

TRACT NO. 20382

IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF LOTS 218, 219 AND 222 OF TRACT NO. 2102, IN THE
CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED
IN BOOK 31, PAGES 11 TO 15 INCLUSIVE OF MAPS, RECORDS OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES
T&M SURVEYING **SEPTEMBER 2021**

OWNER'S STATEMENT:

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

THE REAL PROPERTY SHOWN HEREON IS DEDICATED AS AN EASEMENT FOR EMERGENCY ACCESS ~~GRANTED TO THE CITY OF FONTANA~~
~~VARIABLE WIDTH EASEMENT FOR INGRESS/EGRESS AND PRIVATE UTILITIES PURPOSES AS RESERVED HEREON~~
OWNER(S): INLAND SENIOR DEVELOPMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: M. Monshizadeh
PRINTED NAME: Mohammad Monshizadeh
TITLE: Managing Member

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 MOHAMMAD MONSHIZABEH IN SEPTEMBER, 2021. I HEREBY ALSO STATE THAT ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET IN THOSE POSITIONS WITHIN TWELVE (12) MONTHS OF MAP RECORDATION IN COMPLIANCE WITH SECTION 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 APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

Ty E. Thomas
TY E. THOMAS
P.L.S. 9309

5-10-2022
DATE



BENEFICIARY STATEMENT

GF CAPITAL, A NEVADA CORPORATION DBA IN CA. AS GF CAPITAL GROUP BENEFICIARY UNDER DEED OF TRUST RECORDED MARCH 4, 22 AS INSTRUMENT NO. 2022-0084404 OF OFFICIAL RECORDS.

DATED May 12, 2022.
BY: Scott Hissey
PRINTED NAME: Scott Hissey
TITLE: President

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP OF TRACT NO. 20382 CONSISTING OF 3 SHEETS; THAT THE SUBDIVISION SHOWN THEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO AND THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE OF THE CITY OF FONTANA HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATED _____, 202__.

Michael P. Thornton
MICHAEL P. THORNTON
INTERIM CITY ENGINEER
R.C.E. 44226 AND P.L.S. 6867
CITY OF FONTANA, CALIFORNIA



CITY OFFICIAL'S ACCEPTANCE:

AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF FONTANA, STATE OF CALIFORNIA, HELD ON THE _____ DAY OF _____, 202__, THE SAID CITY COUNCIL APPROVED ON BEHALF OF THE CITY OF FONTANA THIS MAP OF TRACT NO. 20382 AND ACCEPTED THE FOREGOING DEDICATIONS IN ACCORDANCE WITH THE CITY OF FONTANA STANDARDS.

THIS PROCEDURE IS THE TRUE AND COMPLETE PROCEDURE APPROVED BY THE CITY COUNCIL ON THE _____ DAY OF _____, 202__.

ATTEST: _____
CITY CLERK

SEE SHEET 2 FOR NOTARY ACKNOWLEDGEMENT CERTIFICATES

Germaine McClellan Key
GERMAINE MCCLELLAN KEY
CITY CLERK, CITY OF FONTANA

Acquanetta Warren
ACQUANETTA WARREN
MAYOR, CITY OF FONTANA

AUDITOR-CONTROLLER/TREASURER/TAX COLLECTOR'S CERTIFICATE:

I DO 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 \$ _____
ENSEN MASON, COUNTY AUDITOR/
AUDITOR-CONTROLLER/TREASURER/TAX COLLECTOR
COUNTY OF SAN BERNARDINO

DATED _____ 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 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.

Lynna Monell
LYNNA MONELL
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF SAN BERNARDINO

DATED _____ 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 _____,
AT THE REQUEST OF _____
IN THE AMOUNT OF \$ _____.

