

1 LOT  
2 LETTERED LOTS  
24.44 AC GROSS  
20.57 AC NET

# TRACT MAP NO. 20224

IN THE CITY OF FONTANA

BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP NO. 20010, FILED IN BOOK 255 OF PARCEL MAPS,  
PAGES 45 THROUGH 48, INCLUSIVE, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA  
ALLARD ENGINEERING

FEBRUARY, 2021

## FOR CONDOMINIUM PURPOSES

### 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 CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: CITRUS AVENUE FOR STREET, HIGHWAY, UTILITY AND RELATED PURPOSES.

WE HEREBY DEDICATE THE EMERGENCY ACCESS AND PUBLIC UTILITY EASEMENT FOR WEST VALLEY WATER DISTRICT AND OTHER UTILITIES AS SHOWN ON THIS MAP.

THE REAL PROPERTY DESCRIBED BELOW IS HEREBY RESERVED TO OURSELVES, OUR HEIRS AND ASSIGNS, FOR PUBLIC UTILITY AND MAINTENANCE PURPOSES: LOT A AND LOT B.

LENNAR HOMES OF CALIFORNIA, INC. A CALIFORNIA CORPORATION

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
JEFFREY T. CLEMENS, VP

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
MARK TORRES, VP

### NOTARY ACKNOWLEDGEMENT

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 \_\_\_\_\_ )SS

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO 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 THE 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 MY PRINCIPAL PLACE OF BUSINESS IS  
SIGNATURE \_\_\_\_\_ IN \_\_\_\_\_ COUNTY  
NOTARY PUBLIC IN AND FOR SAID STATE MY COMMISSION NO. \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
PRINT NAME

### AUDITOR-CONTROLLER/TREASURER/TAX COLLECTOR CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THE OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN UPON THIS 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 \$ \_\_\_\_\_.

DATE: \_\_\_\_\_ ENSEN MASON  
AUDITOR-CONTROLLER/TREASURER/TAX COLLECTOR  
COUNTY OF SAN BERNARDINO

BY: \_\_\_\_\_, DEPUTY

### BOARD OF SUPERVISOR'S CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ \_\_\_\_\_ 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 THE FILING OF THIS MAP WITH THE COUNTY OF SAN BERNARDINO ASSESSOR-RECORDER-COUNTY CLERK, 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.

DATE: \_\_\_\_\_ LYNNA MONELL  
CLERK OF THE BOARD OF SUPERVISORS  
COUNTY OF SAN BERNARDINO

BY: \_\_\_\_\_, DEPUTY

### SIGNATURE OMISSIONS

PURSUANT TO THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

SOUTHERN CALIFORNIA EDISON COMPANY, OWNER'S OF EASEMENTS FOR ELECTRICAL SYSTEMS RECORDED NOVEMBER 17, 1937 AS BOOK 1239, PAGE 332, O.R.; RECORDED SEPTEMBER 3, 1940 AS BOOK 1433, PAGE 86, O.R.

THE CITY OF FONTANA, OWNER'S OF EASEMENTS FOR STREET HIGHWAY, PUBLIC UTILITY, DRAINAGE AND INCIDENTAL PURPOSES, RECORDED JULY 5, 2017 AS INSTRUMENT NO. 2017-0274285, O.R.

### NOTARY ACKNOWLEDGEMENT

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 \_\_\_\_\_ )SS

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO 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 THE 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 MY PRINCIPAL PLACE OF BUSINESS IS  
SIGNATURE \_\_\_\_\_ IN \_\_\_\_\_ COUNTY  
NOTARY PUBLIC IN AND FOR SAID STATE MY COMMISSION NO. \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
PRINT NAME

### SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LENNAR HOMES IN FEBRUARY, 2021. I HEREBY STATE THAT THIS SURVEY IS TRUE AND COMPLETE AS SHOWN AND 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 RECORDATION, IN COMPLIANCE WITH SECTIONS 66495 AND 66496 OF THE SUBDIVISION MAP ACT AND 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: \_\_\_\_\_

DAVID B. WARREN, L.S. 8244



### CITY ENGINEER'S STATEMENT:

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

DATE: \_\_\_\_\_

RICARDO SANDOVAL, P.L.S. 7407  
CITY ENGINEER  
CITY OF FONTANA, CALIFORNIA



### CITY COUNCIL CERTIFICATE

AT THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF FONTANA, STATE OF CALIFORNIA, HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, THE SAID CITY COUNCIL APPROVED ON BEHALF OF THE CITY OF FONTANA THAT THIS MAP OF TRACT NO. 20224, AND ACCEPTED THE FOREGOING IN ACCORDANCE WITH THE CITY OF FONTANA STANDARDS.

