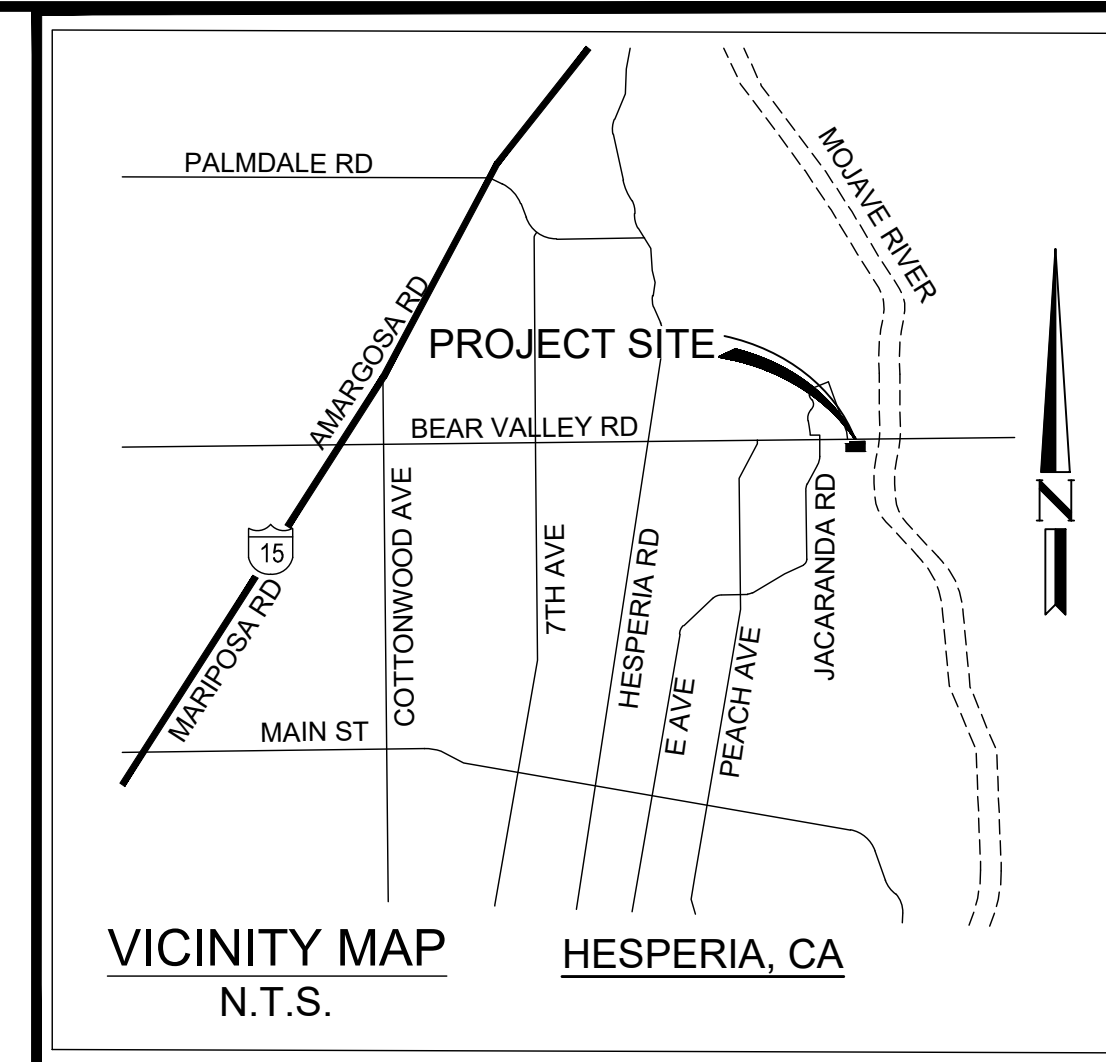


TENTATIVE PARCEL MAP NO. 21085

IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
BEING A PORTION OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 4 WEST, SAN BERNARDINO
BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA



OWNER/APPLICANT:
RICH DEVELOPMENT, ATTN: KRISTINE SIMMONS
500 S. SEPULVEDA BLVD.
MANHATTEN BEACH, CA 90266
PHONE: (949) 588-2270

CIVIL ENGINEER/REPRESENTATIVE:
DAVID EVANS & ASSOCIATES, INC. ATTN: BRET THORPE
18484 OUTER HIGHWAY 18 N, SUITE 225
APPLE VALLEY, CA 92307
PHONE: (760) 524-9100

BASIS OF BEARING:
BEARINGS FOR THIS SURVEY ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 1, T. 4 N., R. 4 W., S.B.M. PER RECORD OF SURVEY FILED IN BOOK 13/52 BEING N 0°12'25" W.

