

# TRACT NO. 20217

AREA: 16.131 ACRES (GROSS)  
15.482 ACRES (NET)  
NUMBERED LOTS: 7  
LETTERED LOTS: 2

IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF A PORTION OF BLOCK 2, TRACT NO. 2663, AS PER MAP  
RECORDED IN BOOK 37 OF MAPS, PAGE 86, IN THE OFFICE OF THE COUNTY  
RECORDER OF SAID COUNTY, TOGETHER WITH PARCEL 1 OF PARCEL MAP NUMBER  
8551, AS PER MAP FILED IN BOOK 105, PAGE 50, OF PARCEL MAPS

## HUITT-ZOLIARS

DAVID W. MACKEY, P.L.S. 8912

FOR CONDOMINIUM PURPOSES

### OWNERS' STATEMENT:

WE HEREBY STATE THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND COVERED BY THIS MAP, AND WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.

WE HEREBY DEDICATE TO THE CITY OF RIALTO, THE PUBLIC IN GENERAL, AND PUBLIC UTILITY COMPANIES, AN EASEMENT FOR STREETS AND PUBLIC UTILITY PURPOSES, IN, UNDER, OVER, THROUGH AND ACROSS SPRUCE AVENUE, LARCH AVENUE, GROVE STREET, AND FOOTHILL BOULEVARD, SUBJECT TO IMPROVEMENT, AS SHOWN ON THIS MAP.

WE HEREBY DEDICATE TO THE CITY OF RIALTO AND PUBLIC UTILITY COMPANIES, AN EASEMENT FOR INGRESS & EGRESS, PUBLIC UTILITIES, SEWER, WATER, AND EMERGENCY ACCESS PURPOSES, IN, UNDER, OVER, THROUGH, AND ACROSS LOT A (SUNFLOWER LANE, CLOVER AVENUE, GLENWOOD AVENUE, PINWOOD AVENUE, BRIERWOOD AVENUE, BEECHWOOD AVENUE, JASMINE WAY, AND BUTTERCUP LANE), SUBJECT TO IMPROVEMENT, AS SHOWN ON THIS MAP.

WE HEREBY DEDICATE TO THE CITY OF RIALTO FOR LANDSCAPE PURPOSES A 5.00 FOOT WIDE EASEMENT ALONG FOOTHILL BOULEVARD, SUBJECT TO IMPROVEMENT, AS SHOWN ON THIS MAP.

WE HEREBY DEDICATE TO THE CITY OF RIALTO FOR PUBLIC WATER UTILITY PURPOSES EASEMENTS ALONG LARCH AVENUE AND SPRUCE AVENUE, SUBJECT TO IMPROVEMENT, AS SHOWN ON THIS MAP.

WE HEREBY DEDICATE TO THE CITY OF RIALTO FOR PUBLIC SEWER PURPOSES EASEMENTS ALONG FOOTHILL BOULEVARD, SUBJECT TO IMPROVEMENT, AS SHOWN ON THIS MAP.

WE HEREBY DEDICATE TO THE CITY OF RIALTO FOR EMERGENCY ACCESS PURPOSES EASEMENTS ALONG LARCH AVENUE AND GROVE STREET, SUBJECT TO IMPROVEMENT, AS SHOWN ON THIS MAP.

WE HEREBY DEDICATE TO THE CITY OF RIALTO ALL VEHICULAR ACCESS RIGHTS TO LOT 1 AND LOT 3 WHERE THEY ABUT SPRUCE AVENUE, LARCH AVENUE, GROVE STREET, AND FOOTHILL BOULEVARD, AS SHOWN ON THIS MAP.

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 LOT A (SUNFLOWER LANE, CLOVER AVENUE, GLENWOOD AVENUE, PINWOOD AVENUE, BRIERWOOD AVENUE, BEECHWOOD AVENUE, JASMINE WAY, AND BUTTERCUP LANE), AS SHOWN ON THIS MAP.

WE HEREBY RESERVE FOR THE USE OF OURSELVES, SUCCESSORS, ASSIGNS, AND THE HOMEOWNER'S ASSOCIATION FOR RECREATIONAL AND OPEN SPACE PURPOSES LOT B, AS SHOWN ON THIS MAP.

CENTURY COMMUNITIES OF CALIFORNIA, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature] BY: \_\_\_\_\_  
PRINT NAME: BRENT JOHNSON PRINT NAME: \_\_\_\_\_  
PRINT TITLE: VP OF FORWARD PLANNING PRINT TITLE: \_\_\_\_\_

### 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 ORDINANCES AT THE REQUEST OF CENTURY COMMUNITIES OF CALIFORNIA, LLC, IN JANUARY, 2019 AND THAT ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET IN SUCH POSITIONS WITHIN 24 MONTHS AFTER RECORDATION DATE OF THIS MAP, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED IN COMPLIANCE WITH SECTION 66495 AND 66496 OF THE SUBDIVISION MAP ACT. I HEREBY STATE THAT THIS TRACT MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATED: March 20, 2020

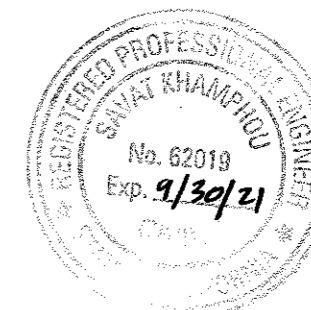
[Signature]  
DAVID W. MACKEY, P.L.S. 8912  
MY REGISTRATION EXPIRES: 9/30/2020



### CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND I 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 REGULATIONS HAVE BEEN COMPLIED WITH.

