

IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
TRACT MAP NO. 18955-3

BEING A SUBDIVISION OF LOT 3 OF TRACT MAP NO. 18989-2 AS PER MAP FILED IN BOOK 370, PAGES 6 THROUGH 12, INCLUSIVE, OF TRACT MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND LYING WITHIN SECTION 2, IN TOWNSHIP 3 NORTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

INLAND VALLEY SURVEYING, INC.

JULY, 2024

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE ONLY PARTY HAVING ANY RECORD TITLE INTEREST IN THE LAND SUBDIVIDED AS SHOWN ON THIS 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, AND PUBLIC UTILITY PURPOSES IN, UNDER, OVER, THROUGH, AND ACROSS DOHENY AVENUE, SADDLEBACK STREET, BRIDGEWATER STREET, TOPANGA STREET, WILDWOOD COURT, PFEIFFER STREET AND PRADO COURT AS SHOWN ON THIS MAP. THE EXPRESSED RIGHTS TO 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 HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE CITY OF HESPERIA ALL RIGHTS OF VEHICULAR INGRESS TO OR EGRESS FROM LOT "J" OVER AND ACROSS THE SOUTHERLY LINE OF OXFORD AVENUE, LOT "G", OVER AND ACROSS THE SOUTHERLY LINE OF OXFORD AVENUE, LOT "C", OVER AND ACROSS THE SOUTHERLY LINE OF OXFORD AVENUE AND THE WESTERLY LINE OF SILVERWOOD TRAIL AND THE NORTHERLY LINE OF PFEIFFER STREET, LOT "D", OVER AND ACROSS THE NORTHERLY LINE OF PFEIFFER STREET, LOT "G", OVER AND ACROSS THE SOUTHERLY LINE OF PFEIFFER STREET, LOT "H", OVER AND ACROSS THE WESTERLY LINE OF SILVERWOOD TRAIL AND THE SOUTHERLY LINE OF PFEIFFER STREET, LOT 39, OVER AND ACROSS THE NORTHERLY LINE OF SADDLEBACK STREET, LOT 43, OVER AND ACROSS THE NORTHEASTERLY LINE OF BRIDGEWATER STREET, LOT 35, OVER AND ACROSS THE NORTHERLY LINE OF TOPANGA STREET, LOT 34, OVER AND ACROSS THE SOUTHERLY LINE OF TOPANGA STREET, LOT 77, OVER AND ACROSS THE WESTERLY LINE OF WILDWOOD COURT, LOT 99, OVER AND ACROSS THE WESTERLY LINE OF BRIDGEWATER STREET, LOT 105, OVER AND ACROSS THE NORTHEASTERLY LINE OF SADDLEBACK STREET AND LOT 106, OVER AND ACROSS THE SOUTHWESTERLY LINE OF SADDLEBACK STREET, AS SHOWN ON THE ANNEXED MAP.

WE ALSO HEREBY RETAIN LOTS "A" AND "K" FOR PARK PURPOSES FOR THE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOTS OWNERS WITHIN THIS TRACT MAP;

WE HEREBY RETAIN LOTS "B" THROUGH "I", INCLUSIVE FOR "LANDSCAPE LOTS", SLOPE AND LANDSCAPE EASEMENTS AS SHOWN HEREON FOR THE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOTS OWNERS WITHIN THIS MAP;

WE ALSO HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE CITY OF HESPERIA LOTS "J" FOR "DRAINAGE LOT", STORM DRAIN EASEMENTS AS SHOWN HEREON FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC FACILITIES;

SILVERWOOD DEVELOPMENT PHASE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS TAPESTRY DEVELOPMENT PHASE1. LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: JOHN OHANIAN, AUTHORIZED REPRESENTATIVE

BENEFICIARY STATEMENT

TAPESTRY DEVELOPMENT PHASE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS BENEFICIARY UNDER DEED OF TRUST RECORDED MAY 14, 2021 AS DOC. NO. 2021-0225001 O.R.

BY: RAY WIRTA, AUTHORIZED SIGNATURE

NOTARY ACKNOWLEDGEMENT

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
ON BEFORE ME, A NOTARY PUBLIC PERSONALLY APPEARED 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.

SIGNATURE

MY PRINCIPAL PLACE OF BUSINESS IS IN COUNTY.

MY COMMISSION NUMBER: EXPIRES:

NOTARY ACKNOWLEDGEMENT

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STATE OF CALIFORNIA
COUNTY OF
ON BEFORE ME, A NOTARY PUBLIC PERSONALLY APPEARED 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.

SIGNATURE

MY PRINCIPAL PLACE OF BUSINESS IS IN COUNTY.

MY COMMISSION NUMBER: EXPIRES:

COMPOSITE DEVELOPMENT PLAN:

A COMPOSITE DEVELOPMENT PLAN HAS BEEN PREPARED FOR THIS TRACT AND IS ON FILE WITH THE CITY OF HESPERIA PLANNING DEPARTMENT.

AUDITOR-CONTROLLER/TREASURER TAX COLLECTOR CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THE 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, SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, ESTIMATED TO BE \$.

DATE: 2025

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

BY: DEPUTY

BOARD OF SUPERVISOR'S 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 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: 2025

LYNNA MONELL
CLERK OF THE BOARD OF SUPERVISORS SAN BERNARDINO COUNTY

BY: DEPUTY

CITY COUNCIL'S ACCEPTANCE CERTIFICATE

THE UNDERSIGNED OFFICER ON BEHALF OF THE CITY COUNCIL PURSUANT TO AUTHORITY CONFERRED BY TITLE 17 OF THE CITY HESPERIA MUNICIPAL CODE, HEREBY APPROVES THE ANNEXED MAP AND ACCEPTS DOHENY AVENUE, SADDLEBACK STREET, BRIDGEWATER STREET, TOPANGA STREET, WILDWOOD COURT, PFEIFFER STREET AND PRADO COURT. SUBJECT TO THEIR IMPROVEMENTS IN ACCORDANCE WITH CITY STANDARDS.

