

# TRACT MAP NO. 17959

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

BEING A SUBDIVISION OF PARCEL 2 AND A PORTION OF PARCEL 1 OF PARCEL MAP NO. 5781, AS PER MAP RECORDED IN BOOK 57, PAGES 23 AND 24 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**MARSHALL ENGINEERING GROUP, INC. APRIL 2018**  
**WILLIAM M. RAYMOND JR. L.S. 7279**

### 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 THE ANNEXED MAP AND THAT WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL 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, HIGHWAYS, AND PUBLIC UTILITY PURPOSES IN, UNDER, OVER, THROUGH, AND ACROSS FARMDALE AVENUE, ADALINE STREET, MILTON AVENUE, AND FLINTRIDGE STREET, AS SHOWN ON THE ANNEXED MAP.

WE ALSO HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE CITY OF HESPERIA LOT "A" FOR DRAINAGE, STORM DRAIN, RETENTION BASIN, SLOPE MAINTENANCE, AND OPEN SPACE PURPOSES AS SHOWN ON THE ANNEXED MAP.

WE ALSO HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE CITY OF HESPERIA ALL RIGHTS OF VEHICULAR INGRESS TO OR EGRESS FROM LOTS 3 AND 13, OVER AND ACROSS THE SOUTHERLY LINE OF ADALINE STREET AND LOTS 12, 22, AND 31, OVER AND ACROSS THE NORTHERLY LINE OF FLINTRIDGE STREET, AS SHOWN ON THE ANNEXED MAP.

THE EXPRESSED RIGHTS TO THE PUBLIC IN GENERAL AND TO THE SEVERAL UTILITY COMPANIES SHALL BE AND SHALL REMAIN INTERIOR TO THE SUPERIOR RIGHTS OF THE CITY OF HESPERIA.

FARMDALE HOMES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS OWNER.

BY: Stanley H. Mullins TITLE: MANAGING MEMBER  
 BY: [Signature] TITLE: Managing Member

### 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 SAN BERNARDINO  
 ON 9/23/21 BEFORE ME, ANGEL GONZALES, NOTARY PUBLIC,

PERSONALLY APPEARED, STANLEY H. MULLINS / ADAM CASTANEDA, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES WERE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, 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.

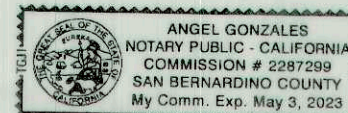
WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE [Signature]  
 NAME OF NOTARY ANGEL GONZALES

COUNTY IN WHICH COMMISSIONED SAN BERNARDINO

DATE COMMISSION EXPIRES MAY 3, 2023

COMMISSION NUMBER 2287299



### AVIGATION EASEMENT

A RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT HEREIN AFTER REFERRED TO IN THE AIR SPACE ABOVE THE SURFACE OF THE HEREIN AFTER DESCRIBED PREMISES, TOGETHER WITH THE RIGHT OF SUCH AIRCRAFT TO CAUSE IN SUCH AIR SPACE SUCH NOISE, VIBRATION, SMOKE, AND OTHER EFFECTS AS MAY BE INHERENT IN THE OPERATION, MAINTENANCE, REPAIR, REHABILITATION, MANUFACTURING, EXPERIMENTATION OR TESTING OF AIRCRAFT, INCLUDING, WITHOUT LIMITATION COMPONENTS THEREOF, NOW KNOWN OF HEREAFTER USED OR, PROPOSED TO BE USED, FOR NAVIGATION OF, OR FLIGHT IN THE AIR, USING SAID AIR SPACE FOR LANDING AT, OR TAKING OFF FROM, OR OPERATION AT, OR ON: (1) HESPERIA AIRPORT OR ANY SUCCESSOR AIRPORT LOCATED ON OR UPON ALL OR ANY PORTION OF THE PROPERTY NOW KNOWN AS HESPERIA AIRPORT, A COPY OF THE LOCATION OF SAID HESPERIA AIRPORT.

