

GROSS AREA ..13.620 ACRES
NET AREA..... 7.434 ACRES
NUMBERED LOTS.....77 LOTS
LETTERED LOTS..... ..3 LOTS

SHEET 1 OF 4

TRACT NO. 18825-1

IN THE CITY OF FONTANA

BEING A SUBDIVISION OF PARCEL "A" OF CITY OF FONTANA LLA NO. 15-016 RECORDED AS INSTRUMENT NO. 2016-0136067 OFFICIAL RECORDS, COUNTY OF SAN BERNARDINO, SATE OF CALIFORNIA.

MARK WARE, PLS

SECTION 19, T.1N., R.5W., S.B.M.

JANUARY 2013

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 WESTERLY LINES OF LOTS 14 THROUGH 25, INCLUSIVE, ABUTTING LOTS "B" AND "C" ALONG CITRUS AVENUE, AS SHOWN ON THIS MAP.

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

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

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

GALLO WAY, BERTINI WAY, DORAN LANE, BELLA WAY, SORIANO WAY, MESSINA STREET AND FLORENTINE AVENUE FOR STREET, HIGHWAY, UTILITY AND RELATED PURPOSES, UNDER, OVER AND UPON AS SHOWN ON THIS MAP.

THE LINE OF SIGHT EASEMENTS ACROSS PORTIONS LOTS "B" AND "C", AS SHOWN ON THIS MAP.

WE HEREBY RESERVE FOR OURSELVES, HEIRS AND ASSIGNS, LOT "A" FOR PARK AND OPEN SPACE PURPOSES AS SHOWN ON THIS MAP.

KB HOME ~~CALIFORNIA, LLC, a~~ ~~CALIFORNIA CORPORATION~~ ~~DELAWARE LIMITED LIABILITY COMPANY~~

BY: PRINT NAME Scott Hansen

9/20/16
DATE

TITLE: V.P. Forward Planning and development

BY: PRINT NAME

DATE

TITLE:

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 Riverside

ON September 20, 2016 BEFORE ME, Sonia Rodriguez

A NOTARY PUBLIC, PERSONALLY APPEARED Scott Hansen

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 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 AND OFFICIAL SEAL.

Sonia Rodriguez
PRINT NAME

Smj
SIGNATURE

MY COMMISSION EXPIRES: 2/20/2019

MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY.

NOTARY ACKNOWLEDGMENT H.T.

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 _____

ON _____ BEFORE ME, _____

A 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/HEY 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 AND OFFICIAL SEAL.

PRINT NAME

SIGNATURE

MY COMMISSION EXPIRES: _____

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

SIGNATURE OMISSIONS

PURSUANT TO THE PROVISIONS OF SECTION 66436 (a)(3) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

CITY OF FONTANA, AS TO THAT PORTION OF SAID PROPERTY LYING WITHIN THE LINES OF CITRUS AVENUE, AS IT NOW EXISTS.

UNITED STATES OF AMERICA, HOLDER OF A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED IN THE PATENT RECORDED JULY 28, 1899, IN BOOK "F", PAGE 259 OF PATENTS.

SOUTHERN CALIFORNIA EDISON COMPANY, HOLDERS OF AN EASEMENT FOR ELECTRICAL LINE, CONSISTING OF POLES, NECESSARY GUYS AND ANCHORS, CROSS-ARMS, WIRES AND OTHER FIXTURES AND APPLIANCES AND INCIDENTAL PURPOSES, RECORDED APRIL 29, 1947, IN BOOK 2041, PAGE 244, OFFICIAL RECORDS.

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 KB HOMES IN JUNE 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 COIDITIONALLY APPROVED TENTATIVE MAP.

MARK WARE P.L.S. 5820

9/13/16
DATE



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.

10.4.16

DATE

Ricardo Sandoval

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 8th DAY OF November, 2016. THE SAID CITY COUNCIL ACCEPTED ON BEHALF OF THE CITY OF FONTANA THIS MAP OF TRACT NO. 18825-1 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 8th DAY OF November 2016.

ATTEST:

Tonia Lewis
CITY CLERK, CITY OF FONTANA

Tonia Lewis
TONIA LEWIS
CITY CLERK

Acquanetta Warren
ACQUANETTA WARREN
MAYOR, CITY OF FONTANA

BOARD OF SUPERVISOR'S CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 172300 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 ~~ANNEXED~~ 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.

