

GROSS AREA = 30.841 ACRES
NET AREA = 29.905 ACRES
NUMBER OF PARCELS: 1

DATE OF SURVEY:
JULY, 2021

PARCEL MAP NO. 20456

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

BEING A SUBDIVISION OF A PORTION OF FARM LOTS 739 AND 742, ACCORDING TO THE LANDS BELONGING TO SEMI-TROPIC LAND AND WATER COMPANY, AS PER MAP FILED IN BOOK 11, PAGE 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; TOGETHER WITH PARCELS 1 AND 2 OF PARCEL MAP NO. 19279, AS PER MAP FILED IN BOOK 240, PAGES 87 THROUGH 89, INCLUSIVE OF PARCEL MAPS, IN SAID OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



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

SHEET 1 OF 6 SHEETS

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 AS AN EASEMENT FOR PUBLIC PURPOSES: OLEANDER AVENUE, SLOVER AVENUE, AND CYPRESS AVENUE FOR PUBLIC STREET AND UTILITY PURPOSES AS SHOWN HEREON.

DUKE REALTY LIMITED PARTNERSHIP, AN INDIANA LIMITED PARTNERSHIP,

BY: DUKE REALTY LLC
A DELAWARE LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

BY: PROLOGIS, L.P.
A DELAWARE LIMITED PARTNERSHIP
ITS SOLE MEMBER

BY: PROLOGIS, INC.
A MARYLAND CORPORATION
ITS GENERAL PARTNER

BY: _____

BY: _____

PRINT NAME: _____

PRINT NAME: _____

PRINT TITLE: _____

PRINT TITLE: _____

NOTARY ACKNOWLEDGEMENTS

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 _____

COUNTY OF _____

ON _____ BEFORE ME, _____

NOTARY PUBLIC, PERSONALLY APPEARED _____

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

SIGNATURE _____ MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY
MY COMMISSION NO. _____

PRINT NAME _____ MY COMMISSION EXPIRES _____

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 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: _____

LYNNA MONELL, CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF SAN BERNARDINO

BY: _____ DEPUTY

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
AUDITOR-CONTROLLER/TREASURER/TAX COLLECTOR
COUNTY OF SAN BERNARDINO

BY: _____ DEPUTY

NOTE

SEE SHEET 2 FOR SIGNATURE OMISSIONS NOTE, BASIS OF BEARINGS, REFERENCES AND MONUMENT NOTES.

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 DUKE REALTY IN SEPTEMBER, 2019. 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.

DATED: OCTOBER 3, 2023

David W. Mackey

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



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 COMPLETED.

DATED THIS _____ DAY OF _____, 2023.

GIA LAM KIM, PUBLIC WORKS DIRECTOR/CITY ENGINEER
R.C.E. 62296
CITY OF FONTANA



CITY LAND SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP OF PARCEL MAP NO. 20456, CONSISTING OF 6 SHEETS; AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATED _____ 2023.

MICHAEL P. THORTON, CITY LAND SURVEYOR
P.L.S. 6867
CITY OF FONTANA

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. 20456 AND ACCEPTED THE FOREGOING DEDICATIONS IN ACCORDANCE WITH CITY OF FONTANA STANDARDS AND HEREBY CERTIFIES THE ABANDONMENT AS DESCRIBED IN THE ABANDONMENT NOTE HEREON.

GERMAINE KEY
CITY CLERK, CITY OF FONTANA

ATTEST

GERMAINE KEY
CITY CLERK, CITY OF FONTANA

ACQUANETTA WARREN
MAYOR, CITY OF FONTANA

ABANDONMENT NOTE

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

BOYLE AVENUE, AS CONVEYED TO THE COUNTY OF SAN BERNARDINO FOR HIGHWAY AND ROAD PURPOSES RECORDED JUNE 25, 1965, IN BOOK 6419, PAGE 176, OF OFFICIAL RECORDS, COUNTY OF SAN BERNARDINO; TOGETHER WITH THAT EASEMENT FOR HIGHWAY AND ROAD PURPOSES RECORDED MARCH 16, 1989, AS INSTRUMENT NO. 89-094247, OF OFFICIAL RECORDS, COUNTY OF SAN BERNARDINO; TOGETHER WITH THAT EASEMENT FOR STREET, HIGHWAY, AND PUBLIC UTILITY PURPOSES RECORDED MAY 18, 2011, AS INSTRUMENT NO. 2011-0202135, OF OFFICIAL RECORDS, COUNTY OF SAN BERNARDINO.

