

NUMBER OF NUMBERED LOTS: 4  
NUMBER OF LETTERED LOTS: 4  
GROSS AREA: 4.922 ACRES  
NET AREA: 4.869 ACRES

# PARCEL MAP NO. 19680

SHEET 1 OF 3 SHEETS

IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER, SECTION 32, TOWNSHIP 1 NORTH, RANGE 5 WEST, S.B.M.  
JUNE, 2018 - ROSELL SURVEYING & MAPPING, INC. - DAVID T. ROSELL P.L.S. 6281

## 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 HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP.

WE HEREBY DEDICATE TO THE CITY OF RIALTO, THE PUBLIC IN GENERAL, AND PUBLIC UTILITY COMPANIES AN EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES, IN, UNDER, OVER, THROUGH AND ACROSS WEST RENAISSANCE PARKWAY AS SHOWN ON THIS PARCEL MAP.

WE HEREBY RESERVE TO OURSELVES, OUR HEIRS AND ASSIGNS, A VARIABLE WIDTH EASEMENT FOR RECIPROCAL ACCESS OVER PARCELS 1, 2, 3 & 4 FOR THE BENEFIT OF PARCELS 1, 2, 3 & 4, AS SHOWN ON THIS PARCEL MAP.

WE HEREBY DEDICATE TO THE CITY OF RIALTO AN EASEMENT FOR LANDSCAPE PURPOSES AS SHOWN ON THIS PARCEL MAP.

ALRAHAMAN, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Mark Sater Member Manager  
TITLE: Member Manager

## NOTARY ACKNOWLEDGMENT:

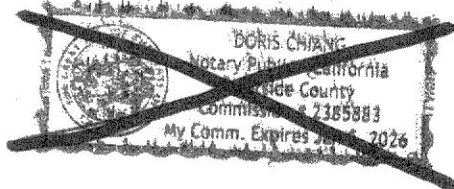
A NOTARY PUBLIC OR OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF San Bernardino  
ON December 16, 2022 BEFORE ME, Doris Chiang / Notary Public NOTARY PUBLIC,  
PERSONALLY APPEARED Mark Sater  
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 [Signature]  
NAME OF NOTARY Doris Chiang  
COUNTY IN WHICH COMMISSIONED Riverside  
DATE COMMISSION EXPIRES 01/05/2026  
COMMISSION NUMBER 2385883



## BENEFICIARY'S STATEMENT:

SOUTHWESTERN NATIONAL BANK, AS BENEFICIARY UNDER A DEED OF TRUST RECORDED SEPTEMBER 18, 2019 AS DOCUMENT NO. 2019-0334062 OF OFFICIAL RECORDS

BY: [Signature] BY: \_\_\_\_\_  
PRINT NAME: SHAFIQ R. KHAN PRINT NAME: \_\_\_\_\_  
PRINT TITLE: EVP PRINT TITLE: \_\_\_\_\_

## NOTARY ACKNOWLEDGMENT:

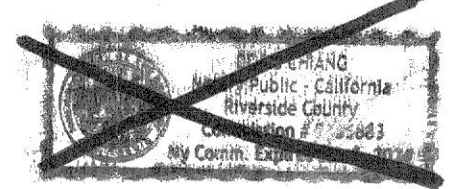
A NOTARY PUBLIC OR OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF San Bernardino  
ON December 16, 2022 BEFORE ME, Doris Chiang / Notary Public NOTARY PUBLIC,  
PERSONALLY APPEARED Shafiq R. Khan  
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 [Signature]  
NAME OF NOTARY Doris Chiang  
COUNTY IN WHICH COMMISSIONED Riverside  
DATE COMMISSION EXPIRES 01/05/2026  
COMMISSION NUMBER 2385883



## SIGNATURE OMISSIONS:

THE SIGNATURES OF THE FOLLOWING HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a)(3)(A) OF THE SUBDIVISION MAP ACT AS THEIR INTERESTS CANNOT RIPEN IN FEE.

J.D. LAKIN, HOLDER OF AN EASEMENT FOR WATER DITCH AND INCIDENTAL PURPOSES AS SHOWN ON A DEED RECORDED ON AUGUST 4, 1888 IN BOOK 81 PAGE 201 OF DEEDS. BLANKET EASEMENT.

