

TRACT MAP NO. 20581

IN THE CITY OF HESPERIA

FOR TOWNHOME PURPOSES ONLY
BEING A DIVISION OF THE NORTH 629.48 FEET OF LOT "D",
BLOCK 150 ACCORDING TO MAP NO. 1, OF HESPERIA AS SHOWN BY
MAP ON FILE IN BOOK 7 PAGE 43 OF MAPS, IN THE OFFICE
OF THE COUNTY RECORDER OF THE COUNTY OF
SAN BERNARDINO, STATE OF CALIFORNIA.

ALTEC ENGINEERING CORP,
CARL P. COLEMAN,

SEPTEMBER, 2025
R.C.E. 30322

OWNER'S STATEMENT:

WE HEREBY STATE WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND SUBDIVIDED AS SHOWN ON THE ANNEXED MAP AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP. WE HEREBY IRREVOCABLY OFFER TO 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, COUNTY HIGHWAYS, AND PUBLIC UTILITY PURPOSES IN, UNDER, OVER, THROUGH, AND ACROSS SULTANA STREET, "F" AVENUE, AND "G" AVENUE AS SHOWN ON THE ANNEXED MAP. THE EXPRESSED RIGHTS OF THE PUBLIC IN GENERAL AND TO THE SEVERAL UTILITY COMPANIES SHALL BE AND SHALL REMAIN INFERIOR TO THE SUPERIOR RIGHTS OF THE CITY OF HESPERIA.

WE ALSO IRREVOCABLY OFFER TO DEDICATE TO THE CITY OF HESPERIA:

- ALL RIGHTS OF VEHICULAR INGRESS TO AND EGRESS FROM LOTS 1 THROUGH 14 INCLUSIVE AND LOT "B", OVER AND ACROSS THE NORTHERLY LINE OF SAID LOTS ABUTTING SULTANA STREET; FROM LOT 1, LOT "C", AND LOTS 36 THROUGH 42 INCLUSIVE OVER AND ACROSS THE WESTERLY LINE OF SAID LOTS ABUTTING "F" AVENUE; AND FROM LOTS "B" AND 15 THROUGH 25 INCLUSIVE, OVER AND ACROSS THE EASTERLY LINE OF SAID LOTS ABUTTING "G" AVENUE, RESPECTIVELY.
- LOTS "E1" AND "E2" AS A 5' LANDSCAPE EASEMENT ALONG "F" AVENUE, AND LOTS "E3" AND "E4" AS A 8' LANDSCAPE EASEMENT ALONG SULTANA STREET, AND LOT "E5" AS A 5' LANDSCAPE EASEMENT ALONG "G" AVENUE.

WE HEREBY RESERVE TO OURSELVES, OUR HEIRS, OUR ASSIGNS, AND LOT OWNERS WITHIN THIS TRACT LOT "A", BEING THE PRIVATE STREETS AND LOT "B", BEING THE RETENTION BASIN FOR PRIVATE USE AND BENEFIT AS DELINEATED ON THIS MAP AS A PRIVATE UTILITY AND A PRIVATE DRAINAGE EASEMENT, AND OPEN SPACE EASEMENTS IN PERPETUITY AS A COVENANT RUNNING WITH THE LAND OVER LOTS "B", "C", "D", AND "E6" AND "E7", BEING COMMON AREAS, EXCEPT FOR THE AREAS REQUIRED FOR THOSE CONDOMINIUM BUILDINGS, SHOWN ON PLANS RECORDED PURSUANT TO SECTION 1351 OF THE CIVIL CODE, RESERVING TO THE GRANTOR, HIS SUCCESSORS AND ASSIGNS THE RIGHT TO USE THE UNDERLYING LAND FOR RECREATIONAL PURPOSES AND VEHICULAR ACCESS, PROVIDED HOWEVER THAT SAID USE SHALL NOT INTERFERE WITH THE OPEN-SPACE EASEMENT HEREIN GRANTED AND PROVIDED THAT NO IMPROVEMENTS OTHER THAN LANDSCAPING OR RECREATIONAL FACILITIES SHALL BE PLACED UPON SAID LAND WITHOUT THE APPROVAL OF THE GRANTEE; AND PROVIDED FURTHER THAT THE APPROVAL OF THE GRANTEE OF ANY IMPROVEMENT SHALL NOT CONSTITUTE AN ABANDONMENT OF THE OPEN SPACE EASEMENTS.

