

4 NUMBER LOTS
5 LETTER LOTS
22.78 ACRES GROSS
22.78 ACRES NET

TRACT MAP NO. 17041

SHEET 1 OF 4 SHEETS

MADOLE AND ASSOCIATES, INC.

IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.
BEING A SUBDIVISION OF LOTS 7 AND 8 OF TRACT MAP NO. 16868, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN ON THE MAP FILED IN BOOK 309, PAGES 38 THROUGH 45, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SECTION 24, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN.
FOR CONDOMINIUM PURPOSES

OCTOBER 2019

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND SUBDIVIDED AS SHOWN ON THE ANNEXED MAP AND WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

LOTS "A" THROUGH "D" FOR LANDSCAPE PURPOSES.

WE ALSO HEREBY DEDICATE TO THE CITY OF FONTANA, ALL RIGHTS OF VEHICULAR ACCESS TO OR EGRESS FROM, OVER AND ACROSS ALL LOTS ABUTTING CITRUS AVENUE AND SUMMIT AVENUE.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

LOT "E" AND AN EASEMENT, OF VARIABLE WIDTH, FOR PUBLIC UTILITIES AND INGRESS AND EGRESS OF SERVICE AND EMERGENCY VEHICLES TO THE CITY OF FONTANA, AS SHOWN WITHIN THIS SUBDIVISION. THESE PRIVATE STREETS ARE RESERVED FOR THE USE OF OURSELVES, SUCCESSORS, ASSIGNS, THE LOT OWNERS AND HOMEOWNERS ASSOCIATION WITHIN THIS SUBDIVISION.

SC FONTANA DEVELOPMENT COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: LEWIS MANAGEMENT CORP., A DELAWARE CORPORATION - ITS SOLE MANAGER

BY: [Signature]
NAME: Bryan Goodman

ITS: AUTHORIZED AGENT

NOTARY ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California
COUNTY OF San Bernardino } SS
ON May 21, 2020 BEFORE ME, Tanya K. Nesmith A NOTARY PUBLIC,
(DATE) (NAME AND TITLE OF THE OFFICER)

PERSONALLY APPEARED Bryan Goodman
(NAME OF PERSON SIGNING)

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/they EXECUTED THE SAME IN HIS/HER/their AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/their SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: [Signature]
PRINT: Tanya K. Nesmith
COMMISSION No.: 2254448
COMMISSION EXPIRES: Aug 16, 2022
PRINCIPAL PLACE OF BUSINESS: Upland, CA

BENEFICIARY:

CITRUS HEIGHTS NORTH HOLDING COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BENEFICIARY UNDER DEED OF TRUST RECORDED MARCH 11, 2005, AS INSTRUMENT NO. 2005-171258, O.R. BY: NORTH MOUNTAIN CORPORATION, A CALIFORNIA CORPORATION - ITS SOLE MANAGER

BY: [Signature] NAME: Bryan Goodman
TITLE: Authorized Agent

NOTARY ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California
COUNTY OF San Bernardino } SS
ON May 21, 2020 BEFORE ME, Tanya K. Nesmith A NOTARY PUBLIC,
(DATE) (NAME AND TITLE OF THE OFFICER)

PERSONALLY APPEARED Bryan Goodman
(NAME OF PERSON SIGNING)

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/they EXECUTED THE SAME IN HIS/HER/their AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/their SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: [Signature]
PRINT: Tanya K. Nesmith
COMMISSION No.: 2254448
COMMISSION EXPIRES: Aug 16, 2022
PRINCIPAL PLACE OF BUSINESS: Upland, CA

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THE ANNEXED MAP, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL OF THE PROVISIONS OF THE SUBDIVISION MAP ACT AND ARTICLES I THROUGH III, CHAPTER 26, CODE OF THE CITY OF FONTANA HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATED: June 24th 2020 BY: [Signature]
RICARDO SANDOVAL, P.L.S. 7407
LICENSE EXPIRES 12/31/2021
CITY ENGINEER



SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SC FONTANA DEVELOPMENT COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY IN OCTOBER, 2019. I HEREBY STATE THAT ALL THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET IN SUCH POSITIONS WITHIN ONE YEAR OF MAP RECORDATION, AND THAT THE MONUMENTS ARE, OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED: 5/11/2020 BY: [Signature]
ANTHONY HARO P.L.S. 7635
REGISTRATION EXPIRES 12/31/2020



CITY OFFICIAL'S STATEMENT:

AT THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF FONTANA, STATE OF CALIFORNIA, HELD ON THE 23rd DAY OF June, 2020 SAID CITY COUNCIL ACCEPTED ON BEHALF OF THE CITY OF FONTANA THE ANNEXED MAP OF TRACT NO. 17041 AND ACCEPTED THE FOREGOING DEDICATIONS IN ACCORDANCE WITH CITY OF FONTANA STANDARDS.

