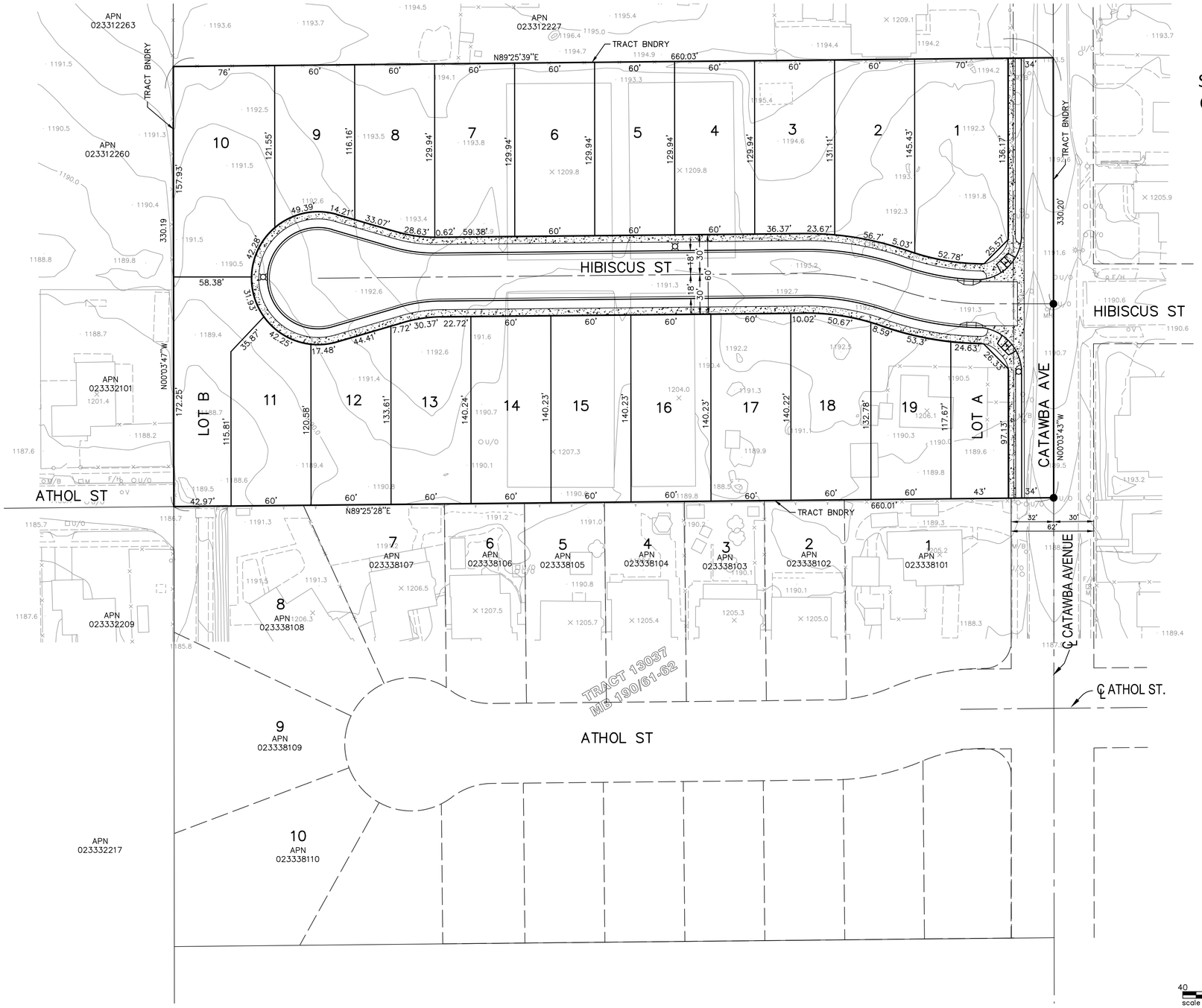
TENTATIVE TRACT MAP NO. 20077

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

BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE EAST 1/2 OF FARM LOT 783, SEMI-TROPIC LAND AND WATER COMPANY SUBDIVISION, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 11, PAGE 12 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY.



LOT No.	AREA (sf)	AREA (ac)
1	10471	0.24
2	8214	0.19
3	7805	0.18
4	7797	0.18
5	7797	0.18
6	7797	0.18
7	7797	0.18
8	7470	0.17
9	6780	0.16
10	11580	0.27
11	7687	0.18
12	7534	0.17
13	8328	0.19
14	8414	0.19
15	8414	0.19
16	8414	0.19
17	8413	0.19
18	8292	0.19
19	7438	0.17
AVERAGE	8234	0.19
A	4833	0.11
B	8262	0.19

OWNERS OF RECORD
BASBRO LLC
NATHAN BOJORQUEZ

SUBDIVIDER
BASBRO LLC
11801 SLAUSON AVENUE, SUITE A
SANTA FE SPRINGS, CA 90670
DAVID MACDONALD
310–779–7200

CIVIL ENGINEER
DAVID EVANS AND ASSOCIATES
41951 REMINGTON AVENUE, SUITE 220
TEMECULA, CA 92590
951–294–9326

PROPERTY ADDRESS
9092 CATAWBA AVENUE, FONTANA, CA 92335

BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED ON THE LINE BETWEEN CENTERLINE MONUMENT AT MERRILL AVENUE & POPLAR AVENUE TO THE CENTERLINE MONUMENT AT MERRILL AVENUE & CATAWBA AVENUE, BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83) ZONE V, NAD 1983.

ACREAGE
5.00 ACRES GROSS
3.89 ACRES NET

ZONING
R–1 SINGLE FAMILY RESIDENTIAL

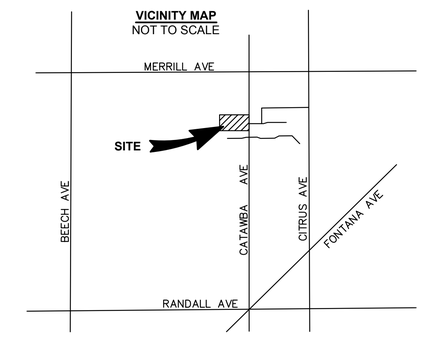
LAND USE
EXISTING LAND USE – VACANT/AGRICULTURAL
PROPOSED LAND USE – RESIDENTIAL

ASSESSOR PARCEL NUMBERS
0233–122–28–0000
0233–122–29–0000

N

40 0 40 80
scale 1"= 40' feet

VICINITY MAP
NOT TO SCALE



DIGALERT
DIAL BEFORE YOU DIG
TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 1–800–227–2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NO.	DESCRIPTION	DATE	BY

REVISONS

REGISTERED PROFESSIONAL ENGINEER AARON W. COOK No. 80362 CIVIL STATE OF CALIFORNIA

DAVID EVANS AND ASSOCIATES INC.
41951 Remington Avenue Suite 220
Temecula California 92590-2553
Phone: 951.294.9300

PREPARED UNDER THE SUPERVISION OF:

AARON COOK R.C.E. 80362 DATE:

CITY OF FONTANA
TENTATIVE TRACT MAP 20077

SITE PLAN

DRAWN BY: AC
DESIGNED BY: AC
CHECKED BY: DL
APPROVED BY:
CITY ENGINEER DATE

SCALE: SCALE
DATE: DATE
SHT NO.: 01 OF 02

Drawing Name: P:\BASBRO0001\04002A01\ECS\SHEETS\EC-TM-001-BASBR0001-SITEPLAN.dwg
Last Opened: Sep 26, 2017 – 1:53pm By: aaac