

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 AS REQUIRED BY SECTION 68445 (a) OF THE SUBDIVISION MAP ACT, AND THAT 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 UTILITIES COMPANIES, WHICH ARE AUTHORIZED TO SERVE IN SAID SUBDIVISION, LOTS "A", "B" AND "C" FOR PUBLIC ROADS, AND PUBLIC UTILITY PURPOSES IN, UNDER, OVER, THROUGH, AND ACROSS CHOICEANA AVENUE AND LEMON STREET 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 RESERVE TO OURSELVES, ACCESS EASEMENTS TO BENEFIT THE PARCELS WITHIN THIS MAP.

BUDDHIST-TOWN LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

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

[illegible]

ON THIS ____ DAY OF _____, 2020, BEFORE ME, _____,
A NOTARY PUBLIC, PERSONALLY APPEARED _____
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND HE 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 HE
ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA
THAT THE FOREGOING IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE _____

PRINTED NAME _____

MY COMMISSION EXPIRES: _____ MY COMMISSION NUMBER: _____

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, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED AS THEIR INTERESTS CANNOT RIPEN INTO FEE:

SOUTHERN CALIFORNIA TELEPHONE COMPANY, HOLDER OF AN EASEMENT FOR ELECTRIC LINES,
TELEPHONE LINES AND INCIDENTAL PURPOSES PER BOOK 1501, PAGE 18, O.R.

CALIFORNIA ELECTRIC POWER COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES PER
BOOK 1732, PAGE 165, O.R.

CONTINENTAL TELEPHONE COMPANY OF CALIFORNIA, HOLDER OF AN EASEMENT FOR TELEPHONE,
TELEGRAPH AND COMMUNICATIONS PURPOSES PER INST. NO. 84-53142, O.R.

SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR OVERHEAD ELECTRICAL
SUPPLY PER INST. NO. 2007-0409608

KEVIN L. KELLER AND SHELLEY L. KELLER, HOLDER OF AN EASEMENT FOR LANDSCAPING PURPOSES
PER INST. NO. 2014-0409238

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

PARCEL MAP NO. 20108

BEING A SUBDIVISION OF A PORTION OF PARCEL 4 OF PARCEL MAP 1221, AS PER MAP RECORDED IN BOOK
11, PAGE 60 OF PARCEL MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA AND
A PORTION OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 4 WEST, SBM
HESS DEVELOPMENT BRIAN T. HESS MAY, 2020
FOR FINANCE PURPOSES ONLY

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
THIS MAP AND ACCEPTS LOTS "A" AND "B" AND CHOICEANA AVENUE AND LOT "C" AND
LEMON STREET AS SHOWN ON THIS MAP, SUBJECT TO IMPROVEMENTS IN ACCORDANCE
WITH CITY STANDARDS.

DATE: _____

MELINDA SAYRE
CITY CLERK

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 BUDDHIST-TOWN, LLC, IN FEBRUARY, 2020. 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, IN COMPLIANCE WITH SECTIONS 66495 AND 66496 OF THE SUBDIVISION MAP ACT AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: _____

BRIAN T. HESS, P.L.S. 8136
EXPIRATION DATE: DECEMBER 31, 2020

CITY ENGINEER'S STATEMENT

I HEREBY STATE I HAVE EXAMINED THIS MAP AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED REVISIONS 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: _____

MICHAEL THORNTON
LS 6867 AND RCE 44226

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 THE COUNTY OF SAN BERNARDINO, 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 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.

