

PARCEL MAP NO. 19997

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

BEING A SUBDIVISION OF THE EAST ½ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ AND THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.,



DAVID EVANS
AND ASSOCIATES INC.
John C Bentley, PLS 7223
March 2018

OWNER'S STATEMENT:

WE HEREBY STATE THAT 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 DEDICATE TO THE CITY OF HESPERIA THAT PORTION SHOWN AS LOT A OF THIS PARCEL MAP, FOR RIGHT OF WAY AND PUBLIC UTILITY PURPOSES, AND EMERGENCY VEHICLE INGRESS AND EGRESS, DESIGNATED AS LOT A, AS SHOWN HEREON.

WE ALSO HEREBY DEDICATE TO THE CITY OF HESPERIA, AN EASEMENT WITHIN PARCELS 1 THROUGH 6, INCLUSIVE, FOR PUBLIC ACCESS, FOR PUBLIC UTILITY PURPOSES, AND FOR EMERGENCY VEHICLE INGRESS AND EGRESS, DESIGNATED AS F AND H, AS SHOWN HEREON.

18667 HESPERIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

NAME: NAME:

TITLE: TITLE:

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 }
 }SS
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

PRINT:

COMMISSION NO.:

COMMISSION EXPIRES.:

PRINCIPAL PLACE OF BUSINESS:

BENEFICARY STATEMENT:

PACIFIC WESTERN BANK, AS BENEFICIARY UNDER DEED OF TRUST RECORDED MAY 28, 2019 AS INSTRUMENT NO. 2019-0170975.

NAME:

TITLE:

NOTARY ACKNOWLEDGMENT

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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

PRINT:

COMMISSION NO.:

COMMISSION EXPIRES.:

PRINCIPAL PLACE OF BUSINESS:

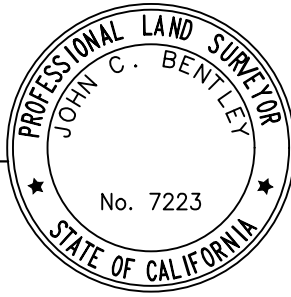
SEE EASEMENT NOTES ON SHEET 2

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 COSBEY WATSON, JR. IN JANUARY 2018. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS INDICATED WITHIN 1 YEAR OF RECORDATION, AND THAT SAID MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS FINAL MAP CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

JOHN C. BENTLEY,
L.S. NO. 7223

DATE

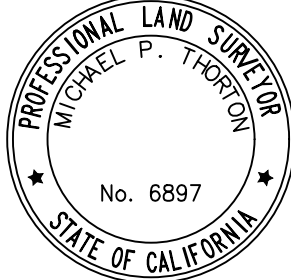


CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE ANNEXED 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 PROVISIONS OF THE SUBDIVISION MAP ACT AND AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT HIS MAP IS TECHNICALLY CORRECT.

DATED:

MICHAEL P. THORNTON
CONTRACT CITY ENGINEER
CITY OF HESPERIA, CALIFORNIA
R.C.E. NO. 44226, L.S. 6897



CITY COUNCIL STATEMENT:

THE UNDERSIGNED OFFICER ON BEHALF FOR THE CITY COUNCIL PURSUANT TO AUTHORITY CONFERRED BY TITLE NO. 17 OF THE CITY OF HESPERIA MUNICIPAL CODES, HEREBY APPROVES THE ANNEXED MAP AND ACCEPTS THE ADDITIONAL DEDICATIONS AS SHOWN ON THE ANNEXED MAP.

DATED:

MELINDA SAYRE
CITY CLERK, CITY OF HESPERIA, CALIFORNIA

AUDITOR'S CERTIFICATE:

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDERS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN UPON THE ANNEXED 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:

OSCAR VALDEZ, COUNTY AUDITOR/CONTROLLER
COUNTY OF SAN BERNARDINO, CALIFORNIA

BOARD OF SUPERVISOR'S CERTIFICATE:

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$_____ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISOR 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 THE ANNEXED MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY, BUT NO 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 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

SIGNATURE OMISSIONS NOTES

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

- SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED JANUARY 27, 1966 IN BOOK 6560, PAGE 38 OF OFFICIAL RECORDS; AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED APRIL 12, 1966 IN BOOK 6606, PAGE 508 OF OFFICIAL RECORDS.
- COUNTY OF SAN BERNARDINO, HOLDER OF AN EASEMENT FOR A PRIVATE ROAD RECORDED JULY 01, 1964 IN BOOK 6181, PAGE 181 OF OFFICIAL RECORDS.
- RONALD BRUBAKER et al., HOLDER OF AN EASEMENT FOR INGRESS AND EGRESS RECORDED AUGUST 16, 1988 AS INSTRUMENT NO. 88-268587 OF OFFICIAL RECORDS.

