

NUMBER OF PARCELS: 1
GROSS AREA = 17.493 AC
NET AREA = 15.805 AC

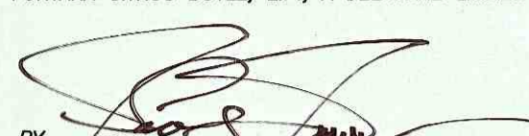
OWNER'S STATEMENT

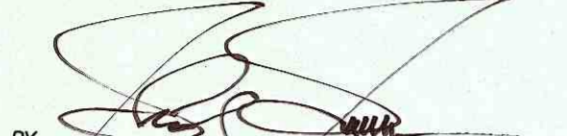
WE HEREBY STATE THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND SUBDIVIDED AS SHOWN ON THIS MAP AND WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL PARCEL MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE CITY OF FONTANA AS AN EASEMENT FOR PUBLIC PURPOSES:
SLOVER AVENUE AND BOYLE AVENUE, FOR PUBLIC STREET AND UTILITY PURPOSES.

CHIPT FONTANA CITRUS AVENUE, L.P., A DELAWARE LIMITED PARTNERSHIP

CHIPT FONTANA CITRUS AVENUE, L.P., A DELAWARE LIMITED PARTNERSHIP, SUCCESSOR BY MERGER TO CHIPT FONTANA CITRUS BOYLE, L.P., A DELAWARE LIMITED PARTNERSHIP

BY: 
PRINT: PHILIP J. PRASSAS
TITLE: VICE PRESIDENT

BY: 
PRINT: PHILIP J. PRASSAS
TITLE: VICE PRESIDENT

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 LOS ANGELES } S.S.

ON 2/29/25 BEFORE ME, NATASHA IYKOVIC A NOTARY PUBLIC,

PERSONALLY APPEARED PHILIP J. PRASSAS, 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:


NOTARY PUBLIC
PRINT NAME: NATASHA IYKOVIC

MY PRINCIPAL PLACE OF BUSINESS
IS IN LOS ANGELES COUNTY
MY COMMISSION NUMBER IS: 2503345
MY COMMISSION EXPIRES: 10/29/29

ABANDONMENT NOTE

PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT, THE APPROVAL AND RECORDATION OF THIS MAP CONSTITUTES ABANDONMENT OF THE FOLLOWING:

A PORTION OF BOYLE AVENUE - AN EASEMENT FOR STREET AND HIGHWAY PURPOSES RECORDED OCTOBER 21, 1985 AS INSTRUMENT NO. 85-260205 OF OFFICIAL RECORDS.

AN EASEMENT FOR TRAFFIC SIGNAL AND PUBLIC UTILITY PURPOSES RECORDED SEPTEMBER 29, 2009 AS INSTRUMENT NO. 2009-0423635 OF OFFICIAL RECORDS.

AN EASEMENT FOR TRAFFIC SIGNAL AND PUBLIC UTILITY PURPOSES RECORDED SEPTEMBER 16, 2011 AS INSTRUMENT NO. 2011-0390762 OF OFFICIAL RECORDS.

AN EASEMENT FOR PUBLIC SIDEWALK PURPOSES RECORDED JUNE 11, 2012 AS INSTRUMENT NO. 2012-0232057 OF OFFICIAL RECORDS.

PARCEL MAP NO. 20834

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

BEING A SUBDIVISION OF A PORTION OF FARM LOT 741 OF SEMI-TROPIC LAND AND WATER COMPANY AS SHOWN BY MAP RECORDED IN BOOK 11, PAGE 12 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY.

CALVADA SURVEYING, INC.

JUNE 2024

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 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.

LYNNA MONELL
CLERK OF THE BOARD OF SUPERVISORS
SAN BERNARDINO COUNTY

BY: _____
DEPUTY DATE

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, COUNTY AUDITOR
SAN BERNARDINO COUNTY
BY: _____
DEPUTY

SIGNATURE OMISSIONS

THE FOLLOWING SIGNATURES HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436(a)(3)(A) OF THE SUBDIVISION MAP ACT, AS THEIR RESPECTIVE INTERESTS CANNOT RIPEN INTO FEE.

