

IN THE CITY OF HESPERIA
PARCEL MAP NO. 20252

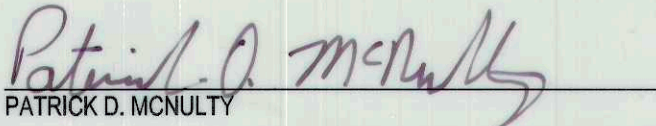
BEING A SUBDIVISION OF PORTIONS OF TRACT NO. 5181, IN THE CITY OF HESPERIA, PER MAP RECORDED IN BOOK 61
OF MAPS, PAGES 90-102, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA.
HIGH DESERT MAPPING SEPTEMBER, 2021

OWNER'S STATEMENT:

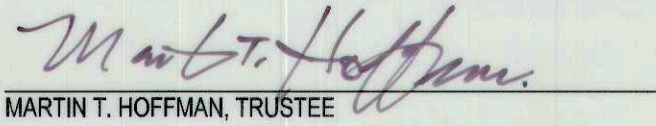
WE HEREBY STATE WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND SUBDIVIDED AS SHOWN ON THIS MAP, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP.

WE HEREBY 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, CITY HIGHWAYS, AND PUBLIC UTILITY PURPOSES IN, UNDER, OVER, THROUGH, AND ACROSS "I" AVENUE 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.


PATRICK D. MCNULTY

MARTIN T. HOFFMAN TRUSTEE OF THE HUTH 1 SEPARATE PROPERTY TRUST
DATED MARCH 10, 2011


MARTIN T. HOFFMAN, TRUSTEE

NOTARY ACKNOWLEDGMENT

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 Orange

ON June 30 BEFORE ME, Tripti Trivedi, Notary Public,

PERSONALLY APPEARED Patrick O. McNulty & Martin T. Hoffman,
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 AND OFFICIAL SEAL

SIGNATURE Tripti Trivedi,
NOTARY PUBLIC IN AND FOR SAID STATE

PRINT NAME Tripti Trivedi,

MY PRINCIPAL PLACE OF BUSINESS IS Postal N Parcel
24000 Alicia Pkwy #17
Mission Viejo Orange

IN _____ COUNTY

MY COMMISSION NO. 2288876

MY COMMISSION EXPIRES: June 14, 2023

SIGNATURE OMISSIONS:

PURSUANT TO THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED AS THEIR INTERESTS CANNOT RIPEN INTO A FEE.

CALIFORNIA ELECTRIC POWER COMPANY, THE HOLDERS OF AN EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED APRIL 27, 1956, IN BOOK 3924, PAGE 69, O.R.

HESPERIA LAND DEVELOPMENT COMPANY, THE HOLDERS OF A RESERVATION FOR WATER RIGHTS PER DEED RECORDED FEBRUARY 17, 1956, IN BOOK 3866, PAGE 297, O.R.

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 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.

DATED: _____

LYNNA MONELL
CLERK OF THE BOARD OF SUPERVISORS
SAN BERNARDINO COUNTY

BY: _____, DEPUTY

NOTARY ACKNOWLEDGMENT

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, _____,

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 THE 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 _____
NOTARY PUBLIC IN AND FOR SAID STATE

PRINT NAME _____

MY PRINCIPAL PLACE OF BUSINESS IS _____

IN _____ COUNTY

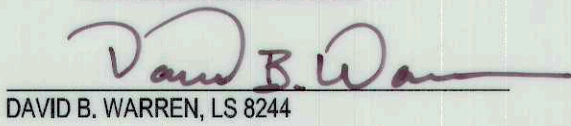
MY COMMISSION NO. _____

MY COMMISSION EXPIRES: _____

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 PATRICK MCNULTY IN SEPTEMBER, 2021. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR WILL BE SET IN SUCH POSITIONS ON OR BEFORE JANUARY, 2024, IN COMPLIANCE WITH SECTIONS 66495 AND 66496 OF THE SUBDIVISION MAP ACT AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: June 2, 2022


DAVID B. WARREN, LS 8244



CITY ENGINEER'S STATEMENT:

I HEREBY STATE 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 HAVE BEEN COMPLIED WITH AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

DATE: 7/14/22


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



AUDITOR-CONTROLLER/TREASURER/TAX COLLECTOR'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

CITY COUNCIL'S ACCEPTANCE CERTIFICATE:

THE UNDERSIGNED OFFICER ON BEHALF OF THE CITY COUNCIL PURSUANT TO AUTHORITY CONFERRED BY TITLE NO. 17 OF THE MUNICIPAL CODE OF THE CITY OF HESPERIA, HEREBY APPROVES THIS MAP AND ACCEPTS "I" AVENUE AS SHOWN ON THIS MAP AND HEREBY CERTIFY THE ABANDONMENT AS STATED IN THE ABANDONMENT NOTE SHOWN HEREON.