WE ALSO HEREBY ACCEPT THE DEDICATION LOTS "J" FOR "DRAINAGE LOT", STORM DRAIN EASEMENTS AS SHOWN HEREON FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC FACILITIES;

IN ADDITION, THE UNDERSIGNED HEREBY ACCEPTS ALL RIGHTS OF VEHICULAR ACCESS FROM LOT "J" OVER AND ACROSS THE SOUTHERLY LINE OF OXFORD AVENUE, LOT "C", OVER AND ACROSS THE SOUTHERLY LINE OF OXFORD AVENUE, LOT "C", OVER AND ACROSS THE SOUTHERLY LINE OF OXFORD AVENUE AND THE WESTERLY LINE OF SILVERWOOD TRAIL AND THE NORTHERLY LINE OF PFEIFFER STREET, LOT "D", OVER AND ACROSS THE NORTHERLY LINE OF PFEIFFER STREET, LOT "G", OVER AND ACROSS THE SOUTHERLY LINE OF PFEIFFER STREET, LOT "H", OVER AND ACROSS THE WESTERLY LINE OF SILVERWOOD TRAIL AND THE SOUTHERLY LINE OF PFEIFFER STREET, LOT 39, OVER AND ACROSS THE NORTHERLY LINE OF SADDLEBACK STREET, LOT 43, OVER AND ACROSS THE NORTHEASTERLY LINE OF BRIDGEWATER STREET, LOT 35, OVER AND ACROSS THE NORTHERLY LINE OF TOPANGA STREET, LOT 34, OVER AND ACROSS THE SOUTHERLY LINE OF TOPANGA STREET, LOT 77, OVER AND ACROSS THE WESTERLY LINE OF WILDWOOD COURT, LOT 99, OVER AND ACROSS THE WESTERLY LINE OF BRIDGEWATER STREET, LOT 105, OVER AND ACROSS THE NORTHEASTERLY LINE OF SADDLEBACK STREET AND LOT 106, OVER AND ACROSS THE SOUTHWESTERLY LINE OF SADDLEBACK STREET, AS SHOWN ON THE ANNEXED MAP.

DATE: 2025

MELINDA SAYRE
CITY CLERK, CITY OF HESPERIA

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 SILVERWOOD DEVELOPMENT PHASE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY ON JULY 2024. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN SUCH POSITIONS IN ACCORDANCE WITH SECTIONS 66495 AND 66496 OF THE SUBDIVISION MAP ACT AND 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: 2025

MIGUEL A. VILLASENOR
L.S. 8509
EXP. 12/31/26



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 THE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATE: 2024

MICHAEL P. THORNTON, CITY ENGINEER
R.C.E. NO. 44226, P.L.S. 6867
EXPIRES: 06/30/2025, 09/30/2026



SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER THIS DAY OF 2025. AT M IN BOOK OF MAPS AT PAGES AT THE REQUEST OF CHICAGO TITLE COMPANY, IN THE AMOUNT OF \$

CHRIS WILHITE
ASSESSOR-RECORDER
SAN BERNARDINO COUNTY

BY: DEPUTY RECORDER

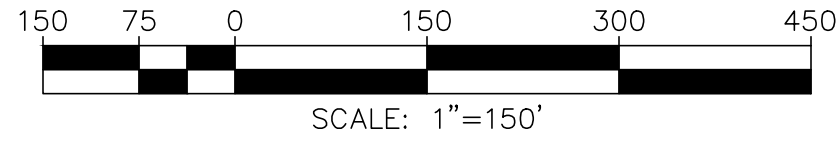
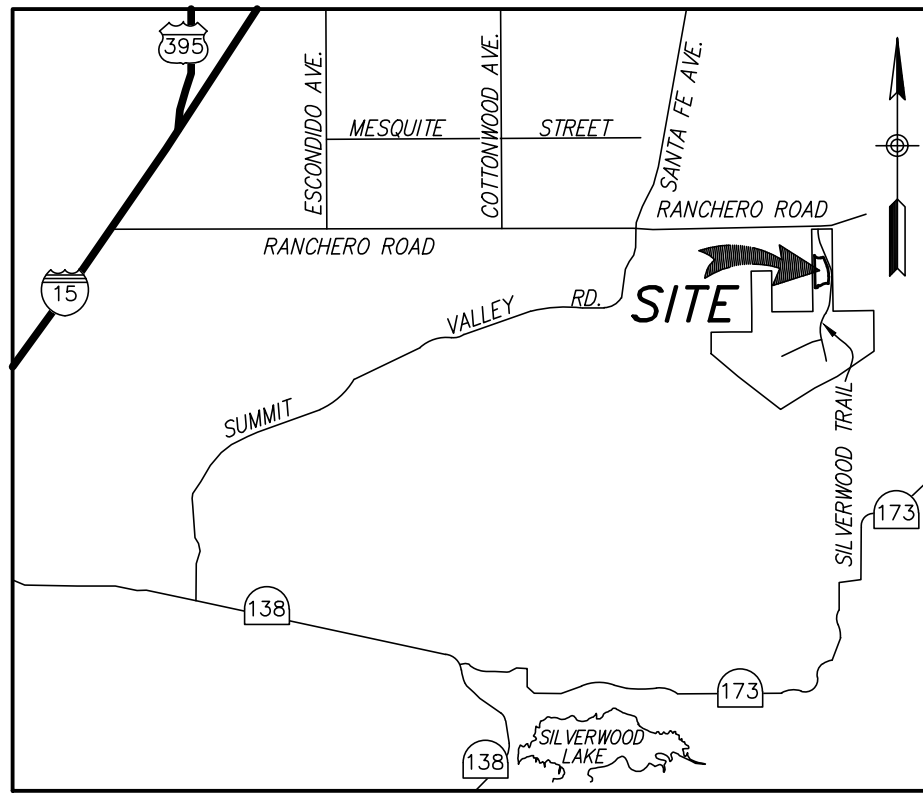
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TRACT MAP NO. 18955-3

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INLAND VALLEY SURVEYING, INC.

JULY, 2024

INDEX AND BOUNDARY MAP



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF LOT 3 OF TRACT MAP NO. 18989-2 AS PER MAP FILED IN BOOK 370, PAGES 6-12 OF MAPS. BEING N 00°48'24" W.

EASEMENT NOTES

NO EASEMENTS.

