

TRACT MAP No. 20250

FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF LOTS 1 & 2 OF TRACT No. 15900 IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, PER MAP RECORDED IN BOOK 308 OF MAPS, PAGES 60 THROUGH 81, INCLUSIVE, RECORDS OF SAID COUNTY

DAWSON SURVEYING, Inc.

DECEMBER 2018

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 THE ANNEXED MAP, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP. WE HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE COUNTY OF SAN BERNARDINO, THE PUBLIC IN GENERAL, AND TO ANY OF THE SEVERAL PUBLIC UTILITY COMPANIES WHICH ARE AUTHORIZED TO SERVE IN SAID SUBDIVISION, AN EASEMENT FOR PUBLIC ROADS, COUNTY HIGHWAYS, AND PUBLIC UTILITY PURPOSES IN, UNDER, OVER, THROUGH, AND ACROSS COYOTE BRUSH STREET, GLEN HELEN PARKWAY, GRAY PINE PLACE, AND SYCAMORE CREEK DRIVE AS SHOWN ON THE ANNEXED MAP. THE EXPRESSED RIGHTS TO THE PUBLIC IN GENERAL AND TO THE SEVERAL UTILITY COMPANIES SHALL BE AND SHALL REMAIN INFERIOR TO THE SUPERIOR RIGHTS OF THE COUNTY OF SAN BERNARDINO.

WE IRREVOCABLY OFFER TO DEDICATE TO THE COUNTY OF SAN BERNARDINO ALL RIGHTS OF VEHICULAR INGRESS TO OR EGRESS FROM LOTS 1-7 INCLUSIVE, AND LOT "A" OVER AND ACROSS THE SOUTHERLY LINES OF SAID LOTS ABUTTING GLEN HELEN PARKWAY.

WE ALSO IRREVOCABLY OFFER TO DEDICATE TO THE COUNTY OF SAN BERNARDINO SERVICE AREA 70, IMPROVEMENT ZONE GH, AN EASEMENT FOR SEWER PURPOSES OVER, UNDER, AND THROUGH LOTS 1-6 INCLUSIVE, LOT 10, AND LOTS "B" THROUGH "H" INCLUSIVE AS SHOWN ON THE ANNEXED MAP.

WE HEREBY RESERVE TO OURSELVES, OUR HEIRS AND ASSIGNS, FOR THE USE AND BENEFIT OF THE HOMEOWNERS' ASSOCIATION, AN EASEMENT FOR OPEN SPACE AND RECREATIONAL PURPOSES OVER LOTS "A" AND "J" AS SHOWN ON THE ANNEXED MAP.

WE ALSO HEREBY RESERVE TO OURSELVES, OUR HEIRS AND ASSIGNS, FOR THE USE AND BENEFIT OF THE HOMEOWNERS' ASSOCIATION, LOTS "B" THROUGH "H" INCLUSIVE, AS PRIVATE ROAD AND PUBLIC UTILITY EASEMENTS FOR RECIPROCAL INGRESS AND EGRESS OVER EACH SAID LETTERED LOT, AS SHOWN ON SAID MAP.

WE ALSO HEREBY RESERVE TO OURSELVES, OUR HEIRS AND ASSIGNS, FOR THE USE AND BENEFIT OF THE HOMEOWNER'S ASSOCIATION, AN EASEMENT FOR STORM DRAIN PURPOSES OVER LOT "J" AS SHOWN ON THE ANNEXED MAP.

LENNAR HOMES OF CALIFORNIA, Inc., A CALIFORNIA CORPORATION

NAME: GEOFFREY SMITH
TITLE: VICE PRESIDENT

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.

NOTARY ACKNOWLEDGMENT

STATE OF California
COUNTY OF Riverside

ON February 25, 2020 BEFORE ME, Karen Spletzer, A NOTARY PUBLIC, PERSONALLY APPEARED Geoffrey Smith, 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

MY COMMISSION EXPIRES July 27, 2022
MY COMMISSION NUMBER 2248230

Karen Spletzer
PRINT NAME

SIGNATURE

MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY.

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 \$ 146,600.

DATED: 5.13.20

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

BY: [Signature] DEPUTY

BOARD OF SUPERVISOR'S CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 146,600 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.