FONTANA UNION WATER COMPANY, HOLDER OF AN EASEMENT FOR A PIPE LINE AND INCIDENTAL PURPOSES AS SHOWN ON A DOCUMENT RECORDED ON JANUARY 15, 1957 IN BOOK 4131 PAGE 511, OFFICIAL RECORD. DOES NOT AFFECT.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS SHOWN ON A DEED RECORDED ON APRIL 20, 2006 AS INSTRUMENT NO. 2006-0270891, OFFICIAL RECORDS.

CALTRANS, HOLDER OF AN EASEMENT FOR FREEWAY AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS SHOWN ON A DOCUMENT RECORDED ON MARCH 22, 2007 AS INSTRUMENT NO. 2007-0180261, OFFICIAL RECORD AND DOCUMENT RECORDED ON JULY 2, 2008 AS INSTRUMENT NO. 2008-0300245, OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS SHOWN ON A DOCUMENT RECORDED ON MARCH 31, 2022 AS INSTRUMENT NO. 2022-0121052, OFFICIAL RECORDS.

## 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 ALRAHAMAN, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, IN MAY, 2018. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS WITHIN ONE 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 PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

David T. Rosell  
DAVID T. ROSELL  
P.L.S. NO. 6281

12/08/2022  
DATE



## 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.

ALBERTO B. PAIVA JR, RCE 53534  
CITY ENGINEER  
CITY OF RIALTO

DATE



## CITY SURVEYOR'S STATEMENT:

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

DAVID W. KROMMENHOEK, PLS 9455  
ACTING CITY SURVEYOR  
CITY OF RIALTO

DATE



## 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 OR SPECIAL ASSESSMENTS COLLECTED AS TAXES. EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, ESTIMATED TO BE \$ 56,600.

DATED: \_\_\_\_\_

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

DATED: 2/28/2023

BY: [Signature]  
DEPUTY

## BOARD OF SUPERVISORS' CERTIFICATE:

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 56,600 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 MAP WITH THE ~~COUNTY AUDITOR-CONTROLLER~~ TREASURER/TAX COLLECTOR 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.

DATED: \_\_\_\_\_

\* SAN BERNARDINO COUNTY  
ASSESSOR-RECORDER-COUNTY CLERK

LYNNA MONELL  
CLERK OF THE BOARD OF SUPERVISORS  
SAN BERNARDINO COUNTY

DATED: 2/28/2023

BY: [Signature]  
DEPUTY

## CITY CLERK'S STATEMENT:

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 \_\_\_\_\_, 2022.

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

THE OFFER TO DEDICATE AN EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES, IN, UNDER, OVER, THROUGH AND ACROSS WEST RENAISSANCE PARKWAY, AS SHOWN ON THIS PARCEL MAP.

THE OFFER TO DEDICATE AN EASEMENT FOR LANDSCAPING PURPOSES, SHOWN ON THIS PARCEL MAP.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

BARBARA A. MCGEE  
CITY CLERK  
CITY OF RIALTO

## SAN BERNARDINO COUNTY RECORDERS CERTIFICATE:

THIS MAP HAS BEEN FILED UNDER THE DOCUMENT NUMBER \_\_\_\_\_  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M. IN,  
BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT PAGES \_\_\_\_\_, AT THE  
REQUEST OF \_\_\_\_\_  
IN THE AMOUNT OF \$ \_\_\_\_\_

CHRIS WILHITE  
ASSESSOR-RECORDER-CLERK  
SAN BERNARDINO COUNTY

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

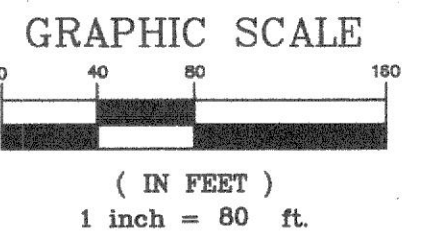


NUMBER OF NUMBERED LOTS: 4  
NUMBER OF LETTERED LOTS: 4  
GROSS AREA: 4.922 ACRES  
NET AREA: 4.869 ACRES

# PARCEL MAP NO. 19680

SHEET 2 OF 3 SHEETS

IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER, SECTION 32, TOWNSHIP 1 NORTH, RANGE 5 WEST, S.B.M.  
JUNE, 2018 - ROSELL SURVEYING & MAPPING, INC. - DAVID T. ROSELL P.L.S. 6281