[Signature] 4/1/2020  
SAVAT KHAMPHOU, RCE 62019 DATE  
CITY ENGINEER, CITY OF RIALTO



### CITY SURVEYOR'S STATEMENT:

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

[Signature] 03/31/20  
CARLETON W. LOCKWOOD JR., PLS 7378 DATE  
ACTING CITY SURVEYOR, CITY OF RIALTO



### CITY CLERK'S CERTIFICATE:

I BARBARA A. MCGEE, CITY CLERK FOR THE CITY OF RIALTO, DO HEREBY CERTIFY THAT THE CITY COUNCIL, BY A MOTION DULY SECONDED AND PASSED, APPROVED THE ATTACHED MAP ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

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

AN EASEMENT FOR STREETS AND PUBLIC UTILITY PURPOSES, IN, UNDER, OVER, THROUGH AND ACROSS SPRUCE AVENUE, LARCH AVENUE, GROVE STREET, AND FOOTHILL BOULEVARD, SUBJECT TO IMPROVEMENT, AS SHOWN ON THIS MAP.

AN EASEMENT FOR INGRESS & EGRESS, PUBLIC UTILITIES, SEWER, WATER, AND EMERGENCY ACCESS PURPOSES, IN, UNDER, OVER, THROUGH, AND ACROSS LOT "A" (SUNFLOWER LANE, CLOVER AVENUE, GLENWOOD AVENUE, PINWOOD AVENUE, BRIERWOOD AVENUE, BEECHWOOD AVENUE, JASMINE WAY, AND BUTTERCUP LANE), SUBJECT TO IMPROVEMENT, AS SHOWN ON THIS MAP.

AN EASEMENT FOR LANDSCAPE PURPOSES, 5.00 FOOT WIDE, ALONG FOOTHILL BOULEVARD, SUBJECT TO IMPROVEMENT, AS SHOWN ON THIS MAP.

AN EASEMENT FOR PUBLIC WATER UTILITY PURPOSES ALONG LARCH AVENUE AND SPRUCE AVENUE, SUBJECT TO IMPROVEMENT, AS SHOWN ON THIS MAP.

AN EASEMENT FOR PUBLIC SEWER PURPOSES ALONG FOOTHILL BOULEVARD, SUBJECT TO IMPROVEMENT, AS SHOWN ON THIS MAP.

AN EASEMENT FOR EMERGENCY ACCESS PURPOSES ALONG LARCH AVENUE AND GROVE STREET, SUBJECT TO IMPROVEMENT, AS SHOWN ON THIS MAP.

WE HEREBY DEDICATE TO THE CITY OF RIALTO ALL VEHICULAR ACCESS RIGHTS TO LOTS "1" AND "3" WHERE THEY ABUT SPRUCE AVENUE, LARCH AVENUE, GROVE STREET, AND FOOTHILL BOULEVARD, AS SHOWN ON THIS MAP.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

[Signature]  
BARBARA A. MCGEE  
CITY CLERK  
CITY OF RIALTO

### NOTE:

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT CONSISTING OF 184 UNITS.

### AUDITOR-CONTROLLER/TREASURER/TAX COLLECTOR'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: \_\_\_\_\_

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

DATED: \_\_\_\_\_ BY: \_\_\_\_\_  
DEPUTY

### BOARD OF SUPERVISOR'S CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ \_\_\_\_\_ HAS BEEN EXECUTED AND FILED THE 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 SUB-DIVIDER 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.

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

DATED: \_\_\_\_\_ BY: \_\_\_\_\_  
DEPUTY

### ABANDONMENT NOTE

PURSUANT TO SECTION 66445(i) AND 66499.20.2 OF THE SUBDIVISION MAP ACT, THE APPROVAL AND RECORDATION OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF THE FOLLOWING:

AN EASEMENT FOR DRAINAGE PURPOSES IN FAVOR OF THE CITY OF RIALTO DEDICATED AND ACCEPTED ON PARCEL MAP NO. 8551, P.M.B. 105/50.

### SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

THIS MAP HAS BEEN FILED UNDER DOCUMENT NO. \_\_\_\_\_  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, AT \_\_\_\_\_  
IN BOOK \_\_\_\_\_ OF MAPS AT PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_  
AT THE REQUEST OF \_\_\_\_\_  
IN THE AMOUNT OF \$ \_\_\_\_\_

BOB DUTTON  
ASSESSOR-RECORDER-COUNTY CLERK BY \_\_\_\_\_  
COUNTY OF SAN BERNARDINO DEPUTY RECORDER

# TRACT NO. 20217

AREA: 16.131 ACRES (GROSS)  
15.482 ACRES (NET)  
NUMBERED LOTS: 7  
LETTERED LOTS: 2

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

## HUITT-ZOLLARS

DAVID W. MACKEY, P.L.S. 8912

### NOTARY ACKNOWLEDGEMENT:

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.