FONTANA FARMS COMPANY, HOLDER OF RIGHTS OF WAY FOR CONSTRUCTION & MAINTENANCE OF PIPELINES FOR WATER CONDUITS TOGETHER WITH THE RIGHTS OF WAY FOR CONSTRUCTION AND MAINTENANCE OF TELEPHONE AND POWER LINES RESERVED IN DEEDS RECORDED JANUARY 10, 1925 IN BOOK 877, PAGE 316 AND MAY 5, 1925 IN BOOK 875, PAGE 472, BOTH OF DEEDS.

FONTANA LAND COMPANY, HOLDER OF RIGHTS OF WAY FOR FOR CONSTRUCTION & MAINTENANCE OF PIPELINES FOR WATER CONDUITS TOGETHER WITH THE RIGHTS OF WAY FOR CONSTRUCTION AND MAINTENANCE OF TELEPHONE AND POWER LINES RESERVED IN DEED RECORDED JUNE 6, 1934 IN BOOK 970, PAGE 51, OF OFFICIAL RECORDS.

CITY OF FONTANA, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY PURPOSES RECORDED OCTOBER 21, 1985 AS INSTRUMENT NO. 85-260205 OF OFFICIAL RECORDS.

COUNTY OF SAN BERNARDINO, HOLDER OF AN EASEMENT FOR HIGHWAY AND ROAD PURPOSES RECORDED JUNE 22, 1999 AS INSTRUMENT NO. 19990264313 OF OFFICIAL RECORDS.

COUNTY OF SAN BERNARDINO, HOLDER OF AN EASEMENT FOR HIGHWAY AND ROAD PURPOSES RECORDED AUGUST 30, 1999 AS INSTRUMENT NO. 19990367123 OF OFFICIAL RECORDS.

CITY OF FONTANA, HOLDER OF AN EASEMENT FOR STREET, HIGHWAY AND PUBLIC UTILITY PURPOSES RECORDED OCTOBER 14, 1999 AS INSTRUMENT NO. 19990429935 OF OFFICIAL RECORDS.

CITY OF FONTANA, HOLDER OF AN EASEMENT FOR STREET, HIGHWAY AND PUBLIC UTILITY PURPOSES RECORDED OCTOBER 14, 1999 AS INSTRUMENT NO. 19990429939 OF OFFICIAL RECORDS.

COUNTY OF SAN BERNARDINO, HOLDER OF AN EASEMENT FOR HIGHWAY AND ROAD PURPOSES RECORDED OCTOBER 20, 1999 AS INSTRUMENT NO. 19990437563 OF OFFICIAL RECORDS.

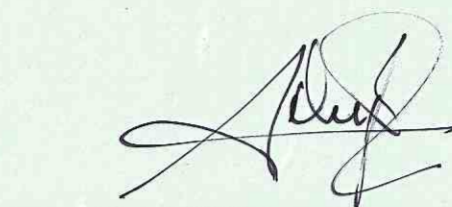
CITY OF FONTANA, HOLDER OF AN EASEMENT FOR STREET, HIGHWAY AND PUBLIC UTILITY PURPOSES RECORDED DECEMBER 21, 1999 AS INSTRUMENT NO. 19990522409 OF OFFICIAL RECORDS.

COUNTY OF SAN BERNARDINO, HOLDER OF AN EASEMENT FOR HIGHWAY AND ROAD PURPOSES RECORDED JANUARY 18, 2000 AS INSTRUMENT NO. 20000016032 OF OFFICIAL RECORDS.

CITY OF FONTANA, HOLDER OF AN EASEMENT FOR STREET, HIGHWAY AND PUBLIC UTILITY PURPOSES RECORDED FEBRUARY 11, 2000 AS INSTRUMENT NO. 20000048694 OF OFFICIAL RECORDS.

