

NUMBER OF PARCELS 2  
AREA = 74.795 ACRES GROSS  
71.319 ACRES NET

PARCEL MAP NO. 19712  
IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

SHEET 1 OF 9 SHEETS

BEING A SUBDIVISION OF A PORTION OF LOTS 11 AND 19 OF MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, FILED IN BOOK 6, PAGE 12, RECORDS OF SAID COUNTY, AND A PORTION OF SECTIONS 7 AND 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN

DAVID EVANS AND ASSOCIATES, ROBERT WALKER, P.L.S. 7137  
JULY 2020

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE ALL OF THE PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND SUBDIVIDED AS SHOWN ON THE ANNEXED MAP, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS TITLE TO SAID LAND, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP AND THE SUBDIVISION AS SHOWN WITHIN THE SUBDIVISION BOUNDARY LINES.

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

LYTLE CREEK ROAD AND COYOTE CANYON ROAD FOR PUBLIC STREET AND UTILITY PURPOSES AS SHOWN ON THIS MAP.  
THE 30' WIDE AND VARIABLE WIDTH EASEMENT FOR SLOPE MAINTENANCE PURPOSES AS SHOWN ON THIS MAP.

I-15 LOGISTICS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

PATRICK DANIELS, (TITLE):

DATE

BENEFICIARY STATEMENT

KREF LENDING III LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS BENEFICIARY UNDER DEED OF TRUST RECORDED MAY 11, 2021, AS INSTRUMENT NO. 2021-0218979 OF OFFICIAL RECORDS

NAME / TITLE:

DATE

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 } ss  
COUNTY OF

ON BEFORE ME, 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 PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE  
PRINTED NAME  
MY COMMISSION EXPIRES  
MY COMMISSION NO.  
MY PRINCIPAL PLACE OF BUSINESS IN  
COUNTY

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 } ss  
COUNTY OF

ON BEFORE ME, 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 PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE  
PRINTED NAME  
MY COMMISSION EXPIRES  
MY COMMISSION NO.  
MY PRINCIPAL PLACE OF BUSINESS IN  
COUNTY

BOARD OF SUPERVISORS' CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, CONDITIONED UPON 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 SAN BERNARDINO COUNTY 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.

DATED:

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

BY: DEPUTY

ABANDONMENT NOTE:

PURSUANT TO SECTION 66434 (g) OF THE SUBDIVISION MAP ACT, THE FILING OF THIS MAP SHALL CONSTITUTE ABANDONMENT OF PORTIONS OF THE EASEMENTS GRANTED TO THE CITY OF FONTANA AS SUCCESSOR IN INTEREST TO THE COUNTY OF SAN BERNARDINO FOR STREET AND PUBLIC UTILITY PURPOSES PER DOCUMENTS RECORDED MARCH 6, 1914 IN BOOK 545, PAGE 103 OF DEEDS, AND RECORDED JULY 18, 1934 IN BOOK 982, PAGE 158 OF OFFICIAL RECORDS, AND RECORDED FEBRUARY 3, 1978 IN BOOK 9361, PAGE 1431, ALL OF OFFICIAL RECORDS OF THE COUNTY OF SAN BERNARDINO, CALIFORNIA.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY AND SUPPLEMENTAL RECORD DATA IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF CAPROCK PARTNERS, IN JULY 2020. I HEREBY STATE THAT ALL MONUMENTS SHOWN ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR WILL BE SET IN SUCH POSITIONS WITHIN ONE YEAR OF THE RECORDATION DATE OF THIS MAP IN COMPLIANCE WITH SECTIONS 66495 AND 66496 OF THE SUBDIVISION MAP ACT, AND THAT SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED OR APPROVED TENTATIVE MAP IF ANY.

DATE:

ROBERT WALKER, P.L.S. 7137

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF PARCEL MAP NO. 19712, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS 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 COMPLETED.

DATED, 20

GIA LAM KIM, CITY ENGINEER  
RCE 62296  
CITY OF FONTANA

CITY OFFICIAL'S CERTIFICATE:

AT THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF FONTANA, STATE OF CALIFORNIA, HELD ON THE DAY OF, 2024. SAID CITY COUNCIL APPROVED ON BEHALF OF THE CITY OF FONTANA THE ANNEXED MAP OF PARCEL MAP NO. 19712 AND ACCEPTED THE FOREGOING DEDICATIONS IN ACCORDANCE WITH THE CITY OF FONTANA STANDARDS AND HEREBY CERTIFIES THE ABANDONMENT AS DESCRIBED IN THE ABANDONMENT NOTE HEREON.

ATTEST

GERMAINE MCCLELLAN KEY  
CITY CLERK, CITY OF FONTANA

ACQUANETTA WARREN  
MAYOR, CITY OF FONTANA

CITY LAND SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP OF PARCEL MAP NO. 19712 CONSISTING OF 9 SHEETS; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATED, 20

MICHAEL P. THORNTON, CITY LAND SURVEYOR  
PLS 6867  
CITY OF FONTANA

AUDITOR-CONTROLLER/TREASURER/TAX COLLECTOR'S 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 \$

DATED:

ENSEN MASON  
AUDITOR-CONTROLLER/TREASURER/TAX COLLECTOR  
SAN BERNARDINO COUNTY

BY: DEPUTY

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER

THIS DAY OF, 20, AT .m.

IN BOOK OF AT PAGE(S)

AT THE REQUEST OF

IN THE AMOUNT OF \$

CHRIS WILHITE  
ASSESSOR-RECORDER  
SAN BERNARDINO COUNTY

DATE:

BY: DEPUTY RECORDER

NUMBER OF PARCELS 2  
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71.319 ACRES NET

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DAVID EVANS AND ASSOCIATES, ROBERT WALKER, P.L.S. 7137  
JULY 2020

SIGNATURE OMISSIONS:

THE SIGNATURES OF THE FOLLOWING INDIVIDUALS AND/OR ENTITIES HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT, AS THEIR INTERESTS CANNOT RIPEN INTO FEE TITLE:

SOUTHERN CALIFORNIA EDISON COMPANY, OWNER OF EASEMENTS FOR ELECTRICAL AND INCIDENTAL PURPOSES PER THE FOLLOWING DOCUMENTS, ALL OF OFFICIAL RECORDS OF THE COUNTY OF SAN BERNARDINO:  
BOOK 6658, PAGE 983 OF OFFICIAL RECORDS, RECORDED JULY 8, 1966.  
BOOK 6685, PAGE 850 OF OFFICIAL RECORDS, RECORDED AUGUST 24, 1966.  
BOOK 8540, PAGE 33 OF OFFICIAL RECORDS, RECORDED OCTOBER 21, 1974.  
BOOK 1242, PAGE 466, OFFICIAL RECORDS, RECORDED DECEMBER 20, 1937.  
BOOK 1243, PAGE 433 OF OFFICIAL RECORDS, RECORDED DECEMBER 20, 1937.  
BOOK 1484, PAGE 481, OFFICIAL RECORDS, RECORDED AUGUST 13, 1941.  
INSTRUMENT NO. 2006-0505779 OF OFFICIAL RECORDS, RECORDED JULY 26, 2006.  
INSTRUMENT NO. 2006-0505781 OF OFFICIAL RECORDS, RECORDED JULY 26, 2006.  
INSTRUMENT NO. 2007-0463940 OF OFFICIAL RECORDS, RECORDED AUGUST 9, 2007.  
INSTRUMENT NO. 2007-0463941 OF OFFICIAL RECORDS, RECORDED AUGUST 9, 2007.  
INSTRUMENT NO. 2022-0058688 OF OFFICIAL RECORDS, RECORDED FEBRUARY 11, 2022.  
INSTRUMENT NO. 2023-0153032 OF OFFICIAL RECORDS, RECORDED JUNE 21, 2023.

THE COUNTY OF SAN BERNARDINO, OWNER OF RIGHTS OF WAY FOR PUBLIC ROAD PURPOSES PER THE FOLLOWING DOCUMENTS, RECORDS OF THE COUNTY OF SAN BERNARDINO:  
BOOK 545, PAGE 103 OF DEEDS, RECORDED MARCH 06, 1914.  
BOOK 558, PAGE 251 (RE-RECORDED IN BOOK 890, PAGE 333) OF DEEDS, RECORDED MAY 29, 1925.  
BOOK 982, PAGE 158 OF OFFICIAL RECORDS, RECORDED JULY 18, 1934.  
BOOK 9361, PAGE 1431 OF OFFICIAL RECORDS, RECORDED FEBRUARY 3, 1978.

FONTANA DEVELOPMENT COMPANY, OWNER OF AN EASEMENT RESERVED FOR WATER AND INCIDENTAL PURPOSES PER BOOK 370, PAGE 165 OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY. RECORDED APRIL 24, 1906.

THE LONGACRES MUTUAL WATER COMPANY, OWNER OF EASEMENTS RESERVED IN BOOK 340, PAGE 65, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY. RECORDED MARCH 3, 1928.

GEORGE F. BLACK, OWNER OF AN EASEMENT FOR WATER AND INCIDENTAL PURPOSES PER BOOK 731, PAGE 240 OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY. RECORDED NOVEMBER 4, 1921.

THE UNITED STATES OF AMERICA, OWNER OF A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED IN PATENT RECORDED DECEMBER 13, 1881, IN BOOK B, PAGE 56 OF PATENTS. RECORDED DECEMBER 13, 1881.

BOUNDARY ESTABLISHMENT NARRATIVE:

OUR INVESTIGATION INTO THE ESTABLISHMENT OF THE EXISTING BOUNDARY OF THE PROPERTY SUBDIVIDED BY THIS MAP, AND THE ADJACENT LYTLE CREEK ROAD ALIGNMENT LED TO A MONTHS-LONG INVESTIGATION INTO THE HISTORY OF THE SURVEYING AND BOUNDARY LINES IN THE AREA, IN ORDER TO DETERMINE THE MOST LIKELY LOCATION OF THE LINE BETWEEN LOTS 19 AND 20 OF "MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY" SURVEYED IN AUGUST 1887, RECORDED IN MAP BOOK 6, PAGE 12, RECORDS OF SAN BERNARDINO COUNTY. THIS INVESTIGATION RESULTED IN RESEARCH INTO SOURCES NOT NORMALLY AVAILABLE TO OR ACCESSED BY PRIVATE SURVEYORS. THESE INCLUDED INTERNAL LOS ANGELES DEPARTMENT OF WATER AND POWER FIELD NOTES, SOUTHERN CALIFORNIA EDISON INTERNAL MAPPING, AND SAN BERNARDINO COUNTY SURVEY RECORDS NOT AVAILABLE ON THE RESEARCH WEBSITE.

DURING THE COURSE OF THIS INVESTIGATION, IT BECAME CLEAR THAT WHILE THE MAP DEPICTS THE SOUTHWESTERLY LINE OF THE SUBDIVISION TO BE COINCIDENT WITH THE SOUTHWESTERLY LINE OF THE RANCHO MUSCUPABE, IN ACTUALITY THE PORTION OF THE SUBDIVISION LINE IN THE VICINITY OF THIS MAP WAS MONUMENTED ALONG A LINE ROUGHLY 35' NORTHEASTERLY OF THE RANCHO LINE. SINCE THE LINE AS MONUMENTED FALLS INSIDE THE RANCHO, A GAP WAS THEREBY INADVERTENTLY CREATED.