Bob Dutton
BOB DUTTON
ASSESSOR-RECORDER-COUNTY CLERK
COUNTY OF SAN BERNARDINO

BY: _____
DEPUTY RECORDER

SIGNATURE OMISSIONS:

PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(A) OF THE SUBDIVISION MAP ACT THE FOLLOWING SIGNATURES HAVE/HAS BEEN OMITTED AS THEIR INTERESTS CANNOT RIPEN INTO FEE:

FONTANA LAND COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR PIPELINES RIGHTS OF WAY FOR CONSTRUCTING AND MAINTAINING ELECTRIC LIGHT, TELEPHONE AND POWER LINES, RECORDED OCTOBER 3, 1928 IN BOOK 410, PAGE 356, AND RECORDED NOVEMBER 28, 1928 IN BOOK 438, PAGE 353, BOTH OF OFFICIAL RECORDS. EASEMENT IS BLANKET IN NATURE. PURSUANT TO THE PROVISIONS OF SECTION 66436(A)(3)(B) OF THE SUBDIVISION MAP ACT, THIS HOLDER OF THIS EASEMENT HAS NOT BEEN NOTIFIED DUE TO THE INABILITY TO LOCATED THEM OR THEIR SUCCESSOR.

TRACT NO. 20382

IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF LOTS 218, 219 AND 222 OF TRACT NO. 2102, IN THE
CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED
IN BOOK 31, PAGES 11 TO 15 INCLUSIVE OF MAPS, RECORDS OF SAID COUNTY.

T&M SURVEYING

SEPTEMBER, 2021

FOR CONDOMINIUM PURPOSES

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 ORANGE

ON May 12, 2022 BEFORE ME, IRA D. GLASKY, NOTARY PUBLIC,
PERSONALLY APPEARED MOHAMMAD MOSEHIZADEH 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 AND OFFICIAL SEAL.

IRA D. GLASKY SIGNATURE 
NAME PRINTED

MY COMMISSION EXPIRES: MARCH 26, 2025 COMMISSION NO. 2349152

MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY.

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 ORANGE

ON MAY 12, 2022 BEFORE ME, IRA D. GLASKY, NOTARY PUBLIC,
PERSONALLY APPEARED SCOTT LISSOY, 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 AND OFFICIAL SEAL.

IRA D. GLASKY SIGNATURE 
NAME PRINTED

MY COMMISSION EXPIRES: MARCH 26, 2025 COMMISSION NO. 2349152

MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY.

1"=60'

TRACT NO. 20382

SHEET 3 OF 4 SHEETS

SEE SHEET 4 FOR
EASEMENT LOCATIONS

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

T&M SURVEYING

SEPTEMBER, 2021

FOR CONDOMINIUM PURPOSES



LEGEND

- FOUND AS NOTED
- SET 1" IRON PIPE TAGGED 9309
- () INDICATES RECORD DATA

BASIS OF BEARINGS

THE CENTERLINE OF FOOTHILL BOULEVARD BEING NORTH 89°24'02" EAST PER TRACT NO. 15763, M.B. 266/7-8, WAS TAKEN AS THE BASIS OF BEARING FOR THIS SURVEY.

