

GROSS AREA6.839 ACRES
NET AREA.....6.742 ACRES
NUMBERED LOTS.....48 LOTS
LETTERED LOTS.....11 LOTS

TRACT MAP NO. 20580

IN THE CITY OF FONTANA, SAN BERNARDINO COUNTY, STATE OF CALIFORNIA
BEING A SUBDIVISION OF THE SOUTHEAST
QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 6 WEST, S.B.M.

ARMANDO D. DUPONT, PLS

SEPTEMBER, 2024

OWNER'S CERTIFICATE

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 DEDICATE TO THE CITY OF FONTANA AN EASEMENT FOR INGRESS AND EGRESS OF SERVICE AND EMERGENCY VEHICLES OVER LOT "C" THROUGH "G".

WE ALSO HEREBY DEDICATE TO THE CITY OF FONTANA AN EASEMENT FOR PUBLIC ACCESS OVER LOT "C".

WE ALSO HEREBY DEDICATE TO THE CITY OF FONTANA AN EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES IN, UNDER, OVER THROUGH AND ACROSS CHASE ROAD, AS SHOWN ON THIS MAP.

WE ALSO HEREBY RESERVE TO OURSELVES, SUCCESSORS, ASSIGNS, AND THE LOT OWNERS WITHIN THIS SUBDIVISION, LOTS "B", "H", "I", "J", AND "K" FOR LANDSCAPE AND MAINTENANCE PURPOSES, AS SHOWN HEREON.

WE ALSO HEREBY RESERVE TO OURSELVES, SUCCESSOR, ASSIGNS, AND THE LOT OWNERS WITHIN THIS SUBDIVISION, LOT "C" THROUGH "G" FOR PRIVATE STREET PURPOSES, AND FOR THE USE AND BENEFIT OF THE SEVERAL UTILITY COMPANIES, WHICH ARE AUTHORIZED TO SERVE IN SAID SUBDIVISION, AN EASEMENT FOR PRIVATE UTILITY PURPOSES AS SHOWN HEREON.

GLEN AT FONTANA BORROWER, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
NAME: _____
TITLE: _____

ARBOR REALTY SR, INC., A MARYLAND CORPORATION
BENEFICIARY UNDER DEED OF TRUST RECORDED DECEMBER 22, 2023 AS
INSTRUMENT NO. 2023-0316750 OF OFFICIAL RECORDS

BY: _____
NAME: _____
TITLE: _____

NOTARY ACKNOWLEDGEMENTS ON SHEET 2.

MAINTENANCE STATEMENT:

THE PRIVATE STREETS ARE HEREBY RESERVED FOR PRIVATE STREET PURPOSES. THE CITY ASSUMES NO OBLIGATION FOR THEIR ONGOING MAINTENANCE, REPAIR OR IMPROVEMENT.

SIGNATURE OMISSIONS

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

ARROWHEAD REALTY CORPORATION, HOLDER OF AN EASEMENT FOR ROAD, PIPELINE AND INCIDENTAL PURPOSES RECORDED JUNE 29, 1923, IN BOOK 802, PAGE 134 OF DEEDS.

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 RIDGE CREST HOMES IN JUNE 2022. 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 TWO YEARS OF 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.

ARMANDO D. DUPONT L.S. 7780 DATE _____
LIC. EXP: 12-31-2025



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF 20580, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL PROVISION OF THE SUBDIVISION MAP ACT AND ARTICLE I THROUGH III, CHAPTER 26, CODE OF THE CITY OF FONTANA HAVE BEEN COMPLETED.

DATE _____, 20__

GIA LAM KIM, CITY ENGINEER
RCE 62296
CITY OF FONTANA



CITY LAND SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP OF TRACT MAP NO. 20580 CONSISTING OF 4 SHEETS; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATE _____, 20__

MICHAEL P. THORNTON, CITY LAND SURVEYOR
PLS 6867
CITY OF FONTANA



CITY OFFICIAL'S STATEMENT

AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF FONTANA, STATE OF CALIFORNIA, HELD ON THE _____ DAY OF _____, 2024. THE SAID CITY COUNCIL ACCEPTED ON BEHALF OF THE CITY OF FONTANA THIS MAP OF TRACT NO. 20580 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 _____ DAY OF _____, 2024.

