CITY OF SAN JACINTO
TENTATIVE TRACT MAP 38634

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN JACINTO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL TWO:

ALL OF FARM LOT 133 OF LANDS OF SAN JACINTO LAND ASSOCIATION IN THE CITY OF SAN JACINTO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 357 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 133; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 133, A DISTANCE OF 561.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 133, A DISTANCE OF 343.20 FEET; THENCE NORTHWESTERLY IN A DIRECT LINE A DISTANCE OF 645.00 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY LINE OF SAID LOT 133, DISTANT WESTERLY THEREON 1,122.00 FEET FROM THE NORTHEASTERLY CORNER OF SAID LOT 133; THENCE EASTERLY ALONG SAID NORTHERLY LINE OF SAID LOT 133, A DISTANCE OF 561.00 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 133;

THENCE NORTH 00° 22' 45" WEST ON THE EASTERLY LINE, A DISTANCE OF 161.12 FEET; THENCE SOUTH 44° 31' 30" WEST, A DISTANCE OF 227.22 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 133; THENCE NORTH 89° 41' 15" EAST, A DISTANCE OF 160.40 FEET, ALONG THE SOUTH LINE OF SAID LOT 133 TO THE POINT OF BEGINNING. ALSO EXCEPT THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED SEPTEMBER 04, 1968 AS INSTRUMENT NO. 85681, OFFICIAL RECORDS.

APN: PORTION OF 436-030-001

PARCEL FIVE:

THE NORTH 20 ACRES OF FARM LOT 136 OF LANDS OF SAN JACINTO LAND ASSOCIATION, IN THE CITY OF SAN JACINTO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 357 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 136; THENCE SOUTH 330.80 FEET; THENCE WEST AT A RIGHT ANGLE 489.66 FEET; THENCE AT AN ANGLE, 476.74 FEET TO A POINT, 160.40 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST 160.40 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED SEPTEMBER 04, 1968 AS INSTRUMENT NO 85681, OFFICIAL RECORDS.

APN: 436-170-001

PARCEL SIX:

FARM LOT 129 AND THAT PORTION OF FARM LOT 133 OF SAN JACINTO LAND ASSOCIATION, IN THE CITY OF SAN JACINTO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 357 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 133; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 133, A DISTANCE OF 561 FEET TO THE TRUE PONT OF BEGINNING; THENCE SOUTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 133, A DISTANCE OF 343.2 FEET; THENCE NORTHWESTERLY IN A DIRECT LINE A DISTANCE OF 645 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY LINE OF SAID LOT 133, DISTANT WESTERLY THEREON 1122 FEET FROM THE NORTHEASTERLY CORNER OF SAID LOT 133; THENCE EASTERLY ALONG SAID NORTHERLY LINE OF SAID LOT 133, A DISTANCE OF 561 FEET TO THE TRUE PONT OF BEGINNING.

EXCEPT THEREFROM PARCELS 1 THROUGH 4 AND LETTERED LOTS "A" THROUGH "P", ALL INCLUSIVE, OF PARCEL MAP 29447, AS SHOWN BY MAP ON FILE IN BOOK 206, PAGES 44 THROUGH 49 INCLUSIVE, OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS.

NOTE: SAID LAND IS ALSO DESIGNATED AS A "REMAINDER PARCEL" UNDER THE PARCEL MAP REFERRED TO ABOVE.

APN: 436-030-002

TITLE EXCEPTIONS AND EASEMENTS

PER TITLE REPORT BY FIDELITY NATIONAL TITLE COMPANY DATED ON JANUARY 14, 2019, ORDER NUMBER: 00214622-994-VNO-CH

(5) AN EASEMENT FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

IN FAVOR OF: CALIFORNIA ELECTRIC POWER COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: JANUARY 6, 1961

RECORDING NO: 1961-1412, OFFICIAL RECORDS
AFFECTS: PARCEL TWO

(6) AN EASEMENT FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

IN FAVOR OF: THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, A PUBLIC CORPORATION PURPOSE: PIPELINES RECORDING DATE: JANUARY 16, 1961

RECORDING NO: 1961-3497, OFFICIAL RECORDS
AFFECTS: AS DESCRIBED IN SAID DOCUMENT
AFFECTS: PARCELS TWO AND FIVE

(7) AN EASEMENT FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

IN FAVOR OF: EASTERN MUNICIPAL WATER DISTRICT
PURPOSE: PUBLIC UTILITIES

RECORDING DATE: AUGUST 11, 1964
RECORDING NO: 1964-98556BOOK 3772, PAGE 590, OFFICIAL RECORDS
AFFECTS: AS DESCRIBED IN SAID DOCUMENT
AFFECTS: PARCELS TWO AND FIVE

