

GROSS AREA: 4.60 ACRES
NET AREA: 4.60 ACRES
5 PARCELS

SHEET 1 OF 2 SHEETS

PARCEL MAP No. 20259

IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
BEING A SUBDIVISION OF PARCEL 3 OF PARCEL MAP No. 19781, RECORDED IN PARCEL MAP BOOK 247, PAGES 90 THROUGH 92,
AND PARCEL 4 OF PARCEL MAP No. 19723, RECORDED IN PARCEL MAP BOOK 246, PAGES 61 THROUGH 63,
IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

GIL ZULUETA MENDOZA ASSOCIATES, INC. MAY 2022

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 THIS MAP, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP.

WE HEREBY RESERVE FOR OURSELVES, HEIRS AND ASSIGNS, A RECIPROCAL ACCESS EASEMENT FOR INGRESS, EGRESS, AND PARKING PURPOSES OVER PARCELS 1 THROUGH 3 INCLUSIVE, FOR THE BENEFIT OF SAID PARCELS.

WE ALSO HEREBY RESERVE OURSELVES, HEIRS AND ASSIGNS, A RECIPROCAL ACCESS EASEMENT FOR INGRESS, EGRESS, AND PARKING PURPOSES OVER PARCELS 4 & 5 INCLUSIVE, FOR THE BENEFIT OF SAID PARCELS.

INLAND LAND GROUP, A CALIFORNIA LIMITED LIABILITY COMPANY


KHOSROW OMIDVAR, MANAGING PARTNER

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 SAN BERNARDINO

ON 07-11-2022 BEFORE ME, Claudia Melendez, Notary Public
PERSONALLY APPEARED Khosrow Omidvar, 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 2376643
MY COMMISSION NUMBER

Claudia Melendez SIGNATURE Claudia Melendez
NAME PRINTED
MY COMMISSION EXPIRES: 09-26-2025
MY PRINCIPAL PLACE OF BUSINESS IS IN San Bernardino COUNTY.

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 OMISSIONS

THE SIGNATURES OF THE AUTHORIZED AGENT (OR GOVERNING BODY) OF THE UNITED STATES OF AMERICA, THE OWNERS OF A RIGHT-OF-WAY FOR DITCHES AND CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS DISCLOSED IN PATENT RECORDED IN BOOK M, PAGE 111, OF PATENTS OF SAN BERNARDINO COUNTY, AND RE-RECORDED IN BOOK 607, PAGE 25 OF 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 RESERVATION COVERS ENTIRE AREA BEING SUBDIVIDED.

AUDITOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE 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 \$ _____.

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

DATED: _____ BY: _____
DEPUTY

BOARD OF SUPERVISORS CERTIFICATE

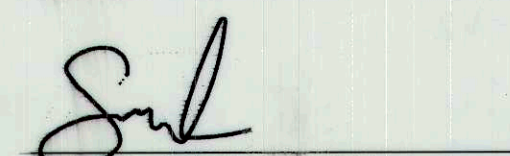
I HEREBY CERTIFY THAT A BOND IN THE SUM OF _____ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL OR LOCAL, AND ALL SPECIAL ASSESSMENTS, COLLECTED AS TAXES, WHICH AT THE TIME OF 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 SUB-DIVIDER 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.

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

DATED: _____ 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 INLAND LAND GROUP, LLC IN DECEMBER, 2019. ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET IN SUCH POSITIONS ON OR BEFORE DECEMBER 31, 2022 IN COMPLIANCE WITH SECTION 66495 AND 66496 OF THE SUBDIVISION MAP ACT. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP.


SCOTT E. OHANA, L.S. 7526
EXPIRATION DATE: DECEMBER 31, 2023


07/08/22
DATE

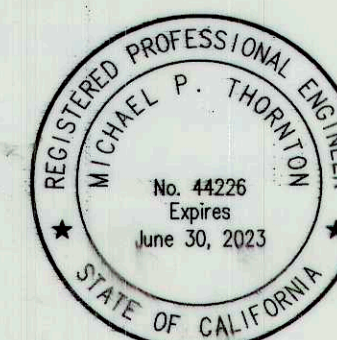


CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, 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 HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATED: 7/11/22


MICHAEL P. THORNTON, RCE 44226 & PLS 6867
CITY ENGINEER
CITY OF HESPERIA



SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER _____, THIS _____ DAY OF _____, 20____, AT _____ M, IN BOOK _____ OF _____ MAPS AT PAGE(S) _____, (THROUGH _____), AT THE REQUEST OF _____, IN THE AMOUNT OF \$ _____.

