3 LOTS
NOTE: LOT 1 IS FOR
CONDOMINIUM PURPOSES
4.97 ACRES GROSS
4.44 ACRES NET

TRACT NO. 20267

IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF LOT 2, BLOCK 19 AND THE EAST 10' OF LOT 1, BLOCK 19
OF MONTE VISTA TRACT NO. 2, RECORDED IN BOOK 16, PAGES 33 & 34 OF MAPS
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

KELSOE AND ASSOCIATES, INC. OCT 2019

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND SUBDIVIDED AS SHOWN ON THIS MAP AND THAT 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 BEL AIR AVENUE, AS SHOWN ON THIS MAP. THE EXPRESSED RIGHTS TO THE PUBLIC IN GENERAL AND TO THE COUNTY OF SAN BERNARDINO, SHALL BE AND REMAIN INFERIOR TO THE SUPERIOR RIGHTS OF THE COUNTY OF SAN BERNARDINO.

WE HEREBY RESERVE TO OURSELVES, OUR HEIRS AND ASSIGNS, FOR THE USE AND BENEFIT OF:

THE CITY OF MONTCLAIR FIRE DEPARTMENT, AN EASEMENT FOR EMERGENCY VEHICLE ACCESS OVER LOT 1, AS DELINEATED ON THE MAP.

THE SEVERAL PUBLIC UTILITY COMPANIES WHICH ARE AUTHORIZED TO SERVE IN SAID SUBDIVISION, AN EASEMENT FOR PUBLIC UTILITY PURPOSES OVER LOT 1, AS DELINEATED ON THE MAP.

THE OWNERS, THEIR HEIRS AND ASSIGNS, OF LOT 1, THE PRIVATE ACCESS EASEMENT, AS DELINEATED ON THE MAP.

MISSION 42 LLC, A CALIFORNIA LIMITED LIABILITY COMPANY.

BY: Kathleen A. Garvey BY:_____
PRINT NAME: KATHLEEN A. GARVEY PRINT NAME:_____
TITLE: Pres. TITLE:_____

U.S. BANK NATIONAL ASSOCIATION,
D/B/A HOUSING CAPITAL COMPANY, BENEFICIARY UNDER A DEED OF TRUST RECORDED JANUARY 14, 2020 AS INSTRUMENT NO. 2020-0013704 OF OFFICIAL RECORDS,

BY: _____
NAME: Rhonda Harold
TITLE: Vice 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 SAN BERNARDINO

ON MAY 4, 2020, BEFORE ME, HAYDEE ALVAREZ · NOTARY PUBLIC PERSONALLY APPEARED KATHLEEN A GARVEY, 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
NOTARY PUBLIC IN AND FOR SAID STATE IN LOS ANGELES COUNTY.

MY COMMISSION EXPIRES: MAY 8, 2021

HAYDEE ALVAREZ
(NAME PRINTED) MY COMMISSION NO. 2196026

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~~ Fresno

ON May 5, 2020, BEFORE ME, Lori Beckman, Notary Public PERSONALLY APPEARED Rhonda Harold, 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
NOTARY PUBLIC IN AND FOR SAID STATE IN Fresno COUNTY.

MY COMMISSION EXPIRES: 3/24/2021

Lori Beckman
(NAME PRINTED) MY COMMISSION NO. 2187963

SIGNATURE OMISSIONS:

THE FOLLOWING SIGNATURES HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436(3)(A)(i) OF THE GOVERNMENT CODE SINCE THEIR INTERESTS CANNOT RIPEN INTO A FEE:

1. DEL MONTE IRRIGATION COMPANY, A CORPORATION PIPES AND DITCHES FOR THE DISTRIBUTION OF WATER APRIL 26, 1887 BOOK 177, PAGE 142, OF DEEDS AS DESCRIBED THEREIN. SAID EASEMENT CANNOT BE LOCATED OF RECORD.