CENTURY COMMUNITIES OF CALIFORNIA, LLC

STATE OF California

COUNTY OF Orange

ON March 27, 2020 BEFORE ME, W. Lewis

A NOTARY PUBLIC, PERSONALLY APPEARED Brent Johnson

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

SIGNATURE W. Lewis MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY

PRINT NAME W. Lewis MY COMMISSION NO. 2261019 MY COMMISSION EXPIRES Oct. 31, 2022

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.

CENTURY COMMUNITIES OF CALIFORNIA, LLC

STATE OF \_\_\_\_\_

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 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

SIGNATURE \_\_\_\_\_ MY PRINCIPAL PLACE OF BUSINESS IS IN \_\_\_\_\_ COUNTY

PRINT NAME \_\_\_\_\_ MY COMMISSION NO. \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

### SIGNATURE OMISSIONS

THE FOLLOWING SIGNATURES HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a)(3)(A)(i-viii) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CAN NOT RIPEN INTO A FEE TITLE

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

1. SOUTHERN SIERRAS POWER COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES RECORDED JUNE 1, 1928 IN BOOK 373, PAGE 165, OFFICIAL RECORDS (AFFECTS SUBJECT PROPERTY, NOT LOCATABLE FROM RECORD).
2. CALIFORNIA ELECTRIC POWER COMPANY, HOLDER OF EASEMENTS FOR PUBLIC UTILITY PURPOSES RECORDED MAY 17, 1946 IN BOOK 1891, PAGE 328, OFFICIAL RECORDS AND MAY 17, 1946 IN BOOK 1884, PAGE 411, OFFICIAL RECORDS.
3. THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES RECORDED APRIL 4, 1978 IN BOOK 9403, PAGE 955, OFFICIAL RECORDS.
4. THE CITY OF RIALTO, HOLDER OF AN EASEMENT FOR DRAINAGE PURPOSES, DEDICATED AND ACCEPTED ON PARCEL MAP NO. 8551, P.M.B. 105/50 (ABANDONED HEREON).

### EXISTING EASEMENTS

- 1 AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY RECORDED MAY 17, 1946 IN BOOK 1891, PAGE 328, OFFICIAL RECORDS (DOCUMENT DOES NOT DEFINE THE WIDTH OF SAID EASEMENT).
- 2 AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY RECORDED MAY 17, 1946 IN BOOK 1884, PAGE 411, OFFICIAL RECORDS (DOCUMENT DOES NOT DEFINE THE WIDTH OF SAID EASEMENT).
- 3 AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY RECORDED APRIL 4, 1978 IN BOOK 9403, PAGE 955, OFFICIAL RECORDS.

### EASEMENTS DEDICATED HEREON:

- A AN EASEMENT FOR EMERGENCY VEHICLE PURPOSES DEDICATED TO THE CITY OF RIALTO.
- B AN EASEMENT FOR LANDSCAPING PURPOSES DEDICATED TO THE CITY OF RIALTO.
- C AN EASEMENT FOR EMERGENCY VEHICLE, SANITARY SEWER, AND DOMESTIC WATER PURPOSES DEDICATED TO THE CITY OF RIALTO.
- D AN EASEMENT FOR SANITARY SEWER PURPOSES DEDICATED TO THE CITY OF RIALTO.
- E AN EASEMENT FOR DOMESTIC WATER PURPOSES DEDICATED TO THE CITY OF RIALTO.

AREA: 16.131 ACRES (GROSS)  
15.482 ACRES (NET)  
NUMBERED LOTS: 7  
LETTERED LOTS: 2

**MONUMENT NOTES**

● FOUND MONUMENT AS NOTED  
SEARCHED FOUND NOTHING AT ALL PROPERTY CORNERS UNLESS SHOWN OTHERWISE.

**BASIS OF BEARINGS**

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF GROVE STREET BEING NORTH 89°59'21" WEST ON TRACT NO. 9954, M.M. 139/55-58.

