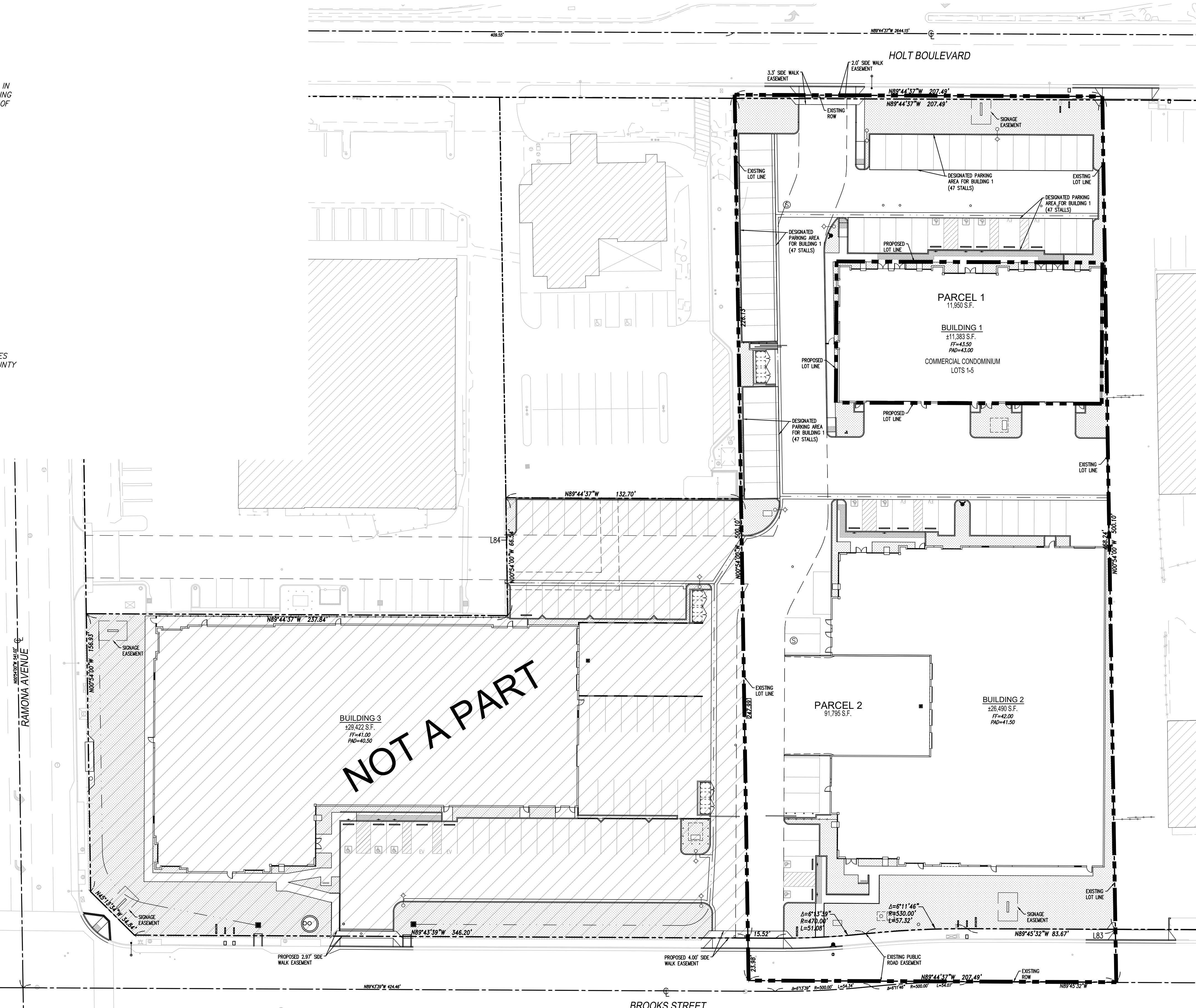
TRASH COLLECTION SERVICE
BURRTEC WASTE INDUSTRIES INC.
9890 CHERRY AVENUE
FONTANA, CA 92335
PH# 909-628-428