ACCORDING TO PENCIL NOTES ON COUNTY SURVEYOR MAP C.S. 1350, IN 1932 EDGAR T. HAM, LS 730, RETRACED A PORTION OF RIVERSIDE AVENUE AND THE SOUTHWESTERLY LOT LINES IN THIS AREA, FINDING VARIOUS MONUMENTS OF CURRENTLY UNKNOWN ORIGIN, BUT APPARENTLY ACCEPTED AS DEFINING THE LINES AND CORNERS OF THE SUBDIVISION AT THE TIME. DURING HIS CAREER MR. HAM PERFORMED SURVEYS IN BOTH PRIVATE PRACTICE AND AS SAN BERNARDINO COUNTY SURVEYOR. IT APPEARS HE PERFORMED THE WORK RELEVANT TO THIS MAP AFTER HIS TERM AS COUNTY SURVEYOR HAD ENDED. THE PENCIL NOTES ON C.S. 1350 INDICATE THAT HE FOUND MONUMENTS AT THE SOUTHERLY CORNERS OF LOTS 33/35, 23/25, 22/23 AND 21/22. HE THEN EXTENDED THE LINE FORMED BY THESE MONUMENTS NORTHWESTERLY BEYOND A STONE MOUND FOUND AT THE COMMON CORNER OF LOTS 21 AND 22. USING RECORD DISTANCES PER THE MAP, AND SET AN AXLE AT THE CENTERLINE OF THE 60' RIGHT OF WAY BETWEEN LOTS 19 AND 20, AS WELL AS AT THE WESTERLY CORNER OF LOT 19. (ACCORDING TO THE PENCIL NOTATIONS, THERE APPEARS TO HAVE BEEN A MISCALCULATION OF EXACTLY ONE LINK IN THE RECORD DISTANCE ALONG THE SOUTHWESTERLY LINE OF LOT 19: 629.64' = 9.54 CHAINS, VS. 9.55 CHAINS PER THE MAP.)

THE PENCIL NOTES ALSO INDICATE THAT MR. HAM SIMULTANEOUSLY TIED INTO MONUMENTS SET BY GOVERNMENT SURVEYOR LEWIS H. CUTTING IN 1896 TO MARK THE RANCHO CORNER AND THE CLOSING CORNER OF THE LINE BETWEEN SECTIONS 7 AND 18 ON THE RANCHO LINE. THE RANCHO CORNER IS DESIGNATED "M-42" ON VARIOUS GOVERNMENT SURVEYS PERFORMED IN THE LATE 1800'S AS WELL AS ON M.B. 6/12. IN 1896 MR. CUTTING PERFORMED A SURVEY OF THE SAN BERNARDINO FOREST RESERVE UNDER CONTRACT WITH THE UNITED STATES GOVERNMENT. DURING THE COURSE OF HIS SURVEY HE FOUND AND REPLACED THE ORIGINAL M-42 CORNER MARKER WITH A 4X4 CAST IRON MONUMENT FILLED WITH CONCRETE AND PRE-STAMPED WITH APPROPRIATE MARKINGS. HE ALSO SIMILARLY FOUND AND REPLACED THE CLOSING CORNER MONUMENT OF THE LINE BETWEEN SECTIONS 7 AND 18 WITH THE RANCHO LINE, ORIGINALLY SET BY GOVERNMENT SURVEYOR JOHN GOLDSWORTHY IN 1874. THE NEW MONUMENTS WERE MARKED AND REFERRED TO AS SBFR-61 AND SBFR-62, RESPECTIVELY.

THE PENCIL NOTES ON C.S. 1350 SHOW THESE MONUMENTS WESTERLY OF THE SUBDIVISION LINE AS DEFINED BY THE FOUND MONUMENTS PREVIOUSLY DESCRIBED, AND AS PROJECTED NORTHWESTERLY BY MR. HAM. HOWEVER IN 1929 MR. HAM HAD ALSO PERFORMED A SURVEY OF LOTS 2, 3, 4, 5, 6, 11 AND 19 OF THE SUBDIVISION (R.S. 2/20) IN WHICH HE FOUND AND ACCEPTED THE 4X4 IRON MONUMENTS AS REPRESENTING THE CORNER OF LOT 19 AND A POINT ALONG ITS SOUTHERLY LINE. COUNTY SURVEYOR MAPS CS-319 (1922) AND CS-406 (1925) ALSO SHOW THESE MONUMENTS AS REPRESENTING THESE LOCATIONS. IT IS NOT CLEAR WHY MR. HAM DID NOT ACCEPT THE ORIGINAL GOVERNMENT MONUMENTS IN 1932 WHEN HE HAD ACCEPTED THEM THREE YEARS EARLIER, EXCEPT PERHAPS FOR THE SOMEWHAT DISTASTEFUL PROSPECT OF ANGLING THE SUBDIVISION LINE. BUT BY EXTENDING THE LINE PAST SURVEY MONUMENTS INSTEAD OF WORKING BETWEEN THEM, THE AXLES HE SET TO REPRESENT THE CORNER OF LOTS 19 AND 20, AS WELL AS THE WESTERLY CORNER OF LOT 19, WERE NOT SET IN ACCORDANCE WITH STANDARD SURVEY PRACTICE.

BECAUSE OF THE CONFUSION CREATED BY THE TWO SETS OF MONUMENTS, AND BECAUSE THE 4X4 IRON POSTS WERE LATER DESTROYED AND THE LINE DEFINED BY THE AXLES PERPETUATED, PROBLEMS ARISE WITH INTERPRETING DEED DESCRIPTIONS THAT WERE WRITTEN BASED ON THE ORIGINAL GOVERNMENT CORNERS, INCLUDING THE VESTING DEEDS FOR THE PROPERTIES EACH SIDE OF THE LINE BETWEEN LOTS 19 AND 20, AS WELL AS THE DESCRIPTIONS OF LYTLE CREEK ROAD. THIS RESULTED IN AN APPARENT OVERLAP CREATED BY THE DEEDS FOR THE PROPERTIES EITHER SIDE OF THE LINE BETWEEN LOTS 19 AND 20 OF M.B. 6/12. FURTHER CONTRIBUTING TO THE CONFUSION WAS THE WORDING IN THESE DEEDS, WHICH REFER TO "THE EASTERLY LINE OF LOT 19." IT APPEARS THIS WAS VARIOUSLY INTERPRETED TO REFER TO THE NORTHWESTERLY RIGHT OF WAY LINE OF THE 60' RIGHT OF WAY, AND TO THE CENTERLINE OF THAT RIGHT OF WAY. FROM A CLOSE INSPECTION OF THE DISTANCES SHOWN ON M.B. 6/12, IT BECOMES CLEAR THAT THE DISTANCES THEREON ARE TO THE STREET CENTERLINES, NOT TO THE RIGHT OF WAY LINES, AS WOULD TODAY BE SHOWN. IN PERFORMING THIS SURVEY, WE HAVE ACCEPTED THE INTERPRETATION OF DEED CALLS TO THE LOT LINES TO BE TO THE CENTERLINE OF THE 60-FOOT RIGHT OF WAY, AND NOT TO ITS SIDELINES.

IN FORMULATING MY FINAL OPINION AS TO THE LOCATION OF THE BOUNDARY LINE BETWEEN LOTS 19 AND 20, AND HENCE THE CENTERLINE OF THE 60' RIGHT OF WAY WHOSE CENTERLINE IS REPRESENTED BY THAT LINE, I HAVE PROPOSED THAT THE SUBDIVISION LINE AS PERPETUATED BY VARIOUS SURVEYS IN THE AREA IS NOT THE SAME LINE AS THE RANCHO LINE, AND THAT THERE IS A GAP BETWEEN THE TWO IN THIS AREA. THE EFFECT OF THIS DIFFERENCE IN LOCATION BETWEEN THE SUBDIVISION AND RANCHO LINES ON OTHER PROPERTIES SOUTHEASTERLY ALONG THE RANCHO LINE FROM THE SUBJECT PROPERTY OF THIS MAP, AND ANY ATTEMPTED RESOLUTION OF THAT DIFFERENCE, IS BEYOND THE SCOPE OF THIS SURVEY.

BECAUSE THE LINE BETWEEN MONUMENTS SBFR-61 AND -62 WAS ACCEPTED AS THE SOUTHWESTERLY LINE OF LOT 19 BEFORE MR. HAM'S SURVEY WORK IN 1932 WITH NUMEROUS DEED DESCRIPTIONS HAVING BEEN WRITTEN BASED ON THIS ASSUMPTION (INCLUDING R5 & R7), I HAVE ACCEPTED THE RANCHO LINE AS DEFINING THE SOUTHWESTERLY LINE OF LOT 19. ALSO, SINCE MONUMENT SBFR-62 WAS NEVER PROVEN TO FALL ON THE RANCHO LINE AFTER ITS INITIAL PLACEMENT, AND SINCE IT ACTUALLY APPEARS TO HAVE FALLEN SOUTHWESTERLY OF THE RANCHO LINE, I HAVE USED ITS POSITION ONLY AS A POINT OF REFERENCE TO DETERMINE THE BEGINNING POINTS OF DEED DESCRIPTIONS FOR THE PROPERTIES EACH SIDE OF THE LINE SEPARATING LOTS 19 AND 20, AS WELL AS FOR THOSE DEED DESCRIPTIONS CREATING THE LYTLE CREEK ROAD RIGHT OF WAY. I ALSO USED ITS POSITION TO CALCULATE THE LOCATION OF THE COMMON QUARTER CORNER OF SECTIONS 7 AND 18.

BECAUSE THE SBFR-61 AND -62 MONUMENTS NO LONGER EXIST, FOR THE PURPOSES OF THIS SURVEY I DETERMINED THEIR PREVIOUS LOCATIONS BY USE OF SURVEY FIELD NOTES PERFORMED IN 1934 BY THE LOS ANGELES BUREAU OF POWER AND LIGHT (NOW THE CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER), ORIENTED TO THIS CURRENT SURVEY BY USE OF REFERENCES TO CORNERS COMMON TO BOTH. THE BOOK AND PAGE NUMBERS ARE REFERENCED AS (R8) HEREON.

NUMBER OF PARCELS 2  
AREA = 74.795 ACRES GROSS  
71.319 ACRES NET

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

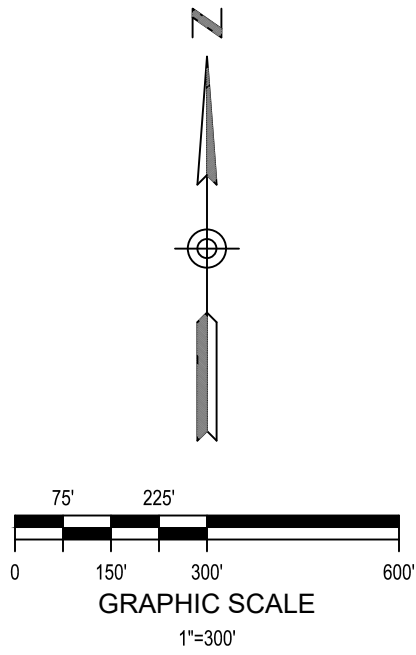
BEING A SUBDIVISION OF A PORTION OF LOTS 11 AND 19 OF MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, FILED IN BOOK 6, PAGE 12, RECORDS OF SAID COUNTY, AND A PORTION OF SECTIONS 7 AND 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN

DAVID EVANS AND ASSOCIATES, ROBERT WALKER, P.L.S. 7137  
JULY 2020

OVERALL BOUNDARY ESTABLISHMENT SHEET

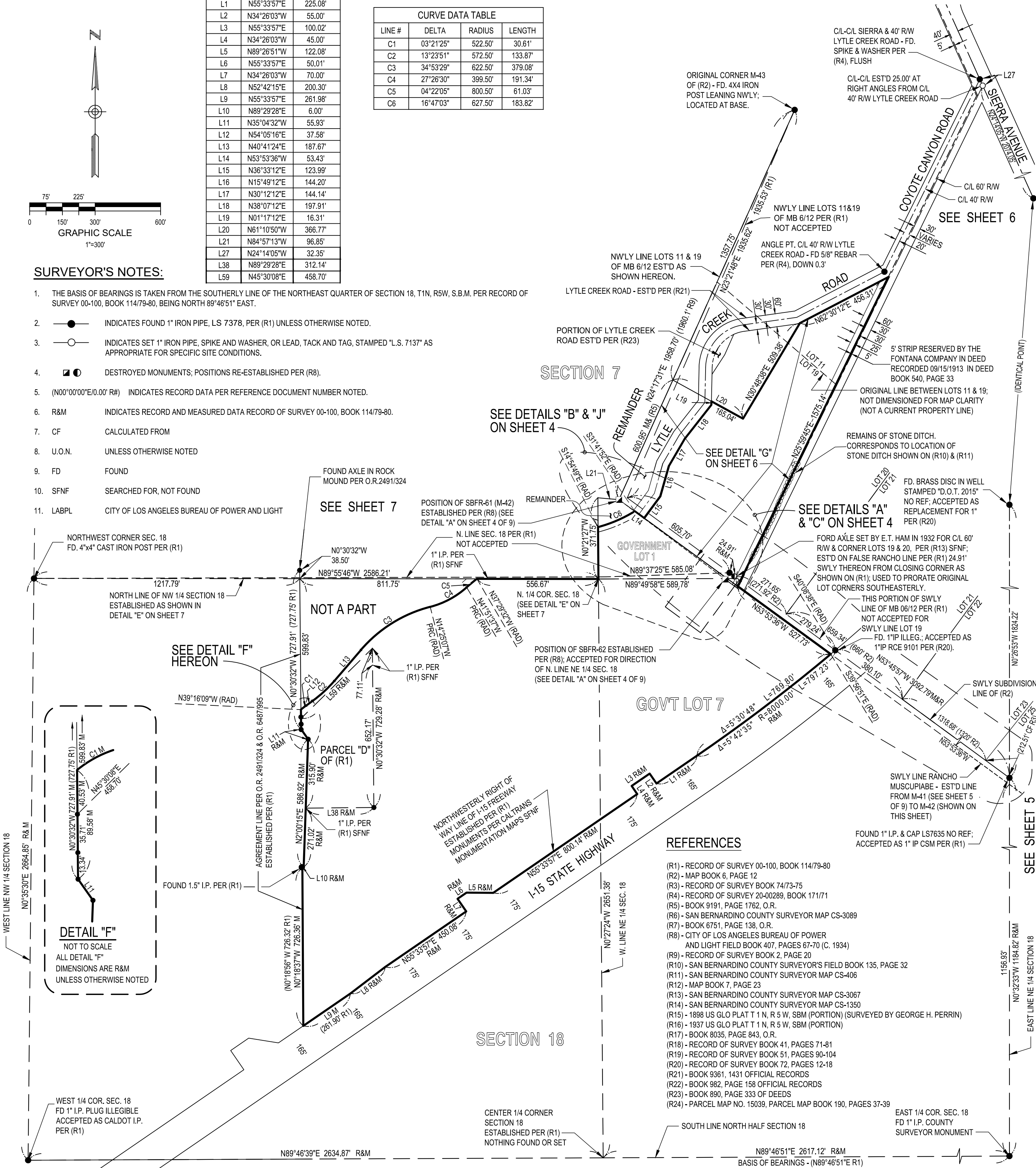
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N55°33'57"E	225.08'
L2	N34°26'03"W	55.00'
L3	N55°33'57"E	100.02'
L4	N34°26'03"W	45.00'
L5	N89°26'51"W	122.08'
L6	N55°33'57"E	50.01'
L7	N34°26'03"W	70.00'
L8	N52°42'15"E	200.30'
L9	N55°33'57"E	261.98'
L10	N89°29'28"E	6.00'
L11	N35°04'32"W	55.93'
L12	N54°05'16"E	37.58'
L13	N40°41'24"E	187.67'
L14	N53°53'36"W	53.43'
L15	N36°33'12"E	123.99'
L16	N15°49'12"E	144.20'
L17	N30°12'12"E	144.14'
L18	N38°07'12"E	197.91'
L19	N01°17'12"E	16.31'
L20	N61°10'50"W	366.77'
L21	N84°57'13"W	96.85'
L27	N24°14'05"W	32.35'
L38	N89°29'28"E	312.14'
L59	N45°30'08"E	458.70'

CURVE DATA TABLE			
LINE #	DELTA	RADIUS	LENGTH
C1	03°21'25"	522.50'	30.81'
C2	13°23'51"	572.50'	133.87'
C3	34°53'29"	622.50'	379.08'
C4	27°26'30"	399.50'	191.34'
C5	04°22'05"	800.50'	61.03'
C6	16°47'03"	627.50'	183.82'



SURVEYOR'S NOTES:

1. THE BASIS OF BEARINGS IS TAKEN FROM THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 18, T1N, R5W, S.B.M. PER RECORD OF SURVEY 00-100, BOOK 114/79-80, BEING NORTH 89°46'51" EAST.
2. —●— INDICATES FOUND 1" IRON PIPE, LS 7378, PER (R1) UNLESS OTHERWISE NOTED.
3. —○— INDICATES SET 1" IRON PIPE, SPIKE AND WASHER, OR LEAD, TACK AND TAG, STAMPED "L.S. 7137" AS APPROPRIATE FOR SPECIFIC SITE CONDITIONS.
4. —●— DESTROYED MONUMENTS; POSITIONS RE-ESTABLISHED PER (R8).
5. (N00°00'00"E/0.00' R#) INDICATES RECORD DATA PER REFERENCE DOCUMENT NUMBER NOTED.
6. R&M INDICATES RECORD AND MEASURED DATA RECORD OF SURVEY 00-100, BOOK 114/79-80.
7. CF CALCULATED FROM
8. U.O.N. UNLESS OTHERWISE NOTED
9. FD FOUND
10. SFNF SEARCHED FOR, NOT FOUND
11. LABPL CITY OF LOS ANGELES BUREAU OF POWER AND LIGHT



REFERENCES

- (R1) - RECORD OF SURVEY 00-100, BOOK 114/79-80
- (R2) - MAP BOOK 6, PAGE 12
- (R3) - RECORD OF SURVEY BOOK 74/73-75
- (R4) - RECORD OF SURVEY 20-00289, BOOK 171/71
- (R5) - BOOK 9191, PAGE 1762, O.R.
- (R6) - SAN BERNARDINO COUNTY SURVEYOR MAP CS-3089
- (R7) - BOOK 6751, PAGE 138, O.R.
- (R8) - CITY OF LOS ANGELES BUREAU OF POWER AND LIGHT FIELD BOOK 407, PAGES 67-70 (C. 1934)
- (R9) - RECORD OF SURVEY BOOK 2, PAGE 20
- (R10) - SAN BERNARDINO COUNTY SURVEYOR'S FIELD BOOK 135, PAGE 32
- (R11) - SAN BERNARDINO COUNTY SURVEYOR MAP CS-406
- (R12) - MAP BOOK 7, PAGE 23
- (R13) - SAN BERNARDINO COUNTY SURVEYOR MAP CS-3067
- (R14) - SAN BERNARDINO COUNTY SURVEYOR MAP CS-1350
- (R15) - 1898 US GLO PLAT T 1 N, R 5 W, SBM (PORTION) (SURVEYED BY GEORGE H. PERRIN)
- (R16) - 1937 US GLO PLAT T 1 N, R 5 W, SBM (PORTION)
- (R17) - BOOK 8035, PAGE 843, O.R.
- (R18) - RECORD OF SURVEY BOOK 41, PAGES 71-81
- (R19) - RECORD OF SURVEY BOOK 51, PAGES 90-104
- (R20) - RECORD OF SURVEY BOOK 72, PAGES 12-18
- (R21) - BOOK 9361, 1431 OFFICIAL RECORDS
- (R22) - BOOK 980, PAGE 158 OFFICIAL RECORDS
- (R23) - BOOK 890, PAGE 333 OF DEEDS
- (R24) - PARCEL MAP NO. 15039, PARCEL MAP BOOK 190, PAGES 37-39

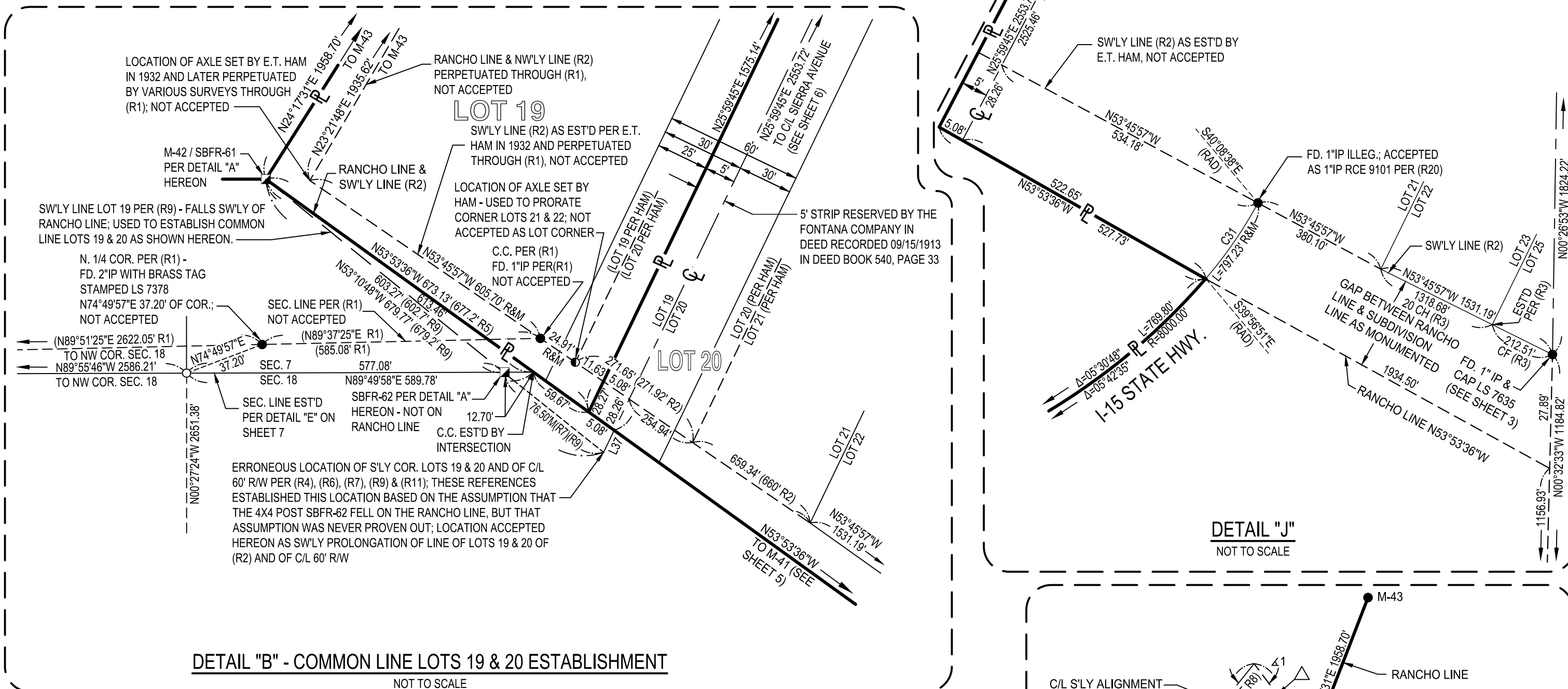


IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOTS 11 AND 19 OF MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, FILED IN BOOK 6, PAGE 12, RECORDS OF SAID COUNTY, AND A PORTION OF SECTIONS 7 AND 18. TOWNSHIP 1 NORTH. RANGE 5 WEST. SAN BERNARDINO MERIDIAN

