

IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

SHEET 1 OF 2

PARCEL MAP 19870

BEING A SUBDIVISION OF LOT 102, AS SHOWN ON TRACT NO 4663, "GOLDEN ARROW RANCHOS UNIT NO. 2",
RECORDED IN BOOK 58, OF MAPS PAGE 56 THROUGH 58 INCLUSIVE, RECORDS OF SAN BERNARDINO
COUNTY, CALIFORNIA.
HERNANDEZ, KROONE & ASSOCIATES

AUGUST, 2017

OWNER'S STATEMENT:

I HEREBY STATE THAT I AM THE ONLY PARTY HAVING ANY RECORD TITLE INTEREST IN THE
LAND SUBDIVIDED AS SHOWN ON THIS MAP AS REQUIRED BY SECTION 66445(c) OF THE
SUBDIVISION MAP ACT, AND I CONSENT TO THE PREPARATION AND RECORDATION OF THIS
PARCEL MAP.

MATT YOUSSEF, AN UNMARRIED MAN

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 _____, BEFORE ME
PERSONALLY APPEARED MAGED YOUSSEF, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY
EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND
ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND
THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF
WHICH THE PERSON 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 OF OFFICER: _____ NAME PRINTED: _____

MY COMMISSION EXPIRES: _____

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

SIGNATURE OMISSIONS:

PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(A) OF THE SUBDIVISION MAP ACT, OF THE
STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENT AND/OR
OTHER INTEREST HAVE BEEN OMITTED. THEIR INTEREST BEING SUCH THAT IT CANNOT RIPEN
INTO FEE:

- EXCEPT THE INTEREST IN 1/2 OF ALL OIL, GAS AND MINERAL LYING AND BEING MORE THAN
200 FEET BELOW THE RESPECTIVE PRESENT SURFACE ELEVATIONS OF THE DESCRIBED PROPERTY,
WHICH WAS EXCEPTED IN THE DEED FROM APPLETON LAND, WATER AND POWER COMPANY N.K.
MENDELSON, ET AL., RECORDED JUNE 11, 1954 IN BOOK 3400, PAGE 409, WHICH DEED PROVIDED
AS FOLLOWS: "THAT SUCH EXCEPTED OWNERSHIP OF SUCH 1/2 INTEREST IN AND TO SUCH OIL,
GAS AND MINERALS DOES NOT INCLUDE AND SHALL NOT BE CONSTRUED TO INCLUDE ANY
RIGHT OF ENTRY UPON ANY PART OF THE SURFACE OF THE HEREIN DESCRIBED PROPERTY FOR
THE PURPOSE OF EXPLORATION DEVELOPMENT, DRILLING, STORAGE OR OTHER ACTIVITY
ANCILLARY TO THE REMOVAL OF SUCH OIL, GAS OR MINERALS."
- THE SIGNATURES OF PIONEER TITLE INSURANCE AND TRUST COMPANY, THE OWNERS OF
AN EASEMENT FOR PUBLIC UTILITY PURPOSES, AS RESERVED ON TRACT 4663, MAP BOOK 58,
PAGES 56 THROUGH 58, INCLUSIVE, RECORDS OF THE COUNTY OF SAN BERNARDINO, SAID
EASEMENT IS DELINEATED ON THE ANNEXED MAP.
- THE SIGNATURES OF SOUTHERN CALIFORNIA EDISON COMPANY, SUCCESSOR IN INTEREST
TO THE CALIFORNIA ELECTRIC POWER COMPANY, THE OWNERS OF AN EASEMENT FOR POLE
LINES AND CONDUITS, AS RECORDED ON JULY 20, 1955 IN BOOK 3695 OF OFFICIAL RECORDS AT
PAGE 269 RECORDS OF SAN BERNARDINO COUNTY.

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 RECORDER 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: _____
LAURA H. WELCH
CLERK OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF SAN BERNARDINO

BY: _____, DEPUTY

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, SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT
TAXES OR SPECIAL ASSESSMENTS, NOT YET PAYABLE, ESTIMATED TO BE \$ _____.

DATED: _____, 2017

OSCAR VALDEZ
AUDITOR-CONTROLLER/TRESURER/TAX COLLECTOR
COUNTY OF SAN BERNARDINO

BY: _____, DEPUTY

CITY COUNCIL STATEMENT

THE UNDERSIGNED OFFICER ON BEHALF OF THE CITY COUNCIL PURSUANT TO AUTHORITY
CONFERRED BY TITLE NO. 17 OF THE CITY OF HESPERIA MUNICIPAL CODES, HEREBY APPROVES
THIS MAP.