EASEMENT DEDICATION NOTES

- ① AN EASEMENT IN FAVOR OF OURSELVES, OUR SUCCESSORS, AND ASSIGNS FOR ACCESS PURPOSES RETAINED HEREON.
- ② AN EASEMENT IN FAVOR OF OURSELVES, OUR SUCCESSORS, AND ASSIGNS FOR PUBLIC UTILITY PURPOSES RETAINED HEREON.

SURVEYOR'S NOTES

1. SET 1" I.P. AND TAG, "LS 8509", FLUSH, AT ALL REAR LOT CORNERS, AND AT ALL ANGLE POINTS IN SIDE OR REAR LOT LINES, AND IN LIEU OF FRONT CORNERS, SET NAIL AND TAG MARKED "LS 8509" IN TOP OF CURB AT THE PROLONGATION OF SIDE LOT LINES, AND AT ALL B.C.'s, E.C.'s, P.R.C.'s, AND P.C.C.'s, AND CORNER CUTBACKS PROJECTED PERPENDICULAR OR RADIAL TO LETTERED LOT CENTERLINES.
2. THIS TRACT CONTAINS 122 NUMBERED LOTS AND 11 LETTERED LOT.
3. ALL MONUMENTS SHOWN "SET" ARE IN ACCORDANCE WITH THE MONUMENT AGREEMENT FOR THE MAP.
4. INDICATES NON-VEHICULAR ACCESS

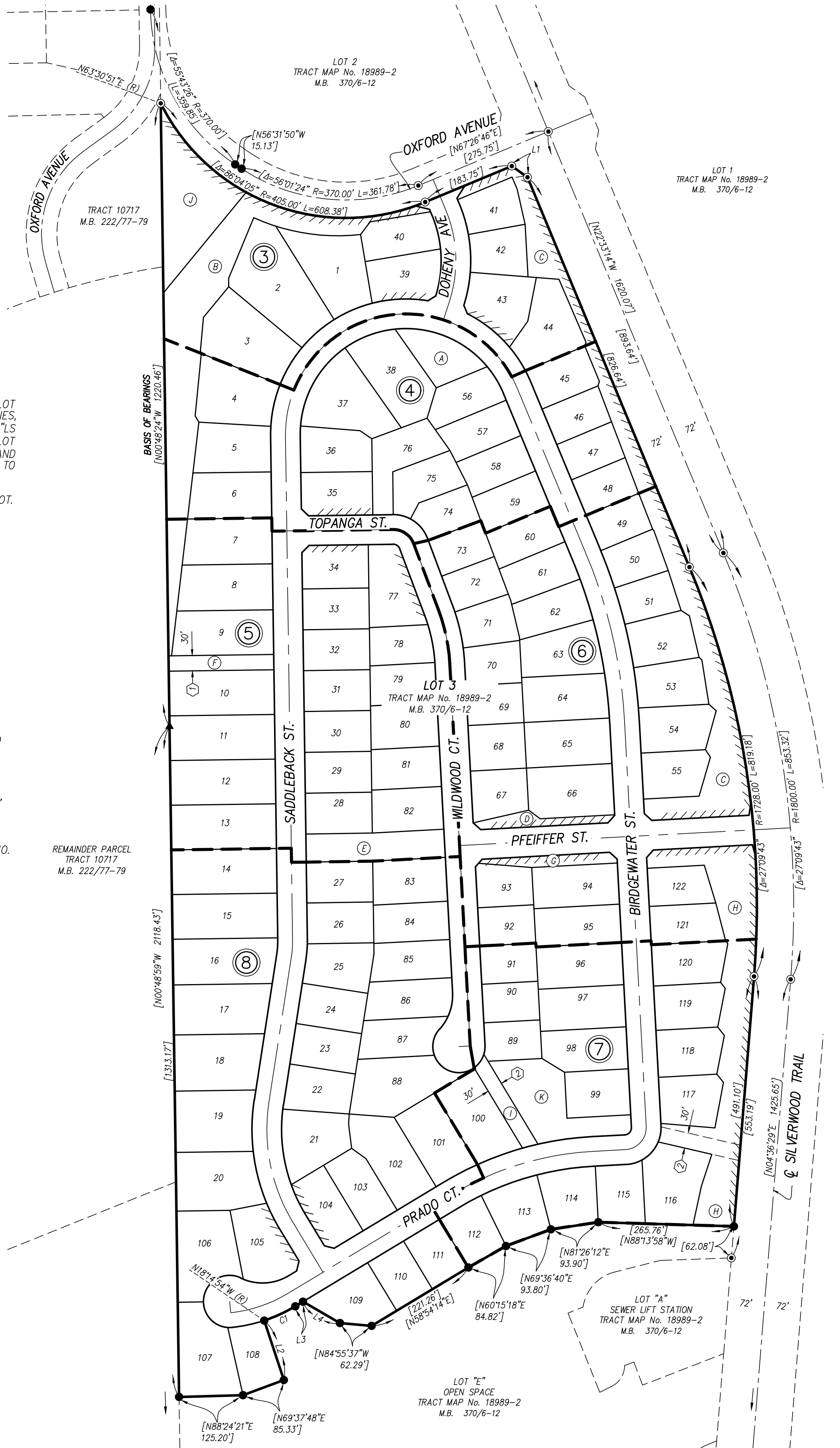
TRACT MAP NO. 18955-3 CONTAINS 50.72 ACRES