# TRACT NO. 20217

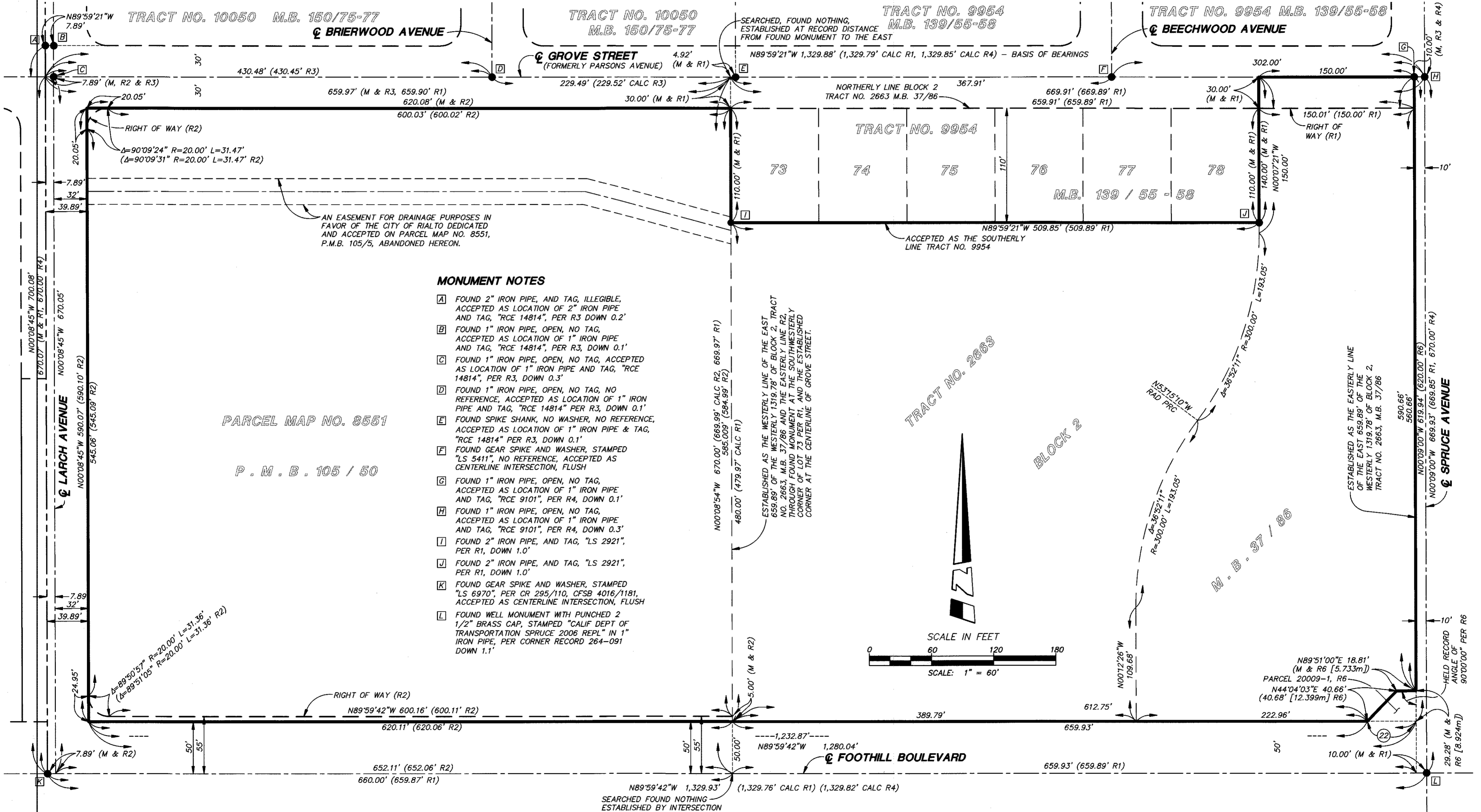
IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

## HUITT-ZOLLARS

DAVID W. MACKEY, P.L.S. 8912

**REFERENCES**

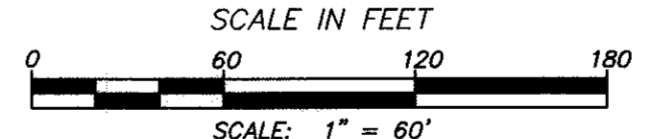
- R1 TRACT NO. 9954, M.B. 139/55-58
- R2 PARCEL MAP NO. 8551, P.M.B. 105/50
- R3 TRACT NO. 10050, M.B. 150/75-77
- R4 TRACT NO. 7486, M.B. 136/57
- R5 TRACT NO. 9867, M.B. 144/34-37
- R6 INSTRUMENT NO. 2006-0177775, O.R. (REC. 3/16/2006)



**MONUMENT NOTES**

- A FOUND 2" IRON PIPE, AND TAG, ILLEGIBLE, ACCEPTED AS LOCATION OF 2" IRON PIPE AND TAG, "RCE 14814", PER R3 DOWN 0.2'
- B FOUND 1" IRON PIPE, OPEN, NO TAG, ACCEPTED AS LOCATION OF 1" IRON PIPE AND TAG, "RCE 14814", PER R3, DOWN 0.1'
- C FOUND 1" IRON PIPE, OPEN, NO TAG, ACCEPTED AS LOCATION OF 1" IRON PIPE AND TAG, "RCE 14814", PER R3, DOWN 0.3'
- D FOUND 1" IRON PIPE, OPEN, NO TAG, NO REFERENCE, ACCEPTED AS LOCATION OF 1" IRON PIPE AND TAG, "RCE 14814" PER R3, DOWN 0.1'
- E FOUND SPIKE SHANK, NO WASHER, NO REFERENCE, ACCEPTED AS LOCATION OF 1" IRON PIPE & TAG, "RCE 14814" PER R3, DOWN 0.1'
- F FOUND GEAR SPIKE AND WASHER, STAMPED "LS 5411", NO REFERENCE, ACCEPTED AS CENTERLINE INTERSECTION, FLUSH
- G FOUND 1" IRON PIPE, OPEN, NO TAG, ACCEPTED AS LOCATION OF 1" IRON PIPE AND TAG, "RCE 9101", PER R4, DOWN 0.1'
- H FOUND 1" IRON PIPE, OPEN, NO TAG, ACCEPTED AS LOCATION OF 1" IRON PIPE AND TAG, "RCE 9101", PER R4, DOWN 0.3'
- I FOUND 2" IRON PIPE, AND TAG, "LS 2921", PER R1, DOWN 1.0'
- J FOUND 2" IRON PIPE, AND TAG, "LS 2921", PER R1, DOWN 1.0'
- K FOUND GEAR SPIKE AND WASHER, STAMPED "LS 6970", PER CR 295/110, CFSB 4016/1181, ACCEPTED AS CENTERLINE INTERSECTION, FLUSH
- L FOUND WELL MONUMENT WITH PUNCHED 2 1/2" BRASS CAP, STAMPED "CALIF DEPT OF TRANSPORTATION SPRUCE 2006 REPL" IN 1" IRON PIPE, PER CORNER RECORD 264-091 DOWN 1.1'