THIS PROCEDURE IS THE TRUE AND COMPLETE PROCEDURE APPROVED BY THE CITY COUNCIL ON THE 23rd DAY OF June, 2020

[Signature] Deputy City Clerk
TONIA LEWIS
CITY CLERK, CITY OF FONTANA

ATTEST:
[Signature] Deputy City Clerk
TONIA LEWIS
CITY CLERK, CITY OF FONTANA
[Signature]
ACQUANETA WARREN
MAYOR, CITY OF FONTANA

BOARD OF SUPERVISOR'S CERTIFICATE:

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 43,000 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, (STATE, COUNTY MUNICIPAL, OR LOCAL) AND ALL SPECIAL ASSESSMENTS, COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS ANNEXED MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY, BUT NOT YET PAYABLE AND THAT THE SUBDIVIDER HAS FILED WITH ME A CERTIFICATE BY THE PROPER OFFICER GIVING HIS ESTIMATE OF THE AMOUNT OF SAID TAXES AND SPECIAL ASSESSMENTS, AND SAID BOND IS HEREBY ACCEPTED.

DATED: 8-3-2020

LYNNA MONELL, CLERK OF
THE BOARD OF SUPERVISORS OF
THE COUNTY OF SAN BERNARDINO

4 OF SAN BERNARDINO
ASSESSOR-RECORDER-
COUNTY CLERK

BY: [Signature] DEPUTY

AUDITOR-CONTROLLER/TREASURER/TAX COLLECTOR'S CERTIFICATE:

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THE DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN UPON THIS ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE ESTIMATED TO BE \$ 43,000

DATED: 8-3-2020

BY: _____
ENSEN MASON, AUDITOR-CONTROLLER/TREASURER/TAX COLLECTOR
COUNTY OF SAN BERNARDINO, CALIFORNIA.

BY: [Signature] DEPUTY

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE:

THIS MAP HAS BEEN FILED UNDER DOCUMENT NO. 2020-0271810, FILED THIS 5th DAY OF Aug, 2020, AT 10:10 A.M. IN BOOK 355 OF Tract Maps, AT PAGE(S) 91-94 AT THE REQUEST OF Orange Coast Title FEE IN THE AMOUNT OF \$ 23.00

BOB DUTTON
ASSESSOR-RECORDER-COUNTY CLERK
COUNTY OF SAN BERNARDINO

SIGNED: [Signature]
DEPUTY RECORDER

4 NUMBER LOTS
5 LETTER LOTS
22.78 ACRES GROSS
22.78 ACRES NET

MADOLE AND ASSOCIATES, INC.

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, EASEMENT TABLE, MONUMENTATION NOTES AND SURVEYOR'S NOTES.