DATE: _____

MELINDA SAYRE-CASTRO, CITY CLERK
CITY OF HESPERIA

ABANDONMENT NOTE:

PURSUANT TO THE PROVISIONS OF SECTIONS 66434(g) OF THE SUBDIVISION MAP ACT, THE FILING OF THIS MAP SHALL CONSTITUTE ABANDONMENT OF THAT PORTION WITHIN THE BOUNDARY OF THE ANNEXED MAP OF BEAR VALLEY ROAD AND "I" AVENUE AS DEDICATED TO THE PUBLIC ON MAP OF TRACT NO. 5181, M.B. 61/90-102, AND VARIOUS DEDICATIONS ADJACENT TO LOTS 17 THROUGH 22, INCLUSIVE, ALL RECORDS OF SAN BERNARDINO COUNTY, SHOWN ON THIS MAP.

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE:

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER _____, THIS _____ DAY OF _____

20____, AT _____ .M., IN BOOK _____ OF _____ AT PAGE _____, AT THE REQUEST

OF _____ IN THE AMOUNT OF \$ _____.

BOB DUTTON
ASSESSOR - RECORDER
SAN BERNARDINO COUNTY

BY: _____
DEPUTY RECORDER

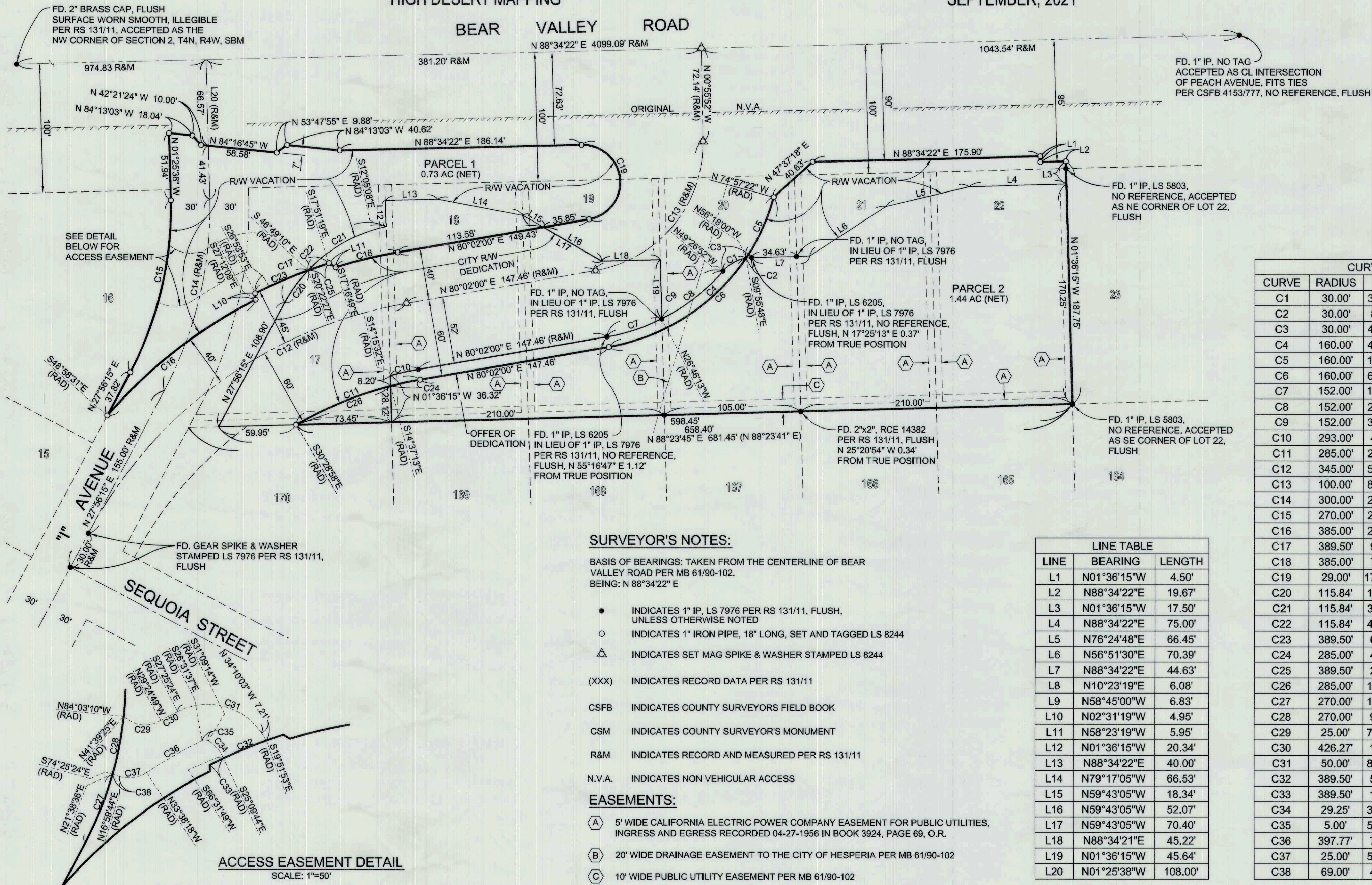
IN THE CITY OF HESPERIA

PARCEL MAP NO. 20252

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OF MAPS, PAGES 90-102, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA.

