

**EASEMENTS:**  
**TITLE INFORMATION**  
 THE FOLLOWING TITLE ITEMS ARE DERIVED FROM A PRELIMINARY REPORT BY FIRST AMERICAN TITLE COMPANY, ORDER NO.: NHSB-2694705(29) DATED AS OF FEBRUARY 12, 2007  
 OWNER: AMETHYST HILLSIDE LTD.  
 AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT:  
 IN FAVOR OF: W.C. WHITFIELD  
 PURPOSE: PIPELINES AND INCIDENTAL PURPOSES.  
 RECORDED: JUNE 17, 1907 IN BOOK 394 OF DEEDS, PAGE 309.  
 AFFECTS: CANNOT BE LOCATED FROM THE RECORD.  
 IN FAVOR OF: JAMES E. HAAG  
 PURPOSE: ONE OR TWO INCH PIPELINE AND INCIDENTAL PURPOSES.  
 RECORDED: APRIL 6, 1909 IN BOOK 434 OF DEEDS, PAGE 184.  
 AFFECTS: THE LAND  
 IN FAVOR OF: SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT  
 PURPOSE: FLOOD CONTROL, WATER CONSERVATION AND INCIDENTAL PURPOSES.  
 RECORDED: NOVEMBER 29, 1950 AS BOOK 2679, PAGE 395 OF OFFICIAL RECORDS.  
 AFFECTS: THE LAND  
 IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION  
 PURPOSE: ELECTRIC LINES, POLES, NECESSARY GUYS, ANCHORS, CROSS-ARMS, WIRES AND OTHER FIXTURES AND APPLIANCES AND INCIDENTAL PURPOSES.  
 RECORDED: SEPTEMBER 26, 1956 AS BOOK 4048, PAGE 473 OF OFFICIAL RECORDS.  
 AFFECTS: THE LAND  
 IN FAVOR OF: GENERAL TELEPHONE COMPANY OF CALIFORNIA, A CORPORATION  
 PURPOSE: COMMUNICATION FACILITIES, POLES, CABLES, CROSS-ARMS, WIRES, ANCHORS, GUYS, BRACES, UNDERGROUND CONDUITS, MANHOLES, APPURTENANCES FOR THE TRANSMISSION OF ELECTRIC ENERGY AND INCIDENTAL PURPOSES.  
 RECORDED: DECEMBER 5, 1956 AS BOOK 4102, PAGE 378 OF OFFICIAL RECORDS.  
 AFFECTS: THE LAND  
 IN FAVOR OF: CUCAMONGA COUNTY WATER DISTRICT  
 PURPOSE: PUBLIC UTILITIES AND INCIDENTAL PURPOSES.  
 RECORDED: DECEMBER 31, 1956 AS BOOK 4121, PAGE 143 OF OFFICIAL RECORDS.  
 AFFECTS: THE LAND

