

20 NUMBERED LOTS  
3 LETTERED LOTS  
2.60 ACRES GROSS  
2.58 ACRES NET

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

SHEET 1 OF 3 SHEETS

# TRACT NO. 20685

BEING A SUBDIVISION OF A PORTION OF THE NORTH ONE-HALF OF THE EAST ONE-HALF OF LOT 127, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11 OF MAPS, PAGE 12, RECORDS OF SAN BERNARDINO COUNTY, AND FOUND IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 6 WEST, S.B.B.M.

## FOR SUBDIVISION PURPOSES



GHAZAL ENGINEERING, INC.

JANUARY 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 RIALTO, THE PUBLIC IN GENERAL, AND PUBLIC UTILITY COMPANIES, AN EASEMENT FOR PUBLIC UTILITIES, SEWER, EMERGENCY ACCESS, AND INGRESS AND EGRESS, IN, UNDER, OVER, THROUGH, AND ACROSS LOTS 'A', 'B', AND 'C', SUBJECT TO IMPROVEMENT, AS SHOWN ON THIS MAP.

WE HEREBY DEDICATE TO THE CITY OF RIALTO ALL VEHICULAR ACCESS RIGHTS TO LOT "A" WHERE IT ABUTS ALTHEA AVENUE, AS SHOWN ON THIS MAP.

WE HEREBY GRANT IN FEE SIMPLE TO THE SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT FOR FLOOD CONTROL AND WATER CONSERVATION PURPOSES, LOT 'E', A 2.5' STRIP AS SHOWN ON SAID MAP WITHIN SAID SUBDIVISION.

WE HEREBY RESERVE FOR THE USE AND BENEFIT OF ALL NUMBERED LOTS WITHIN THIS MAP RIGHTS FOR PRIVATE STREET AND UTILITY PURPOSES, EMERGENCY ACCESS, IN, UNDER, OVER, THROUGH, AND ACROSS LOTS 'A', 'B', AND 'C', AS SHOWN ON THIS MAP.

WE HEREBY RESERVE FOR THE USE OF OURSELVES, SUCCESSORS, ASSIGNS, AND HOMEOWNER'S ASSOCIATION, PRIVATE DRAINAGE EASEMENT, AS SHOWN ON THIS MAP.

ADC RIALTO BFR, LLC, A DELAWARE LIMITED LIABILITY COMPANY (OWNERS)

BY: Matthew Hamilton

NAME: MATTHEW HAMILTON

TITLE: PRESIDENT

### 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 SAN BERNARDINO

ON March 26<sup>th</sup> 2025, 2025, BEFORE ME, Andrew Aric Verdugo,

A NOTARY PUBLIC, PERSONALLY APPEARED Matthew Hamilton 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 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.

Andrew Aric Verdugo  
NAME PRINTED

SIGNATURE: Andrew Aric Verdugo

MY COMMISSION EXPIRES: Feb. 12, 2027

MY COMMISSION NUMBER: 2437994

MY PRINCIPAL PLACE OF BUSINESS IS IN San Bernardino COUNTY.

### SIGNATURE OMISSIONS

PURSUANT TO THE PROVISIONS OF SECTION 66436 (a)(3)(A) OF THE SUBDIVISION ACT, THE FOLLOWING SIGNATURE HAS BEEN OMITTED AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO FEE:

JOHN G. NORTH, HOLDER OF A PIPE LINE EASEMENT, RECORDED JUNE 4, 1908 IN BOOK 419, PAGE 108, OF DEEDS. THE LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM THE RECORD INFORMATION.

### 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 ADC RIALTO BFR, LLC, A DELAWARE LIMITED LIABILITY COMPANY. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN TWO (2) YEARS OF RECORDATION OF THIS MAP, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

Johnny T. Ghazal  
JOHNNY T. GHAZAL  
P.L.S. 9792

03/26/2025  
DATE

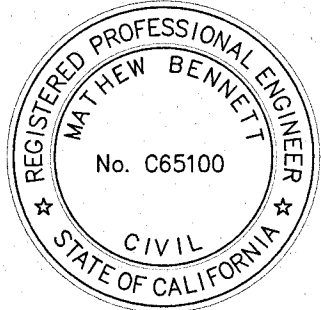


### CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE SUBSTANTIALLY IN CONFORMANCE WITH THE TENTATIVE MAP, IF REQUIRED, AS FILED WITH, AMENDED AND APPROVED BY THE CITY PLANNING COMMISSION; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY SUBDIVISION REGULATION HAVE BEEN COMPLIED WITH.