DATED: 5.13.20

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

BY: [Signature] DEPUTY

ACCEPTANCE CERTIFICATE

I HEREBY CERTIFY THAT THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BERNARDINO DULY APPROVED THIS MAP OF TRACT No. 20250 AND ACCEPTED COYOTE BRUSH STREET, GLEN HELEN PARKWAY, GRAY PINE PLACE, AND SYCAMORE CREEK DRIVE SUBJECT TO THEIR IMPROVEMENT IN ACCORDANCE WITH COUNTY STANDARDS, AND ACCEPTED ALL RIGHTS OF VEHICULAR ACCESS, AND ALSO ACCEPTS ON BEHALF OF THE COUNTY OF SAN BERNARDINO SERVICE AREA 70, IMPROVEMENT ZONE GH THE EASEMENTS FOR SEWER OVER LOTS 1-6 INCLUSIVE, LOT 10, AND LOTS "B" THROUGH "H" INCLUSIVE.

DATED: _____

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

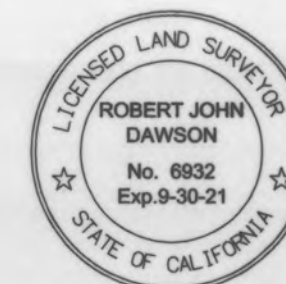
BY: _____ DEPUTY

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 LYTLE DEVELOPMENT COMPANY ON DECEMBER 7, 2018. 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 BEFORE 6/12/20, 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.

[Signature]
ROBERT JOHN DAWSON, PLS 6932
EXPIRATION DATE 09/30/21

2-6-20
DATE



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, AND THAT THE SUBDIVISION SHOWN THEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO, AND THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT AND DIVISION 7 OF THE SAN BERNARDINO COUNTY CODE HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

5/19/2022
DATE

THOMAS P. HERRIN, COUNTY SURVEYOR
COUNTY OF SAN BERNARDINO

BY: [Signature] DEPUTY
L.S. No. 7837



SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

THIS MAP HAS BEEN FILED UNDER THE DOCUMENT NUMBER _____, THIS DAY OF _____, 20____, AT _____ M. IN BOOK _____ OF TRACT MAPS AT PAGE _____, AT THE REQUEST OF CALATLANTIC TITLE, IN THE AMOUNT OF \$ _____.

BOB DUTTON
ASSESSOR-RECORDER
COUNTY OF SAN BERNARDINO

BY: _____
DEPUTY RECORDER

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DAWSON SURVEYING, Inc.

DECEMBER 2018

INDEX AND BOUNDARY CONTROL SHEET

SURVEYOR'S NOTES

- INDICATES FOUND 1" IRON PIPE TAGGED "LS 3547" PER TRACT MAP 15900, MB 308/60-81
- ⊙ INDICATES FOUND 1" IRON PIPE TAGGED "LS 3547" PER RS 120/90-99
- INDICATES SET 1" IRON PIPE, 18" IN LENGTH, TAGGED "LS 6932" FLUSH, UNLESS OTHERWISE NOTED. CENTERLINE MONUMENTS TO BE SET 1/4" BELOW FINISHED SURFACE.
- () INDICATES RECORD AND MEASURED PER TRACT MAP 15900, MB 308/60-81
- [] INDICATES RECORD AND MEASURED PER RS 120/90-99
- ⊗ INDICATES MONUMENT TIED OUT AS SHOWN ON SCHEDULE OF TIES TO BE FILED IN THE OFFICE OF THE COUNTY SURVEYOR
- △ INDICATES 30' SEWER EASEMENT TO THE COUNTY OF SAN BERNARDINO
- (R) INDICATES RADIAL BEARING
- PCC INDICATES POINT OF COMPOUND CURVATURE
- PRC INDICATES POINT OF REVERSE CURVATURE
- SFN SEARCHED FOUND NOTHING
- |||| INDICATES NON-VEHICULAR ACCESS

BASIS OF BEARINGS TAKEN AS S 66°09'26" W PER CENTERLINE OF GLEN HELEN PARKWAY AS SHOWN ON TRACT MAP 15900, MB 308/60-81

LEAD, TACK & TAG STAMPED "LS 6932" TO BE SET IN CURB ON PROLONGATED LOT LINES FOR ALL FRONT LOT CORNERS. REAR LOT CORNERS SHALL BE SET USING 1" IRON PIPE, 18" IN LENGTH, w/PLASTIC PLUG STAMPED "LS 6932", OR LEAD, TACK & TAG STAMPED "LS 6932" ON TOP OF WALL, OR RAMSET, NAIL & TAG STAMPED "LS 6932" IN WALL FOOTING.

