

GROSS AREA: 27.248 ACRES
NET AREA: 17.667 ACRES
NUMBERED LOTS: 105 LOTS
LETTERED LOTS: 5 LOTS

TRACT NO. 18981

SHEET 1 OF 6

IN THE CITY OF FONTANA

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST 1/4, OF THE NORTHEAST 1/4 OF SECTION 25, T.1N., R.6W., S.B.M.
IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

MARK WARE, P.L.S. 5820

FEBRUARY, 2016

OWNER'S STATEMENT

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

WE HEREBY RELINQUISH TO THE CITY OF FONTANA, ALL RIGHTS OF VEHICULAR INGRESS AND EGRESS, FROM OVER AND ACROSS THE EASTERLY LINES OF LOTS 1 THROUGH 12, INCLUSIVE, ABUTTING LOTS "B" AND "C", AND LOTS 69, 70 AND 71, ABUTTING LOT "A" ALONG CITRUS AVENUE, AND THE SOUTHERLY LINE OF LOTS 13 THROUGH 16, INCLUSIVE ABUTTING LOT "C" ALONG CURTIS AVENUE, AS SHOWN ON THIS MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

LOTS "A", "B" AND "C" FOR LANDSCAPE AND MAINTENANCE PURPOSES, AS SHOWN ON THIS MAP.

LOTS "D" AND "E" FOR WATER QUALITY DETENTION BASIN AND RELATED PURPOSES, AS SHOWN ON THIS MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS EASEMENTS FOR PUBLIC PURPOSES:

CITRUS AVENUE, CURTIS AVENUE, MICHIGAN PLACE, NOTRE DAME STREET, BROWN COURT, TAFT COURT, GEORGETOWN WAY, PITZER STREET, PENNSYLVANIA AVENUE, EMORY STREET AND MUIRFIELD LANE FOR STREET, HIGHWAY, UTILITY AND RELATED PURPOSES, UNDER, OVER AND UPON, AS SHOWN ON THIS MAP.

THE LINE OF SIGHT EASEMENTS ACROSS LOTS "A", "B" AND "C" AS SHOWN HEREON.

THE 30' WIDE SEWER EASEMENT ACROSS LOT 55 AS SHOWN HEREON.

THE 25' WIDE SEWER AND STORM DRAIN EASEMENT ACROSS LOT "D" AS SHOWN HEREON.

THE 25' WIDE STORM DRAIN EASEMENT ACROSS LOT "E" AS SHOWN HEREON.

PULTE HOME COMPANY, LLC
A MICHIGAN LIMITED LIABILITY COMPANY

BY: [Signature] OCT 18 2018
SOHAIL BOKHARI
DIRECTOR OF LAND PLANNING & ENTITLEMENTS

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 TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF Orange

ON 10/18/2018 BEFORE ME, Maziar Safie Soltani,
A NOTARY PUBLIC, PERSONALLY APPEARED Sohail Bokhari

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 THIS 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.

Maziar Safie Soltani [Signature]
PRINT NAME SIGNATURE
MY COMMISSION EXPIRES: 10/28/2020
MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.

SIGNATURE OMISSIONS:

PURSUANT TO THE PROVISIONS OF THE SECTION 66436 OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

SAN GABRIEL VALLEY WATER COMPANY, HOLDER OF AN EASEMENT FOR PIPELINES, INGRESS AND EGRESS PER DEED RECORDED IN BOOK 3585, PAGE 423, OFFICIAL RECORDS. (PLOTTED)

THE CITY OF FONTANA, HOLDER OF EASEMENTS FOR STREET, HIGHWAY AND PUBLIC UTILITY PURPOSES PER INSTRUMENT NO's 2001-0529877, 2001-0581872, 2002-0173646, 2002-0173647, ALL OF OFFICIAL RECORDS.

(UNDERLYING 52.00 FOOT WIDE DEDICATIONS OF CITRUS AVENUE ALONG OLD PARCEL LINES)

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 ORDINANCE AT THE REQUEST OF PULTE HOME COMPANY IN FEBRUARY 2016. I HEREBY STATE THAT ALL THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET IN SUCH POSITIONS WITHIN ONE YEAR OF THE RECORDATION, IN COMPLIANCE WITH SECTIONS 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 CONDITIONALLY APPROVED TENTATIVE MAP.