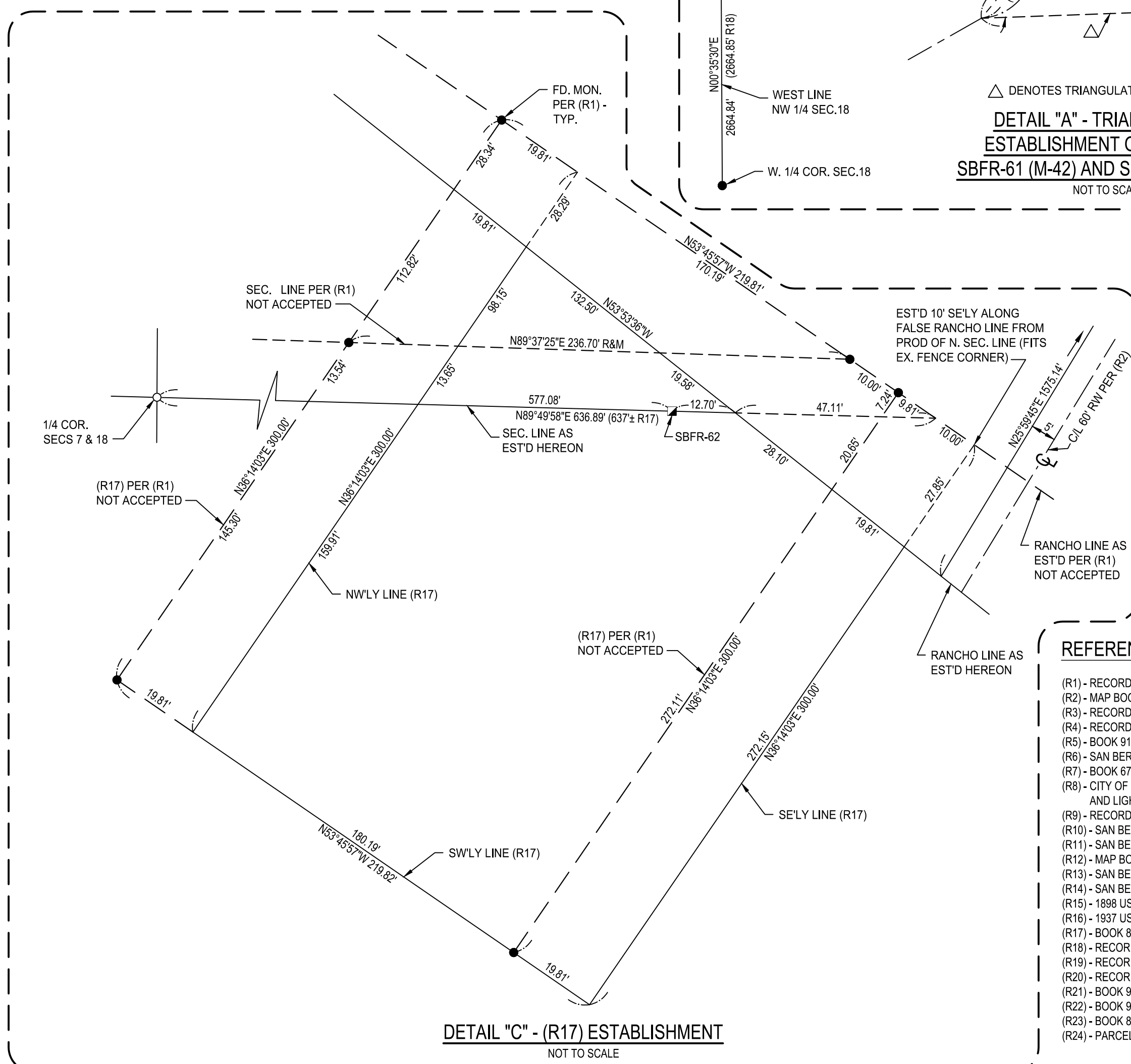
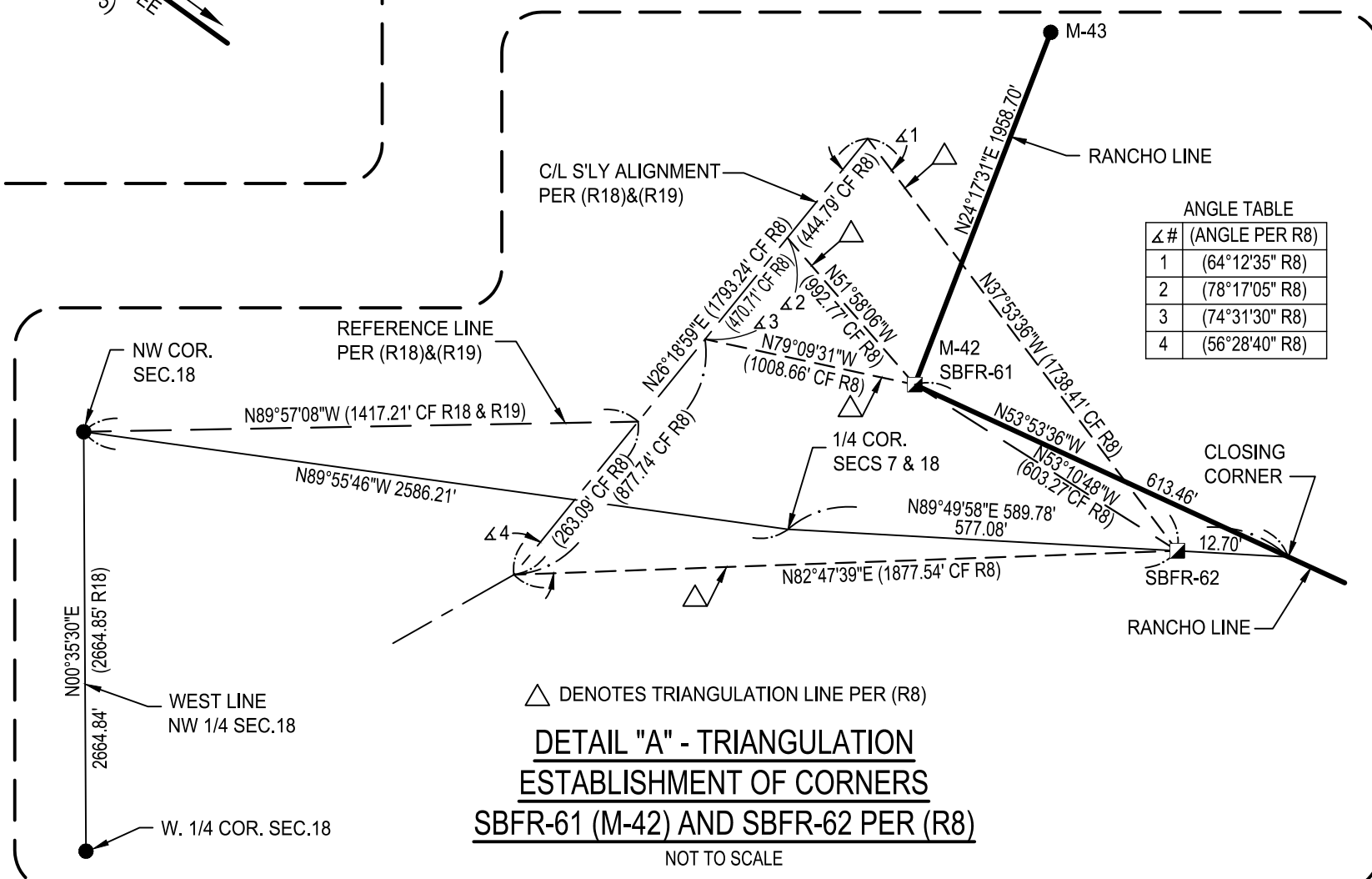
DAVID EVANS AND ASSOCIATES, ROBERT WALKER, P.L.S. 7137  
JULY 2020

## EXISTING BOUNDARY ESTABLISHMENT DETAILS



LINE TABLE		
LINE #	BEARING	DISTANCE
137	N25°59'45"E	8.60'

CURVE DATA TABLE			
LINE #	DELTA	RADIUS	LENGTH
C31	00°11'47"	8000.00'	27.43'



## REFERENCES

- (R1) - RECORD OF SURVEY 00-100, BOOK 114/79-80
- (R2) - MAP BOOK 6, PAGE 12
- (R3) - RECORD OF SURVEY BOOK 74/73-75
- (R4) - RECORD OF SURVEY 20-00289, BOOK 171/71
- (R5) - BOOK 9191, PAGE 1762, O.R.
- (R6) - SAN BERNARDINO COUNTY SURVEYOR MAP CS-3089
- (R7) - BOOK 6751, PAGE 138, O.R.
- (R8) - CITY OF LOS ANGELES BUREAU OF POWER  
AND LIGHT FIELD BOOK 407, PAGES 67-70 (C. 1934)
- (R9) - RECORD OF SURVEY BOOK 2, PAGE 20
- (R10) - SAN BERNARDINO COUNTY SURVEYOR'S FIELD BOOK 135, PAGE 32
- (R11) - SAN BERNARDINO COUNTY SURVEYOR MAP CS-406
- (R12) - MAP BOOK 7, PAGE 23
- (R13) - SAN BERNARDINO COUNTY SURVEYOR MAP CS-3067
- (R14) - SAN BERNARDINO COUNTY SURVEYOR MAP CS-1350
- (R15) - 1898 US GLO PLAT T 1 N, R 5 W, SBM (PORTION) (SURVEYED BY GEORGE H. PERRIN)
- (R16) - 1937 US GLO PLAT T 1 N, R 5 W, SBM (PORTION)
- (R17) - BOOK 8035, PAGE 843, O.R.
- (R18) - RECORD OF SURVEY BOOK 41, PAGES 71-81
- (R19) - RECORD OF SURVEY BOOK 51, PAGES 90-104
- (R20) - RECORD OF SURVEY BOOK 72, PAGES 12-18
- (R21) - BOOK 9361, 1431 OFFICIAL RECORDS
- (R22) - BOOK 982, PAGE 158 OFFICIAL RECORDS
- (R23) - BOOK 890, PAGE 333 OF DEEDS
- (R24) - PARCEL MAP NO. 15039, PARCEL MAP BOOK 190, PAGES 37-39