(8) AN EASEMENT FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

IN FAVOR OF: CALIFORNIA WATER AND TELEPHONE COMPANY
PURPOSE: PUBLIC UTILITIES

RECORDING DATE: FEBRUARY 19, 1965
RECORDING NO: 1965-19613, OFFICIAL RECORDS
AFFECTS: AS DESCRIBED IN SAID DOCUMENT
AFFECTS: PARCEL TWO

FLOOD ZONE

ACCORDING TO THE CITY OF MORENO VALLEY AND BASED UPON THE NATIONAL INSURANCE PROGRAM MAPS THIS SITE LIES WITHIN FLOOD ZONE A SHADED, COMMUNITY PANEL NO. 06065C1490H DATED APRIL 19, 2017 AND 06065C1470H, AUGUST 28, 2008 AND 06065C1480H, AUGUST 287, 2008 PUBLISHED BY THE FEDERAL INSURANCE ADMINISTRATION.

GROSS AREA

7,564,501 SF (173.657 ACRE)

OWNER/DEVELOPER:

GOLDEN OCEAN REALTY, LLC.
608 DEODAR LANE
BRADBURY, CA 91008
TEL: (626) 817-1107

SHEET INDEX

TENTATIVE TRACT MAP	1
GENERAL NOTES, SECTIONS & INDEX SHEET	2
CONCEPTUAL GRADING DRAINAGE PLAN	3-8

GRAPHIC SCALE
(IN FEET)
1 inch = 120 ft.

LINE TABLE

	LENGTH	BEARING
L1	45.00'	N00°06'29"E
L2	20.00'	N89°54'28"W
L3	139.22'	N07°20'12"W
L4	24.78'	S43°26'09"W
L5	39.46'	N05°48'10"E
L6	24.73'	N43°10'25"W
L7	24.79'	S43°31'35"W
L8	–	–
L9	43.63'	N84°54'41"E
L10	25.54'	N44°53'16"W
L11	25.46'	S45°06'44"W

CURVE TABLE

	LENGTH	RADIUS	TANGENT	DELTA
C1	52.79'	955.00'	26.40'	3°10'01"
C2	53.44'	1045.00'	26.73'	2°55'48"

VICINITY MAP NOT TO SCALE

LEGEND:

- PROPERTY BOUNDARY
- LOT LINE
- CALTRANS RIGHT-OF-WAY
- CENTERLINE
- OFFSITE R/W
- EASEMENT LINE
- STORM DRAIN
- SEWER LINE
- WATER LINE
- PROPSOED AC PAVEMENT

REGISTERED PROFESSIONAL ENGINEER WEIDONG LIU No. 66242 Exp. 06-30-24 CIVIL STATE OF CALIFORNIA

W&W Land Design Consultants, Inc
Civil Engineering · Subdivision · Land Planning
2335 W. FOOTHILL BLVD., SUITE 1, UPLAND, CA 91786
TEL: (909) 608-7118 · FAX: (909) 946-1137