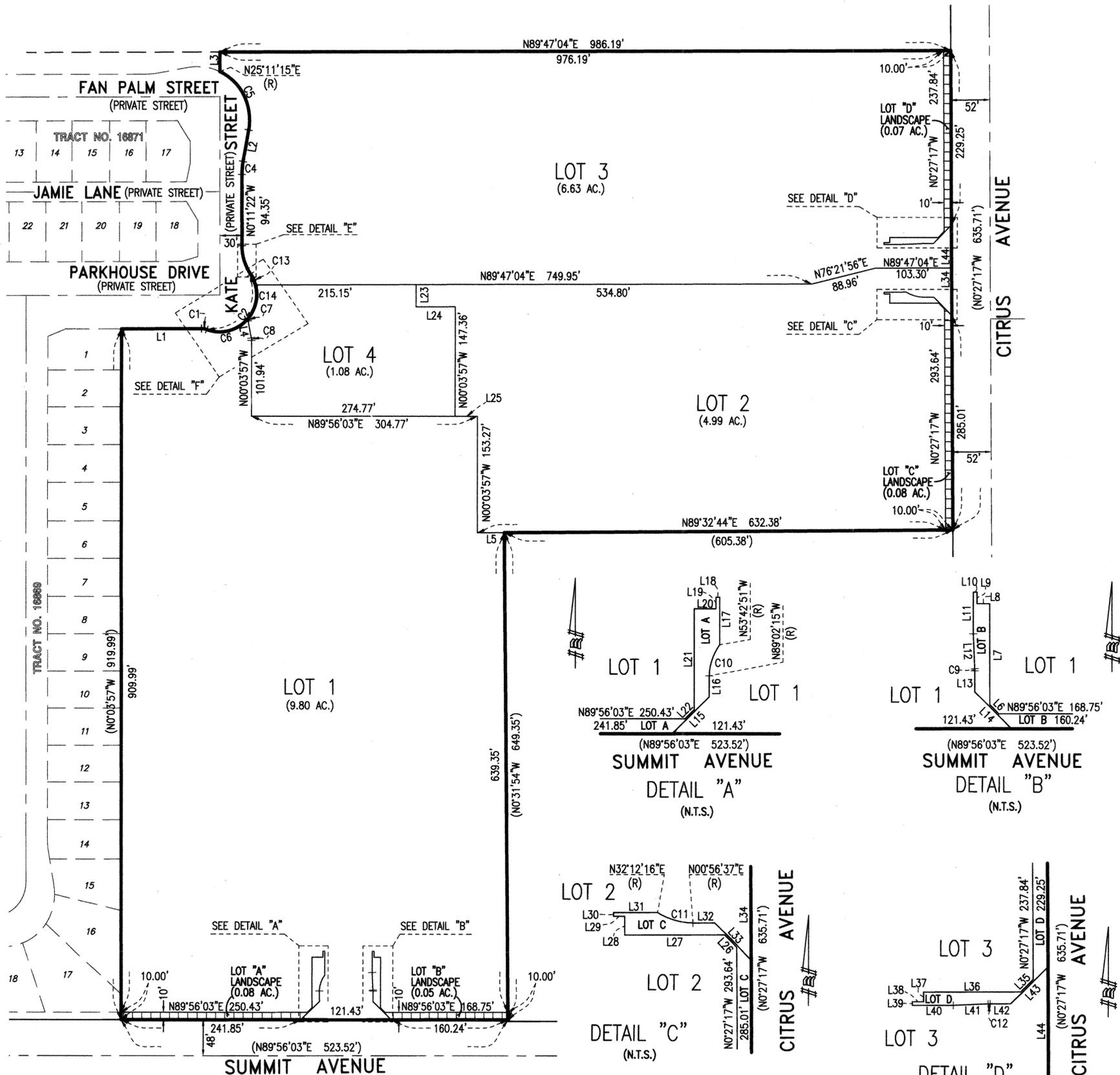
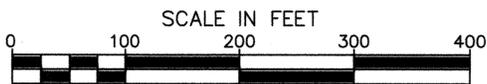
TRACT MAP NO. 17041