## MONUMENT NOTES:

- ① FD 1" IRON PIPE WITH CALDOT PLASTIC PLUG, PER R1, DN. 0.1'
- ② FD 1" IRON PIPE WITH CALDOT PLASTIC PLUG, PER R1, DN. 0.3'
- ③ FD 1" IRON PIPE WITH CALDOT PLASTIC PLUG, PER R1, DN. 0.5'
- ④ FD 2" IRON PIPE WITH STANDARD CALDOT BRASS DISK IN CONCRETE, PER R1, FLUSH
- ⑤ FD 2" IRON PIPE WITH STANDARD CALDOT BRASS DISK IN CONCRETE, ON THE CENTERLINE OF EASTON STREET N89°40'36"E 1.54' FROM SECTION LINE, PER R1, FLUSH

## REFERENCE NOTES:

- R1 RECORD PER RECORD OF SURVEY 17-0047, R.S.B. 161/65-97  
R2 RECORD PER R.S.B. 66/52  
M&R MEASURED & RECORD

## ESTABLISHMENT NOTES:

- (A) ESTABLISHED BY PRORATION  
(B) ESTABLISHED BY INTERSECTION  
(C) ESTABLISHED AT RECORD DISTANCE (79.72') FROM ③ PER R1

## EASEMENTS:

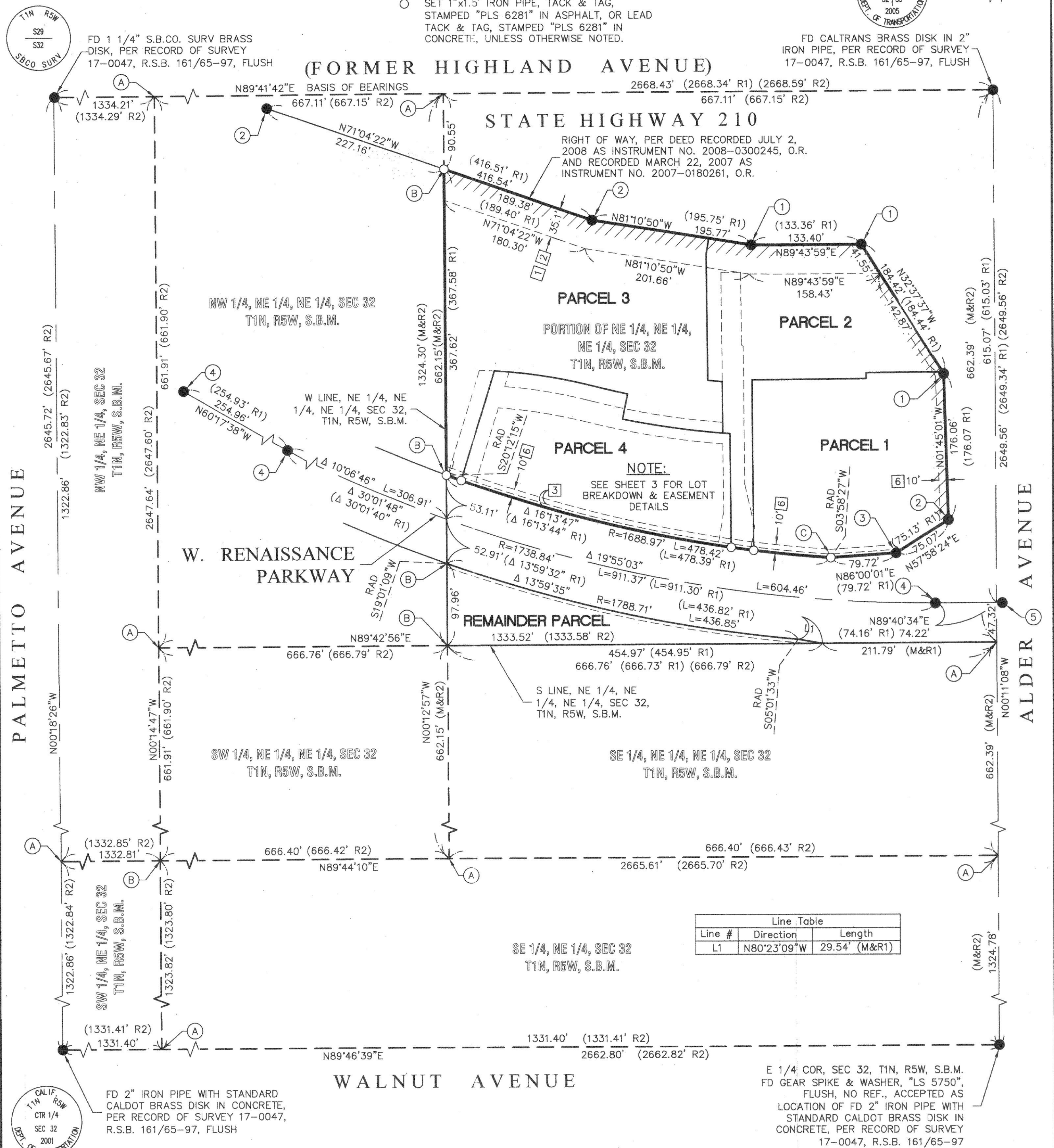
- ① AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, RECORDED APRIL 20, 2006 AS INSTRUMENT NO. 2006-0270891, O.R.
- ② AN EASEMENT FOR FREEWAY AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF CALTRANS, RECORDED MARCH 22, 2007 AS INSTRUMENT NO. 2007-0180261, O.R. AND RECORDED JULY 2, 2008 AS INSTRUMENT NO. 2008-0300261, O.R.  
7777 VEHICLE ACCESS RESTRICTION
- ③ A 4.13' WIDE STREET DEDICATION OF RENAISSANCE PARKWAY TO THE CITY OF RIALTO, DEDICATED HEREON.
- ④ A VARIABLE WIDTH EASEMENT FOR RECIPROCAL ACCESS OVER PARCELS 1, 2, 3 AND 4, FOR THE BENEFITS OF PARCELS 1, 2, 3 AND 4, RESERVED HEREON.
- ⑤ A 6' WIDE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, RECORDED MARCH 31, 2022 AS INSTRUMENT NO. 2022-0121052, O.R.
- ⑥ A 10' WIDE LANDSCAPE EASEMENT DEDICATED HEREON.