BOB DUTTON
ASSESSOR-RECORDER-COUNTY CLERK
COUNTY OF SAN BERNARDINO, CALIFORNIA

BY: _____
DEPUTY RECORDER

GROSS AREA: 4.60 ACRES
NET AREA: 4.60 ACRES
5 PARCELS

PARCEL MAP No. 20259

SHEET 2 OF 2 SHEETS

IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
BEING A SUBDIVISION OF PARCEL 3 OF PARCEL MAP No. 19781, RECORDED IN PARCEL MAP BOOK 247, PAGES 90 THROUGH 92,
AND PARCEL 4 OF PARCEL MAP No. 19723, RECORDED IN PARCEL MAP BOOK 246, PAGES 61 THROUGH 63,
IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

LEGEND & MAP NOTES:

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET 1" I.P., LS 7526 UNLESS NOTED OTHERWISE
- () INDICATES RECORD DATA PER PARCEL MAP 19574, PMB 245/59-61
- () INDICATES RECORD DATA PER PARCEL MAP 19723, PMB 246/61-63
- [] INDICATES RECORD DATA PER PARCEL MAP 19781, PMB 247/90-92
- ||||| INDICATES RELINQUISHED ACCESS RIGHTS PER DOC. # 2011-0525255 O.R. & DOC. # 2016-079247 O.R. & PARCEL MAP 19723, PMB 246/61-63

BASIS OF BEARINGS:

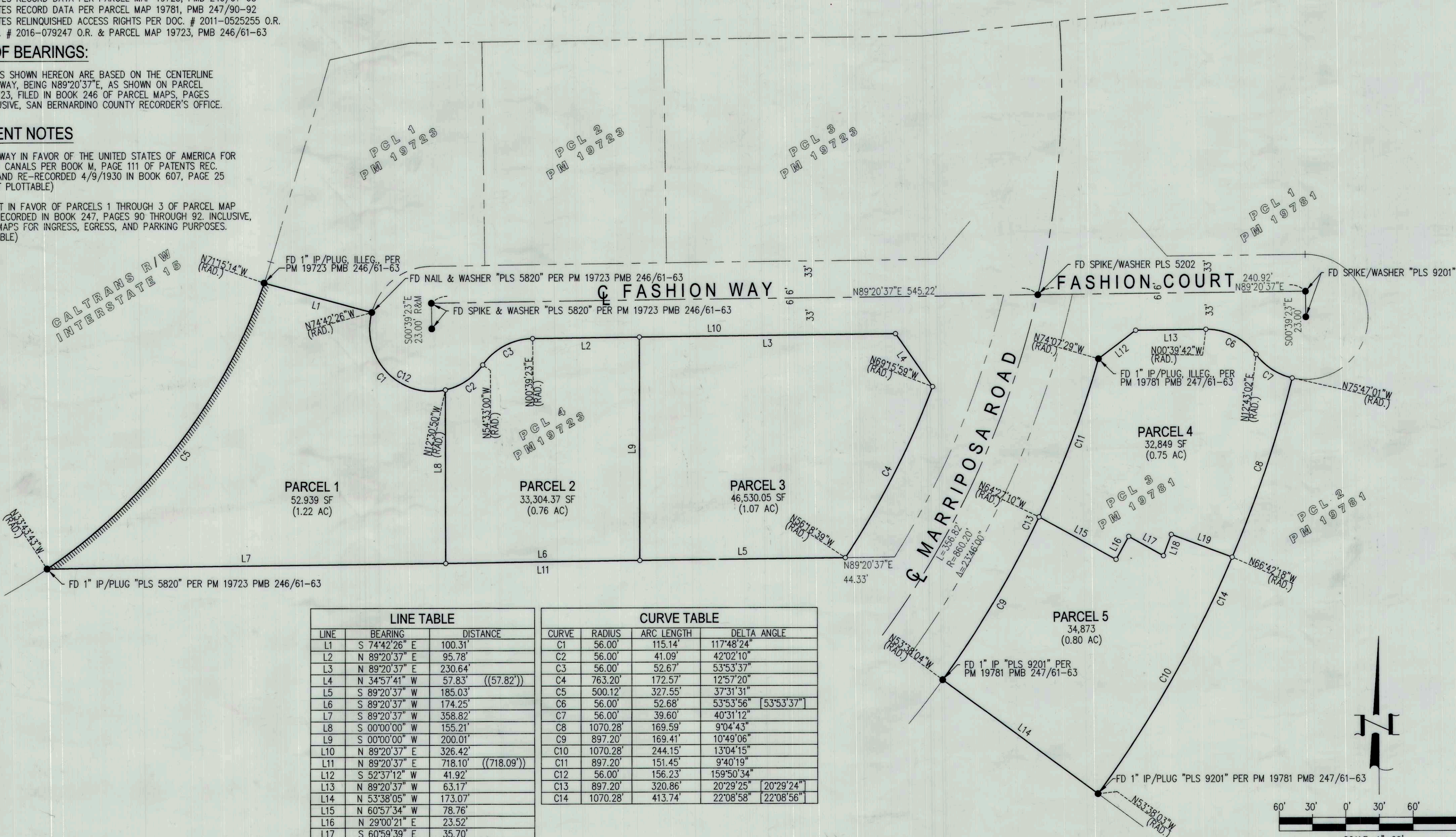
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF FASHION WAY, BEING N89°20'37"E, AS SHOWN ON PARCEL MAP NO. 19723, FILED IN BOOK 246 OF PARCEL MAPS, PAGES 61-63, INCLUSIVE, SAN BERNARDINO COUNTY RECORDER'S OFFICE.