1/27/17
DATE

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

BY: Mareisa Nuñez 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 \$ 172300

1/27/17
DATE

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

BY: Mareisa Nuñez DEPUTY

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER 2017-0050363 THIS 2nd DAY OF FEBRUARY, 2017, AT 3:39 P.M. IN BOOK 346 OF MAPS AT PAGE(S) 5-8, AT THE REQUEST OF Document Processing Solutions IN THE AMOUNT OF \$ 16.00

BOB DUTTON
ASSESSOR-RECORDER
COUNTY OF SAN BERNARDINO

BY: Michelle Currie-Ross
DEPUTY RECORDER

TRACT NO. 18825-1

IN THE CITY OF FONTANA

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MARK WARE, PLS

SECTION 19, T.1N., R.5W., S.B.M.

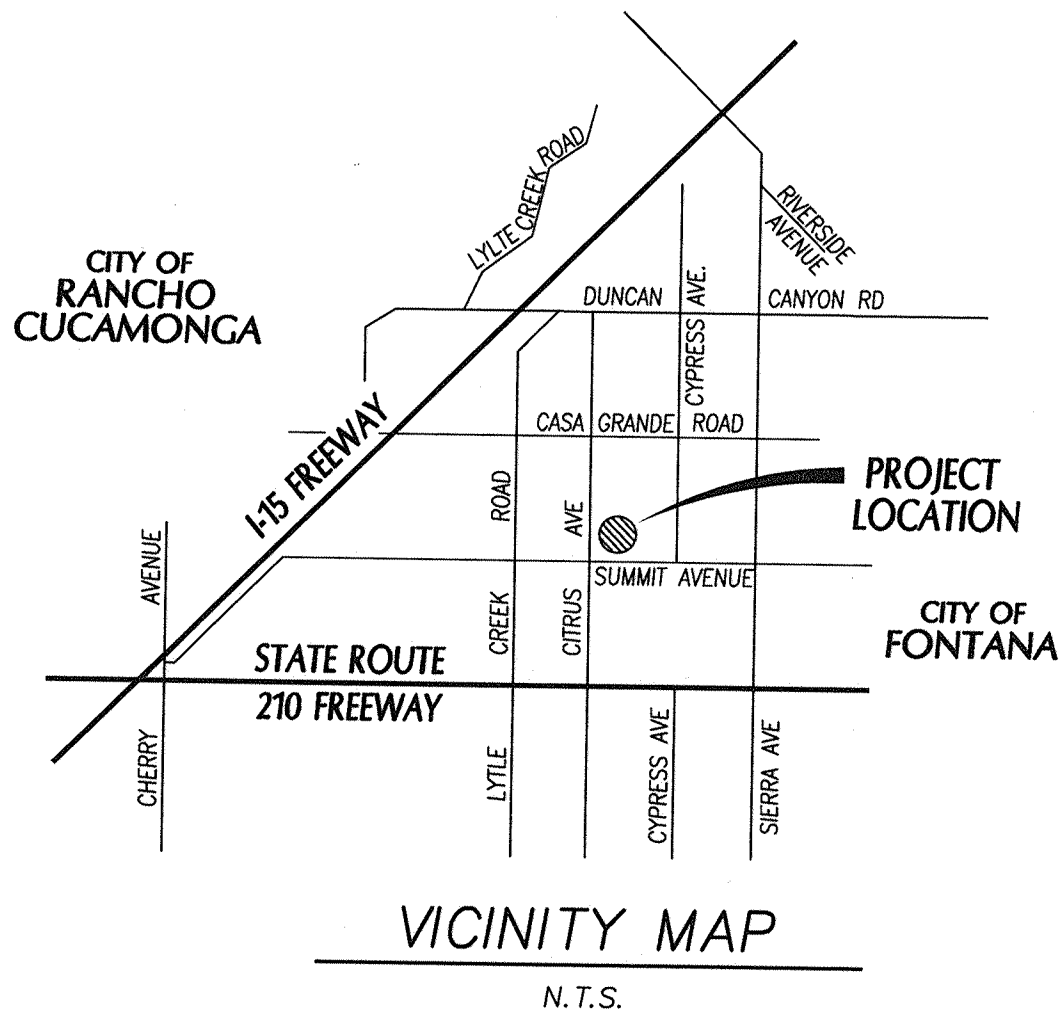
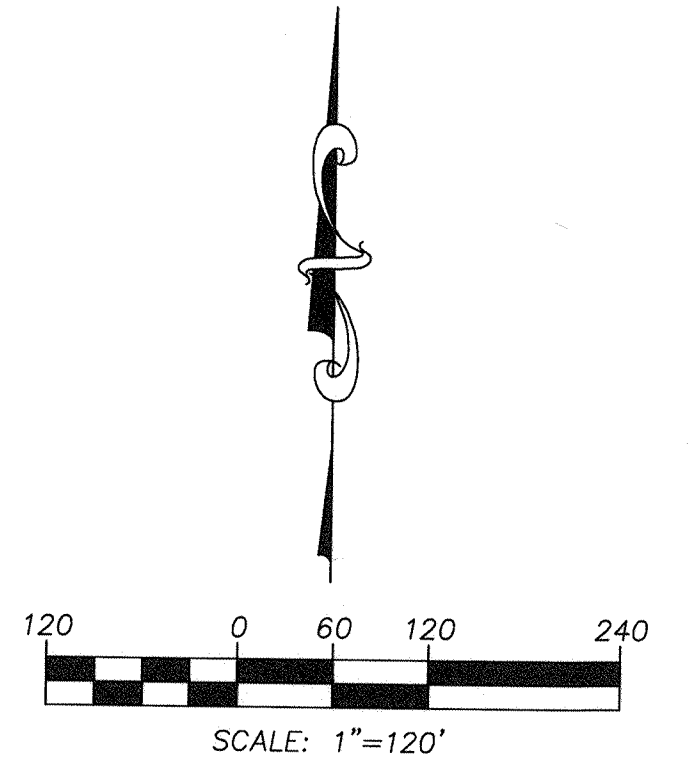
JANUARY 2013

