

IN THE CITY OF HESPERIA, SAN BERNARDINO COUNTY, STATE OF CALIFORNIA TRACT MAP NO. 20450

BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN. DAVID STONE P.L.S. 4758

OWNER'S STATEMENT

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

I HEREBY IRREVOCABLY DEDICATE TO THE CITY OF HESPERIA, THE PUBLIC IN GENERAL, AND TO ANY OF THE SEVERAL PUBLIC UTILITY COMPANIES WHICH ARE AUTHORIZED TO SERVE IN SAID SUBDIVISION, AN EASEMENT FOR PUBLIC ROADS, HIGHWAYS AND PUBLIC UTILITY PURPOSES, IN, UNDER, OVER, THROUGH AND ACROSS AFTON AVENUE, PALM STREET, MESA AVENUE, ROCK RIVER AVENUE, AND WILDWOOD STREET AS SHOWN ON THIS MAP.

I HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE CITY OF HESPERIA, ALL RIGHTS OF VEHICULAR INGRESS TO OR EGRESS FROM AS FOLLOWS:

LOTS 1, 19, 20 AND 29, OVER AND ACROSS THE NORTHERLY LINES OF SAID LOTS ABUTTING WILDWOOD STREET. LOTS 14 AND 30, OVER AND ACROSS THE WESTERLY LINES OF SAID LOTS ABUTTING AFTON AVENUE. LOT 6, INCLUSIVE AND LOT "A" OVER AND ACROSS THE EASTERLY LINE OF SAID LOTS ABUTTING MESA AVENUE.

I HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE CITY OF HESPERIA, LOT "A" FOR DRAINAGE, STORM DRAIN, RETENTION BASIN, SLOPE MAINTENANCE AND OPEN SPACE PURPOSES.

HESPERIA 54 LP, A CALIFORNIA LIMITED PARTNERSHIP

DEED OF TRUST BENEFICIARY. WMMC, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY. TRUST DEED RECORDED 9/8/2025 AS INSTRUMENT NO. 2025-0216075

[Signature of Lorie Deem]

[Signature of Lorie Deem]

LORIE DEEM, VICE PRESIDENT

LORIE DEEM, VICE PRESIDENT

NOTARY ACKNOWLEDGEMENTS

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

ON 5/26/20, BEFORE ME: Tara A. Mitchell, A NOTARY PUBLIC, PERSONALLY APPEARED LORIE DEEM, PERSONALLY KNOWN TO ME (OR 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

Tara A. Mitchell NAME SIGNATURE

MY COMMISSION EXPIRES 4/9/20

MY COMMISSION NUMBER 2486588

MY PRINCIPAL PLACE OF BUSINESS IS IN RIVERSIDE COUNTY

AUDITOR'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

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 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.

DATED:

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

BY: DEPUTY

SIGNATURE OMISSION NOTES

PURSUANT TO THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTEREST HAVE BEEN OMITTED.

THE SIGNATURE OF JAMES H DODSON, EASEMENT HOLDER FOR INGRESS, EGRESS, ROADWAY AND PUBLIC UTILITIES AS SET FORTH IN A DOCUMENT RECORDED JULY 26, 1967, BOOK 6862, PAGE 454, OFFICIAL RECORDS.

THE SIGNATURE OF THE COUNTY OF SAN BERNARDINO, EASEMENT HOLDER FOR HIGHWAY AND ROAD AND FOR WATER LINES AND UTILITIES AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 30, 1980, INSTRUMENT NO. 80-248603, OFFICIAL RECORDS.

THE SIGNATURE OF THE COUNTY OF SAN BERNARDINO, EASEMENT HOLDER FOR PUBLIC ROAD, COUNTY HIGHWAY AND PUBLIC UTILITIES AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 19, 1982, INSTRUMENT NO. 882-033273, OFFICIAL RECORDS.

THE SIGNATURE OF THE COUNTY OF SAN BERNARDINO, EASEMENT HOLDER FOR FUTURE HIGHWAY, ROADS AND PUBLIC UTILITIES AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 19, 1992, INSTRUMENT NO. 92-058724, OFFICIAL RECORDS.

