

# PARCEL MAP NO. 20561

SHEET 1 OF 3 SHEETS  
NUMBER OF PARCELS: 3  
GROSS AREA: 57.28 ACRES  
NET AREA: 56.95 ACRES  
DATE OF SURVEY: MAY, 2021

BEING A SUBDIVISION OF LOTS 2, 3, 4, 13, 14, & 15 OF MAP OF SUBDIVISION OF PART OF RANCHO SANTA ANA DEL CHINO, AS PER MAP RECORDED IN BOOK 6, PAGE 15 INCLUSIVE OF MAPS; AND WITH ALL THAT PORTION OF VACATED BAKER AVENUE AS VACATED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF SAN BERNARDINO COUNTY, CALIFORNIA, RECORDED JANUARY 27, 1961 IN OFFICIAL RECORDS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

PBLA SURVEYING, INC. FEBRUARY 2026 CARLOS UREÑA, PLS 8234

**OWNER'S STATEMENT:**  
WE HEREBY STATE THAT WE ARE ALL, AND THE ONLY PARTIES HAVING RECORD FEE TITLE INTEREST IN THE LAND SUBDIVIDED AS SHOWN ON THIS MAP, AND WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND SUBDIVISION.  
WE ALSO HEREBY DEDICATE TO THE CITY OF CHINO A 4.00 FOOT RIGHT-OF-WAY TO THE PUBLIC FOR STREET AND PUBLIC UTILITY PURPOSES.  
THE COUNTY OF SAN BERNARDINO

**PLANNING COMMISSION'S CERTIFICATE**  
I HEREBY CERTIFY THAT THIS MAP ON THE BASIS OF THE INFORMATION AND RECORDS ON FILE WITH THE PLANNING COMMISSION OF THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, HELD ON THE 20th OF MARCH, 2023.

**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 ORDINANCES OF THE CITY OF CHINO AT THE REQUEST OF THE COUNTY OF SAN BERNARDINO. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.



THE SURVEY UPON WHICH THIS MAP IS BASED WAS MADE BY ME OR UNDER MY DIRECTION AND IS TRUE AND COMPLETE AS SHOWN THEREON. THE POSITION OF THE CORNERS AND THE POSITION OF THE CITY ENGINEER'S OFFICE OR AS CORNER RECORDS WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED.

CARLOS UREÑA P.L.S. NO. 8234  
EXPIRES 12-31-26  
DATED: \_\_\_\_\_, 2026.

**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 } SS  
COUNTY OF \_\_\_\_\_ }  
ON \_\_\_\_\_, 2026, BEFORE ME, \_\_\_\_\_, NOTARY PUBLIC  
PERSONALLY APPEARED \_\_\_\_\_  
WHO PROVIDED 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/HEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HEIR 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.

**CITY COUNCIL CERTIFICATE**  
I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF CHINO, BY MOTION DULY SECONDED AND ACCORDING TO THE PROVISIONS OF THE SUBDIVISION MAP ACT, HAS ADOPTED AND ACCEPTED THE PARCEL MAP OF THE CITY OF CHINO, THE REDUCTION OF A 4.00 FOOT RIGHT-OF-WAY AS SHOWN ON THIS MAP.  
THE RECORDATION OF THIS PARCEL MAP CONSTITUTES ABANDONMENT OF THAT CERTAIN PUBLIC UTILITY EASEMENT RESERVED BY SAN BERNARDINO COUNTY FOR PUBLIC PURPOSES ON JANUARY 27, 1961 IN OFFICIAL RECORDS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY AND IN THE OFFICE OF THE COUNTY ENGINEER OF THE CITY OF CHINO UPON ANNEXTION, UNDER OPERATION OF LAW PER STREETS & HIGHWAY CODE 989

LYNNA MONELL  
AUDITOR-COLLECTOR/TREASURER/TAX COLLECTOR  
SAN BERNARDINO COUNTY

W. MATTHEW ADDINGTON  
CITY SURVEYOR, CITY OF CHINO  
P.L.S. NO. 7649  
DATED: \_\_\_\_\_, 2026.

**CITY SURVEYOR'S CERTIFICATE:**  
I, W. MATTHEW ADDINGTON, CITY SURVEYOR OF THE CITY OF CHINO, CALIFORNIA, DO HEREBY STATE THAT I HAVE EXAMINED THIS MAP, AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

**AUDITOR-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 \$ \_\_\_\_\_.

CARLOS UREÑA P.L.S. NO. 8234  
EXPIRES 12-31-26  
DATED: \_\_\_\_\_, 2026.

**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 } SS  
COUNTY OF \_\_\_\_\_ }  
ON \_\_\_\_\_, 2026, BEFORE ME, \_\_\_\_\_, NOTARY PUBLIC  
PERSONALLY APPEARED \_\_\_\_\_  
WHO PROVIDED 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/HEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HEIR 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.