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER_____, THIS _____ DAY OF _____, 2016, AT _____M, IN BOOK _____ OF TRACT MAPS AT PAGES _____ AT THE REQUEST OF _____ AT THE AMOUNT OF \$_____.

BOB DUTTON
ASSESSOR-RECORDER
COUNTY OF SAN BERNARDINO

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**DAVID EVANS
AND ASSOCIATES INC.**
John C Bentley, PLS 7223
March 2018

EASEMENTS:

- (A) INTENTIONALLY DELETED
- (B) DENOTES AN EASEMENT IN FAVOR OF SAN BERNARDINO COUNTY FOR A PRIVATE ROADWAY PER DOCUMENT RECORDED IN BOOK 6181, PAGE 181 OF OFFICIAL RECORDS.
- (C) DENOTES AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITY PURPOSES PER DOCUMENT RECORDED IN BOOK 6560, PAGE 38 OF OFFICIAL RECORDS.

- (D) DENOTES AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITY PURPOSES PER DOCUMENT RECORDED IN BOOK 6606, PAGE 508 OF OFFICIAL RECORDS.
- (E) DENOTES AN EASEMENT AGREEMENT FOR INGRESS AND EGRESS PER INSTRUMENT NO. 88-268587 OF OFFICIAL RECORDS.

FD. 1-1/4" I.P. W/BASS CAP, DN. 0.5',
AT N1/4 COR. SEC. 1, T.4 N., R. 4.W., S.B.M.
PER PER R3 AND R5, ACCEPTED AS THE
N1/4 COR.

FD. 2" I.P. W/BASS CAP, DN. 1.0',
AT NW COR. SEC. 1, T.4 N., R. 4.W., S.B.M.
PER R5, C.S.F.B. 423/30, C.S.F.B. 4154/78.

BEAR VALLEY CUT-OFF ROAD

N 90° 00' 00" E 2637.50'

50 FEET RESERVED FOR ROAD
PER RS 13/52

SURVEYOR'S NOTES

BEARINGS ARE BASED ON THE CENTERLINE OF BASE LINE ROAD
BEING N90°00'00"E PER RECORD OF SURVEY R.S.B. NO. 13/52,
SAN BERNARDINO COUNTY RECORDS.

- INDICATES SET 1" IRON PIPE, TAGGED 'LS 7223',
AT ALL BOUNDARY CORNERS AND ANGLE POINTS.

- INDICATES FOUND MONUMENT AS NOTED

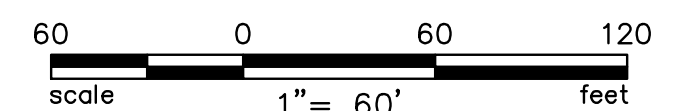
- SFN INDICATES SEARCHED, FOUND NOTHING.

Line Table		
Line #	Length	Direction
L7	37.57	S20° 37' 49"E
L8	55.46	S00° 00' 00"E
L9	9.00	N00° 00' 00"E
L10	33.11	N89° 55' 48"W
L11	138.18	S00° 00' 00"E
L12	42.82	N89° 59' 46"E
L13	47.99	S00° 00' 00"E
L14	66.15	N89° 59' 22"W
L15	27.18	N88° 40' 33"E
L16	4.82	S73° 18' 00"E
L17	7.00	N88° 40' 33"E
L18	7.09	N00° 00' 00"E
L19	9.00	N00° 00' 00"E
L20	44.72	S00° 00' 00"E

Curve Table			
Curve #	Length	Radius	Delta
C3	31.70	200.00	009°04'55"
C4	125.34	350.00	020°31'09"
C5	15.32	155.00	005°39'41"
C6	24.20	140.00	009°54'10"
C8	31.74	152.00	011°57'55"
C9	8.38	8.00	060°00'00"
C11	16.07	152.00	006°03'32"
C12	47.12	30.00	090°00'00"
C13	47.13	30.00	090°00'14"
C14	47.81	152.00	018°01'27"