10-18-18
DATE

[Signature]
MARK WARE P.L.S. 5820



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION SHOWN THEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED 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 COMPLIED WITH AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

10-23-18
DATE

[Signature]
RICARDO SANDOVAL, P.L.S. 7407
CITY ENGINEER
CITY OF FONTANA, CALIFORNIA



CITY OFFICIAL'S STATEMENT

AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF FONTANA, STATE OF CALIFORNIA, HELD ON THE 13th DAY OF Nov, 2018. THE SAID CITY COUNCIL ACCEPTED ON BEHALF OF THE CITY OF FONTANA THIS MAP OF TRACT NO. 18981 AND ACCEPTED THE FOREGOING DEDICATIONS IN ACCORDANCE WITH THE CITY OF FONTANA STANDARDS.

THIS PROCEDURE IS THE TRUE AND COMPLETE PROCEDURE APPROVED BY CITY COUNCIL ON THE 13th DAY OF Nov, 2018.

ATTEST:
[Signature]
TONIA LEWIS
CITY CLERK, CITY OF FONTANA

[Signature]
ACQUANETTA WARREN
MAYOR, CITY OF FONTANA

BOARD OF SUPERVISOR'S CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 85,000 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 ~~AMENDED~~ 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.

11-19-18
DATE

LAURA H. WELCH
CLERK OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF SAN BERNARDINO

BY: Albert Aleman DEPUTY

AUDITOR'S CERTIFICATE

I 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, SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, ESTIMATED TO BE \$ 85,000.

11-19-18
DATE

OSCAR VALDEZ, COUNTY AUDITOR-
CONTROLLER/TREASURER/TAX COLLECTOR
COUNTY OF SAN BERNARDINO
STATE OF CALIFORNIA

BY: Albert Aleman DEPUTY

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER 2018-0435218
THIS 20 DAY OF November, 2018, AT 2:41 P.M. IN BOOK
351 OF MAPS AT PAGE(S) 73-78, AT THE REQUEST
OF First American Title IN THE AMOUNT OF \$ 19.00

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

BY: [Signature]
DEPUTY RECORDER

TRACT NO. 18981

IN THE CITY OF FONTANA

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

MARK WARE, P.L.S. 5820

FEBRUARY, 2016

N 1/4 COR., SEC. 25
FD. N&TAG, LS 7635,
IN LIEU OF 2" BC, LS 4218
PER TR. 16427, M.B.
297/73-78, FLUSH,
ACCEPTED FOR POSITION

NE COR., SEC. 25
FD. S&W, LS 7635,
PER RS 145/31,
DN. 0.2'

SUMMIT AVENUE

KNOX AVENUE

CITRUS AVENUE

TRACT 16540 M.B. 299/13-15

C 1/4 COR., SEC. 25
FD. 1" IP, PLS 4756,
IN LIEU OF 1" IP, C.S.M.
PER TR. 16427, M.B. 297/73-78,
FLUSH, ACCEPTED FOR POSITION

CE 1/16 COR., SEC. 25
FD. 1" IP, LS 4756,
IN LIEU OF 2" IP, LS 4756
PER TR. 16427, M.B. 297/73-78, FLUSH

C CATAWBA AVENUE

CURTIS AVENUE

MUIRFIELD LANE

FD. 1" IP, LS 4756,
PER TR. 16540,
M.B. 299/13-15,
FLUSH

E 1/4 COR., SEC. 25
FD. 2" BC, LS 7635,
PER CR 251/52,
DN. 0.2'

SURVEYOR'S NOTES

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF
CITRUS AVENUE, PER TRACT 16540, M.B. 299/13-15, BEING: N 00°16'44" W.

● DENOTES FOUND MONUMENT AS NOTED.

○ DENOTES SET 1" I.P., L.S. 5820, FLUSH, UNLESS OTHERWISE NOTED.

1" I.P., L.S. 5820 TO BE SET AT ALL INTERIOR REAR LOT CORNERS AND
ANGLE POINTS IN SIDE LOT LINES, NAIL AND TAG, L.S. 5820 TO BE SET IN
TOP OF CURB AT THE PROLONGATION OF ALL SIDE LOT LINES AND IN TOP
OF WALL ON ALL PERIMETER LOTS.

IN THE EVENT THAT ANY OF THE ABOVE DESCRIBED MONUMENTS CANNOT
BE SET, A TAG, L.S. 5820 WILL BE AFFIXED IN CONCRETE, STONE, WOOD
OR METAL AT THE POSITION CALLED FOR ON THIS MAP.