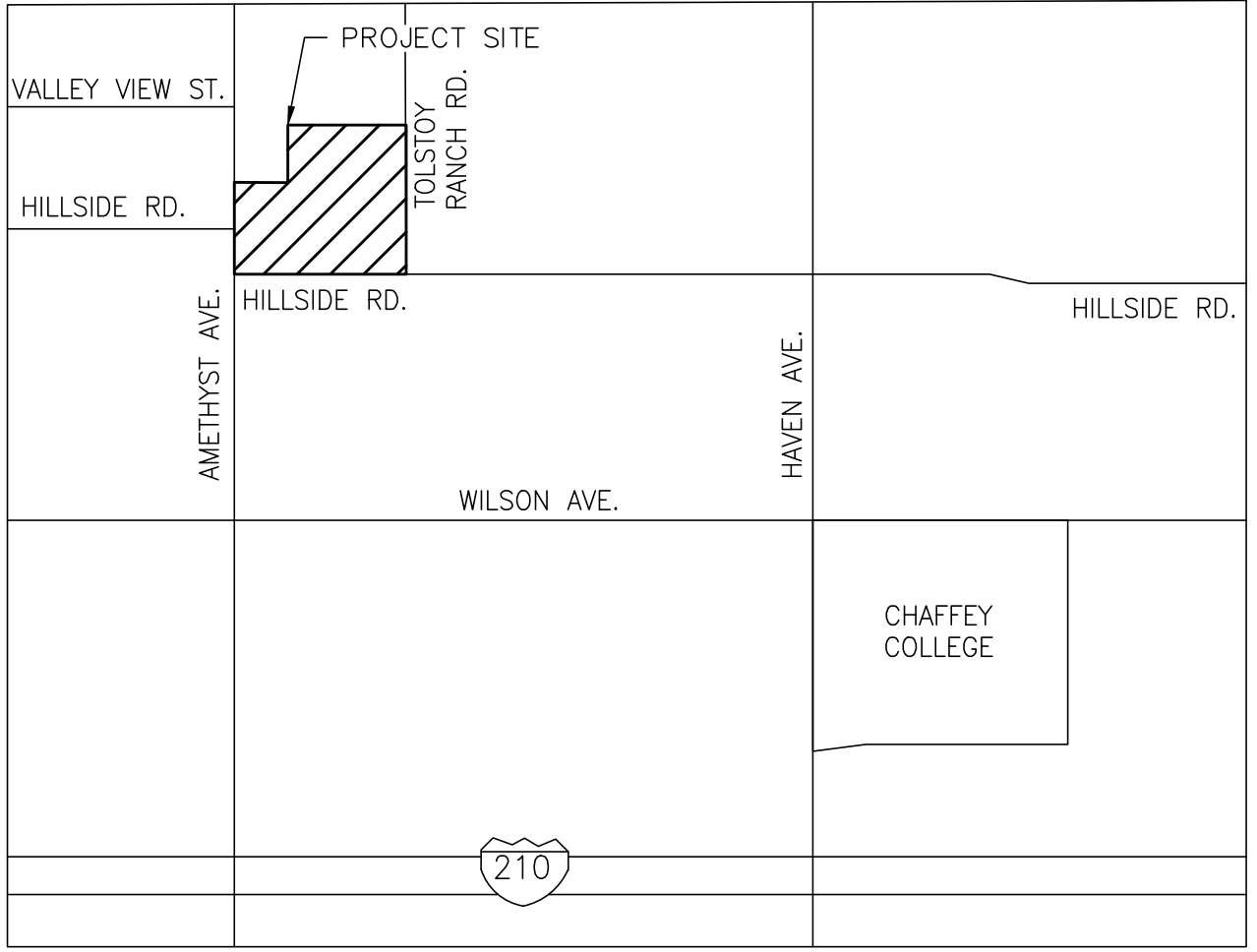
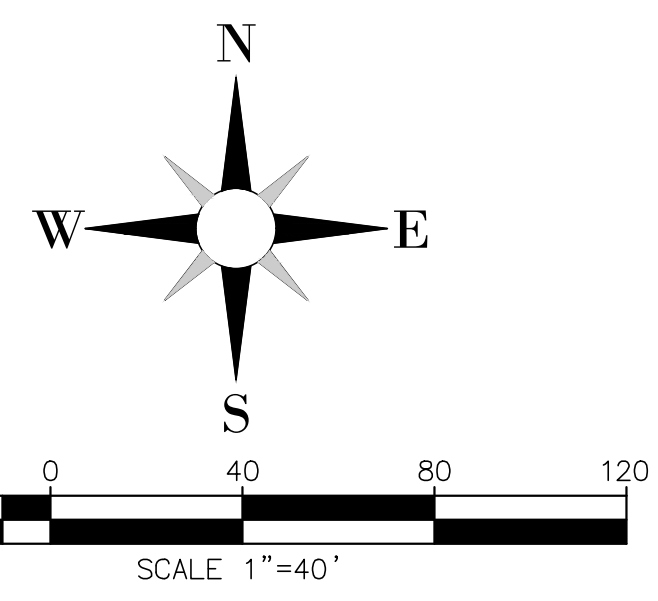
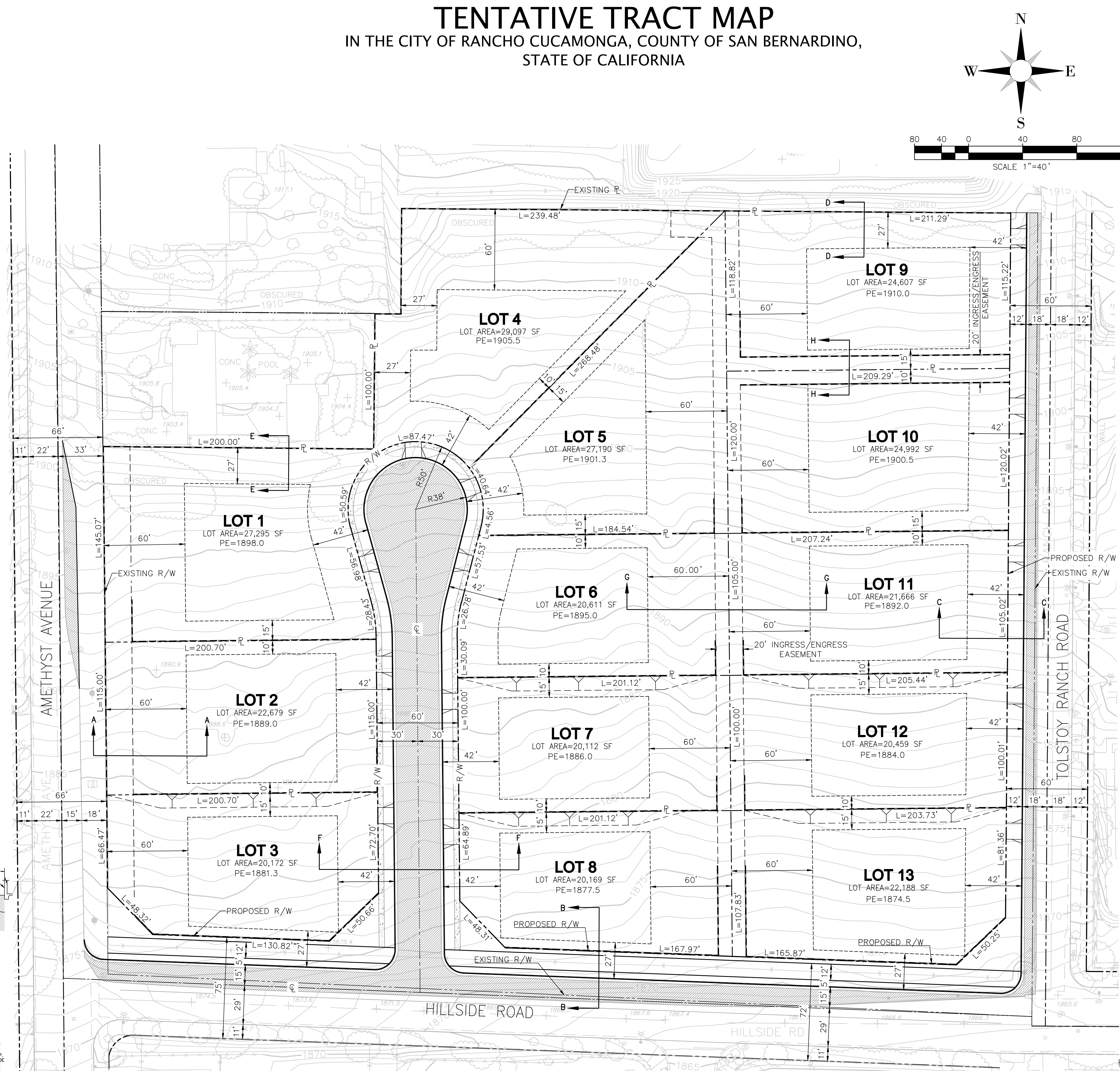
**GENERAL NOTES:**  
 1. SUBDIVISION AREA: 8.95 GROSS AC  
 2. PROPOSED AND EXISTING ZONING:  
 EXISTING ZONING: RESIDENTIAL: VL-VERY LOW DENSITY  
 PROPOSED ZONING: RESIDENTIAL: VL-VERY LOW DENSITY  
 3. GENERAL PLAN DESIGNATION: SINGLE FAMILY RESIDENTIAL  
 4. PROPOSED LOTS: 13  
 5. MIN LOT SIZE: 20,000 SF  
 LOT AVG: 25,436 SF  
 6. LOT AREAS:  
 LOT 1 = 27,925 SQ. FT.  
 LOT 2 = 22,679 SQ. FT.  
 LOT 3 = 20,172 SQ. FT.  
 LOT 4 = 29,097 SQ. FT.  
 LOT 5 = 27,190 SQ. FT.  
 LOT 6 = 20,611 SQ. FT.  
 LOT 7 = 20,112 SQ. FT.  
 LOT 8 = 20,169 SQ. FT.  
 LOT 9 = 24,607 SQ. FT.  
 LOT 10 = 24,992 SQ. FT.  
 LOT 11 = 21,666 SQ. FT.  
 LOT 12 = 20,459 SQ. FT.  
 LOT 13 = 22,188 SQ. FT.  
 AVERAGE SFR AREA = 23,221 SQ. FT.  
 7. EXISTING USE: VACANT  
 8. PROPOSED USE: SINGLE FAMILY RESIDENTIAL  
 9. TOTAL PAVED AREAS = 29,896 SQ. FT.  
 10. 1'-FOOT CONTOUR INTERVAL  
 11. MAXIMUM LOT COVERAGE EQUALS 30%