## MONUMENT LEGEND

- INDICATES FOUND MONUMENT AS NOTED  
○ SET 1"x1.5" IRON PIPE, TACK & TAG, STAMPED "PLS 6281" IN ASPHALT, OR LEAD TACK & TAG, STAMPED "PLS 6281" IN CONCRETE, UNLESS OTHERWISE NOTED.

## BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE CENTERLINE OF FORMER HIGHLAND AVENUE BEING NORTH 89°41'42" EAST PER RECORD OF SURVEY 17-0047, R.S.B. 161/65-97.



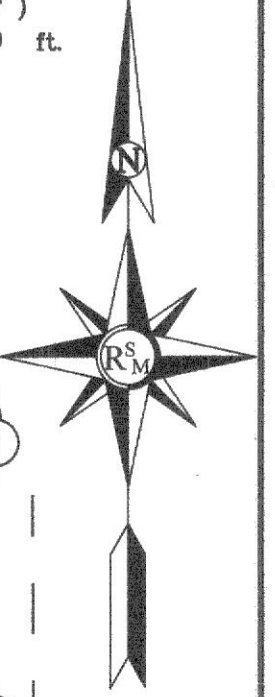
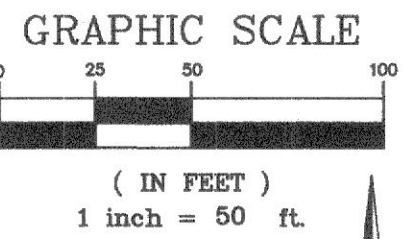