EASEMENT NOTES

A RIGHT OF WAY IN FAVOR OF THE UNITED STATES OF AMERICA FOR DITCHES AND CANALS PER BOOK M, PAGE 111 OF PATENTS REC. 8/27/1920 AND RE-RECORDED 4/9/1930 IN BOOK 607, PAGE 25 OF O.R. (NOT PLOTTABLE)

AN EASEMENT IN FAVOR OF PARCELS 1 THROUGH 3 OF PARCEL MAP NO. 19781, RECORDED IN BOOK 247, PAGES 90 THROUGH 92, INCLUSIVE, OF PARCEL MAPS FOR INGRESS, EGRESS, AND PARKING PURPOSES. (NOT PLOTTABLE)

GIL ZULUETA MENDOZA ASSOCIATES, INC. MAY 2022



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 74°42'26" E	100.31'
L2	N 89°20'37" E	95.78'
L3	N 89°20'37" E	230.64'
L4	N 34°57'41" W	57.83' ((57.82'))
L5	S 89°20'37" W	185.03'
L6	S 89°20'37" W	174.25'
L7	S 89°20'37" W	358.82'
L8	S 00°00'00" W	155.21'
L9	S 00°00'00" W	200.01'
L10	N 89°20'37" E	326.42'
L11	N 89°20'37" E	718.10' ((718.09'))
L12	S 52°37'12" W	41.92'
L13	N 89°20'37" W	63.17'
L14	N 53°38'05" W	173.07'
L15	N 60°57'34" W	78.76'
L16	N 29°00'21" E	23.52'
L17	S 60°59'39" E	35.70'
L18	N 20°20'31" E	20.29'
L19	N 69°39'48" W	58.66'

CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	56.00'	115.14'	117°48'24"
C2	56.00'	41.09'	42°02'10"
C3	56.00'	52.67'	53°53'37"
C4	763.20'	172.57'	12°57'20"
C5	500.12'	327.55'	37°31'31"
C6	56.00'	52.68'	53°53'56" [53°53'37"]
C7	56.00'	39.60'	40°31'12"
C8	1070.28'	169.59'	9°04'43"
C9	897.20'	169.41'	10°49'06"
C10	1070.28'	244.15'	13°04'15"
C11	897.20'	151.45'	9°40'19"
C12	56.00'	156.23'	159°50'34"
C13	897.20'	320.86'	20°29'25" [20°29'24"]
C14	1070.28'	413.74'	22°08'58" [22°08'56"]

