

NUMBERED LOTS: 1
GROSS AREA: 33,353 SqFt

TRACT NO. 20376

BEING A SUBDIVISION OF A PORTION OF LOT 36 OF TRACT NO. 2316, CONEJO RANCHOS,
AS PER MAP RECORDED IN BOOK 33, PAGE 31 OF MAPS, RECORDS OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES

CALLAND ENGINEERING INC.

FRANCIS K. LIN P.L.S. 9645

DATE OF SURVEY: FEBRUARY 2023

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 WE CONSENT TO THE
PREPARATION AND RECORDATION OF THIS FINAL MAP.

ROGER CHI AND GLENDA CHI, AS TRUSTEES OF THE RGC FAMILY TRUST DATED APRIL 30,
2012.

[Signature]
ROGER CHI (TRUSTEES)

[Signature]
GLENDA CHI (TRUSTEES)

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)
Los Angeles) S.S.
COUNTY OF SAN BERNARDINO)

ON 07/18/2024 BEFORE ME, J. GUADALUPE LOPEZ, NOTARY
PUBLIC, PERSONALLY APPEARED ROGER CHI
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

J. GUADALUPE LOPEZ
NAME PRINTED

SIGNATURE [Signature]

MY COMMISSION EXPIRES: 01-02-2028 MY COMMISSION NO. 2475537

MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY.

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)
Los Angeles) S.S.
COUNTY OF SAN BERNARDINO)

ON 07/18/2024 BEFORE ME, J. GUADALUPE LOPEZ, NOTARY
PUBLIC, PERSONALLY APPEARED GLENDA CHI
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

J. GUADALUPE LOPEZ
NAME PRINTED

SIGNATURE [Signature]

MY COMMISSION EXPIRES: 01-02-2028 MY COMMISSION NO. 2475537

MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY.

CITY ENGINEER'S STATEMENT:

I 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 REVISIONS THERETO; AND THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP
ACT AND THE CITY OF SAN BERNARDINO MUNICIPAL CODE HAVE BEEN COMPLIED WITH.

[Signature]
AZZAM A. JABSHEH, RCE 61198
CITY ENGINEER
CITY OF SAN BERNARDINO, CALIFORNIA



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 SAID MAP
IS TECHNICALLY CORRECT.

[Signature]
DAVID W. KROMMENHOEK, PLS 9455
CONTRACT CITY SURVEYOR

7/12/24
DATE



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 AS 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
AUDITOR-CONTROLLER/TREASURER/TAX COLLECTOR
SAN BERNARDINO COUNTY

DATE

BY _____, DEPUTY

CITY COUNCIL'S CERTIFICATE:

I HEREBY CERTIFY THAT THE MAYOR AND COMMON COUNCIL OF THE CITY OF SAN
BERNARDINO, BY RESOLUTION ADOPTED ON THE _____ DAY OF _____, 2024
APPROVED THIS MAP.

JOHN VALDIVIA, MAYOR
CITY OF SAN BERNARDINO

DATE

GENOVEVA ROCHAM, CMC
CITY OF SAN BERNARDINO

DATE

SIGNATURE OMISSIONS:

PURSUANT TO THE PROVISIONS OF SECTION 66436 (a)(3)(A)(i-viii) OF THE SUBDIVISION MAP ACT,
THE FOLLOWING SIGNATURES HAVE BEEN OMITTED AS THEIR INTERESTS CANNOT RIPEN INTO FEE:

SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES
AS SHOWN ON A DEED RECORDED APRIL 7, 1953 IN BOOK 3142, PAGE 480, O.R.

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 ROGER CHI AND GLENDA CHI, ON FEBRUARY 2,
2023. 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 BY APRIL 12,
2026, 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]
FRANCIS K. LIN
P.L.S. 9645

7/17/24
DATE



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS MAP IS BASED ON THE GRID BEARING N89°56'46"W,
BETWEEN N.G.S. CONTROL STATION "EV3596" AND "EV3634" AS PER RECORDS ON THE
FILE WITH NATIONAL GEODETIC SURVEY.