ATTEST:

GERMAINE KEY
CITY CLERK

GERMAINE KEY
CITY CLERK, CITY OF FONTANA

ACQUANETTA WARREN
MAYOR, CITY OF FONTANA

BOARD OF SUPERVISOR'S 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 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 ASSESSMENTS, AND SAID BOND IS HEREBY ACCEPTED.

DATE _____ LYNNA MONELL
CLERK OF THE BOARD OF SUPERVISORS
OF SAN BERNARDINO COUNTY

BY: _____ 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 THE ANNEXED 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 \$ _____.

DATE _____ ENSEN MASON, COUNTY AUDITOR
SAN BERNARDINO COUNTY
STATE OF CALIFORNIA

BY: _____ DEPUTY

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER _____
THIS _____ DAY OF _____, 2024, AT _____ M. IN BOOK _____
OF MAPS AT PAGE(S) _____, AT THE REQUEST
OF _____ IN THE AMOUNT OF \$ _____.

CHRIS WILHITE
ASSESSOR-RECORDER-COUNTY CLERK
SAN BERNARDINO COUNTY

BY: _____
DEPUTY RECORDER

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QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 6 WEST, S.B.M.

ARMANDO D. DUPONT, PLS

SEPTEMBER, 2024

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 _____

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/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 AND OFFICIAL SEAL.

PRINT NAME _____ SIGNATURE _____

MY COMMISSION EXPIRES: _____

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

NOTARY ACKNOWLEDGMENT

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COUNTY OF _____

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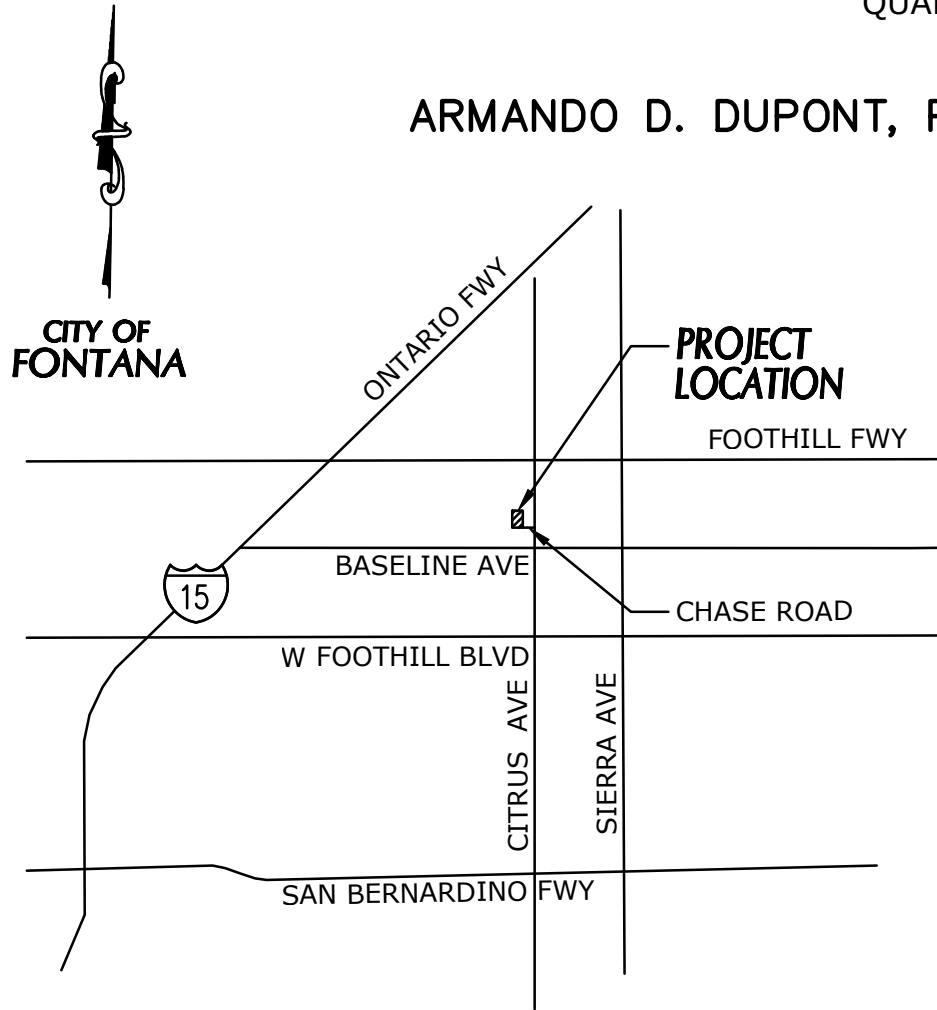
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 QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 6 WEST, S.B.M.