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FOR CONDOMINIUM PURPOSES

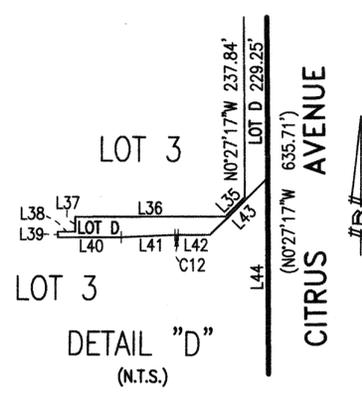
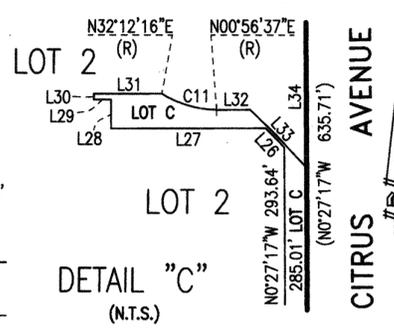
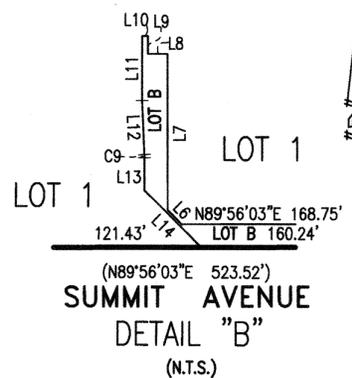
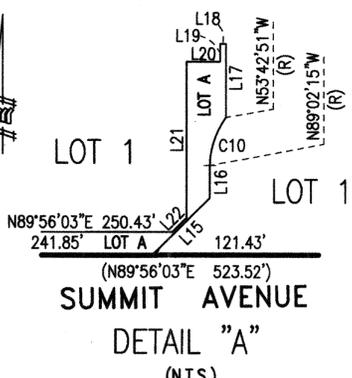
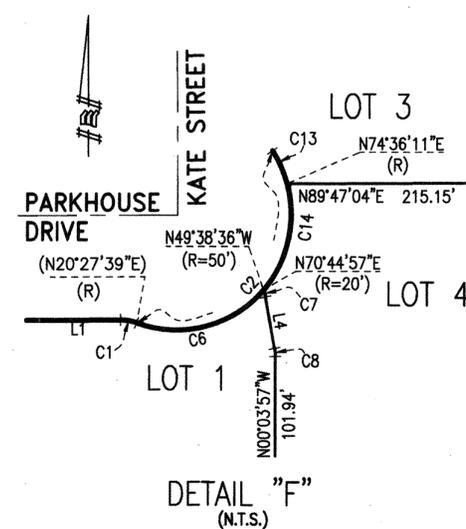
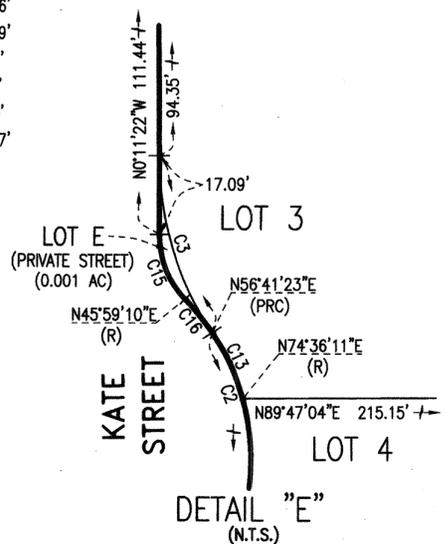
SHEET 3 OF 4 SHEETS

OCTOBER 2019



L1 = N89°48'38"E 108.71'	L11 = N00°03'57"W 27.93'	L21 = N00°01'20"W 67.87'	L31 = N89°47'43"E 29.50'	L41 = N87°25'00"E 23.43'
L2 = N09°48'40"E 42.71'	L12 = N02°26'44"W 23.42'	L22 = N44°56'03"E 8.67'	L32 = N89°47'43"E 14.49'	L42 = N89°47'43"E 14.05'
L3 = N00°11'22"W 26.03'	L13 = N00°03'57"W 14.29'	L23 = N00°12'56"W 30.00'	L33 = N45°19'47"W 34.95'	L43 = N44°40'13"E 34.97'
L4 = N10°08'57"W 22.85'	L14 = N45°03'57"W 34.95'	L24 = N89°47'04"E 54.50'	L34 = N00°27'17"W 63.66'	L44 = N00°27'17"E 57.78'
L5 = N89°32'44"E 37.00'	L15 = N44°56'03"E 34.95'	L25 = N89°56'03"E 30.00'	L35 = N44°40'13"E 11.56'	
L6 = N45°03'57"W 8.67'	L16 = N00°03'57"W 14.29'	L26 = N45°19'47"W 11.45'	L36 = N89°47'43"E 65.59'	
L7 = N00°01'20"W 67.86'	L17 = N00°03'57"W 32.02'	L27 = N89°49'25"E 66.10'	L37 = N00°09'29"W 6.50'	
L8 = N89°58'51"E 8.55'	L18 = N89°56'03"E 2.50'	L28 = N00°12'17"W 12.47'	L38 = N89°47'43"E 7.72'	
L9 = N00°03'57"W 7.72'	L19 = N00°03'57"W 7.72'	L29 = N89°47'43"E 7.72'	L39 = N00°12'17"W 2.50'	
L10 = N88°45'40"E 2.50'	L20 = N89°56'00"E 14.45'	L30 = N00°12'17"W 2.50'	L40 = N89°47'43"E 27.97'	