MONUMENT NOTES

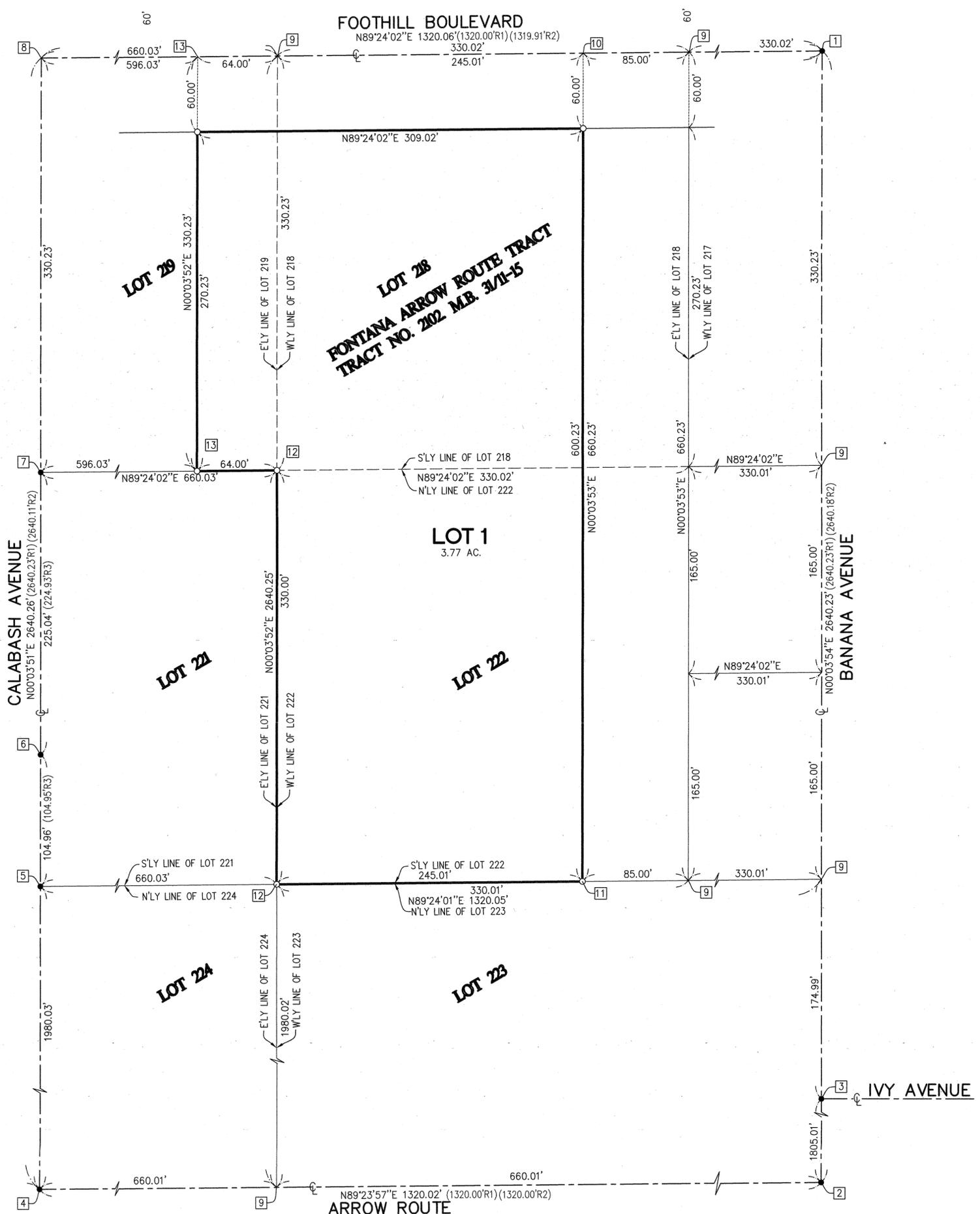
- | | |
|---|--|
| <ul style="list-style-type: none"> 1 FD. 1" I.P., NO TAG, DN. 0.3', PER TRACT NO. 15763, M.B. 266/80-81. ACCP'T AS CL INTERSECTION BANANA & FOOTHILL 2 FD. LEAD, TACK AND S.B.CO. TAG, FLUSH, PER CSFB 4015/2318. ACCP'T AS CL INTERSECTION BANANA & ARROW ROUTE 3 FD. 1" I.P., NO TAG, FLUSH, IN LIEU OF 1" I.P. TAGGED "L.S. 4730, PER M.B. 286/57-58. ACCP'T AS CL INTERSECTION BANANA & IVY 4 FD. 1" I.P. TAGGED "S.B.CO. SURVEY" TAG, FLUSH, PER CSFB 4015/2451. ACCP'T AS CL INTERSECTION CALABASH & ARROW ROUTE 5 FD. 1" I.P. TAGGED "S.B.CO. SURVEY" TAG, FLUSH, PER CSFB 4015/2453. ACCP'T AS SW COR. LOT 221, PER R1. 6 FD. 1" I.P. TAGGED "S.B.CO. SURVEY" TAG, FLUSH, PER CSFB 4015/2453. | <ul style="list-style-type: none"> 7 FD. MAG NAIL & WASHER STAMPED "S.B.CO. SURVEY", FLUSH, PER CSFB 4015/2453. ACCP'T AS SW COR. LOT 220, PER R1. 8 SFN. ESTAB. AT 330.23' PER R1, EXTENDED N'LY FROM 7 ALONG THE CL OF CALABASH AVENUE. 9 SFN. ESTAB BY PROP. PER R1 10 SFN. ESTAB 85.00' W'LY OF THE NE COR. OF LOT 218, R1 11 SFN. ESTAB 85.00' W'LY OF THE E'LY LINE LOT 218, R1, EXTENDED S'LY. 12 SFN. ESTAB BY INTERSECTION 13 SF. ESTAB 64.00' W'LY OF THE W'LY LINE LOT 218, R1, EXTENDED S'LY. |
|---|--|

