

GROSS = 38402.25 SQ. FT. = 0.881 ACRES
NET = 38146.21 SQ. FT. = 0.876 ACRES
NUMBERED LOTS: 1

SHEET 1 OF 2 SHEETS

TRACT NO. 18973

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

BEING A SUBDIVISION OF LOT 3, IN BLOCK 7, FONTANA ACRES NO. 8, AS SHOWN BY MAP ON
FILE IN BOOK 25, PAGE 5 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TRITECH ENGINEERING GROUP INC.

FOR CONDOMINIUM PURPOSES

NOVEMBER, 2025

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 MAP.

WE HEREBY DEDICATE TO THE CITY OF FONTANA AN EASEMENT FOR INGRESS AND EGRESS OF SERVICE AND EMERGENCY VEHICLES ACCESS AS SHOWN ON THIS MAP.

SO CAL BEAUTIFUL, LLC, a California Limited Liability Company, (OWNER)

_____, (Managing Member)

_____, (Managing Member)

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 TRUTH FULLNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
COUNTY OF _____ }

ON THIS _____, 2023 BEFORE ME, _____,
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/HEY 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.

NAME OF NOTARY: _____

SIGNATURE: _____

COUNTY IN WHICH COMMISSIONED: _____

DATE COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

SIGNATURE OMISSIONS:

PURSUANT TO THE PROVISIONS OF SECTION 66436 OF CALIFORNIA THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED AS THEIR INTEREST IS SUCH THAT THEY CANNOT RIPEN INTO A FEE.

AN EASEMENT OF FONTANA LAND COMPANY, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF CALIFORNIA, FOR MAINTENANCE OF POLES AND PIPES PURPOSES, RECORDED APRIL 20, 1927, IN BOOK 217, PAGE 347 OF OFFICIAL RECORDS. SAID EASEMENT IS BLANKET IN NATURE.

AN EASEMENT OF CITY OF FONTANA, A MUNICIPAL CORPORATION, FOR STREET, HIGHWAY AND PUBLIC UTILITY PURPOSES, RECORDED APRIL 12, 2006 AS DOCUMENT NO. 2006-0249606 OF OFFICIAL RECORDS.

AN EASEMENT OF CITY OF FONTANA, A MUNICIPAL CORPORATION, FOR STREET, HIGHWAY AND PUBLIC UTILITY PURPOSES, RECORDED AUGUST 21, 2006 AS DOCUMENT NO. 2006-0571017 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 SO CAL BEAUTIFUL, LLC. I HEREBY ALSO STATE THAT ALL THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET IN THOSE POSITIONS WITHIN TWELVE 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.

M. Khalili

11-6-25

MAHMOUD KHALILI SAMANI
LS 8766

DATE



CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF TRACT NO. 18973, 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 ARTICLE I THROUGH III, CHAPTER 26, CODE OF THE CITY OF FONTANA HAVE BEEN COMPLETED.

DATED _____, 20____

GIA LAM KIM, CITY ENGINEER
R.C.E. 62296
CITY OF FONTANA

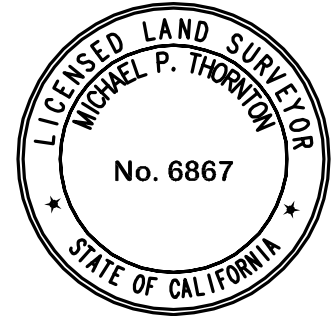


CITY LAND SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP OF TRACT NO. 18973 CONSISTING OF TWO SHEETS; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATED _____, 20____

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



CITY OFFICIAL'S ACCEPTANCE:

AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF FONTANA, STATE OF CALIFORNIA, HELD ON _____ DAY OF _____, _____; THE SAID CITY COUNCIL APPROVED ON BEHALF OF THE CITY OF FONTANA THIS MAP OF TRACT NO. 18973 AND ACCEPTED THE FOREGOING DEDICATIONS IN ACCORDANCE WITH THE CITY OF FONTANA STANDARDS.

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

ATTEST:

ACQUANETTA WARREN
MAYOR, CITY OF FONTANA

GERMAINE KEY
CITY CLERK, CITY OF FONTANA

CITY CLERK, CITY OF FONTANA

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

I DO HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS 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 SAN BERNARDINO COUNTY

BY: _____
DEPUTY DATE

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 FILING OF THIS MAP WITH THE 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

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 \$ _____.