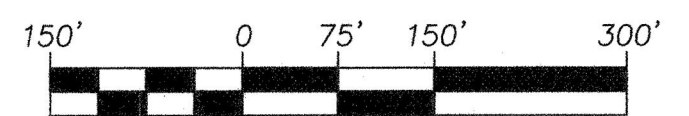
FOUND MONUMENTATION, DESTROYED BY CONSTRUCTION OF THIS SUBDIVISION
WILL BE RESET IN IT'S FOUND POSITION, IN LIKE KIND, TAGGED L.S. 5820.

[] DENOTES RECORD PER TRACT 16540, M.B. 299/13-15.

() DENOTES RECORD PER TRACT 16427, M.B. 297/73-78.

(RAD) DENOTES RADIAL BEARING.

/// DENOTES NON-VEHICULAR ACCESS, DEDICATED TO THE CITY OF FONTANA
HEREON.



SCALE: 1"=150'

TRACT NO. 18981

SHEET 3 OF 6

IN THE CITY OF FONTANA

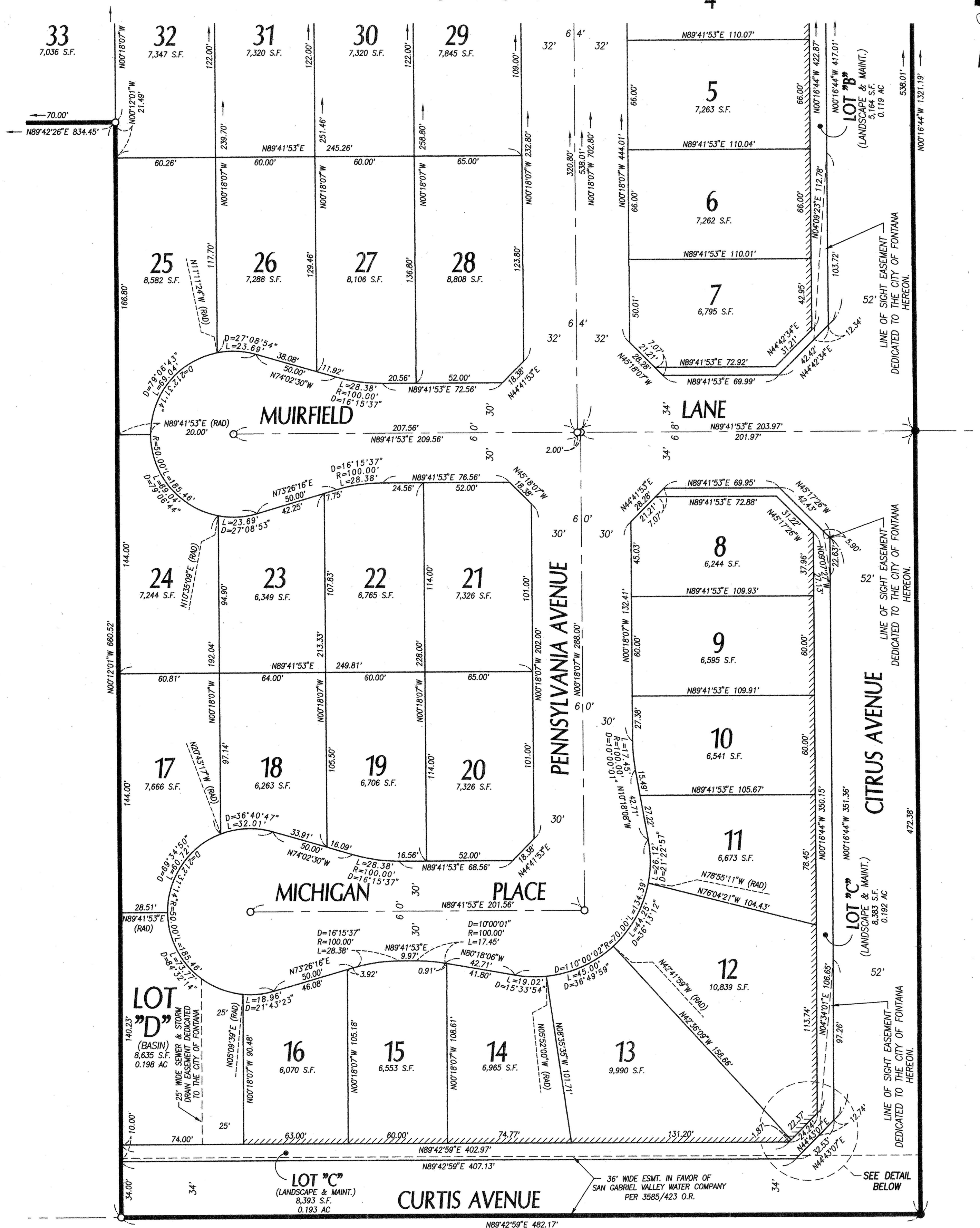
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MARK WARE, P.L.S. 5820

