

LOT INFORMATION

NUMBERED LOTS = 2
LETTERED LOTS = 1
GROSS AREA = 9.06 ACRES
NET AREA = 8.74 ACRES

PARCEL MAP NO. 20988

IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT 32, IN SECTION 13, TOWNSHIP 2 SOUTH, RANGE 8 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO MAP OF SUBDIVISION OF PART OF RANCHO SANTA ANA DEL CHINO, IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT THEREOF RECORDED IN BOOK 6, PAGE 15, OF MAPS, RECORDS OF SAID COUNTY

DARYL J. CHRISTIAN, L.S. 8554

MDS CONSULTING

OCTOBER, 2025

OWNER'S STATEMENT:

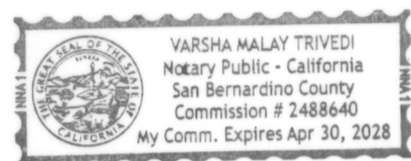
WE HEREBY STATE THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND SUBDIVIDED AS SHOWN ON THIS MAP, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP.

WE HEREBY DEDICATE AN EASEMENT OVER LOT A TO THE CITY OF CHINO, FOR PUBLIC STREET, ROAD AND PUBLIC UTILITY PURPOSES, AS SHOWN HEREON.

OWNER:

MARIE A. SCHOFIELD, SUCCESSOR TRUSTEE OF THE LOUIS B. AGUERRE FAMILY TRUST DATED 5/14/03

Handwritten signature of Marie A. Schofield, TRUSTEE



NOTARY ACKNOWLEDGEMENT:

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

ON 06-11-2026, BEFORE ME, Varsha Malay Trivedi, A NOTARY PUBLIC,

PERSONALLY APPEARED Marie A. Schofield, 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

Handwritten signature and name of Varsha Malay Trivedi

MY PRINCIPAL PLACE OF BUSINESS IS IN San Bernardino COUNTY

MY COMMISSION EXPIRES 04/30/2028

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 \$

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

BY: DEPUTY

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 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 SPECIAL ASSESSMENTS, AND SAID BOND IS HEREBY ACCEPTED.

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

BY: DEPUTY

SIGNATURE OMISSIONS:

PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED, AS THEIR INTERESTS CANNOT RIPEN INTO FEE.

SOUTHERN CALIFORNIA EDISON, HOLDER OF AN EASEMENT FOR TRANSMITTING, DISTRIBUTING, REGULATING, USING AND CONTROLLING ELECTRIC ENERGY AND INCIDENTAL PURPOSES, RECORDED DECEMBER 11, 1940 AS INSTRUMENT NO. 11, IN BOOK 1446, PAGE 137 OF OFFICIAL RECORDS

SOUTHERN CALIFORNIA EDISON, HOLDER OF AN EASEMENT FOR TRANSMITTING, DISTRIBUTING, REGULATING, USING AND CONTROLLING ELECTRIC ENERGY AND INCIDENTAL PURPOSES, RECORDED APRIL 4, 1946 AS INSTRUMENT NO. 24, IN BOOK 1895, PAGE 67 OF 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 PLC COMMUNITIES, ON MARCH, 2025. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED TENTATIVE MAP, IF ANY. I HEREBY ALSO STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITION INDICATED OR THEY WILL BE SET IN THOSE POSITIONS WITHIN ONE YEAR OF MAP RECORDATION, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: 5-26-2026

Handwritten signature of Daryl J. Christian

DARYL J. CHRISTIAN, L.S. 8554



CITY ENGINEER'S STATEMENT:

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 THE PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY ORDINANCES HAVE BEEN COMPLIED WITH.

DATED: _____, 20__

ALBERTO ESPINOZA, RCE 71374, CITY ENGINEER, CITY OF CHINO



CITY SURVEYOR'S STATEMENT:

I, RICHARD C. MAHER, 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.

DATED: _____, 20__

BY: RICHARD C. MAHER, PLS 7564, CITY SURVEYOR, CITY OF CHINO



PLANNING COMMISSION'S CERTIFICATE:

I, WARREN MORELION, AICP, DIRECTOR OF DEVELOPMENT SERVICES, DO HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS MAP IS IN ACCORDANCE WITH THE TENTATIVE MAP APPROVED AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, HELD ON THE ___ DAY OF _____.

DATED: _____ SECRETARY, CHINO PLANNING COMMISSION

BY: WARREN MORELION, AICP, DIRECTOR OF DEVELOPMENT SERVICES, CITY OF CHINO

CITY COUNCIL'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF CHINO, BY A MOTION DULY SECONDED AND PASSED, APPROVED THE MAP ON THE ___ DAY OF _____, 20__, WE HEREBY ALSO ACCEPT ON BEHALF OF THE CITY OF CHINO, THE DEDICATION OF AN EASEMENT OVER LOT A FOR PUBLIC STREET, ROAD AND PUBLIC UTILITY PURPOSES AS SHOWN HEREON.