CHRIS WILHITE, ASSESSOR-RECORDER, SAN BERNARDINO COUNTY

BY: _____

DEPUTY RECORDER

SCALE: 1" = 50'

SHEET 2 OF 2 SHEETS

TRACT NO. 18973

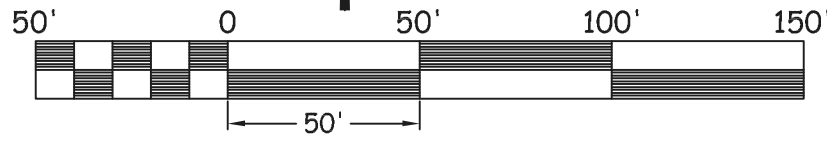
IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT 3, IN BLOCK 7, FONTANA ACRES NO. 8, AS SHOWN BY MAP ON FILE IN BOOK 25, PAGE 5 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES

TRITECH ENGINEERING GROUP INC.

NOVEMBER, 2025



FOUND MONUMENTS NOTES:

- (A) FOUND 1 1/2" I.P., NO TAG, DN. 0.7' PER RS 172/47. ACCEPTED AS CENTERLINE INTERSECTION.
- (B) FOUND 1 1/2" I.P., NO TAG, DN. 0.7' PER RS 172/47. ACCEPTED AS CENTERLINE INTERSECTION.
- (C) FOUND SPIKE & WASHER STAMPED LS 5411, FLUSH PER C.R. 266/085. ACCEPTED AS CENTERLINE INTERSECTION.
- (D) FOUND SPIKE & WASHER STAMPED LS 5411, FLUSH PER C.R. 266/084. ACCEPTED AS CENTERLINE INTERSECTION.

BASIS OF BEARING:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 00°12'32" W OF THE CENTERLINE OF DATE STREET AS SHOWN ON MAP OF RECORD OF SURVEY 21-053, FILED IN BOOK 172, PAGE 47 OF RECORD OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

EASEMENT NOTE:

- (E1) 2-FOOT ROAD EASEMENT OF CITY OF FONTANA RECORDED APRIL 12, 2006 AS DOCUMENT NO. 2006-0249606 AND AUGUST 21, 2006 AS DOCUMENT NO. 2006-0571017, BOTH OF OFFICIAL RECORDS.
- (E2) 30 FOOT WIDTH PRIVATE DRIVEWAY AND FIRE LANE EASEMENT FOR INGRESS AND EGRESS OF SERVICE AND EMERGENCY VEHICLES DEDICATED TOE THE CITY OF FONTANA HEREON. (FROM GROUND TO 18 FEET ABOVE GROUND)

LEGEND:

- INDICATES RECORD DATA PER THE FOLLOWING MAPS:
- R1 BLOCK 7, FONTANA ACRES NO. 8, M.B. 25/5
 - R2 TRACT NO. 10876, M.B. 151/61-62
 - R3 PARCEL MAP NO. 966, P.M.B. 8/44
 - R4 PARCEL MAP NO. 16165, P.M.B. 218/21-22
 - R5 RECORD OF SURVEY 21-053, R.S. 172/47
 - * CALCULATE PER SAID RECORD MAP

SURVEY NOTES:

- MONUMENT FOUND AS NOTED.
- SET L&T, TAGGED L.S. 8766 IN SIDEWALK.
- SET L&T, TAGGED L.S. 8766 IN FACE OF THE WALLS.
- # DIMENSION IS NOT TO SCALE

LINE TABLE:

NO	BEARINGS	DISTANCE
L1	N 00°12'32" W	49.00'
L2	N 00°12'32" W	30.00'
L3	N 89°46'36" E	254.38'
L4	N 89°46'36" E	20.00'
L5	N 00°13'24" W	80.00'
RAD1	N 21°34'01" E	28.00'
RAD2	N 87°43'52" E	28.00'
RAD3	N 88°10'41" W	28.00'
RAD4	N 22°00'49" W	28.00'

CURVE TABLE:

NO	DELTA ANGLE	R	L
C1	66°09'51"	28.00'	32.33'
C2	66°09'52"	28.00'	32.33'