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

THIS MAP HAS BEEN FILED UNDER DOCUMENT NO. _____
THIS _____ DAY OF _____, 2023, AT _____
IN BOOK _____ OF PARCEL MAPS AT PAGES _____
AT THE REQUEST OF FIRST AMERICAN TITLE INSURANCE COMPANY
IN THE AMOUNT OF \$ _____

CHRIS WILHITE
ASSESSOR-RECORDER
COUNTY OF SAN BERNARDINO

BY _____ DEPUTY RECORDER

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SHEET 2 OF 6 SHEETS

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. FONTANA FARMS COMPANY, HOLDER OF AN EASEMENT FOR PIPE LINE AND UTILITY PURPOSES RESERVED IN GRANT DEEDS RECORDED JANUARY 10, 1925, IN BOOK 877, PAGE 316; MAY 6, 1925, IN BOOK 875, PAGE 472; JANUARY 10, 1925, IN BOOK 881, PAGE 310, ALL OF DEEDS; JANUARY 6, 1945, AS BOOK 1730, PAGE 103; AUGUST 30, 1934, AS BOOK 985, PAGE 373; DECEMBER 8, 1934, AS BOOK 1020, PAGE 369; APRIL 5, 1935, AS BOOK 1051, PAGE 113 AND 17; JUNE 28, 1938, AS BOOK 1067, PAGE 336; AUGUST 22, 1947, AS BOOK 2079, PAGE 214; APRIL 5, 1935 AS BOOK 1051, PAGE 107, ALL OF OFFICIAL RECORDS (EASEMENTS AFFECT SUBJECT PROPERTY, NOT LOCATABLE FROM RECORD).
2. THE COUNTY OF SAN BERNARDINO, HOLDER OF AN EASEMENT FOR HIGHWAY AND ROAD PURPOSES RECORDED OCTOBER 4, 1999, AS INSTRUMENT NO. 19990416578, OFFICIAL RECORDS.
3. THE SOUTHERN SIERRAS POWER COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES PER DOCUMENT RECORDED MAY 1, 1926, AS BOOK 95, PAGE 113, OFFICIAL RECORDS.
4. QWEST COMMUNICATIONS COMPANY, LLC, SPRINT COMMUNICATIONS COMPANY, L.P., LEVEL 3 COMMUNICATIONS, LLC AND WILTEL COMMUNICATIONS, INC. HOLDER OF EASEMENTS FOR TELECOMMUNICATIONS CABLE SYSTEM PURPOSES RECORDED OCTOBER 9, 2013, AS INSTRUMENT NO. 2013-0439051, OFFICIAL RECORDS (EASEMENT IS NOT LOCATABLE FROM RECORD).
5. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES RECORDED MARCH 18, 2015, AS INSTRUMENT NO. 2015-0104728; AND AUGUST 19, 2022, AS INSTRUMENT NO. 2022-0284989, BOTH OF OFFICIAL RECORDS.
6. THE STATE OF CALIFORNIA, HOLDER OF AN EASEMENT FOR FOOTING PURPOSES RECORDED APRIL 18, 2012, AS INSTRUMENT NO. 2012-0148687, OFFICIAL RECORDS; AND AN EASEMENT FOR SLOPE PURPOSES RECORDED APRIL 18, 2012, AS INSTRUMENT NO. 2012-0148689, OFFICIAL RECORDS.