ESTABLISHED AS THE WESTERLY LINE OF THE EAST 659.89' OF THE WESTERLY 1319.78' OF BLOCK 2, TRACT NO. 2663, M.B. 37/86 AND THE EASTERLY LINE R2 THROUGH FOUND MONUMENT AT THE SOUTHWESTERLY CORNER OF LOT 73 PER R1, AND THE ESTABLISHED CORNER AT THE CENTERLINE OF GROVE STREET.



ESTABLISHED AS THE EASTERLY LINE OF THE EAST 659.89' OF THE WESTERLY 1319.78' OF BLOCK 2, TRACT NO. 2663, M.B. 37/86

HELD RECORD ANGLE OF 90°00'00" PER R6

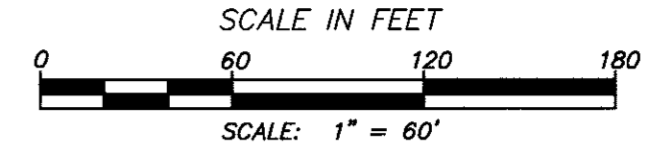
AREA: 16.131 ACRES (GROSS)  
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# TRACT NO. 20217

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

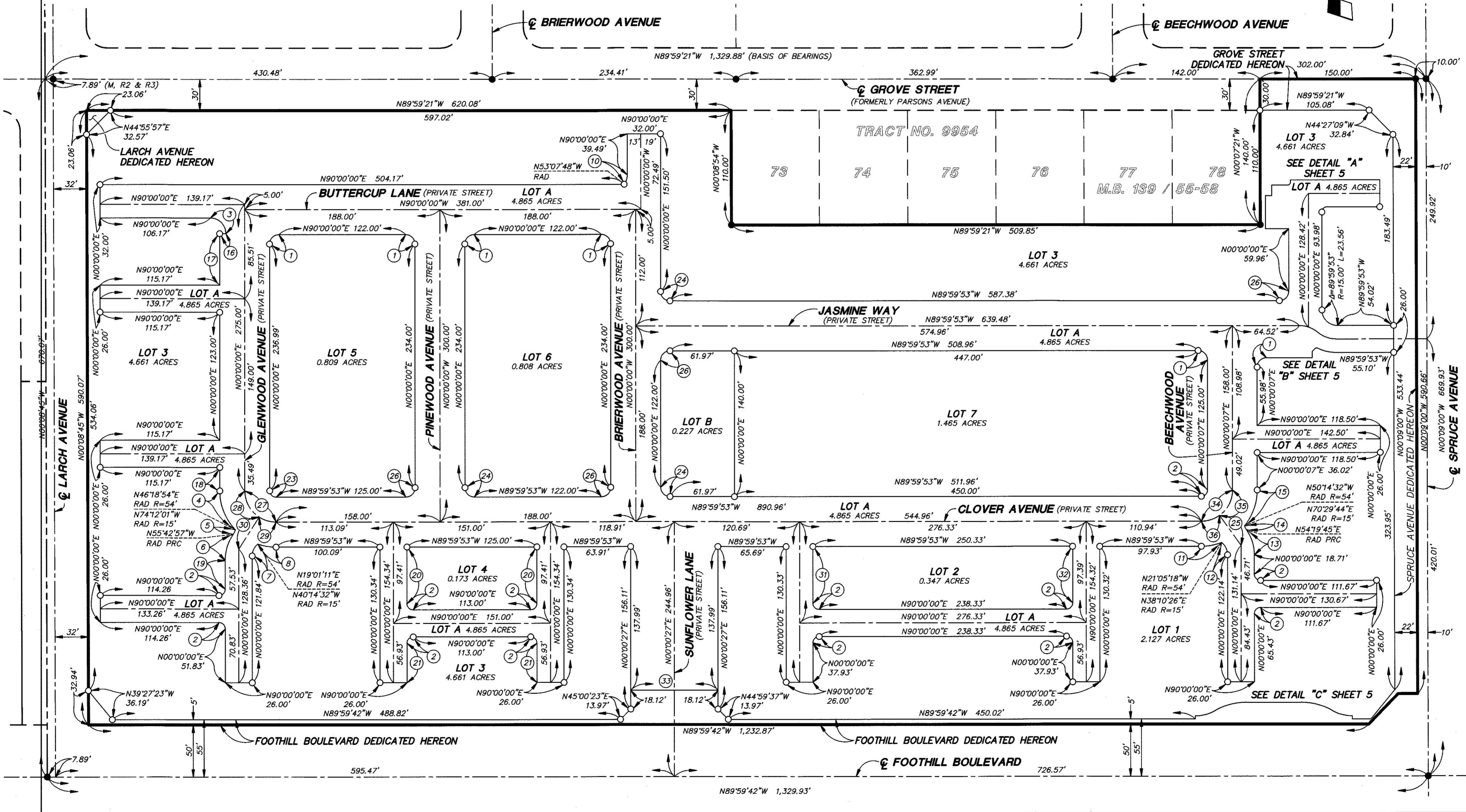