C1 = Δ=20°39'01" R=20.00' L=7.21' T=3.64'	C15 = Δ=43°49'28" R=20.00' L=15.30' T=8.04'
C2 = Δ=154°28'29" R=50.00' L=134.80' T=152.84'	C16 = Δ=10°42'13" R=50.00' L=9.34' T=4.68'
C3 = Δ=33°07'15" R=70.00' L=40.46' T=20.82'	
C4 = Δ=10°00'02" R=100.00' L=17.45' T=8.75'	
C5 = Δ=74°37'25" R=70.00' L=91.17' T=53.35'	
C6 = Δ=70°06'15" R=50.00' L=61.18' T=35.00'	
C7 = Δ=09°06'05" R=20.00' L=3.18' T=1.59'	
C8 = Δ=10°05'00" R=20.00' L=3.52' T=1.76'	
C9 = Δ=02°22'47" R=32.00' L=1.33' T=0.66'	
C10 = Δ=35°19'24" R=36.00' L=22.19' T=11.46'	
C11 = Δ=31°15'39" R=45.00' L=24.55' T=12.59'	
C12 = Δ=02°22'43" R=32.00' L=1.33' T=0.66'	
C13 = Δ=17°54'48" R=50.00' L=15.63' T=7.88'	
C14 = Δ=55°45'13" R=50.00' L=48.65' T=26.45'	



4 NUMBER LOTS
5 LETTER LOTS
22.78 ACRES GROSS
22.78 ACRES NET

MADOLE AND ASSOCIATES, INC.

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, EASEMENT TABLE, MONUMENTATION NOTES AND SURVEYOR'S NOTES.

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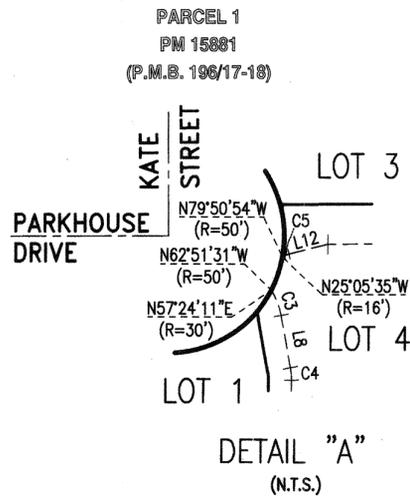
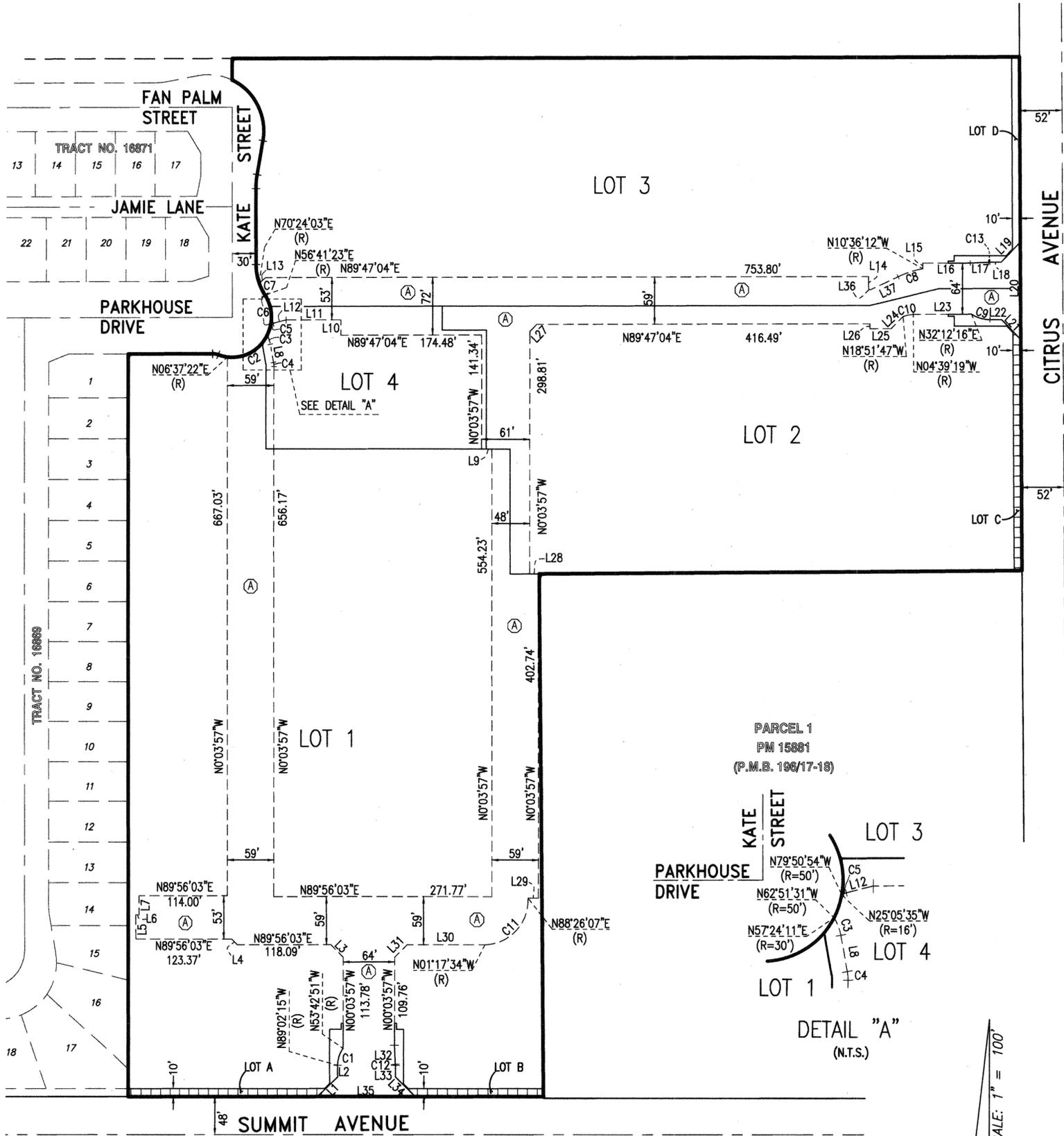
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FOR CONDOMINIUM PURPOSES