### 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 THE ANNEXED 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 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 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/TREASURER/TAX COLLECTOR  
 COUNTY OF SAN BERNARDINO

BY: \_\_\_\_\_ DEPUTY

### COMPOSITE DEVELOPMENT PLAN:

A COMPOSITE DEVELOPMENT PLAN HAS BEEN PREPARED FOR THIS TRACT AND IS ON FILE WITH THE CITY OF HESPERIA PLANNING DEPARTMENT.

### SOILS REPORT NOTE:

A SOILS REPORT WAS PREPARED FOR THIS TRACT BY CONVERSE CONSULTANTS, HASHMI S. E. QUAZI, G.E. 2517, ON NOVEMBER 14 2005 AND IS ON FILE WITH THE CITY OF HESPERIA BUILDING DEPARTMENT.

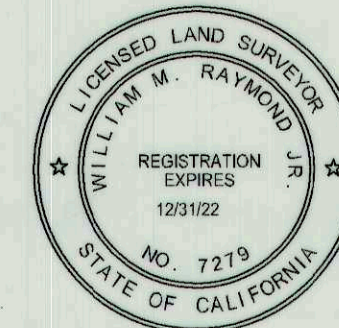
### SIGNATURE OMISSIONS NOTE:

PURSUANT TO 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 A FEE.

1. THE COUNTY OF SAN BERNARDINO HOLDER OF AN OFFER OF DEDICATION FOR PUBLIC ROAD, COUNTY HIGHWAY AND PUBLIC UTILITY PURPOSES AND INCIDENTAL PURPOSES, RECORDED AUGUST 16, 1982 AS INSTRUMENT NO. 82-160665 OF OFFICIAL RECORDS. PORTIONS OF SAID EASEMENT FALL INTO PROPOSED OFFERS OF DEDICATION TO THE CITY OF HESPERIA.
2. THE CITY OF HESPERIA HOLDER OF AN OFFER OF DEDICATION FOR PUBLIC ROAD, COUNTY HIGHWAY AND PUBLIC UTILITY PURPOSES AND INCIDENTAL PURPOSES, RECORDED JANUARY 23, 2008 AS INSTRUMENT NO. 2008-0030040 OF OFFICIAL RECORDS. PORTIONS OF SAID EASEMENT FALL INTO PROPOSED OFFERS OF DEDICATION TO THE CITY OF HESPERIA.

### 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 ADAM CASTANEDA ON APRIL 17, 2018 AND SAID SURVEY IS TRUE AND COMPLETE AS SHOWN. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE 12/31/2021 AND THAT THE MONUMENTS ARE, OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



DATE: 9/22/2021

[Signature]  
 WILLIAM M. RAYMOND JR.  
 PROFESSIONAL LAND SURVEYOR NO. 7279  
 EXPIRATION DATE: DECEMBER 31, 2022

### CITY ENGINEER'S STATEMENT

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

[Signature]  
 MICHAEL P. THORNTON, CITY ENGINEER  
 R.C.E. 44226 & P.L.S. 6867



DATED: SEP. 23, 2021

### CITY COUNCIL'S ACCEPTANCE AND ABANDONMENT CERTIFICATE

THE UNDERSIGNED OFFICER ON BEHALF OF THE CITY COUNCIL PURSUANT TO AUTHORITY CONFERRED BY TITLE NO. 17 OF THE CITY OF HESPERIA MUNICIPAL CODE, HEREBY APPROVES THE ANNEXED MAP AND ACCEPTS FARMDALE AVENUE, FLINTRIDGE STREET, ADALINE STREET, AND MILTON AVENUE, SUBJECT TO THEIR IMPROVEMENTS IN ACCORDANCE WITH CITY STANDARDS, AND ALSO ACCEPTS LOT "A" FOR DRAINAGE, STORM DRAIN, RETENTION BASIN, SLOPE MAINTENANCE, AND OPEN SPACE PURPOSES, AS DEDICATED.

