

PARCEL MAP 20899

IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA,
BEING A SUBDIVISION OF LOT 153 OF TRACT NO. 4957, OLD TRAIL RANCHOS #2
AS RECORDED IN BOOK 60 OF MAPS, PAGES 73 THROUGH 76, RECORDS OF SAID COUNTY

MERRELL JOHNSON COMPANIES

JANUARY 2025

OWNER'S STATEMENT:

I HEREBY STATE I AM THE ONLY PARTY HAVING ANY RECORD TITLE INTEREST IN THE LAND SUBDIVIDED AS SHOWN ON THIS MAP, AND THAT I CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP.

G&S OUTDOOR DESIGN, INC., A CALIFORNIA CORPORATION



ARMEN GHARIBYAN, INCORPORATOR

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 THE COUNTY OF SAN BERNARDINO, 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 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: _____

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

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 ARMEN GHARIBYAN IN JANUARY 2025. ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATED: 4/30/25


CRAIG JOHNSON L.S. 7562

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

ON April 30, 2025 BEFORE ME, Cheri Bradley
A NOTARY PUBLIC, PERSONALLY APPEARED Armen Gharibyan,
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.

Cheri Bradley
NAME PRINTED

Cheri Bradley
SIGNATURE

MY COMMISSION EXPIRES: 07-30-2025 COMMISSION NO.: 2368447

MY PRINCIPAL PLACE OF BUSINESS IS IN San Bernardino COUNTY.

AUDITOR-CONTROLLER/TREASURER/TAX COLLECTOR'S CERTIFICATE:

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS 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 \$ _____

DATED: _____

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

BY: _____ DEPUTY

CITY SURVEYOR'S STATEMENT:

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Michael P. Thornton

MICHAEL P. THORNTON
CITY ENGINEER, R.C.E. 44226 AND L.S. 6867
CITY OF HESPERIA, CALIFORNIA

5/2/25
DATE:



CITY COUNCIL'S ACCEPTANCE CERTIFICATE:

THE UNDERSIGNED OFFICER ON BEHALF OF THE CITY COUNCIL PURSUANT TO AUTHORITY CONFERRED BY TITLE 17 OF THE CITY OF HESPERIA MUNICIPAL CODE, HEREBY APPROVES THE ANNEXED MAP.

DATED: _____

MELINDA SAYRE
CITY CLERK
CITY OF HESPERIA, CALIFORNIA

SIGNATURE OMISSION:

THE SIGNATURES OF THE CALIFORNIA ELECTRIC COMPANY, THE OWNERS OF AN EASEMENT FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED AS BOOK 3857, PAGE 225, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT. ITS INTEREST CANNOT RIPEN INTO A FEE. SAID RIGHTS AND RESERVATIONS COVER THE ENTIRE AREA BEING SUBDIVIDED.