SHEET 4 OF 4 SHEETS

OCTOBER 2019

EASEMENT DETAILS



C1 = Δ=35°19'24" R=36.00' L=22.19' T=11.46'	L1 = N44°56'03"E 34.95'	L19 = N44°40'13"E 34.97'
C2 = Δ=69°28'53" R=50.00' L=60.63' T=34.67'	L2 = N00°03'57"W 14.29'	L20 = N00°27'17"W 121.44'
C3 = Δ=22°26'52" R=30.00' L=11.75' T=5.95'	L3 = N45°04'01"W 22.11'	L21 = N45°19'47"W 34.95'
C4 = Δ=10°05'00" R=30.00' L=5.28' T=2.65'	L4 = N45°08'14"W 9.88'	L22 = N89°47'43"E 14.49'
C5 = Δ=11°10'53" R=16.00' L=3.12' T=1.57'	L5 = N00°03'57"E 30.00'	L23 = N89°47'43"E 73.37'
C6 = Δ=43°27'43" R=50.00' L=37.93' T=19.93'	L6 = N89°56'03"E 4.00'	L24 = N44°51'14"E 21.44'
C7 = Δ=13°42'40" R=70.00' L=16.75' T=8.42'	L7 = N00°03'57"W 23.00'	L25 = N89°47'43"E 26.00'
C8 = Δ=14°36'44" R=130.00' L=33.15' T=16.67'	L8 = N10°08'57"W 22.85'	L26 = N00°11'14"W 6.14'
C9 = Δ=31°15'39" R=45.00' L=24.55' T=12.59'	L9 = N89°56'03"E 13.00'	L27 = N44°51'34"E 12.45'
C10 = Δ=14°12'28" R=54.00' L=13.39' T=6.73'	L10 = N00°12'56"W 19.00'	L28 = N89°32'44"E 11.00'
C11 = Δ=90°16'19" R=56.00' L=88.23' T=56.27'	L11 = N89°47'04"E 68.61'	L29 = N89°56'03"E 13.02'
C12 = Δ=02°22'47" R=32.00' L=1.33' T=0.66'	L12 = N76°05'18"E 17.15'	L30 = N89°55'35"E 96.26'
C13 = Δ=02°22'43" R=32.00' L=1.33' T=0.66'	L13 = N50°48'43"E 10.82'	L31 = N44°55'59"E 22.09'
	L14 = N00°12'56"W 15.41'	L32 = N02°26'44"W 23.42'
	L15 = N00°10'54"W 6.97'	L33 = N00°03'57"E 14.29'
	L16 = N89°47'43"E 59.53'	L34 = N45°03'57"W 34.95'
	L17 = N87°25'00"E 23.43'	L35 = N89°56'03"E 121.43'
	L18 = N89°47'43"E 14.05'	L36 = N57°42'56"W 2.15'
		L37 = N64°47'04"E 38.36'

(A) = PRIVATE STREET RESERVED HEREON AND AN EASEMENT, OF VARIABLE WIDTH, FOR PUBLIC UTILITIES AND INGRESS AND EGRESS OF SERVICE AND EMERGENCY VEHICLES TO THE CITY OF FONTANA.