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 CHIPT FONTANA CITRUS AVENUE LP. IN JUNE, 2024. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN 12 MONTHS OF MAP RECORDATION, AND THAT THE MONUMENTS ARE, OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.


ARMANDO D. DUPONT, L.S. 7780

7/22/25
DATE



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF PARCEL MAP NO. 20834, 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 ARTICLES I THROUGH III, CHAPTER 26 CODE OF THE CITY OF FONTANA HAVE BEEN COMPLETED.

DATE: _____

BY: _____
GIA LAM KIM, CITY ENGINEER
RCE 62296
CITY OF FONTANA



CITY LAND SURVEYER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP OF PARCEL MAP NO. 20834 CONSISTING OF 2 SHEETS AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATE: _____

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



CITY OFFICIAL'S CERTIFICATE

AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF FONTANA, STATE OF CALIFORNIA, HELD ON THE _____ DAY OF _____ 2025, THE SAID CITY COUNCIL APPROVED ON BEHALF OF THE CITY OF FONTANA THE ANNEXED MAP OF PARCEL MAP NO. 20834 AND ACCEPTED THE FOREGOING DEDICATIONS, IN ACCORDANCE WITH THE CITY OF FONTANA STANDARDS AND HEREBY CERTIFY THE ABANDONMENT AS STATED IN THE ABANDONMENT NOTE SHOWN HEREON.

