

GROSS AREA: 5.411 ACRES  
NET AREA: 4.429 ACRES  
NUMBERED PARCELS: 1  
DATE OF SURVEY: MARCH, 2022

PARCEL MAP NO. 20585

IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 4435, PER  
MAP RECORDED IN BOOK 41, PAGE 59 OF PARCEL MAPS, IN THE OFFICE OF THE  
COUNTY RECORDER OF SAID COUNTY; TOGETHER WITH PARCEL 2 OF PARCEL MAP  
NO. 714, AS PER MAP RECORDED IN BOOK 7, PAGE 83 OF PARCEL MAPS, IN THE  
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

HUITT-ZOLIARS

DAVID W. MACKEY, P.L.S. 8912

OWNER'S STATEMENT

WE HEREBY STATE WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD TITLE  
INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP, WITHIN  
THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF  
THIS PARCEL MAP. THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE CITY  
OF FONTANA AS AN EASEMENT FOR PUBLIC PURPOSE: DURIAN AVENUE AND BANANA  
AVENUE FOR PUBLIC STREET AND UTILITY PURPOSES AS SHOWN HEREON.

DURIAN FONTANA LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature]  
PRINT NAME: EDWARD STONE  
PRINT TITLE: EVP

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 ORDINANCES AT THE REQUEST OF DURIAN FONTANA IN NOVEMBER, 2020. I HEREBY  
STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS  
INDICATED OR WILL BE SET WITHIN ONE YEAR OF MAP RECORDATION, AND THAT SAID  
MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE  
THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY  
APPROVED TENTATIVE MAP, IF ANY.

DATED: JUNE 8, 2023

[Signature]  
DAVID W. MACKEY, P.L.S. 8912



CITY ENGINEER'S CERTIFICATE

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN  
IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE PARCEL MAP AND  
ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION  
MAP ACT AND LOCAL ORDINANCES OF THE CITY OF FONTANA HAVE BEEN COMPLIED  
WITH.

DATED THIS 12 DAY OF July, 2023.

[Signature]  
GIA LAM KIM, CITY ENGINEER  
R.C.E. 62296  
CITY OF FONTANA

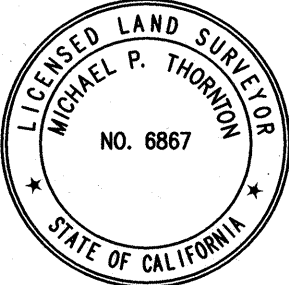


CITY LAND SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP OF PARCEL MAP NO. 20585,  
CONSISTING OF 4 SHEETS; AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY  
CORRECT.

DATED JUN 10, 2023.

[Signature]  
MICHAEL P. THORNTON, CITY LAND SURVEYOR  
P.L.S. 6867  
CITY OF FONTANA



CITY CLERK'S CERTIFICATE

AT THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF FONTANA, STATE OF  
CALIFORNIA, HELD ON THE DAY OF , 2023. SAID CITY COUNCIL  
APPROVED ON BEHALF OF THE CITY OF FONTANA THE ANNEXED MAP OF PARCEL MAP  
NO. 20585 AND ACCEPTED THE FOREGOING DEDICATIONS IN ACCORDANCE WITH CITY OF  
FONTANA STANDARDS AND HEREBY CERTIFIES THE ABANDONMENT AS DESCRIBED IN THE  
ABANDONMENT NOTE HEREON.

GERMAINE KEY  
CITY CLERK, CITY OF FONTANA

ATTEST

GERMAINE KEY  
CITY CLERK, CITY OF FONTANA

ACQUANETTA WARREN  
MAYOR, CITY OF FONTANA

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 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 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:

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

BY: DEPUTY

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

ABANDONMENT NOTE

PURSUANT TO SECTION 66499.20.2 OF THE SUBDIVISION MAP ACT, THE APPROVAL AND  
RECORDATION OF THIS PARCEL MAP CONSTITUTES ABANDONMENT OF THE FOLLOWING:

A PORTION OF THE EASTERLY 44.00 FEET OF THE EASEMENT FOR HIGHWAY AND ROAD  
PURPOSES (OVER A PORTION OF BANANA AVENUE) WHICH WAS ACQUIRED BY THE COUNTY  
OF SAN BERNARDINO BY GRANT OF EASEMENT RECORDED DECEMBER 28, 1971, IN BOOK  
7823, PAGE 839, OFFICIAL RECORDS, AND ON PARCEL MAP NO. 4435, P.M.B. 41/59.