2. MERCHANTS TRUST COMPANY PIPE LINES AND CONDUITS FOR CONDUCTING WATER AND FOR OTHER PURPOSES MAY 10, 1909 BOOK 433, PAGE 319, OF DEEDS AS DESCRIBED THEREIN. AND RE-RECORDING DATE: DEC. 27. 1910 AND RE-RECORDING NO: BOOK 469, PAGE 107, OF DEEDS. SAID EASEMENT CANNOT BE LOCATED OF RECORD.

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 TERRY KENT ON _____ 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 DECEMBER 31, 2021, 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.

DATED: 5/4/20

ROBERT T. KELSOE, P.L.S. 6957
EXPIRES: 9/30/2021

PROFESSIONAL LAND SURVEYOR ROBERT T. KELSOE Exp: 9-30-21 No. 6957 STATE OF CALIFORNIA

COUNTY SURVEYOR'S STATEMENT:

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.

DATE:_____ THOMAS P. HERRIN, COUNTY SURVEYOR
COUNTY OF SAN BERNARDINO BY:_____ DEPUTY
L. S. NO. _____

ACCEPTANCE CERTIFICATE:

I HEREBY CERTIFY THAT THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BERNARDINO DULY APPROVED THIS MAP OF TRACT NO. 20267 AND ACCEPTED, SUBJECT TO ITS IMPROVEMENT IN ACCORDANCE WITH COUNTY STANDARDS, BEL AIR AVENUE.
DATED:_____

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

BY:_____ DEPUTY

BOARD OF SUPERVISOR'S CERTIFICATE:

I HEREBY CERTIFY THAT A BOND IN THE SUM OF $ 51,900 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 THAT SAID BOND IS HEREBY ACCEPTED.

DATED: 5.12.20

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

BY: _____ DEPUTY

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 $ 51,900.

DATED: 5.12.20 BY: _____, DEPUTY
JENSEN MASON, AUDITOR-CONTROLLER/TREASURER/TAX COLLECTOR
COUNTY OF SAN BERNARDINO, CALIFORNIA

BY: _____, DEPUTY

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE:

THIS MAP HAS BEEN FILED UNDER THE DOCUMENT NUMBER _____.

THIS _____ DAY OF _____ 20____, AT _____ M, IN,

BOOK_____ OF _____ AT PAGE _____, AT THE

REQUEST OF _____

IN THE AMOUNT OF $_____.