FLOOD ZONE

ZONE X - AREAS OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN, AREAS OF 1% ANNUAL CHANCE SHEET FLOW FLOODING WHERE AVERAGE DEPTHS ARE LESS THAN 1 FOOT, AREAS OF 1% ANNUAL CHANCE OF STREAM FLOODING WHERE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE 1% ANNUAL CHANCE FLOOD BY LEVEES. NO BASE FLOOD ELEVATIONS OR DEPTHS ARE SHOWN WITHIN THIS ZONE. INSURANCE PURCHASE IS NOT REQUIRED IN THIS ZONE.

FIRM MAP NO. 06071C8605H AND 06071C8615H BOTH DATED SEPTEMBER 26, 2008

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THE SURVEYORS OPINION OF THE PROBABILITY OF FLOODING.



PARCEL SIZE SUMMARY:

PARCEL 1: 11,950 SQ.FT.
PARCEL 2: 91,795 SQ.FT.

TOTAL: 103,745 SQ.FT.

SITE SUMMARY:

APN: 1012-081-01

EXISTING LAND USE: COMMERCIAL

PROPOSED LAND USE:

LOT 1: CONDOMINIUM PURPOSES

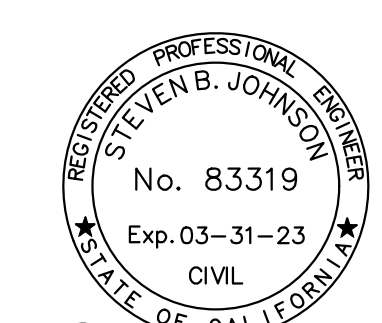
LOT 2: COMMERCIAL PURPOSES

BUILDING AREAS:

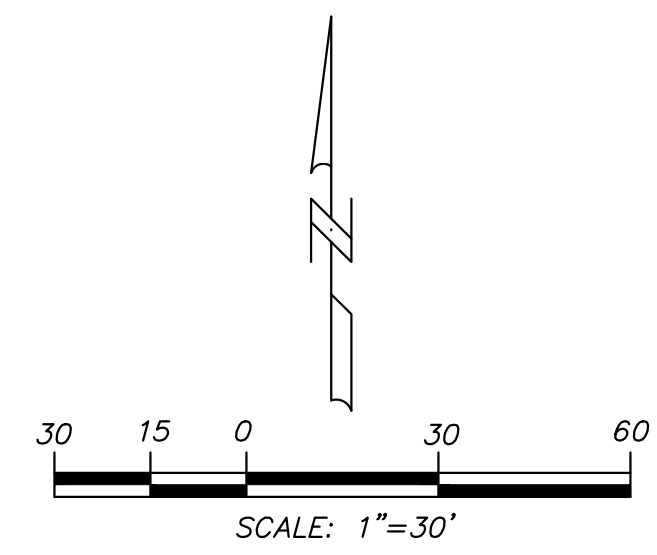
PAD 1: 11,383 SF

PAD 2: 26,490 SF

TOTAL: 37,873 SF



Steven Johnson
DATE: 11/11/2021



BLUE PEAK ENGINEERING, INC.
18543 YORBA LINDA BLVD., #235
YORBA LINDA, CA 92886
562.537.6038

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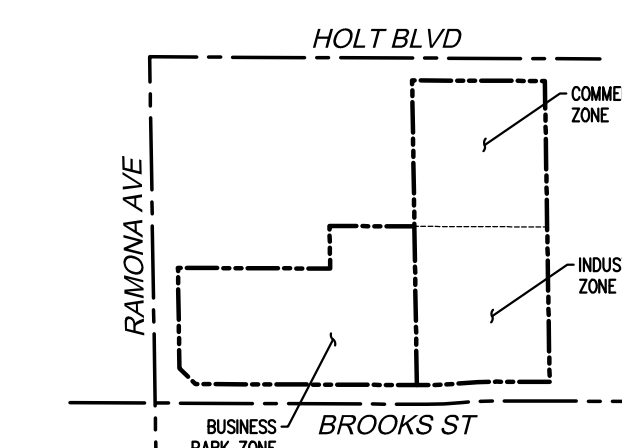
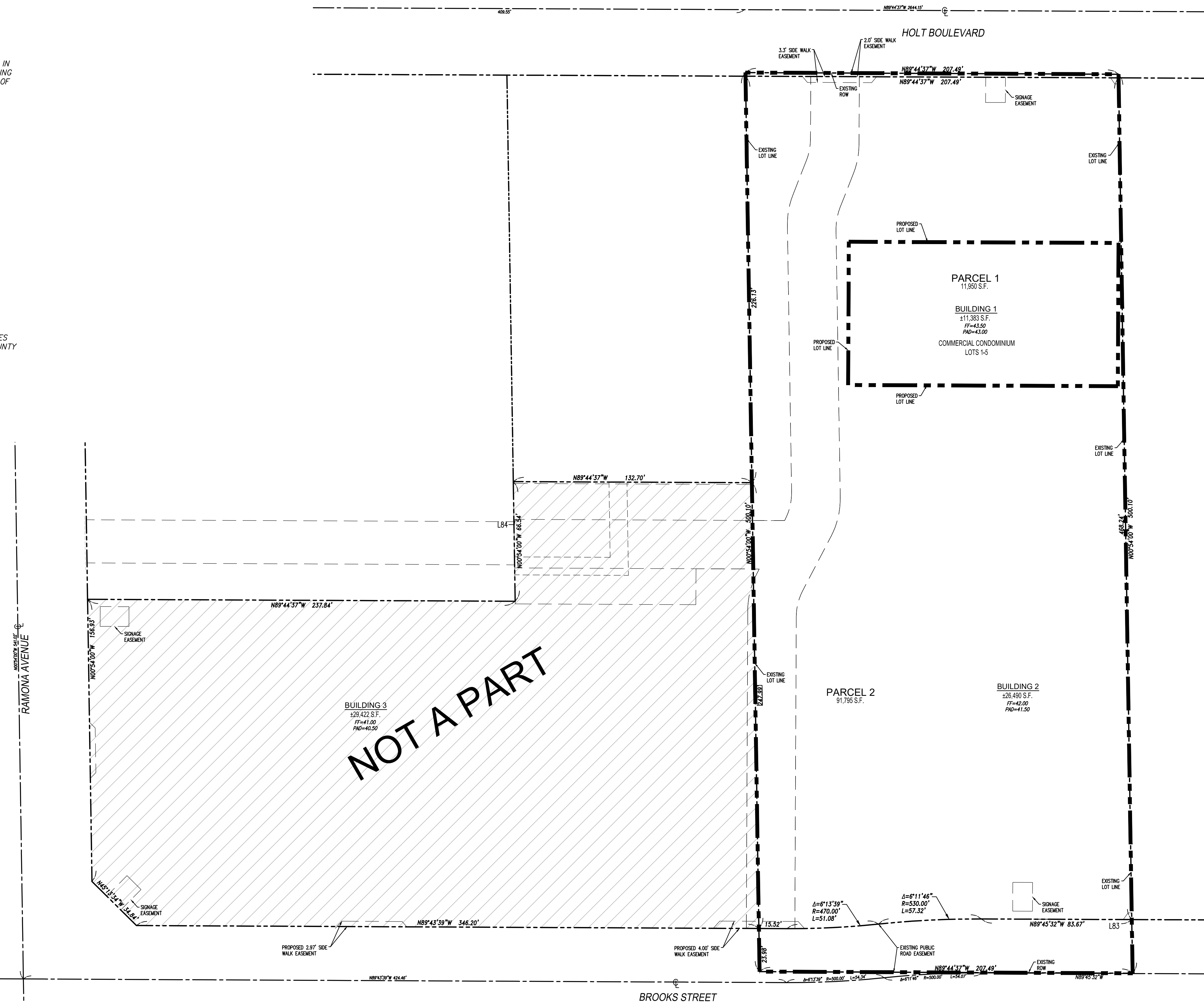
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FLOOD ZONE

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FIRM MAP NO. 06071C8605H AND 06071C8615H BOTH DATED SEPTEMBER 26, 2008

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EXISTING ZONING EXHIBIT
NOT TO SCALE

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TOTAL: 103,745 SQ.FT.