SURVEYOR'S NOTES

- INDICATES FOUND 1" I.P., FLUSH, WITH TAG STAMPED "L.S. 8509", PER TRACT MAP NO. 18989-2, M.B. 370/6-12.
- ⊙ INDICATES FOUND 1" I.P., FLUSH, WITH TAG STAMPED "L.S. 8509", PER TRACT MAP NO. 18989-1, M.B. 365/62-73 AND TRACT MAP NO. 18989-2, M.B. 370/6-12.
- ▲ INDICATES FOUND 2" I.P., PER R.S. 72/23-50 AND MARKED AS SHOWN PER PARCEL MAP NO. 13471, P.M.B. 172/86-101, TRACT MAP NO. 18985-1, M.B. 355/9-13 AND TRACT MAP NO. 18989-1, M.B. 365/62-73.
- [] INDICATES RECORD AND MEASURED DATA PER TRACT MAP NO. 18989-1, M.B. 365/62-73 AND TRACT MAP NO. 18989-2, M.B. 370/6-12.
- INDICATES SET 1" I.D. I.P. AND TAG "LS 8509", FLUSH.
- ⊗ SHEET NUMBERS
- Ⓐ INDICATES LOT "A" PARK
- Ⓑ INDICATES LOT "B" LANDSCAPE LOT
- Ⓒ INDICATES LOT "C" LANDSCAPE LOT
- Ⓓ INDICATES LOT "D" LANDSCAPE LOT
- Ⓔ INDICATES LOT "E" LANDSCAPE LOT
- Ⓕ INDICATES LOT "F" LANDSCAPE LOT
- Ⓖ INDICATES LOT "G" LANDSCAPE LOT
- Ⓗ INDICATES LOT "H" LANDSCAPE LOT
- Ⓘ INDICATES LOT "I" LANDSCAPE LOT
- Ⓙ INDICATES LOT "J" DRAINAGE LOT
- Ⓚ INDICATES LOT "K" PARK

LINE TABLE		
NO.	BEARING	LENGTH
L1	[N 54°33'34" W]	[37.74']
L2	[N 18°14'54" W]	[122.55']
L3	[N 58°54'14" E]	[17.56']
L4	[N 59°57'37" W]	[83.63']

ARC TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	[Δ=12°50'52"]	[299.00']	[67.05']



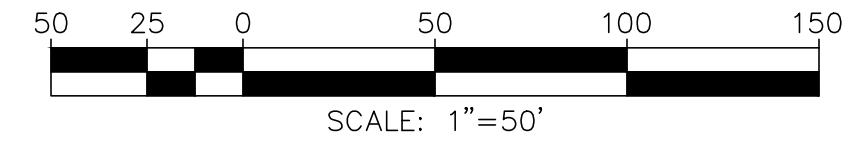
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INLAND VALLEY SURVEYING, INC.

JULY, 2024



SURVEYOR'S NOTES

SEE SHEET 2

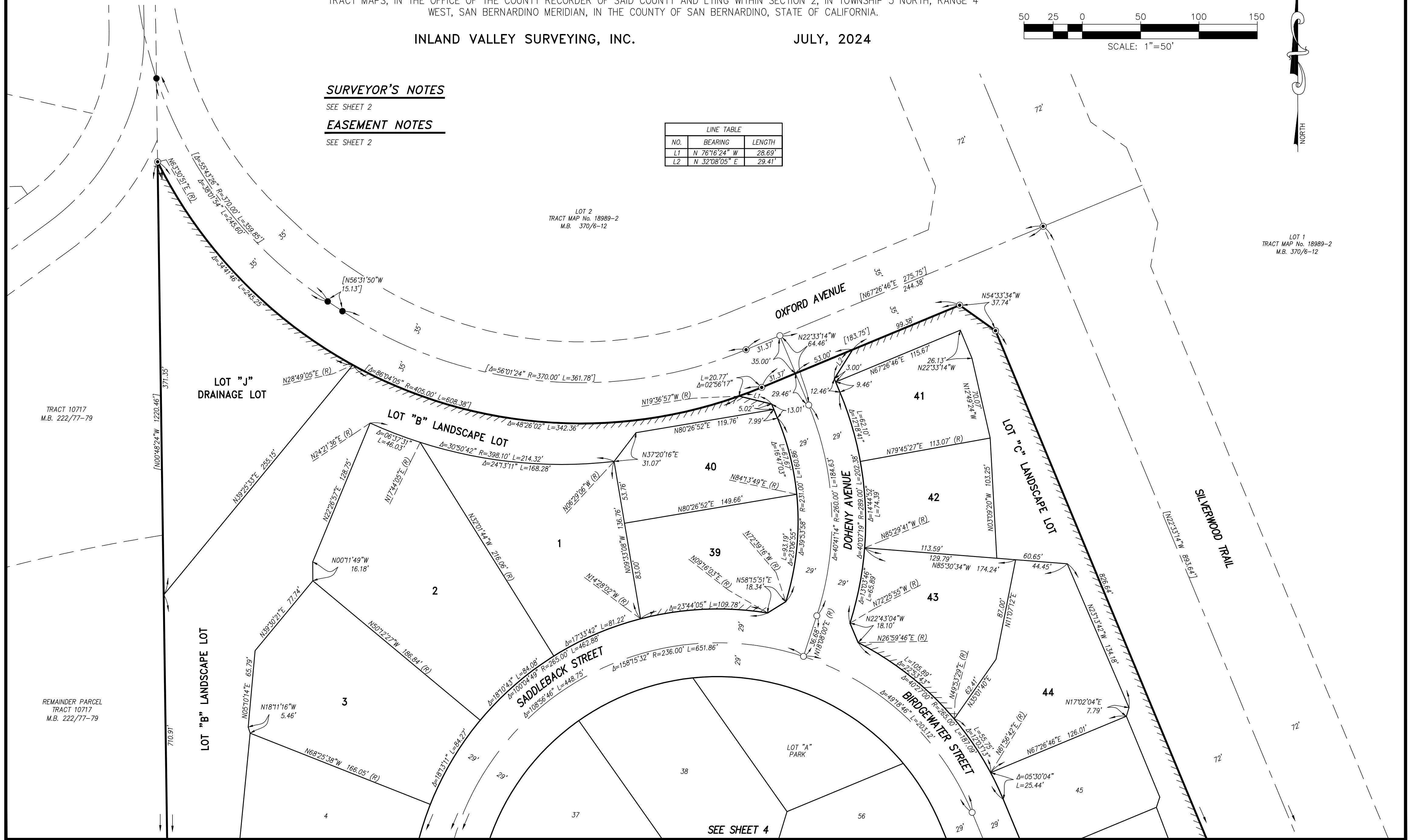
EASEMENT NOTES

SEE SHEET 2

LINE TABLE		
NO.	BEARING	LENGTH
L1	N 76°16'24" W	28.69'
L2	N 32°08'05" E	29.41'

LOT 2
TRACT MAP No. 18989-2
M.B. 370/6-12

LOT 1
TRACT MAP No. 18989-2
M.B. 370/6-12



TRACT MAP NO. 18955-3

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INLAND VALLEY SURVEYING, INC.