DATE: _____ LYNNA MONELL, 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 ON THIS MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES AND SPECIAL ASSESSMENTS NOT YET PAYABLE, ESTIMATED TO BE \$

DATE: _____ ENSEN MASON, AUDITOR-CONTROLLER/TREASURER/TAX COLLECTOR
COUNTY OF SAN BERNARDINO

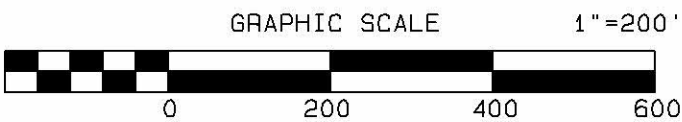
BY: _____
DEPUTY

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER _____
THIS _____ DAY OF _____, 2020, AT _____ M. IN BOOK _____
OF PARCEL MAPS AT PAGE(S) _____, AT THE REQUEST OF _____
IN THE AMOUNT OF \$ _____

BOB DUTTON
ASSESSOR-RECORDER
COUNTY OF SAN BERNARDINO

BY: _____
DEPUTY RECORDER

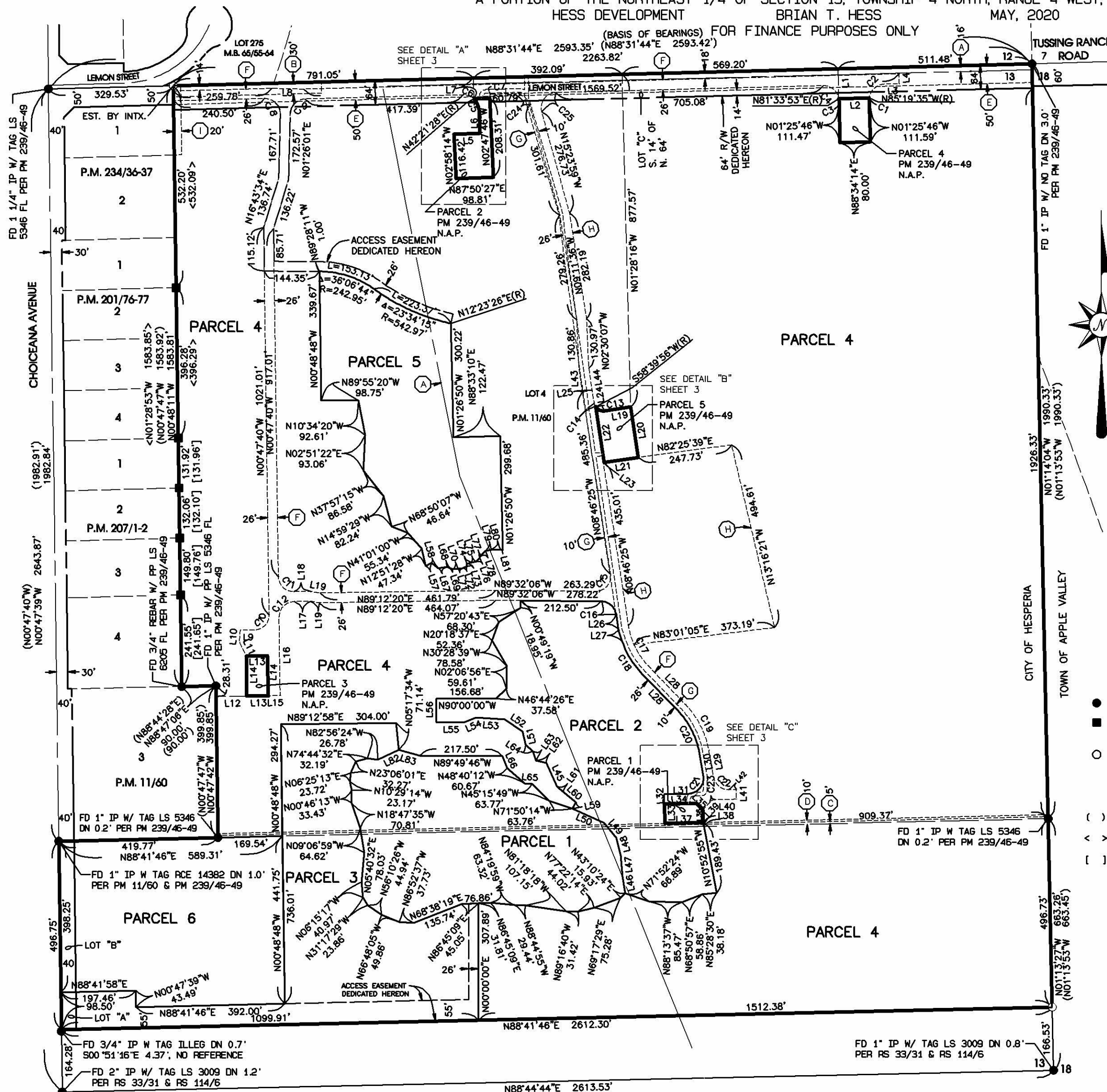


IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

PARCEL MAP NO. 20108

BEING A SUBDIVISION OF A PORTION OF PARCEL 4 OF PARCEL MAP 1221, AS PER MAP RECORDED IN BOOK 11, PAGE 60 OF PARCEL MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA AND A PORTION OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 4 WEST, SBM HESS DEVELOPMENT BRIAN T. HESS MAY, 2020

SHEET 2 OF 3 SHEETS



LINE	BEARING	DISTANCE
L1	N01°28'16"W	79.15'
L2	N88°56'00"E	80.53'
L3	N88°31'44"E	40.16'
L4	N01°28'16"W	26.00'
L5	N87°12'15"E	69.16'
L6	N02°47'45"W	62.58'
L7	N01°28'16"W	55.14'
L8	N88°44'02"W	83.76'
L9	N89°12'20"E	36.82'
L10	N03°37'52"E	31.34'
L11	N26°17'21"W	40.45'