IN ADDITION, THE UNDERSIGNED HEREBY ACCEPTS ALL RIGHTS OF VEHICULAR ACCESS FROM LOTS 3 AND 13, OVER AND ACROSS THE SOUTHERLY LINE OF ADALINE STREET AND LOTS 12, 22, AND 31, OVER AND ACROSS THE NORTHERLY LINE OF FLINTRIDGE STREET AS SHOWN ON THE ANNEXED MAP.

DATED: \_\_\_\_\_

[Signature]  
 MELINDA SAYRE  
 CITY CLERK OF THE CITY OF HESPERIA

### SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE:

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER \_\_\_\_\_

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, AT \_\_\_\_\_ M., IN BOOK: \_\_\_\_\_

OF \_\_\_\_\_ TRACT MAP PAGES \_\_\_\_\_, AT THE REQUEST

OF: \_\_\_\_\_

IN THE AMOUNT OF \$ \_\_\_\_\_

BOB DUTTON  
 AUDITOR-RECORDER-COUNTY CLERK  
 COUNTY OF SAN BERNARDINO

BY: \_\_\_\_\_  
 DEPUTY RECORDER

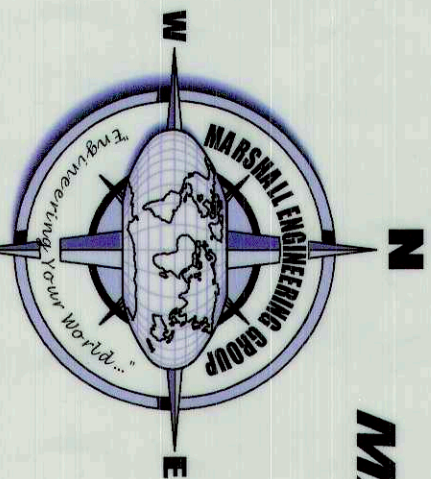


# TRACT MAP NO. 17959

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

BEING A SUBDIVISION OF PARCEL 2 AND A PORTION OF PARCEL 1 OF PARCEL MAP NO. 5781, AS PER MAP RECORDED IN BOOK 57, PAGES 23 AND 24 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**MARSHALL ENGINEERING GROUP, INC. APRIL 2018**



SCALE: 1" = 160'

FD 2" IP NO TAG, DN 0.5' ACCEPTED AS 2" IP TAGGED RCE 25657 PER PM 5910 PMB 5663. DESTROYED IN CONSTRUCTION OF TRACT NO. 14937.

## BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF RANCHERO ROAD SHOWN AS N 88°15'11" E PER RECORD OF SURVEY NO. 02-033 RECORDED IN BOOK 117, PAGE 95, OF RECORD OF SURVEYS.