BENCHMARK:
2" IRON PIPE CAPPED R.E. 6820 AT THE NORTHWEST CORNER OF SECTION 1.
ELEVATION: 2887.68

AREAS:

PARCEL	SQUARE FEET	ACRES
PARCEL 1	54,173	1.24±
PARCEL 2	69,762	1.61±
TOTAL	123,935	2.85±

GENERAL NOTES:

- PER CITY OF HESPERIA PLANNING DEPARTMENT
- SUBJECT PROPERTY IS ZONED: C2
- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: COMMERCIAL / RETAIL

ASSESSOR'S PARCEL NUMBER:
0399-271-58

LEGEND:

C2 INDICATES EXISTING AND PROPOSED PROPERTY ZONING

● FOUND 2" IRON PIPE TAGGED "LS 7223" PER RECORD OF SURVEY NO. 17-0115 RSM BK. 162/44

EASEMENTS

(A) DENOTES AN EASEMENT IN FAVOR OF SAN BERNARDINO COUNTY FOR A PRIVATE ROADWAY PER DOCUMENT RECORDED IN BOOK 6181, PAGE 181 OF OFFICIAL RECORDS.

(B) DENOTES AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS PER RECORDED DOCUMENT NO. 2020-143277 OF OFFICIAL RECORDS.

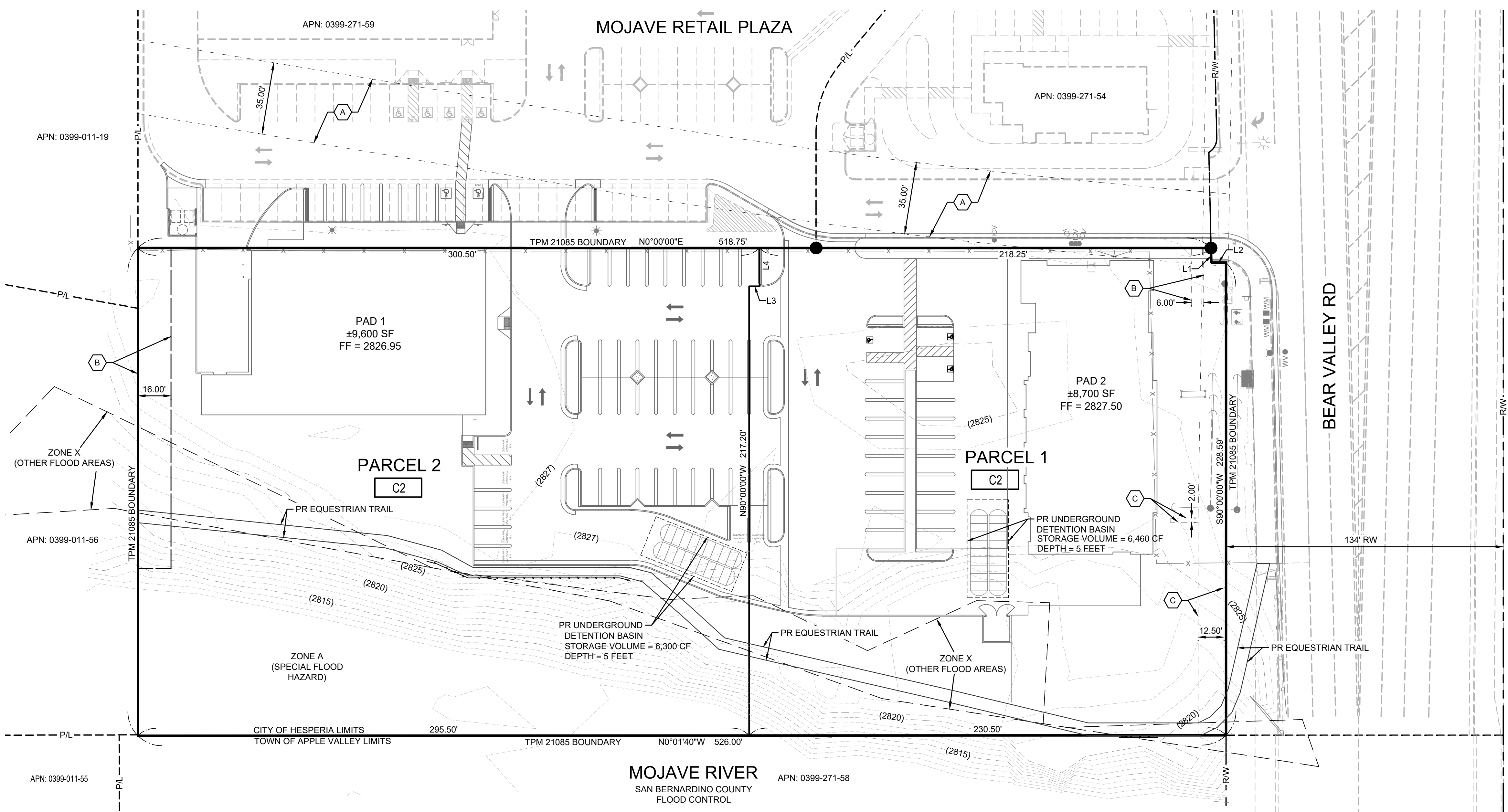
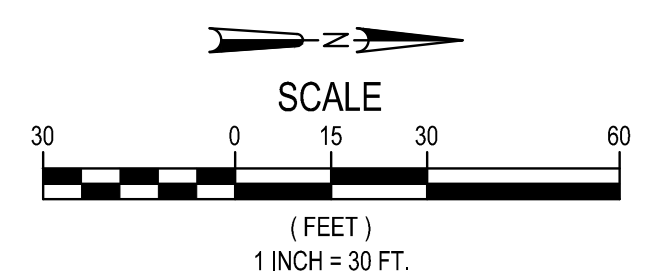
(C) DENOTES AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES PER DOCUMENT RECORDED IN BOOK 6560, PAGE 38 OF OFFICIAL RECORDS.