ATTEST: _____

GERMAINE KEY
CITY CLERK, CITY OF FONTANA

AQUANETTA WARREN
MAYOR, CITY OF FONTANA, CALIFORNIA

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER _____

THIS _____ DAY OF _____, 20____, AT _____ M, IN

BOOK _____ OF PARCEL MAPS AT PAGES _____

AT THE REQUEST OF _____

IN THE AMOUNT OF \$ _____

JOSIE GONZALES
ASSESSOR-RECORDER
SAN BERNARDINO COUNTY

BY: _____
DEPUTY RECORDER

NUMBER OF PARCELS: 1
GROSS AREA = 17.493 AC
NET AREA = 15.805 AC

PARCEL MAP NO. 20834

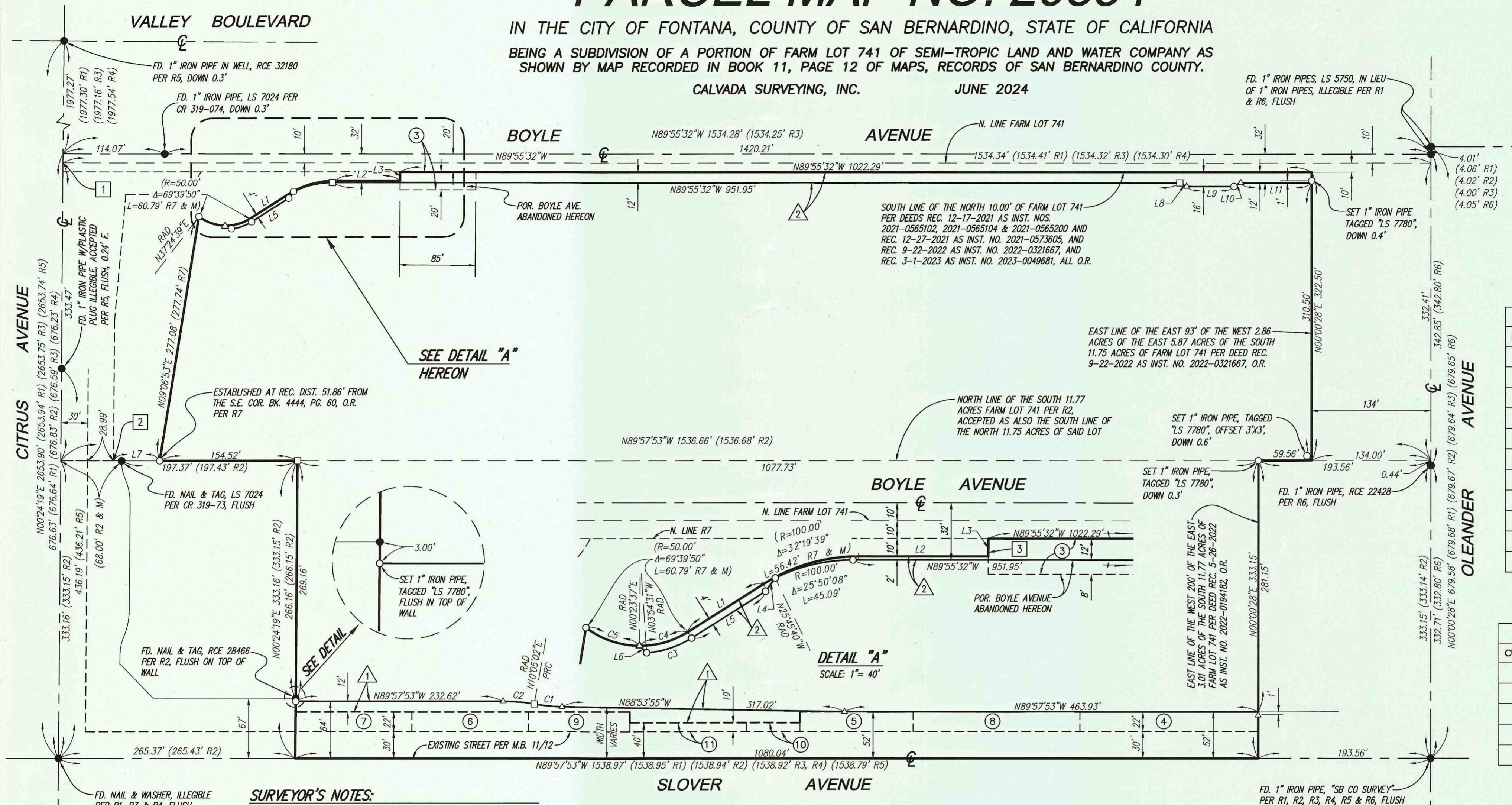
IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF FARM LOT 741 OF SEMI-TROPIC LAND AND WATER COMPANY AS SHOWN BY MAP RECORDED IN BOOK 11, PAGE 12 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY.

CALVADA SURVEYING, INC.

JUNE 2024

SHEET 2 OF 2



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N57°44'49\"E	(50.02' R7 & M)
L2	N89°55'32\"W	(72.74' R7 & M)
L3	N00°24'19\"E	(10.00' R7 & M)
L4	N36°14'46\"E	9.16'
L5	N57°44'49\"E	49.06'
L6	N46°04'44\"W	5.59'
L7	N89°57'53\"W	(51.86' R7 & M)
L8	N52°09'57\"W	6.53'
L9	N89°55'32\"W	55.04'
L10	N52°18'53\"E	6.53'
L11	N89°55'32\"W	80.94'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	199.50'	8°58'57\"	31.28'
C2	200.50'	10°02'55\"	35.16'
C3	54.00'	28°20'40\"	26.71'
C4	50.00'	32°38'48\"	28.49'
C5	50.00'	37°01'02\"	32.30'

SURVEYOR'S NOTES:

BASIS OF BEARINGS IS THE CENTER LINE OF SLOVER AVENUE PER RECORD OF SURVEY 20-0053, RSB 169/31, BEING N89°57'53\"W

- = FOUND MONUMENT AS NOTED
- = SET 1\" IRON PIPE, TAGGED \"LS 7780\", FLUSH (UNLESS OTHERWISE NOTED)
- = SET 1\" IRON PIPE, TAGGED \"LS 7780\", DOWN 0.1'
- △ = SET 1\" IRON PIPE, TAGGED \"LS 7780\", DOWN 0.2'
- (R1) = RECORD DATA PER RECORD OF SURVEY 20-0053, R.S.B. 169/31
- (R2) = RECORD DATA PER PARCEL MAP NO. 16055, P.M.B. 232/75-77
- (R3) = RECORD DATA PER RECORD OF SURVEY 14-100, R.S.B. 155/95
- (R4) = RECORD DATA PER RECORD OF SURVEY 14-040, R.S.B. 154/5
- (R5) = RECORD DATA PER RECORD OF SURVEY 15-118, R.S.B. 156/98-102
- (R6) = RECORD DATA PER PARCEL MAP NO. 19755, P.M.B. 249/68-69
- (R7) = RECORD DATA PER GRANT DEED TO THE CITY OF FONTANA REC. 6-28-2010 AS INST. NO. 2010-0257563, O.R.
- M = MEASURED
- SNF = SEARCHED NOTHING FOUND