L12	N89°12'13"E	81.18'
L13	N89°12'20"E	56.00'
L14	N00°47'40"W	106.00'
L15	N89°12'20"E	32.00'
L16	N00°47'40"W	207.75'
L17	N89°12'20"E	43.31'
L18	N89°12'20"E	46.04'
L19	N79°32'40"W	24.07'

LINE	BEARING	DISTANCE
L19	N81°13'35"E	68.41'
L20	N08°46'30"W	134.00'
L21	N81°13'35"E	91.50'
L22	N08°46'25"W	149.41'
L23	N81°13'35"E	1.91'
L24	N08°46'25"W	33.69'
L25	N81°13'35"E	26.00'
L26	N08°49'18"W	43.24'
L27	N18°38'03"W	30.71'
L28	N43°53'22"W	140.54'
L29	N10°08'22"W	71.65'
L30	N10°08'22"W	63.42'
L31	N88°30'32"E	65.01'
L32	N01°29'28"W	26.00'
L33	N01°29'28"W	51.00'
L34	N88°30'32"E	84.03'
L35	N46°29'31"W	24.00'
L36	N01°29'28"W	34.03'
L37	N88°30'32"E	101.00'
L38	N01°18'14"W	10.55'
L39	N43°17'10"E	26.78'
L40	N88°45'12"E	55.99'
L41	N01°14'48"W	26.00'
L42	N88°45'12"E	19.38'
L43	N08°41'45"W	60.34'
L44	N08°41'45"W	58.90'
L45	N24°18'45"W	69.17'

LINE	BEARING	DISTANCE
L46	N08°54'08"W	44.87'
L47	N04°01'09"W	55.27'
L48	N14°39'56"W	48.49'
L49	N39°25'44"W	50.41'
L50	N65°38'43"W	92.01'
L51	N12°27'24"W	36.36'
L52	N56°20'41"W	57.41'
L53	S85°53'48"E	75.44'
L54	N67°00'28"E	35.07'
L55	N90°00'00"E	72.28'
L56	S00°00'00"W	63.23'
L57	N63°19'03"E	17.63'
L58	N51°42'26"W	21.34'
L59	N28°57'28"E	18.51'
L60	N48°48'01"W	44.17'
L61	N52°25'54"W	20.42'
L62	N77°55'31"W	27.23'
L63	N19°02'40"W	26.55'
L64	N48°34'16"W	24.79'
L65	N85°10'22"W	19.91'
L66	N22°55'19"W	34.74'