DATED: _____ NATALIE GONZAGA, CITY CLERK, CITY OF CHINO

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER _____ THIS ___ DAY OF _____, 20__ AT _____ .M., IN BOOK _____ OF PARCEL MAPS AT PAGES _____ AT THE REQUEST OF _____ IN THE AMOUNT OF _____

JOSIE GONZALES, ASSESSOR - RECORDER, SAN BERNARDINO COUNTY

BY: DEPUTY RECORDER

LOT INFORMATION

NUMBERED LOTS = 2
 LETTERED LOTS = 1
 GROSS AREA = 9.06 ACRES
 NET AREA = 8.74 ACRES

PARCEL MAP NO. 20988

SHEET 2 OF 3 SHEETS

IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT 32, IN SECTION 13, TOWNSHIP 2 SOUTH, RANGE 8 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO MAP OF SUBDIVISION OF PART OF RANCHO SANTA ANA DEL CHINO, IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT THEREOF RECORDED IN BOOK 6, PAGE 15, OF MAPS, RECORDS OF SAID COUNTY

DARYL J. CHRISTIAN, L.S. 8554

MDS CONSULTING

OCTOBER, 2025

MONUMENT NOTES:

- INDICATES SET 1" I.P. TAGGED "L.S. 8554", FLUSH UNLESS OTHERWISE NOTED.
 - INDICATES FND. MONUMENT AS DESCRIBED.
- 1 FND. SPIKE & WASHER "LS 5411", FLUSH, CL INTERSECTION OF CYPRESS AVE AND SCHAEFER AVE PER CORNER RECORD 303 058, ACCEPTED AS CL INTERSECTION.
 - 2 FND. SPIKE & WASHER "LS 5411", FLUSH, CL INTERSECTION OF MOUNTAIN AVE AND SCHAEFER AVE PER CORNER RECORD 306 037, ACCEPTED AS CL INTERSECTION.
 - 3 FND. 1 1/2" BRASS DISC "LS 6957" IN WELL MON., DN. 1.3', CL INTERSECTION CYPRESS AVE. AND EDISON AVE PER CORNER RECORD 290 103, ACCEPTED AS CL INTERSECTION.
 - 4 FND. BRASS DISC ILLEGIBLE, IN WELL MON. DN. 1.5', CL INTERSECTION MOUNTAIN AVE. AND EDISON AVE. IN LIEU OF NAIL & TAG "LS 5425", PER M.B. 239 / 83-85 NO REFERENCE, ACCEPTED AS CL INTERSECTION.
 - 5 FND. 1" I.P. W/ NAIL & TAG "LS 2911", DN. 0.2', ACCEPTED AS SOUTHEAST CORNER OF M.B. 221 / 87-89, PER CITY OF CHINO CENTERLINE TIE CT-1048.
 - 6 FND. SPIKE & WASHER, "RCE 29616", FLUSH, CL AMSTERDAM AVE PER M.B. 239 / 80-82.
 - 7 FND. 1" I.P. W/ NAIL & TAG ILLEGIBLE, DN. 0.1', CL INTERSECTION AMSTERDAM AVE. AND YALE ST IN LIEU OF 1" TAGGED "LS 5425" PER M.B. 220 / 55-57, ACCEPTED AS CL INTERSECTION.
 - 8 FND. 1" I.P. W/ NAIL & TAG "LS 2911", FLUSH, CL INTERSECTION AMSTERDAM AVE AND PRESCOTT ST PER M.B. 221 / 81-83.
 - 9 FND. SPIKE & WASHER, "RCE 29616", FLUSH, CL AMSTERDAM AVE PER M.B. 239 / 80-82
 - 10 FND. SPIKE & WASHER, "RCE 29616", FLUSH, CL AMSTERDAM AVE PER M.B. 239 / 80-82
 - 11 FND. SPIKE & WASHER, "RCE 29616", FLUSH, CL AMSTERDAM AVE PER M.B. 239 / 80-82
 - 12 FND. 1" I.P. W/ NAIL & TAG, "RCE 29616", FLUSH, CL INTERSECTION AMSTERDAM AVE. AND DALTON ST PER M.B. 239 / 80-82
 - 13 FND. SPIKE & WASHER, "RCE 29616", FLUSH, CL AMSTERDAM AVE PER M.B. 239 / 80-82
 - 14 FND. SPIKE & WASHER, "RCE 29616", FLUSH, CL AMSTERDAM AVE PER M.B. 239 / 80-82

EASEMENT NOTES:

