

IN THE CITY OF HIGHLAND
TENTATIVE
PARCEL MAP NO. 19958

A PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

AGUILAR CONSULTING INC.

OCTOBER, 2017

OWNER/APPLICANT:

S-P DEERFIELD, LLC
31866 CAMINO CAPISTRANO
SAN JUAN CAPISTRANO, CA 92675
(949) 496-1316

ENGINEER/MAP PREPARER:

AGUILAR CONSULTING INC.
2155 CHICAGO AVENUE, SUITE 301
RIVERSIDE, CA. 92507
PH: (951) 300-1431

EASEMENT NOTES:

- (A) SOUTHERN CALIFORNIA EDISON COMPANY, OWNERS OF AN EASEMENT FOR PUBLIC UTILITIES WITHIN 6 FEET OF ALL FRONT LINES; ALSO WITHIN 3 FEET OF ALL SIDE LOT LINES, RECORDED MARCH 9, 1993, INSTRUMENT NO. 93-106786, OFFICIAL RECORDS.
- (B) SOUTHERN CALIFORNIA EDISON COMPANY, OWNERS OF AN EASEMENT FOR PUBLIC UTILITIES WITHIN THE FRONT 8 FEET OF ALL LOTS ADJOINING ALL STREETS, RECORDED MARCH 3, 1994, INSTRUMENT NO. 93-106165, OFFICIAL RECORDS.
- (C) SOUTHERN CALIFORNIA EDISON COMPANY, OWNERS OF A 4' WIDE EASEMENT FOR ABOVE GROUND OR UNDERGROUND CONDUITS OR BOTH AND INCIDENTAL PURPOSES, RECORDED AUGUST 6, 1987, INSTRUMENT NO. 87-272978, OFFICIAL RECORDS.
- (D) CITY OF HIGHLAND, OWNERS OF AN EASEMENT FOR DRAINAGE PURPOSES, INCLUDING STORM DRAIN CONSTRUCTION AND MAINTENANCE, RECORDED MAY 27, 1993, INSTRUMENT NO. 93-227546, OFFICIAL RECORDS.
- (E) SOUTHERN CALIFORNIA EDISON COMPANY, OWNERS OF A 15' WIDE EASEMENT FOR ABOVE GROUND OR UNDERGROUND CONDUITS OR BOTH AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 12, 1997, INSTRUMENT NO. 97-050207, OFFICIAL RECORDS.
- (F) EAST VALLEY WATER DISTRICT, OWNER OF A 20' WIDE EASEMENT FOR PIPE LINE APPURTENANCES, RECORDED MARCH 18, 1997, INSTRUMENT NO. 97-091777, OFFICIAL RECORDS.
- (G) CITY OF HIGHLAND, OWNERS OF AN EASEMENT FOR DRAINAGE PURPOSES, INCLUDING STORM DRAIN CONSTRUCTION AND MAINTENANCE, RECORDED MAY 27, 1993, INSTRUMENT NO. 93-227547, OFFICIAL RECORDS.

COMPANIES AND AGENCIES SERVING THIS PROJECT ARE AS FOLLOWS:

WATER/SEWER:
EAST VALLEY WATER DISTRICT
3654 HIGHLAND AVE. SUITE 18
HIGHLAND, CA. 92346
PH: (909) 888-8986

POWER:
SOUTHERN CALIFORNIA EDISON CO.
287 TENNESSEE STREET
REDLANDS, CA. 92373
PH: (909) 307-6767

GAS:
SOUTHERN CALIFORNIA GAS CO.
155 SOUTH "C" STREET
SAN BERNARDINO, CA. 92401
PH: (909) 335-7928

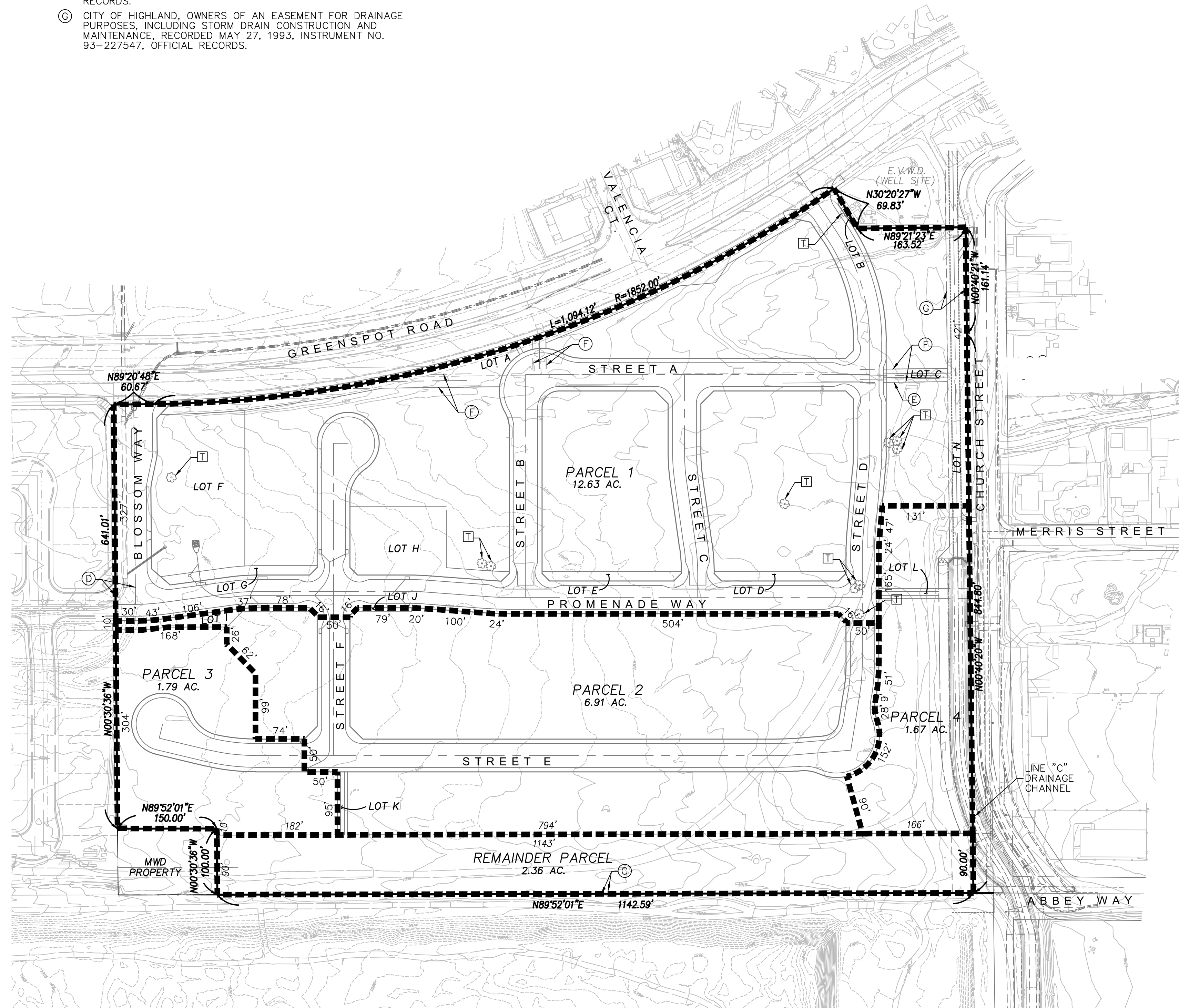
TELEPHONE:
ATT
2828 E. CORONADO ST., 2ND FLOOR
ANAHEIM, CA. 92807
PH: (714) 666-5415

CABLE:
TIME WARNER CABLE
1722 ORANGETREE LANE
REDLANDS, CA. 92374
PH: (909) 798-3588

SCHOOL DISTRICT:
REDLANDS UNIFIED SCHOOL DISTRICT
20 WEST LUGONIA AVENUE
REDLANDS, CA. 92373
PH: (909) 793-2301

TRACT DATA:

GROSS AREA = 25.36 ACRES
RESIDENTIAL AREAS = PARCELS 1 THRU 4 = 23.00 ACRES
OPEN SPACE = REMAINDER PARCEL = 2.36 ACRES



LEGEND

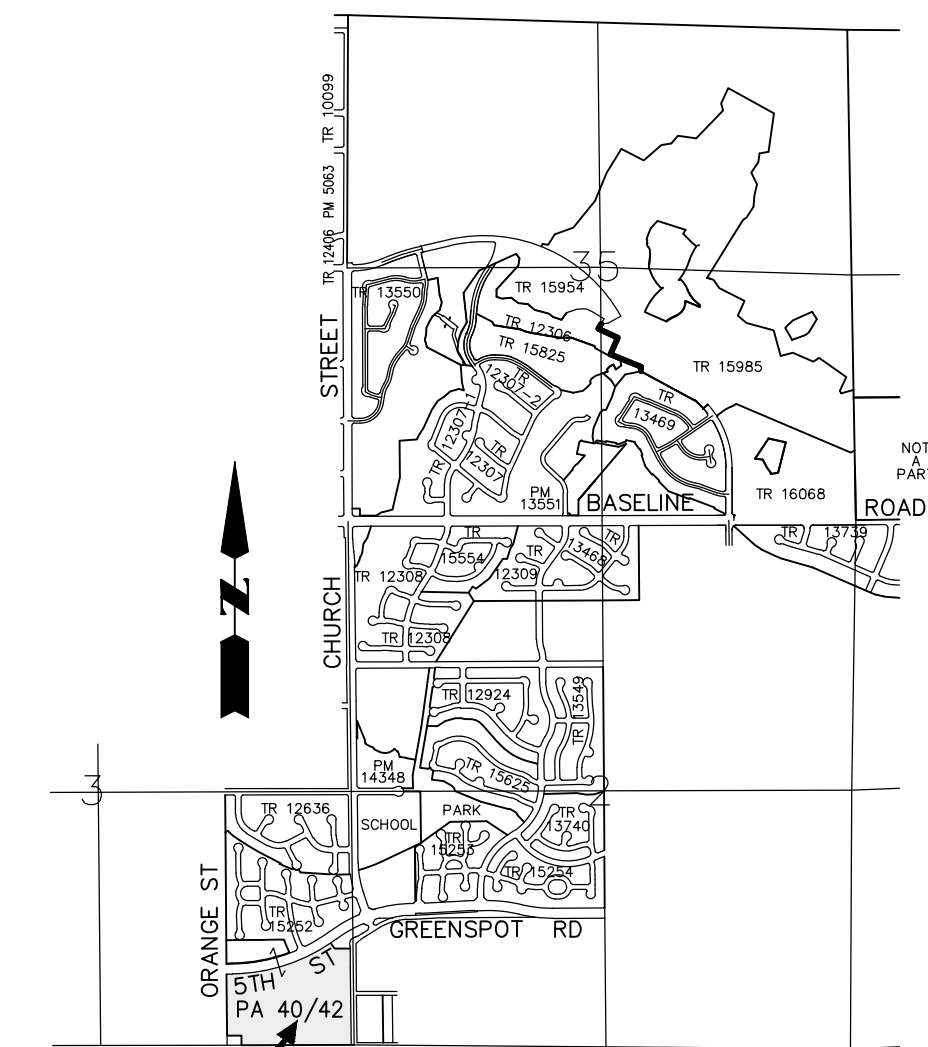
- ⊙ - INDICATES EXISTING TREES.
- — — — — INDICATES MASONRY WALL.
- x — x — INDICATES CHAIN LINK FENCE.
- — — — — INDICATES CONCRETE CURB ONLY.
- — — — — INDICATES CONCRETE CURB AND GUTTER.
- ■ ■ ■ ■ INDICATES PARCEL BOUNDARY
- MH - INDICATES INDICATES MANHOLE.
- FH - INDICATES FIRE HYDRANT.
- AV - INDICATES AIR VAC ASSEMBLY
- BO - INDICATES BLOW-OFF.
- WV - INDICATES WATER VALVE.
- PP - INDICATES POWER POLE.
- GW - INDICATES POWER POLE GUY WIRE.
- GV - INDICATES GAS VALVES.

NOTE:

- 1) ALL PUBLIC AND PRIVATE STREETS ARE TO BE CONSTRUCTED AS PART OF THE FUTURE DEVELOPMENT OF EACH PARCEL.
- 2) ROADWAY EASEMENTS TO BE DEDICATED FOR PROPOSED PUBLIC STREETS AS PART FO THIS MAP.

TREE REMOVAL NOTE:

- ⊠ EXISTING TREES TO BE REMOVED AND MITIGATED PER TREE SURVEY AND ARBORIST REPORT FOR BLOSSOM TRAILS PROJECT PREPARED BY: GOLDEN STATE LAND AND TREE ASSESSMENT GEORGE J. WIRTES, MS ISA CERTIFIED ARBORIST DATED MAY 1, 2017.



SITE VICINITY MAP
NOT TO SCALE