SURVEYOR'S NOTES

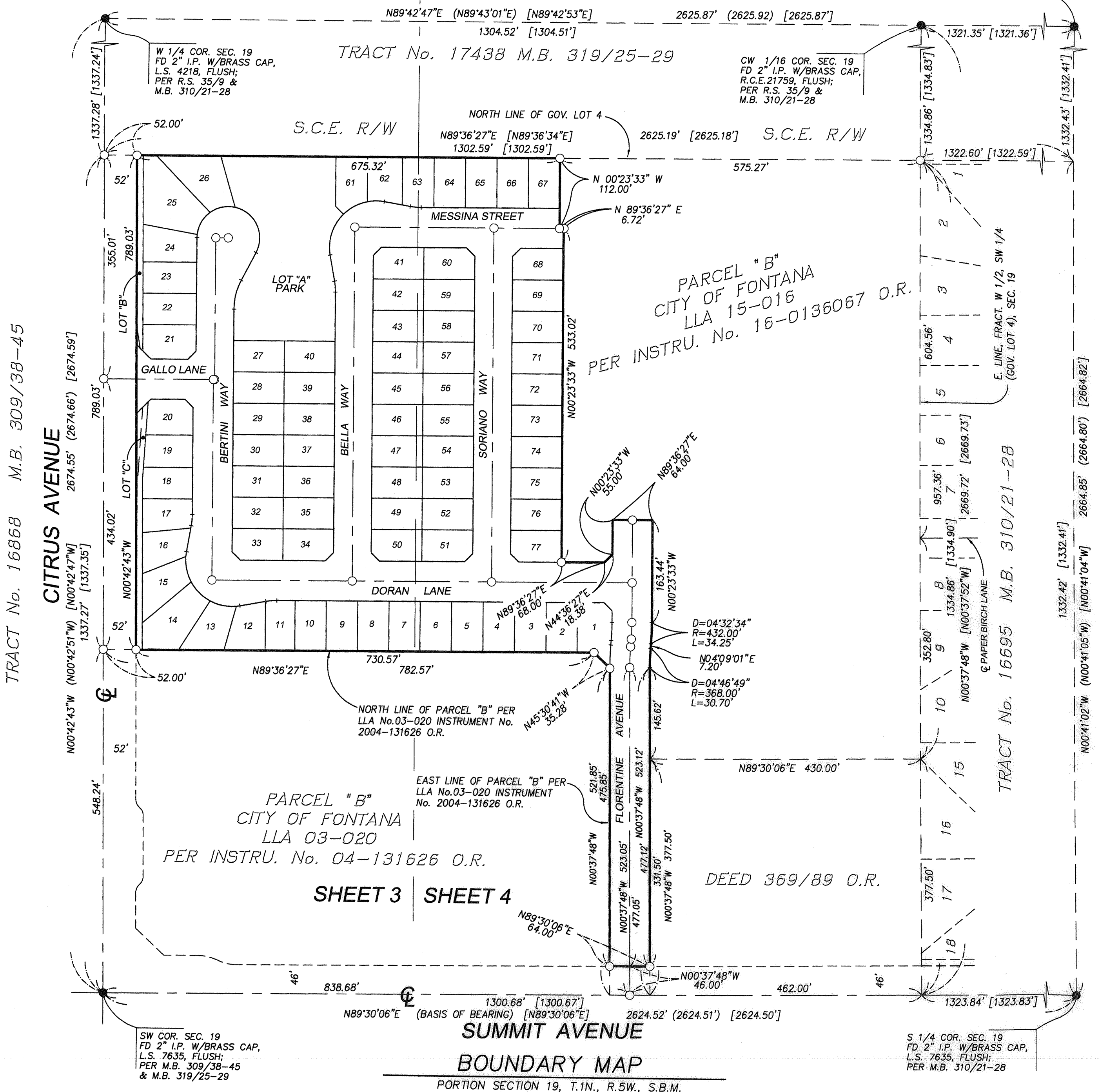
- INDICATES FOUND MONUMENT, AS NOTED
- INDICATES SET 1" I.P., TAGGED L.S. 5820, FLUSH, UNLESS OTHERWISE NOTED
- 1" I.P., TAGGED L.S. 5820 TO BE SET AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, LEAD AND TAG, L.S. 5820 TO BE SET IN TOP OF CURB AT PROLONGATION OF ALL SIDE LOT LINES AND ON TOP OF PERIMETER WALLS AT PROLONGATION OF SIDE LOT LINES.
- IN THE EVENT THE ABOVE DESCRIBED MONUMENT CANNOT BE SET, A TAG, L.S. 5820, WILL BE AFFIXED IN CONCRETE, STONE, WOOD OR METAL AT THE TRUE POSITION CALLED FOR BY THIS MAP.
- () DENOTES RECORD AND MEASURED PER RECORD OF SURVEY, R.S. 35/9
- [] DENOTES RECORD AND MEASURED PER TRACT NO. 16695, M.B. 310/21-28.
- //// DENOTES VEHICULAR ACCESS RESTRICTION DEDICATED TO THE CITY OF FONTANA, HEREON.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP WAS TAKEN FROM THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 19, T.1N., R.5W., S.B.M. AS SHOWN ON RECORD OF SURVEY R.S. 35/9, BEING : N89°30'06"E



SHEET 3 SHEET 4



SHEET 3 SHEET 4

SUMMIT AVENUE BOUNDARY MAP

PORTION SECTION 19, T.1N., R.5W., S.B.M.

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SECTION 19, T.1N., R.5W., S.B.M.