REFERENCES:

(R1) INDICATES RECORD DATA PER PARCEL MAP 19755, P.M.B. 249/68-69
(R2) INDICATES RECORD DATA PER PARCEL MAP 19279, P.M.B. 240/87-89
(R3) INDICATES RECORD DATA PER RECORD OF SURVEY 20-0005, R.S.B. 169/54
(R4) INDICATES RECORD DATA PER PARCEL MAP 16055, P.M.B. 232/75-77
(R5) INDICATES RECORD DATA PER RECORD OF SURVEY NO. 10-154, R.S.B. 145/11-12
(R6) INDICATES RECORD DATA PER RECORD OF SURVEY 00-067, R.S.B. 114/78
(R7) INDICATES RECORD DATA PER GRANT DEED, INSTRUMENT NO. 2008-0102579, O.R.
(R8) INDICATES RECORD DATA PER INSTRUMENT NO. 2012-0148686, O.R.
(R9) INDICATES RECORD DATA PER SEMI TROPIC LAND AND WATER COMPANY, M.B. 11/12

BASIS OF BEARINGS

BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF SLOVER AVENUE BEING NORTH 89°51'54" EAST ON PARCEL MAP NO. 19279, P.M.B. 240/87-89.

MONUMENT NOTES

- INDICATES MONUMENT FOUND AS NOTED.
- 2" IRON PIPE AND TAG, "PLS 8912", OR LEAD, TACK & TAG, "PLS 8912" TO BE SET WITHIN 1 YEAR FROM RECORDATION OF THIS MAP.

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NOTES:
SEE SHEET 2 OF BASIS OF BEARINGS;
SEE SHEET 6 FOR EXISTING EASEMENT LOCATIONS

GROSS AREA = 30.841 ACRES
NET AREA = 29.905 ACRES
NUMBER OF PARCELS: 1
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SEE SHEET 4

GROSS AREA = 30.841 ACRES
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SCALE IN FEET

0 60 120 180

SCALE: 1" = 60'

PARCEL MAP NO. 20456

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

NOTES:
SEE SHEET 2 OF BASIS OF BEARINGS;
SEE SHEET 6 FOR EXISTING EASEMENT LOCATIONS

—FOUND 1" IRON PIPE AND TAG, "LS 3828",
PER PARCEL MAP NO. 5774, PMB 53/23,
0.39' EAST PER R6, DOWN 0.1'

N89°49'03" E 1,320.39' (1,320.49' R6)

© WASHINGTON DRIVE

FOUND 1" IRON PIPE AND TAG
"LS 7809", FLUSH, PER R5 119.00 M&R

FOUND 1" IRON PIPE AND TAG
"LS 7809", FLUSH, PER R5 0.21' WEST PER R6

INTERSTATE FREEWAY I-10

SOUTHERN PACIFIC RAILROAD RIGHT OF WAY

FOUND 1" IRON PIPE, N.
ACCEPTED AS 1" IRON P.
"4743" PE
N22°13'49" W 0.13' F

206.07' (260.03' R3) (206.07')

RECORD OF SURVEY 20-0005
R.S.B. 169/54

ESTABLISHED AS THE WESTERLY LINE OF THE
EAST 11.05 ACRES OF LOT 739 PER R10
478.26' (478.17' R3) (478.22' R6)
357'W 512.26' (512.17' R3) (512.22' R6)

N00°08'57" W 51°7.06' (517.00' R3) (517.03' R6)

RECORD OF SURVEY 00-067
R.S.B. 114/78

FOUND 1" IRON PIPE
TAG "4743" PER R6, FL

FOUND 1" IRON PIPE AND
PER R6

OWN 0.4' CORNER

—**G. BOYLE AVENUE** ABANDONED
NORTH

SEE SHEET 3

JOYCE AVENUE ABANDONED

73' R6)

FOUND 1" IRON PIPE AND TAG, "LS 3762", AS SHOWN PER R6, DOWN 0.9'

165.51' M&R6

165.05' M&R6

163.35'

SOUTHERLY RIGHT OF WAY LINE
SOUTHERN PACIFIC RAILROAD

EXCEPTION
INSTRUMENT NO.
012-0148686, O.R. (R8)

