

179 NUMBERED LOTS,
1 REMAINDER PARCEL
& 6 LETTERED LOTS
38.66 ACRES GROSS
18.55 ACRES NET
MADOLE AND ASSOCIATES, INC.

TRACT NO. 18944
IN THE CITY OF FONTANA, COUNTY OF
SAN BERNARDINO, STATE OF CALIFORNIA.

BEING A SUBDIVISION OF A PORTION OF LOTS 25, 27, AND 29 OF SEMI-TROPIC LAND AND WATER COMPANY SUBDIVISION, AS PER MAP THEREOF FILED IN BOOK 6, PAGE 12, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND A PORTION OF GOVERNMENT LOT 1 OF THE FRACTIONAL SECTION 17, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL GOVERNMENT PLAT THEREOF.

SHEET 2 OF 5 SHEETS
JULY, 2018

BOUNDARY SHEET

BASIS OF BEARINGS

THE BEARING OF N89°32'26"E, ALONG THE CENTERLINE OF SEGOVIA LANE, AS SHOWN ON TRACT No. 18820 M.B. 338/66-69, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

SURVEYOR'S NOTES:

- 1" IRON PIPE WITH TAG STAMPED "P.L.S. 7635" TO BE SET WITH TIES AT ALL STREET CENTERLINE INTERSECTIONS, PRIVATE INGRESS AND EGRESS EASEMENT CENTERLINE, B.C.'S, E.C.'S, P.C.C.'S, P.R.C.'S, AND OTHER POINTS OF CONTROL. WHEN SAID POINT FALLS IN MANHOLE, 4 PUNCH MARKS ARE TO BE SET IN MANHOLE RIM WITH CROSS TIES.
- LEAD AND TACK WITH TAG STAMPED "P.L.S. 7635" TO BE SET IN TOP OF CURB ON PROLONGATION OF SIDE LOT LINES IN LIEU OF FRONT LOT CORNERS.
- INTERIOR LOT CORNERS AND LOT LINE E.C.'S AND B.C.'S TO BE MONUMENTED AS FOLLOWS:
- LEAD AND TACK WITH TAG STAMPED "P.L.S. 7635" TO BE SET AT ALL LOCATIONS WHERE POINT FALLS IN CONCRETE; 1" IRON PIPE WITH TAG STAMPED "P.L.S. 7635" TO BE SET WHERE POINT FALLS IN ASPHALT OR IN LANDSCAPED AREA.

- CSM INDICATES COUNTY SURVEYOR'S MONUMENT
- CSFB INDICATES COUNTY SURVEYOR'S FIELD BOOK
- INDICATES RESTRICTED VEHICULAR ACCESS
- () INDICATES RECORD DATA AS NOTED
- R1 INDICATES RECORD DATA PER RECORD OF SURVEY 74/73-75.
- R2 INDICATES RECORD DATA PER PARCEL MAP NO. 10280 P.M.B. 130/98-99.
- R3 INDICATES RECORD AND MEASURED DATA PER TRACT MAP NO. 18820 M.B. 338/66-69
- M MEASURED
- INDICATES 1" I.P. TAGGED "P.L.S. 7635" TO BE SET PER TRACT NO. 18820-1, M.B. 338/58-65
- INDICATES 1" I.P. TAGGED "P.L.S. 7635" TO BE SET PER TRACT NO. 18820, M.B. 338/66-69
- INDICATES FOUND MONUMENT AS NOTED
- FD. 1" IP & TAG "P.L.S. 7635", ACCEPTED AS WEST 1/4 CORNER OF SECTION 17 PER R3.
- FD. 1" IP & NAIL (NO TAG); ACCEPTED AS THE CENTERLINE INTERSECTION OF SIERRA AVENUE AND RANCHO MUSCUIPIABE LINE PER R1 AND R2.
- FD. 1" IP & PP (ILLEGIBLE); ACCEPTED AS CENTERLINE INTERSECTION OF SIERRA AVENUE AND RIVERSIDE AVENUE PER R1.
- FD. 1" IP & TAG (ILLEGIBLE); ACCEPTED AS THE CENTERLINE OF RIVERSIDE AVENUE PER R1.
- FD. NAIL & TAG (LS 4430); ACCEPTED AS THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF RIVERSIDE AVENUE AND THE WESTERLY LINE OF THE SOUTHERN CALIFORNIA EDISON RIGHT OF WAY PER R1

EASEMENT TABLE

- | LTR | DESCRIPTION |
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| A | 330' WIDE SOUTHERN CALIFORNIA EDISON RIGHT OF WAY PER DEED RECORDED JANUARY 2, 1975 IN BOOK 8586 PAGE 122 O.R. |
| B | 330' WIDE SOUTHERN CALIFORNIA EDISON RIGHT OF WAY PER DEED RECORDED OCTOBER 8, 1974 IN BOOK 8532 PAGE 113 O.R. |
| C | A DEDICATION TO THE CITY OF FONTANA FOR STREET PURPOSES PER INSTRUMENT NO. 2012-0332143 O.R. RECORDED AUGUST 17, 2012 |
| D | A DEDICATION TO THE CITY OF FONTANA FOR STREET PURPOSES PER INSTRUMENT NO. 2008-0244111 O.R. RECORDED MAY 29, 2008 |
| E | A DEDICATION TO THE CITY OF FONTANA FOR STREET PURPOSES HEREON. |
| F | EASEMENT FOR STORM DRAIN AND SANITARY SEWER PURPOSES DEDICATED TO THE CITY OF FONTANA HEREON |
| G | 7' WIDE EASEMENT FOR OVERHEAD ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS CONSISTING OF POLES, GUY WIRES AND ANCHORS, CROSSARMS, WIRES, AND OTHER APPURTENANT FIXTURES AND/OR EQUIPMENT NECESSARY OR USEFUL FOR DISTRIBUTING ELECTRICAL ENERGY AND FOR TRANSMITTING INTELLIGENCE BY ELECTRICAL MEANS AND INCIDENTAL PURPOSES, TO THE SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED DECEMBER 14, 2011 AS INSTRUMENT NO. 2011-0530686 OF O.R. |
| H | 5' WIDE EASEMENT FOR LANDSCAPE AND MAINTENANCE PURPOSES DEDICATED TO THE CITY OF FONTANA HEREON. |

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°26'50"W	213.04'
L2	N89°33'10"E	36.00'
L3	N00°26'50"W	183.71'
L4	N89°32'26"E	107.22'
L5	N79°32'24"E	42.36'
L6	N89°32'26"E	90.59'
L7	N00°27'34"W	2.00'
L8	N89°32'26"E	40.00'
L9	N45°29'44"W	32.55'
L10	N89°32'26"E	68.00'
L11	N44°31'59"E	32.53'
L12	N89°32'26"E	424.08'
L13	N45°29'56"W	32.50'
L14	N00°33'07"W	181.92'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	74°22'43"	74.00'	96.06'	56.15'
C2	10°00'02"	100.00'	17.45'	8.75'