BOB DUTTON
ASSESSOR-RECORDER
COUNTY OF SAN BERNARDINO

BY: _____
DEPUTY RECORDER

3 LOTS
NOTE: LOT 1 IS FOR
CONDOMINIUM PURPOSES
4.97 ACRES GROSS
4.44 ACRES NET

TRACT NO. 20267

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BEING A SUBDIVISION OF A PORTION OF LOT 2, BLOCK 19 AND THE EAST 10' OF LOT 1, BLOCK 19
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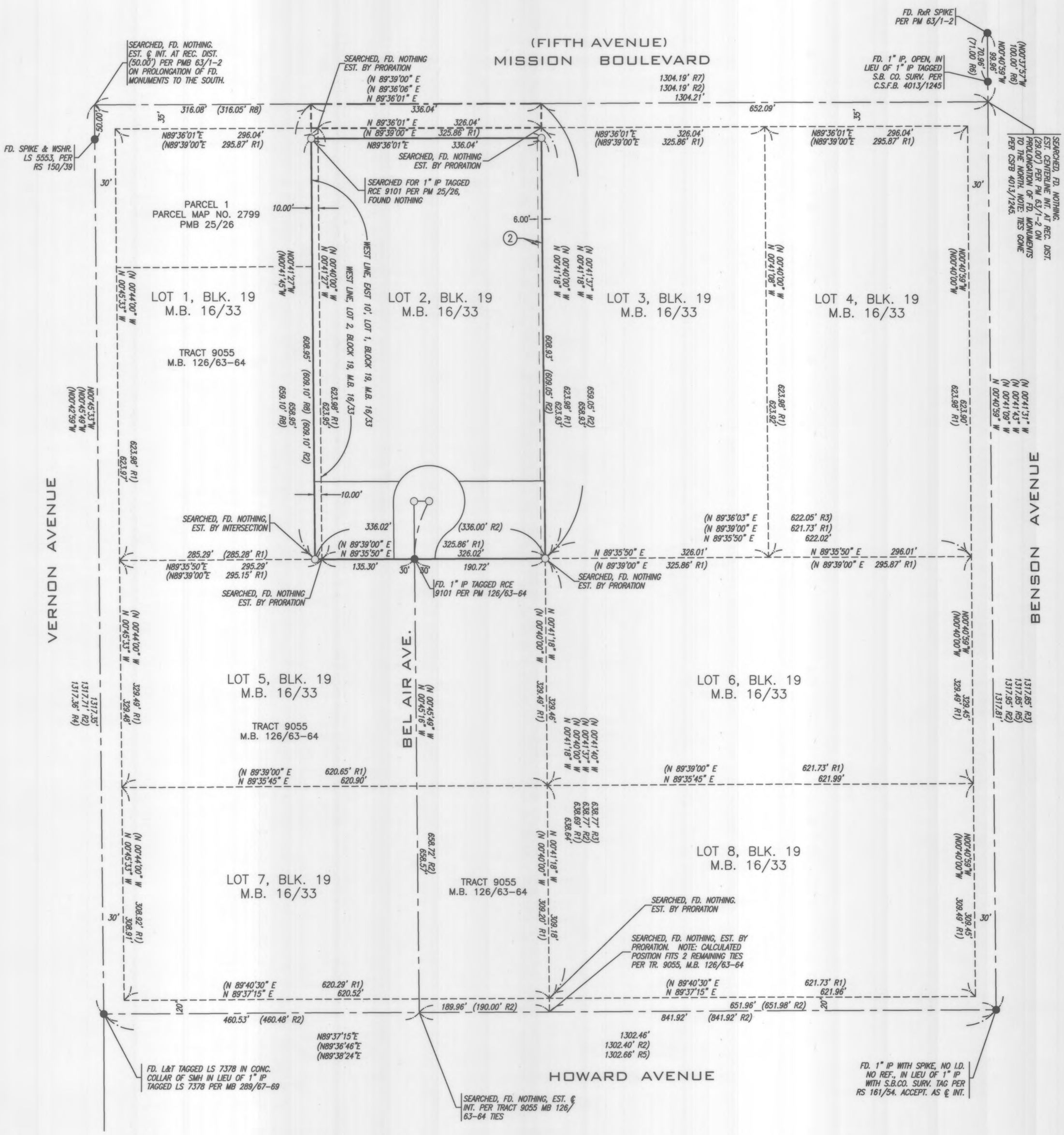
KELSOE AND ASSOCIATES, INC. OCT 2019

SEE SHEET 3 FOR SURVEYOR'S NOTES.

GRAPHIC SCALE
0 50 100 200
(IN FEET)
1 INCH = 100 FT.



COMPOSITE DEVELOPMENT PLAN NOTE:

A COMPOSITE DEVELOPMENT PLAN (C.D.P.) AFFECTING THIS MAP IS ON FILE WITH THE SAN BERNARDINO COUNTY OFFICE OF BUILDING & SAFETY.

3 LOTS
NOTE: LOT 1 IS FOR
CONDOMINIUM PURPOSES
4.97 ACRES GROSS
4.44 ACRES NET

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KELSOE AND ASSOCIATES, INC. OCT 2019

SURVEYOR'S NOTES:

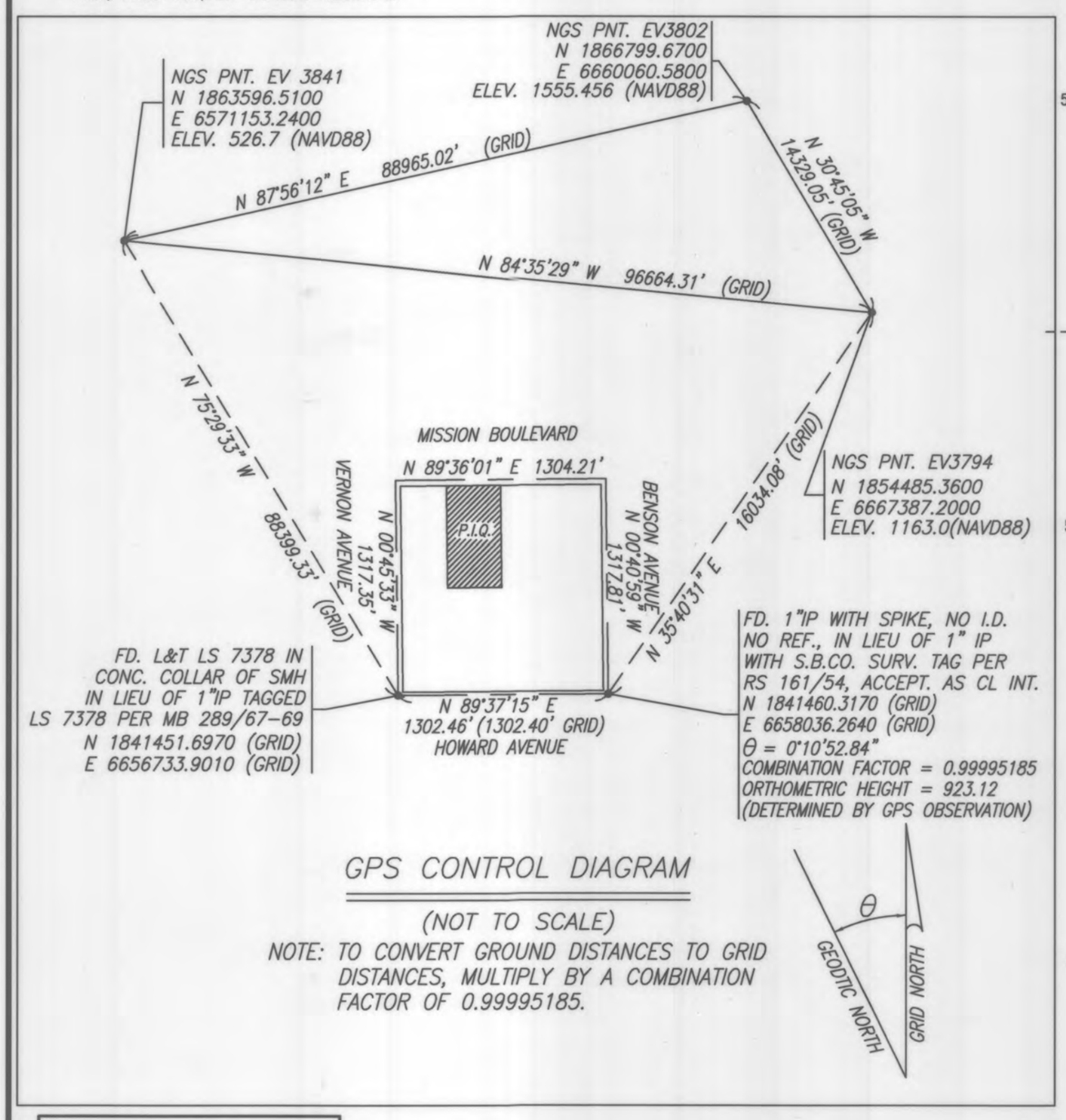
- ● *INDICATES FOUND MONUMENT AS NOTED.*
- *R1 INDICATES RECORD BEARINGS & DISTANCES PER M.B. 16/33-34.*
- *R2 INDICATES RECORD BEARINGS & DISTANCES PER M.B. 126/63-64.*
- *R3 INDICATES RECORD BEARINGS & DISTANCES PER R.S. 146/11.*
- *R4 INDICATES RECORD BEARINGS & DISTANCES PER R.S. 150/39.*
- *R5 INDICATES RECORD BEARINGS & DISTANCES PER R.S. 161/54.*
- *R6 INDICATES RECORD BEARINGS & DISTANCES PER P.M.B. 63/1-2.*
- *R7 INDICATES RECORD BEARINGS & DISTANCES PER R.S. 73/4.*
- *R8 INDICATES RECORD BEARINGS & DISTANCES PER P.M.B. 25/26.*
- ○ *INDICATES SPIKE & WASHER "L.S. 6957" TO BE SET AT ALL STREET CENTERLINE POINTS AS SHOWN 1" I.P. & TAG "L.S. 6957", OR NAIL & TAG "L.S. 6957" IN TOP OF WALL, TO BE SET AT ALL REAR LOT CORNERS. SET BRASS TAG AND TACK IN LEAD IN TOP OF CURB AT THE PROLONGATION OF LOT LINES IN LIEU OF FRONT CORNERS.*
- [#] *INDICATES MONUMENT TIED OUT AS SHOWN ON SCHEDULE OF TIES TO BE FILED IN THE OFFICE OF THE COUNTY SURVEYOR.*