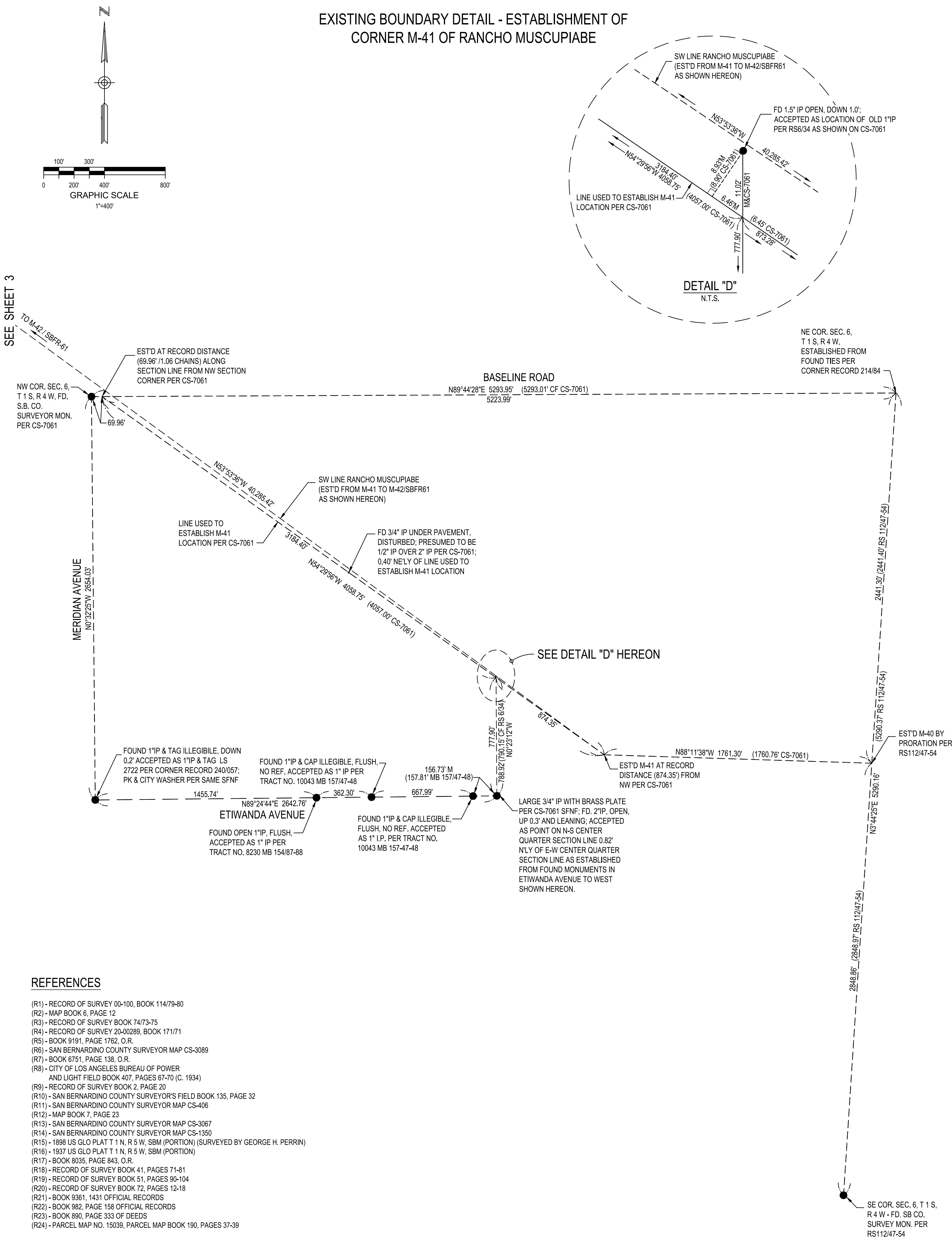


IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOTS 11 AND 19 OF MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, FILED IN BOOK 6, PAGE 12, RECORDS OF SAID COUNTY, AND A PORTION OF SECTIONS 7 AND 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN

DAVID EVANS AND ASSOCIATES, ROBERT WALKER, P.L.S. 7137  
JULY 2020

EXISTING BOUNDARY DETAIL - ESTABLISHMENT OF  
CORNER M-41 OF RANCHO MUSCUIABE



NUMBER OF PARCELS 2  
AREA = 74.795 ACRES GROSS  
71.319 ACRES NET

# PARCEL MAP NO. 19712

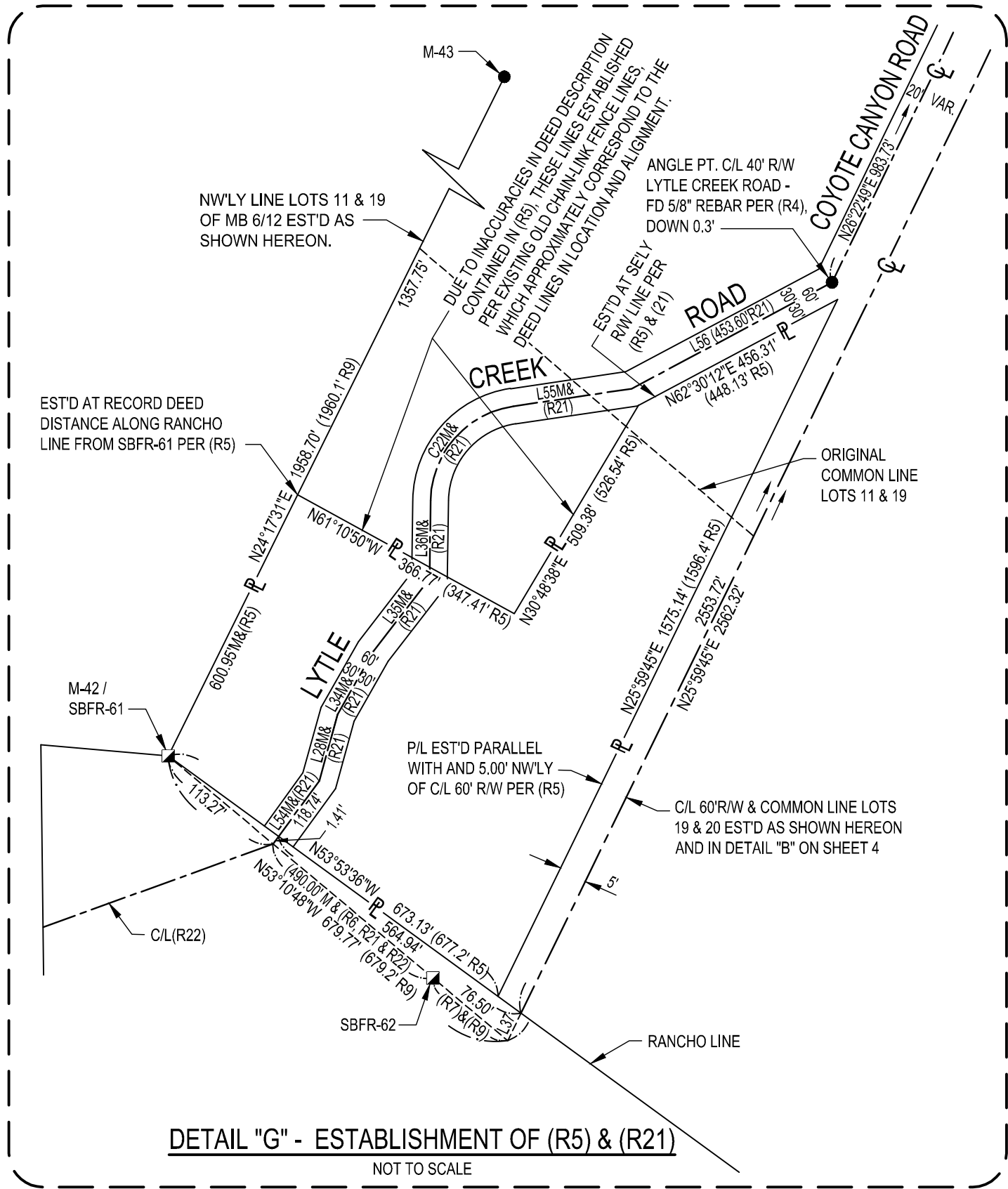
SHEET 6 OF 9 SHEETS

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

BEING A SUBDIVISION OF A PORTION OF LOTS 11 AND 19 OF MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, FILED IN BOOK 6, PAGE 12, RECORDS OF SAID COUNTY, AND A PORTION OF SECTIONS 7 AND 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN

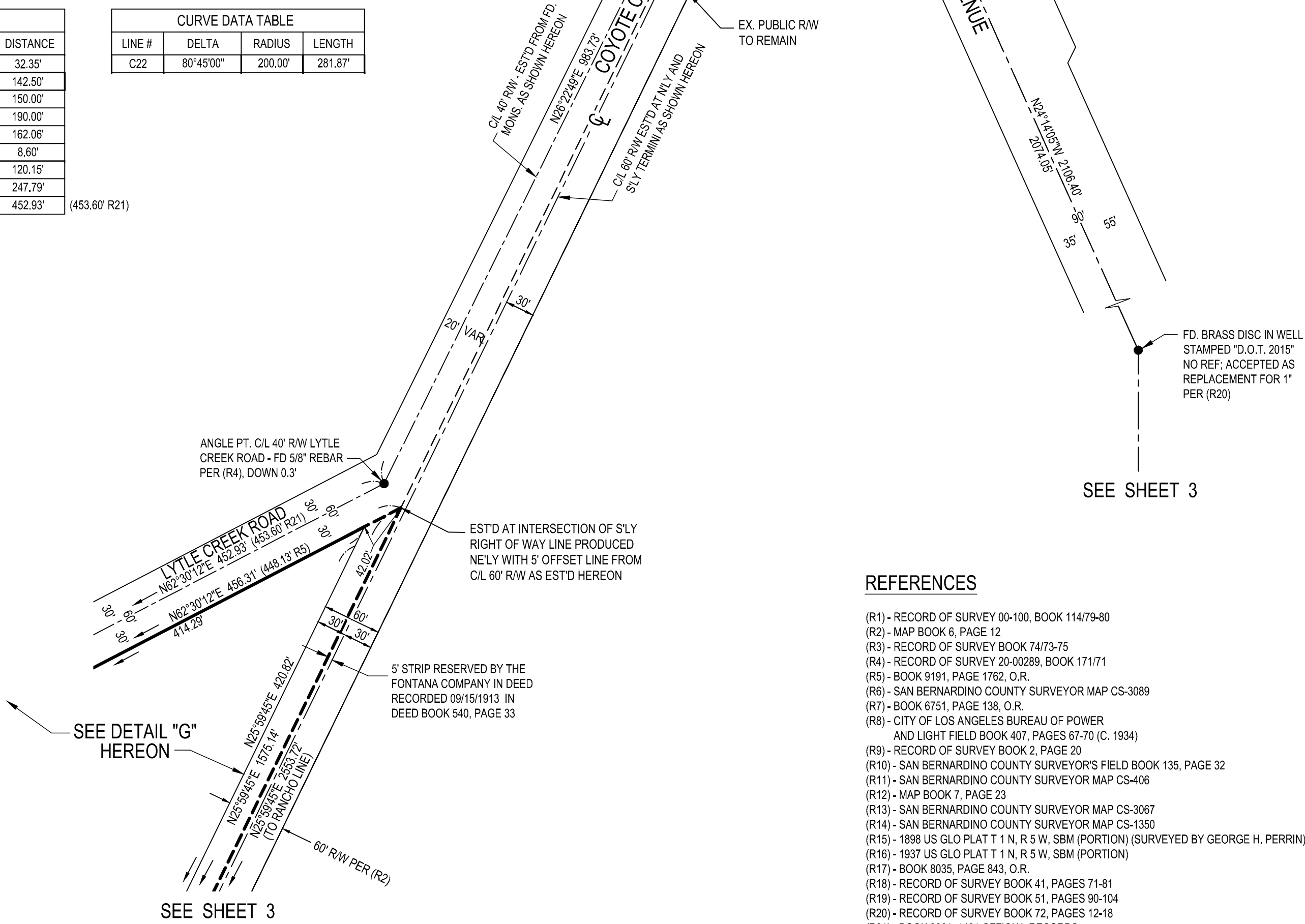
DAVID EVANS AND ASSOCIATES, ROBERT WALKER, P.L.S. 7137  
JULY 2020