HIGH DESERT MAPPING

SEPTEMBER, 2021



SURVEYOR'S NOTES:

BASIS OF BEARINGS: TAKEN FROM THE CENTERLINE OF BEAR VALLEY ROAD PER MB 61/90-102.
BEING: N 88°34'22" E

- INDICATES 1" IP, LS 7976 PER RS 131/11, FLUSH, UNLESS OTHERWISE NOTED
- INDICATES 1" IRON PIPE, 18" LONG, SET AND TAGGED LS 8244
- △ INDICATES SET MAG SPIKE & WASHER STAMPED LS 8244
- (XXX) INDICATES RECORD DATA PER RS 131/11
- CSFB INDICATES COUNTY SURVEYORS FIELD BOOK
- CSM INDICATES COUNTY SURVEYOR'S MONUMENT
- R&M INDICATES RECORD AND MEASURED PER RS 131/11
- N.V.A. INDICATES NON VEHICULAR ACCESS

EASEMENTS:

- (A) 5' WIDE CALIFORNIA ELECTRIC POWER COMPANY EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS RECORDED 04-27-1956 IN BOOK 3924, PAGE 69, O.R.
- (B) 20' WIDE DRAINAGE EASEMENT TO THE CITY OF HESPERIA PER MB 61/90-102
- (C) 10' WIDE PUBLIC UTILITY EASEMENT PER MB 61/90-102

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	30.00'	39°31'04"	20.69'	10.78'
C2	30.00'	8°30'10"	4.45'	2.23'
C3	30.00'	48°01'14"	25.14'	13.36'
C4	160.00'	46°20'00"	129.39'	68.47'
C5	160.00'	18°39'22"	52.10'	26.28'
C6	160.00'	64°59'22"	181.48'	101.91'
C7	152.00'	16°48'13"	44.58'	22.45'
C8	152.00'	22°40'39"	60.16'	30.48'
C9	152.00'	39°28'52"	104.74'	54.55'
C10	293.00'	4°17'32"	21.95'	10.98'
C11	285.00'	20°30'58"	102.05'	51.58'
C12	345.00'	52°05'45"	313.69'	168.63'
C13	100.00'	80°57'52"	141.31'	85.35'
C14	300.00'	29°21'53"	153.75'	78.60'
C15	270.00'	29°21'53"	138.38'	70.74'
C16	385.00'	21°46'22"	146.30'	74.04'
C17	389.50'	9°02'34"	61.47'	30.80'
C18	385.00'	7°18'49"	49.14'	24.61'
C19	29.00'	171°27'38"	86.78'	388.43'
C20	115.84'	15°14'35"	30.82'	15.50'
C21	115.84'	34°44'02"	70.22'	36.23'
C22	115.84'	49°58'37"	101.04'	53.99'
C23	389.50'	6°31'26"	44.35'	22.20'
C24	285.00'	4°39'13"	23.15'	11.58'
C25	389.50'	2°31'08"	17.12'	8.56'
C26	285.00'	15°51'45"	78.90'	39.71'
C27	270.00'	12°21'39"	58.25'	29.24'
C28	270.00'	9°37'46"	45.38'	22.74'
C29	25.00'	71°04'14"	31.01'	17.86'
C30	426.27'	1°59'25"	14.81'	7.40'
C31	50.00'	83°15'22"	72.65'	44.44'
C32	389.50'	5°17'51"	36.01'	18.02'
C33	389.50'	1°44'09"	11.80'	5.90'
C34	29.25'	35°22'35"	18.06'	9.33'
C35	5.00'	57°40'51"	5.03'	2.75'
C36	397.77'	7°06'41"	49.37'	24.72'
C37	25.00'	50°38'01"	22.09'	11.83'
C38	69.00'	4°38'52"	5.52'	2.76'

LINE TABLE

LINE	BEARING	LENGTH
L1	N01°36'15"W	4.50'
L2	N88°34'22"E	19.67'
L3	N01°36'15"W	17.50'
L4	N88°34'22"E	75.00'
L5	N76°24'48"E	66.45'
L6	N56°51'30"E	70.39'
L7	N88°34'22"E	44.63'
L8	N10°23'19"E	6.08'
L9	N58°45'00"W	6.83'
L10	N02°31'19"W	4.95'
L11	N58°23'19"W	5.95'
L12	N01°36'15"W	20.34'
L13	N88°34'22"E	40.00'
L14	N79°17'05"W	66.53'
L15	N59°43'05"W	18.34'
L16	N59°43'05"W	52.07'
L17	N59°43'05"W	70.40'
L18	N88°34'21"E	45.22'
L19	N01°36'15"W	45.64'
L20	N01°25'38"W	108.00'