## HUITT-ZOLLARS

DAVID W. MACKEY, P.L.S. 8912



### NOTE

1. SEE SHEET 3 FOR BOUNDARY ESTABLISHMENT



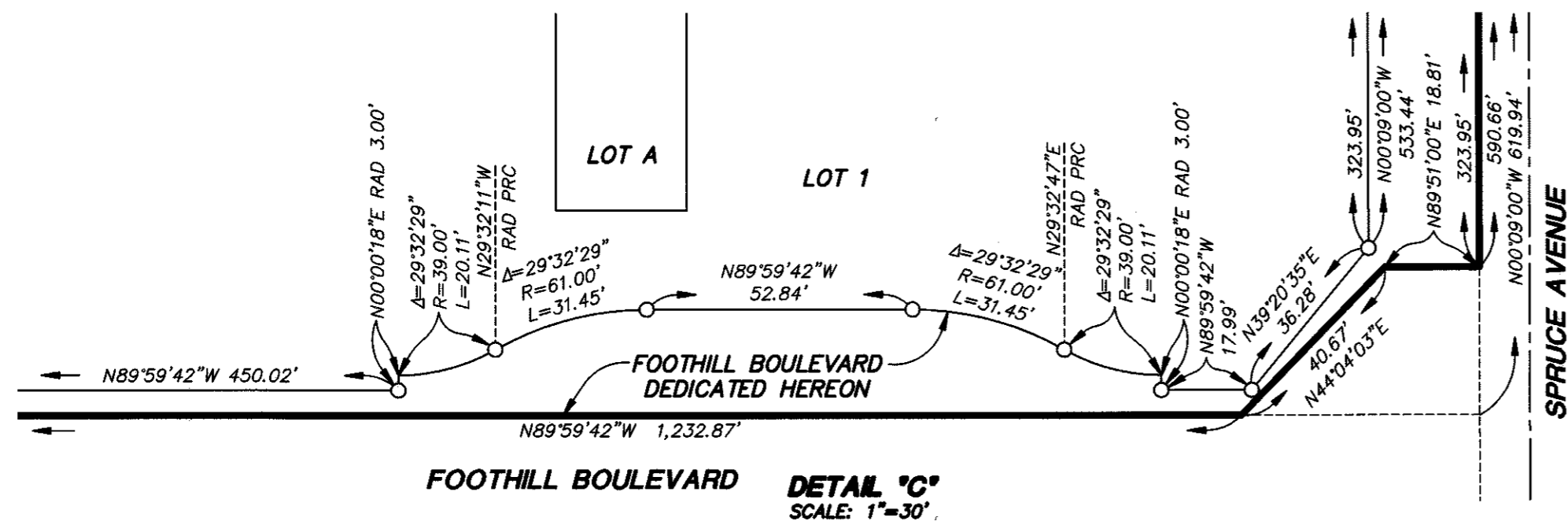
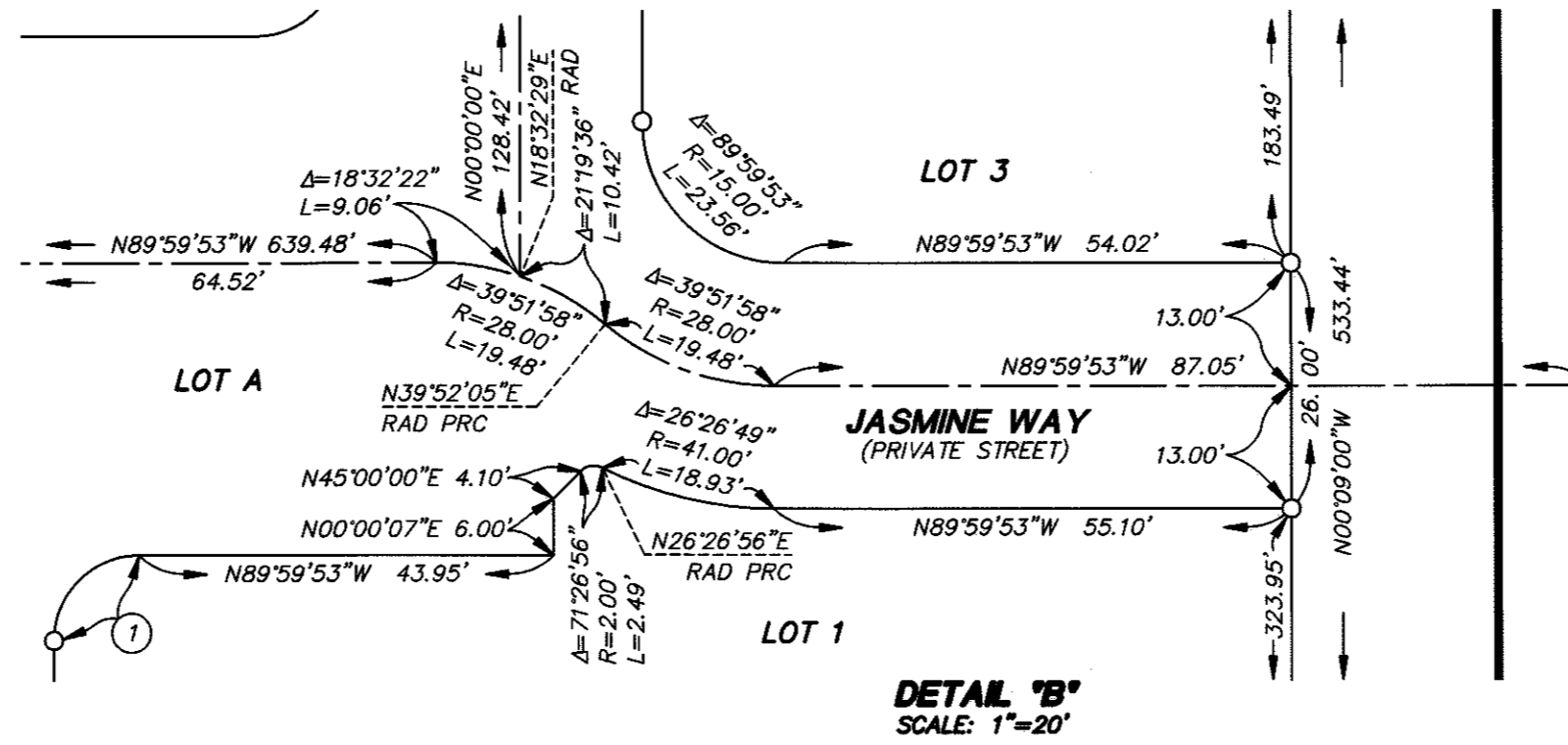
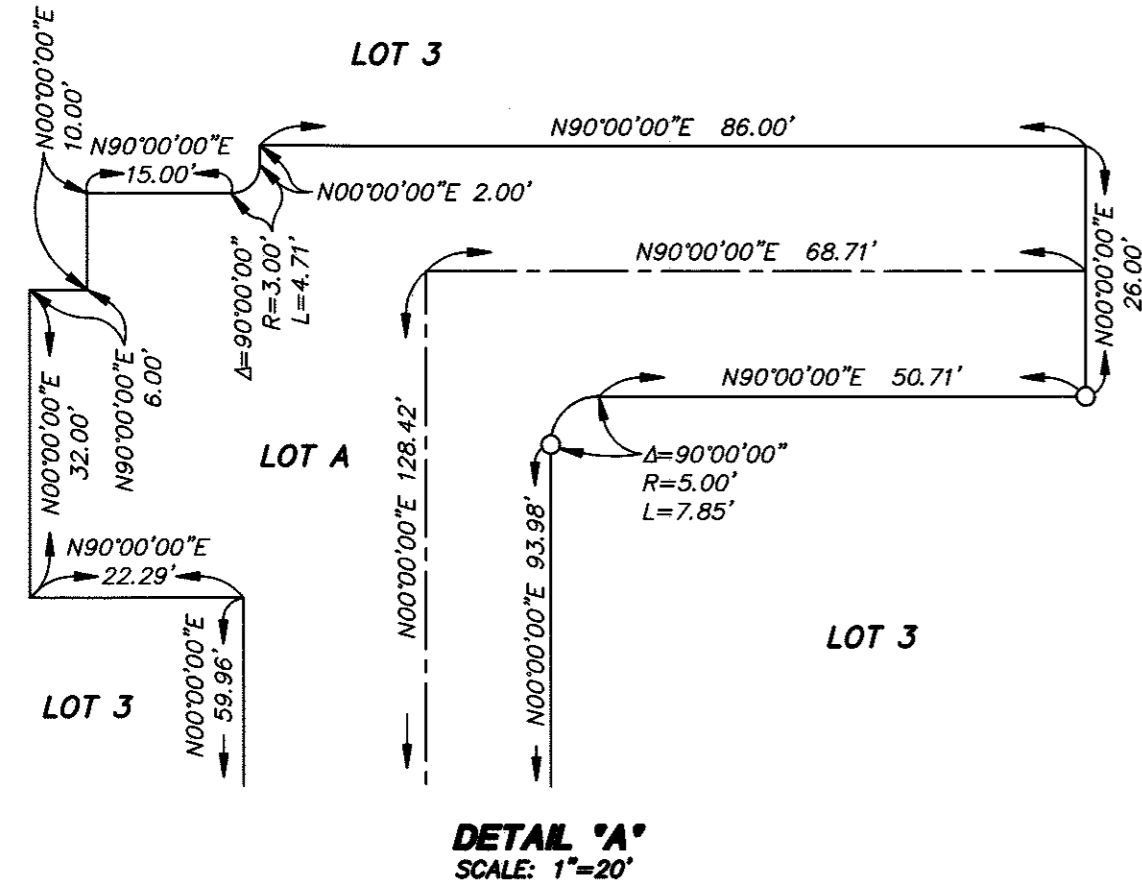
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IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