LINE	BEARING	DISTANCE
L67	N82°52'58"E	22.70'
L68	N70°50'26"W	9.79'
L69	N77°48'10"W	8.80'
L70	S88°49'19"W	12.28'
L71	N81°11'21"E	11.64'
L72	N70°06'27"E	11.95'
L73	N02°42'33"E	8.09'
L74	N74°51'11"E	13.72'
L75	N82°29'46"E	12.13'
L76	N40°49'33"E	12.74'
L77	N31°51'37"E	7.04'
L78	N42°11'15"E	18.09'
L79	S80°52'47"W	14.97'
L80	N88°28'38"E	24.81'
L81	N81°36'01"W	6.33'
L82	N64°55'55"E	60.88'
L83	S73°46'00"E	57.87'

CURVE	LENGTH	RADIUS	DELTA
C1	4.26'	40.00'	6°06'12"
C2	58.54'	40.00'	83°51'19"
C3	4.89'	40.00'	7°00'41"
C4	57.97'	40.00'	83°02'06"
C5	31.31'	40.00'	44°50'47"
C6	30.60'	40.00'	43°49'37"
C7	7.97'	5.00'	91°19'30"
C8	64.86'	40.00'	92°54'17"
C9	60.80'	40.00'	87°05'43"
C10	62.83'	40.00'	90°00'00"
C11	62.83'	40.00'	90°00'00"
C12	62.83'	40.00'	90°00'00"
C13	29.43'	25.00'	67°26'21"
C14	9.84'	25.00'	22°33'39"
C15	69.28'	40.00'	99°14'19"
C16	56.35'	40.00'	80°42'48"
C17	120.74'	197.00'	35°06'57"
C18	98.30'	223.00'	25°15'19"
C19	137.25'	233.00'	33°45'00"
C20	121.93'	207.00'	33°45'00"
C21	68.87'	40.00'	98°38'54"
C22	56.62'	40.00'	81°06'26"
C23	15.87'	20.00'	45°28'02"
C24	53.11'	40.00'	76°04'17"
C25	72.56'	40.00'	103°55'43"

SURVEYORS NOTES

BASIS OF BEARINGS IS THE NORTH LINE OF THE NORTHEAST QUARTER BEING N88°31'44"E PER PARCEL MAP 19265, P.M. 239/46-49.

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES FOUND 1" IP W/ TAG RCE 23227 FLUSH PER PM 201/76-77 & PM 207/1-2
- INDICATES SET 1" IP W/ PLASTIC CAP LS B136 FLUSH
- A 1" IP W/ PLASTIC CAP LS B136 FLUSH ARE SET AT ALL INTERIOR PROPERTY CORNERS, OR A NAIL AND TAG LS B136 IF A CORNER IS LOCATED ON CONCRETE
- () INDICATES RECORD DATA PER P.M. 239/46-49
- < > INDICATES RECORD DATA PER P.M. 201/76-77
- [] INDICATES RECORD DATA PER P.M. 207/1-2

EASEMENT NOTES

- (A) CL ESMT TO CALIFORNIA ELECTRIC POWER COMPANY PER BK 1732, PG 165, O.R. REC. 02-25-1945
- (B) ROAD ESMT TO COUNTY OF SAN BERNARDINO PER BK 8094, PG 1159, O.R. REC. 01-05-1973
- (C) ESMT TO CONTINENTAL TELEPHONE COMPANY OF CALIFORNIA PER INST. NO. 84-53142 REC. 06-29-1990
- (D) ESMT TO SOUTHERN CALIFORNIA EDISON PER INST. NO. 07-409608 REC. 07-11-2007
- (E) ROAD & UTILITY EASEMENT TO CITY OF HESPERIA PER PM 239/46-49
- (F) ESMT TO MOJAVE WATER AGENCY, A PUBLIC AGENCY PER INST. NO. 2012-21745 REC. 01-19-2012
- (G) ESMT TO SOUTHERN CALIFORNIA EDISON PER INST. NO. 2012-68786 REC. 02-22-2012
- (H) ESMT TO MOJAVE WATER AGENCY PER INST. NO. 2014-88241 & 2014-88242 REC. 03-11-2014
- (I) ESMT TO KEVIN L. KELLER AND SHELLEY L. KELLER PER INST. NO. 2014-0409238 REC. 10-31-2014