FEBRUARY, 2016

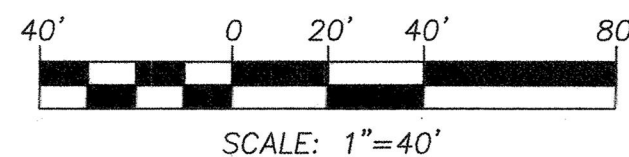
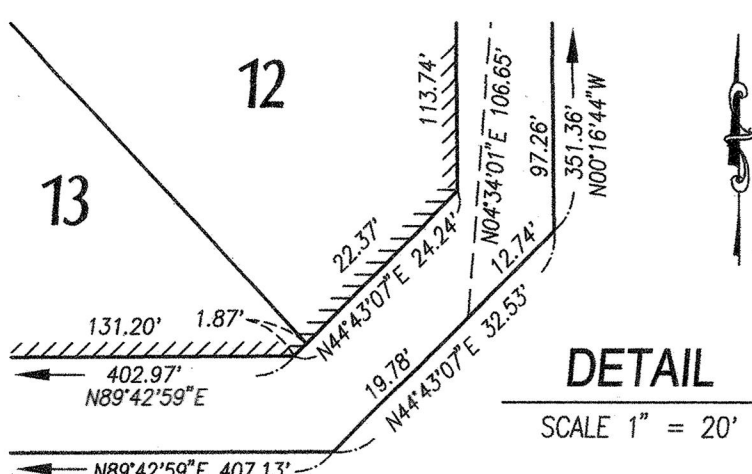
SEE SHEET 4

4



SURVEYOR'S NOTES

SEE SHEET 2 OF 6 FOR SURVEYOR'S NOTES



TRACT NO. 18981

IN THE CITY OF FONTANA

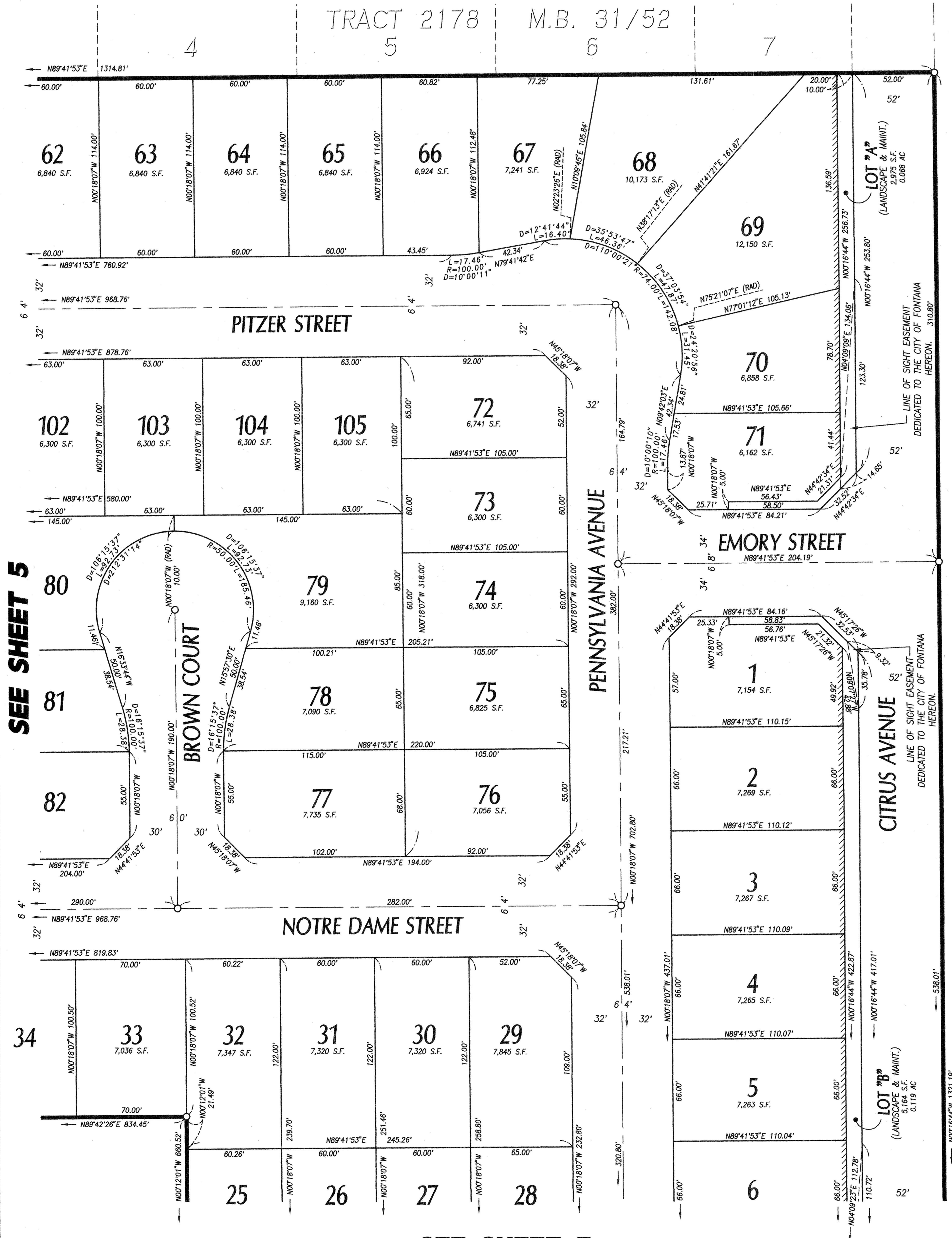
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MARK WARE, P.L.S. 5820