THE PROCEDURE IS THE TRUE AND COMPLETE PROCEDURE APPROVED BY THE CITY COUNCIL ON THE DAY OF \_\_\_\_\_, 2021.

CITY CLERK

ATTEST:

TONIA LEWIS  
CITY CLERK, CITY OF FONTANA

ACQUANETTA WARREN  
MAYOR, CITY OF FONTANA

### SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M. IN THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ PAGES OF \_\_\_\_\_ AT THE REQUEST OF \_\_\_\_\_ IN THE AMOUNT OF \$ \_\_\_\_\_.

BOB DUTTON  
ASSESSOR - RECORDER  
SAN BERNARDINO COUNTY

BY: \_\_\_\_\_  
DEPUTY RECORDER

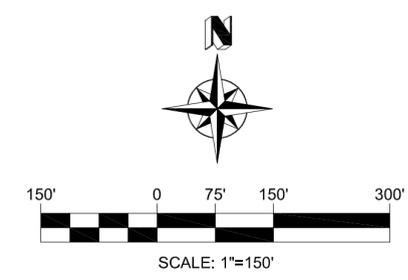
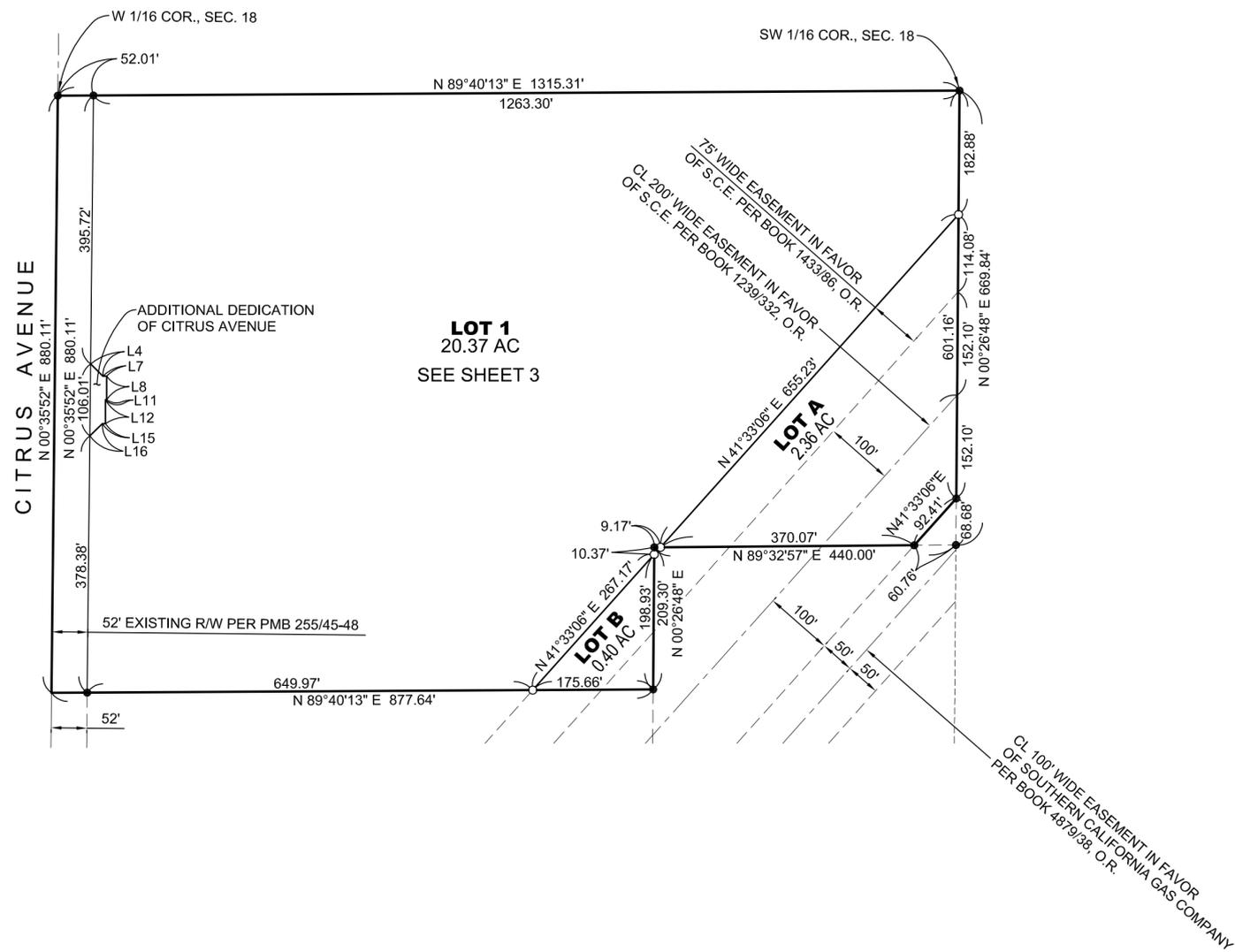
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 ALLARD ENGINEERING