REFERENCE MAPS

- (R1) INDICATES RECORD OF SURVEY R.S.B. 13/52, SAN BERNARDINO COUNTY RECORDS.
(R2) INDICATES RECORD OF SURVEY R.S.B. 29/15, SAN BERNARDINO COUNTY RECORDS.
(R3) INDICATES RECORD OF SURVEY R.S.B. 52/2-3, SAN BERNARDINO COUNTY RECORDS.
(R4) INDICATES TRACT MAP 18917-2 M.B. 341/90-95, SAN BERNARDINO COUNTY RECORDS.
(R5) INDICATES RECORD OF SURVEY 17-0115 R.S.B. 162/44, SAN BERNARDINO COUNTY RECORDS



MOJAVE RIVER

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March 2018

PROPOSED EASEMENTS:

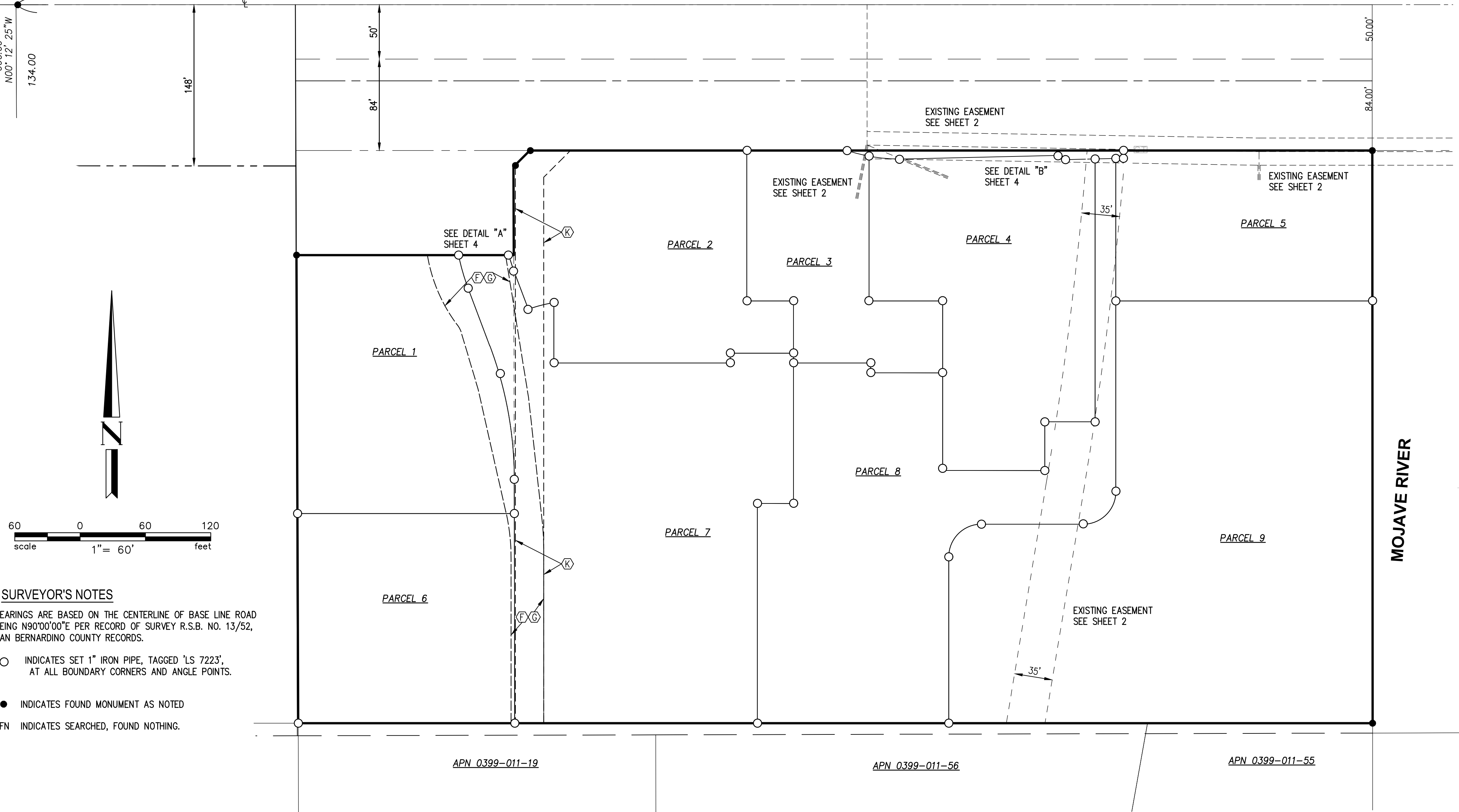
- (E) INDICATES A PROPOSED EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF THE CITY OF HESPERIA DEDICATED HEREON.
- (G) INDICATES A RESERVATION FOR A PRIVATE ACCESS EASEMENT OVER PARCELS 1, 6 AND 7 FOR THE BENEFIT OF APN 0399-011-19 AS SHOWN HEREON.