FEBRUARY, 2016

SHEET 4 OF 6

TRACT 2178 M.B. 31/52

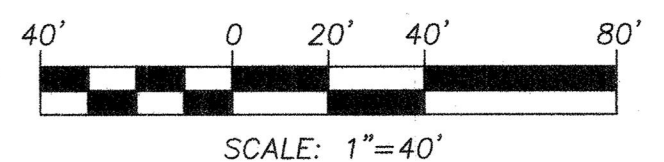


SEE SHEET 5

SEE SHEET 3

SURVEYOR'S NOTES

SEE SHEET 2 OF 6 FOR SURVEYOR'S NOTES



TRACT NO. 18981

SHEET 5 OF 6

IN THE CITY OF FONTANA

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST 1/4, OF THE NORTHEAST 1/4 OF SECTION 25, T.1N., R.6W., S.B.M.
IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

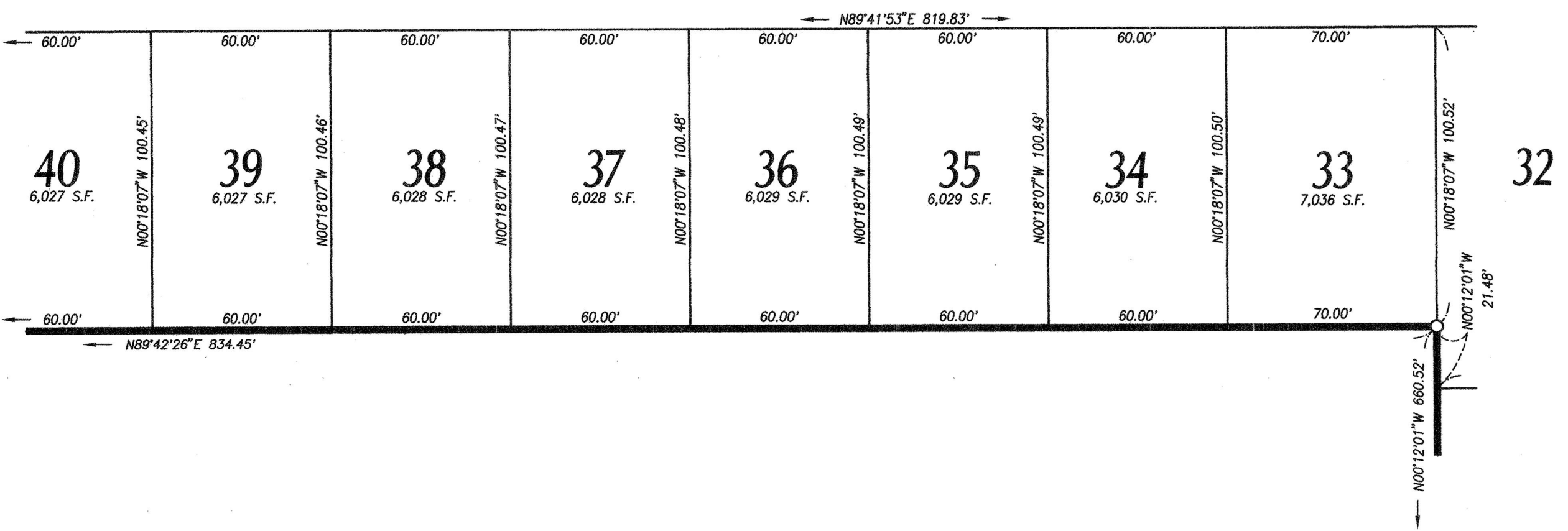
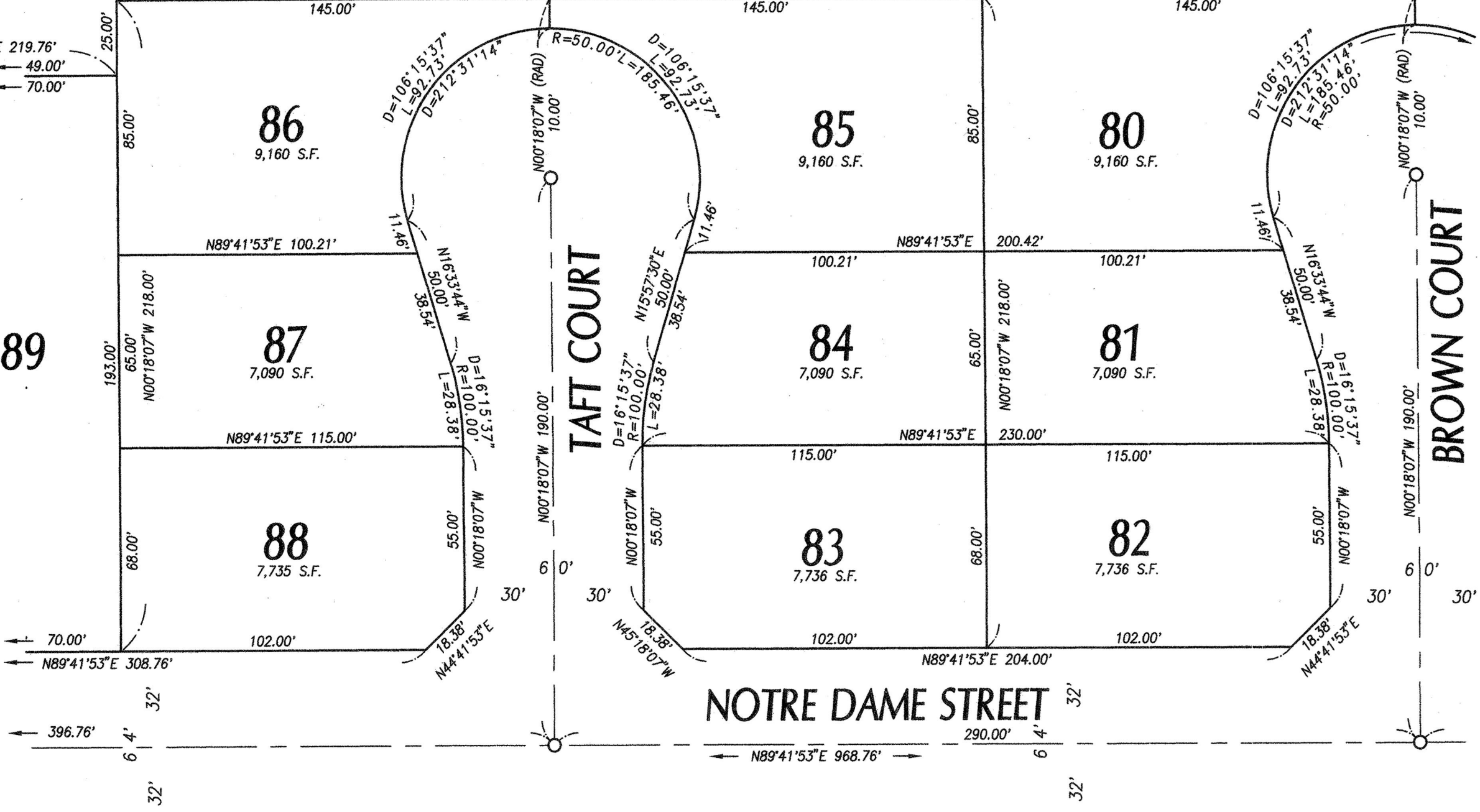
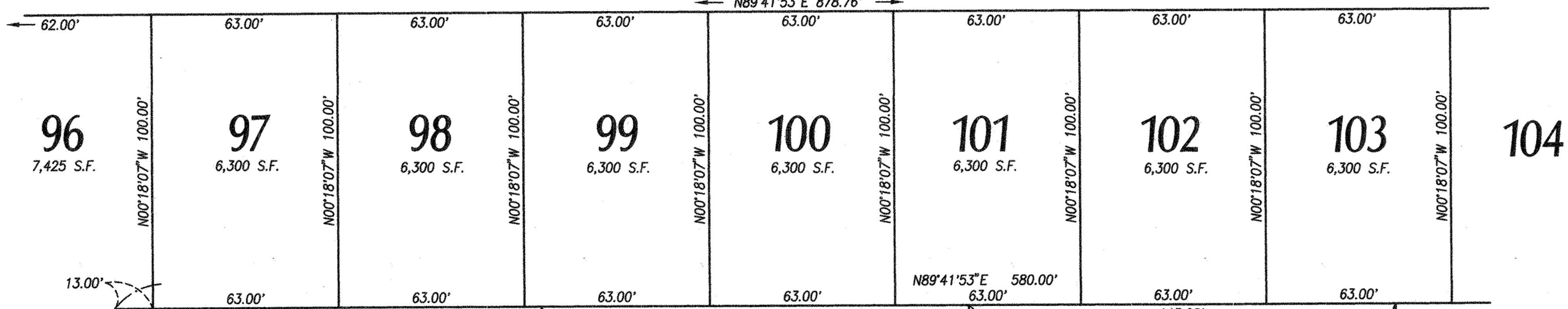
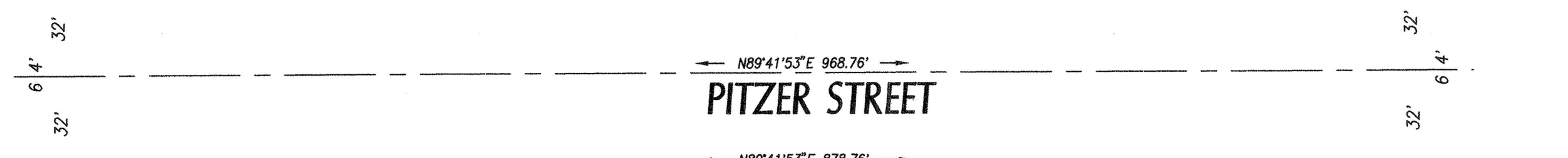
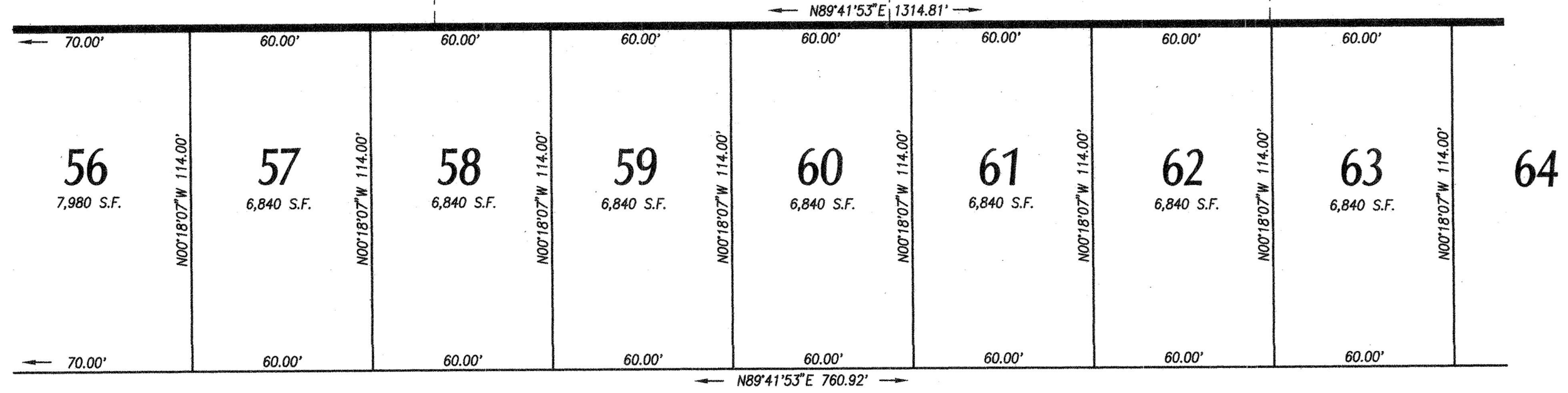
MARK WARE, P.L.S. 5820