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

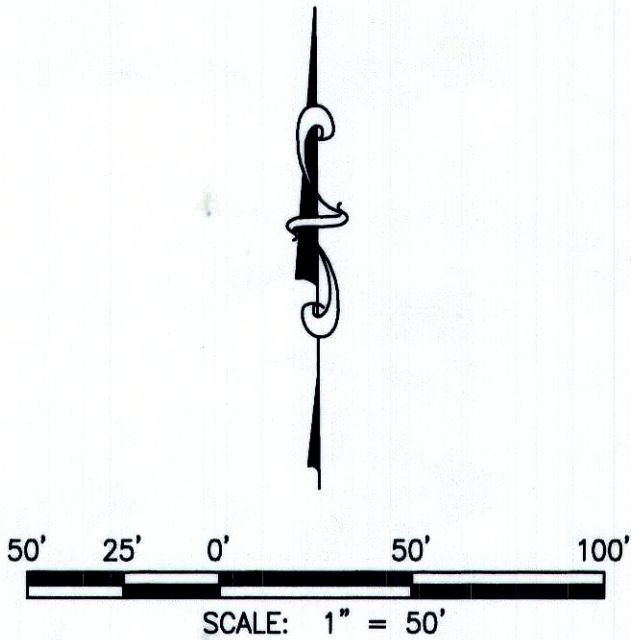
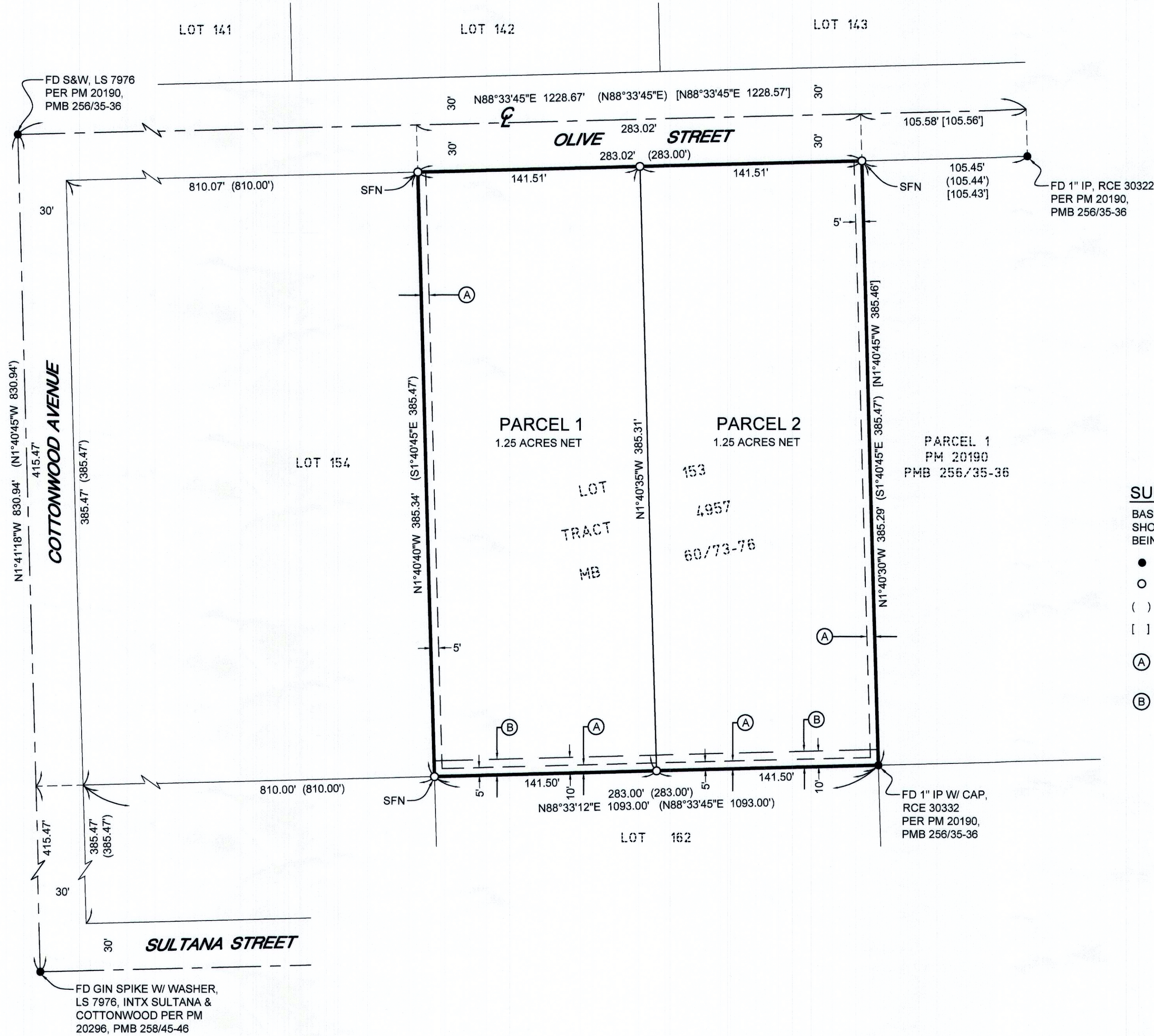
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MERRELL JOHNSON COMPANIES

JANUARY 2025



SURVEYOR'S NOTES

BASIS OF BEARINGS: TAKEN FROM THE CENTERLINE OF OLIVE STREET AS
SHOWN ON TRACT NO. 4957, M.B. 60/73-76
BEING: N88°33'45"E

- INDICATES MONUMENTS FOUND AS NOTED.
- INDICATES SET 1" IRON PIPE WITH BRASS TAG STAMPED L.S. 7562
- () INDICATES RECORD INFORMATION PER TRACT NO. 4957, M.B. 60/73-76
- [] INDICATES RECORD INFORMATION PER PARCEL MAP 20190, P.M.B. 256/35-36
- (A) 5' EASEMENT TO CALIFORNIA ELECTRIC POWER COMPANY FOR
ELECTRIC AND TELEPHONE EQUIPMENT PER 3857/225, O.R.
- (B) 10' PUBLIC UTILITY EASEMENT PER TRACT NO. 4957, M.B. 60-73-76

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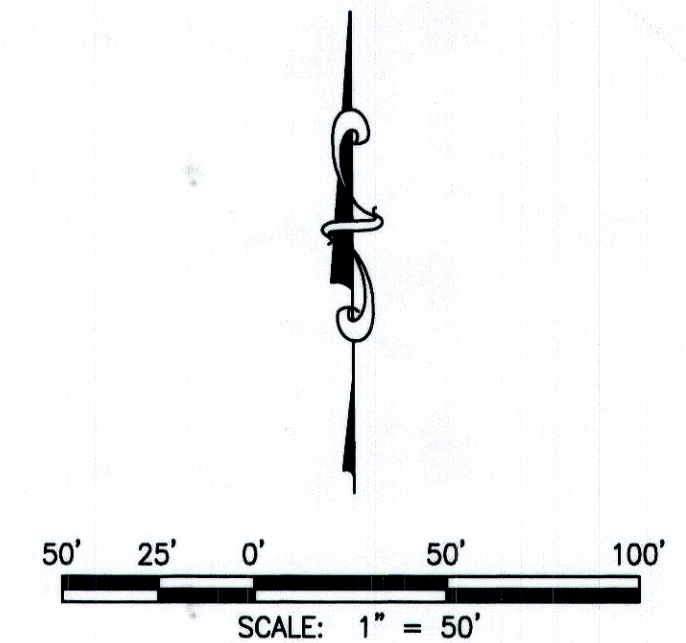
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