## EXISTING BOUNDARY DETAIL - ESTABLISHMENT OF NORTHERLY PORTION OF 60' RIGHT OF WAY



LINE TABLE		
LINE #	BEARING	DISTANCE
L27	N24°14'05"W	32.35'
L28	N15°49'12"E	142.50'
L34	N30°12'12"E	150.00'
L35	N38°07'12"E	190.00'
L36	N01°17'12"E	162.06'
L37	N25°59'45"E	8.60'
L54	N36°33'12"E	120.15'
L55	N82°02'12"E	247.79'
L56	N62°30'12"E	452.93'

CURVE DATA TABLE			
LINE #	DELTA	RADIUS	LENGTH
C22	80°45'00"	200.00'	281.87'



### REFERENCES

- (R1) - RECORD OF SURVEY 00-100, BOOK 114/79-80
- (R2) - MAP BOOK 6, PAGE 12
- (R3) - RECORD OF SURVEY BOOK 74/73-75
- (R4) - RECORD OF SURVEY 20-00289, BOOK 171/71
- (R5) - BOOK 9191, PAGE 1762, O.R.
- (R6) - SAN BERNARDINO COUNTY SURVEYOR MAP CS-3089
- (R7) - BOOK 6751, PAGE 138, O.R.
- (R8) - CITY OF LOS ANGELES BUREAU OF POWER AND LIGHT FIELD BOOK 407, PAGES 67-70 (C. 1934)
- (R9) - RECORD OF SURVEY BOOK 2, PAGE 20
- (R10) - SAN BERNARDINO COUNTY SURVEYOR'S FIELD BOOK 135, PAGE 32
- (R11) - SAN BERNARDINO COUNTY SURVEYOR MAP CS-406
- (R12) - MAP BOOK 7, PAGE 23
- (R13) - SAN BERNARDINO COUNTY SURVEYOR MAP CS-3067
- (R14) - SAN BERNARDINO COUNTY SURVEYOR MAP CS-1350
- (R15) - 1898 US GLO PLAT T 1 N, R 5 W, SBM (PORTION) (SURVEYED BY GEORGE H. PERRIN)
- (R16) - 1937 US GLO PLAT T 1 N, R 5 W, SBM (PORTION)
- (R17) - BOOK 8035, PAGE 843, O.R.
- (R18) - RECORD OF SURVEY BOOK 41, PAGES 71-81
- (R19) - RECORD OF SURVEY BOOK 51, PAGES 90-104
- (R20) - RECORD OF SURVEY BOOK 72, PAGES 12-18
- (R21) - BOOK 9361, 1431 OFFICIAL RECORDS
- (R22) - BOOK 982, PAGE 158 OFFICIAL RECORDS
- (R23) - BOOK 890, PAGE 333 OF DEEDS
- (R24) - PARCEL MAP NO. 15039, PARCEL MAP BOOK 190, PAGES 37-39

NUMBER OF PARCELS 2  
AREA = 74.795 ACRES GROSS  
71.319 ACRES NET

# PARCEL MAP NO. 19712

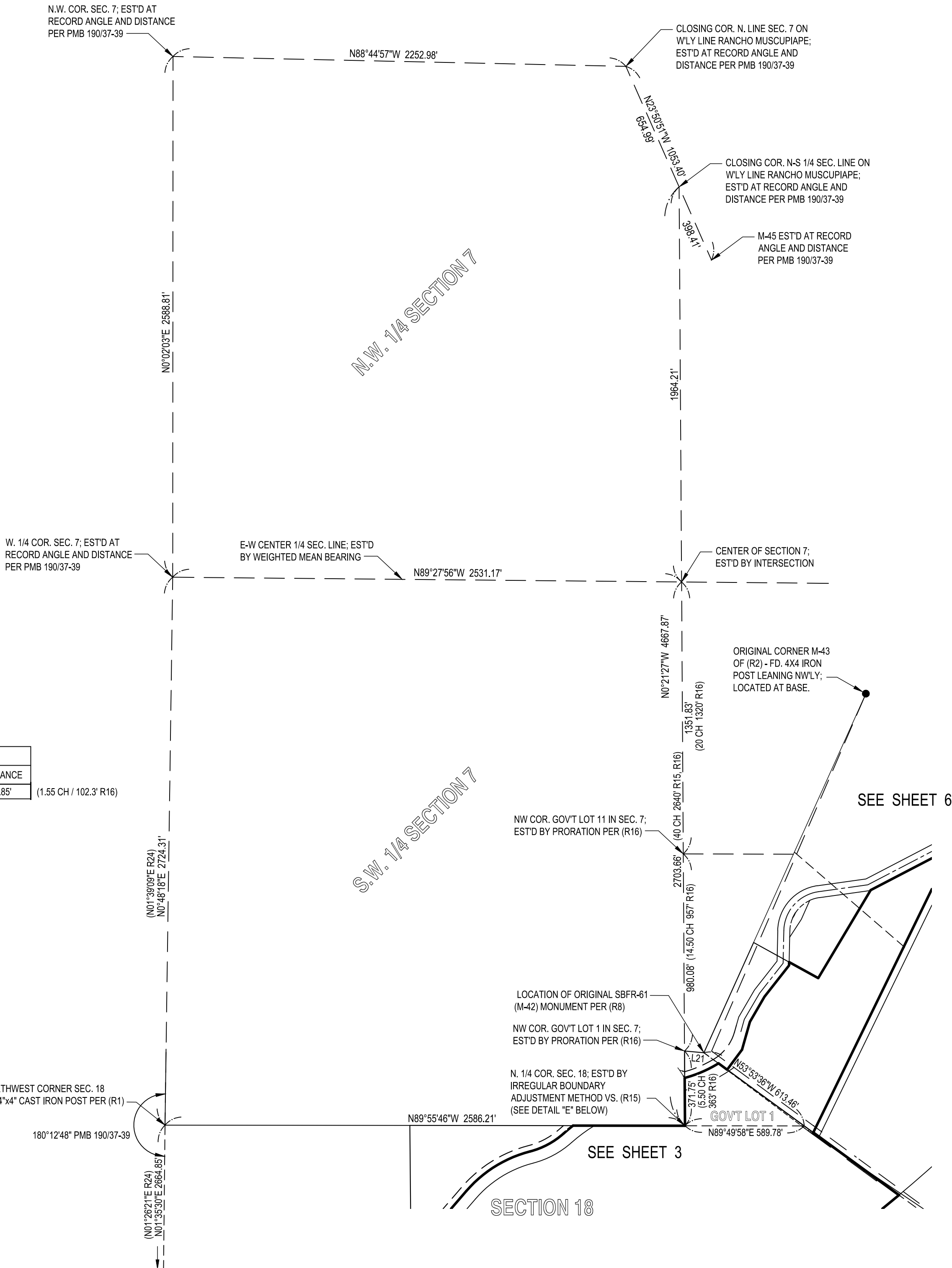
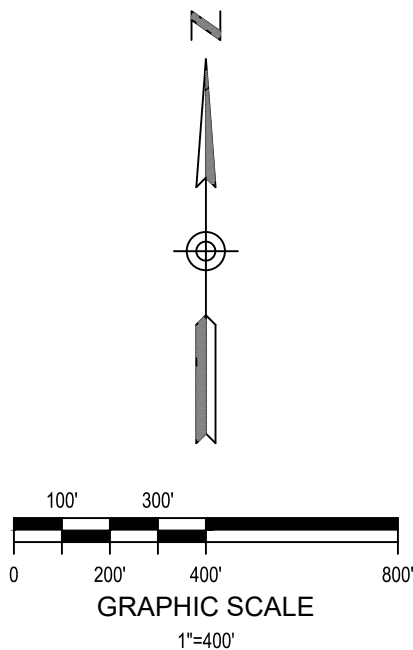
SHEET 7 OF 9 SHEETS

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

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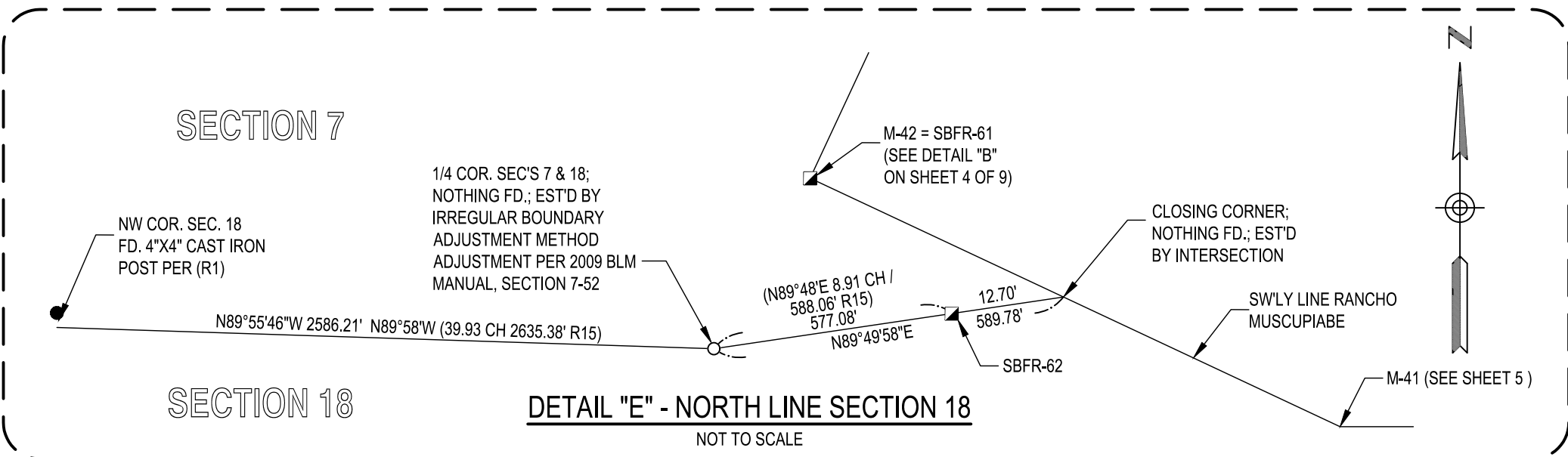
DAVID EVANS AND ASSOCIATES, ROBERT WALKER, P.L.S. 7137  
JULY 2020

## EXISTING BOUNDARY DETAIL ESTABLISHMENT OF NORTH LINE SECTION 18 AND OF GOVERNMENT LOT 1 IN SECTION 7



### REFERENCES

- (R1) - RECORD OF SURVEY 00-100, BOOK 114/79-80
- (R2) - MAP BOOK 6, PAGE 12
- (R3) - RECORD OF SURVEY BOOK 74/73-75
- (R4) - RECORD OF SURVEY 20-00289, BOOK 171/71
- (R5) - BOOK 9191, PAGE 1762, O.R.
- (R6) - SAN BERNARDINO COUNTY SURVEYOR MAP CS-3089
- (R7) - BOOK 6751, PAGE 138, O.R.
- (R8) - CITY OF LOS ANGELES BUREAU OF POWER AND LIGHT FIELD BOOK 407, PAGES 67-70 (C. 1934)
- (R9) - RECORD OF SURVEY BOOK 2, PAGE 20
- (R10) - SAN BERNARDINO COUNTY SURVEYOR'S FIELD BOOK 135, PAGE 32
- (R11) - SAN BERNARDINO COUNTY SURVEYOR MAP CS-406
- (R12) - MAP BOOK 7, PAGE 23
- (R13) - SAN BERNARDINO COUNTY SURVEYOR MAP CS-3067
- (R14) - SAN BERNARDINO COUNTY SURVEYOR MAP CS-1350
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- (R17) - BOOK 8035, PAGE 843, O.R.
- (R18) - RECORD OF SURVEY BOOK 41, PAGES 71-81
- (R19) - RECORD OF SURVEY BOOK 51, PAGES 90-104
- (R20) - RECORD OF SURVEY BOOK 72, PAGES 12-18
- (R21) - BOOK 9361, 1431 OFFICIAL RECORDS
- (R22) - BOOK 982, PAGE 158 OFFICIAL RECORDS
- (R23) - BOOK 890, PAGE 333 OF DEEDS
- (R24) - PARCEL MAP NO. 15039, PARCEL MAP BOOK 190, PAGES 37-39