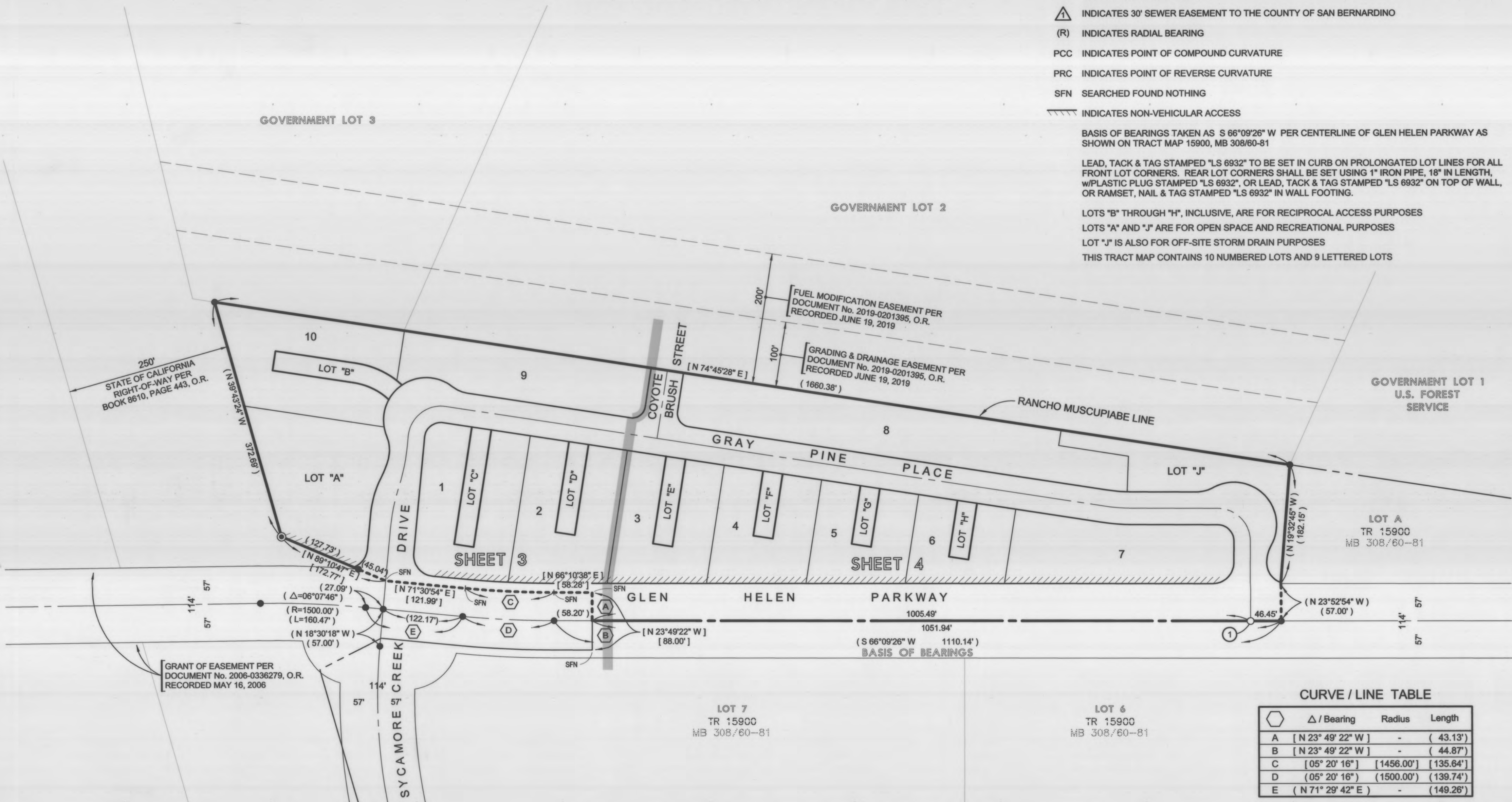
LOTS "B" THROUGH "H", INCLUSIVE, ARE FOR RECIPROCAL ACCESS PURPOSES

LOTS "A" AND "J" ARE FOR OPEN SPACE AND RECREATIONAL PURPOSES

LOT "J" IS ALSO FOR OFF-SITE STORM DRAIN PURPOSES

THIS TRACT MAP CONTAINS 10 NUMBERED LOTS AND 9 LETTERED LOTS

Scale: 1" = 100'



CURVE / LINE TABLE

△ / Bearing	Radius	Length
A [N 23° 49' 22" W]	-	(43.13')
B [N 23° 49' 22" W]	-	(44.87')
C [05° 20' 16"]	[1456.00']	[135.64']
D [05° 20' 16"]	(1500.00')	(139.74')
E [N 71° 29' 42" E]	-	(149.26')