**IMPROVEMENT NOTES:**

- RESIDENTIAL DRIVEWAYS SHALL BE DESIGNED AND BUILT IN ACCORDANCE WITH THE CITY DRIVEWAY POLICY.
- A SIGNED CONSENT AND WAIVER FORM TO JOIN AND/OR FORM THE APPROPRIATE LANDSCAPE AND LIGHTING DISTRICTS SHALL BE FILED WITH THE CITY ENGINEER PRIOR TO ISSUANCE OF BUILDING PERMITS.
- TRAFFIC STRIPING AND SIGNAGE SHALL BE PROVIDED BY THE DEVELOPER PER THE DIRECTION OF PUBLIC WORKS DEPARTMENT.
- PRIOR TO THE ISSUANCE OF A GRADING PERMIT, THE CITY OF RANCHO CUCAMONGA'S "MEMORANDUM OF AGREEMENT OF STORM WATER QUALITY MANAGEMENT PLAN" SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE BUILDING OFFICIAL AND RECORDED WITH THE COUNTY RECORDER'S OFFICE.
- PRIOR TO ISSUANCE OF GRADING PERMIT, THE APPLICANT SHALL OBTAIN A WASTE DISCHARGE IDENTIFICATION NUMBER (WDID)

**SUMMARY TABLE**

|                 |                 |
|-----------------|-----------------|
| SIZE PROPERTY   | 8.95 AC (GROSS) |
| FRONT SETBACKS: | 42'             |
| SIDE SETBACKS:  | 10'/15'         |
| REAR SETBACKS:  | 60'             |



**APPLICANT/DEVELOPER:**  
 MIGHTY DEVELOPMENT INC  
 3296 E. GUASTI RD. STE. #120  
 ONTARIO, CA 91761-8652  
 909-218-8820

**SITE ADDRESS:**  
 HILLSIDE ROAD AND AMETHYST AVENUE  
 RANCHO CUCAMONGA, 91737

**TAX ASSESSOR'S PARCEL NO.**  
 APN: 1061-551-01-0-000

**LEGAL DESCRIPTIONS**  
 REAL PROPERTY IN THE CITY OF CUCAMONGA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
 THAT PORTION OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF RANCHO CUCAMONGA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, AND THAT PORTION OF LOT 37 OF THE CUCAMONGA RANCHO IN THE CITY OF RANCHO CUCAMONGA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 1 OF MAPS, PAGE 26, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE EASTERLY PROLONGATION OF THE NORTH LINE OF LOT 11, BLOCK 9, CUCAMONGA HOMESTEAD ASSOCIATION, AS PER PLAT RECORDED IN BOOK 6 OF MAPS, PAGE 46, RECORDS OF SAID COUNTY, WITH A LINE DRAWN PARALLEL WITH AND 22.7 FEET WEST OF THE EAST LINE OF GOVERNMENT LOT 4 OF SAID SECTION 22; THENCE SOUTH ALONG SAID PARALLEL LINE AND SAID PARALLEL LINE PRODUCED SOUTHERLY INTO GOVERNMENT LOT 5, 2021.8 FEET SOUTH OF THE NORTH LINE OF SAID GOVERNMENT LOT 4, FOR THE TRUE POINT OF BEGINNING, THENCE EAST 473 FEET; THENCE SOUTH 594.52 FEET; THENCE NORTH 87° 47' 30" WEST, 717.85 FEET, MORE OR LESS, TO THE EAST LINE OF AMETHYST AVENUE; THENCE NORTH ALONG THE EAST LINE OF AMETHYST AVENUE, 390.60 FEET TO A POINT; THENCE NORTH 89° 25' 22" EAST, 200 FEET TO A POINT; THENCE NORTH 0° 34' 38" WEST, 100 FEET TO A POINT; THENCE NORTH 89° 25' 22" EAST, 21.96 FEET, MORE OR LESS, TO A POINT THAT IS 22.7 FEET WEST OF THE EAST LINE OF GOVERNMENT LOT 5 OF SAID SECTION 22; THENCE NORTH ALONG A LINE THAT IS 22.7 FEET WEST OF THE EAST LINE OF SAID GOVERNMENT LOT 5, 78 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

