

8 NUMBERED LOTS
4 LETTERED LOTS
2.13 ACRES GROSS
1.80 ACRES NET

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

SHEET 1 OF 2 SHEETS

TRACT NO. 20550

BEING A SUBDIVISION OF PARCELS 3 AND 4 OF PARCEL MAP NO. 5246, AS PER MAP FILED IN BOOK 77, PAGE 71 OF PARCEL MAPS, AND THE SOUTH 82.50 FEET OF THE EAST 255.83 FEET OF THE WEST 285.83 FEET OF THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF THE WEST ONE-HALF OF FARM LOT 418, SEMI-TROPIC LAND AND WATER COMPANY SUBDIVISION, AS PER MAP FILED IN BOOK 11, PAGE 12 OF MAPS, BOTH RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA

HESS DEVELOPMENT

BRIAN T. HESS

OCTOBER, 2023

OWNER'S STATEMENT

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

WE HEREBY DEDICATE TO THE CITY OF RIALTO, THE PUBLIC IN GENERAL, AND PUBLIC UTILITY COMPANIES, AN EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES, IN, UNDER, OVER, THROUGH AND ACROSS MAPLE AVENUE (LOT "A"), ASHFORD STREET (LOT "B"), CORNELL STREET (LOT "C") AND SANDLEWOOD AVENUE (LOT "D"), SUBJECT TO IMPROVEMENT, AS SHOWN ON THIS FINAL MAP.

WE HEREBY ALSO RE-DEDICATE TO THE CITY OF RIALTO, THE PUBLIC IN GENERAL, AND PUBLIC UTILITY COMPANIES, AN EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES, IN, UNDER, OVER, THROUGH AND ACROSS THAT PORTION OF ASHFORD STREET PREVIOUSLY DEDICATED PER PARCEL MAP NO. 5246, AS FILED IN BOOK 77, PAGE 71 OF PARCEL MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

APPLE 7 LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature]
NAME: OTHONIEL JARA
TITLE: MANAGING MEMBER

[Signature]
ALLEN TOFAN

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 Riverside) S.S.

ON THIS 1st DAY OF December, 2025, BEFORE ME, Michael A. Jara, A NOTARY PUBLIC, PERSONALLY APPEARED Othoniel Jara and Allen A. Tofan WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH HE ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT.

WITNESS MY HAND

[Signature]
SIGNATURE
Michael A. Jara
PRINTED NAME

MY COMMISSION EXPIRES: Feb 12, 2029 MY COMMISSION NUMBER: 2509656

MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY

SIGNATURE OMISSIONS

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

RICHARD KING, HOLDER OF AN EASEMENT FOR WATER PURPOSES PER DOCUMENT RECORDED IN BOOK 218 OF DEEDS, PAGE 329.

T.H. SPEED, HOLDER OF AN EASEMENT FOR PIPE LINES PER DOCUMENT RECORDED IN BOOK 550, OF OFFICIAL RECORDS, PAGE 334.

BOARD OF SUPERVISOR'S CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 11,000.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF SAN BERNARDINO COUNTY, 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 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: 1-26-26

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

BY: [Signature]
DEPUTY

AUDITOR-CONTROLLER/TREASURER/TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF ~~THIS~~ ^{THE} OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN ON THIS MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES ^{UPON} AND SPECIAL ASSESSMENTS NOT YET PAYABLE, ESTIMATED TO BE \$ 11,000.00

DATE: 1-26-26

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

BY: [Signature]
DEPUTY

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 _____) S.S.

ON THIS ____ DAY OF _____, 2025, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH HE ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE

PRINTED NAME

MY COMMISSION EXPIRES: _____ MY COMMISSION NUMBER: _____

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY

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 MICHAEL RAMIREZ, IN OCTOBER, 2023 AND THAT ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET IN SUCH POSITIONS WITHIN 24 MONTHS AFTER RECORDATION DATE OF THIS MAP AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED IN COMPLIANCE WITH SECTION 66495 AND 66496 OF THE SUBDIVISION MAP ACT. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATE: NOVEMBER 26, 2025

[Signature]
BRIAN T. HESS, P.L.S. 8136



CITY ENGINEER'S STATEMENT

I HEREBY STATE I HAVE EXAMINED THIS MAP AND I FOUND IT TO BE SUBSTANTIALLY IN CONFORMANCE WITH THE APPROVED TENTATIVE MAP, IF REQUIRED, AS FILED WITH, AMENDED AND APPROVED BY THE PLANNING COMMISSION; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

MATTHEW BENNETT RCE 65100
CITY ENGINEER
CITY OF RIALTO

DATE



CITY SURVEYOR'S STATEMENT

I HEREBY STATE I HAVE EXAMINED THIS MAP AND I HAVE FOUND THAT IT CONFORMS WITH MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

Robert C. Ollerton
ROBERT C. OLLERTON, PLS 7731
ENGINEERING RESOURCES OF SOUTHERN CALIFORNIA

1-29-26
DATE



CITY CLERK'S STATEMENT

I, BARBARA A. MCGEE, CITY CLERK FOR THE CITY OF RIALTO, DO HEREBY CERTIFY THAT THE CITY COUNCIL, BY A MOTION DULY SECONDED AND PASSED, APPROVED THE ATTACHED MAP ON THE ____ DAY OF _____, 2026.