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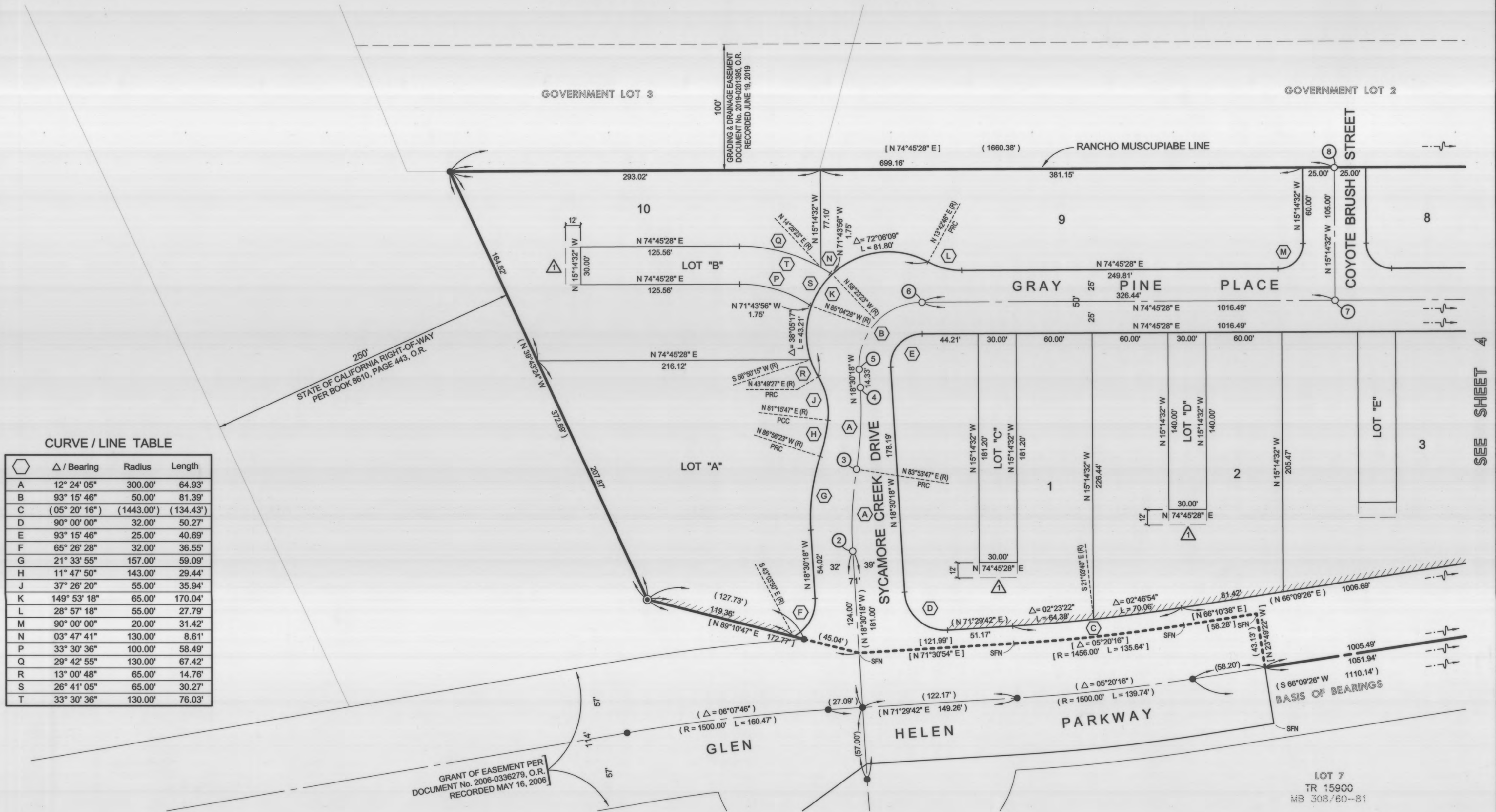
DAWSON SURVEYING, Inc.