- A INDICATES EASEMENT FOR TRANSMITTING, DISTRIBUTING, REGULATING, USING AND CONTROLLING ELECTRIC ENERGY AND INCIDENTAL PURPOSES, GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, PER DOCUMENT RECORDED DECEMBER 11, 1940 AS INSTRUMENT NO. 11, IN BOOK 1446, PAGE 137, OF OFFICIAL RECORDS
- B INDICATES EASEMENT FOR TRANSMITTING, DISTRIBUTING, REGULATING, USING AND CONTROLLING ELECTRIC ENERGY AND INCIDENTAL PURPOSES, GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, PER DOCUMENT RECORDED APRIL 4, 1946 AS INSTRUMENT NO. 24, IN BOOK 1895, PAGE 67, OF OFFICIAL RECORDS
- C INDICATES EASEMENT FOR PUBLIC STREET, ROAD, AND PUBLIC UTILITIES, GRANTED TO THE CITY OF CHINO, CALIFORNIA, A MUNICIPAL CORPORATION PER DOCUMENT RECORDED SEPTEMBER 27, 2001 AS INSTRUMENT NO. 20010441249, OF OFFICIAL RECORDS
- D INDICATES EASEMENT FOR PUBLIC STREET, ROAD, AND PUBLIC UTILITIES, GRANTED TO THE CITY OF CHINO, CALIFORNIA, A MUNICIPAL CORPORATION PER DOCUMENT RECORDED SEPTEMBER 27, 2001 AS INSTRUMENT NO. 20010441248, OF OFFICIAL RECORDS
- 1 INDICATES EASEMENT FOR PUBLIC STREET, ROAD, AND PUBLIC UTILITIES OVER LOT A, DEDICATED TO THE CITY OF CHINO, CALIFORNIA, A MUNICIPAL CORPORATION, HEREON.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF SCHAEFER AVENUE, AS SHOWN ON TRACT NO. 13786, M.B. 221/87-89, AND HAVING A BEARING OF N 89°59'16" E.

MAPS & REFERENCES:

R1 - M.B. 6/15
 R2 - TRACT NO. 14076-2 M.B. 239 / 80-82
 R3 - TRACT NO. 13786 M.B. 221 / 87-89
 R4 - TRACT NO. 13786-1 M.B. 221 / 81-83
 R5 - TRACT NO. 13755 M.B. 220 / 55-57

ABBREVIATIONS:

FND	FOUND
CL	CENTERLINE
I.P.	IRON PIPE
W/	WITH
DN.	DOWN
AVE	AVENUE
C.S.M.	COUNTY SURVEY MONUMENT
MON.	MONUMENT
M.B.	MAP BOOK

