

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

SHEET 2 OF 2

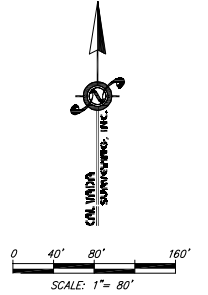
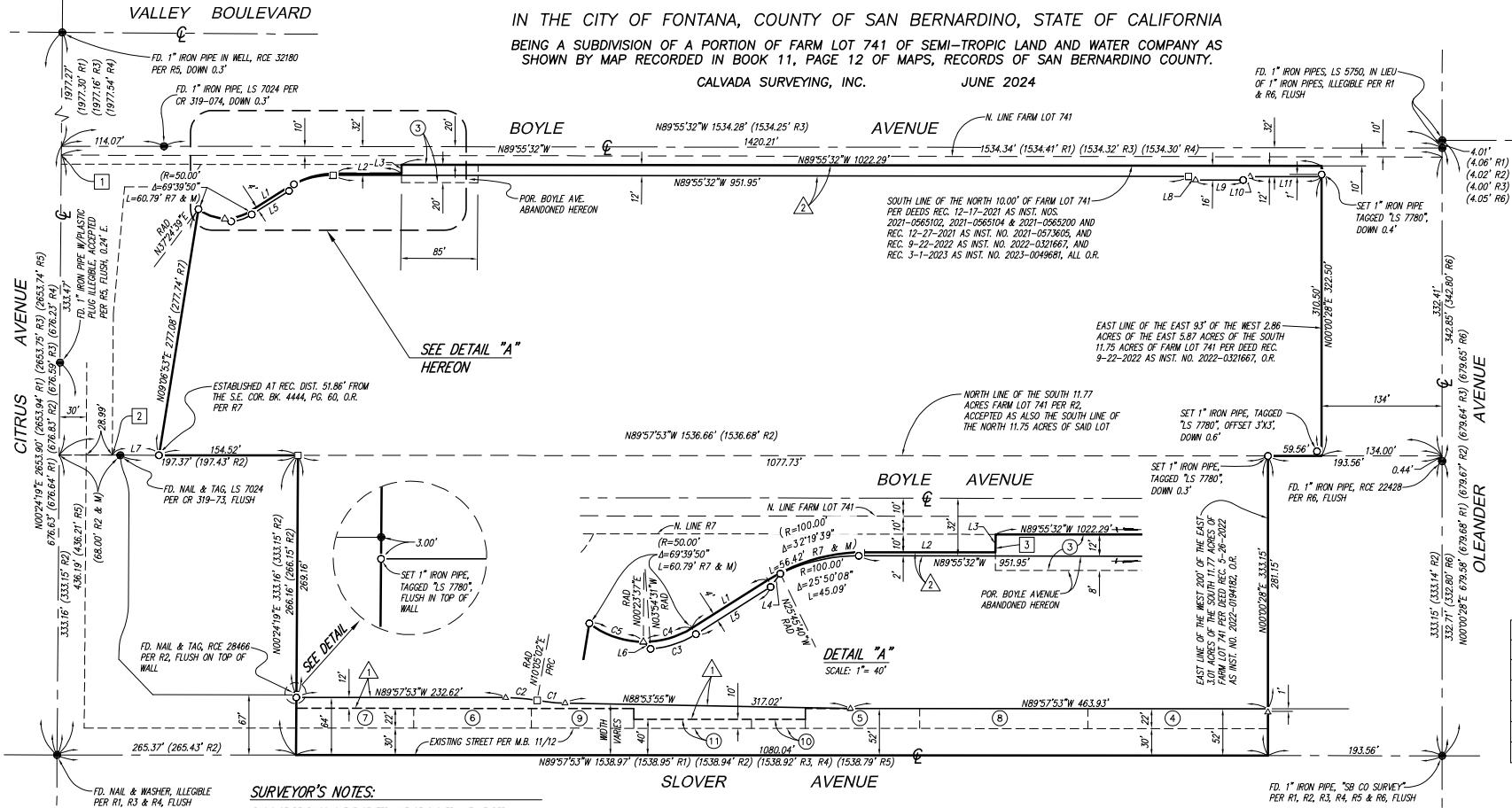
PARCEL MAP NO. 20834

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



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°55'32"W	(51.86' R7 & M)
L8	N52°09'57"W	6.53'
L9	N89°55'32"W	55.04'
L10	N52°18'53"E	26.71'
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

EASEMENT DEDICATIONS:

- △ SLOVER AVENUE DEDICATED HEREON.
- △ BOYLE AVENUE DEDICATED HEREON.

ESTABLISHMENT NOTES:

- NORTHWEST CORNER FARM LOT 741, M.B. 11/12, ESTABLISHED BY PROPORTION PER R1.
- S.E. COR. BK. 4444, PG. 60, O.R., ESTABLISHED AT REC. DIST. 28.99' PER SAID DEED.
- 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:

- 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)
- 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)
- AN EASEMENT TO THE CITY OF FONTANA FOR STREET & HIGHWAY PURPOSES RECORDED OCTOBER 21, 1985 AS INST. NO. 85-260205, O.R.
- AN EASEMENT TO COUNTY OF SAN BERNARDINO FOR HIGHWAY & ROAD PURPOSES RECORDED JUNE 22, 1999 AS INST. NO. 19990264313, O.R.
- AN EASEMENT TO COUNTY OF SAN BERNARDINO FOR HIGHWAY & ROAD PURPOSES RECORDED AUGUST 30, 1999 AS INST. NO. 19990367123, O.R.
- AN EASEMENT TO THE CITY OF FONTANA FOR STREET, HIGHWAY & PUBLIC UTILITY PURPOSES RECORDED OCTOBER 14, 1999 AS INST. NO. 19990429935, O.R.
- AN EASEMENT TO THE CITY OF FONTANA FOR STREET, HIGHWAY & PUBLIC UTILITY PURPOSES RECORDED OCTOBER 14, 1999 AS INST. NO. 19990429935, O.R.
- AN EASEMENT TO COUNTY OF SAN BERNARDINO FOR HIGHWAY & ROAD PURPOSES RECORDED OCTOBER 20, 1999 AS INST. NO. 19990437563, O.R.
- AN EASEMENT TO THE CITY OF FONTANA FOR STREET, HIGHWAY & PUBLIC UTILITY PURPOSES RECORDED DECEMBER 21, 1999 AS INST. NO. 19990522409, O.R.
- AN EASEMENT TO COUNTY OF SAN BERNARDINO FOR HIGHWAY & ROAD PURPOSES RECORDED JANUARY 18, 2000 AS INST. NO. 20000016032, O.R.
- AN EASEMENT TO THE CITY OF FONTANA FOR STREET, HIGHWAY & PUBLIC UTILITY PURPOSES RECORDED FEBRUARY 11, 2000 AS INST. NO. 20000048694, O.R.