BASIS OF BEARINGS:

THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (NAD83), ZONE 5 DATUM, BASED LOCALLY ON A LINE BETWEEN NGS CONTROL POINTS EV3794 AND EV 3841, BEING N84°35'29"W, 1991.35 EPOCH.

EASEMENT NOTES

1. *EASEMENT FOR EMERGENCY VEHICLE ACCESS AND PUBLIC UTILITY PURPOSES*
2. *EASEMENT FOR SOUTHERN CALIFORNIA EDISON COMPANY FOR POLES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED MARCH 22, 1957 IN BOOK 4187, PAGE 131, OF OFFICIAL RECORDS.*

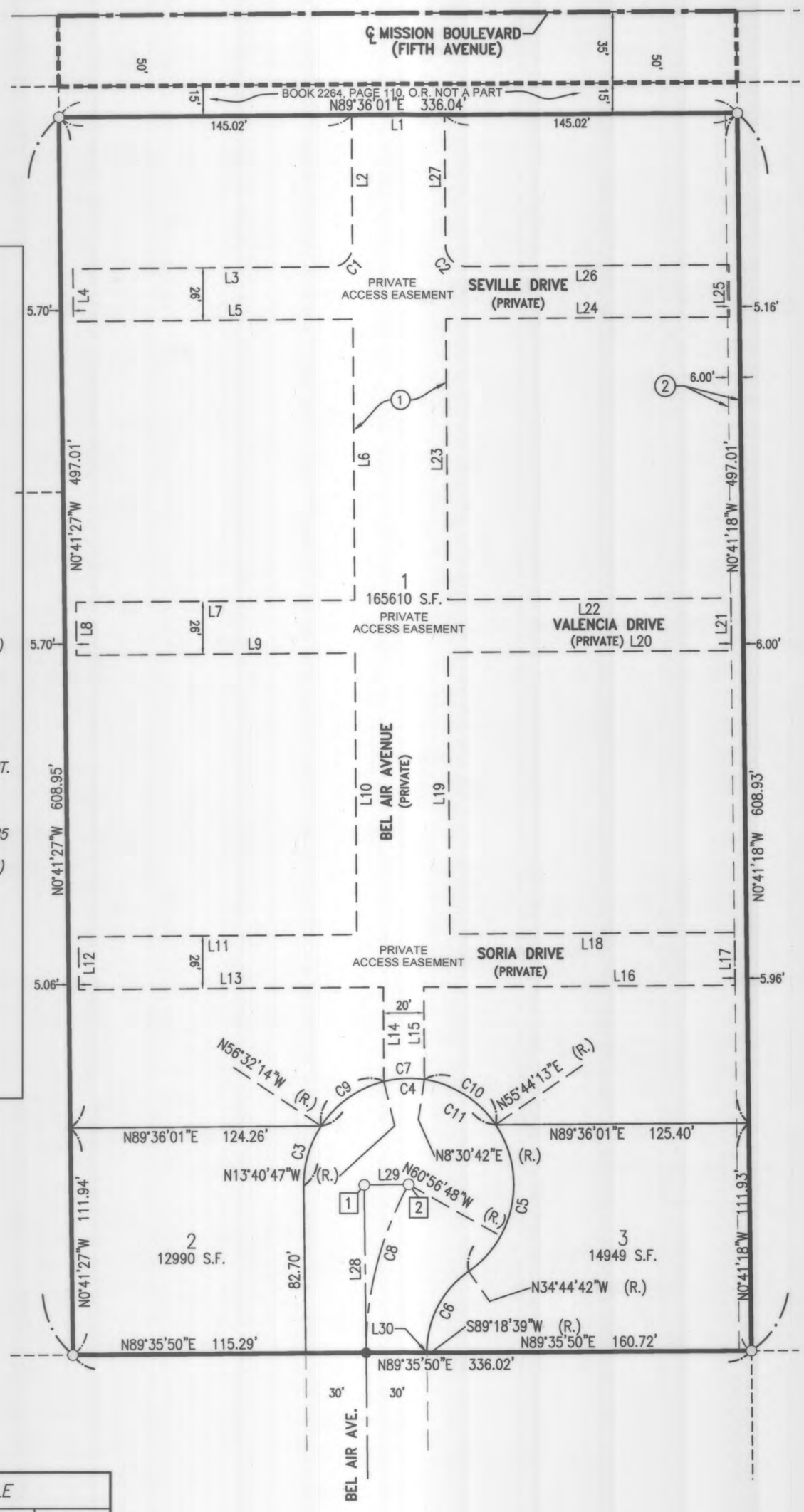


GPS CONTROL DIAGRAM

(NOT TO SCALE)

NOTE: TO CONVERT GROUND DISTANCES TO GRID DISTANCES, MULTIPLY BY A COMBINATION FACTOR OF 0.99995185.

GRAPHIC SCALE
0 25 50 100
(IN FEET)
1 INCH = 50 FT.



Line Table		
Line #	Length	Direction
L1	46.00'	N89°36'01"E
L2	64.50'	N0°23'59"W
L3	127.90'	N89°36'01"E
L4	26.00'	N0°22'43"W
L5	138.50'	N89°36'01"E
L6	138.00'	N0°23'59"W
L7	138.00'	N89°36'00"E
L8	26.00'	N0°23'59"W
L9	138.00'	N89°36'01"E
L10	138.00'	N0°23'59"W