FEBRUARY, 2016



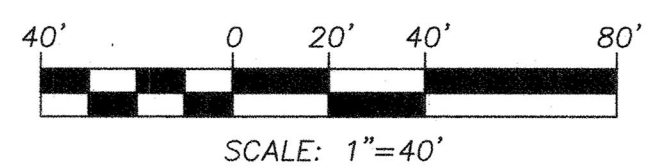
TRACT 2178 M.B. 31/52

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SURVEYOR'S NOTES

SEE SHEET 2 OF 6 FOR SURVEYOR'S NOTES



TRACT NO. 18981

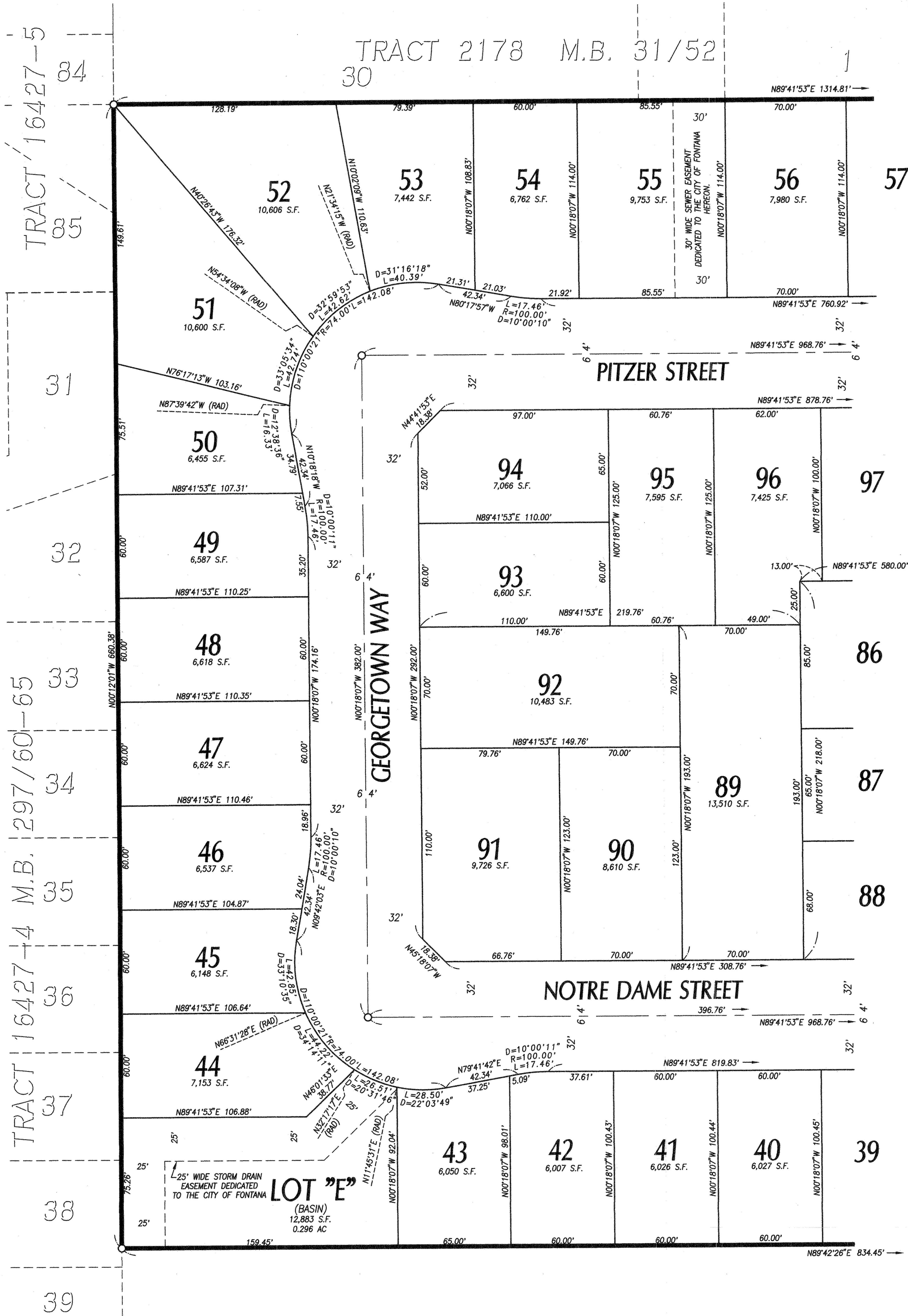
SHEET 6 OF 6

IN THE CITY OF FONTANA

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FEBRUARY, 2016



SEE SHEET 5

SURVEYOR'S NOTES

SEE SHEET 2 OF 6 FOR SURVEYOR'S NOTES