THE SIGNATURE OF THE COUNTY OF SAN BERNARDINO, EASEMENT HOLDER FOR FUTURE HIGHWAY, ROADS AND PUBLIC UTILITIES AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 19, 1992, INSTRUMENT NO. 92-058725, OFFICIAL RECORDS.

LAND 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 ZAB LLC IN JUNE 2021. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. ALL THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE OR WILL BE IN SUCH POSITIONS WITHIN TWENTY-FOUR MONTHS FROM THE FILING DATE OF THIS MAP, THAT SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: May 22, 2026 [Signature] DAVID LYLE STONE P.L.S. 4758



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE ANNEXED MAP, AND THAT THE SUBDIVISION SHOWN THEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THERETO, AND THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATED: May 28, 2026 [Signature] CONTRACT CITY ENGINEER AARON M HAVENS CITY OF HESPERIA P.L.S. 8786



CITY COUNCIL'S STATEMENT

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 AND ACCEPTS AFTON AVENUE, PALM STREET, MESA AVENUE, ROCK RIVER AVENUE, AND WILDWOOD STREET SUBJECT TO THEIR IMPROVEMENTS IN ACCORDANCE WITH CITY STANDARDS.

AND FURTHER ACCEPTS LOT "A" FOR DRAINAGE AND STORM DRAIN RETENTION

DATED: MELINDA SAYRE CITY CLERK OF THE CITY OF HESPERIA

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

THIS MAP HAS BEEN FILED UNDER DOCUMENT NO. 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

DEPUTY RECORDER

**IN THE CITY OF HESPERIA, SAN BERNARDINO COUNTY,
STATE OF CALIFORNIA
TRACT MAP NO. 20450**

BASIS OF BEARINGS:

THE CENTERLINE OF AFTON AVENUE, NORTH OF PALM STREET, PER PM #9866, PMB 106/59, BEING N00°38'35"W.

SURVEYOR'S NOTES:

- 1 A 1" IP WITH PLASTIC PLUG, STAMPED P.L.S. 4758 WILL BE SET AT ALL REAR LOT CORNERS, UNLESS OTHERWISE NOTED.
- 2 A NAIL AND BRASS TAG STAMPED P.L.S. 4758 WILL BE SET IN THE CONCRETE CURB ON THE PROLONGATION OF THE SIDE LOTS IN LIEU OF THE FRONT LOT CORNERS.
- 3 IN THE EVENT THAT THE ABOVE TYPE OF MONUMENTS CANNOT BE SET DUE TO UNFORESEEN CIRCUMSTANCES, A TAG MARKED P.L.S. 4758 WILL BE AFFIXED IN CONCRETE, STONE, OR METAL AT THE TRUE POSITION CALLED FOR BY THIS MAP.