Mathew Bennett  
MATHEW BENNETT, RCE 65100  
CITY ENGINEER  
CITY OF RIALTO

DATE

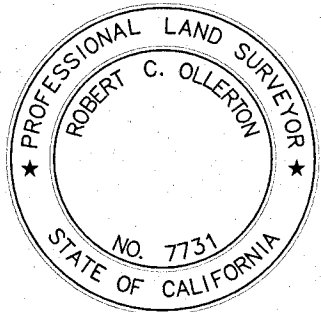


### CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT CONFORMS WITH MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

Robert C. Ollerton  
ROBERT C. OLLERTON, PLS 7731  
ENGINEERING RESOURCES OF  
SOUTHERN CALIFORNIA

3-31-25  
DATE



### SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT ACCEPTANCE CERTIFICATE

I HEREBY CERTIFY THAT THE BOARD OF SUPERVISORS OF SAN BERNARDINO COUNTY ON BEHALF OF THE SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT, ACCEPTED LOT 'E', FOR FLOOD CONTROL AND WATER CONSERVATION PURPOSES, AS SHOWN ON THIS MAP, IN FEE SIMPLE.

DATE: \_\_\_\_\_

LYNNA MONELL, CLERK OF THE BOARD OF SUPERVISORS  
COUNTY OF SAN BERNARDINO

BY: \_\_\_\_\_, DEPUTY

### CITY CLERK'S STATEMENT

I, BARBARA A. MCGEE, CITY CLERK FOR THE CITY OF RIALTO, DO HEREBY CERTIFY THAT THE CITY COUNCIL, BY MOTION DULY SECONDED AND PASSED, APPROVED THE ATTACHED MAP ON THE \_\_\_\_ DAY \_\_\_\_ OF 2025.

AND THAT THEREUPON, SAID COUNCIL DID ACCEPT, ON BEHALF OF THE CITY OF RIALTO FOR PUBLIC USE:

EASEMENTS FOR INGRESS AND EGRESS, PUBLIC UTILITIES, SEWER, EMERGENCY ACCESS, IN, UNDER, OVER, THROUGH AND ACROSS LOTS 'A', 'B', AND 'C', SUBJECT TO IMPROVEMENT, AS SHOWN ON THIS MAP.

ALL VEHICULAR ACCESS RIGHTS TO LOT "A" WHERE IT ABUTS ALTHEA AVENUE, AS SHOWN ON THIS FINAL MAP.

DATE: \_\_\_\_\_

BARBARA A. MCGEE  
CITY CLERK, CITY OF RIALTO

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

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THE 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 \$6,800.00

DATED: 07/07/2025

ENSEN MASON, AUDITOR-CONTROLLER/TREASURER/TAX COLLECTOR  
~~COUNTY OF SAN BERNARDINO~~ County

BY: Ensen Mason  
DEPUTY

### BOARD OF SUPERVISORS CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 6,800.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF ~~THE COUNTY OF~~ SAN BERNARDINO, ~~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 THE FILING OF THIS MAP WITH THE ~~COUNTY OF SAN BERNARDINO~~ + 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. + county

DATE 07/07/2025

LYNNA MONELL, CLERK OF THE BOARD OF SUPERVISORS  
~~COUNTY OF SAN BERNARDINO~~ County

BY: Lynna Monell  
DEPUTY

### SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER \_\_\_\_\_

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_ M. IN BOOK \_\_\_\_ OF TRACT

MAPS AT PAGE \_\_\_\_\_, AT THE REQUEST OF \_\_\_\_\_

IN THE AMOUNT OF \$ \_\_\_\_\_

JOSIE GONZALEZ  
ASSESSOR-RECORDER  
COUNTY OF SAN BERNARDINO

BY: \_\_\_\_\_  
DEPUTY RECORDER

20 NUMBERED LOTS  
3 LETTERED LOTS  
2.60 ACRES GROSS  
2.58 ACRES NET

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

SHEET 2 OF 3 SHEETS

# TRACT NO. 20685

BEING A SUBDIVISION OF A PORTION OF THE NORTH ONE-HALF OF THE EAST ONE-HALF OF LOT 127, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11 OF MAPS, PAGE 12, RECORDS OF SAN BERNARDINO COUNTY, AND FOUND IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 6 WEST, S.B.B.M.

FOR SUBDIVISION PURPOSES



GHAZAL ENGINEERING, INC.

