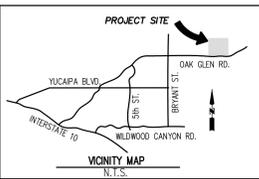
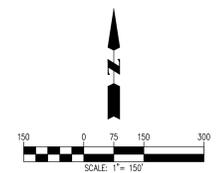


IN THE CITY OF YUCAIPA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.
TENTATIVE TRACT MAP NO. 19974
BEING A SUBDIVISION PORTION SECTIONS 29 AND 30 TOWNSHIP 1 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN.
CASC ENGINEERING AND CONSULTING, INC.
APRIL 2015



- LEGEND
BSL BUILDING SETBACK LINE
FG FINISH GRADE
FL FLOW LINE
FS FINISH SURFACE
PI POINT OF INTERSECTING GRADE
P.U.E PUBLIC UTILITY EASEMENT
RW RETAINING WALL
HP HIGH POINT
S.D. STORM DRAIN
EXISTING ELEVATION (XXXX)
40 PAD ELEVATION
0.37 PE PROPOSED CATCH BASIN
2:1 SLOPE
BUILDING SETBACK LINE
TRACT BOUNDARY
PROPOSED SEWER LINE
PROPOSED WATER LINE
PROPOSED STORM DRAIN LINE

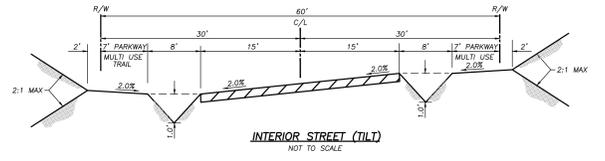
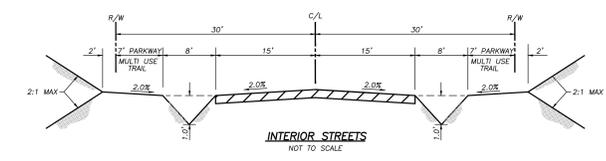
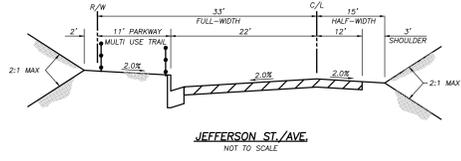
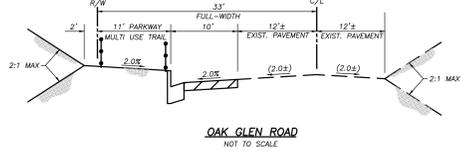
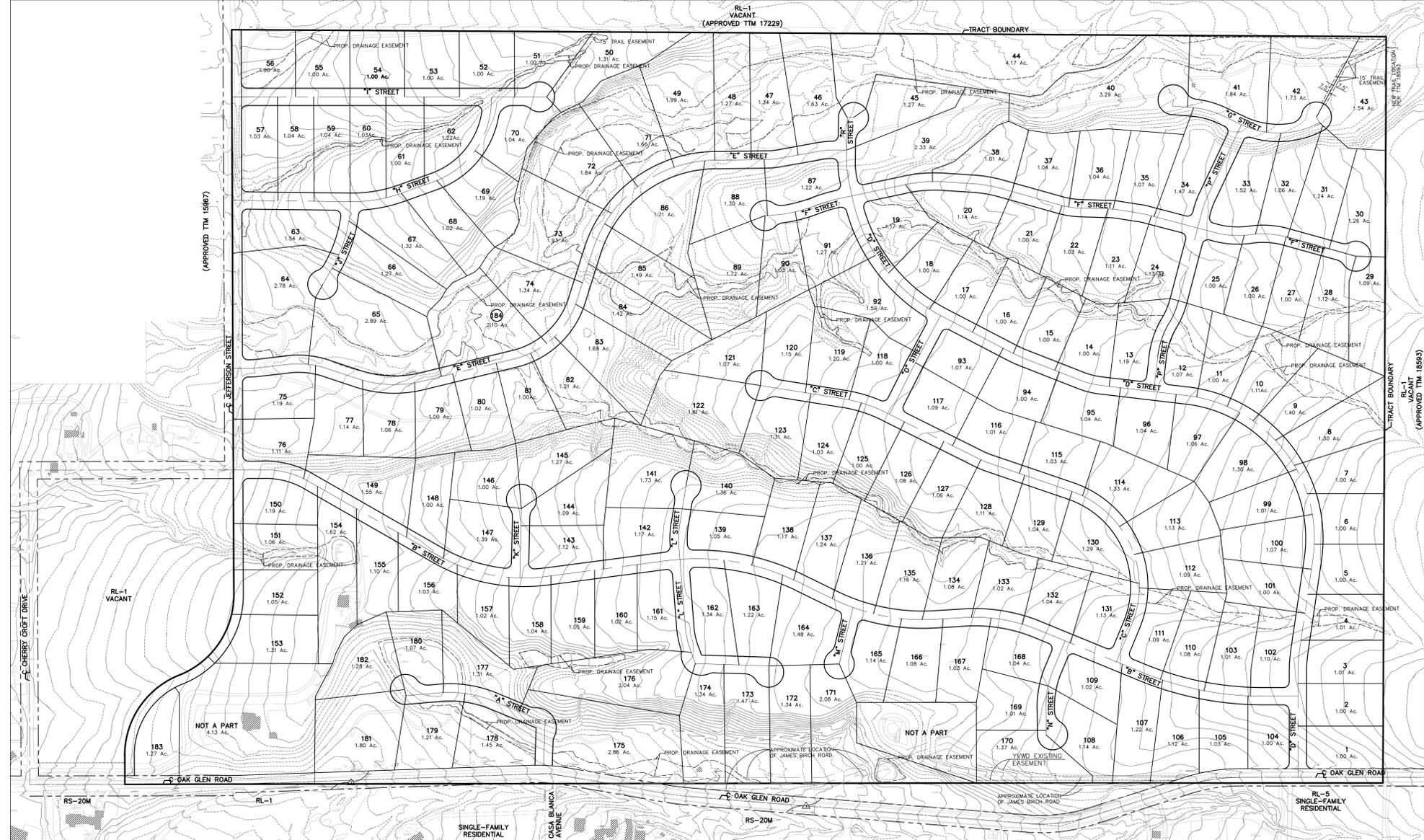