ESTABLISHED AS THE
WESTERLY LINE
INSTRUMENT NO.
2012-0148686, O.R. (R8)

HELD RECORD ANGLE
88°35'00" PER R8

N88°19'49"E 39.36'
SFN, ESTABLISHED
BY INTERSECTION

30'(R9)

ER COMPANY

ESTABLISHED AS THE WESTERLY LINE OF THE
EAST 4.48 ACRES OF LOT 739 PER R10

491.99' (491.98' CALC R6)
N00°08'57"W 525.99' (525.98' R6)

ESTABLISHED AS THE WESTERLY LINE OF THE
EAST 2.48 ACRES OF LOT 739 PER R10

496.09' (496.10' CALC R6)
N00°08'57"W 530.09' (530.10' R6)

STREET RIGHT OF WAY

521.14',
414.85'

ACCEPTED AS THE EASTERLY
LINE LOT 739 (R9)

533.15' (535.16' R3&R6),
N00°08'57"W 951.58'

CYPRESS AVENUE

FOUND NAIL AND TAG,
ILLEGIBLE, ACCEPTED AS
LOCATION OF NAIL AND TAG,
"LS 3762" PER R6, DOWN 0.4'
S32°35'14"E 0.18' FROM CORNER

165.45'

4.00' M&R6

34.00' M&R6

165.45' (165.46' R6)

14.01' (13.98' R6)

164.99' M&R6

N89°45'24"E 367.79'

34.00' M&R6

20'

139.83' (202.82')

202.80'

104.73'

M&R5 (139.81' R2)
R6)

13.99' M,R1&R2

20.00' M,R1&R2
6.01' M,R1&R2

STREET RIGHT OF WAY

30'(R9)