NUMBER OF PARCELS 2  
AREA = 74.795 ACRES GROSS  
71.319 ACRES NET

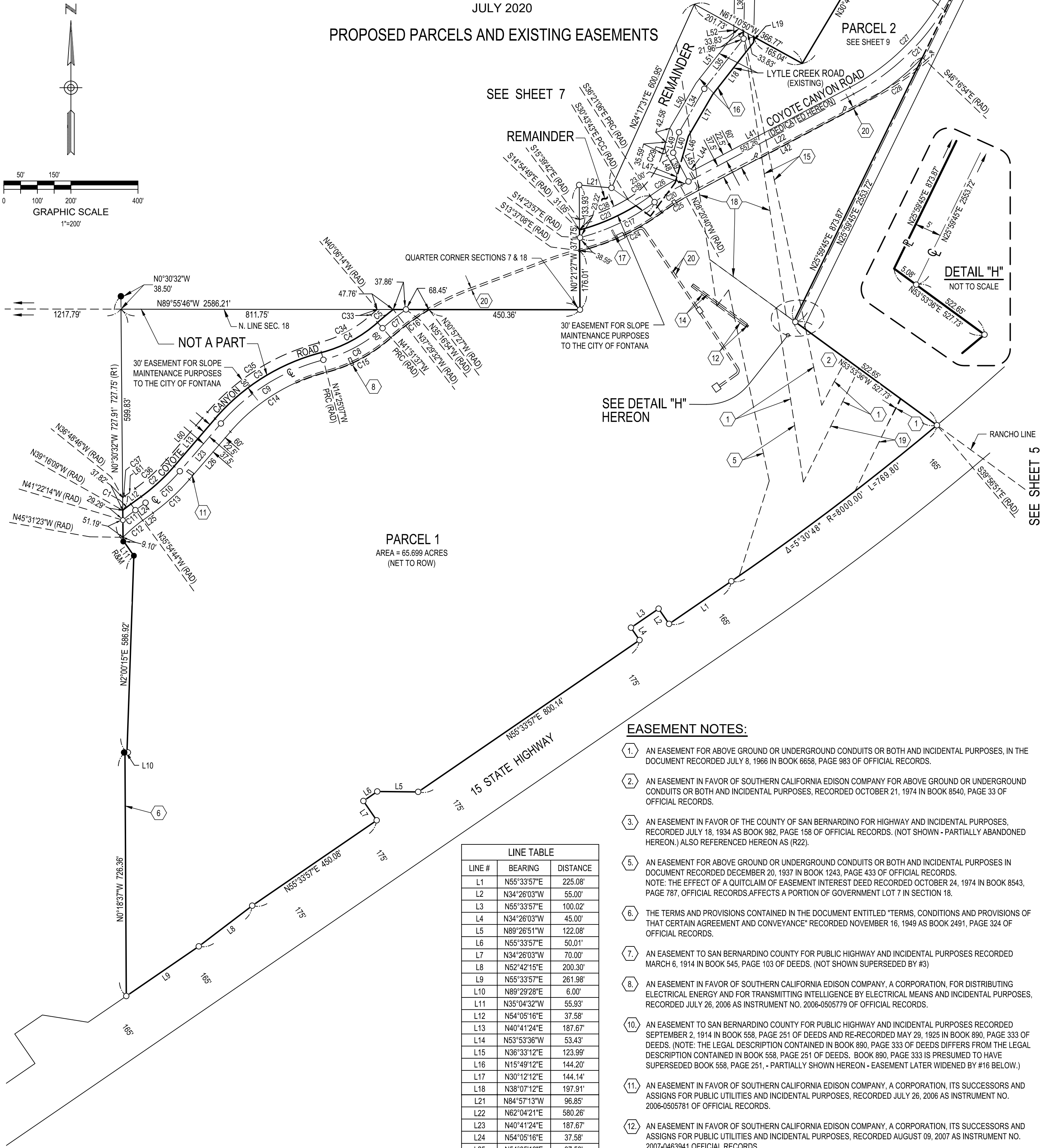
# PARCEL MAP NO. 19712

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

BEING A SUBDIVISION OF A PORTION OF LOTS 11 AND 19 OF MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, FILED IN BOOK 6, PAGE 12, RECORDS OF SAID COUNTY, AND A PORTION OF SECTIONS 7 AND 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN

DAVID EVANS AND ASSOCIATES, ROBERT WALKER, P.L.S. 7137  
JULY 2020

## PROPOSED PARCELS AND EXISTING EASEMENTS



CURVE DATA TABLE			
LINE #	DELTA	RADIUS	LENGTH
C1	03°21'25"	522.50'	30.61'
C2	13°23'51"	572.50'	133.87'
C3	34°53'29"	622.50'	379.08'
C4	27°26'30"	399.50'	191.34'
C5	04°22'05"	800.50'	61.03'
C6	16°47'03"	627.50'	183.82'
C7	06°34'43"	778.00'	89.33'
C8	27°26'30"	422.00'	202.12'
C9	34°53'29"	600.00'	365.38'
C10	13°23'51"	595.00'	139.13'
C11	05°27'30"	500.00'	47.63'
C12	09°36'39"	462.50'	77.58'
C13	13°23'51"	632.50'	147.90'
C14	34°53'29"	562.50'	342.54'
C15	27°26'30"	459.50'	220.08'
C16	10°54'10"	740.50'	140.91'
C17	21°57'09"	650.00'	249.04'

CURVE DATA TABLE			
LINE #	DELTA	RADIUS	LENGTH
C20	08°25'26"	650.00'	95.57'
C21	36°04'35"	700.00'	440.76'
C22	80°45'00"	200.00'	281.87'
C23	21°26'17"	627.50'	234.79'
C24	22°43'58"	687.50'	272.77'
C25	08°25'26"	612.50'	90.05'
C26	08°00'25"	672.50'	93.98'
C27	36°04'35"	677.50'	426.59'
C28	18°21'15"	737.50'	236.25'
C29	43°44'51"	55.00'	41.99'
C30	13°23'51"	542.50'	126.85'
C31	00°54'02"	552.50'	8.68'
C32	15°04'00"	597.50'	157.12'
C33	43°27'05"	230.00'	174.43'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N55°33'57"E	225.08'
L2	N34°26'03"W	55.00'
L3	N55°33'57"E	100.02'
L4	N34°26'03"W	45.00'
L5	N89°26'51"W	122.08'
L6	N55°33'57"E	50.01'
L7	N34°26'03"W	70.00'
L8	N52°42'15"E	200.30'
L9	N55°33'57"E	261.98'
L10	N89°29'28"E	6.00'
L11	N35°04'32"W	55.93'
L12	N54°05'16"E	37.58'
L13	N40°41'24"E	187.67'
L14	N53°53'36"W	53.43'
L15	N36°33'12"E	123.99'
L16	N15°49'12"E	144.20'
L17	N30°12'12"E	144.14'
L18	N38°07'12"E	197.91'
L21	N84°57'13"W	96.85'
L22	N62°04'21"E	580.26'
L23	N40°41'24"E	187.67'
L24	N54°05'16"E	37.58'
L25	N54°05'16"E	37.58'
L26	N40°41'24"E	187.67'
L32	N36°33'12"E	120.15'
L33	N15°49'12"E	141.50'
L34	N30°12'12"E	150.00'
L35	N38°07'12"E	190.00'
L36	N01°17'12"E	162.06'
L39	N27°55'39"W	97.14'
L40	N15°49'12"E	63.30'
L41	N62°04'21"E	529.26'
L42	N62°04'21"E	580.26'
L43	N25°59'45"E	420.82'
L44	N56°48'51"W	16.56'
L45	N27°55'39"W	37.65'
L46	N15°49'12"E	61.93'
L47	N00°38'21"E	16.51'
L48	N27°55'39"W	60.56'
L49	N15°49'12"E	78.17'
L50	N30°12'12"E	155.86'
L51	N38°07'12"E	182.09'
L52	N01°17'12"E	27.61'
L60	N40°41'24"E	187.67'
L61	N54°05'16"E	37.58'

### EASEMENT NOTES:

1. AN EASEMENT FOR ABOVE GROUND OR UNDERGROUND CONDUITS OR BOTH AND INCIDENTAL PURPOSES, IN THE DOCUMENT RECORDED JULY 8, 1966 IN BOOK 6658, PAGE 983 OF OFFICIAL RECORDS.
2. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR ABOVE GROUND OR UNDERGROUND CONDUITS OR BOTH AND INCIDENTAL PURPOSES, RECORDED OCTOBER 21, 1974 IN BOOK 8540, PAGE 33 OF OFFICIAL RECORDS.
3. AN EASEMENT IN FAVOR OF THE COUNTY OF SAN BERNARDINO FOR HIGHWAY AND INCIDENTAL PURPOSES, RECORDED JULY 18, 1934 AS BOOK 982, PAGE 158 OF OFFICIAL RECORDS. (NOT SHOWN - PARTIALLY ABANDONED HEREON.) ALSO REFERENCED HEREON AS (R22).
5. AN EASEMENT FOR ABOVE GROUND OR UNDERGROUND CONDUITS OR BOTH AND INCIDENTAL PURPOSES IN DOCUMENT RECORDED DECEMBER 20, 1937 IN BOOK 1243, PAGE 433 OF OFFICIAL RECORDS. NOTE: THE EFFECT OF A QUITCLAIM OF EASEMENT INTEREST DEED RECORDED OCTOBER 24, 1974 IN BOOK 8543, PAGE 787, OFFICIAL RECORDS.AFFECTS A PORTION OF GOVERNMENT LOT 7 IN SECTION 18.
6. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN AGREEMENT AND CONVEYANCE" RECORDED NOVEMBER 16, 1949 AS BOOK 2491, PAGE 324 OF OFFICIAL RECORDS.
7. AN EASEMENT TO SAN BERNARDINO COUNTY FOR PUBLIC HIGHWAY AND INCIDENTAL PURPOSES RECORDED MARCH 6, 1914 IN BOOK 545, PAGE 103 OF DEEDS. (NOT SHOWN SUPERSEDED BY #3)
8. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR DISTRIBUTING ELECTRICAL ENERGY AND FOR TRANSMITTING INTELLIGENCE BY ELECTRICAL MEANS AND INCIDENTAL PURPOSES, RECORDED JULY 26, 2006 AS INSTRUMENT NO. 2006-0505779 OF OFFICIAL RECORDS.
10. AN EASEMENT TO SAN BERNARDINO COUNTY FOR PUBLIC HIGHWAY AND INCIDENTAL PURPOSES RECORDED SEPTEMBER 2, 1914 IN BOOK 558, PAGE 251 OF DEEDS AND RE-RECORDED MAY 29, 1925 IN BOOK 890, PAGE 333 OF DEEDS. (NOTE: THE LEGAL DESCRIPTION CONTAINED IN BOOK 890, PAGE 333 OF DEEDS DIFFERS FROM THE LEGAL DESCRIPTION CONTAINED IN BOOK 558, PAGE 251 OF DEEDS. BOOK 890, PAGE 333 IS PRESUMED TO HAVE SUPERSEDED BOOK 558, PAGE 251, - PARTIALLY SHOWN HEREON - EASEMENT LATER WIDENED BY #16 BELOW.)
11. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 26, 2006 AS INSTRUMENT NO. 2006-0505781 OF OFFICIAL RECORDS.
12. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AUGUST 09, 2007 AS INSTRUMENT NO. 2007-0463941 OFFICIAL RECORDS.
14. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION FOR ELECTRICAL, COMMUNICATION AND INCIDENTAL PURPOSES, RECORDED AUGUST 09, 2007 AS INSTRUMENT NO. 2007-0463940 OF OFFICIAL RECORDS.
15. EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION FOR CONSTRUCTION, MAINTENANCE, AND OPERATION OF ELECTRIC LINES AND TELEPHONE LINES AND CABLES AND INCIDENTAL PURPOSES, RECORDED AUGUST 24, 1966 AS BOOK 6685, PAGE 850 OF OFFICIAL RECORDS.
16. AN EASEMENT FOR HIGHWAY AND ROAD PURPOSES AND INCIDENTAL PURPOSES RECORDED FEBRUARY 03, 1978 AS BOOK 9361, PAGE 1431 OF OFFICIAL RECORDS. ( ABANDONED PORTIONS NOT SHOWN)
17. AN EASEMENT TO SOUTHERN CALIFORNIA EDISON FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED FEBRUARY 11, 2022 AS INSTRUMENT NO. 2022-0058688 OF OFFICIAL RECORDS.
18. AN EASEMENT FOR ELECTRICAL TRANSMISSION LINE PURPOSES PER DOCUMENT RECORDED DECEMBER 20, 1937 IN BOOK 1242, PAGE 466, OFFICIAL RECORDS.
19. AN EASEMENT FOR ELECTRICAL TRANSMISSION LINE PURPOSES PER DOCUMENT RECORDED AUGUST 13, 1941 IN BOOK 1484, PAGE 481, OFFICIAL RECORDS.
20. AN EASEMENT FOR PULIC UTILITIES AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON, RECORDED JUNE 21, 2023 AS INSTRUMENT NO. 2023-0153032, OFFICIAL RECORDS.