AND THAT THEREUPON, SAID COUNCIL DID ACCEPT, ON BEHALF OF THE CITY OF RIALTO FOR PUBLIC USE:

EASEMENTS FOR STREET AND PUBLIC UTILITY PURPOSES, IN, UNDER, OVER, THROUGH AND ACROSS SANDALWOOD AVENUE, CORNELL STREET, ASHFORD STREET AND MAPLE AVENUE, SUBJECT TO THEIR IMPROVEMENT AND ACCEPTANCE BY THE CITY OF RIALTO, AS SHOWN ON THIS FINAL MAP, TOGETHER WITH THAT PORTION OF ASHFORD STREET BEING RE-DEDICATED HEREON FOR SIMILAR PURPOSES.

DATED THIS ____ DAY OF _____, 2026

[Signature]
BARBARA A. MCGEE
CITY CLERK
CITY OF RIALTO

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER _____
THIS ____ DAY OF _____, 2026, AT ____ M. IN BOOK _____
OF MAPS AT PAGE(S) _____, AT THE REQUEST OF _____
IN THE AMOUNT OF \$ _____

JOSIE GONZALEZ

ASSESSOR-RECORDER
SAN BERNARDINO COUNTY

BY _____
DEPUTY RECORDER

8 NUMBERED LOTS
4 LETTERED LOTS
2.13 ACRES GROSS
1.80 ACRES NET

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

TRACT NO. 20550

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HESS DEVELOPMENT

BRIAN T. HESS

OCTOBER, 2023

SHEET 2 OF 2 SHEETS

SURVEYOR'S NOTES

THE BEARING OF N89°44'36"E FOR THE SOUTHERLY LINE OF PARCELS 1, 3 & 4, AS SHOWN ON PARCEL MAP NO. 5246, FILED IN BOOK 77, PAGE 71, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET 1" IP W/ TAG LS 8136 FLUSH UNLESS OTHERWISE NOTED. CENTERLINE MONUMENTS ARE SET 1/4" BELOW FINISH PAVEMENT SURFACE.
- SET NAIL AND TAG LS 8136 IN TOP OF CURB ON THE PROLONGATION OF SIDE LOT LINES IN LIEU OF FRONT LOT CORNERS.
- SET 1" IP TAGGED LS 8136 AT ALL REAR LOT CORNERS.
- () INDICATES RECORD DATA PER PARCEL MAP NO. 5246, P.M.B. 77/71