FOUND 1" IRON PIPE
AND TAG, "LS 7809",
FLUSH, PER R5

FOUND 1" IRON PIPE
AND TAG, "LS 7809",
FLUSH, PER R5

SFN, SOUTHEAST
CORNER LOT 739

FOUND 1" IRON PIPE
AND TAG, "LS 7809",
FLUSH, PER R5

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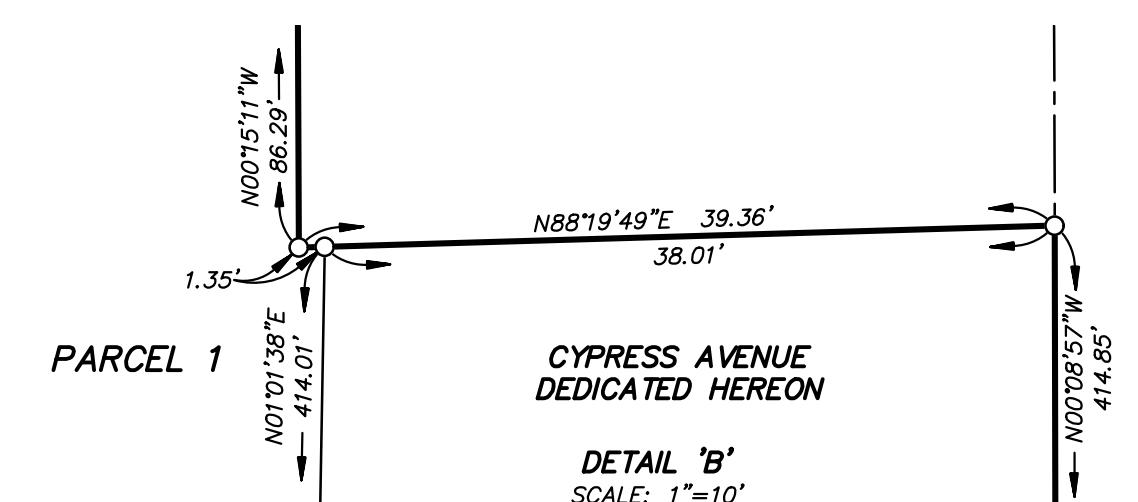
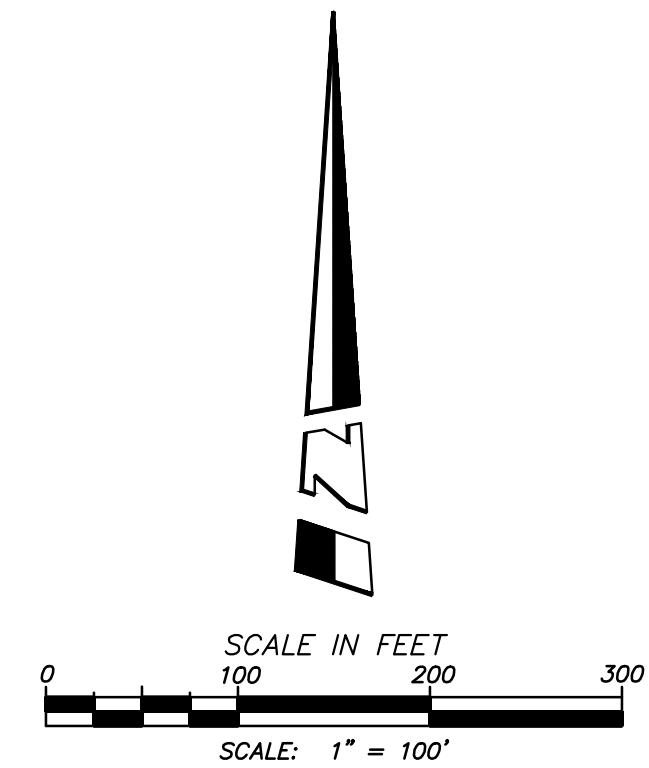
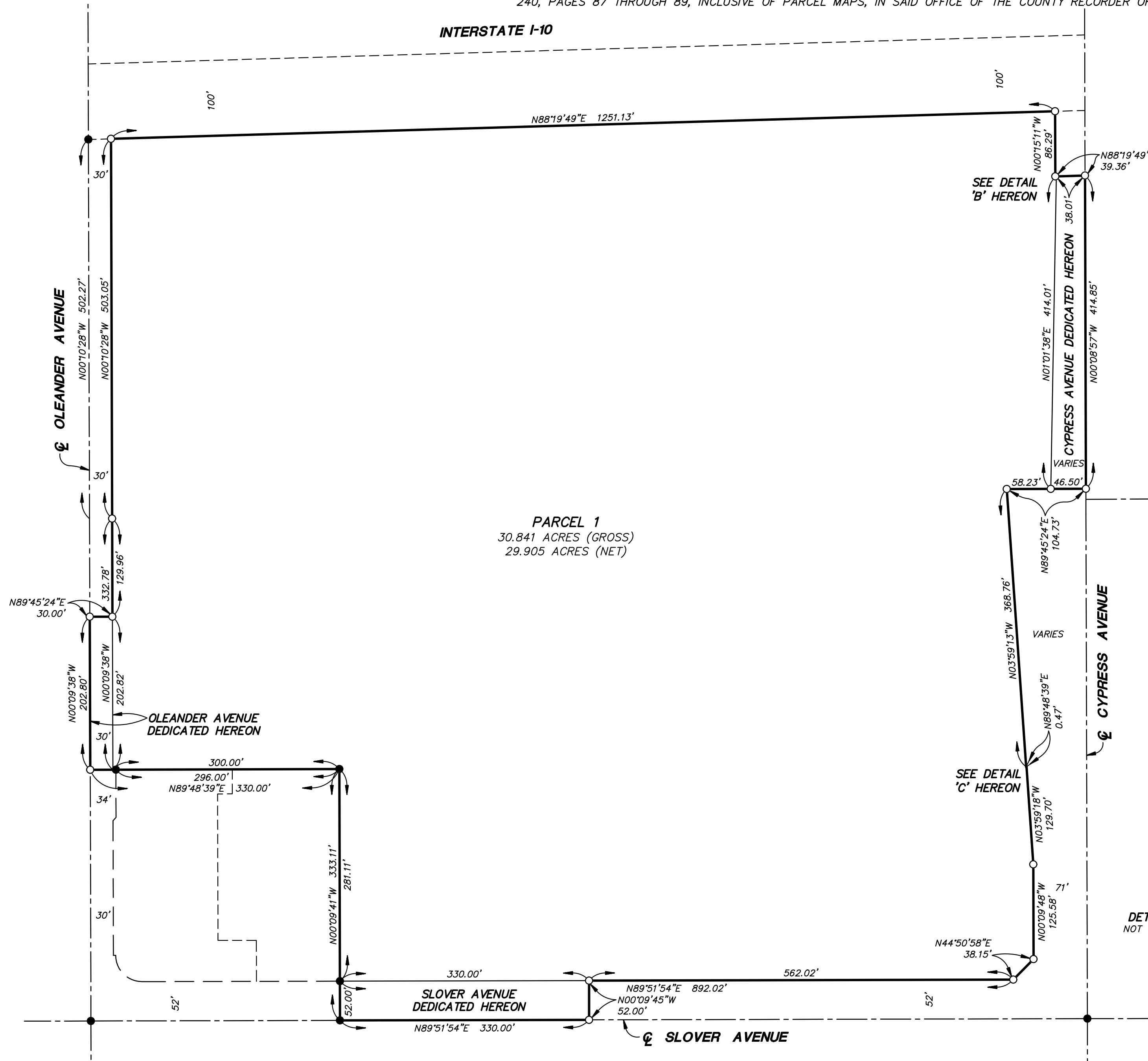
SHEET 5 OF 6 SHEETS