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

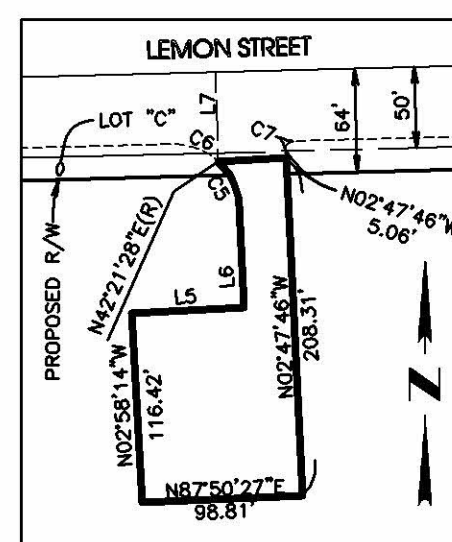
PARCEL MAP NO. 20108

BEING A SUBDIVISION OF A PORTION OF PARCEL 4 OF PARCEL MAP 1221, AS PER MAP RECORDED IN BOOK 11, PAGE 60 OF PARCEL MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA AND A PORTION OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 4 WEST, SBM

HESS DEVELOPMENT BRIAN T. HESS MAY, 2020

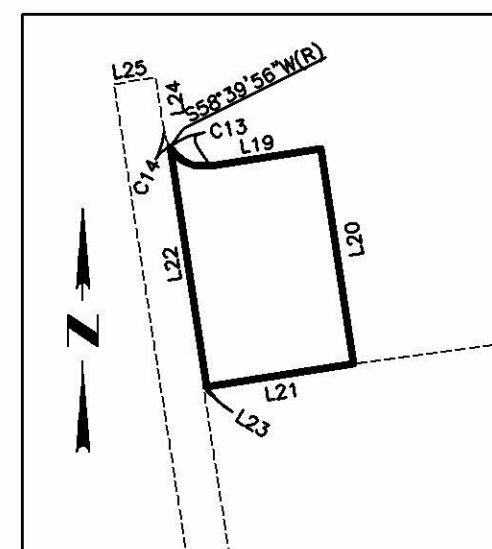
FOR FINANCE PURPOSES ONLY

SHEET 3 OF 3 SHEETS



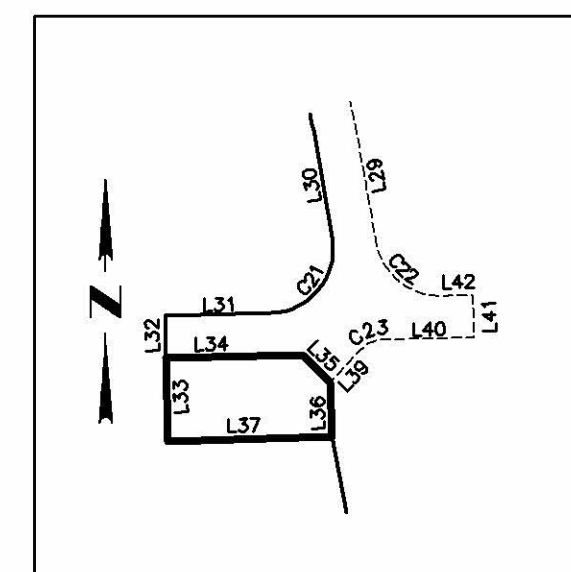
DETAIL "A"
1"=100'