**BOARD OF SUPERVISORS 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 MAP WITH THE SAN BERNARDINO COUNTY ENGINEER, WERE DUE AND PAYABLE. I HEREBY CERTIFY THAT THE PROPER OFFICER OWING HIS ESTIMATE OF THE AMOUNT OF SAID TAXES AND SPECIAL ASSESSMENTS, AND SAID BOND IS HEREBY ACCEPTED.

**CITY ENGINEER'S CERTIFICATE:**  
I, ALBERTO ESPINOZA, CITY ENGINEER OF THE CITY OF CHINO, CALIFORNIA, DO HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT THE SUBDIVISION SHOWN HEREON 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 CITY ORDINANCES HAVE BEEN COMPLIED WITH.

ALBERTO ESPINOZA  
CITY ENGINEER, CITY OF CHINO  
P.C.E. NO. 71374  
DATED: \_\_\_\_\_, 2026.



**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 } SS  
COUNTY OF \_\_\_\_\_ }  
ON \_\_\_\_\_, 2026, BEFORE ME, \_\_\_\_\_, NOTARY PUBLIC  
PERSONALLY APPEARED \_\_\_\_\_  
WHO PROVIDED 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/HEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HEIR 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.

**SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE**  
THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER \_\_\_\_\_ AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF MAPS AT PAGE(S) \_\_\_\_\_ AT THE REQUEST OF \_\_\_\_\_ IN THE AMOUNT OF \$ \_\_\_\_\_  
JOSE GONZALES  
ASSESSOR-RECORDER  
COUNTY SAN BERNARDINO  
BY: \_\_\_\_\_ DEPUTY RECORDER

**CITY SURVEYOR'S CERTIFICATE:**  
I, W. MATTHEW ADDINGTON, CITY SURVEYOR OF THE CITY OF CHINO, CALIFORNIA, DO HEREBY STATE THAT I HAVE EXAMINED THIS MAP, AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

W. MATTHEW ADDINGTON  
CITY SURVEYOR, CITY OF CHINO  
P.L.S. NO. 7649  
DATED: \_\_\_\_\_, 2026.

SHEET 2 OF 3 SHEETS  
 NUMBER OF PARCELS: 3  
 GROSS AREA: 57.28 ACRES  
 NET AREA: 56.95 ACRES  
 DATE OF SURVEY: MAY, 2021

# PARCEL MAP NO. 20561

IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA  
 BEING A SUBDIVISION OF LOTS 2, 3, 4, 13, 14, & 15 OF MAP OF SUBDIVISION OF PART OF RANCHO SANTA ANA DEL  
 CHINO, AS PER MAP RECORDED IN BOOK 6, PAGE 15 INCLUSIVE OF MAPS, AND WITH ALL THAT PORTION OF VACATED  
 BAKER AVENUE AS VACATED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF SAN BERNARDINO COUNTY, CALIFORNIA,  
 RECORDED JANUARY 27, 1961 IN BOOK 5337, PAGE 393 OF OFFICIAL RECORDS, BOTH IN THE OFFICE OF THE COUNTY  
 RECORDER OF SAN BERNARDINO COUNTY.

PBLA SURVEYING, INC. FEBRUARY 2026 CARLOS UREÑA, PLS 8234

### SIGNATURE OMISSIONS

PURSUANT TO THE PROVISIONS OF SECTION 664376(G)(3)(A) OF THE SUBDIVISION MAP  
 ACT THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:  
 SOUTHERN CALIFORNIA EDISON CO., A CORPORATION, HOLDER OF AN EASEMENT  
 FOR POLES AND WIRES RECORDED APRIL 23, 1912 IN BOOK 501, PAGE 149,  
 OFFICIAL RECORDS

CHINO LAND AND WATER COMPANY, HOLDER OF AN EASEMENT FOR POLE LINES,  
 PIPELINES, RAILROADS, OR TRAMWAYS RECORDED IN JUNE 30, 1926 IN BOOK  
 116, PAGE 143, OFFICIAL RECORDS

PURSUANT TO THE PROVISIONS OF SECTION 664376(G)(3)(C) OF THE SUBDIVISION MAP  
 ACT THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:  
 NONE

### MONUMENT DESCRIPTIONS

- INDICATES FOUND MONUMENTS AS NOTED.
- INDICATES SET 1" IRON PIPE TAGGED "PLS 8234", OR LEAD & TACK TAGGED  
 "PLS 8234", OR SPIKE & WASHER TAGGED "PLS 8234", TO BE SET AT ALL  
 TRACT CORNERS, AND CENTERLINES, UNLESS OTHERWISE NOTED.  
 OR SET LEAD & TACK TAGGED, "PLS 8234" ON TOP OF CURB ON  
 PROLONGATION OF SIDE PARCEL LINES.