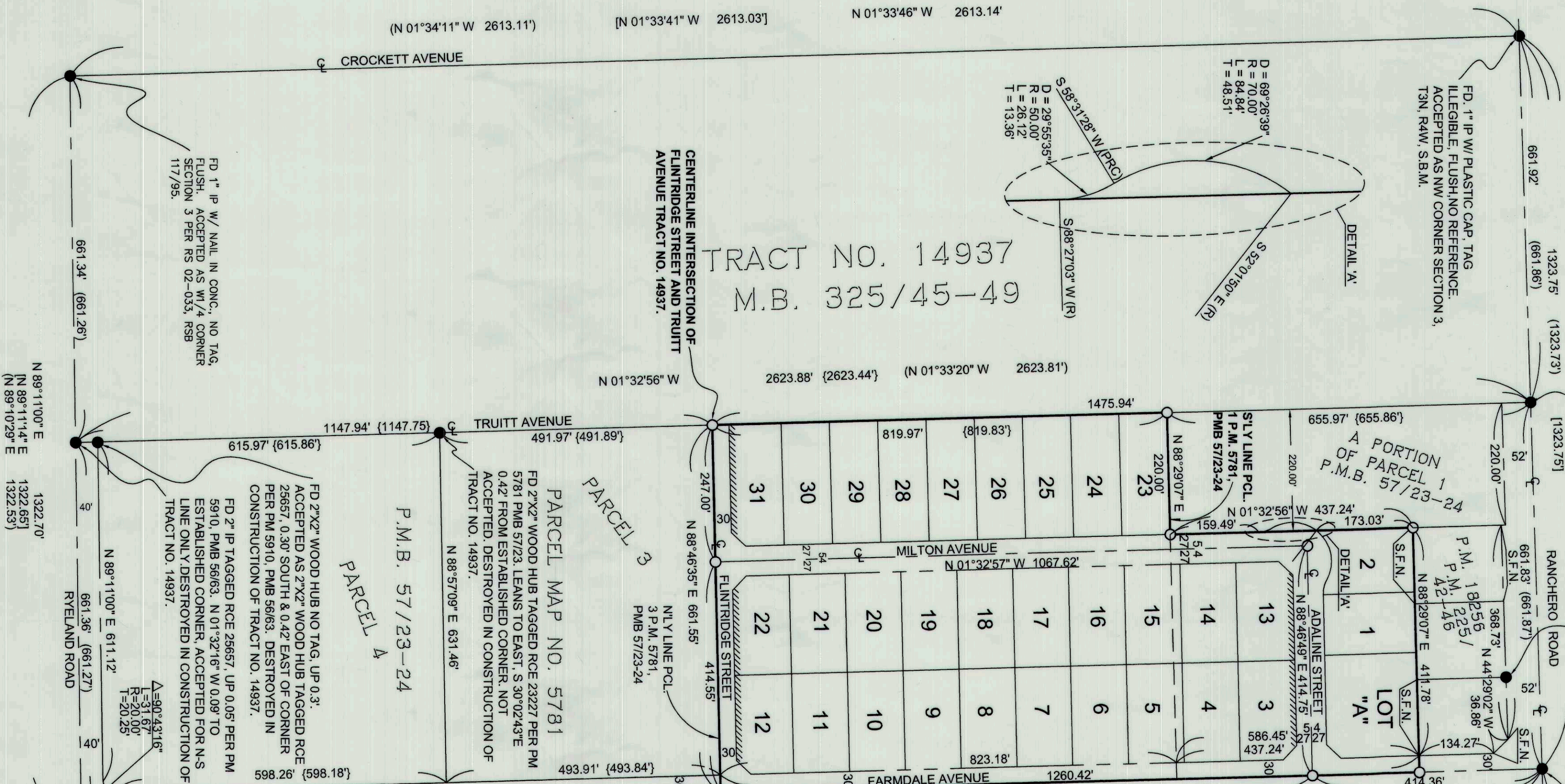
TRACT 5543  
MB 66/13-34

FD 1" IP W/ PLASTIC CAP LS 5308, DN 0.2' PER RECORD OF SURVEY 02-033, BOOK 117, PAGE 95, ACCEPTED AS W 1/16 CORNER SECTION 3, DESTROYED BY STREET CONSTRUCTION ON FARMDALE AVENUE.

FD 1 1/4" BRASS CAP RCE 6620 DN 0.5' IN LIEU OF 1" I.P. PER RS 02-033, RSB 117/95, ACCEPTED AS N 1/4 CORNER, PER P.M. 225/42-44 SECTION 3 T3N, R4W, S.B.M.

## SURVEYOR'S NOTES

1. THIS TRACT CONTAINS 16.04 ACRES GROSS
  2. THIS TRACT CONTAINS 31 NUMBERED LOTS AND 1 LETTERED LOT.
  3. ( ) INDICATES RECORD DATA PER PM 5910, PMB 5663.  
( ) INDICATES RECORD DATA PER RS 02-033, RSB 117/95.  
( ) INDICATES RECORD DATA PER PM 5781, PMB 5723.
  4. ● INDICATES MONUMENT FOUND AS NOTED.
  5. ○ INDICATES SET 1" IP 18" LONG (MIN.) WITH PLASTIC CAP "PLS 7279", FLUSH, UNLESS OTHERWISE NOTED.
  6. LOT CORNERS ADJACENT TO STREETS REFERENCED BY LEAD & TAG "PLS 7279" IN CURB ON EXTENSION OF LOT LINES, EXCEPT AT CORNER CUTBACKS, UNLESS OTHERWISE NOTED.
  7. LOT CORNERS ADJACENT TO TRACT BOUNDARY REFERENCED BY BRASS NAIL & TAG "PLS 7279" IN WALL ON EXTENSION OF LOT LINES, EXCEPT AT CORNER STREET FRONTAGE, UNLESS OTHERWISE NOTED. LOTS (3-22) SET 1" IP 18" LONG (MIN.) WITH PLASTIC CAP "PLS 7279" AT ALL REAR CORNERS.
- INDICATES NON-VEHICULAR ACCESS