PREPARED UNDER THE SUPERVISION OF

WEIDONG LIU, RCE 66242 DATE

CITY OF SAN JACINTO
RIVERSIDE, CALIFORNIA

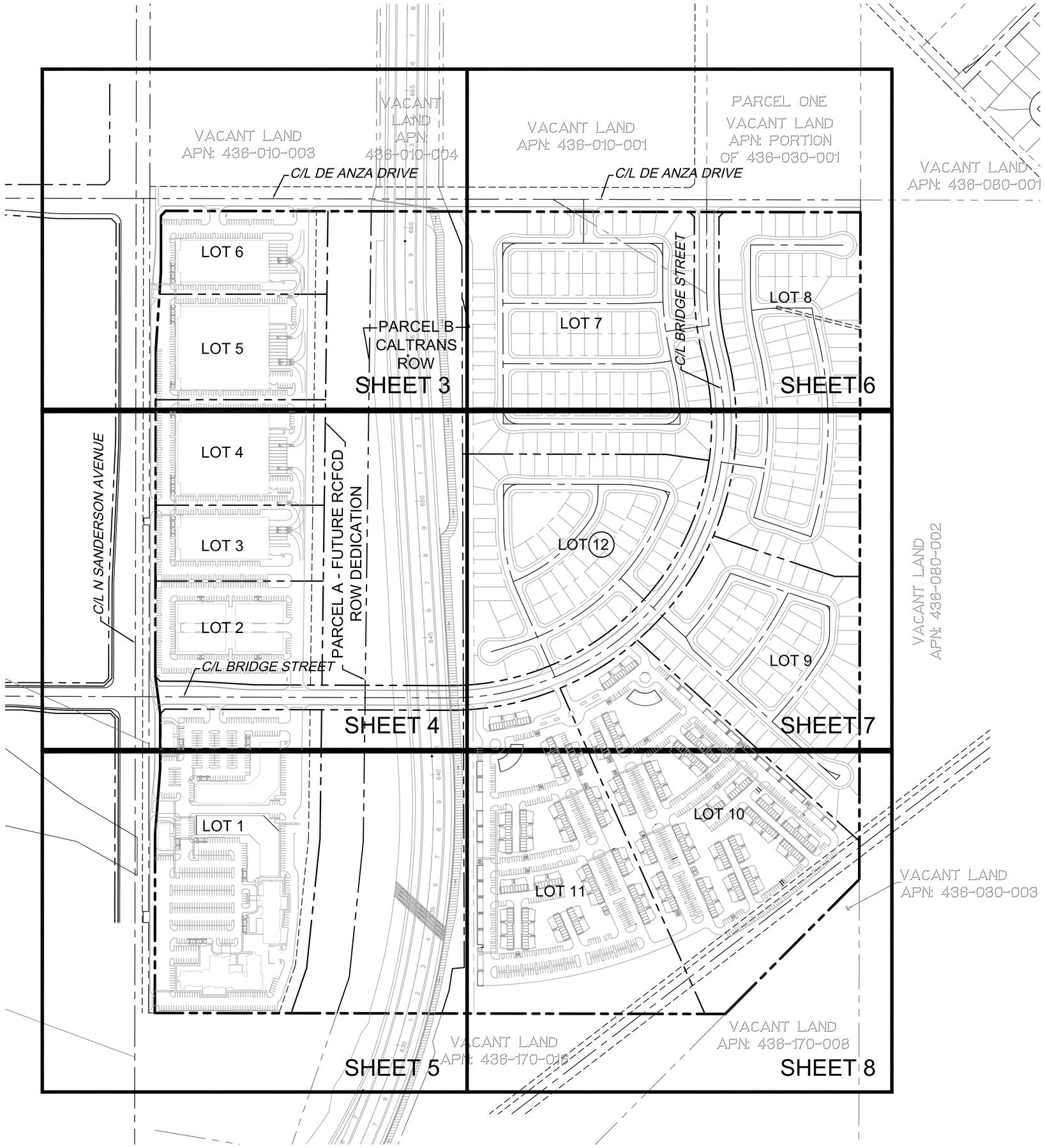
VALLE RESEDA - PHASE II
TENTATIVE TRACT MAP
E. SANDERSON AVENUE, SAN JACINTO, CA 92582

SCALE: AS NOTED

DRAWING NO.	PROJECT NO.	SHEET 1 OF 8 SHEETS
XXXX	2022	

CITY OF SAN JACINTO

GENERAL NOTES, SECTIONS & INDEX SHEET



BENCHMARK:

RIVERSIDE COUNTY BENCH MARK

H-48, AUGUST 1985

ELEV.= 1464.075

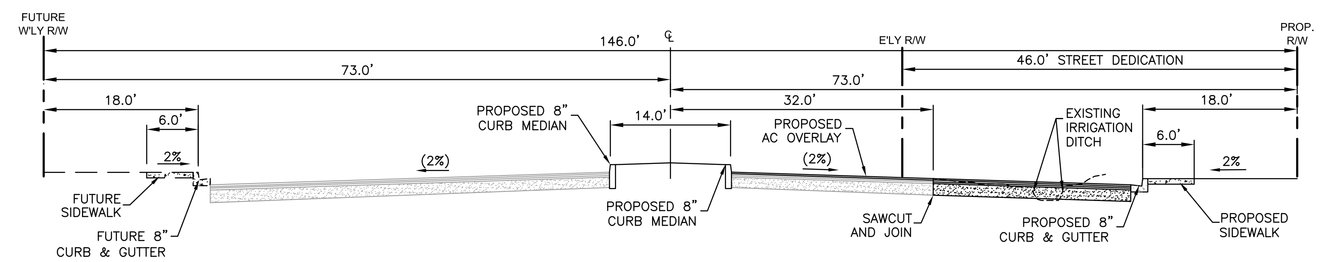
0.3 MILE SE'LY ALONG RAMONA BLVD., FROM THE INTERSECTION OF SANDERSON AVE AND RAMONA BLVD., 32 FT± SW'LY OF THE CENTERLINE OF RAMONA BLVD., 1 FT. ± N'LY OF THE S'LY END OF A 5FT LONG X 2 FT HIGH CONCRETE HEADWALL; 4 ½ FT ± ELY OF THE NE'LY CORNER OF A CONCRETE DRIVEWAY AT 37835 RAMONA BLVD., SET A STD. 3" DIA. ALUM. DISK, STAMPED AS ABOVE, IN TOP OF HEADWALL.