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

THIS MAP HAS BEEN FILED UNDER DOCUMENT NO. \_\_\_\_\_  
THIS DAY OF , 2023, AT \_\_\_\_\_  
IN BOOK \_\_\_\_\_ OF PARCEL MAPS AT PAGES \_\_\_\_\_  
AT THE REQUEST OF FIRST AMERICAN TITLE INSURANCE COMPANY  
IN THE AMOUNT OF \$ \_\_\_\_\_

CHRIS WILHITE  
ASSESSOR-RECORDER  
SAN BERNARDINO COUNTY

BY DEPUTY RECORDER

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HUITT-ZOLIARS

MARCH, 2022

SIGNATURE OMISSIONS

THE FOLLOWING SIGNATURES HAVE BEEN OMITTED UNDER THE PROVISIONS OF  
SECTION 66436 (a)(3)(A)(i-viii) OF THE SUBDIVISION MAP ACT, THEIR INTEREST  
IS SUCH THAT IT CAN NOT RIPEN INTO A FEE TITLE.

1. THE COUNTY OF SAN BERNARDINO, HOLDER FOR AN EASEMENT FOR  
HIGHWAY AND ROAD PURPOSES RECORDED DECEMBER 28, 1971, IN BOOK  
7823, PAGE 839, OFFICIAL RECORDS AND AS SET FORTH ON PARCEL MAP  
NO. 4435, P.M.B. 41/59.

EXISTING EASEMENTS

- 1 EASEMENT FOR HIGHWAY AND ROAD PURPOSES IN FAVOR OF THE COUNTY OF  
SAN BERNARDINO, RECORDED DECEMBER 28, 1971, IN BOOK 7823, PAGE 839,  
OFFICIAL RECORDS (PORTION OF EASEMENT IS ABANDONED HEREON).
- 2 OFFER OF DEDICATION TO THE COUNTY OF SAN BERNARDINO FOR BANANA  
AVENUE AND DURIAN AVENUE AS SET FORTH ON PARCEL MAP NO. 4435  
RECORDED IN BOOK 41, PAGE 59, OF PARCEL MAPS (PORTION OF EASEMENT IS  
ABANDONED HEREON).

REFERENCES

- R1 MAP SHOWING SUBDIVISION OF LANDS BELONGING  
TO THE SEMI-TROPIC LAND AND WATER CO., M.B. 11/12
- R2 PARCEL MAP NO. 934, P.M.B. 8/29
- R3 RECORD OF SURVEY, R.S.B. 79/36
- R4 PARCEL MAP NO. 19868, P.M.B. 251/17-19
- R5 PARCEL MAP NO. 4435, P.M.B. 41/59
- R6 PARCEL MAP NO. 19760, P.M.B. 249/11-13
- R7 PARCEL MAP 20099, P.M.B. 254/52-54
- R8 PARCEL MAP NO. 714, P.M.B. 7/83
- R9 COUNTY SURVEY MAP, C.S. 1876

BASIS OF BEARINGS:

BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE  
CENTERLINE OF SANTA ANA AVENUE BEING NORTH 89°43'00" EAST ON  
RECORD OF SURVEY, R.S.B. 79/36.