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INTERSTATE I-10



DETAIL 'C'
NOT TO SCALE

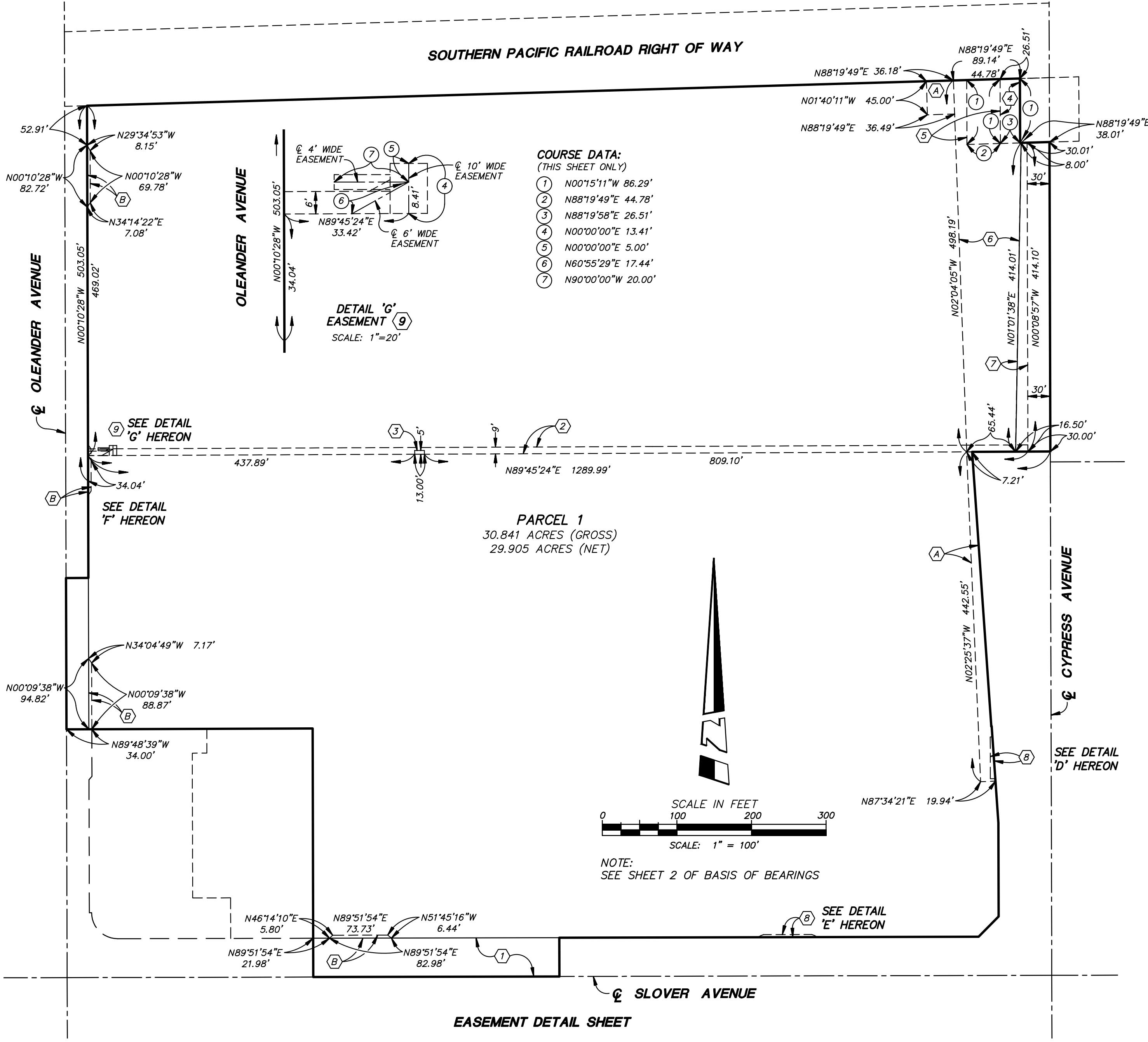
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EXISTING EASEMENTS