DATE: _____, 2017

BY: _____
MELINDA SAYRE
CITY CLERK
CITY OF HESPERIA

COMPOSITE DEVELOPMENT PLAN NOTE:

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

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 MAGED YOUSSEF ON AUGUST, 2017. I HEREBY STATE THAT ALL
MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED,
OR WILL BE SET IN SUCH POSITION ON OR BEFORE DECEMBER, 2017, IN COMPLIANCE WITH
SECTIONS 66495 AND 66496 OF THE SUBDIVISION MAP ACT. I HEREBY STATE THAT THIS PARCEL
MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATE: 11/10/17

RICHARD HERNANDEZ L.S. 5786
EXPIRES: 6-30-2018



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 THEREOF, 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: _____, 2017

MICHAEL P. THORNTON, R.C.E. 44226, L.S. 6867
CONTRACT CITY ENGINEER
CITY OF HESPERIA



SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

THIS MAP HAS BEEN FILED UNDER THE DOCUMENT NUMBER _____, THIS
_____ DAY OF _____, 2017, AT ____ .M. IN BOOK ____ OF PARCEL MAPS AT
PAGES _____, AT THE REQUEST OF _____,
IN THE AMOUNT OF \$ _____.

BOB DUTTON
ASSESSOR-RECORDER-CLERK
COUNTY OF SAN BERNARDINO

BY: _____
DEPUTY RECORDER

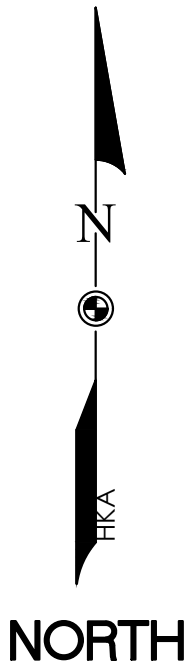
SYCAMORE STREET

PARCEL MAP 19870

BEING A SUBDIVISION OF LOT 102, AS SHOWN ON "TRACT NO 4663 GOLDEN ARROW RANCHOS UNIT NO. 2",
RECORDED IN BOOK 58, OF MAPS PAGE 56 THROUGH 58 INCLUSIVE, RECORDS OF SAN BERNARDINO
COUNTY, CALIFORNIA.