ARMANDO D. DUPONT, PLS

SEPTEMBER, 2024



VICINITY MAP

N.T.S.

SURVEYOR'S NOTES

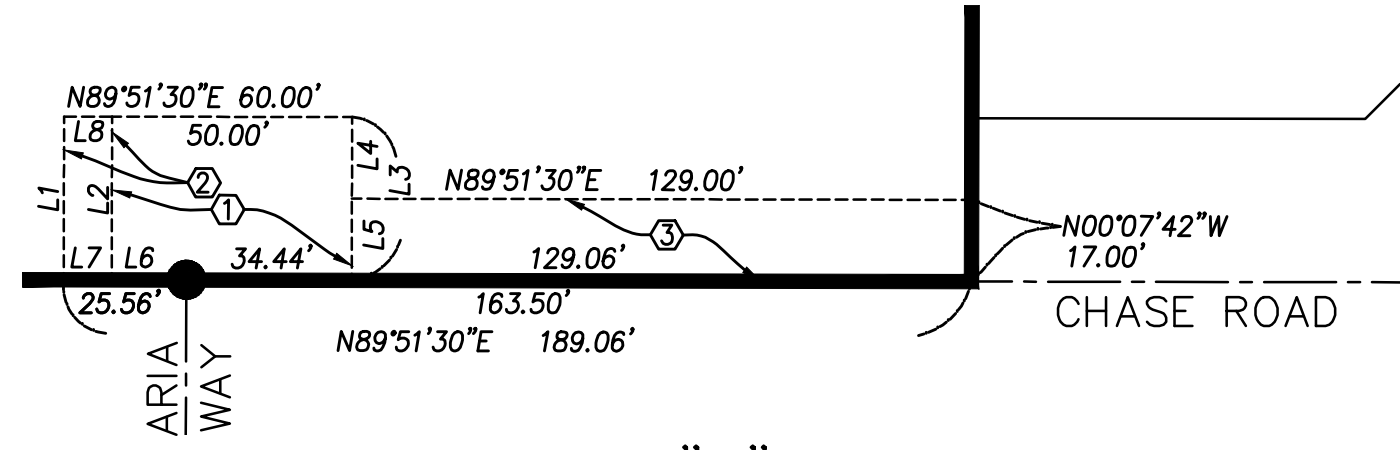
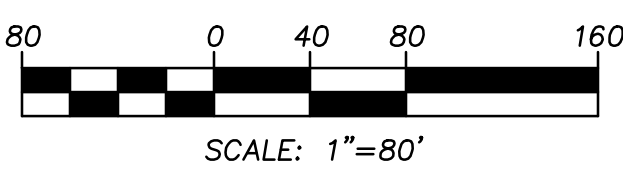
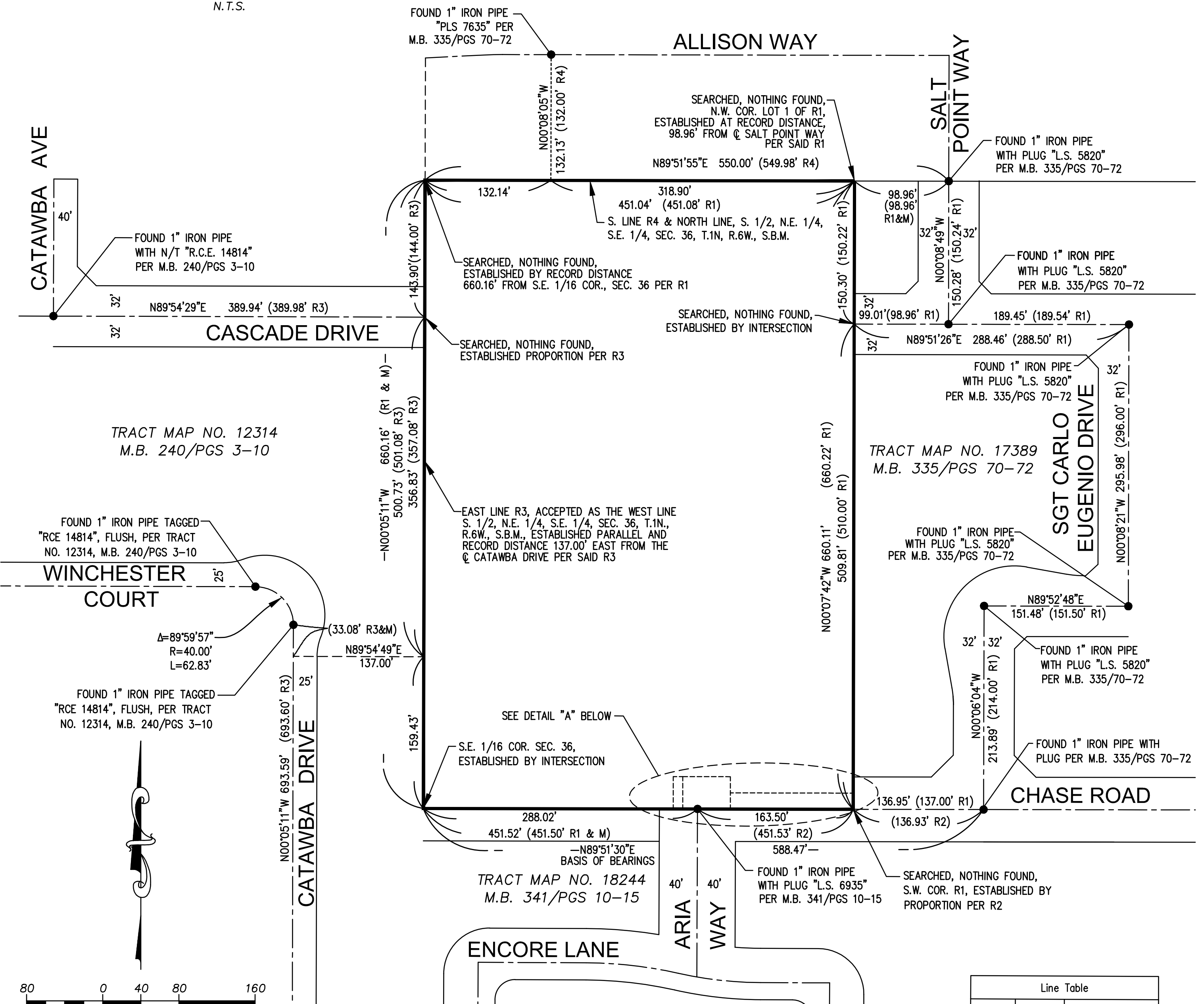
- INDICATES MONUMENT FOUND AS NOTED
- (R1) RECORD DATA PER TRACT NO. 17389, M.B. 335, PGS 70-72
- (R2) RECORD DATA PER TRACT NO. 18244, M.B. 341, PGS 10-15
- (R3) RECORD DATA PER TRACT NO. 12314, M.B. 240, PGS 3-10
- (R4) RECORD DATA PER TRACT NO. 16724, M.B. 316, PGS 7-9
- M MEASURED