- ABBREVIATIONS**
- BFP BACK FLOW PREVENTER
 - C/L CENTERLINE
 - C&G CURB AND GUTTER
 - CB CATCH BASIN
 - DDCA DOUBLE DETECTOR CHECK ASSEMBLY
 - DWM DOMESTIC WATER METER
 - EG EXISTING GROUND
 - EL ELEVATION
 - ELEC. ELECTRIC
 - EX. EXISTING
 - FDC FIRE DEPARTMENT CONNECTION
 - FF FINISH FLOOR
 - FH FIRE HYDRANT
 - FUT. FUTURE
 - GI GREASE INTERCEPTOR
 - GUY GUY ANCHOR
 - INV INVERT
 - MH MANHOLE
 - P/L PROPERTY LINE
 - PIV POST INDICATOR VALVE
 - PP POWER POLE
 - PS PIPE SLOPE
 - PR PROPOSED
 - RPDA REDUCED PRESSURE DETECTOR ASSEMBLY
 - R/W RIGHT OF WAY
 - ST. STREET
 - SWR SEWER
 - TE TRASH ENCLOSURE
 - T TRANSFORMER
 - TYP TYPICAL
 - WTR WATER

- PUBLIC UTILITIES**
- ELECTRICITY:** SOUTHERN CALIFORNIA EDISON
12323 HESPERIA ROAD
VICTORVILLE, CA 92392
(760) 241-3805
- GAS:** SOUTHWEST GAS
13471 MARIPOSA ROAD
VICTORVILLE, CA 92395
(760) 241-9321
- WATER:** CITY OF HESPERIA
9700 SEVENTH AVENUE
HESPERIA, CA 92345
(760) 947-1000
- SEWER:** CITY OF HESPERIA
9700 SEVENTH AVENUE
HESPERIA, CA 92345
(760) 947-1000
- TELEPHONE:** FRONTIER
16356 MOJAVE STREET
VICTORVILLE, CA 92395
(760) 241-9321

LINE TABLE

LINE	LENGTH	DIRECTION
L1	7.00	S88°40'33"W
L2	7.09	S0°00'00"E
L3	5.00	N0°00'16"W
L4	18.50	N89°59'44"E



LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
PARCEL "B" OF LOT LINE ADJUSTMENT NO. 2019-00007 RECORDED JUNE 4, 2020 AS INSTRUMENT NO. 2020-184271 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
ALL OF PARCEL 5 AND THAT PORTION OF PARCEL 9 OF PARCEL MAP NO. 19997, LOCATED IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 253, PAGES 25 THROUGH 28 OF PARCEL MAPS, RECORDS OF SAID COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 5;
THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL 5 AND SAID PARCEL 9 SOUTH 00°01'40" EAST A DISTANCE OF 526.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 9;
THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL 9 SOUTH 90°00'00" WEST A DISTANCE OF 235.84 FEET TO THE POINT OF INTERSECTION WITH THE PROLONGATION OF THE WESTERLY LINE OF SAID PARCEL 5;
THENCE ALONG SAID LINE OF PROLONGATION AND SAID WESTERLY BOUNDARY LINE NORTH 00°00'00" WEST A DISTANCE OF 518.75 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF BEAR VALLEY CUT-OFF ROAD;
THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE NORTH 88°40'33" EAST A DISTANCE OF 7.00 FEET;
THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE NORTH 00°00'00" EAST A DISTANCE OF 7.09 FEET;
THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE NORTH 90°00'00" EAST A DISTANCE OF 228.59 FEET TO SAID NORTHEAST CORNER OF PARCEL 5 AND THE POINT OF BEGINNING.