LOT INFORMATION

NUMBERED LOTS = 2
 LETTERED LOTS = 1
 GROSS AREA = 9.06 ACRES
 NET AREA = 8.74 ACRES

PARCEL MAP NO. 20988

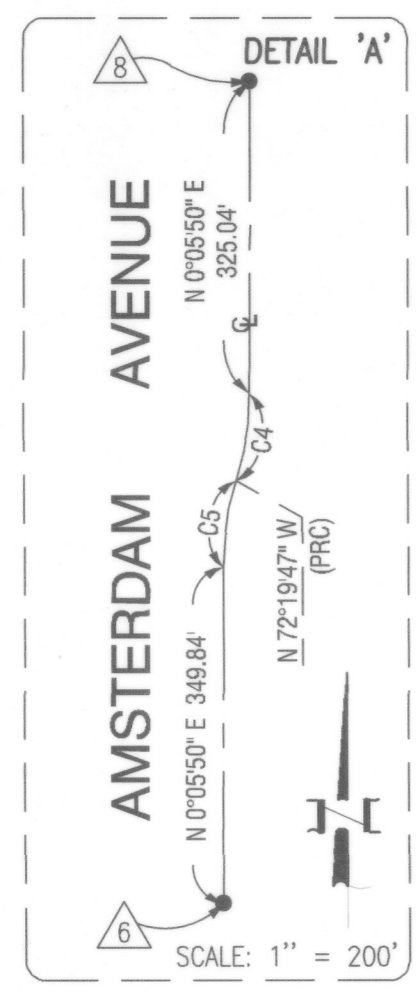
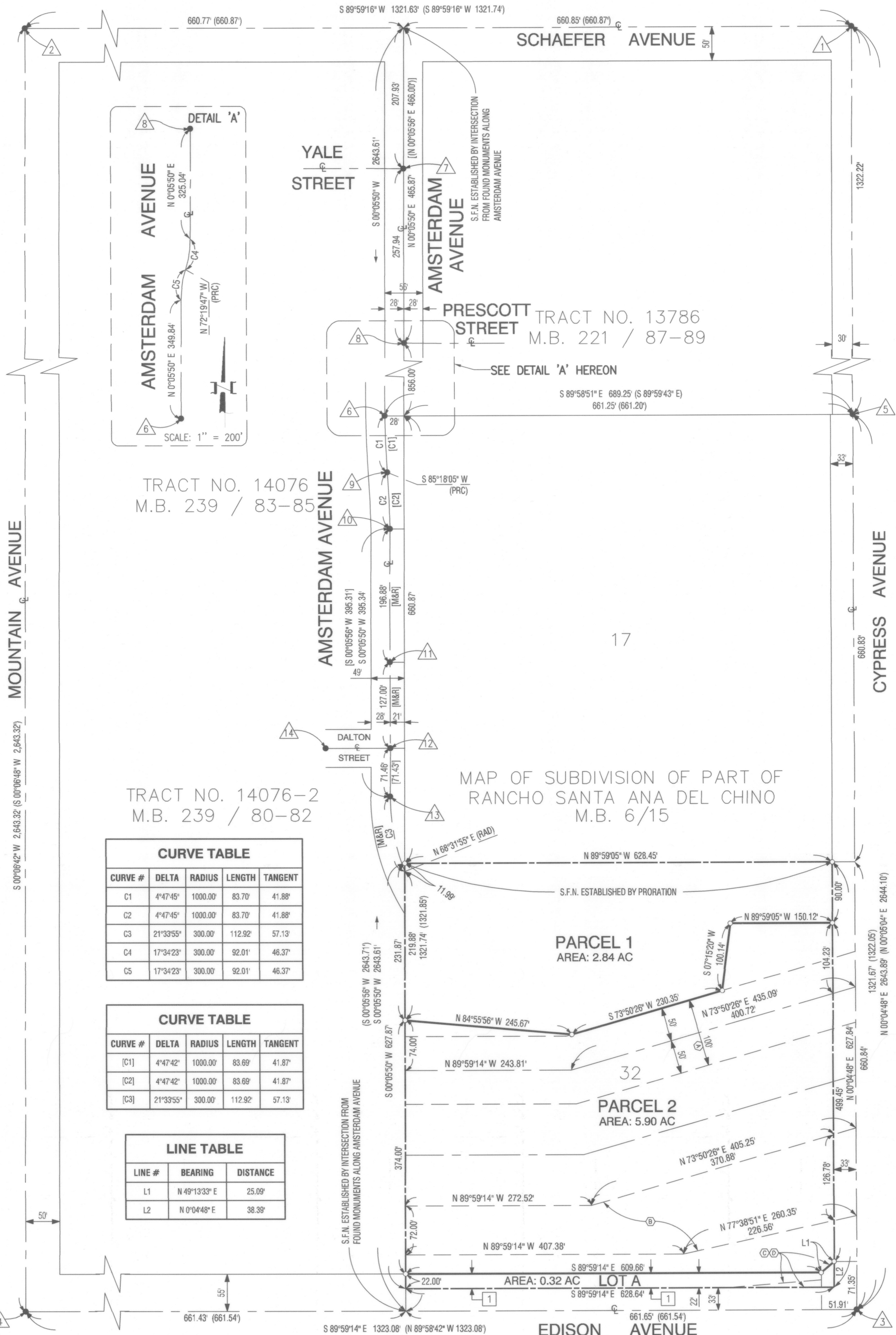
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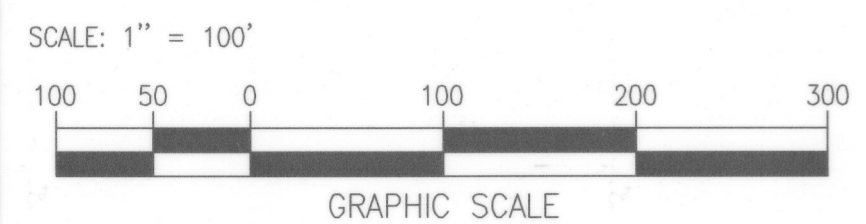
TRACT NO. 14076
 M.B. 239 / 83-85

TRACT NO. 14076-2
 M.B. 239 / 80-82

CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	TANGENT
C1	4°47'45"	1000.00'	83.70'	41.88'
C2	4°47'45"	1000.00'	83.70'	41.88'
C3	21°33'55"	300.00'	112.92'	57.13'
C4	17°34'23"	300.00'	92.01'	46.37'
C5	17°34'23"	300.00'	92.01'	46.37'

CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	TANGENT
[C1]	4°47'42"	1000.00'	83.69'	41.87'
[C2]	4°47'42"	1000.00'	83.69'	41.87'
[C3]	21°33'55"	300.00'	112.92'	57.13'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 49°13'33" E	25.09'
L2	N 0°04'48" E	38.39'



LEGEND:

- [] INDICATES RECORD DATA PER R2
- () INDICATES RECORD DATA PER R3
- [[]] INDICATES RECORD DATA PER R4

EASEMENT NOTES:

(SEE SHEET 2)

MONUMENT NOTES:

(SEE SHEET 2)