### (SFN)

- ① FOUND 1" IRON PIPE TAGGED "LS 8686", DOWN 0.1' DOWN IN LIEU OF 2"  
 IRON PIPE "LS 7373", ACCEPTED AS THE CENTERLINE INTERSECTION OF  
 REMINGTON AVE. AND FLIGHT AVE. PER R1.
- ② FOUND SPIKE & WASHER TAGGED, "LS 8686", FLUSH, IN LIEU OF 1" IRON  
 PIPE "LS 4311", ACCEPTED AS THE CENTERLINE INTERSECTION OF REMINGTON  
 AVE. AND HELLMAN AVE. PER R1.
- ③ FOUND SPIKE & WASHER TAGGED, "LS 7223", FLUSH, ACCEPTED AS THE  
 CENTERLINE INTERSECTION OF KIMBALL AVE AND FLIGHT AVE. PER R1.
- ④ FOUND SPIKE & WASHER TAGGED, "LS 7223", FLUSH, IN LIEU OF SPIKE &  
 WASHER, "LS 8686", ACCEPTED AS A POINT ON CENTERLINE OF FLIGHT AVE.  
 AND THE NORTHWEST CORNER OF PARCEL 1 PER R1.
- ⑤ FOUND SPIKE & WASHER TAGGED, "LS 7223", FLUSH, IN LIEU OF SPIKE &  
 WASHER, "LS 8686", ACCEPTED AS THE CENTERLINE INTERSECTION OF KIMBALL  
 AVE. AND HELLMAN AVE. PER R1.
- ⑥ FOUND 1" IRON PIPE TAGGED, "LS 7223", DOWN 0.2', IN LIEU OF BOLT &  
 WASHER "LS 7373", ACCEPTED AS A POINT ON THE CENTERLINE OF KIMBALL  
 AVE. AND THE SOUTHEAST CORNER OF PARCEL 6 PER R1.
- ⑦ FOUND SPIKE & WASHER TAGGED, "LS 7224", FLUSH, ACCEPTED AS THE  
 CENTERLINE INTERSECTION OF KIMBALL AVE AND MEADOW VALLEY AVE. PER R1.
- ⑧ FOUND 1" IRON PIPE TAGGED, "LS 8686", FLUSH, IN LIEU OF 1" IRON PIPE  
 "LS 4311", ACCEPTED AS THE CENTERLINE INTERSECTION OF REMINGTON AVE  
 AND BAKER AVE. PER R1.
- ⑩ FOUND SPIKE & WASHER TAGGED, "LS 8686", FLUSH, IN LIEU OF 1" IRON  
 PIPE "LS 4311", ACCEPTED AS A POINT ON THE CENTERLINE OF REMINGTON  
 AVE. PER R1.
- ⑪ FOUND SPIKE & WASHER TAGGED, "LS 7223", FLUSH, ACCEPTED AS A POINT  
 ON THE CENTERLINE OF FLIGHT AVE. PER R1

### MONUMENT DESCRIPTIONS (CONTINUED)

- ⑫ FOUND 1-1/2" DISK TAGGED, "LS 7731", FLUSH, ACCEPTED AS A POINT ON  
 HELLMAN AVE., NO REF.
- ⑬ FOUND 1" IRON PIPE TAGGED, "LS 7223", FLUSH, IN LIEU OF 1" IRON PIPE  
 "LS 8686", ACCEPTED AS AN ANGLE POINT ON THE NORTH LINE OF PARCEL 3  
 PER R1.
- ⑭ FOUND 2" IRON PIPE TAGGED, "LS 2529", DOWN 2.0', ACCEPTED AS AN ANGLE  
 POINT ON THE NORTH LINE OF PARCEL 3 PER R1.
- ⑮ FOUND 1" IRON PIPE, OPEN, NO TAG, FLUSH, ACCEPTED AS A POINT ON THE  
 NORTH LINE OF PARCEL 3 PER R1.
- ⑯ FOUND 2" IRON PIPE TAGGED, "PLS 7344", DOWN 0.5', ACCEPTED AS A POINT  
 ON THE NORTH LINE OF PARCEL 3 PER R1.
- ⑰ FOUND 2" IRON PIPE TAGGED, "LS 4330", FLUSH, ACCEPTED AS THE  
 NORTHEAST CORNER OF PARCEL 3 PER R1.
- ⑱ FOUND LEAD & TACK TAGGED, "PLS 8686", FLUSH, NO REF.