MONUMENT NOTES

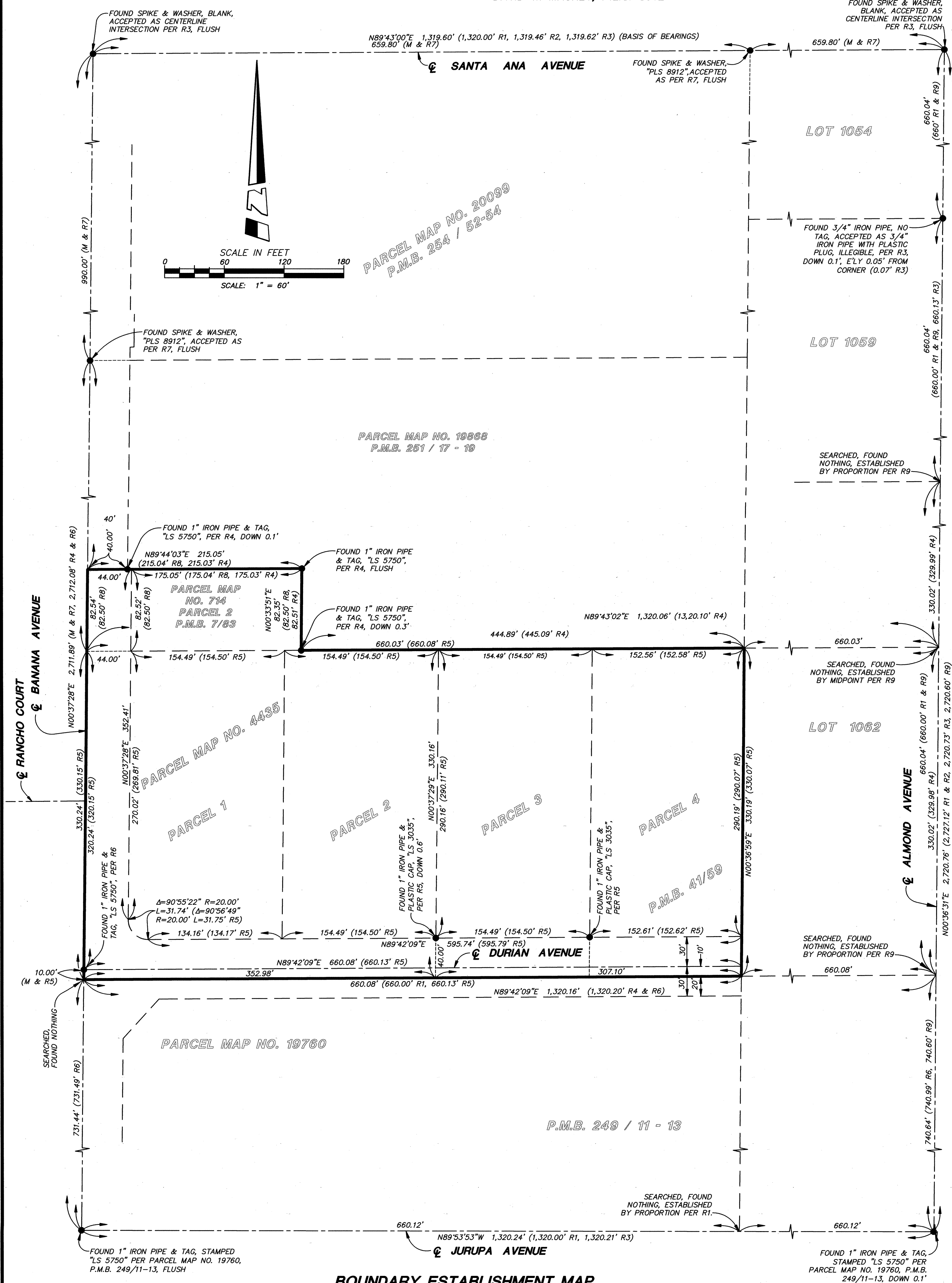
- FOUND MONUMENT AS NOTED  
1" IRON PIPE, 18" LONG, & TAG "PLS 8912" OR LEAD,  
TACK, AND BRASS TAG, "PLS 8912" TO BE SET  
WITHIN 1 YEAR FROM RECORDATION OF THIS MAP

**IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA**  
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# HUITT~ZOLLARS

DAVID W. MACKEY, P.L.S. 8912

NOTE: SEE SHEET 4 FOR EASEMENT  
ABANDONMENT AND DEDICATIONS.



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