UTILITIES:
WATER: YUCAIPA VALLEY WATER DISTRICT (909) 797-5117
12770 SECOND STREET
YUCAIPA, CA 92399
SEWER: YUCAIPA VALLEY WATER DISTRICT (909) 797-5117
12770 SECOND STREET
YUCAIPA, CA 92399
ELECTRIC: SOUTHERN CALIFORNIA EDISON (800)-684-8123
P.O. BOX 600
ROSEMead, CA 91771
TELEPHONE: VERIZON (800) 483-5000
P.O. BOX 4005
ACWORTH, CA 30101
GAS: THE GAS COMPANY (800) 427-2200
P.O. BOX C
MONTEREY PARK, CA 91756
CABLE: VERIZON (800) 922-0204
P.O. BOX 4005
ACWORTH, CA 30101
ZONING: EXISTING: RURAL LIVING (RL1)
PROPOSED: RURAL LIVING (RL1)
LAND USE: EXISTING: AGRICULTURAL
PROPOSED: RESIDENTIAL
SURROUNDING: RESIDENTIAL AND VACANT
ACREAGE: 236 ACRES GROSS
SCHOOL DISTRICT: YUCAIPA-CALIFORNIA JOINT UNIFIED SCHOOL DISTRICT

TOPOGRAPHY SOURCE:
INLAND AERIAL SURVEY, INC.
7117 ARLINGTON AVE. SUITE "A"
RIVERSIDE, CA 92503
(951) 687-4252
DATE FLOWN 7-20-2012

GENERAL NOTES:
ASSESSOR'S PARCEL NUMBER: 0321-082-15, 0321-101-02, 0321-101-12 AND 0321-101-21
184 LOTS (1 AC MIN)

STREET LINEAR FOOTAGE:
STREET "A"= 650 LF
STREET "B"= 3,863 LF
STREET "C"= 1,854 LF
STREET "D"= 3,163 LF
STREET "E"= 2,616 LF
STREET "F"= 2,026 LF
STREET "G"= 574 LF
STREET "H"= 1,206 LF
STREET "I"= 1,100 LF
STREET "J"= 307 LF
STREET "K"= 241 LF
STREET "L"= 881 LF
STREET "M"= 202 LF
STREET "N"= 361 LF
STREET "O"= 386 LF
STREET "P"= 976 LF
STREET "R"= 113 LF
JEFFERSON STREET= 2,779 LF
TOTAL= 22,912 LF