JANUARY 2025

## SURVEYOR'S NOTES

- INDICATES FOUND MONUMENT AS NOTED HEREON.
- INDICATES 1" IRON PIPE WITH TAG STAMPED "PLS 9792" TO BE SET AS SHOWN HEREON.
- ( ) INDICATES RECORD DATA

- R1 - INDICATES TRACT NO. 9804, M.B. 158/86-87.
- R2 - INDICATES RECORD OF SURVEY R.S.B. 66/01.
- R3 - INDICATES TRACT NO. 17324, M.B. 324/63-64.
- R4 - INDICATES CERTIFICATE OF COMPLIANCE 182 PER INSTRUMENT NO. 2008-0142827, D.R.
- R5 - INDICATES PARCEL MAP NO. 19593, P.M.B. 258/91-93.
- R6 - INDICATES TRACT NO. 13267, M.B. 193/48-49.

1" IRON PIPE TAGGED "PLS 9792" TO BE SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED. IN THE EVENT THIS TYPE OF MONUMENT CANNOT BE SET, THEN A TACK & TAG STAMPED "PLS 9792" WILL BE SET ON TOP OF WALL, WALL FOOTING OR TOP OF CURB ON PROJECTION OF SIDE LINES.

4 3/4" GIN SPIKE & WASHER STAMPED "PLS 9792" TO BE SET FLUSH IN FINISHED SURFACE OF PAVEMENT AT ALL STREET CENTERLINE INTERSECTIONS.

## BASIS OF BEARINGS:

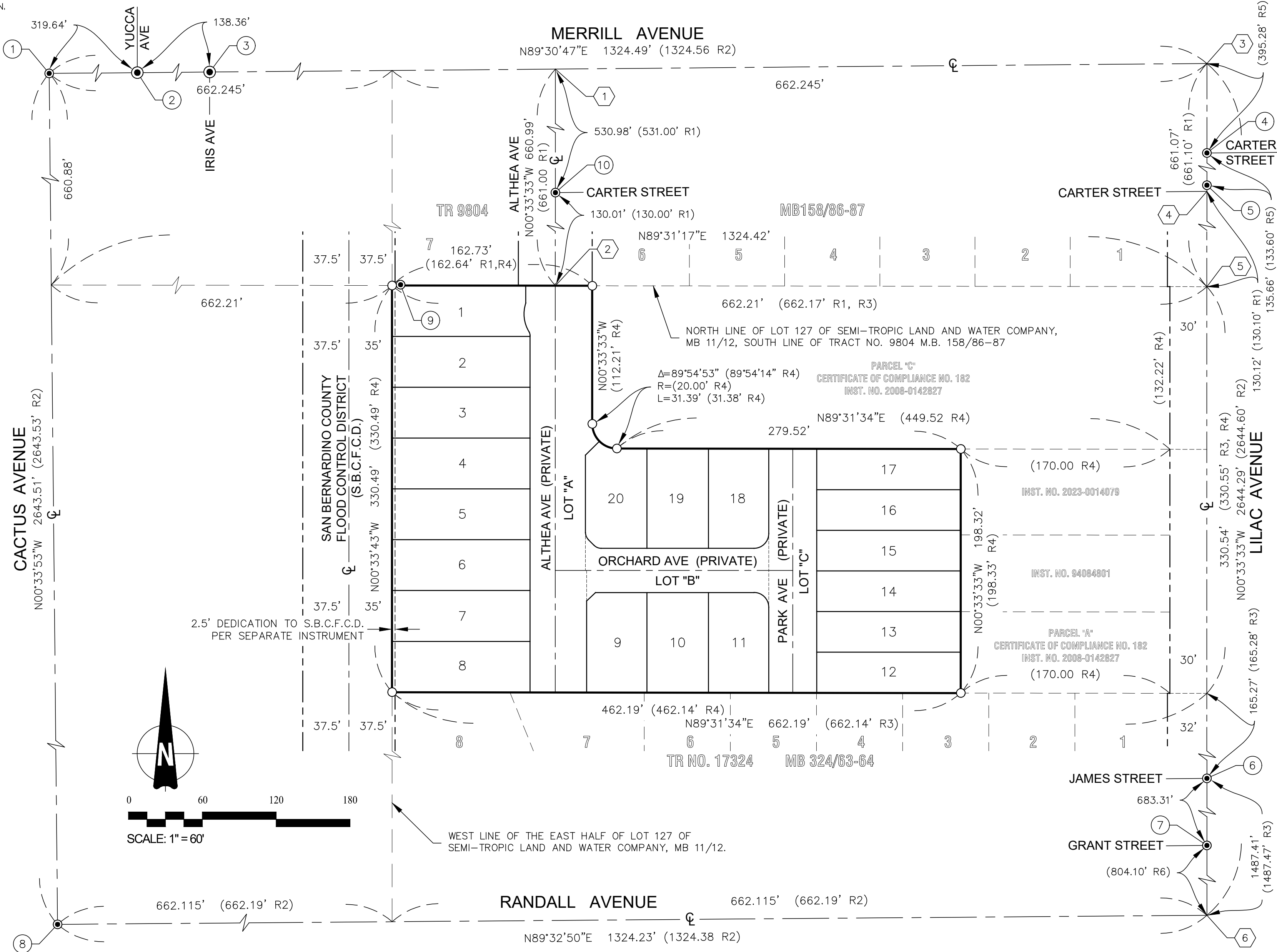
BASIS OF BEARING IS THE CENTERLINE OF LILAC AVENUE PER TRACT NO. 9804, MAP BOOK 158, PAGES 86 TO 87, RECORDS OF SAN BERNARDINO COUNTY, SAID BEARING BEING N00°33'33"W.