DECEMBER 2018

NOTE:

SEE SHEET 2 FOR BASIS OF BEARINGS & SURVEYOR'S NOTES

Scale: 1" = 50'



IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

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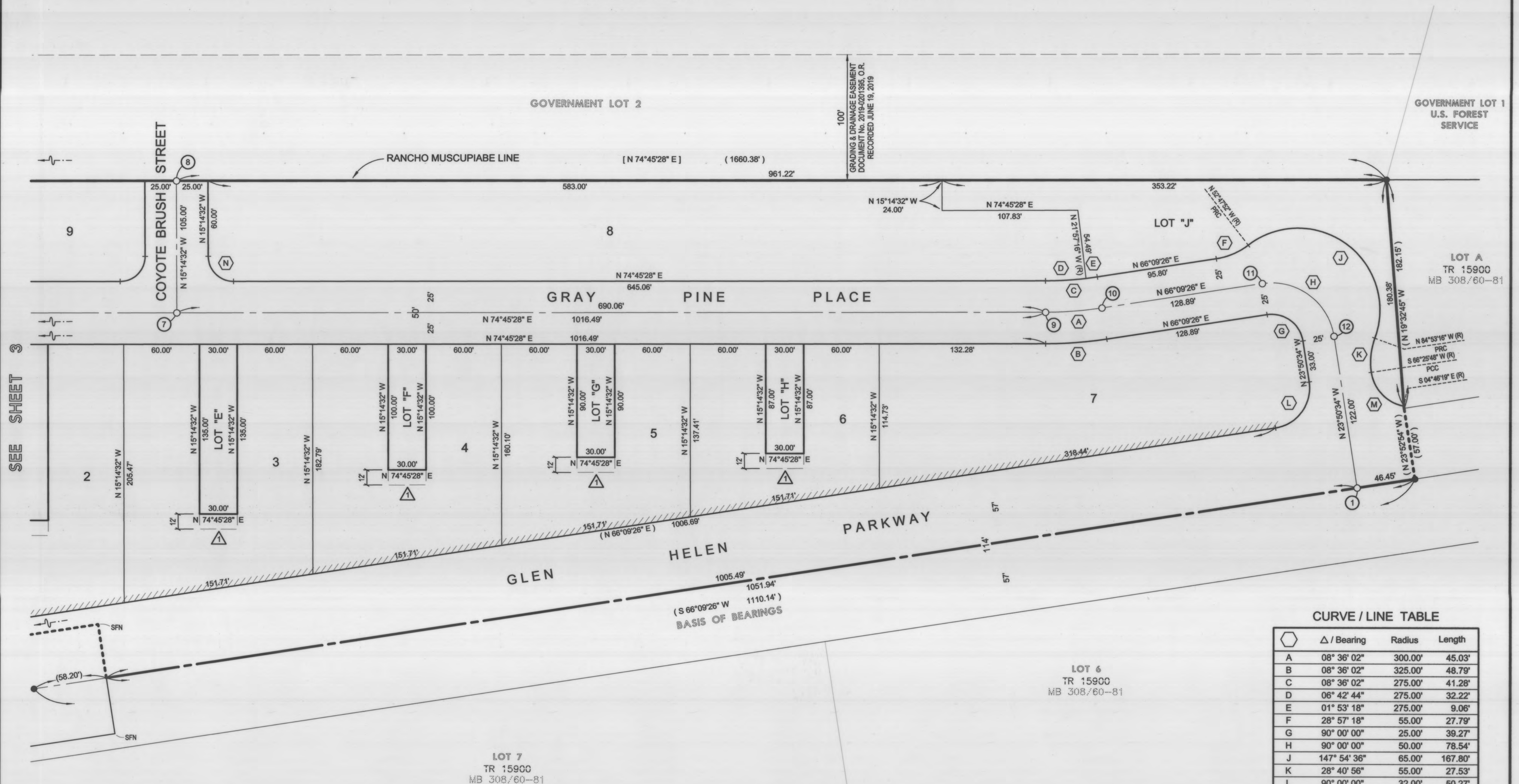
DECEMBER 2018

SHEET 4 of 4

NOTE:

SEE SHEET 2 FOR BASIS OF BEARINGS & SURVEYOR'S NOTES

Scale: 1" = 50'



CURVE / LINE TABLE

△ / Bearing	Radius	Length
A 08° 36' 02"	300.00'	45.03'
B 08° 36' 02"	325.00'	48.79'
C 08° 36' 02"	275.00'	41.28'
D 06° 42' 44"	275.00'	32.22'
E 01° 53' 18"	275.00'	9.06'
F 28° 57' 18"	55.00'	27.79'
G 90° 00' 00"	25.00'	39.27'
H 90° 00' 00"	50.00'	78.54'
J 147° 54' 36"	65.00'	167.80'
K 28° 40' 56"	55.00'	27.53'
L 90° 00' 00"	32.00'	50.27'
M 71° 12' 07"	32.00'	39.77'
N 90° 00' 00"	20.00'	31.42'