### RECORD REFERENCES

(R1) - INDICATES RECORD DATA PER PARCEL MAP NO. 19689 P.M.B. 248/98-102

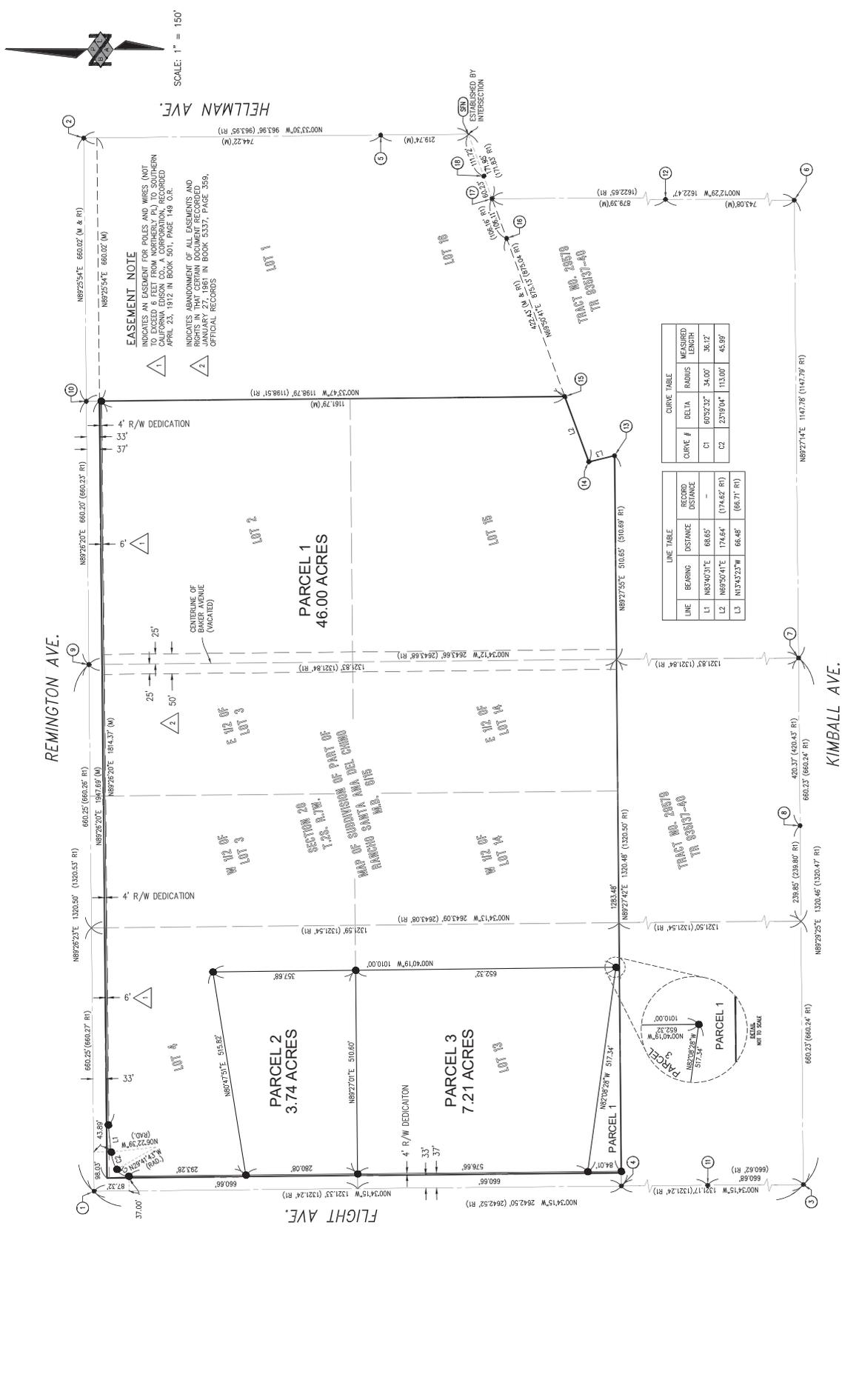
### BASIS OF BEARINGS

THE BEARING OF NORTH 00734'15" WEST BEING THE CENTERLINE OF FLIGHT AVE., AS  
 SHOWN ON PARCEL MAP NO. 19689, FILED IN BOOK 248, PAGES 98 THROUGH 102,  
 IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO, STATE OF  
 CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

# PARCEL MAP NO. 20561

IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA  
 PBLA SURVEYING, INC.      FEBRUARY 2026  
 CARLOS UREÑA, PLS 8234

SHEET 3 OF 3 SHEETS  
 NUMBER OF PARCELS: 3  
 GROSS AREA: 57.28 ACRES  
 NET AREA: 56.95 ACRES  
 DATE OF SURVEY: MAY, 2021



LINE TABLE			CURVE TABLE			
LINE	BEARING	RECORD DISTANCE	CURVE #	DELTA	RADIUS	MEASURED LENGTH
L1	N83°40'51"E	66.65'	C1	60°52'32"	34.00'	36.17'
L2	N89°50'41"E	174.64'	C2	2°19'04"	113.00'	45.99'
L3	N134°23'25"W	66.48'				