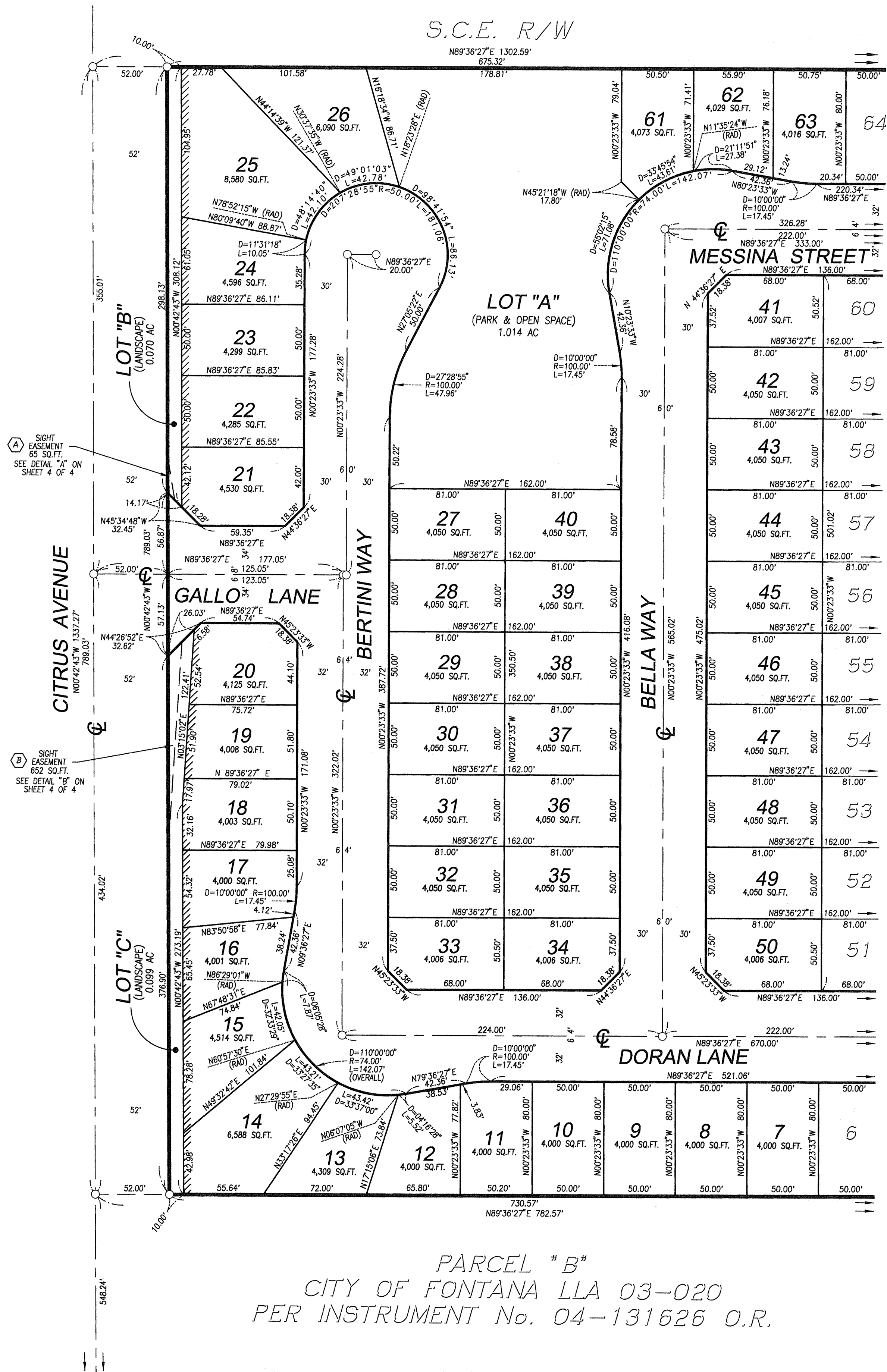
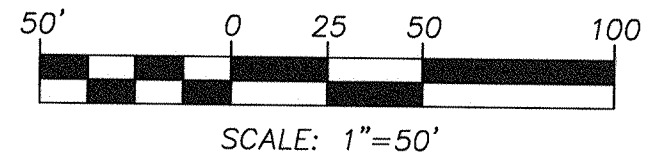
JANUARY 2013

EASEMENTS

- (A) DENOTES LINE OF SIGHT EASEMENT DEDICATED TO THE CITY OF FONTANA.
- (B) DENOTES LINE OF SIGHT EASEMENT DEDICATED TO THE CITY OF FONTANA.