LINE	BEARING	DISTANCE
L1	N01°28'16"W	79.15'
L2	N88°56'00"E	80.53'
L3	N88°31'44"E	40.16'
L4	N01°28'16"W	26.00'
L5	N87°12'15"E	69.16'
L6	N02°47'45"W	62.58'
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L15	N89°12'20"E	32.00'
L16	N00°47'40"W	207.75'
L17	N89°12'20"E	43.31'
L18	N89°12'20"E	46.04'
L19	N79°32'40"W	24.07'



DETAIL "B"
1"=100'

LINE	BEARING	DISTANCE
L19	N81°13'35"E	68.41'
L20	N08°46'30"W	134.00'
L21	N81°13'35"E	91.50'
L22	N08°46'25"W	149.41'
L23	N81°13'35"E	1.91'
L24	N08°46'25"W	33.69'
L25	N81°13'35"E	26.00'
L26	N08°49'18"W	43.24'
L27	N18°38'03"W	30.71'
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L32	N01°29'28"W	26.00'
L33	N01°29'28"W	51.00'
L34	N88°30'32"E	84.03'
L35	N46°29'31"W	24.00'
L36	N01°29'28"W	34.03'
L37	N88°30'32"E	101.00'
L38	N01°18'14"W	10.55'
L39	N43°17'10"E	26.78'
L40	N88°45'12"E	55.99'
L41	N01°14'48"W	26.00'
L42	N88°45'12"E	19.38'
L43	N08°41'45"W	60.34'
L44	N08°41'45"W	58.90'
L45	N24°18'45"W	69.17'



DETAIL "C"
1"=100'