JULY, 2024

SURVEYOR'S NOTES

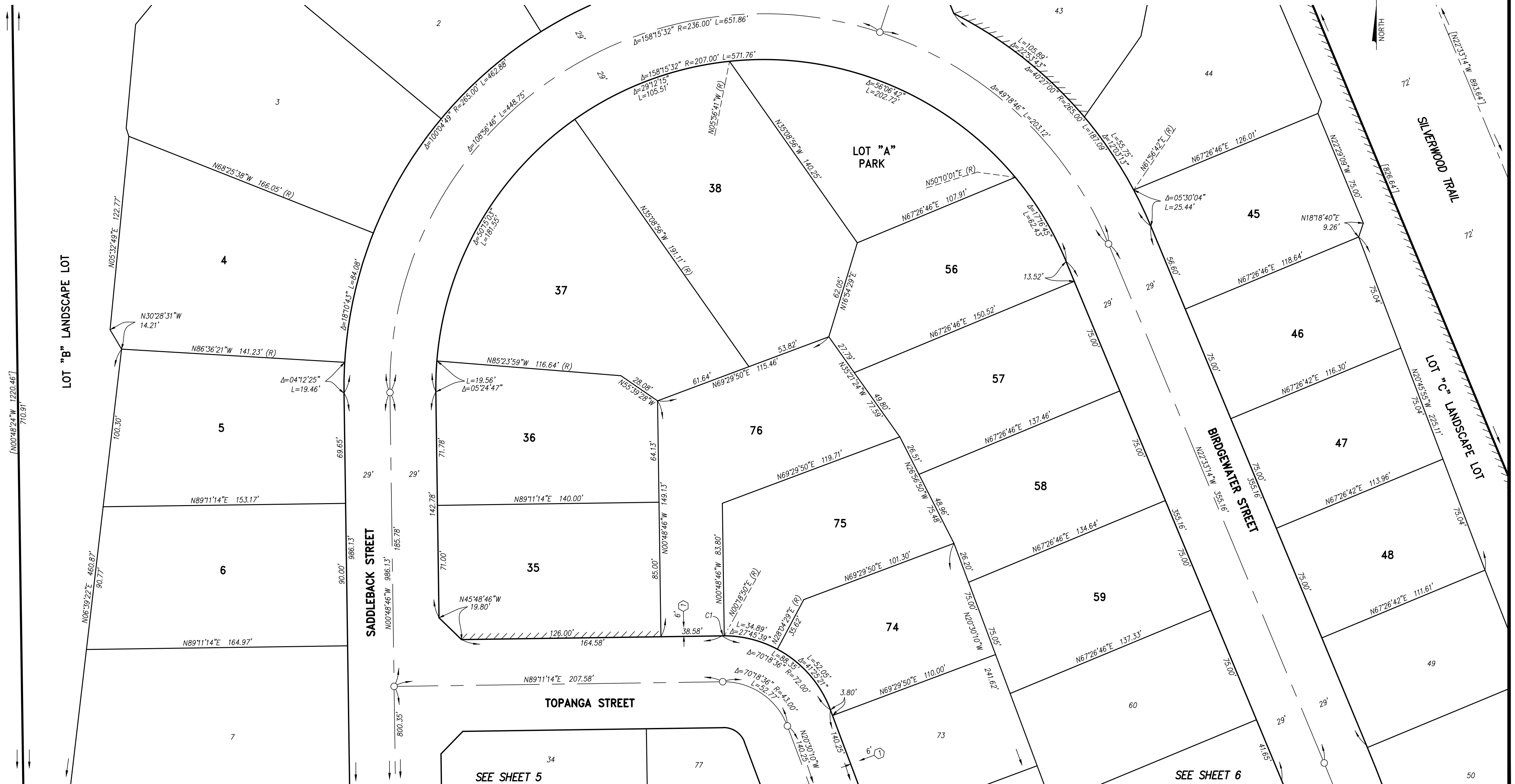
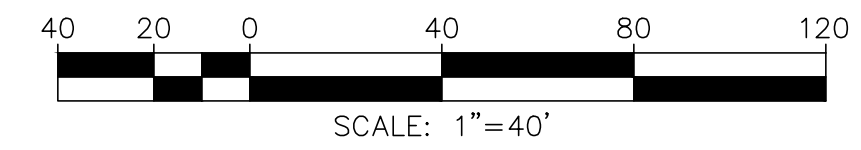
SEE SHEET 2

EASEMENT NOTES

SEE SHEET 2

ARC TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	$\Delta=01^{\circ}07'36''$	72.00'	1.42'

SEE SHEET 3



SEE SHEET 5

SEE SHEET 6

IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
TRACT MAP NO. 18955-3

SHEET 5 OF 8 SHEETS

BEING A SUBDIVISION OF LOT 3 OF TRACT MAP NO. 18989-2 AS PER MAP FILED IN BOOK 370, PAGES 6 THROUGH 12, INCLUSIVE, OF TRACT MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND LYING WITHIN SECTION 2, IN TOWNSHIP 3 NORTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