WE HEREBY RESERVE TO OURSELVES, OUR HEIRS, OUR ASSIGNS, A 3' WIDE PRIVATE DRAINAGE EASEMENTS AFFECTING THE SOUTHERLY LINE OF LOTS 27, 29, 33 FOR THE BENEFIT OF LOTS 28, 30 AND 34 FOR ON-SITE DRAINAGE PURPOSES THAT WILL THEN DRAIN TO BLUEBIRD STREET, AS DELINEATED ON THIS MAP AS A PRIVATE DRAINAGE EASEMENT.

PARK VIEW TRAILS, LLC A WYOMING LLC

NOTARY ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL(S) 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

ON SEPTEMBER 10, 2025 BEFORE ME, ANGEL GONZALES NOTARY PUBLIC, PERSONALLY APPEARED ANGEL GONZALES, 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 THE **PENALTY OF PERJURY** UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE Angel Gonzales MY COMMISSION EXPIRES July 31, 2027
HESPERIA CA MY PRINCIPAL PLACE OF BUSINESS IS IN PRINTED NAME
SAN BERNARDINO 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, LOCAL, OR MUNICIPAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, ESTIMATED TO BE \$_____.

DATE: _____ ENSON MASON, AUDITOR-CONTROLLER/TREASURER/TAX COLLECTOR
COUNTY OF SAN BERNARDINO

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 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.

DATE: _____

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

BY: _____ DEPUTY

CITY COUNCIL ACCEPTANCE CERTIFICATE:

THE UNDERSIGNED OFFICER ON BEHALF OF THE CITY COUNCIL PURSUANT TO AUTHORITY CONFERRED BY TITLE NO. 17 OF THE CITY OF HESPERIA MUNICIPAL CODE, HEREBY APPROVES THE ANNEXED MAP AND ACCEPTS SULTANA STREET, "F" AVENUE AND "G" AVENUE AS DEDICATED HEREON, SUBJECT TO THEIR IMPROVEMENTS IN ACCORDANCE WITH CITY STANDARDS AND ALSO ACCEPTS THE 5' LANDSCAPE EASEMENT ALONG "F" AVENUE AND "G" AVENUE AS DEDICATED, AND ALSO ACCEPTS THE 8' LANDSCAPE EASEMENT ALONG SULTANA STREET AND ACCEPTS THE RELINQUISHMENT OF VEHICULAR ACCESS RIGHTS AS SHOWN ON THE ANNEXED MAP.

DATED: _____, 2025

MELINDA SAYRE
CITY CLERK OF THE
CITY OF HESPERIA

CITY ENGINEER'S STATEMENT:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND THAT THE SUBDIVISION SHOWN THEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THERETO, AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES OF THE CITY OF HESPERIA HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATE: SEPTEMBER 10, 2025

Aaron Mitchel Havens
AARON MITCHEL HAVENS
CITY OF HESPERIA
LS # 8786 EXP 12/31/26

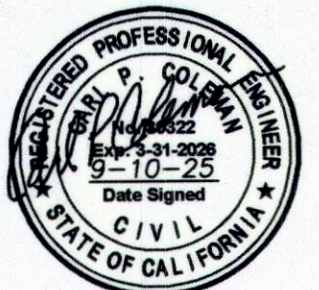


ENGINEER'S STATEMENT:

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 PARK VIEW TRAILS, LLC A WYOMING LLC, ON 01-20-2024. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE 3-30-2028, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATE: 9-10-25

Carl P. Coleman
CARL P. COLEMAN, R.C.E. 30322, EXP. 3-31-2026



SAN BERNARDINO RECORDER'S CERTIFICATE:

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER _____
THIS _____ DAY OF _____, 20____, AT _____ M. IN BOOK _____, OF TRACT
MAPS, AT PAGES _____, AT THE REQUEST OF _____ IN
THE AMOUNT OF \$_____.