CURVE	LENGTH	RADIUS	DELTA
C1	4.26'	40.00'	6°06'12"
C2	58.54'	40.00'	83°51'19"
C3	4.69'	40.00'	7°00'41"
C4	57.97'	40.00'	83°02'06"
C5	31.31'	40.00'	44°50'47"
C6	30.60'	40.00'	43°48'37"
C7	7.97'	5.00'	91°19'30"
C8	64.86'	40.00'	92°54'17"
C9	60.80'	40.00'	87°05'43"
C10	62.83'	40.00'	90°00'00"
C11	62.83'	40.00'	90°00'00"
C12	62.83'	40.00'	90°00'00"
C13	29.43'	25.00'	67°26'21"
C14	9.84'	25.00'	22°33'39"
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C16	56.35'	40.00'	80°42'48"
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C23	15.87'	20.00'	45°28'02"
C24	53.11'	40.00'	76°04'17"
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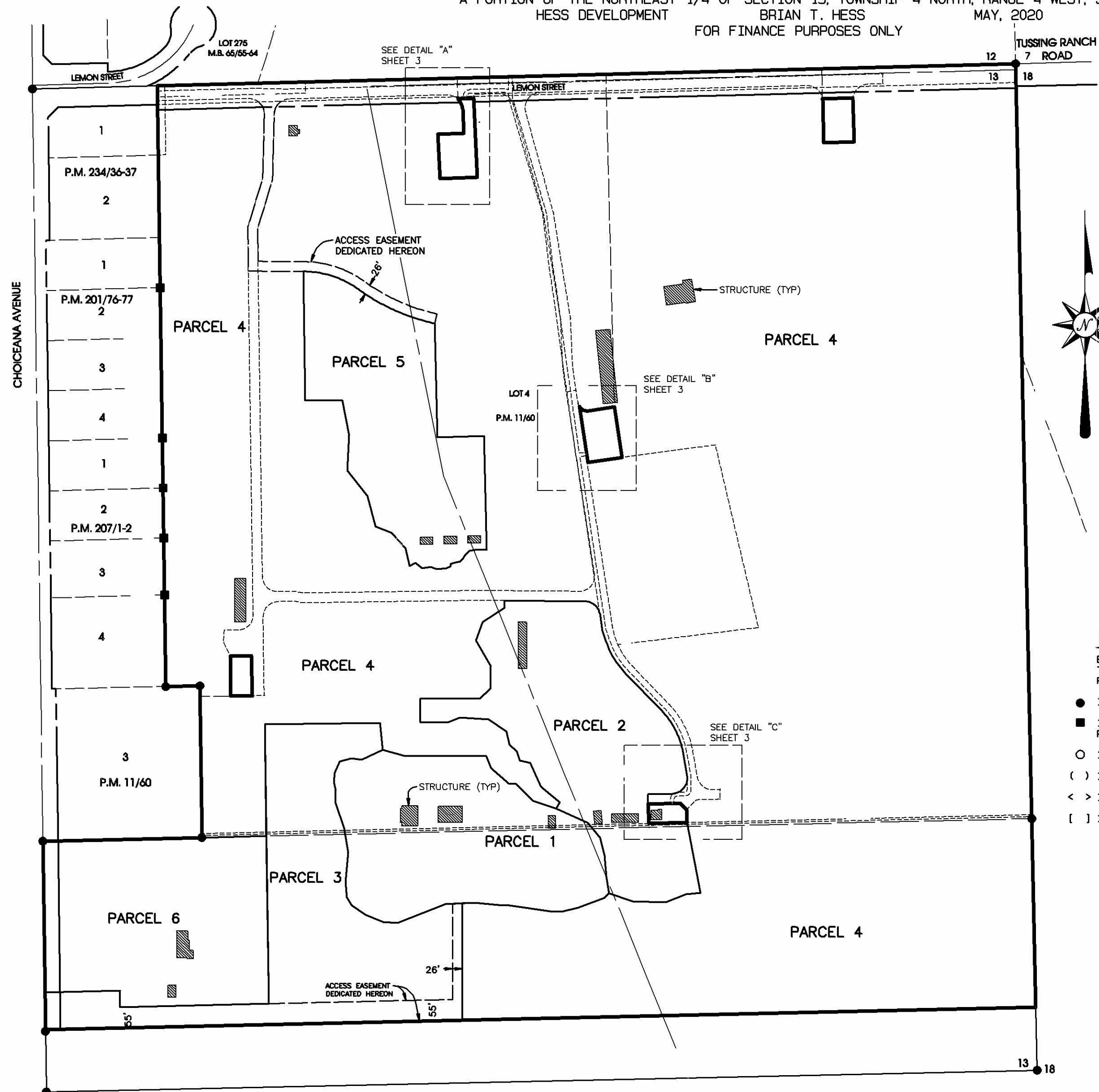
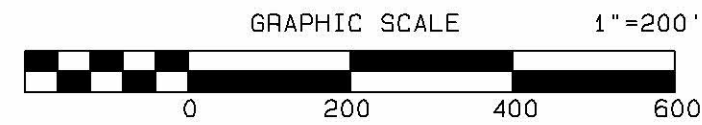
COMPOSITE DEVELOPMENT PLAN

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

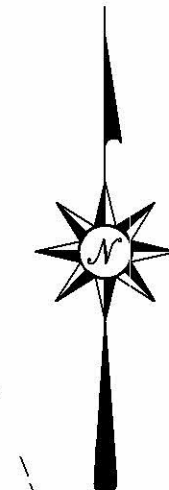
PARCEL MAP NO. 20108

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BRIAN T. HESS
MAY, 2020
FOR FINANCE PURPOSES ONLY

SHEET 1 OF 1 SHEET



THE SALE AND DEVELOPMENT OF ANY PARCEL OF PM-20108 SHALL BE SUBJECT TO ANY AND ALL CONDITIONS OF APPROVAL THAT WILL BE WRITTEN FOR FUTURE SITE ENTITLEMENT.



SURVEYORS NOTES

BASIS OF BEARINGS IS THE NORTH LINE OF THE NORTHEAST QUARTER BEING N88°31'44"E PER PARCEL MAP 19265, P.M. 239/46-49.

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES FOUND 1" IP W/ TAG RCE 23227 FLUSH PER PM 201/76-77 & PM 207/1-2
- INDICATES SET 1" IP W/ PLASTIC CAP LS 8136 FLUSH
- () INDICATES RECORD DATA PER P.M. 239/46-49
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EASEMENT NOTES

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