EASEMENT NOTES:
AN EASEMENT FOR WATER LINES RECORDED APRIL 10, 1894 IN BOOK 193, PAGE 79 OF DEEDS...
AN EASEMENT FOR WATER LINES RECORDED JUNE 15, 1899 IN BOOK 266, PAGE 297 OF DEEDS...
AN EASEMENT FOR PIPELINES RECORDED JUNE 15, 1899 IN BOOK 266, PAGE 214 OF DEEDS...
AN EASEMENT FOR ADQUETS, DITCHES, AND PIPELINES RECORDED: APRIL 27, 1904 IN BOOK 348, PAGE 291 OF DEEDS...
VARIOUS AGREEMENTS, CONDITIONS, AND RESERVATIONS AS SET FORTH IN THE DEED FROM G.A. ATWOOD AND LEON A. ATWOOD, RECORDED JANUARY 20, 1911 IN BOOK 471, PAGE 174 OF DEEDS...
AN EASEMENT FOR WATER LINES RECORDED: APRIL 10, 1894 IN BOOK 193, PAGE 79 OF DEEDS...
AN INDENTURE BY AND BETWEEN SOUTH MOUNTAIN WATER COMPANY, A CORPORATION AND THE REDLANDS & YUCAIPA LAND COMPANY, RECORDED JUNE 10, 1910 IN BOOK 460, PAGE 117 OF DEEDS...
AN EASEMENT FOR WATER LINES RECORDED JUNE 3, 1899 IN BOOK 286, PAGE 278 OF DEEDS...
AN EASEMENT FOR PIPELINES RECORDED JUNE 15, 1899 IN BOOK 266, PAGE 214 OF DEEDS...
AN EASEMENT FOR ADQUETS AND PIPELINES RECORDED: APRIL 27, 1904 IN BOOK 348, PAGE 291 OF DEEDS...
AN EASEMENT FOR PIPELINES RECORDED SEPTEMBER 1, 1910 IN BOOK 465, PAGE 123 OF DEEDS...
VARIOUS AGREEMENTS, CONDITIONS, AND RESERVATIONS AS TO WATER AND EASEMENTS AS SET FORTH IN THE DEED FROM G.A. ATWOOD AND LEON A. ATWOOD, RECORDED JANUARY 20, 1911 IN BOOK 471, PAGE 174 OF DEEDS...
AN EASEMENT FOR PIPELINES RECORDED JUNE 27, 1919 IN BOOK 653, PAGE 259 OF DEEDS...
DRAINAGE EASEMENTS SHOWN ARE PRELIMINARY AND SHALL BE FINALIZED DURING FINAL ENGINEERING AND SHOWN ON THE FINAL MAP.

GENERAL NOTES:
OAK GLEN ROAD IMPROVEMENTS ALONG PROJECT BOUNDARY - IT IS ANTICIPATED THAT THE EXISTING PHYSICAL IMPROVEMENTS ALONG OAK GLEN ROAD WILL REMAIN UNCHANGED AND WOULD REMAIN COMPLIANT WITH THE SCENIC HIGHWAY PROVISIONS OF THE GENERAL PLAN, THE POSSIBLE EXCEPTION TO THIS WOULD BE THOSE IMPROVEMENTS AT NEW INTERSECTIONS AS DICTATED BY THE TRAFFIC ANALYSIS.
PROJECT PHASING - IT IS ANTICIPATED THAT THE PROJECT WILL BE DEVELOPED IN PHASES AS DICTATED BY MARKET CONDITIONS, ADEQUATE WATER AND PHYSICAL CONSTRAINTS, ETC. IT IS THE OBJECTIVE OF THE DEVELOPER, YUCAIPA VALLEY WATER DISTRICT AND THE CITY THAT ALL UTILITIES, FACILITIES AND IMPROVEMENTS NECESSARY TO SERVE AND PROTECT THE RESIDENTS OF WILSON OAKS BE INSTALLED, CONSTRUCTED AND OPERATIONAL PRIOR TO THE ISSUANCE OF CERTIFICATES OF USE AND OCCUPANCY BY THE CITY OF YUCAIPA. TO ENSURE THAT THIS OBJECTIVE IS ACHIEVED, THE DEVELOPER SHALL PREPARE A PHASING PLAN FOR EACH INCREMENTAL PHASE. THIS PHASING PLAN SHALL IDENTIFY THE IMPROVEMENTS THAT WILL BE MADE TO SERVE THE PARTICULAR PHASE. THIS PHASING PLAN SHALL ALSO ILLUSTRATE ITS RELATIONSHIP TO THE PREVIOUS PHASE OF DEVELOPMENT AS WELL AS FUTURE PHASES WHERE KNOWN AND RELEVANT. THE PHASING PLAN SHALL BE SUBMITTED TO THE CITY AND DISTRIBUTED TO ALL AFFECTED DEPARTMENT, AGENCIES AND DISTRICTS FOR REVIEW AND COMMENT. THIS REVIEW PROCESS WILL RESULT IN SPECIFIC REQUIREMENTS IMPOSED BY THE CITY AND SERVICE PROVIDERS THAT ARE AFFECTED BY THE DEVELOPMENT. THE CITY SHALL ISSUE A LETTER THAT AUTHORIZES THE PROPOSED DEVELOPMENT PHASING PLAN AND THE DETAILS, CONDITIONS, TIMING AND REQUIREMENTS INCLUDED THEREIN.
LOTS SHALL HAVE A MINIMUM LOT WIDTH OF ONE HUNDRED TWENTY-FIVE (125) FEET MEASURED AT THE FRONT BUILDING SETBACK LINE.
THE MINIMUM FRONT YARD SETBACK SHALL NOT BE LESS THAN FORTY (40) FEET PER THE CUSTOM OVERLAY DISTRICT DEVELOPMENT STANDARDS.
MINIMUM FRONT YARD SETBACKS ON ADJACENT PARCELS (LOTS) SHALL VARY BY A MINIMUM OF TEN (10) FEET OR AT LEAST FIFTY (50) PERCENT OF THE UNITS PER THE CUSTOM OVERLAY DISTRICT DEVELOPMENT STANDARDS.
DRAINAGE EASEMENTS SHOWN ARE PRELIMINARY AND SHALL BE FINALIZED DURING FINAL ENGINEERING AND SHOWN ON THE FINAL MAP.