ESTABLISHMENT NOTES:

- 1 NORTHWEST CORNER FARM LOT 741, M.B. 11/12, ESTABLISHED BY PROPORTION PER R1.
- 2 S.E. COR. BK. 4444, PG. 60, O.R., ESTABLISHED AT REC. DIST. 28.99' PER SAID DEED.
- 3 WEST LINE OF THE EAST 85.00' OF THE WEST 3.555 ACRES OF THE NORTH 11.75 ACRES OF FARM LOT 741.

EASEMENT NOTES:

1. RIGHTS OF WAY ACROSS PREMISES FOR CONSTRUCTION & MAINTENANCE OF PIPES FOR WATER CONDUITS RECORDED JANUARY 10, 1925 IN BOOK 877, PAGE 316 AND MAY 5, 1925 IN BOOK 875, PAGE 472, BOTH OF DEEDS. (CANNOT PLOT FROM RECORD)
2. RIGHTS OF WAY ACROSS PREMISES FOR CONSTRUCTION & MAINTENANCE OF PIPES FOR WATER CONDUITS RECORDED JUNE 6, 1934 IN BOOK 970, PAGE 51, O.R. (CANNOT PLOT FROM RECORD)
3. AN EASEMENT TO THE CITY OF FONTANA FOR STREET & HIGHWAY PURPOSES RECORDED OCTOBER 21, 1985 AS INST. NO. 85-260205, O.R.
4. AN EASEMENT TO COUNTY OF SAN BERNARDINO FOR HIGHWAY & ROAD PURPOSES RECORDED JUNE 22, 1999 AS INST. NO. 19990264313, O.R.
5. AN EASEMENT TO COUNTY OF SAN BERNARDINO FOR HIGHWAY & ROAD PURPOSES RECORDED AUGUST 30, 1999 AS INST. NO. 19990367123, O.R.
6. AN EASEMENT TO THE CITY OF FONTANA FOR STREET, HIGHWAY & PUBLIC UTILITY PURPOSES RECORDED OCTOBER 14, 1999 AS INST. NO. 19990429935, O.R.
7. AN EASEMENT TO THE CITY OF FONTANA FOR STREET, HIGHWAY & PUBLIC UTILITY PURPOSES RECORDED OCTOBER 14, 1999 AS INST. NO. 19990429939, O.R.
8. AN EASEMENT TO COUNTY OF SAN BERNARDINO FOR HIGHWAY & ROAD PURPOSES RECORDED OCTOBER 20, 1999 AS INST. NO. 19990437563, O.R.
9. AN EASEMENT TO THE CITY OF FONTANA FOR STREET, HIGHWAY & PUBLIC UTILITY PURPOSES RECORDED DECEMBER 21, 1999 AS INST. NO. 19990522409, O.R.
10. AN EASEMENT TO COUNTY OF SAN BERNARDINO FOR HIGHWAY & ROAD PURPOSES RECORDED JANUARY 18, 2000 AS INST. NO. 20000016032, O.R.
11. AN EASEMENT TO THE CITY OF FONTANA FOR STREET, HIGHWAY & PUBLIC UTILITY PURPOSES RECORDED FEBRUARY 11, 2000 AS INST. NO. 20000048694, O.R.

EASEMENT DEDICATIONS:

- 1 SLOVER AVENUE DEDICATED HEREON.
- 2 BOYLE AVENUE DEDICATED HEREON.