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF CHASE ROAD, BEING N89°51'30"E PER TRACT MAP NO. 18244, RECORDED IN BOOK 341 PAGES 10 THROUGH 15 OF TRACT MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

EASEMENTS

- ① AN EASEMENT FOR STREET, HIGHWAY, PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED SEPTEMBER 02, 2015 AS INSTRUMENT NO. 15-379483 OF OFFICIAL RECORDS. IN FAVOR OF: CITY OF FONTANA, A MUNICIPAL CORPORATION AFFECTS: PARCEL A
- ② AN EASEMENT FOR STREET, HIGHWAY, PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 09, 2015 AS INSTRUMENT NO. 15-538405 OF OFFICIAL RECORDS. IN FAVOR OF: CITY OF FONTANA, A MUNICIPAL CORPORATION AFFECTS: PARCEL A
- ③ AN EASEMENT FOR STREET, HIGHWAY AND PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 07, 2017 AS INSTRUMENT NO. 2017-0055283 OF OFFICIAL RECORDS. IN FAVOR OF: CITY OF FONTANA, A MUNICIPAL CORPORATION AFFECTS: AS DESCRIBED THEREIN



DETAIL "A"

Line Table		
Line #	Length	Direction
L2	34.00'	N00°08'13"W
L1	34.00'	N00°08'13"W
L3	34.00'	N00°08'13"W
L4	17.00'	N00°08'13"W
L5	17.00'	N00°08'13"W
L6	15.56'	N89°51'30"E
L7	10.00'	N89°51'30"E
L8	10.00'	N89°51'30"E

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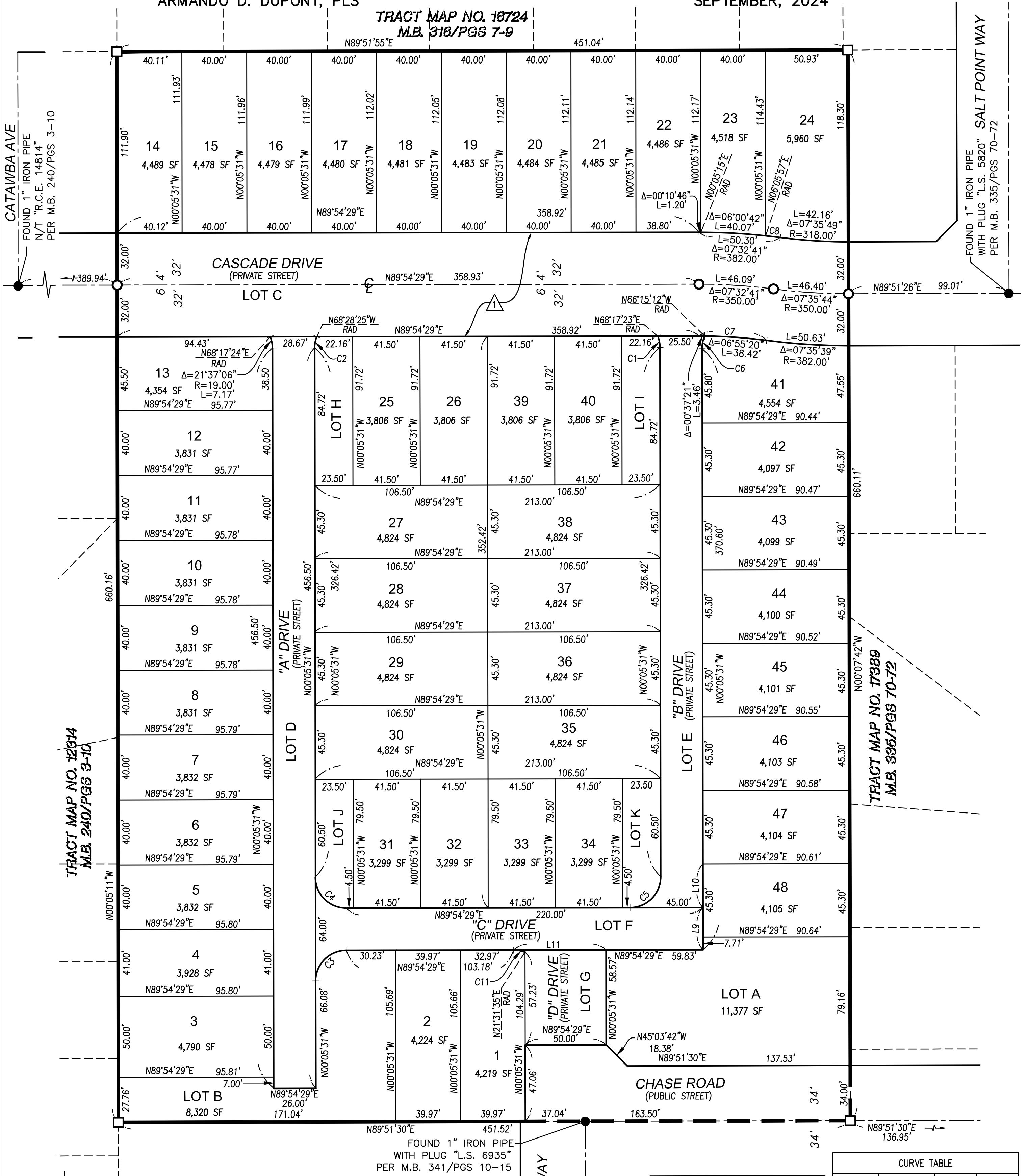
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TRACT MAP NO. 18724
 M.B. 318/PGS 7-9