LEGAL DESCRIPTION:
THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, PARCEL 2; THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF YUCAIPA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT.

THEREOF EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE SOUTHWEST CORNER OF SECTION 29, THENCE NORTH 89° 54' 41" EAST, ALONG THE SOUTH LINE OF SECTION 29, A DISTANCE OF 160.00 FEET; THENCE NORTH 0° 13' 24" WEST, PARALLEL WITH THE WEST LINE OF SECTION 29, A DISTANCE OF 658.63 FEET; THENCE SOUTH 89° 54' 41" WEST, A DISTANCE OF 160.00 FEET TO THE WEST LINE OF SAID SECTION, THENCE SOUTH 0° 13' 24" EAST, ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 658.25 FEET TO THE TRUE POINT OF BEGINNING.
ALL THAT PORTION OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SBM, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF BLOCK D OF YUCAIPA COLONY SUBDIVISION NO. 1 AS PER PLAT RECORDED IN BOOK 16 OF MAPS, PAGES 65 & 66, RECORDS OF SAID COUNTY, SAID POINT BEING THE INTERSECTION OF A 60 FOOT WIDE COUNTY ROAD, CURRENTLY KNOWN AS CHERRY CROFT DRIVE, AND THE EAST LINE OF SECTION 30, AS SHOWN ON SAID MAP; SAID POINT ALSO BEING ON THE CENTERLINE OF JEFFERSON STREET; THENCE SOUTH 0° 13' 24" EAST, ALONG THE EAST LINE OF SAID SECTION 30 AND THE SOUTHERLY EXTENSION OF JEFFERSON STREET, A DISTANCE OF 433.06 FEET TO THE TRUE POINT OF BEGINNING; SAID POINT BEING THE BEGINNING OF A CURVE, THE RADIUS POINT OF WHICH BEARS SOUTH 89° 40' 36" WEST, A DISTANCE OF 300.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 68° 28' 01", A DISTANCE OF 358.49 FEET TO THE BEGINNING OF A REVERSE CURVE, THE RADIUS POINT OF WHICH BEARS SOUTH 21° 49' 23" EAST, A DISTANCE OF 300.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 68° 22' 34", A DISTANCE OF 358.02 FEET; THENCE SOUTH 0° 07' 58" EAST, A DISTANCE OF 100.00 FEET TO THE CENTERLINE INTERSECTION OF OAK GLEN ROAD AND PENDLETON AVENUE, 40' WIDE, AS SHOWN ON TRACT NO. 10318 RECORDED IN BOOK 205 OF MAPS/PAGES 12 THROUGH 14 INCLUSIVE, RECORDS OF SAID COUNTY; THENCE NORTH 89° 52' 02" EAST, ALONG THE CENTERLINE OF OAK GLEN ROAD AND THE SOUTH LINE OF SAID SECTION 30, A DISTANCE OF 379.93 FEET TO THE SOUTHWEST CORNER OF SECTION 30; THENCE NORTH 0° 13' 24" WEST ALONG THE EAST LINE OF SECTION 30, A DISTANCE OF 658.25 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SBM, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 29; THENCE NORTH 89° 54' 41" EAST, ALONG THE SOUTH LINE OF SECTION 29, A DISTANCE OF 160.00 FEET; THENCE NORTH 0° 13' 24" WEST, PARALLEL WITH THE WEST LINE OF SECTION 29, A DISTANCE OF 658.63 FEET; THENCE SOUTH 89° 46' 36" WEST, A DISTANCE OF 160 FEET TO THE WEST LINE OF SAID SECTION; THENCE SOUTH 0° 13' 24" EAST ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 658.25 FEET TO THE TRUE POINT OF BEGINNING.

ENGINEER:
I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.
RICHARD J. SIDOR, RCE NO. 42966
EXPRESSES 3/31/2018

Table with columns: REVISIONS, DATE, BY

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19153 TOWN CENTER DRIVE
APPLE VALLEY, CA 92308
LAND OWNER:
ELBERTA, LLC A CALIFORNIA LIMITED LIABILITY COMPANY
19153 TOWN CENTER DRIVE
APPLE VALLEY, CA 92308