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PROPOSED LAND USE:

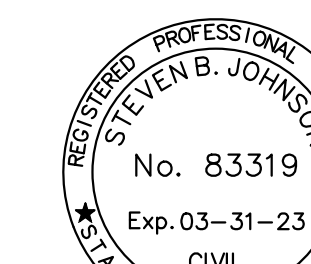
LOT 1: CONDOMINIUM PURPOSES
LOT 2: COMMERCIAL PURPOSES

BUILDING AREAS:

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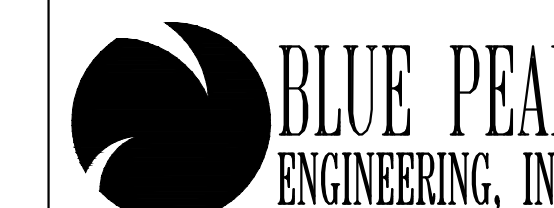
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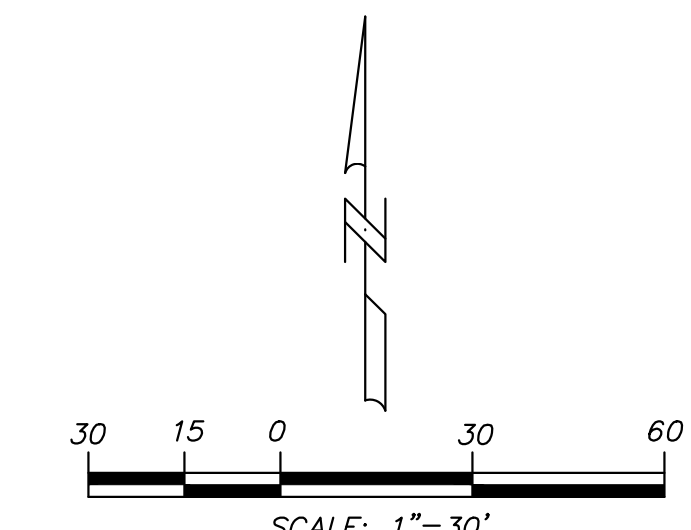