CHRIS WILHITE
ASSESSOR-RECORDER
COUNTY OF SAN BERNARDINO

BY: _____
DEPUTY RECORDER

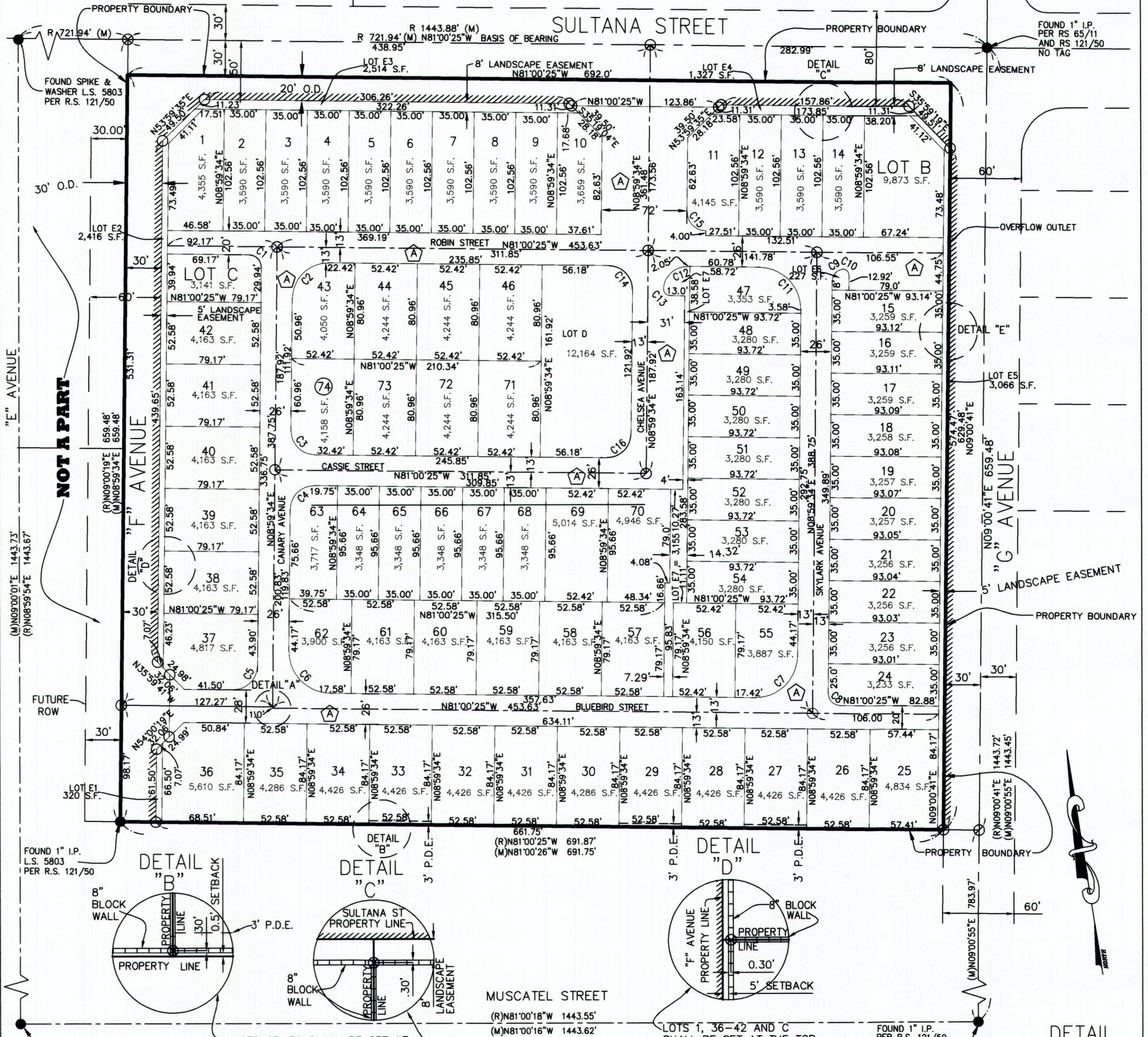
TRACT MAP NO. 20581

IN THE CITY OF HESPERIA

FOR TOWNHOME PURPOSES ONLY
BEING A PORTION OF THE DIVISION OF THE NORTH 629.48 FEET OF
LOT "D", BLOCK 150 ACCORDING TO MAP NO. 1, OF HESPERIA AS
SHOWN BY MAP ON FILE IN BOOK 7 PAGE 43 OF MAPS, IN THE OFFICE
OF THE COUNTY RECORDER OF THE COUNTY OF
SAN BERNARDINO, STATE OF CALIFORNIA.