## MONUMENT NOTES

- FOUND 1" IRON PIPE WITH PLASTIC CAP, NOT LEGIBLE, FLUSH, ACCEPTED AS CENTERLINE INTERSECTION OF CACTUS AVENUE AND MERRILL AVENUE, FITS TWO FOUND TIES PER CSFB 4016/1513.
- FOUND 1" IRON PIPE, TAGGED LS 9281, FLUSH. NO REFERENCE. ACCEPTED AS CENTERLINE INTERSECTION OF MERRILL AVENUE AND YUCCA AVENUE.
- FOUND 1" IRON PIPE WITH PLASTIC CAP, TAGGED LS 7232, FLUSH. NO REFERENCE. ACCEPTED AS CENTERLINE INTERSECTION OF MERRILL AVENUE AND IRIS AVENUE.
- FOUND GIN SPIKE & WASHER, FLUSH, TAGGED LS 5411, NO REFERENCE, ACCEPTED AS CENTERLINE INTERSECTION OF LILAC AVENUE AND CARTER STREET.
- FOUND GIN SPIKE & WASHER, FLUSH, TAGGED LS 5411, PER CORNER RECORD 307/89. FITS FOUR (4) FOUND TIES PER SAID CORNER RECORD. ACCEPTED AS INTERSECTION OF THE CENTERLINE OF LILAC AVENUE WITH THE SOUTHERLY BOUNDARY OF PARCEL MAP 11583, P.M.B. 138/20-21. LOCATED 2.16' NORTHERLY OF CENTERLINE INTERSECTION OF LILAC AVE AND CARTER STREET PER TWO (2) FOUND CENTERLINE TIES FOR TRACT 9804.
- FOUND GIN SPIKE & WASHER, FLUSH, TAGGED LS 5411, PER CORNER RECORD 307/85. FITS FOUR (4) FOUND TIES PER SAID CORNER RECORD. ACCEPTED AS CENTERLINE INTERSECTION OF LILAC AVENUE AND JAMES STREET.
- FOUND GIN SPIKE & WASHER, FLUSH, TAGGED LS 5411, NO REFERENCE. ACCEPTED AS CENTERLINE INTERSECTION OF LILAC AVENUE AND GRANT STREET.
- FOUND 1" IRON PIPE, EMPTY, DOWN 0.15'. NO REFERENCE. ACCEPTED AS CENTERLINE INTERSECTION OF RANDALL AVENUE AND CACTUS AVENUE.
- FOUND 1" IRON PIPE WITH PLASTIC CAP, TAGGED LOCKWOOD RCE 9101, N64°42'34"E 0.16' FROM NORTHWEST CORNER OF TRACT BOUNDARY.
- FOUND 1" IRON PIPE, EMPTY, DOWN 0.10'. ACCEPTED AS CENTERLINE INTERSECTION OF ALTHEA AVENUE AND CARTER STREET.