TRACT NO. 14937  
M.B. 325/45-49

A PORTION OF THE NE 1/4, OF THE NW 1/4, SECTION 3, T3N, R4W, S.B.M.

P.M. 15449  
PMB 192/1-2

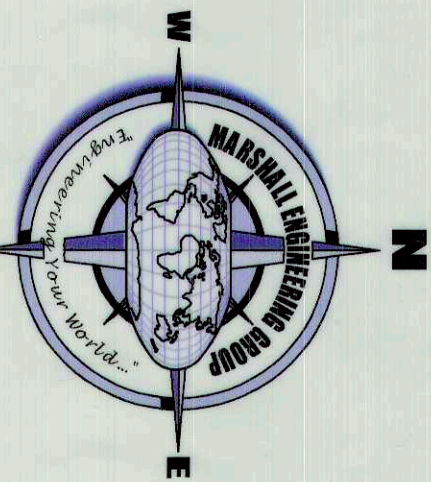


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**MARSHALL ENGINEERING GROUP, INC. APRIL 2018**



SCALE: 1" = 80'

## BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF RANCHERO ROAD SHOWN AS N 88°15'11" E PER RECORD OF SURVEY 02-033 RECORDED DECEMBER 10, 2002 IN BOOK 117 PAGE 95.

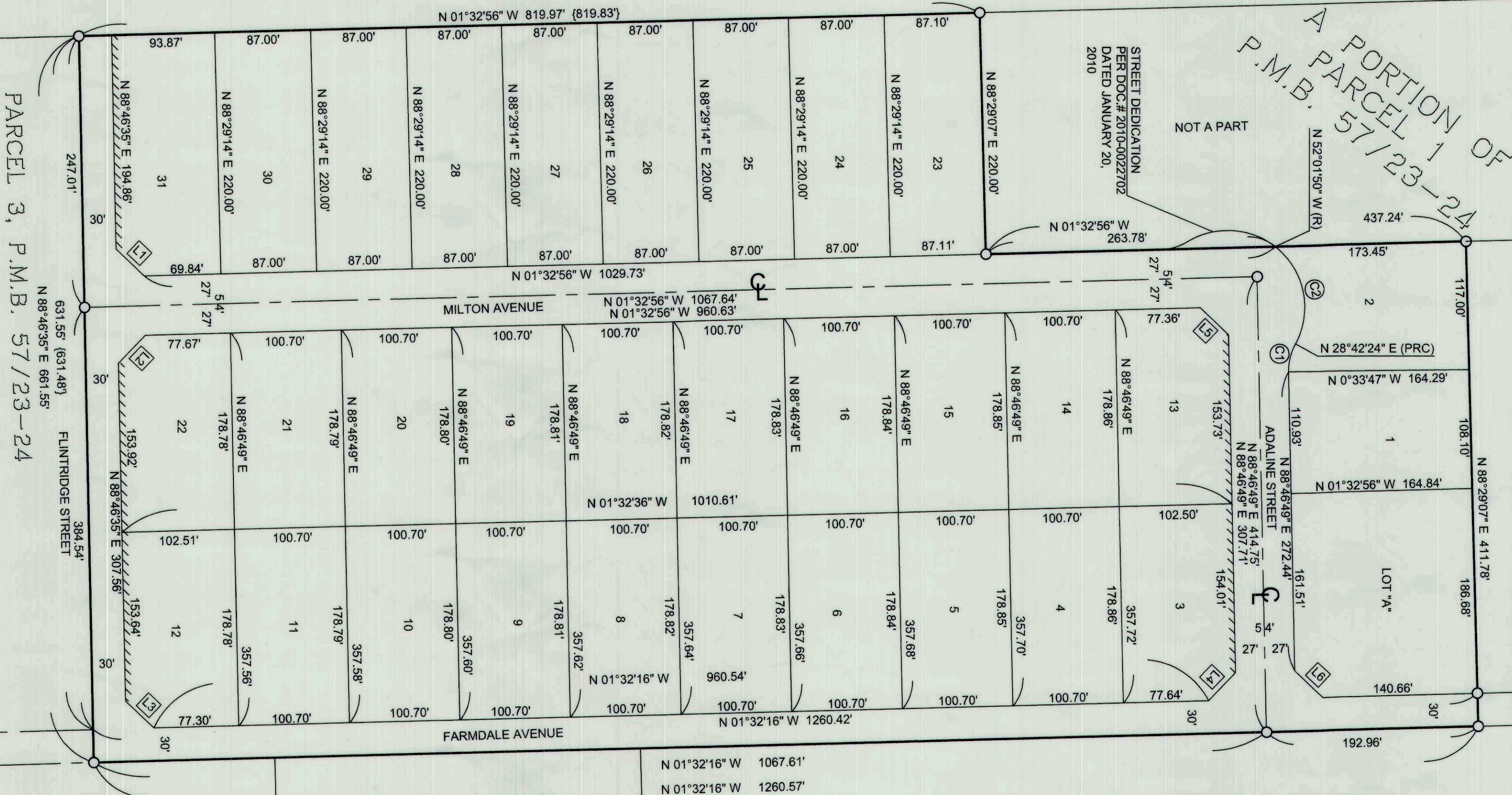
INDICATES NON-VEHICULAR ACCESS

| LINE DATA |               | CURVE DATA |             |
|-----------|---------------|------------|-------------|
| LINE      | BEARING       | RADIUS     | DELTA ANGLE |
| L1        | N 43°36'50" E | 50.00'     | 29°55'35"   |
| L2        | N 46°23'10" W | 70.00'     | 80°44'15"   |
| L3        | N 43°32'39" E |            |             |
| L4        | N 46°22'43" W |            |             |
| L5        | N 43°36'57" E |            |             |
| L6        | N 43°37'17" E |            |             |