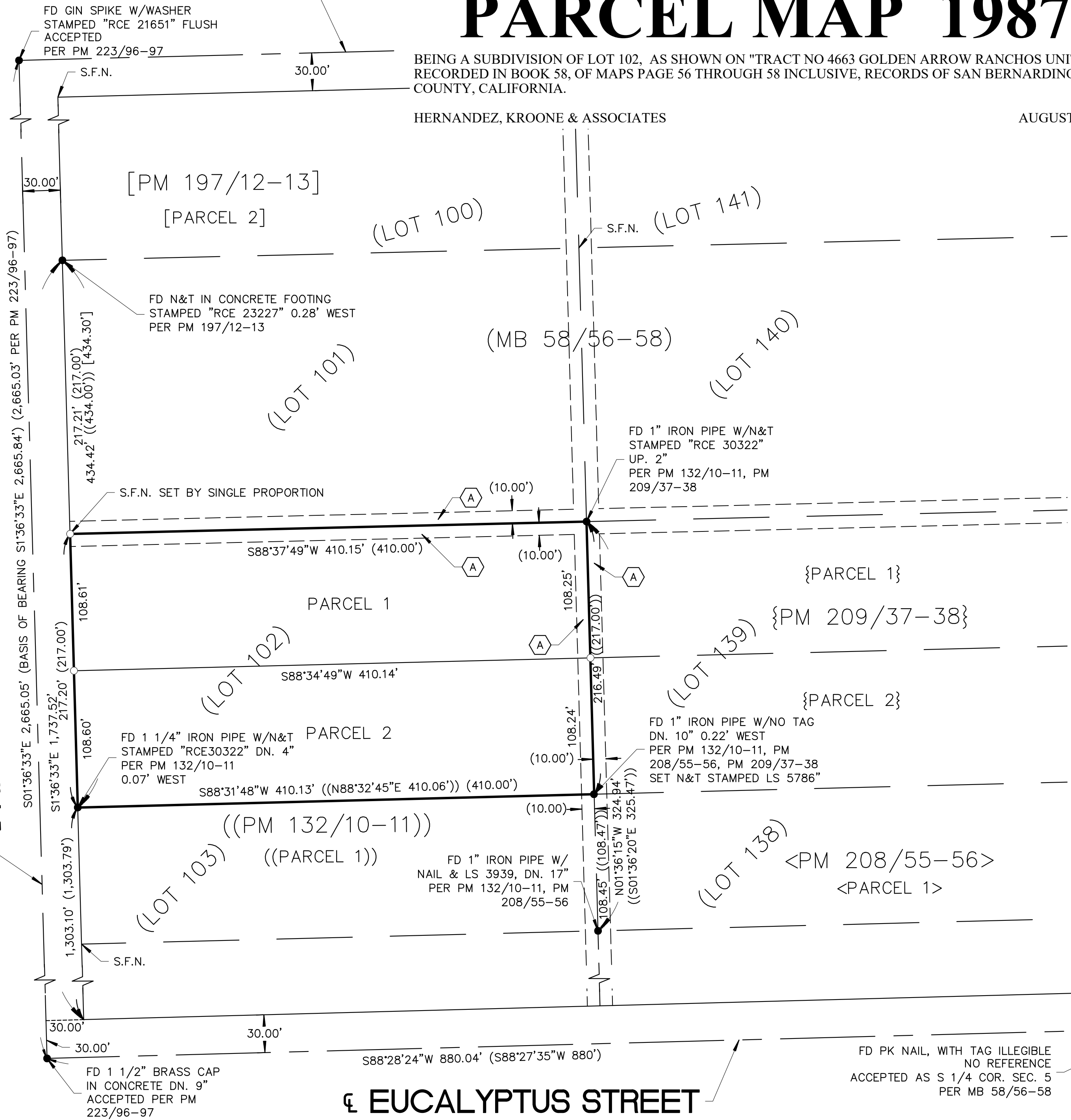
HERNANDEZ, KROONE & ASSOCIATES

AUGUST 2017



HICKORY ROAD

ELEVENTH STREET



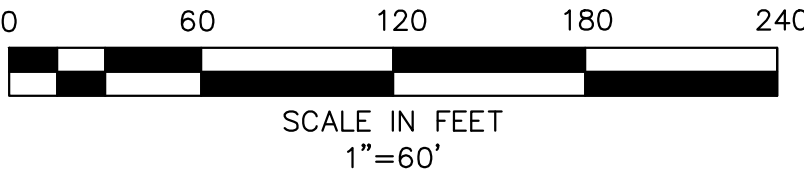
SURVEYOR'S NOTES

THE BASIS OF BEARINGS BEING NORTH S01° 36'33 EAST, TAKEN FROM
THE CENTERLINE OF HICKORY ROAD AS SHOWN ON TRACT MAP 4663,
RECORDED IN BOOK 58 OF MAPS PAGES 56, 57 AND 58, RECORDS OF
SAN BERNARDINO COUNTY, CALIFORNIA.

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET 1" IRON PIPE, 18" LONG, WITH L.S.5786 TAG, FLUSH.
- () INDICATES RECORD OR CALCULATED DATA PER MB 58/56-58, UNLESS NOTED OTHERWISE.
- (()) INDICATES RECORD OR CALCULATED DATA PER PM 132/10-11.
- [] INDICATES RECORD OR CALCULATED DATA PER PM 197/12-13.
- < > INDICATES RECORD OR CALCULATED DATA PER PM 208/55-56.
- { } INDICATES RECORD OR CALCULATED DATA PER PM 209/37-38.
- INDICATES PARCEL MAP BORDER LINE.
- FD DENOTES FOUND MONUMENT AS NOTED.
- S.F.N. DENOTES SEARCHED FOUND NOTHING.

EASEMENTS

(A) AN PUBLIC UTILITY EASEMENT AS RESERVED ON TRACT NO. 4663,
MB 58/56-58 AND AS RECORDED ON JULY 20, 1955 IN BOOK 3695 OF
OFFICIAL RECORDS AT PAGE 269 RECORDS OF SAN BERNARDINO
COUNTY.



COMPOSITE DEVELOPMENT PLAN

IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

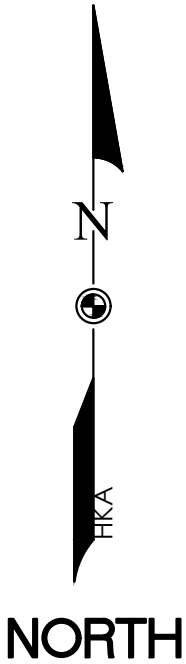
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HERNANDEZ, KROONE & ASSOCIATES

AUGUST 2017

SHEET 1 OF 1



SURVEYOR'S NOTES

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RECORDED IN BOOK 58 OF MAPS PAGES 56, 57 AND 58, RECORDS OF
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- INDICATES PARCEL MAP BORDER LINE.
- FD DENOTES FOUND MONUMENT AS NOTED.
- S.F.N. DENOTES SEARCHED FOUND NOTHING.
- BSL DENOTES BUILDING SETBACK LINE FROM ADJACENT PARCEL
LINE.

EASEMENTS

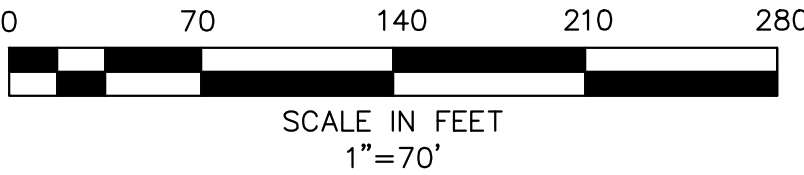
(A) AN PUBLIC UTILITY EASEMENT AS RESERVED ON TRACT NO. 4663, MB
58/56-58.