REFERENCE NOTES

- R1 FONTANA ARROW ROUTE TRACT NO. 2102, M.B. 31/11-15
- R2 TRACT NO. 15763, M.B. 266/7-8
- R3 CSFB 4015/2453

ABBREVIATIONS

- FD. FOUND
- SFN. SEARCHED, FOUND NOTHING
- ESTAB. ESTABLISHED
- INT. INTERSECTION
- REF. REFERENCE
- ILLEG. ILLEGIBLE
- PROP. PROPORTION
- CL. CENTERLINE
- N'LY. NORTHERLY
- S'LY. SOUTHERLY
- W'LY. WESTERLY
- E'LY. EASTERLY
- RAD. RADIAL BEARING



1"=40'

TRACT NO. 20382

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

T&M SURVEYING

SEPTEMBER, 2021

FOR CONDOMINIUM PURPOSES

SHEET 4 OF 4 SHEETS

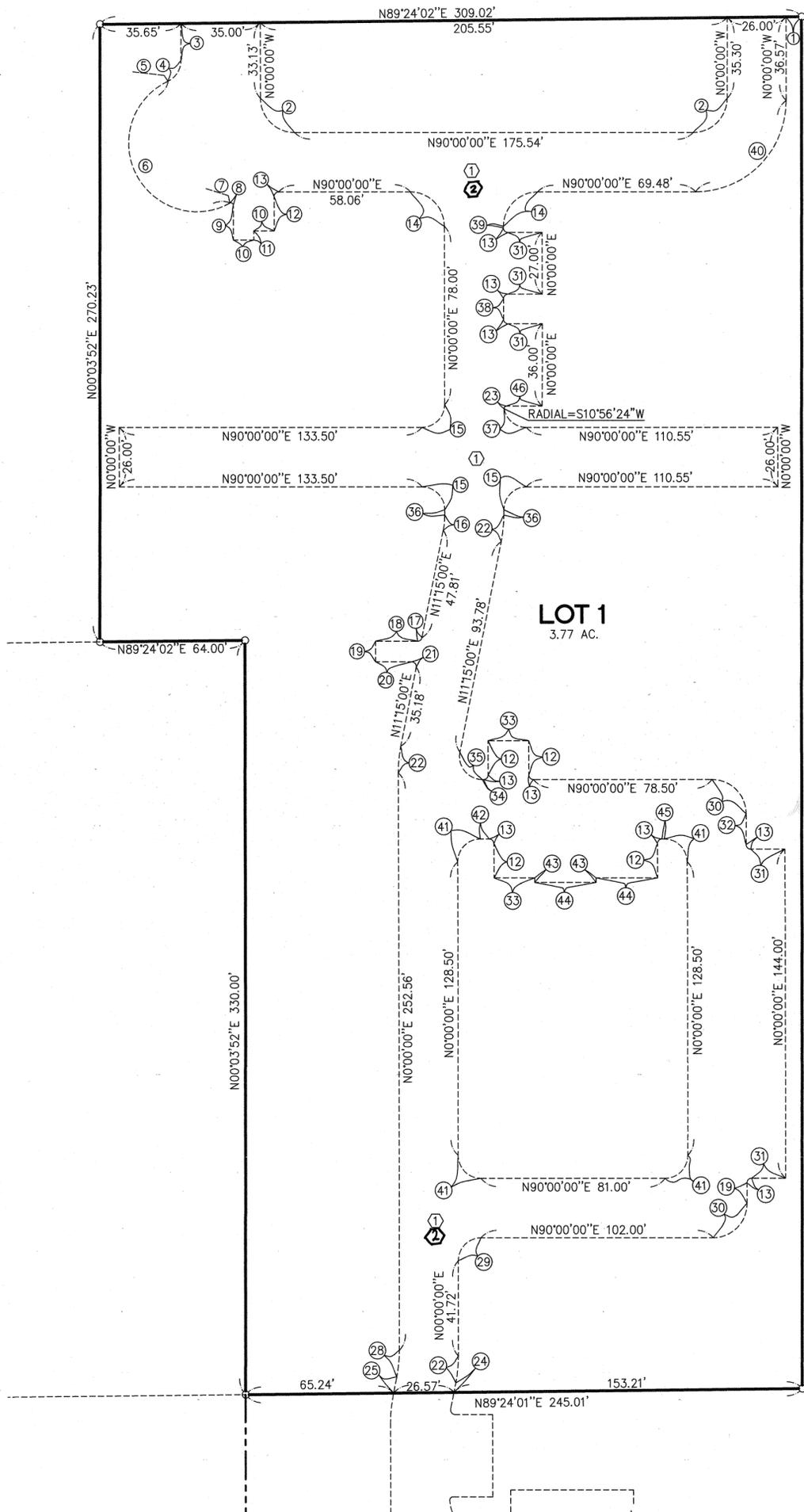
SEE SHEET 3 FOR
BASIS OF BEARINGS
REFERENCE NOTES
MONUMENT NOTES
ABBREVIATIONS



LEGEND

- SET 1" IRON PIPE TAGGED 9309
- ① EASEMENT FOR EMERGENCY ACCESS PURPOSES GRANTED TO THE CITY OF FONTANA.
- ② EASEMENT FOR INGRESS / EGRESS AND PRIVATE UTILITY PURPOSES RESERVED HEREON

FOOTHILL BOULEVARD



DATA TABLE

NO	BRNG/DELTA	RADIUS	LENGTH	TANGENT
1	N89°24'02"E	---	6.82'	---
2	90°00'00"	15.00'	23.56'	15.00'
3	N00°00'00"E	---	16.20'	---
4	64°58'33"	10.00'	11.34'	6.37'
5	N25°01'27"W	---	---	---
6	184°05'00"	30.00'	96.39'	841.56'
7	N29°06'27"W	---	---	---
8	119°06'27"	1.00'	2.08'	1.70'