- (K) INDICATES A 26 FOOT EASEMENT FOR UTILITIES IN FAVOR OF SOUTHERN CALIFORNIA EDISON AS DEDICATED HEREON.

SHEET 3 OF 4 SHEETS

FD. 2" I.P. W/BRASS CAP, DN. 1.0',
AT NW COR. SEC. 1, T.4 N., R. 4.W., S.B.M.
PER C.S.F.B. 423/30, C.S.F.B. 4154/78.

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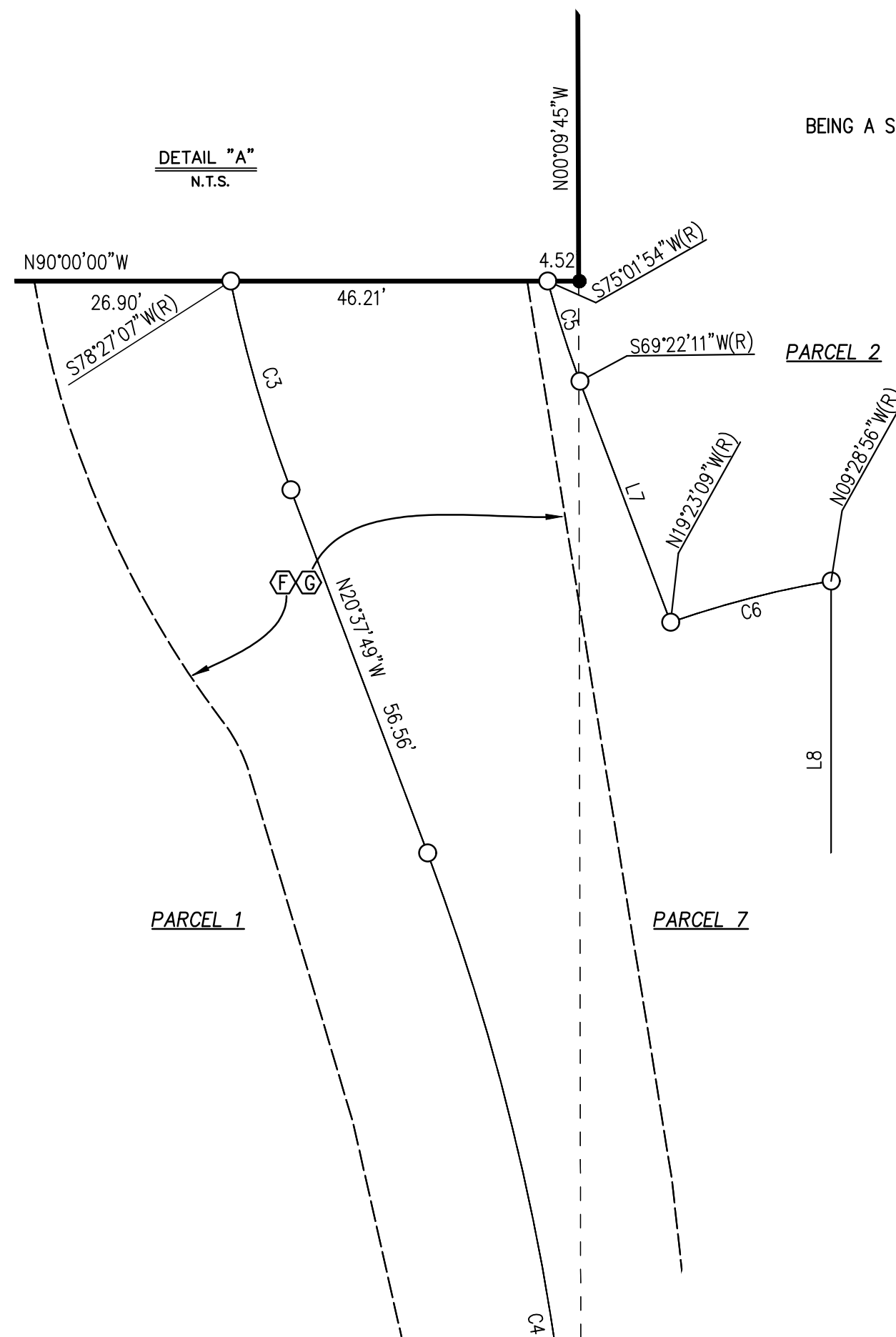
PARCEL MAP NO. 19997