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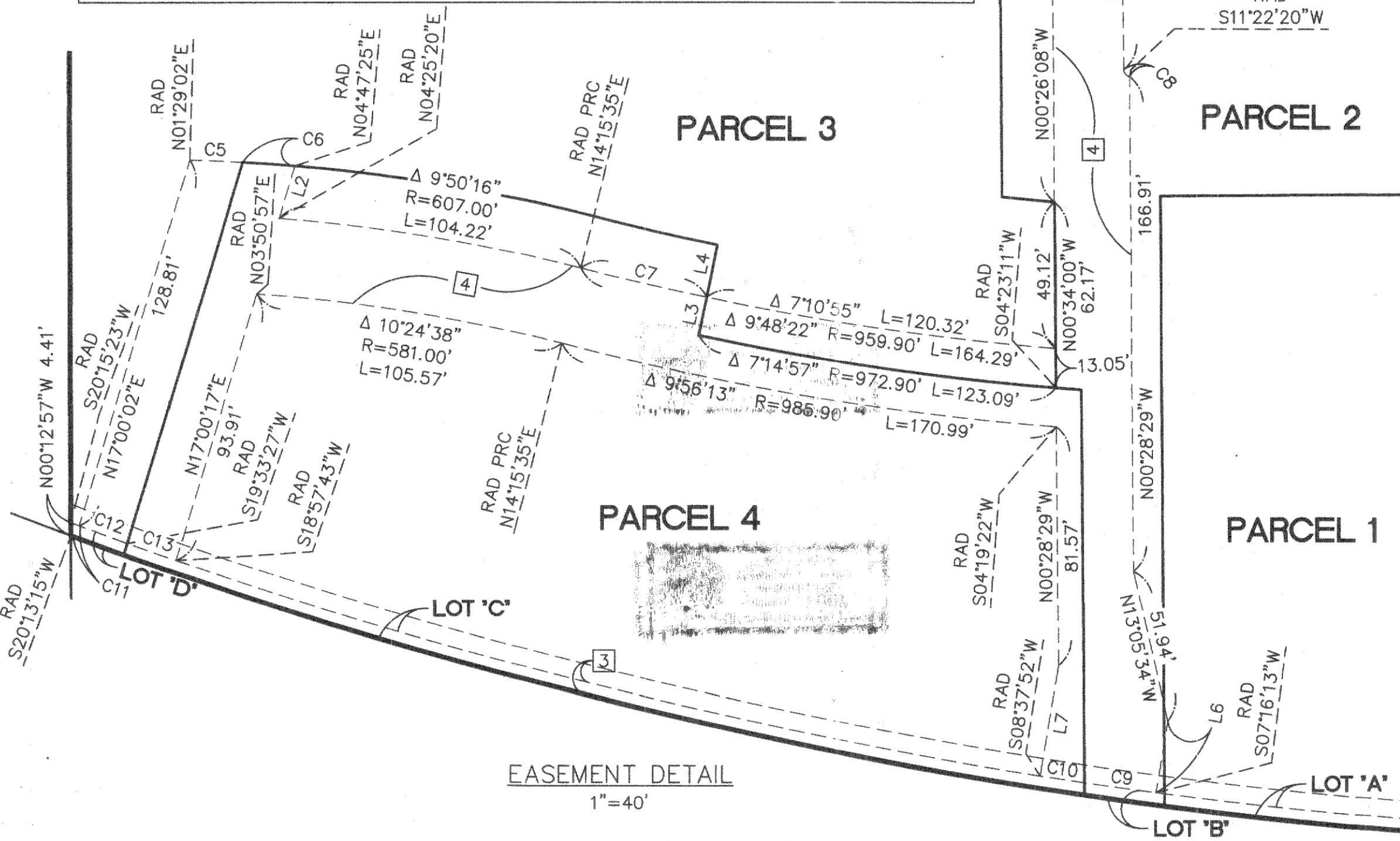
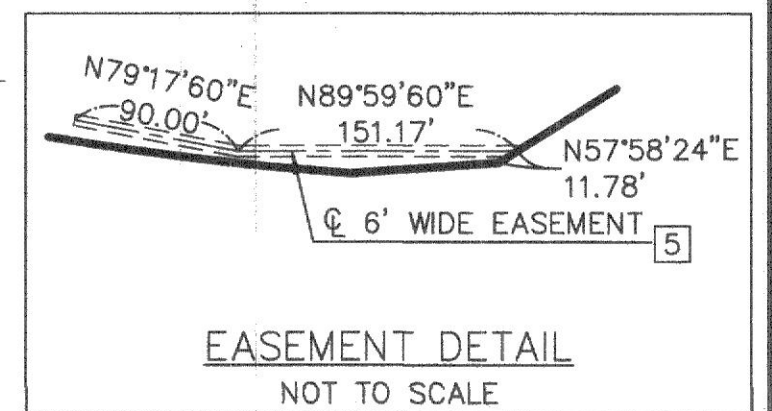