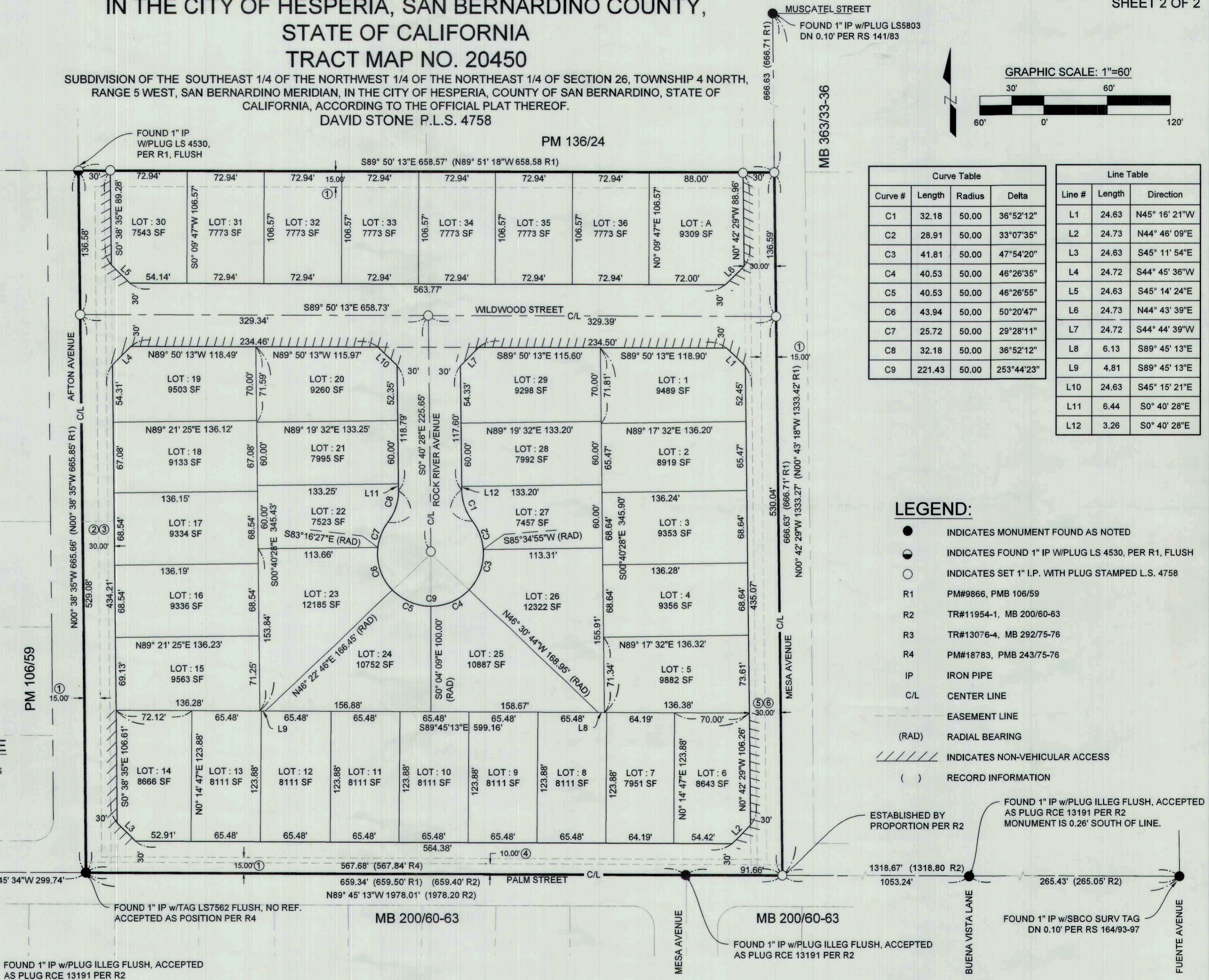
EASEMENTS:

- ① EASEMENT(S) FOR INGRESS, EGRESS, ROADWAY AND PUBLIC UTILITIES AS SET FORTH IN A DOCUMENT RECORDED JULY 26, 1967, BOOK 6862, PAGE 454, OFFICIAL RECORDS. TO BE VACATED PER THIS MAP.
- ② EASEMENT(S) FOR WATER LINES AND UTILITIES AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 30, 1980, INSTRUMENT NO. 80-248603, OFFICIAL RECORDS.
- ③ EASEMENT(S) FOR HIGHWAY AND ROAD AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 30, 1980, INSTRUMENT NO. 80-248603, OFFICIAL RECORDS.
- ④ EASEMENT(S) FOR PUBLIC ROAD, COUNTY HIGHWAY AND PUBLIC UTILITIES AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 19, 1982, INSTRUMENT NO. 882-033273, OFFICIAL RECORDS.
- ⑤ EASEMENT(S) FOR FUTURE HIGHWAY, ROADS AND PUBLIC UTILITIES AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 19, 1992, INSTRUMENT NO. 92-058724, OFFICIAL RECORDS.
- ⑥ EASEMENT(S) FOR FUTURE HIGHWAY, ROADS AND PUBLIC UTILITIES AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 19, 1992, INSTRUMENT NO. 92-058725, OFFICIAL RECORDS.