ALTEC ENGINEERING CORP.

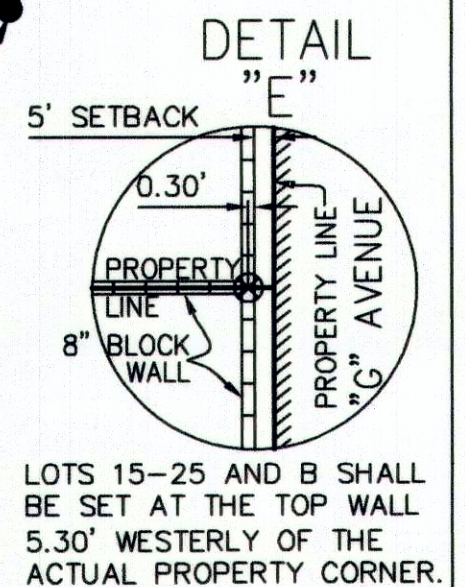
SEPTEMBER, 2025



NOTES:

- FOUND (FND) 1" IP OR SPIKE/WASHER TAGGED L.S. 5803 PER R.S. 121/50, UNLESS OTHERWISE NOTED.
- DENOTES SET 1" I.P. TAGGED RCE 30322, TO BE SET AT ALL CENTERLINES, BOUNDARIES AND ALL DEFLECTION POINTS. IN LIEU OF FRONT PROPERTY CORNERS, BRASS TAGS STAMPED RCE 30322 WILL BE SET IN THE TOP OF CURB AT THE PROLONGATION OF THE SIDE LOT LINES. SET NAIL AND TAG RCE 30322 IN TOP OF BLOCK WALL AT REAR LOT CORNERS, EXCEPT FOR PERIMETER WHERE BRASS TAGS STAMPED RCE 30322 WILL BE SET IN THE TOP OF WALL SHOWN IN DETAILS "B", "C", "D" AND "E".
- BASIS OF BEARINGS TAKEN FROM THE CENTERLINE OF SULTANA STREET PER R.S. 121/50 BEING S81°00'25"E
- (R) DENOTES RECORD DATA PER R.S. 121/50
- (M) DENOTES MEASURED DATA
- P.D.E. DENOTES PRIVATE DRAINAGE EASEMENT
- DENOTES STREET CENTER LINE
- DENOTES SUBDIVISION BOUNDARY
- △ DENOTES EASEMENT FOR PRIVATE INTERIOR STREETS
- ////// DENOTES NON-VEHICULAR ACCESS
- O.D. DENOTES OFFER OF DEDICATION

CURVE TABLE				CURVE TABLE			
#	LENGTH	RADIUS	DELTA	#	LENGTH	RADIUS	DELTA
C1	15.71'	10.00'	90°00'00"	C9	13.98'	10.00'	80°06'03"
C2	47.12'	30.00'	90°00'00"	C10	8.72'	5.00'	99°55'18"
C3	31.42'	20.00'	90°00'00"	C11	54.98'	35.00'	90°00'00"
C4	31.42'	20.00'	90°00'00"	C12	31.12'	20.00'	89°08'27"
C5	31.42'	20.00'	89°59'59"	C13	7.93'	5.00'	90°51'33"
C6	54.98'	35.00'	90°00'00"	C14	31.42'	20.00'	90°00'00"
C7	54.98'	35.00'	90°00'00"	C15	25.13'	16.00'	90°00'00"
C8	15.71'	10.00'	90°00'00"	C16	31.42'	20.00'	90°00'00"



GRAPHIC SCALE