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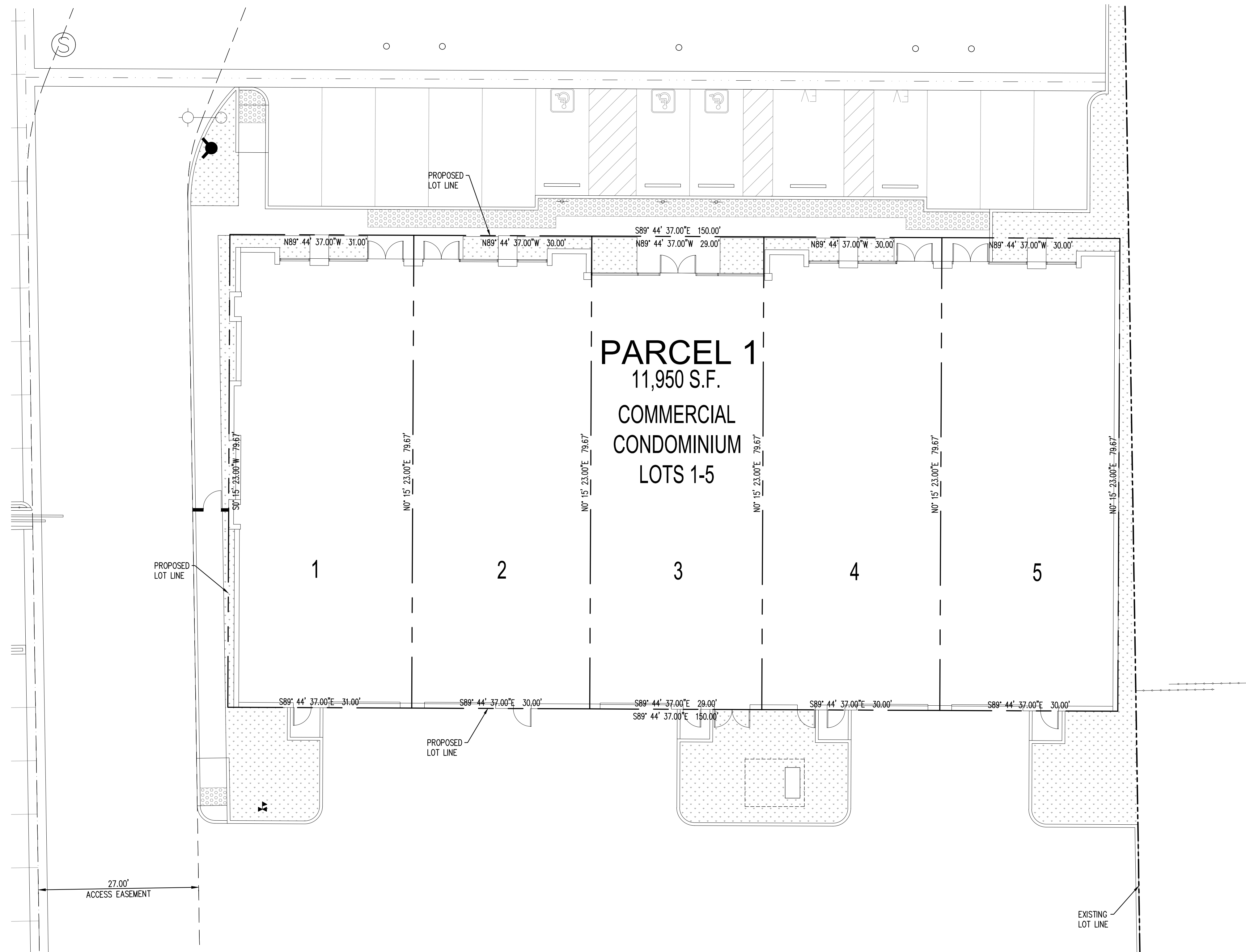
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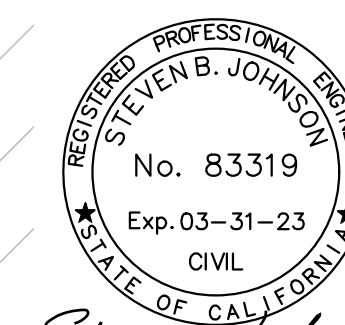


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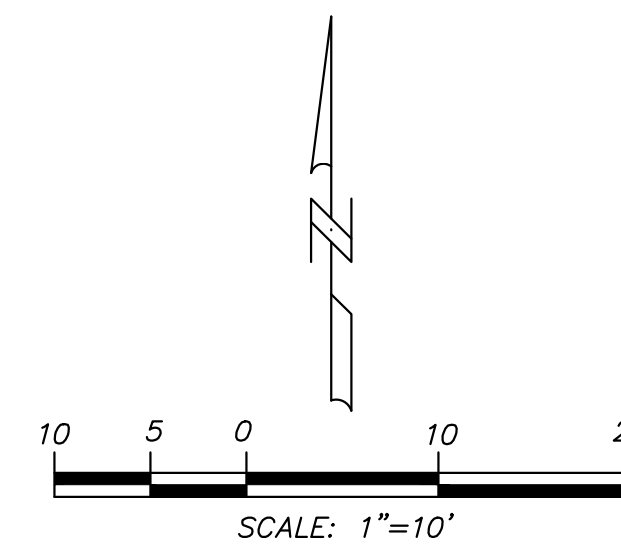
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