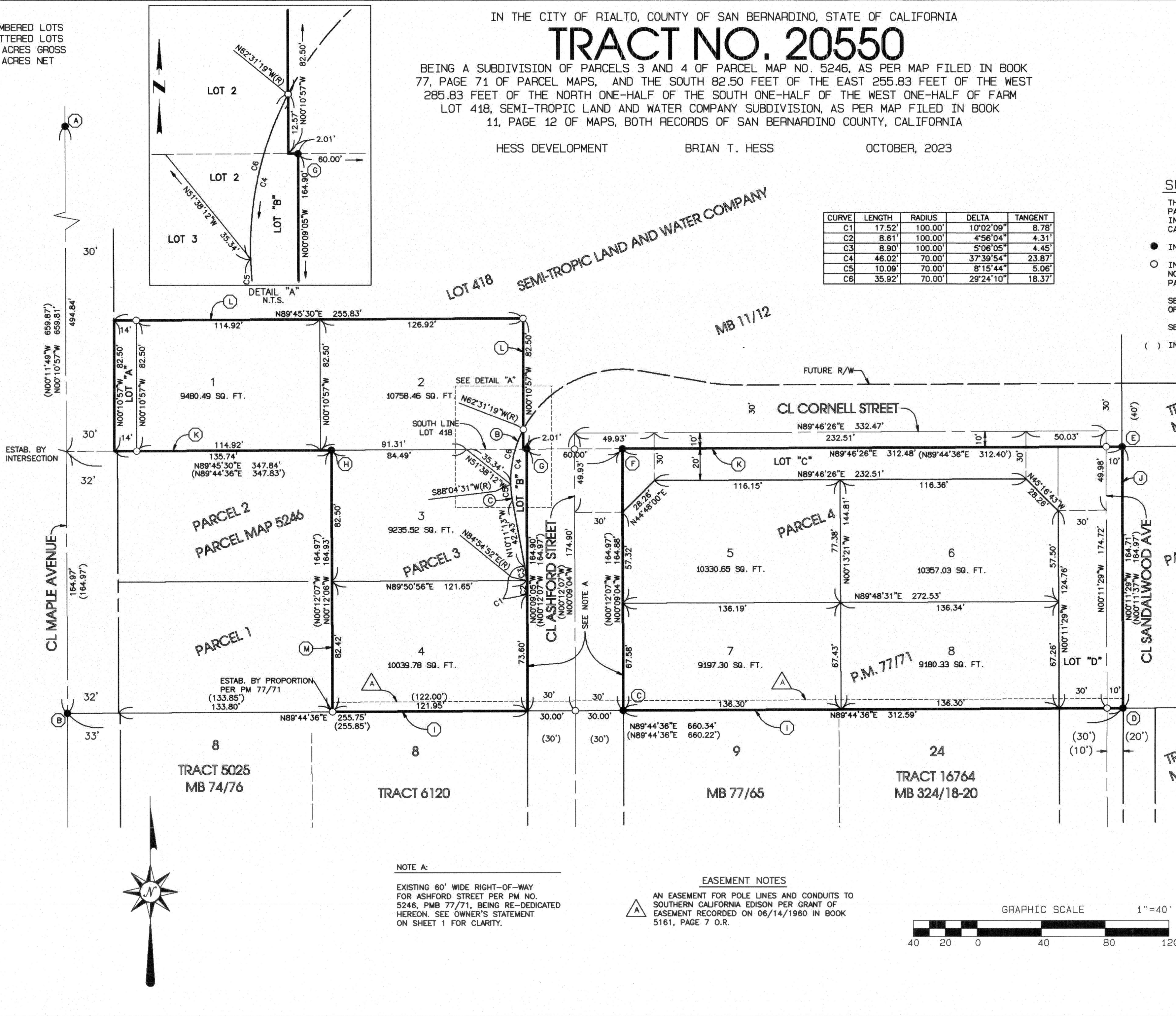
MONUMENT NOTES

- (A) FD NAIL 0.06' NORTH OF NW COR. LOT 418 PER PM 43/78 & PM 77/71, ACCEPTED AS CL OF MAPLE AVENUE
- (B) FD NAIL PER PM 43/78 & PM 77/71, ACCEPTED AS SW TRACT BDRY OF PM 77/71
- (C) FD 1 1/4" IP W/ TAG ILLEG. DN 0.2' IN LIEU OF 1 1/4" IP W/ TAG RCE 22806 PER PM 77/71, ACCEPTED AS TRACT BDRY AT EAST R/W ASHFORD ST
- (D) FD 1 1/4" IP W/ TAG ILLEG. DN 0.2' IN LIEU OF 1 1/4" IP W/ TAG LS 4530 PER PM 45/18 & MB 348/18-21, ACCEPTED AS SE COR PARCEL 4, PM 77/71, SET PLASTIC PLUG LS 8136 IN FOUND 1 1/4" PIPE
- (E) FD 1 1/4" IP W/ TAG ILLEG. DN 0.2' IN LIEU OF 1 1/4" IP W/ TAG RCE 22806 PER PM 77/71, ACCEPTED AS NE COR. PARCEL 4, PM 77/71
- (F) FD 3/4" IP W/ NO TAG DN 0.3', NO REFERENCE, ACCEPTED AS NW COR. PARCEL 4, REPLACED WITH SPIKE & WASHER LS 8136 FLUSH
- (G) FD 3/4" IP W/ NO TAG FLUSH, NO REFERENCE, N13°17'41"E 0.25', DID NOT ACCEPT AS LOT CORNER
- (H) FD 1" IP W/ PLASTIC PLUG RCE 22806 FLUSH PER PM 77/71, ACCEPTED AS NW COR. PARCEL 3, PM 77/71

ESTABLISHMENT NOTES

- (I) SOUTH TRACT BOUNDARY: HELD FOUND MONUMENTS B, C & D FOR LINE.
- (J) EAST TRACT BOUNDARY: HELD FOUND MONUMENTS D & E
- (K) NORTH TRACT BOUNDARY PM 77/71: HELD FOUND MONUMENTS E & F WITH INTERSECTION OF CL MAPLE AVENUE
- (L) NORTH AND EAST TRACT BOUNDARY: HELD SOUTH 82.50 FEET OF EAST 255.83 FEET OF THE WEST 285.83 FEET OF LOT 418, MB 11/12
- (M) WEST TRACT BOUNDARY: ESTABLISHED SOUTHWEST CORNER BY PROPORTION FOR SOUTHWEST CORNER PARCEL 3 PER PM 77/71 AND HELD FOUND MONUMENT H FOR NORTHWEST CORNER PARCEL 3 OF PM 77/71

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	17.52'	100.00'	10°02'09"	8.78'
C2	8.61'	100.00'	4°56'04"	4.31'
C3	8.90'	100.00'	5°06'05"	4.45'
C4	46.02'	70.00'	37°39'54"	23.87'
C5	10.09'	70.00'	8°15'44"	5.06'
C6	35.92'	70.00'	29°24'10"	18.37'



NOTE A:

EXISTING 60' WIDE RIGHT-OF-WAY FOR ASHFORD STREET PER PM NO. 5246, PMB 77/71, BEING RE-DEDICATED HEREON. SEE OWNER'S STATEMENT ON SHEET 1 FOR CLARITY.

EASEMENT NOTES

- (A) AN EASEMENT FOR POLE LINES AND CONDUITS TO SOUTHERN CALIFORNIA EDISON PER GRANT OF EASEMENT RECORDED ON 06/14/1960 IN BOOK 5161, PAGE 7 O.R.

GRAPHIC SCALE

1"=40'