FEBRUARY, 2021

FOR CONDOMINIUM PURPOSES



LINE DATA TABLE		
NO.	BEARING	LENGTH
L4	N44°51'58"W	25.25'
L7	N89°40'13"E	5.41'
L8	N00°19'47"W	35.00'
L11	N89°40'13"E	1.94'
L12	N00°19'47"W	35.00'
L15	N89°40'13"E	4.60'
L16	N45°08'02"E	25.66'

**SURVEYOR'S NOTES:**

BASIS OF BEARINGS: ALL BEARINGS SHOWN ARE RECORD PER PARCEL MAP NO. 20010, PMB 255/45-48

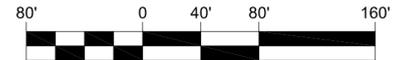
- INDICATES MONUMENT FOUND OR TO BE SET PER PARCEL MAP NO. 20010, PMB 255/45-48

# TRACT MAP NO. 20224

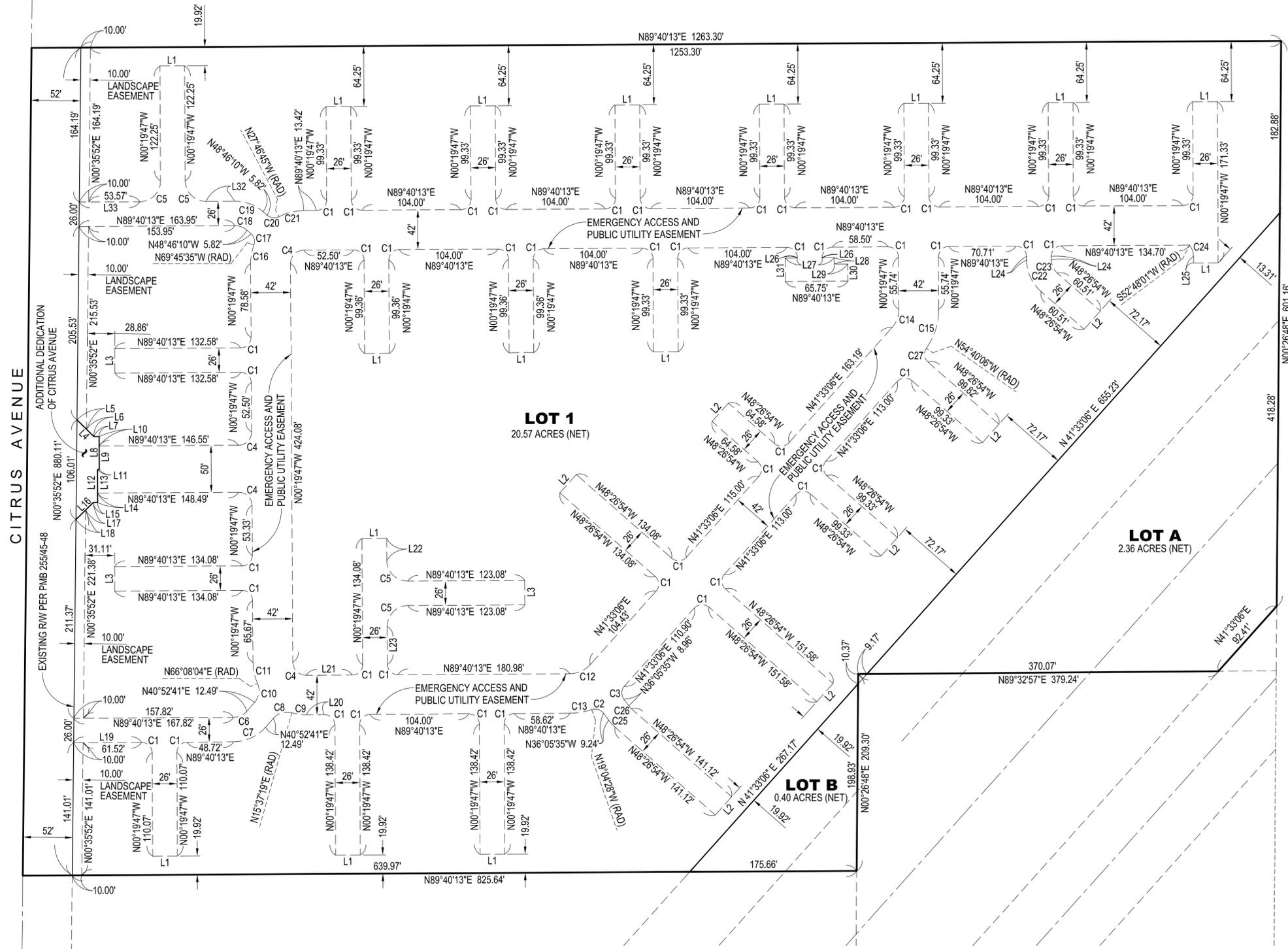
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SCALE: 1"=80'