SURVEYOR'S NOTES

SEE SHEET 2

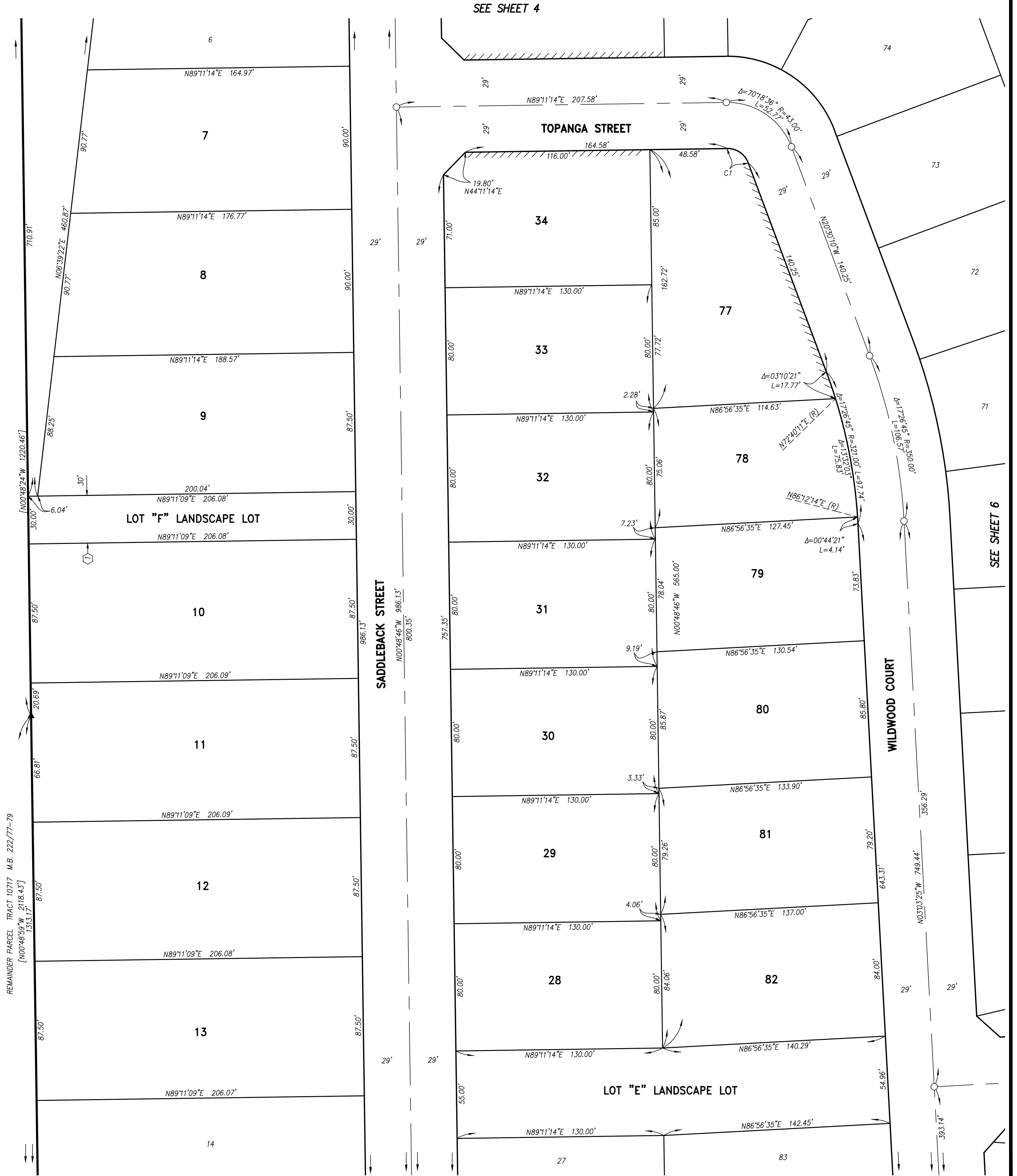
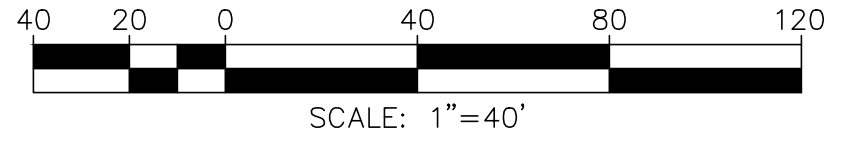
EASEMENT NOTES

SEE SHEET 2

INLAND VALLEY SURVEYING, INC.

JULY, 2024

ARC TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	$\Delta=70^{\circ}18'36''$	14.00'	17.18'



SEE SHEET 6

SEE SHEET 8

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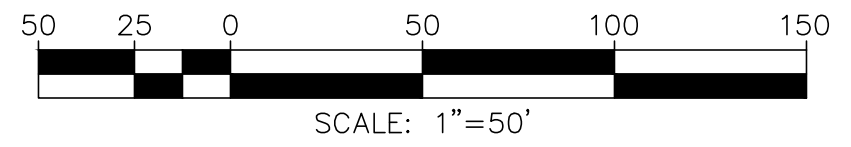
SURVEYOR'S NOTES