NOTE:

SEE SHEET 2 OF 4 FOR SURVEYOR'S NOTES



346/2

346/2

TRACT NO. 18825-1

IN THE CITY OF FONTANA

BEING A SUBDIVISION OF PARCEL "A" OF CITY OF FONTANA LLA NO. 15-016 RECORDED AS INSTRUMENT NO. 2016-0136067 OFFICIAL RECORDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

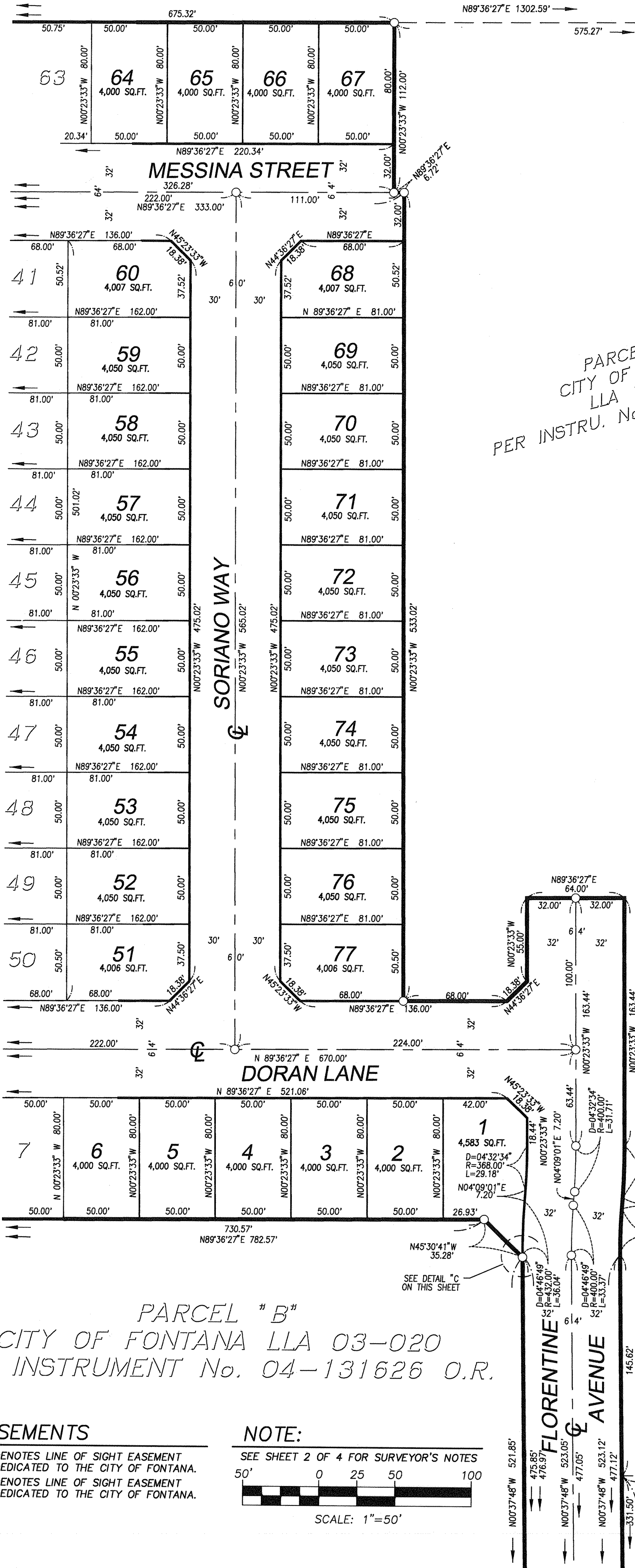
MARK WARE, PLS

SECTION 19, T.1N., R.5W., S.B.M.

JANUARY 2013

S.C.E. R/W

SEE SHEET 3 OF 4



PARCEL "B"
CITY OF FONTANA
LLA 15-016
PER INSTRU. No. 16-0136067 O.R.

CITRUS AVENUE

DETAIL "A"
LINE OF SIGHT EASEMENT
N.T.S.

CITRUS AVENUE

DETAIL "B"
LINE OF SIGHT EASEMENT
N.T.S.

FLORENTINE AVENUE

DETAIL "C"
N.T.S.

PARCEL "B"
CITY OF FONTANA LLA 03-020
PER INSTRUMENT No. 04-131626 O.R.

EASEMENTS

- (A) DENOTES LINE OF SIGHT EASEMENT DEDICATED TO THE CITY OF FONTANA.
- (B) DENOTES LINE OF SIGHT EASEMENT DEDICATED TO THE CITY OF FONTANA.

NOTE:

SEE SHEET 2 OF 4 FOR SURVEYOR'S NOTES
50' 0 25 50 100
SCALE: 1"=50'

SEE SHEET 2 OF 4

346/8

346/8