SHEET 4 OF 4 SHEETS

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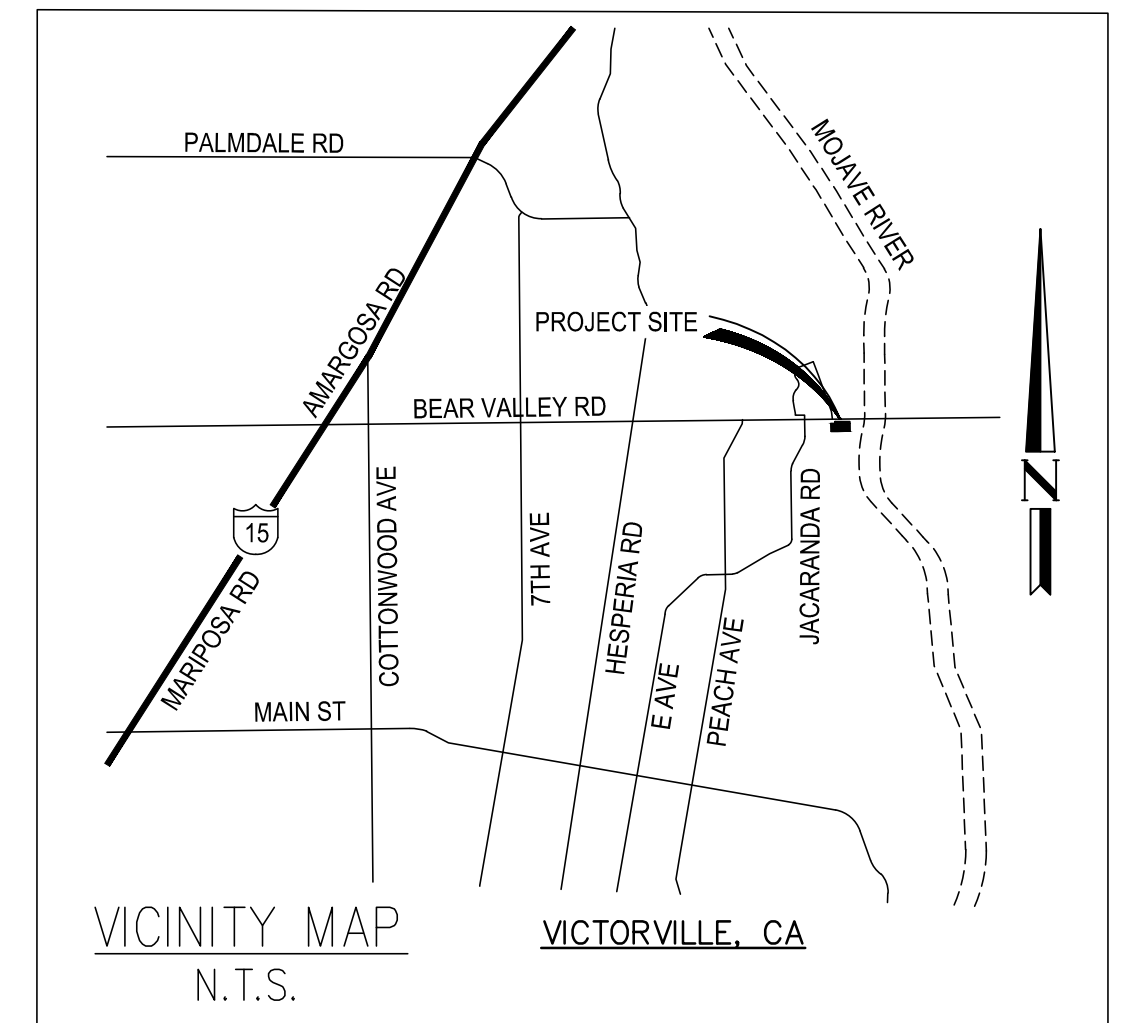


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AREAS:

	SQUARE FEET	ACRES
PARCEL 1	43,303	0.99±
PARCEL 2	41,488	0.95±
PARCEL 3	23,855	0.55±
PARCEL 4	47,075	1.08±
PARCEL 5	32,500	0.75±
PARCEL 6	38,322	0.88±
PARCEL 7	84,755	1.95±
PARCEL 8	67,790	1.56±
PARCEL 9	119,483	2.74±
ROAD DEDICATION	1,594	0.04±
TOTAL	500,165	11.48±