- ① AN EASEMENT FOR HIGHWAY AND ROAD PURPOSES IN FAVOR OF THE COUNTY OF SAN BERNARDINO RECORDED OCTOBER 4, 1999 AS INSTRUMENT NO. 19990416578, OFFICIAL RECORDS.
- ② AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF THE SOUTHERN SIERRAS POWER COMPANY PER DOCUMENT RECORDED MAY 1, 1926 AS BOOK 95, PAGE 113, OFFICIAL RECORDS.
- ③ AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED MARCH 18, 2015 AS INSTRUMENT NO. 2015-0104728, OFFICIAL RECORDS.
- ④ AN EASEMENT FOR FOOTING PURPOSES IN FAVOR OF THE STATE OF CALIFORNIA RECORDED APRIL 18, 2012 AS INSTRUMENT NO. 2012-0148687, OFFICIAL RECORDS.
- ⑤ AN EASEMENT FOR SLOPE PURPOSES IN FAVOR OF THE STATE OF CALIFORNIA RECORDED APRIL 18, 2012 AS INSTRUMENT NO. 2012-0148689, OFFICIAL RECORDS.
- ⑥ AN EASEMENT FOR SLOPE PURPOSES IN FAVOR OF THE CITY OF FONTANA RECORDED FEBRUARY 9, 2021 AS INSTRUMENT NO. 2021-0064064, OFFICIAL RECORDS.
- ⑦ AN EASEMENTS FOR RIGHT OF WAY PURPOSES TO THE CITY OF FONTANA RECORDED FEBRUARY 9, 2021 AS INSTRUMENT NO. 2021-0064065, OFFICIAL RECORDS.
- ⑧ AN EASEMENT FOR SIDEWALK PURPOSES IN FAVOR OF THE CITY OF FONTANA SHOWN OR DEDICATED ON PARCEL MAP NO. 19279 RECORDED DECEMBER 27, 2012 ON FILE IN BOOK 240, PAGE 87-89, OF PARCEL MAPS (EASEMENT WAS ACCEPTED BY THE CITY OF FONTANA ON SAID MAP).
- ⑨ AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED AUGUST 19, 2022, AS INSTRUMENT NO. 2022-0284989, OFFICIAL RECORDS

NEW EASEMENTS

Ⓐ INDICATES EASEMENT FOR PROPOSED ACCESS EASEMENT FOR SLOPE MAINTENANCE
Ⓑ INDICATES EASEMENT FOR PROPOSED SIDEWALK