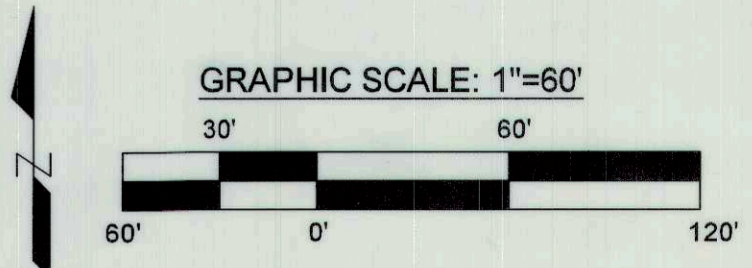
COMPOSITE DEVELOPMENT PLAN NOTE

A COMPOSITE DEVELOPMENT PLAN (C.D.P.) AFFECTING THIS MAP IS ON FILE WITH THE CITY OF HESPERIA PLANNING DEPARTMENT.

SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.
DAVID STONE P.L.S. 4758



MUSCATEL STREET
FOUND 1" IP w/PLUG LS5803
DN 0.10' PER RS 141/83



| Curve Table | | | |
|-------------|--------|--------|------------|
| Curve # | Length | Radius | Delta |
| C1 | 32.18 | 50.00 | 36°52'12" |
| C2 | 28.91 | 50.00 | 33°07'35" |
| C3 | 41.81 | 50.00 | 47°54'20" |
| C4 | 40.53 | 50.00 | 46°26'35" |
| C5 | 40.53 | 50.00 | 46°26'55" |
| C6 | 43.94 | 50.00 | 50°20'47" |
| C7 | 25.72 | 50.00 | 29°28'11" |
| C8 | 32.18 | 50.00 | 36°52'12" |
| C9 | 221.43 | 50.00 | 253°44'23" |

| Line Table | | |
|------------|--------|---------------|
| Line # | Length | Direction |
| L1 | 24.63 | N45° 16' 21"W |
| L2 | 24.73 | N44° 46' 09"E |
| L3 | 24.63 | S45° 11' 54"E |
| L4 | 24.72 | S44° 45' 36"W |
| L5 | 24.63 | S45° 14' 24"E |
| L6 | 24.73 | N44° 43' 39"E |
| L7 | 24.72 | S44° 44' 39"W |
| L8 | 6.13 | S89° 45' 13"E |
| L9 | 4.81 | S89° 45' 13"E |
| L10 | 24.63 | S45° 15' 21"E |
| L11 | 6.44 | S0° 40' 28"E |
| L12 | 3.26 | S0° 40' 28"E |

LEGEND:

- INDICATES MONUMENT FOUND AS NOTED
- INDICATES FOUND 1" IP W/PLUG LS 4530, PER R1, FLUSH
- INDICATES SET 1" I.P. WITH PLUG STAMPED L.S. 4758
- R1 PM#9866, PMB 106/59
- R2 TR#11954-1, MB 200/60-63
- R3 TR#13076-4, MB 292/75-76
- R4 PM#18783, PMB 243/75-76
- IP IRON PIPE
- C/L CENTER LINE
- EASEMENT LINE
- (RAD) RADIAL BEARING
- ////// INDICATES NON-VEHICULAR ACCESS
- () RECORD INFORMATION

ESTABLISHED BY PROPORTION PER R2

FOUND 1" IP w/PLUG ILLEG FLUSH, ACCEPTED AS PLUG RCE 13191 PER R2
MONUMENT IS 0.26' SOUTH OF LINE.

FOUND 1" IP w/SBCO SURV TAG
DN 0.10' PER RS 164/93-97

FOUND 1" IP w/PLUG DESTROYED FLUSH,
ACCEPTED AS PLUG RCE 30322 PER R3

FOUND 1" IP w/TAG LS7562 FLUSH, NO REF.
ACCEPTED AS POSITION PER R4

FOUND 1" IP w/PLUG ILLEG FLUSH, ACCEPTED
AS PLUG RCE 13191 PER R2

FOUND 1" IP w/PLUG ILLEG FLUSH, ACCEPTED
AS PLUG RCE 13191 PER R2