SHEET 1 OF 4 SHEETS

PARCEL MAP NO. 20585

GROSS AREA: 5.411 ACRES NET AREA: 4.429 ACRES NUMBERED PARCELS: 1

DATE OF SURVEY: MARCH. 2022

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

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

PRINT NAME: EDWIN

NOTARY ACKNOWLEDGMENTS

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 COLONIES		
ON June. 14, 2023	BEFORE ME, Tolano	Duffer
NOTARY PUBLIC, PERSONALLY APPEARED	Elead Dtut	

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) (S) 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 SECUL SHAW	MY PRINCIPAL PLACE OF BUSINESS IS IN
	COUNTY
	MY COMMISSION NO. 2357777
PRINT NAME Affans Duffy	MY COMMISSION EXPIRES May 6, 202



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

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.

TED:	S SHUL	, 2023	SONAL
David 1 VID W. MA	W. Marky ACKEY, P.L.S.	8912	PROFE DAV
IVID W. MA	ACKEY, P.L.S.	8912	NO

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 202	4250
GIA LAM KIM, CITY ENGINEER	(ce
R.C.E. 62296 CITY OF FONTANA	**
CITT OF TONTANA	TE OF

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, 2023.	SED LI
med P. Det	
MICHAEL P. THORNTON, CITY LAND SURVEYOR P.L.S. 6867	
CITY OF FONTANA	STATE OF

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.

			en e		
GERMAINE CITY CLEF	KEY RK, CITY OF FONTAN	IA			
ATTEST					
GERMAINE CITY CLER	KEY RK, CITY OF FONTAN	IA	ACQUANETTA MAYOR, CITY	A WARREN Y OF FONTANA	

BOARD OF SUPERVISORS CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF 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:			
YNNA MONELL, CLERK OF SAN BERNARDINO COUNTY	THE BOARD OF SUPERVISORS		
3Y:	DEPUTY		

AUDITOR-CONTROLLER/TREASURER/TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THE OFFICE, AS OF THIS FΟ COES

OR UNPAID STATE, COUNTY,	AGAINST THE REAL PROPERTY SHOW MUNICIPAL OR LOCAL TAXES, OR S T TAXES OR SPECIAL ASSESSMENTS	SPECIAL ASSESSMEN
A <i>TED:</i>		
	ENSEN MASON AUDITOR-CONTROLLER/TREASURER SAN BERNARDINO COUNTY	R/TAX COLLECTOR
	BY:	DEPUTY

ABA	NDON	MENT	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.

THIS DAY	Y OF		3, AT		* 24	
IN BOOK	OF PARCEL	MAPS A	T PAGES _			
AT THE REQUES	ST OF FIRST AM	ERICAN	TITLE INSU	<i>IRANCE</i>	COMPANY	
IN THE AMOUNT	OF \$. 44	
	•					
CHRIS WILHITE						
ASSESSOR-RECO	ORDER	BY	1			
SAN BERNARDIN	O COUNTY		DEPUTY	Y RECOR	RDER	

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

THIS MAP HAS BEEN FILED UNDER DOCUMENT NO.

SHEET 2 OF 4 SHEETS

PARCEL MAP NO. 20585

GROSS AREA: 5.411 ACRES NET AREA: 4.429 ACRES NUMBERED PARCELS: 1

DATE OF SURVEY: MARCH, 2022

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

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

- 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 BERNARDING 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