SEE SHEET 2

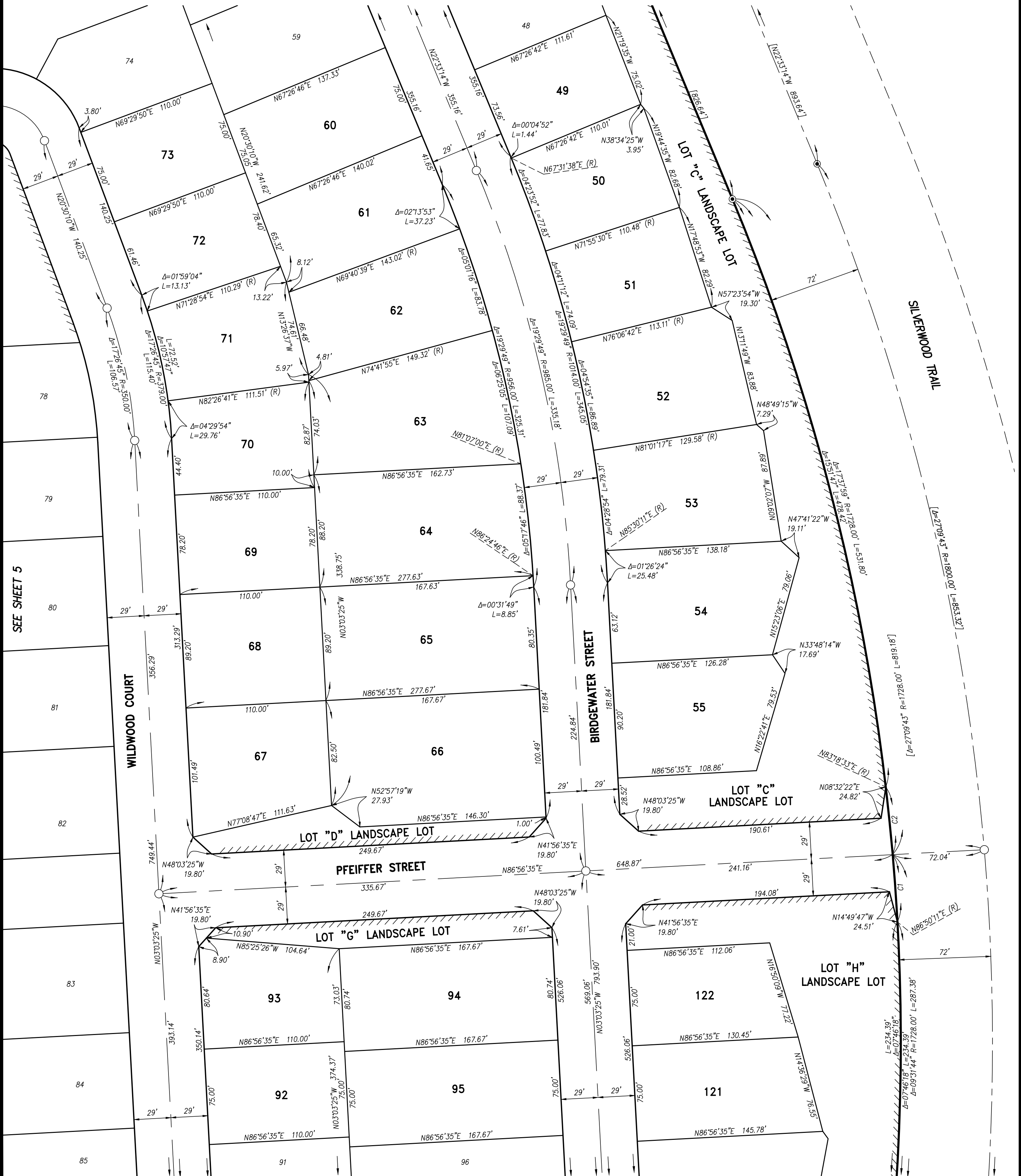
EASEMENT NOTES

SEE SHEET 2

ARC TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	$\Delta=01^{\circ}45'26''$	1728.00'	53.00'
C2	$\Delta=01^{\circ}46'12''$	1728.00'	53.38'



SEE SHEET 4



SEE SHEET 7

TRACT MAP NO. 18955-3

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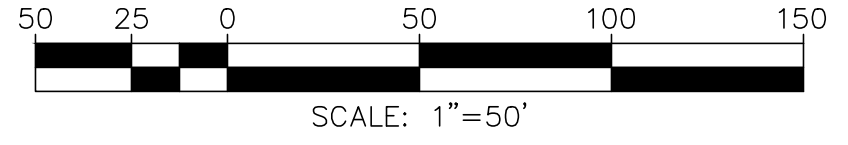
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SEE SHEET 2

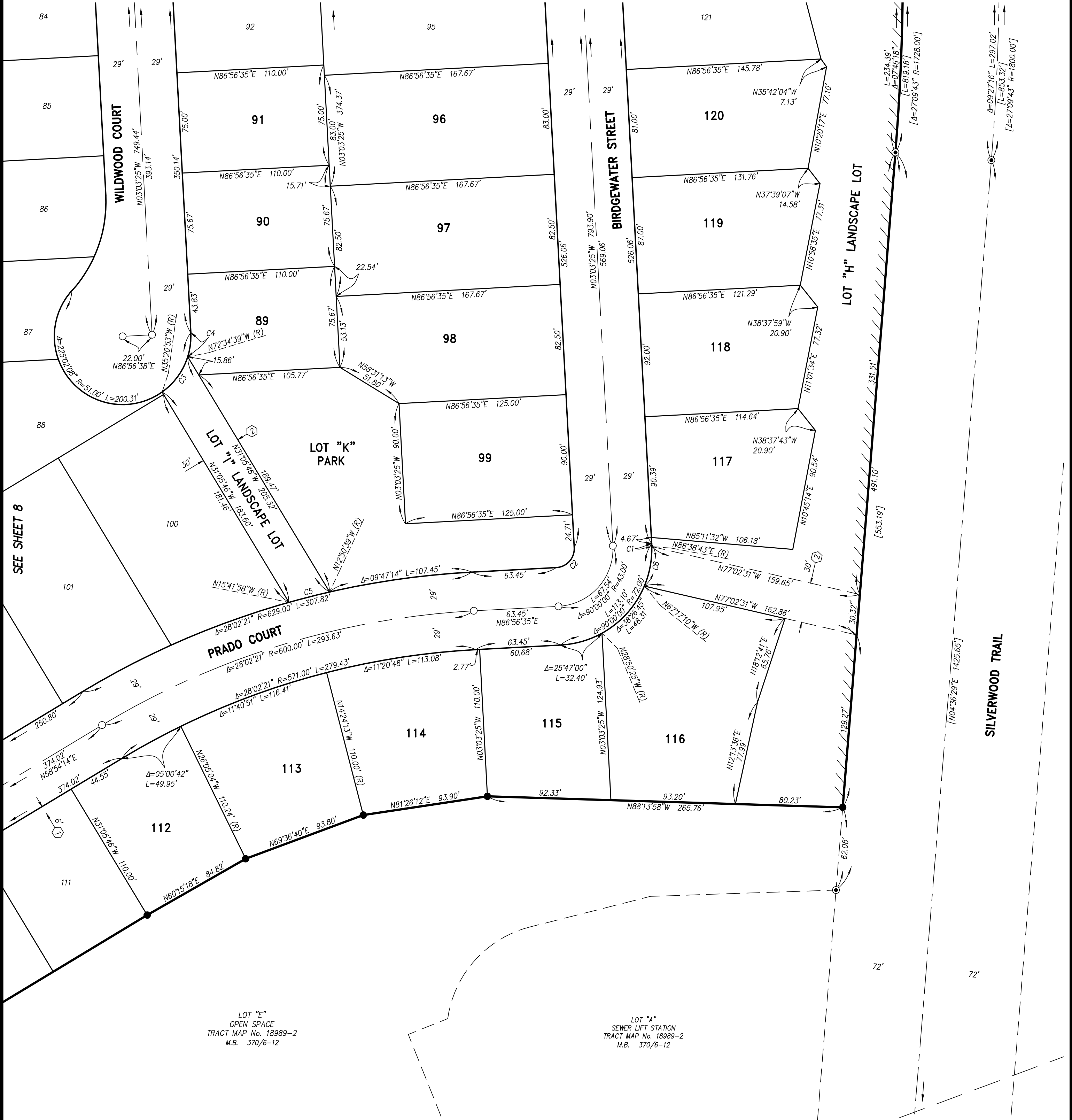
EASEMENT NOTES

SEE SHEET 2

NO.	DELTA	RADIUS	LENGTH
C1	$\Delta=01^{\circ}42'08''$	72.00'	2.14'
C2	$\Delta=90^{\circ}00'00''$	14.00'	21.99'
C3	$\Delta=37^{\circ}13'46''$	51.00'	33.14'
C4	$\Delta=20^{\circ}28'46''$	51.00'	18.23'
C5	$\Delta=02^{\circ}51'19''$	629.00'	31.35'
C6	$\Delta=25^{\circ}46'15''$	72.00'	32.38'