9	N00°00'00"E	---	15.24'	---
10	N90°00'00"E	---	9.00'	---
11	N00°00'00"E	---	4.01'	---
12	N00°00'00"E	---	15.00'	---
13	90°00'00"	2.00'	3.14'	2.00'
14	90°00'00"	15.00'	23.56'	15.00'
15	90°00'00"	10.00'	15.71'	10.00'
16	11°15'00"	34.00'	6.68'	3.35'
17	78°45'00"	2.00'	2.75'	1.64'
18	N90°00'00"E	---	18.50'	---
19	N00°00'00"E	---	9.00'	---
20	N90°00'00"E	---	15.92'	---
21	101°15'00"	2.00'	3.53'	2.44'
22	11°15'00"	60.00'	11.78'	5.91'
23	100°56'24"	1.00'	1.76'	1.21'
24	N11°15'00"E	---	4.31'	---
25	N11°15'00"E	---	7.20'	---
26	S79°03'36"W	---	---	---
27	NOT USED	---	---	---
28	11°15'00"	60.00'	11.78'	5.91'
29	90°00'00"	10.00'	15.71'	10.00'
30	90°00'00"	15.00'	23.56'	15.00'
31	N90°00'00"E	---	15.00'	---
32	N00°00'00"E	---	13.50'	---
33	N90°00'00"E	---	18.00'	---
34	N90°00'00"E	---	0.56'	---
35	101°15'00"	10.00'	17.67'	12.19'
36	N00°00'00"E	---	2.37'	---
37	79°03'36"	10.00'	13.80'	8.25'
38	N00°00'00"E	---	9.02'	---
39	N00°00'00"E	---	0.69'	---
40	90°00'00"	40.00'	62.83'	40.00'
41	90°00'00"	10.00'	15.71'	10.00'
42	N90°00'00"E	---	3.96'	---
43	N00°00'00"E	---	2.00'	---
44	N90°00'00"E	---	27.00'	---
45	N90°00'00"E	---	1.04'	---
46	N90°00'00"E	---	15.84'	---