**BASIS OF BEARINGS**  
 BASIS OF COORDINATES:  
 VERTICAL DATUM: NVD29  
 BASIS OF ELEVATION: CITY OF RANCHO CUCAMONGA BM "10106" 1987

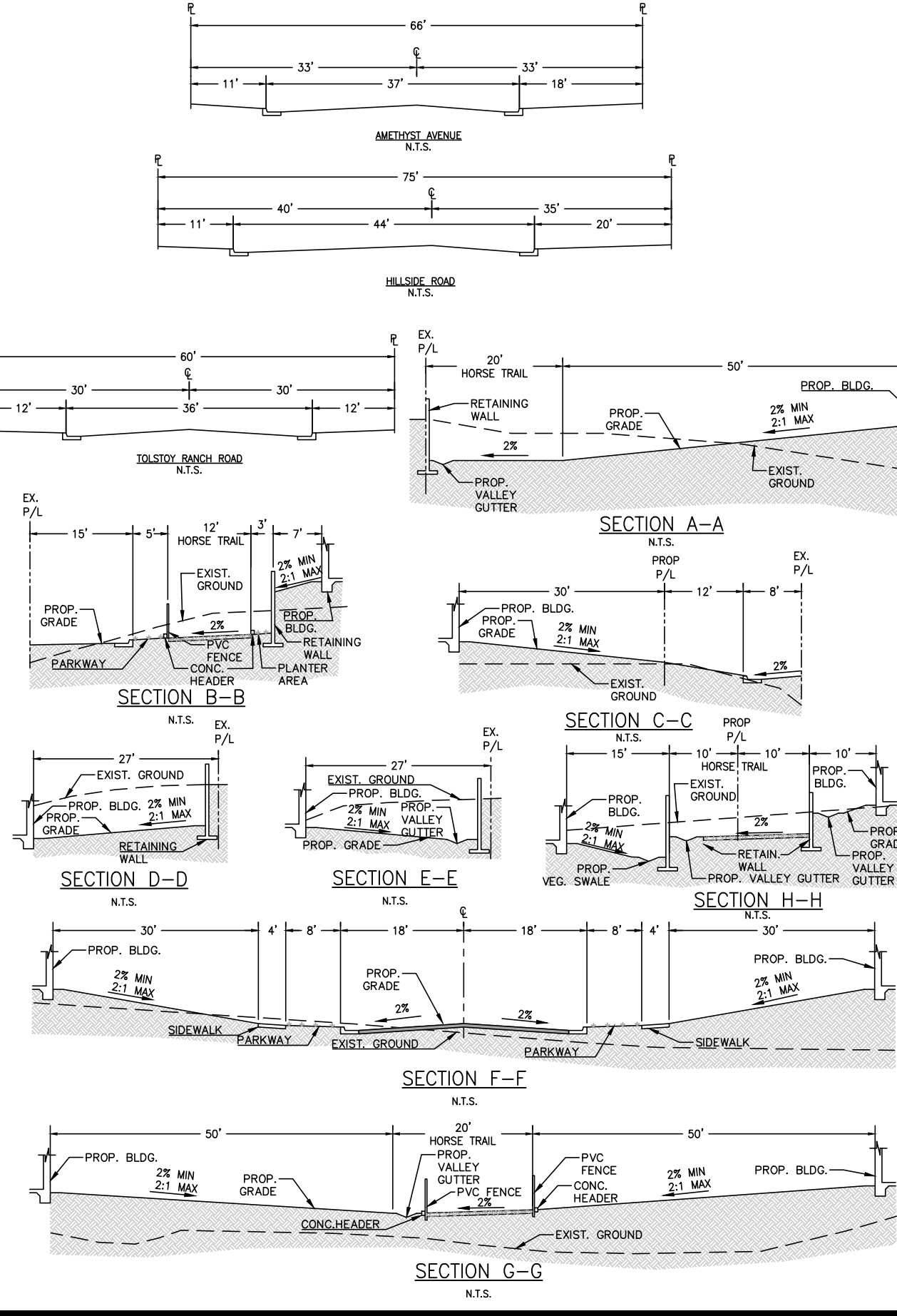
**FLOOD NOTE**  
 ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, ZONE A AREAS IN WHICH NO BASE FLOOD ELEVATION DETERMINED. SITE IS IN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. INSURANCE RATE MAP NUMBER 06071C7890J PANEL 09400, DATED SEPTEMBER 02, 2016.