L11	137.83'	N89°36'01"E
L12	26.00'	N0°23'59"W
L13	150.83'	N89°36'01"E
L14	46.37'	S0°23'59"E
L15	45.60'	N0°23'59"W
L16	154.18'	N89°36'01"E
L17	26.00'	N0°23'59"W
L18	141.18'	N89°36'01"E
L19	138.00'	N0°24'07"W
L20	140.32'	N89°36'01"E

Line Table		
Line #	Length	Direction
L21	26.00'	N0°23'59"W
L22	140.31'	N89°36'01"E
L23	138.00'	N0°24'00"W
L24	140.31'	N89°36'01"E
L25	26.00'	N0°24'01"W
L26	129.89'	S89°36'01"W
L27	64.01'	N0°23'59"W
L28	82.85'	N0°41'21"W
L29	22.00'	N89°18'47"E
L30	0.15'	S0°45'16"E

CURVE DATA TABLE				
CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C1	16.62'	10.43'	91°19'50"	10.67'
C2	16.95'	10.45'	92°56'00"	11.00'
C3	31.00'	52.00'	34°09'06"	15.97'
C4	101.90'	52.00'	112°16'25"	77.49'
C5	81.24'	52.00'	89°31'05"	51.56'
C6	46.87'	48.00'	55°56'39"	25.49'
C7	20.14'	52.00'	22°11'29"	10.20'
C8	86.69'	167.00'	29°44'33"	44.35'
C9	38.90'	52.00'	42°51'27"	20.41'
C10	42.86'	52.00'	47°13'32"	22.73'
C11	214.14'	52.00'	235°56'37"	97.91'