

Tentative Parcel Map No. 20203

FOR COMMERCIAL PARCELS

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

THE LAND REFERRED TO HEREIN BELOW IS DESCRIBED AS PARCEL 1 (0193-251-44), PARCEL C OF CERTIFICATE OF COMPLIANCE FOR A LOT LINE ADJUSTMENT NO. 18-001, AS DESCRIBED AND SHOWN BY A DOCUMENT RECORDED MARCH 23, 2018 AS INSTRUMENT NO. 2018-0108961 OF OFFICIAL RECORDS.

EASEMENT NOTES:

- ① INDICATES AN EASEMENT FOR VEHICULAR ACCESS PURPOSES FROM RECORDED INSTRUMENT NO. 2020-040576 OF OFFICIAL RECORDS.
- ② INDICATES AN EASEMENT FOR DRAINAGE PURPOSES FROM RECORDED INSTRUMENT NO. 2020-040576 OF OFFICIAL RECORDS.
- ③ INDICATES AN EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES IN FAVOR OF THE CITY OF FONTANA FROM INSTRUMENT NO. 2000-030438 OF OFFICIAL RECORDS.

④ TO BE RECORDED PER FINAL MAP

BLUE PEAK ENGINEERING, INC.
 MAY 2021
 4 PARCELS
 7.044 ACRES

PUBLIC UTILITIES

WATER:
 SAN GABRIEL VALLEY
 12300 ANTON BOYCE
 FONTANA, CA 92335
 ALAN FOSTER
 951.212.7275
 ANFROSTROMER@S...
 SENDER AND DRAINAGE:
 CITY OF FONTANA
 KERRY TOLLNER
 909.432.3200
 ELECTRIC:
 SOUTHERN CALIFORNIA
 940 WEST BELL
 714.796.8600
 GAS:
 SOUTHERN CALIFORNIA
 940 WEST BELL
 714.796.8600
 TELEPHONE:
 AT&T
 STEVE BLACKBURN
 714.507.5526

PARCEL SIZE SUMMARY
 PARCEL 1: 184,417 SQ.FT.
 PARCEL 2: 51,158 SQ.FT.
 PARCEL 3: 41,005 SQ.FT.
 PARCEL 4: 29,788 SQ.FT.
 TOTAL: 306,368 SQ.FT.

ENGINEER:
 BLUE PEAK ENGINEERING
 10505 TOWER LANE
 NORVA LINDA, CA 92553
 KIMBERLY JOHNSON
 951.237.8008

SHEET INDEX:
 SHEET 1: SEE PLAN
 SHEET 2: PROPOSED
 SHEET 3: EXISTING

BASIS OF:
 THE RECORDS FOR THIS MAP BEING HELD AS NORTH BY THE RECORDS OF SAN BERNARDINO COUNTY.

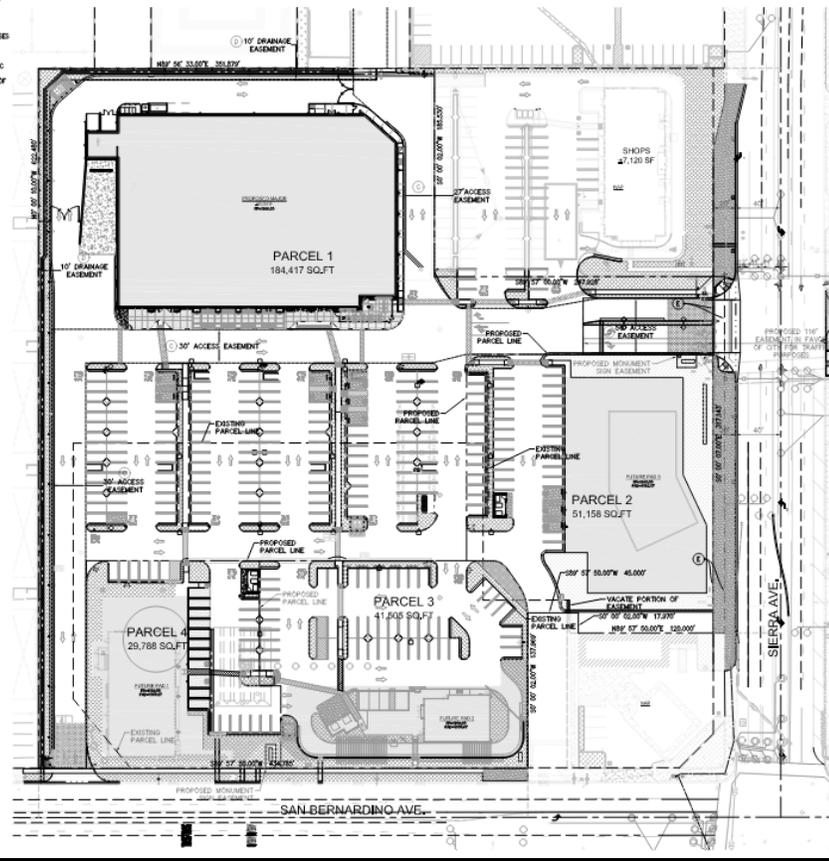
BENCHMARK:
 CITY OF FONTANA BENCH MARK AND THE BENCHMARK 1157118

DESCRIPTION OF THE PROPERTY:
 THE PROPERTY IS A CALIFORNIA LIMITED LIABILITY COMPANY, INCORPORATED IN THE STATE OF CALIFORNIA, AND IS OWNED BY THE COMPANY. THE COMPANY IS A CALIFORNIA LIMITED LIABILITY COMPANY, INCORPORATED IN THE STATE OF CALIFORNIA, AND IS OWNED BY THE COMPANY.

OWNER SIGNATURE:

FLOOD_ZONE

BY CONSULTING THE FLOODING AND FLOODING ZONE MAPS, IT IS DETERMINED THAT THE SUBJECT PARCELS ARE NOT IN A FLOOD ZONE AS SHOWN ON FEMA FLOOD MAP NO. 050703484A AND 050703484B FOR THE CITY OF FONTANA (COMMUNITY NO. 050703) WITH AN EFFECTIVE DATE OF AUGUST 28, 2009 AND IS NOT IN A FLOOD HAZARD AREA.



CITY OF FONTANA PLANNING DEPARTMENT

Tentative Parcel Map No. 20203

DATE: September 21, 2021
CASE: Master Case No. 20-016R1
 Administrative Site Plan No. 21-022
 Administrative Site Plan No. 21-023
 Minor Use Permit No. 20-007
 Tentative Parcel Map No. 20-003R1