EXCEPTING THEREFROM AN UNDIVIDED 1/2 INTEREST IN AND TO ALL OIL, GAS AND MINERALS LYING AND BEING MORE THAN 200 FEET BELOW THE RESPECTIVE PRESENT SURFACE ELEVATIONS OF THE PROPERTY HEREIN CONVEYED WHICH SAID RESERVED RIGHT SHALL NOT, HOWEVER, INCLUDE ANY RIGHT OF ENTRY UPON ANY PART OF THE SURFACE OF THE HEREIN DESCRIBED PROPERTY FOR THE PURPOSE OF EXPLORATION, DEVELOPMENT, DRILLING, STORAGE OR OTHER ACTIVITY ANCILLARY TO THE REMOVAL OF SUCH OIL, GAS OR MINERALS, AS RESERVED BY LACY MANUFACTURING COMPANY IN DEED RECORDED JUNE 11, 1954 IN BOOK 3400, PAGE 405 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM AN UNDIVIDED 1/2 INTEREST IN AND TO ALL OIL, GAS AND MINERALS LYING AND BEING MORE THAN 200 FEET BELOW THE RESPECTIVE PRESENT SURFACE ELEVATIONS OF THE PROPERTY HEREIN CONVEYED WHICH SAID RESERVED RIGHT SHALL NOT, HOWEVER, INCLUDE ANY RIGHT OF ENTRY UPON ANY PART OF THE SURFACE OF THE HEREIN DESCRIBED PROPERTY FOR THE PURPOSE OF EXPLORATION, DEVELOPMENT, DRILLING, STORAGE OR OTHER ACTIVITY ANCILLARY TO THE REMOVAL OF SUCH OIL, GAS OR MINERALS, AS RESERVED BY SECURITY-FIRST NATIONAL BANK OF LOS ANGELES AND C.W. STEVENSON, IN DEED RECORDED JUNE 11, 1954 IN BOOK 3400, PAGE 405 OF OFFICIAL RECORDS.

AND ALSO EXCEPTING THEREFROM AN UNDIVIDED 1/2 INTEREST IN AND TO ALL OIL, GAS AND MINERALS LYING AND BEING MORE THAN 200 FEET BELOW THE RESPECTIVE PRESENT SURFACE ELEVATIONS OF THE ABOVE DESCRIBED PROPERTY, PROVIDED, HOWEVER, THAT SUCH EXCEPTED OWNERSHIP OF SUCH 1/2 INTEREST IN AND TO SUCH OIL, GAS AND MINERALS DOES NOT INCLUDE, AND SHALL NOT BE CONSTRUED TO INCLUDE, ANY RIGHT OF ENTRY UPON ANY PART OF THE SURFACE OF THE HEREIN DESCRIBED PROPERTY FOR THE PURPOSE OF THE EXPLORATION, DEVELOPMENT, DRILLING, STORAGE OR OTHER ACTIVITY ANCILLARY TO THE REMOVAL OF SUCH OIL, GAS OR MINERALS, AS EXCEPTED IN THAT CERTAIN DEED FROM THE APPLETON LAND, WATER AND POWER COMPANY TO N.K. MENDELSON, ET AL, RECORDED JUNE 11, 1954 IN BOOK 3400, PAGE 405 OF OFFICIAL RECORDS.

PARCEL 2:
EASEMENTS FOR VEHICULAR AND PEDESTRIAN INGRESS, EGRESS AND PARKING, AND OTHER EASEMENTS UNDER THAT CERTAIN DECLARATION OF COVENANTS, SERVITUDES, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED MAY 20, 2019 AND RECORDED ON MAY 29, 2019 AS DOCUMENT NUMBER 2019-172379 OF THE OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED OCTOBER 8, 2019 AND RECORDED ON OCTOBER 11, 2019 AS DOCUMENT NUMBER 2019-366982 OF THE OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

NO.	DESCRIPTION	DATE	BY



DAVID EVANS AND ASSOCIATES INC.
18484 Outer Highway 18 N, Suite 225
Apple Valley, California 92307
Phone: (760) 524-9100

PREPARED UNDER MY DIRECTION:
BRET J. THORPE, R.C.E. C82754

DATE: 04/05/2026

CITY OF HESPERIA
TENTATIVE PARCEL MAP NO. 21085
18667 HESPERIA, LLC.

DRAWN BY: CJST
DESIGNED BY: CJST
CHECKED BY: BJTH

APPROVED BY: _____
DATE: _____

DATE: 04/05/2026
SCALE: 1" = 30'
PROJECT NO.: RDEV0000-0004
SHEET NO.: 1 OF 1

Drawing Name: P:\RDEV\00000000\0400\0400\CAD\0400\0400\Tentative Parcel Map\Submittal CD\TPM\TPM 21085.dwg
Last Opened: Apr 06, 2026 - 11:17am by: smc