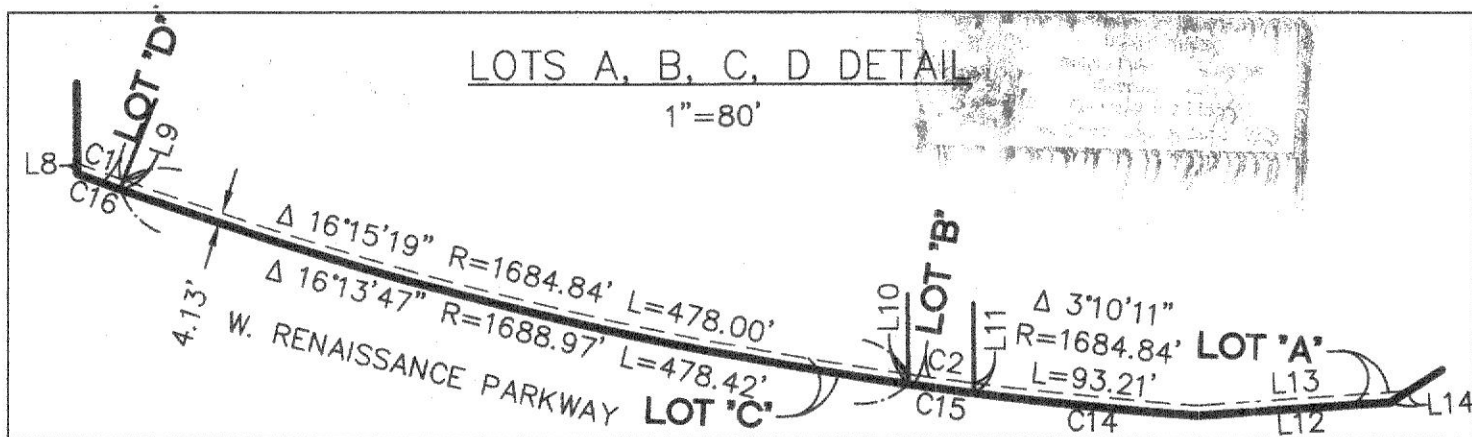
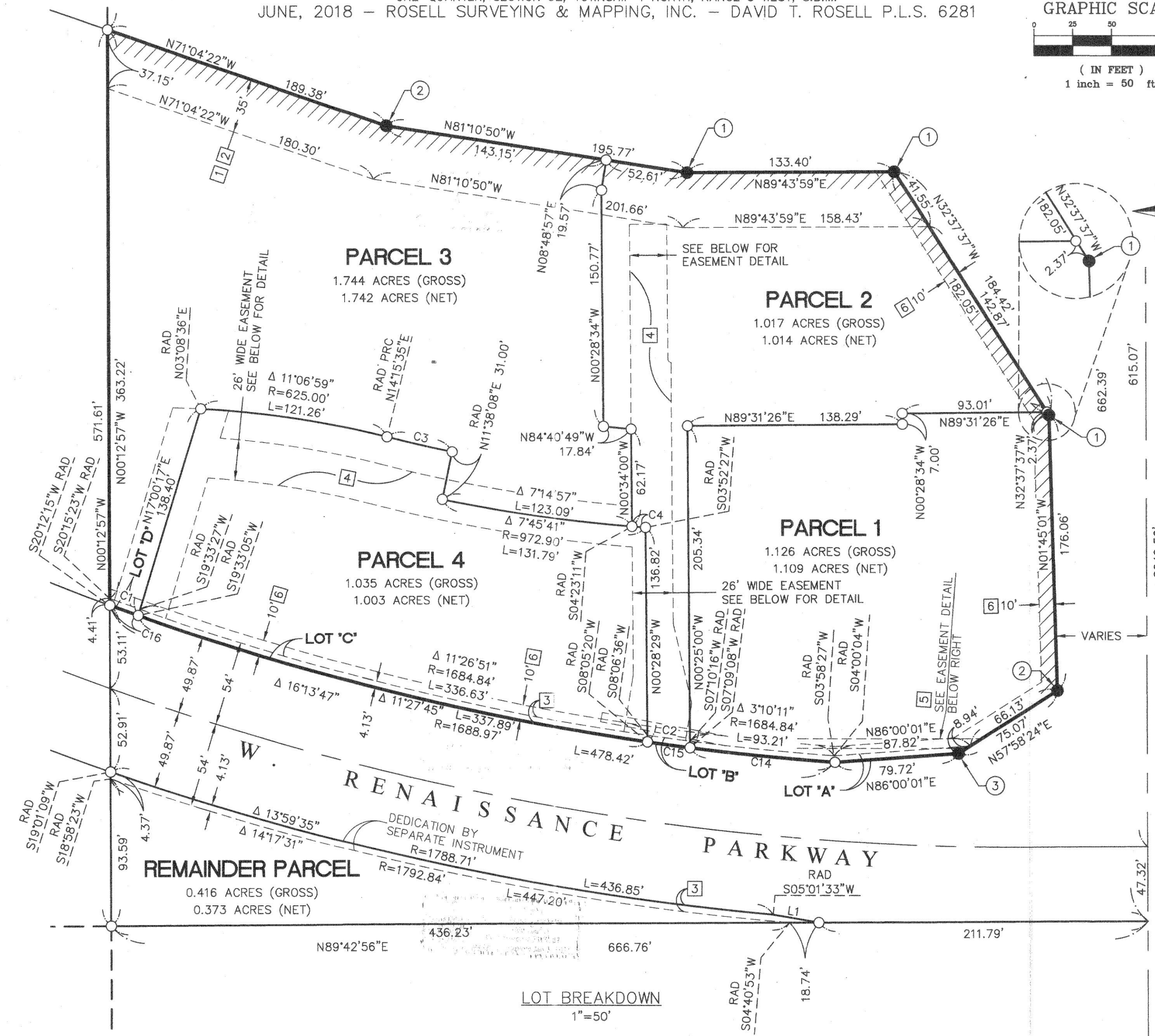
# PARCEL MAP NO. 19680