NUMBER OF PARCELS 2  
AREA = 74.795 ACRES GROSS  
71.319 ACRES NET

# PARCEL MAP NO. 19712

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

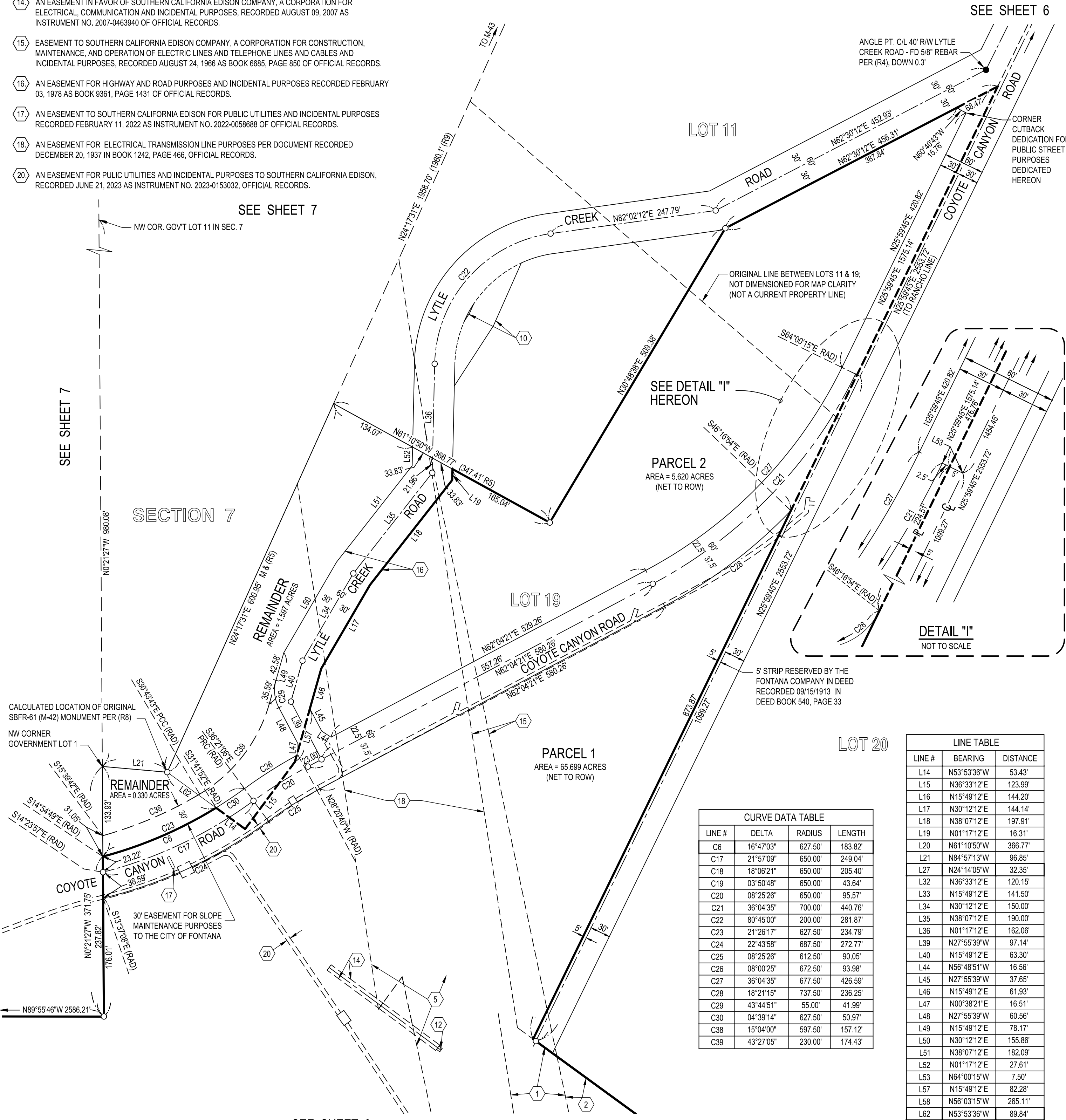
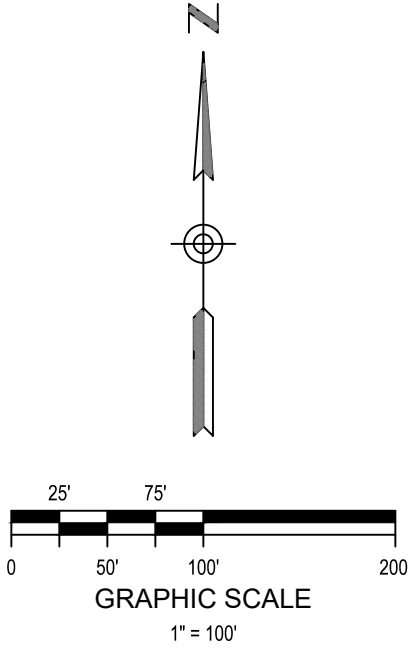
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DAVID EVANS AND ASSOCIATES, ROBERT WALKER, P.L.S. 7137  
JULY 2020

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2. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR ABOVE GROUND OR UNDERGROUND CONDUITS OR BOTH AND INCIDENTAL PURPOSES, RECORDED OCTOBER 21, 1974 IN BOOK 8540, PAGE 33 OF OFFICIAL RECORDS.
5. AN EASEMENT FOR ABOVE GROUND OR UNDERGROUND CONDUITS OR BOTH AND INCIDENTAL PURPOSES IN DOCUMENT RECORDED DECEMBER 20, 1937 IN BOOK 1243, PAGE 433 OF OFFICIAL RECORDS.  
NOTE: THE EFFECT OF A QUITCLAIM OF EASEMENT INTEREST DEED RECORDED OCTOBER 24, 1974 IN BOOK 8543, PAGE 787, OFFICIAL RECORDS.AFFECTS A PORTION OF GOVERNMENT LOT 7 IN SECTION 18.
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14. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION FOR ELECTRICAL, COMMUNICATION AND INCIDENTAL PURPOSES, RECORDED AUGUST 09, 2007 AS INSTRUMENT NO. 2007-0463940 OF OFFICIAL RECORDS.
15. EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION FOR CONSTRUCTION, MAINTENANCE, AND OPERATION OF ELECTRIC LINES AND TELEPHONE LINES AND CABLES AND INCIDENTAL PURPOSES, RECORDED AUGUST 24, 1966 AS BOOK 6685, PAGE 850 OF OFFICIAL RECORDS.
16. AN EASEMENT FOR HIGHWAY AND ROAD PURPOSES AND INCIDENTAL PURPOSES RECORDED FEBRUARY 03, 1978 AS BOOK 9361, PAGE 1431 OF OFFICIAL RECORDS.
17. AN EASEMENT TO SOUTHERN CALIFORNIA EDISON FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED FEBRUARY 11, 2022 AS INSTRUMENT NO. 2022-0058688 OF OFFICIAL RECORDS.
18. AN EASEMENT FOR ELECTRICAL TRANSMISSION LINE PURPOSES PER DOCUMENT RECORDED DECEMBER 20, 1937 IN BOOK 1242, PAGE 466, OFFICIAL RECORDS.
20. AN EASEMENT FOR PULIC UTILITIES AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON, RECORDED JUNE 21, 2023 AS INSTRUMENT NO. 2023-0153032, OFFICIAL RECORDS.

PROPOSED PARCELS AND EXISTING EASEMENTS



CURVE DATA TABLE			
LINE #	DELTA	RADIUS	LENGTH
C6	16°47'03"	627.50'	183.82'
C17	21°57'09"	650.00'	249.04'
C18	18°06'21"	650.00'	205.40'
C19	03°50'48"	650.00'	43.64'
C20	08°25'26"	650.00'	95.57'
C21	36°04'35"	700.00'	440.76'
C22	80°45'00"	200.00'	281.87'
C23	21°26'17"	627.50'	234.79'
C24	22°43'58"	687.50'	272.77'
C25	08°25'26"	612.50'	90.05'
C26	08°00'25"	672.50'	93.98'
C27	36°04'35"	677.50'	426.59'
C28	18°21'15"	737.50'	236.25'
C29	43°44'51"	55.00'	41.99'
C30	04°39'14"	627.50'	50.97'
C38	15°04'00"	597.50'	157.12'
C39	43°27'05"	230.00'	174.43'

LINE TABLE		
LINE #	BEARING	DISTANCE
L14	N53°53'36"W	53.43'
L15	N36°33'12"E	123.99'
L16	N15°49'12"E	144.20'
L17	N30°12'12"E	144.14'
L18	N38°07'12"E	197.91'
L19	N01°17'12"E	16.31'
L20	N61°10'50"W	366.77'
L21	N84°57'13"W	96.85'
L27	N24°14'05"W	32.35'
L32	N36°33'12"E	120.15'
L33	N15°49'12"E	141.50'
L34	N30°12'12"E	150.00'
L35	N38°07'12"E	190.00'
L36	N01°17'12"E	162.06'
L39	N27°55'39"W	37.65'
L40	N15°49'12"E	63.30'
L44	N56°48'51"W	16.56'
L45	N27°55'39"W	37.65'
L46	N15°49'12"E	61.93'
L47	N00°38'21"E	16.51'
L48	N27°55'39"W	60.56'
L49	N15°49'12"E	78.17'
L50	N30°12'12"E	155.86'
L51	N38°07'12"E	182.09'
L52	N01°17'12"E	27.61'
L53	N64°00'15"W	7.50'
L57	N15°49'12"E	82.28'
L58	N56°03'15"W	265.11'
L62	N53°53'36"W	89.84'