## HUITT-ZOLLARS

DAVID W. MACKEY, P.L.S. 8912



**CURVE AND COURSE DATA**

- ①  $\Delta=90^{\circ}00'00''$  R=9.00' L=14.14'
- ②  $\Delta=90^{\circ}00'00''$  R=6.00' L=9.42'
- ③  $\Delta=90^{\circ}00'00''$  R=15.00' L=23.56'
- ④  $\Delta=43^{\circ}41'06''$  R=54.00' L=41.17'
- ⑤  $\Delta=18^{\circ}29'03''$  R=15.00' L=4.84'
- ⑥  $\Delta=34^{\circ}17'03''$  R=45.00' L=26.93'
- ⑦  $\Delta=49^{\circ}45'28''$  R=15.00' L=13.03'
- ⑧  $\Delta=19^{\circ}01'05''$  R=54.00' L=17.92'
- ⑨  $\Delta=90^{\circ}00'00''$  R=5.00' L=7.85'
- ⑩  $\Delta=36^{\circ}52'12''$  R=15.00' L=9.65'
- ⑪  $\Delta=21^{\circ}05'24''$  R=54.00' L=19.88'
- ⑫  $\Delta=51^{\circ}49'34''$  R=15.00' L=13.57'
- ⑬  $\Delta=35^{\circ}40'15''$  R=41.00' L=25.53'
- ⑭  $\Delta=16^{\circ}09'59''$  R=15.00' L=4.23'
- ⑮  $\Delta=39^{\circ}45'21''$  R=54.00' L=37.47'
- ⑯  $N90^{\circ}00'00''E$  RAD 6.00'
- ⑰  $N00^{\circ}00'00''E$  49.51'
- ⑱  $N00^{\circ}00'00''E$  22.49'
- ⑲  $N00^{\circ}00'00''E$  27.50'
- ⑳  $N00^{\circ}00'00''E$  54.41'
- ㉑  $N00^{\circ}00'00''E$  37.93'
- ㉒  $N89^{\circ}59'42''W$  47.17' (47.18' [14.380m] R6)

**CURVE AND COURSE DATA**

- ㉓  $\Delta=89^{\circ}59'53''$  R=6.00' L=9.42'
- ㉔  $\Delta=89^{\circ}59'53''$  R=9.00' L=14.14'
- ㉕  $N35^{\circ}39'07''W$  35.45'
- ㉖  $\Delta=90^{\circ}00'07''$  R=9.00' L=14.14'
- ㉗  $\Delta=89^{\circ}59'53''$  R=30.00' L=47.12'
- ㉘  $\Delta=57^{\circ}19'26''$  R=30.00' L=30.01'
- ㉙  $\Delta=32^{\circ}40'27''$  R=30.00' L=17.11'
- ㉚  $N32^{\circ}40'34''E$  36.51' RAD
- ㉛  $N00^{\circ}00'00''E$  54.40'
- ㉜  $N00^{\circ}00'00''E$  54.39'
- ㉝  $N89^{\circ}59'42''W$  84.00'
- ㉞  $\Delta=90^{\circ}00'00''$  R=30.00' L=47.12'
- ㉟  $\Delta=54^{\circ}19'15''$  R=30.00' L=28.44'
- ㊱  $\Delta=35^{\circ}40'45''$  R=30.00' L=18.68'

**NOTE**

1. SEE SHEET 3 FOR BOUNDARY ESTABLISHMENT.

AREA: 16.131 ACRES (GROSS)  
 15.482 ACRES (NET)  
 NUMBERED LOTS: 7  
 LETTERED LOTS: 2

**EASEMENTS DEDICATED HEREON:**

- (A) AN EASEMENT FOR EMERGENCY ACCESS PURPOSES DEDICATED TO THE CITY OF RIALTO.
- (B) AN EASEMENT FOR LANDSCAPING PURPOSES DEDICATED TO THE CITY OF RIALTO.
- (C) AN EASEMENT FOR INGRESS & EGRESS, PUBLIC UTILITIES, SEWER, WATER, AND EMERGENCY ACCESS PURPOSES DEDICATED TO THE CITY OF RIALTO.
- (D) AN EASEMENT FOR PUBLIC SEWER PURPOSES DEDICATED TO THE CITY OF RIALTO.
- (E) AN EASEMENT FOR PUBLIC WATER UTILITY PURPOSES DEDICATED TO THE CITY OF RIALTO.

# TRACT NO. 20217

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

## HUITT-ZOLLARS

DAVID W. MACKEY, P.L.S. 8912

**EXISTING EASEMENTS**

- (1) AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY RECORDED MAY 17, 1946 IN BOOK 1891, PAGE 328, OFFICIAL RECORDS (DOCUMENT DOES NOT DEFINE THE WIDTH OF SAID EASEMENT).
- (2) AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY RECORDED MAY 17, 1946 IN BOOK 1884, PAGE 411, OFFICIAL RECORDS (DOCUMENT DOES NOT DEFINE THE WIDTH OF SAID EASEMENT).
- (3) AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY RECORDED APRIL 4, 1978 IN BOOK 9403, PAGE 955, OFFICIAL RECORDS.