PARCEL MAP NO. 20585 SHEET 3 OF 4 SHEETS GROSS AREA: 5.411 ACRES IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA NET AREA: 4.429 ACRES BEING A SUBDIVISION OF PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 4435, PER MAP RECORDED IN BOOK NUMBERED PARCELS: 1 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, DATE OF SURVEY: MARCH, 2022 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. NOTE: SEE SHEET 4 FOR EASEMENT ABANDONMENT AND DEDICATIONS. HUITT~ZOLIARS DAVID W. MACKEY, P.L.S. 8912 FOUND SPIKE & WASHER. BLANK, ACCEPTED AS CENTERLINE INTERSECTION -FOUND SPIKE & WASHER, BLANK, ACCEPTED AS CENTERLINE INTERSECTION PER R3, FLUSH PER R3, FLUSH N89'43'00"E 1,319.60' (1,320.00' R1, 1,319.46' R2, 1,319.62' R3) (BASIS OF BEARINGS) 659.80' (M & R7) 659.80' (M & R7) FOUND SPIKE & WASHER, SANTA ANA AVENUE "PLS 8912", ACCEPTED AS PER R7, FLUSH LOT 1054 PARCEL MAP NO. 20099
PARCEL MAP 1 52-54 FOUND 3/4" IRON PIPE, NO TAG. ACCEPTED AS 3/4" IRON PIPE WITH PLASTIC PLUG, ILLEGIBLE, PER R3, SCALE IN FEET DOWN 0.1', E'LY 0.05' FROM CORNER (0.07' R3) SCALE: 1" = 60' FOUND SPIKE & WASHER, "PLS 8912", ACCEPTED AS LOT 1059 PER R7, FLUSH PARCEL MAP NO. 19868 P.M.B. 251 / 17 - 19 SEARCHED, FOUND NOTHING, ESTABLISHED BY PROPORTION PER R9-FOUND 1" IRON PIPE & TAG. "LS 5750", PER R4, DOWN 0.1" -FOUND 1" IRON PIPE N89°44'03"E 215.05' (215.04° R8, 215.03° R4) PER R4, FLUSH ► 175.05' (175.04' R8, 175.03' R4) NO. 714 -FOUND 1" IRON PIPE PARCEL 2 N89'43'02"E 1,320.06' (13,20.10' R4) & TAG, "LS 5750", P.M.B. 7/83 PER R4, DOWN 0.3' \mathcal{E} 444.89' (445.09' R4) 660.03' (660.08' R5) 154.49' (154.50' R5) 154.49' (154.50' R5) 154.49' (154.50' R5) SEARCHED, FOUND-NOTHING, ESTABLISHED BY MIDPOINT PER R9 LOT 1062 660.04' ((329.98' R4) R 330.02' 76' (2,727 2,720. Δ=90°55'22" R=20.00' L=31.74' (Δ=90°56'49" R=20.00' L=31.75' R5) 154.49' (154.50' R5) 152.61' (152.62' R5) 154.49' (154.50' R5) SEARCHED, FOUND NOTHING, ESTABLISHED BY PROPORTION PER R9 595.74' (595.79' R5) N89°42'09"E DURIÁN AVENUE N89°42'09"E 660.08' (660.13' R5) 10.00 (M & R5) 660.08' (660.00' R1, 660.13' R5) N89'42'09"E 1,320.16' (1,320.20' R4 & R6) PARCEL MAP NO. 19760 P.M.B. 249 / 11 - 13 SEARCHED, FOUND NOTHING, ESTABLISHED BY PROPORTION PER R1. 660.12' 660.12 N89°53′53″W 1,320.24′ (1,320.00′ R1, 1,320.21′ R3) *Q JURUPA AVENUE* FOUND 1" IRON PIPE & TAG, STAMPED FOUND 1" IRON PIPE & TAG, STAMPED "LS 5750" PER PARCEL MAP NO. 19760, P.M.B. "LS 5750" PER PARCEL MAP NO. 19760, P.M.B. 249/11-13, FLUSH 249/11-13, DOWN 0.1' BOUNDARY ESTABLISHMENT MAP

SHEET 4 OF 4 SHEETS

PARCEL MAP NO. 20585

GROSS AREA: 5.411 ACRES NET AREA: 4.429 ACRES NUMBERED PARCELS: 1

DATE OF SURVEY: MARCH, 2022

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