| C# | RADIUS | DELTA ANGLE | TANGENT |
|----|--------|-------------|---------|
| C1 | 50.00' | 29°55'35"   | 13.36'  |
| C2 | 70.00' | 80°44'15"   | 59.51'  |

## SURVEYOR'S NOTES

- THIS TRACT CONTAINS 16.04 ACRES GROSS
- THIS TRACT CONTAINS 31 NUMBERED LOTS AND 1 LETTERED LOT.
- ( ) INDICATES RECORD DATA PER PM 5910, PMB 56/63.  
{ } INDICATES RECORD DATA PER RS 02-033, RSB 117/95.  
{ } INDICATES RECORD DATA PER PM 5781, PMB 57/23.
- INDICATES MONUMENT FOUND AS NOTED.
- INDICATES SET 1" IP 18" LONG (MIN.) WITH PLASTIC CAP "PLS 7279" FLUSH, UNLESS OTHERWISE NOTED.
- LOT CORNERS ADJACENT TO STREETS REFERENCED BY LEAD & TAG "PLS 7279" IN CURB ON EXTENSION OF LOT LINES, EXCEPT AT CORNER CUTBACKS, UNLESS OTHERWISE NOTED.
- LOT CORNERS ADJACENT TO TRACT BOUNDARY REFERENCED BY BRASS NAIL & TAG "PLS 7279" IN WALL ON EXTENSION OF LOT LINES, EXCEPT AT CORNER STREET FRONTAGE, UNLESS OTHERWISE NOTED. LOTS (3-22) SET 1" IP 18" LONG (MIN.) WITH PLASTIC CAP "PLS 7279" AT ALL REAR CORNERS.



A PORTION OF THE NE 1/4, OF THE NW 1/4, SECTION 3, T3N, R4W, S.B.M.