SEE SHEET 6



LOT "E"
OPEN SPACE
TRACT MAP No. 18989-2
M.B. 370/6-12

LOT "A"
SEWER LIFT STATION
TRACT MAP No. 18989-2
M.B. 370/6-12

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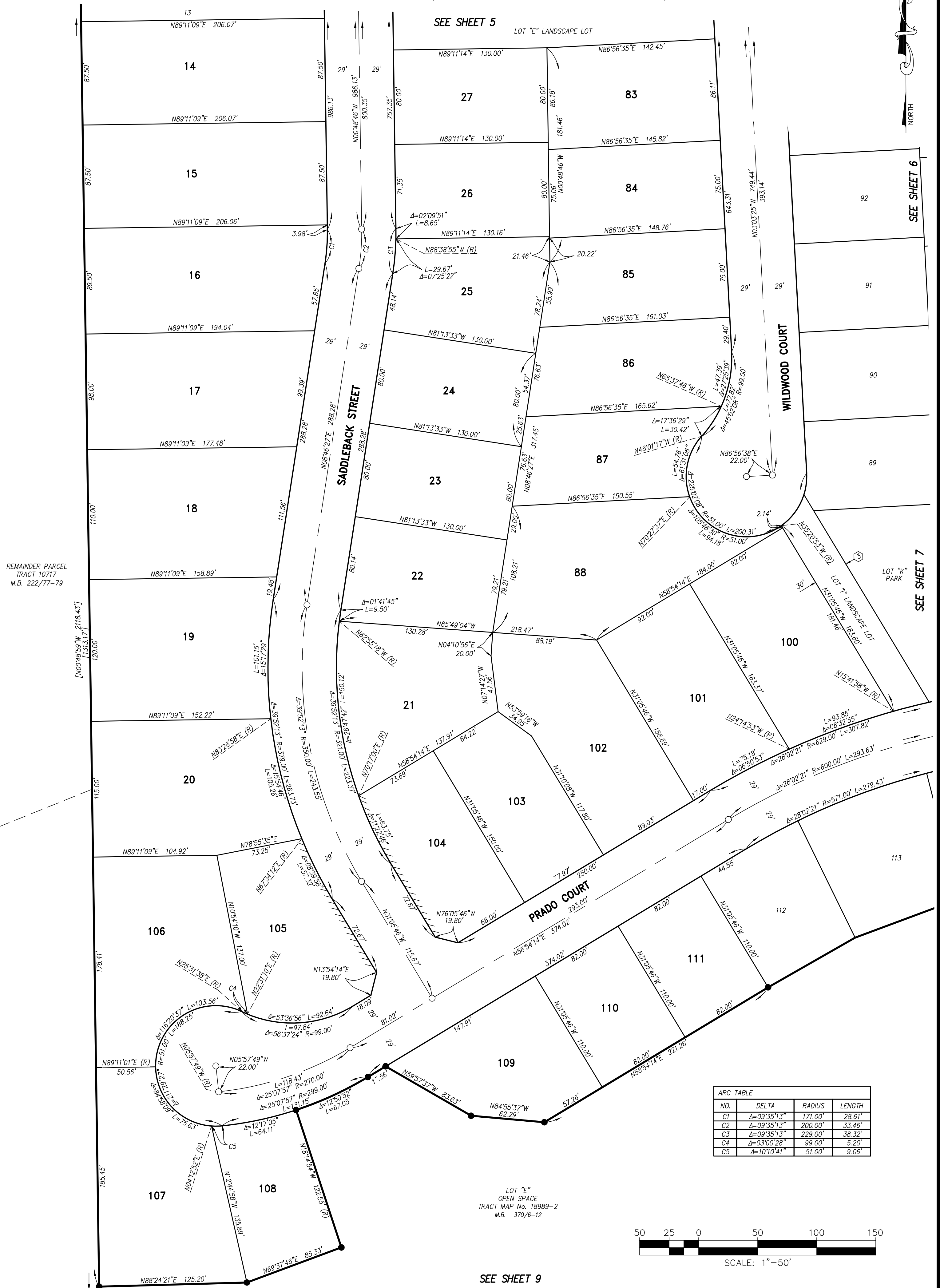
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SURVEYOR'S NOTES

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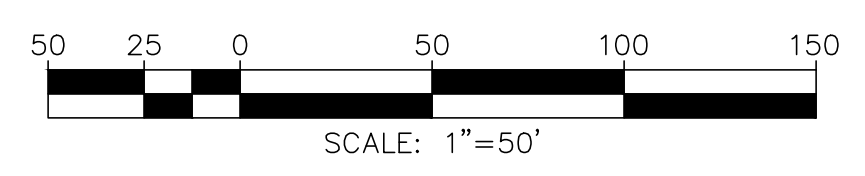
EASEMENT NOTES

SEE SHEET 2



ARC TABLE

NO.	DELTA	RADIUS	LENGTH
C1	$\Delta=09^{\circ}35'13''$	171.00'	28.61'
C2	$\Delta=09^{\circ}35'13''$	200.00'	33.46'
C3	$\Delta=09^{\circ}35'13''$	229.00'	38.32'
C4	$\Delta=03^{\circ}00'28''$	99.00'	5.20'
C5	$\Delta=10^{\circ}10'41''$	51.00'	9.06'



SEE SHEET 9