CURVE TABLE					LINE DATA TABLE		
NO.	RADIUS	DELTA	LENGTH	TAN	NO.	BEARING	LENGTH
C1	11.00'	90°00'00"	17.28'	11.00'	L1	N89°40'13"E	26.00'
C2	11.00'	72°58'53"	14.01'	8.14'	L2	N41°33'06"E	26.00'
C3	11.00'	77°38'41"	14.91'	8.85'	L3	N00°19'47"W	26.00'
C4	14.00'	90°00'00"	21.99'	14.00'	L4	N44°51'58"W	25.25'
C5	22.00'	90°00'00"	34.56'	22.00'	L5	N44°51'58"W	14.03'
C6	19.00'	48°47'32"	16.18'	8.62'	L6	N44°51'58"W	11.22'
C7	45.00'	48°47'32"	38.32'	20.41'	L7	N89°40'13"E	5.41'
C8	19.00'	64°44'38"	21.47'	12.04'	L8	N00°19'47"W	35.00'
C9	56.00'	15°57'06"	15.59'	7.85'	L9	N00°19'47"W	25.00'
C10	19.00'	64°44'37"	21.47'	12.04'	L10	N00°19'47"W	10.00'
C11	56.00'	23°32'09"	23.00'	11.67'	L11	N89°40'13"E	1.94'
C12	29.00'	48°07'07"	24.35'	12.95'	L12	N00°19'47"W	35.00'
C13	71.00'	18°44'41"	23.23'	11.72'	L13	N00°19'47"W	25.00'
C14	29.00'	41°52'53"	21.20'	11.10'	L14	N00°19'47"W	10.00'
C15	71.00'	35°39'41"	44.19'	22.84'	L15	N89°40'13"E	4.60'
C16	56.00'	20°34'12"	20.11'	10.16'	L16	N45°08'02"E	25.66'
C17	11.00'	69°00'35"	13.25'	7.56'	L17	N45°08'02"E	11.40'
C18	19.00'	41°33'37"	13.78'	7.21'	L19	N89°40'13"E	71.52'
C19	45.00'	41°33'37"	32.64'	17.08'	L20	N89°40'13"E	18.86'
C20	11.00'	69°00'35"	13.25'	7.56'	L21	N89°40'13"E	48.50'
C21	56.00'	27°26'58"	26.83'	13.68'	L22	N00°19'47"W	23.58'
C22	45.00'	48°07'07"	37.79'	20.09'	L23	N00°19'47"W	40.50'
C23	19.00'	48°07'07"	15.96'	8.48'	L24	N00°19'47"W	3.96'
C24	20.00'	36°52'12"	12.87'	6.67'	L25	N00°19'47"W	7.00'
C25	45.00'	12°21'19"	9.70'	4.87'	L26	N00°19'47"W	0.33'
C26	19.00'	12°21'19"	4.10'	2.06'	L27	N89°40'13"E	12.75'
C27	11.00'	83°46'48"	16.08'	9.87'	L28	N00°19'47"W	6.67'
					L29	N89°40'13"E	14.25'
					L30	N00°19'47"W	18.33'
					L31	N00°19'47"W	25.00'
					L32	N89°40'13"E	29.95'
					L33	N89°40'13"E	63.57'