ENGINEER'S (SURVEYOR'S) STATEMENT

NOTES ON THIS PLAN ARE FOR INFORMATIONAL PURPOSES, TO INDICATE CONDITIONS
AND CRITERIA THAT EXIST ON THIS PROPERTY THAT WERE KNOWN AND IDENTIFIED
AS OF THE DATE THIS PLAN WAS FILED. THIS INFORMATION IS DERIVED FROM PUBLIC
RECORDS AND IS NOT INTENDED TO AFFECT RECORD TITLE INTERESTS.

DATE: 11/10/17

RICHARD R. HERNANDEZ, L.S. 5786



NOTE CONDITIONS AS NOTED WITHIN CONDITIONS OF APPROVAL

- RECORDATION OF MAP: MAP SHALL BE RECORDED WITH THE SAN BERNARDINO COUNTY RECORDERS OFFICE.
- UTILITIES: EACH PARCEL SHALL BE SERVED BY A SEPARATE WATER METER, SERVICE LINE, AND SEWER LATERAL CONNECTION WHERE AVAILABLE. A FIRE FLY AUTOMATIC METER READER TO BE INCLUDED ON ALL METER CONNECTIONS
- CONSTRUCTION WASTE: THE DEVELOPER OR BUILDER SHALL CONTRACT WITH THE CITY'S FRANCHISED SOLID WASTE HAULER TO PROVIDE BINS AND HAUL WASTE FROM THE PROPOSED DEVELOPMENT. AT ANY TIME DURING CONSTRUCTION, SHOULD SERVICES BE DISCONTINUED, THE FRANCHISE WILL NOTIFY THE CITY AND ALL BUILDING PERMITS WILL BE SUSPENDED UNTIL SERVICE IS REESTABLISHED. THE CONSTRUCTION SITE SHALL BE MAINTAINED AND ALL TRASH AND DEBRIS CONTAINED IN A METHOD CONSISTENT WITH THE REQUIREMENTS SPECIFIED IN HESPERIA MUNICIPAL CODE CHAPTER 15.12. ALL CONSTRUCTION DEBRIS, INCLUDING GREEN WASTE, SHALL BE RECYCLED AT ADVANCE DISPOSAL AND RECEIPTS FOR SOLID WASTE DISPOSAL SHALL BE PROVIDED PRIOR TO FINAL APPROVAL OF ANY PERMIT.
- DUST CONTROL: DUST CONTROL SHALL BE MAINTAINED BEFORE, DURING AND AFTER ALL GRADING OPERATIONS.
- EROSION CONTROL: THE DEVELOPER SHALL PROVIDE AN EROSION AND SEDIMENT CONTROL PLAN, PREPARED USING THE CITY'S ESCP TEMPLATE, WITH THE IMPROVEMENT PLANS SUBMITTAL PER CITY STANDARDS. A CITY-APPROVED SWPPP DEVELOPED PURSUANT TO THE NPDES GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION AND LAND DISTURBANCE ACTIVITIES MAY SUBSTITUTE FOR THE ESCP.
- EROSION CONTROL: THE PROJECT SHALL IMPLEMENT ALL REQUIREMENTS OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN (OR SWPPP IF APPLICABLE) PRIOR TO THE CITY'S ISSUANCE OF A GRADING PERMIT, AND PROVIDE ONGOING IMPLEMENTATION UNTIL THE PROJECT IS COMPLETE AND ALL DISTURBED AREAS ARE FULLY STABILIZED.
- PRE-CONSTRUCTION SURVEY: A PRE-CONSTRUCTION SURVEY FOR BURROWING OWL SHALL BE CONDUCTED BY A CITY APPROVED AND LICENSED BIOLOGIST, NO MORE THAN 30 DAYS PRIOR TO GROUND DISTURBANCE.
- PROTECTED PLANTS: THREE COPIES OF A PROTECTED PLANT PLAN SHALL BE SUBMITTED TO THE BUILDING DIVISION SHOWING THE PRESENT LOCATION AND PROPOSED TREATMENT OF ALL SMOKE TREE, SPECIES IN THE AGAVACEA FAMILY, MESQUITE, LARGE CREOSOTE BUSHES, JOSHUA TREES, AND OTHER PLANTS PROTECTED BY THE STATE DESERT NATIVE PLANT ACT. THE GRADING PLAN SHALL BE CONSISTENT WITH THE APPROVED PROTECTED PLANT PLAN. NO CLEARING OR GRADING SHALL COMMENCE UNTIL THE PROTECTED PLANT PLAN IS APPROVED AND THE SITE IS INSPECTED AND APPROVED FOR CLEARING.