**CURRENT ZONING PER CITY OF RANCHO CUCAMONGA**  
 RESIDENTIAL: (VL) VERY LOW DENSITY

**BUILDING SETBACKS & PARKING REQUIREMENTS**  
 FRONT = 42 FEET  
 INTERIOR SIDES = 10/15 FEET  
 CORNER SIDES = 27 FEET  
 REAR = 60 FEET

**UTILITY PURVEYORS:**  
 CABLE: CHARTER CABLE PHONE: (800) 499-8080  
 ELECTRICITY: SOUTHERN CALIFORNIA EDISON PHONE: (800) 655-4555  
 GAS: SOUTHERN CALIFORNIA GAS COMPANY PHONE: (800) 427-2200  
 REFUSE: BURRTEC DISPOSAL PHONE: (909) 987-3717  
 SEWER: CUCAMONGA VALLEY WATER DISTRICT PHONE: (909) 987-2591  
 TELEPHONE: VERIZON PHONE: (800) VERIZON  
 WATER: CUCAMONGA VALLEY WATER DISTRICT PHONE: (909) 987-2591

**ENGINEER:**  
 MICHAEL BAKER INTERNATIONAL  
 3536 CONCOURS ST SUITE 100  
 ONTARIO, CA 91764  
 CONTACT: ANGEL CESAR P.E.  
 909-974-4948



**ABBREVIATIONS**

|          |                      |        |                       |     |                          |
|----------|----------------------|--------|-----------------------|-----|--------------------------|
| BDY      | BOUNDARY             | BW     | BACK OF WALK          | PCC | PORTLAND CONCRETE CEMENT |
| BLDG     | BUILDING             | FF     | FINISHED FLOOR        | RH  | RETAINED HEIGHT          |
| BIO-FILT | BIO-FILTRATION       | CB     | CATCH BASIN           | R/W | RIGHT-OF-WAY             |
| BVC      | BEGIN VERTICAL CURVE | FH     | FIRE HYDRANT          | SD  | STORM DRAIN              |
| BW       | BACK OF WALK         | CO     | CLEANOUT              | SS  | SANITARY SEWER           |
| CB       | CATCH BASIN          | FS     | FINISHED SURFACE      | TC  | TOP OF CURB              |
| CO       | CLEANOUT             | CONC   | CONCRETE              | TG  | TOP OF GRATE             |
| CONC     | CONCRETE             | INV    | INVERT                | TW  | TOP OF WALL              |
| DRWY     | DRIVEWAY             | DRWY   | DRIVEWAY              | TYP | TYPICAL                  |
| E        | ELECTRICAL OR EAST   | LP     | LOW POINT             | VC  | VERTICAL CURVE           |
| ELEC     | ELECTRICAL           | LT     | LIGHT                 | VCP | VITRIFIED CLAY PIPE      |
| BLDG     | BUILDING             | MH     | MANHOLE               | W   | WATER OR WEST            |
| BIO-FILT | BIO-FILTRATION       | N.A.P. | NOT A PART            | NM  | WATER METER              |
| EVC      | END VERTICAL CURVE   | PI     | POINT OF INTERSECTION |     |                          |
| BVC      | BEGIN VERTICAL CURVE | P/L    | PROPERTY LINE         |     |                          |
| EX       | EXISTING             | PP     | POWER POLE            |     |                          |

**REVISIONS**

| NUMBER | DATE | INITIALS | DESCRIPTION | APPROVED | INSTALLED |
|--------|------|----------|-------------|----------|-----------|
|        |      |          |             |          |           |
|        |      |          |             |          |           |
|        |      |          |             |          |           |

PLAN PREPARED BY:  
**Michael Baker INTERNATIONAL**  
 3536 CONCOURS ST., STE.100, ONTARIO, CA 91764  
 PHONE: (909) 974-4900 - MBAKERINTL.COM

PREPARED UNDER THE SUPERVISION OF:

ANGEL CESAR R.C.E. 87222 DATE

**TENTATIVE TRACT MAP**  
**HILLSIDE DEVELOPMENT**  
**IN THE CITY OF RANCHO CUCAMONGA**

DATE: 2017/08/04/9:57:51. PLOT BY: chad.adaochi. FILE PATH: H:\PDATA\160928\CA0D\Land\Div\160928-TM-6SL.dwg.