TRACT MAP NO. 12814
 M.B. 240/PGS 3-10

TRACT MAP NO. 17389
 M.B. 335/PGS 70-72

TRACT MAP NO. 18244
 M.B. 341/PGS 10-15

SURVEYOR'S NOTES

- INDICATES MONUMENT FOUND AS NOTED
- INDICATES SET GEAR SPIKE AND WASHER, PLS 7780, FLUSH
- INDICATES 2" I.P. SET AND TAGGED WITH BRASS TAG, LS 7780

SET 1" I.P. TAGGED LS 7780, FLUSH OR SET NAIL & TAG, LS 7780 FLUSH IN TOP OF WALL AT ALL REAR LOT CORNERS. IN THE EVENT THE ABOVE TYPE OF MONUMENT CANNOT BE SET IN ITS TRUE POSITION DUE TO UNFORSEEN CIRCUMSTANCES, A 1" I.P. TAGGED LS 7780 OR LEAD, TACK, TACK & TAG, LS 7780 OR A NAIL & TAG, LS 7780 WILL BE SET AT A REASONABLE OFFSET THEREOF.

SET LEAD, TACK & TAG, LS 7780, ON TOP OF CURB ON PROJECTION OF SIDE LOT LINES IN LIEU OF FRONT LOT CORNERS.



SCALE: 1"=40'

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	21°37'06"	19.00'	7.17'
C2	21°37'06"	19.00'	7.17'
C3	90°00'00"	19.00'	29.85'
C4	90°00'00"	19.00'	29.85'
C5	90°00'00"	19.00'	29.85'
C6	24°09'19"	19.00'	8.02'
C7	07°32'41"	318.00'	41.87'
C8	01°21'13"	382.00'	9.03'
C11	21°37'06"	19.00'	7.17'

Line Table		
Line #	Length	Direction
L9	26.00'	N00°05'31"W
L10	27.01'	N00°05'31"W
L11	57.00'	N89°54'29"E

EASEMENTS

- △ 64' EASEMENT FOR WATER PURPOSES DEDICATED TO SAN GABRIEL VALLEY WATER COMPANY PER SEPARATE INSTRUMENT.