SHEET 3 OF 3 SHEETS

IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER, SECTION 32, TOWNSHIP 1 NORTH, RANGE 5 WEST, S.B.M.  
JUNE, 2018 - ROSELL SURVEYING & MAPPING, INC. - DAVID T. ROSELL P.L.S. 6281



ALDER AVENUE



Curve Table			
Curve #	Delta	Radius	Length
C1	0°41'56"	1684.84'	20.55'
C2	0°56'20"	1684.84'	27.61'
C3	2°37'27"	941.90'	43.14'
C4	0°30'44"	972.90'	8.70'
C5	1°39'34"	625.00'	18.10'
C6	1°38'48"	625.03'	17.96'
C7	2°37'27"	959.90'	43.97'
C8	78°08'36"	2.52'	3.44'
C9	0°50'23"	1684.84'	24.69'
C10	0°31'16"	1684.84'	15.33'
C11	0°06'11"	1684.84'	3.03'
C12	0°35'45"	1684.84'	17.52'
C13	0°35'44"	1684.84'	17.51'
C14	3°10'41"	1688.97'	93.68'
C15	0°56'11"	1688.97'	27.61'
C16	0°39'10"	1688.97'	19.24'

Line Table			(M&R1)
Line #	Direction	Length	
L1	N80°23'09"W	29.54'	RAD RAD
L2	N17°00'17"E	18.43'	
L3	N11°38'08"E	13.00'	
L4	N11°38'08"E	18.00'	
L5	N89°31'31"E	24.00'	
L6	N09°36'06"E	24.14'	
L7	N09°36'06"E	36.94'	
L8	N00°12'57"W	4.41'	
L9	N17°00'17"E	4.13'	
L10	N00°28'29"E	4.18'	
L11	N00°25'01"W	4.17'	
L12	N86°00'01"E	79.72'	
L13	N86°00'01"E	87.82'	
L14	N57°58'24"E	8.94'	