BOARD OF SUPERVISOR'S 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 THE FILING OF THIS MAP WITH THE SAN BERNARDINO COUNTY
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
ASSESSMENTS, AND SAID BOND IS HEREBY ACCEPTED.

LYNNA MONELL
CLERK OF THE BOARD OF SUPERVISORS
SAN BERNARDINO COUNTY

DATE

BY _____, DEPUTY

CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT OF 9 UNITS, WHEREBY THE
OWNERS OF THE UNITS OF AIR SPACE WILL HOLD AN UNDIVIDED INTEREST IN THE
COMMON AREAS WHICH WILL, IN TURN, PROVIDE THE NECESSARY ACCESS AND UTILITY
EASEMENTS FOR THE UNITS.

SOILS / GEOLOGIC REPORT:

PURSUANT TO SECTION 66490 OF THE SUBDIVISION MAP ACT, A GEOLOGICAL REPORT BY CALLAND
ENGINEERING, INC., DATED FEBRUARY 8, 2023, HAS BEEN PREPARED FOR THIS SUBDIVISION AND
WAS FILED WITH THE CITY OF SAN BERNARDINO ON FEBRUARY 8, 2023.

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE:

THIS MAP HAS BEEN FILED UNDER 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
SAN BERNARDINO COUNTY

BY _____
DEPUTY RECORDER

TRACT NO. 20376

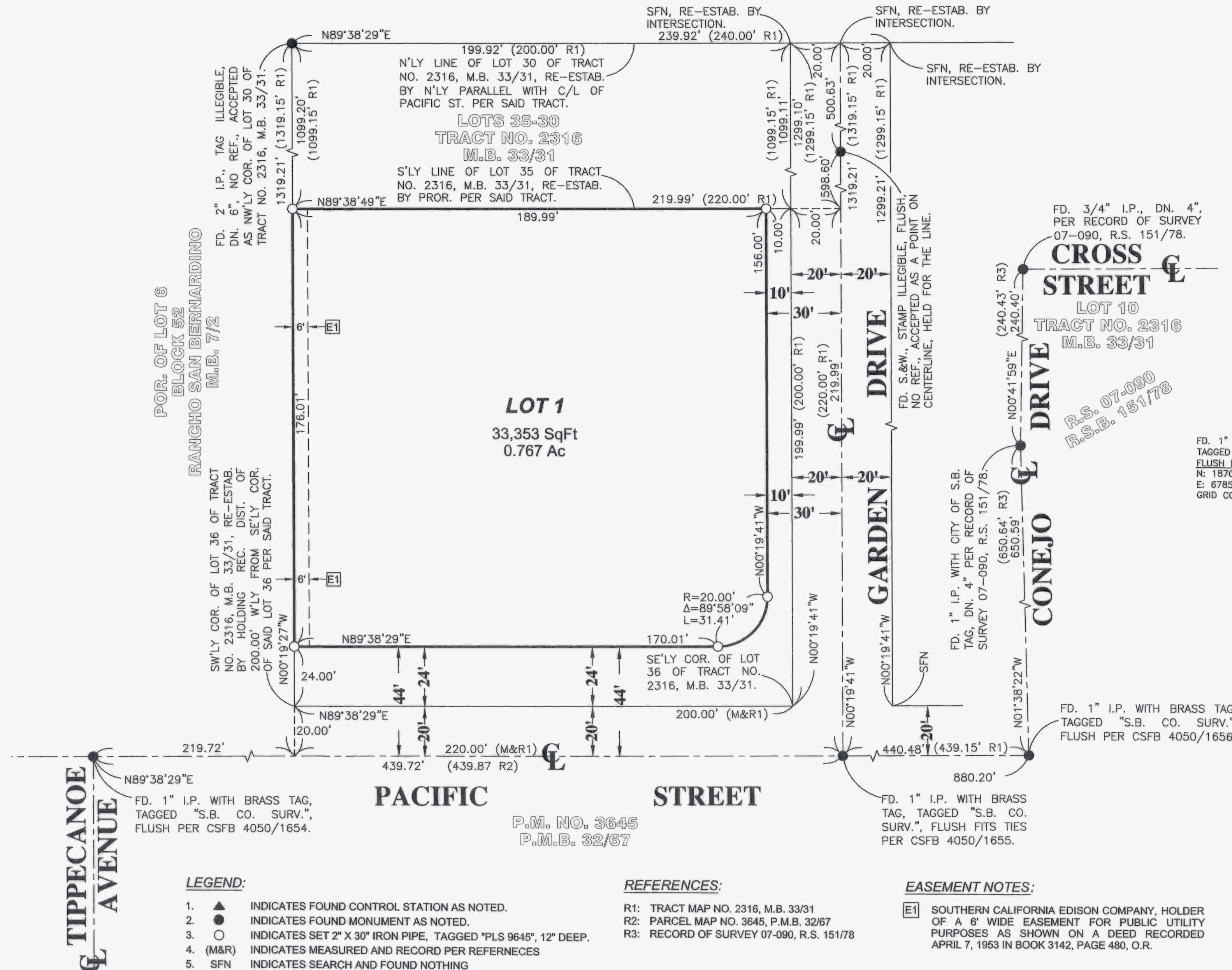
BEING A SUBDIVISION OF A PORTION OF LOT 36 OF TRACT NO. 2316, CONEJO RANCHOS,
AS PER MAP RECORDED IN BOOK 33, PAGE 31 OF MAPS, RECORDS OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES

CALLAND ENGINEERING INC.

FRANCIS K. LIN P.L.S. 9645

DATE OF SURVEY: FEBRUARY 2023

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS MAP IS BASED ON THE GRID BEARING N89°56'46"W, BETWEEN N.G.S. CONTROL STATION "EV3596" AND "EV3634" AS PER RECORDS ON THE FILE WITH NATIONAL GEODETIC SURVEY.

DATUM STATEMENT:

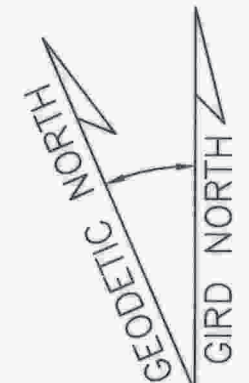
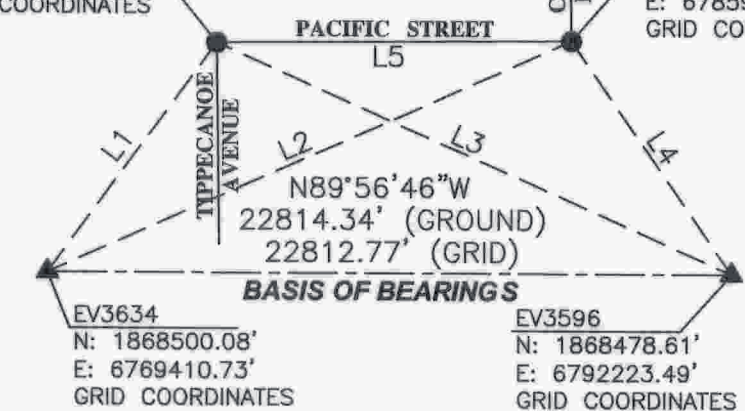
COORDINATES SHOWN HEREON ARE BASED ON CALIFORNIA COORDINATE SYSTEM (CCS83) ZONE 5, NAD 1983. (1991.35 EPOCH)

ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCES BY 0.99993107 WHICH IS THE COMBINATION FACTOR OF N.G.S. CONTROL STATION "EV3634"

LINE TABLE

NO	BEARING	LENGTH (GRID)
L1	N84°28'02"E	15713.35'
L2	N84°44'29"E	16590.10'
L3	N77°54'34"W	7335.33'
L4	N76°13'52"W	6478.66'
L5	N89°38'29"E	880.14'

FD. 1" I.P. WITH BRASS TAG,
TAGGED "S.B. CO. SURV.",
FLUSH PER CSFB 4050/1654
N: 1870015.06'
E: 6785050.88'
GRID COORDINATES



CONVERGENCE ANGLE AT
EV3634 = +00°23'28.6"

SCALE: 1" = 30'

0 15 30 60 90