## ESTABLISHMENT NOTES

- SFN, ESTABLISHED BY INTERSECTION BY HOLDING RECORD BEARING THROUGH FOUND MONUMENTS AND TIES ALONG ALTHEA AVENUE.
- FOUND 1" IRON PIPE, DISTURBED, EMPTY. ESTABLISHED BY TWO (2) FOUND TIES PER CENTERLINE TIES FOR TRACT 9804.
- FALLS ON MANHOLE, ESTABLISHED BY LINE THROUGH FOUND MONUMENTS ALONG LILAC AVENUE AND HOLDING RECORD DISTANCE BETWEEN CARTER STREET AND MERRILL STREET PER R5.
- SFN, ESTABLISHED BY TWO (2) FOUND TIES PER CENTERLINE TIES FOR TRACT 9804.
- SFN, ESTABLISHED BY TWO (2) FOUND TIES PER CENTERLINE TIES FOR TRACT 9804, ACCEPTED AS THE SOUTHEAST CORNER OF LOT 127 OF SEMI-TROPIC LAND AND WATER COMPANY, MB 11/12.
- FALLS ON MANHOLE, ESTABLISHED BY LINE THROUGH FOUND MONUMENTS ALONG LILAC AVENUE AND HOLDING RECORD DISTANCE BETWEEN GRANT STREET AND RANDALL AVENUE PER R6.



20 NUMBERED LOTS  
3 LETTERED LOTS  
2.60 ACRES GROSS  
2.58 ACRES NET

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

SHEET 3 OF 3 SHEETS

TRACT NO. 20685

BEING A SUBDIVISION OF A PORTION OF THE NORTH ONE-HALF OF THE EAST ONE-HALF OF LOT 127, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11 OF MAPS, PAGE 12, RECORDS OF SAN BERNARDINO COUNTY, AND FOUND IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 6 WEST, S.B.B.M.

FOR SUBDIVISION PURPOSES



GHAZAL ENGINEERING, INC.

JANUARY 2025

LINE DATA		
LINE	BEARING	DISTANCE
L1	N00°33'33"W	14.05'
L2	N00°33'33"W	0.91'
L3	N45°45'10"E	9.94'
L4	N45°33'33"W	6.56'
L5	N44°29'00"E	16.04'
L6	N00°33'33"W	33.05'
L7	N89°26'27"E	1.00'
L8	N00°33'33"W	24.87'
L9	N00°33'33"W	30.64'
L10	N00°33'33"W	60.00'

CURVE DATA				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	27.50'	24.58'	51°12'56"	13.18'
C2	5.00'	2.81'	32°12'15"	1.44'
C3	12.00'	18.85'	90°00'00"	12.00'
C4	12.00'	18.85'	90°00'00"	12.00'
C5	8.00'	6.28'	45°00'00"	3.31'
C6	8.00'	6.28'	45°00'00"	3.31'
C7	20.00'	15.69'	44°57'27"	8.28'
C8	20.00'	15.69'	44°57'27"	8.28'

EASEMENT & DEDICATION NOTES

- A

EXISTING 12' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT FOR UTILITY PURPOSES, INCLUDING SANITARY SEWER LINES, DOMESTIC WATER LINES, STORM DRAIN LINES, AND OTHER APPURTENANT USES, TOGETHER WITH THE RIGHT TO CONSTRUCT, MAINTAIN, REPAIR, OPERATE, USE, DEDICATE OR DECLARE THE SAME FOR PUBLIC USE, IN, ON, UNDER, OVER AND ACROSS THE REAL PROPERTY PER DOCUMENT RECORDED MAY 6, 2013 AS INSTRUMENT NO. 2013-0190914.
- B

INDICATES AN EASEMENT FOR PUBLIC UTILITIES, SEWER, EMERGENCY ACCESS, AND INGRESS AND EGRESS, IN, UNDER, OVER, THROUGH, AND ACROSS LOTS 'A', 'B', AND 'C' DEDICATED HERON TO THE CITY OF RIALTO AND PUBLIC UTILITY COMPANIES.
- C

INDICATES RIGHTS FOR PRIVATE STREET, PRIVATE PARKING, AND PRIVATE UTILITIES, IN, UNDER, OVER, THROUGH, AND ACROSS LOTS 'A', 'B', AND 'C', IN FAVOR OF OURSELVES, OUR HEIRS AND ASSIGNS, RESERVED HEREON FOR THE USE AND BENEFIT OF ALL NUMBERED LOTS.
- D

INDICATES A 4' WIDE PRIVATE DRAINAGE EASEMENT, IN FAVOR OF OURSELVES, OUR HEIRS AND ASSIGNS, RESERVED HEREON. AFFECTS LOTS 10 AND 11.
- E

INDICATES A 2.5' WIDE EASEMENT TO BE DEDICATED PER SEPARATE INSTRUMENT TO THE SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT FOR FLOOD CONTROL AND WATER CONSERVATION PURPOSES.