GENERAL NOTES.

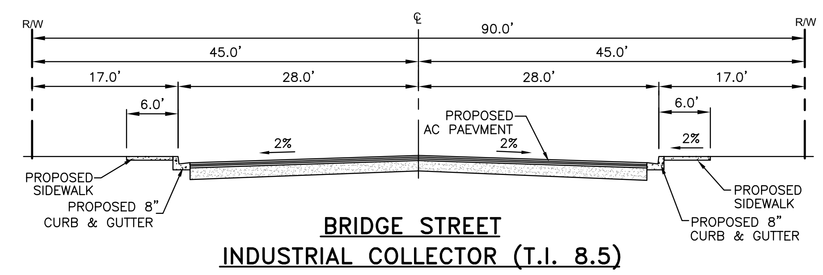
PROJECT LOCATION:	E. SIDE OF SANDERSON AVENUE, SAN JACINTO, CA 92582
ASSESSORS PARCEL NUMBER:	PORTION OF 436-030-001 436-030-002, 436-170-001
EXISTING AND PROPOSED ZONING DESIGNATION:	RM (RESIDENTIAL MEDIUM DENSITY) & RL (RESIDENTIAL LOW DENSITY)
LAND USE CLASSIFICATION:	MEDIUM DENSITY RESIDENTIAL (MDR) WITH A PROPOSED SPECIFIC PLAN
MINIMUM LOT SIZE:	4,000 SF
SUBDIVISION ACREAGE:	7,564,501 SF (173.657 ACRE)
DATE MAP PREPARED:	DECEMBER, 2022

UTILITY PURVEYORS

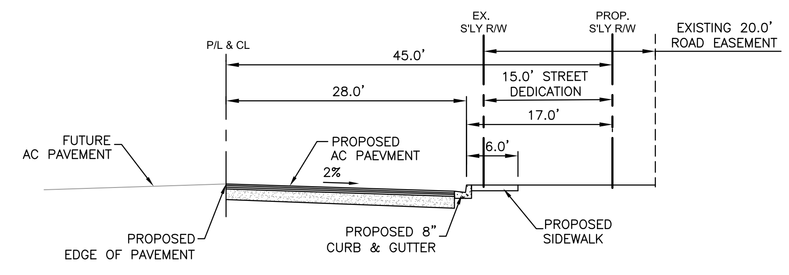
ELECTRIC:	SOUTHERN CALIFORNIA EDISON PH: (800) 655-4555
GAS:	THE GAS COMPANY PH: 1-800-427-2200
WATER & SEWER:	EASTERN MUNICIPAL/WATER DISTRICT 2270 TRUMBLE ROAD (951) 928-3777
CABLE/BROADBAND:	TIME WARNER PH: 1-800-892-2253
TELEPHONE/FIOS TV /BROADBAND:	VERIZON CALIFORNIA PH: 1-800-483-4000



N SANDERSON AVENUE (146' ROW)
URBAN ARTERIAL HIGHWAY (T.I. 10.0)
N.T.S.



BRIDGE STREET
INDUSTRIAL COLLECTOR (T.I. 8.5)
N.T.S.



DE ANZA DRIVE
INDUSTRIAL COLLECTOR (T.I. 8.5)
N.T.S.

LEGEND:

- PROPERTY BOUNDARY
- LOT LINE
- CALTRANS RIGHT-OF-WAY
- CENTERLINE
- OFFSITE R/W
- EASEMENT LINE
- SD — STORM DRAIN
- SW — SEWER LINE
- W — WATER LINE

N

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

REGISTERED PROFESSIONAL ENGINEER
WEIDONG LIU
No. 66242
Exp. 06-30-24
CIVIL
STATE OF CALIFORNIA

W&W Land Design Consultants, Inc
Civil Engineering · Subdivision · Land Planning
2335 W. FOOTHILL BLVD., SUITE 1, UPLAND, CA 91786
TEL: (909) 608-7118 · FAX: (909) 946-1137

PREPARED UNDER THE SUPERVISION OF

WEIDONG LIU, RCE 66242 DATE

CITY OF SAN JACINTO
RIVERSIDE, CALIFORNIA

VALLE RESEDA - PHASE II
GENERAL NOTES, SECTIONS & INDEX SHEET
E. SANDERSON AVENUE, SAN JACINTO, CA 92582

SCALE: AS NOTED

DRAWING NO.	PROJECT NO.	SHEET 2 OF 8 SHEETS
XXXX	2022	