

TRACT NO. 15791

IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
BEING A SUBDIVISION OF PORTIONS OF SECTION 36, T5N, R1W; SECTION 31, T5N, R1
SECTION 1, T4N, R1W; SECTION 6, T4N, R1E; SAN BERNARDINO MERIDIAN

DUFFY LAND SURVEY SYSTEMS

FEBRUARY, 2020

MICHAEL A. DUFFY, P.L.S. 5113

OWNERS 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 WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP. WE HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE COUNTY OF SAN BERNARDINO, 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, COUNTY HIGHWAYS, AND PUBLIC UTILITY PURPOSES IN, UNDER, OVER, THROUGH, AND ACROSS BARSTOW ROAD, RUE MEDITERRANEE, MERIDIAN AVENUE, BRUSSEL ROAD, WILSHIRE ROAD, POST OFFICE ROAD, LOCUST ROAD AS SHOWN ON THIS THE ANNEXED 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 COUNTY OF SAN BERNARDINO.

WE ALSO IRREVOCABLY OFFER TO DEDICATE TO THE COUNTY OF SAN BERNARDINO:

THE SAN BERNARDINO COUNTY DRAINAGE EASEMENT (S.B.C.D.E.) OVER LOT F AND LOT H AS SHOWN ON THE ANNEXED MAP.

PRIVATE EASEMENTS:

WE HEREBY RESERVE TO OURSELVES, OUR HEIRS AND ASSIGNS, FOR THE USE AND BENEFIT OF RANCHO LUCERNE A LANDSCAPE EASEMENT, AS DELINEATED ON SAID MAP.

WE ALSO HEREBY RESERVE TO OURSELVES, OUR HEIRS AND ASSIGNS, FOR THE USE AND BENEFIT OF THE SEVERAL PUBLIC UTILITY COMPANIES, WHICH ARE AUTHORIZED TO SERVE IN SAID SUBDIVISION, EASEMENTS FOR PUBLIC UTILITY PURPOSES, DELINEATED ON SAID MAP AS "PUBLIC UTILITY EASEMENT" OR "P.U.E."

WILSHIRE ROAD LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

NAME: _____ TITLE: _____

NOTARY ACKNOWLEDGEMENTS

STATE OF CALIFORNIA }
COUNTY OF _____ } SS
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.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____
MY COMMISSION EXPIRES: _____

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

STATE OF CALIFORNIA }
COUNTY OF _____ } SS
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.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____
MY COMMISSION EXPIRES: _____

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

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.

SIGNATURE OMISSIONS:

THE SIGNATURES OF THE FOLLOWING HAVE BEEN OMITTED FROM THE MAP UNDER THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT. RIGHTS AND RESERVATIONS COVER THE ENTIRE AREA BEING SUBDIVIDED UNLESS NOTED

1. RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED IN BOOK 'K' OF PATENTS, PAGE 400, FOR DITCHES, CANALS, AND FISHING.
2. RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED IN BOOK 'L' OF PATENTS, PAGE 19, FOR DITCHES AND CANALS.
3. RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED IN BOOK 'N' OF PATENTS, PAGE 95, FOR DITCHES AND CANALS.
4. RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED IN BOOK 439, PAGE 349, OFFICIAL RECORDS, FOR DITCHES AND CANALS.
5. RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED IN BOOK 473, PAGE 177, OFFICIAL RECORDS, FOR DITCHES AND CANALS.
6. RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED IN BOOK 662, PAGE 134, OFFICIAL RECORDS, FOR DITCHES AND CANALS.
7. RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED IN BOOK 1449, PAGE 432, OFFICIAL RECORDS, FOR DITCHES AND CANALS.
8. AN EASEMENT FOR PUBLIC UTILITIES AND ACCESS TO THE SOUTHERN CALIFORNIA EDISON COMPANY RECORDED IN BOOK 1219, PAGE 132, OFFICIAL RECORDS.

SURVEYOR'S STATEMENT

I, MICHAEL A. DUFFY, HEREBY STATE THAT I AM A PROFESSIONAL LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF 4 SHEETS IS A TRUE AND COMPLETE REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECTION IN NOV. 1998, AND THAT ALL THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET IN SUCH POSITIONS ON OR BEFORE _____ IN COMPLIANCE WITH SECTIONS 66495 AND 66496 OF THE SUBDIVISION MAP ACT AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE _____

MICHAEL A. DUFFY

PLS 5113



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE ANNEXED MAP, AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO, AND THAT ALL THE PROVISIONS OF SUBDIVISION MAP ACT AND DIVISION 3 OF THE SAN BERNARDINO COUNTY CODE HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

THOMAS P. HERRIN, COUNTY SURVEYOR
COUNTY OF SAN BERNARDINO

DATE _____ BY: _____, DEPUTY
L.S. NO. _____

ACCEPTANCE CERTIFICATE

I HEREBY CERTIFY THAT THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BERNARDINO DULY APPROVED THE ANNEXED MAP OF TRACT NO. 15791.

LYNNA MONELL, CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF SAN BERNARDINO.

DATE _____ BY: _____, DEPUTY

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 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 \$ _____.

OSCAR VALDEZ, COUNTY AUDITOR-CONTROLLER
COUNTY OF SAN BERNARDINO

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 ASSESSMENTS, AND SAID BOND IS HEREBY ACCEPTED.

LAURA H. WELCH, CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF SAN BERNARDINO

DATE _____ BY: _____, DEPUTY

SIGNATURE OMISSIONS: CON'T

9. RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED IN BOOK 1287, PAGE 423, OFFICIAL RECORDS, FOR DITCHES AND CANALS.

10. EASEMENTS FOR OPEN SPACE PUBLIC USE TO THE LUCERNE VALLEY PUBLIC FINANCING AUTHORITY PER INSTRUMENT NOS. 96-301866, 96-301867 AND 96-301868 RECORDED AUGUST 16, 1996, OF OFFICIAL RECORDS AND INSTRUMENT NOS. 96-479061, 96-479063 AND 96-479066 RECORDED DECEMBER 31, 1996, OF OFFICIAL RECORDS.

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

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

BOB DUTTON, ASSESSOR-RECORDER
COUNTY OF SAN BERNARDINO

BY: _____, DEPUTY RECORDER

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DUFFY LAND SURVEY SYSTEMS

FEBRUARY, 2020

MICHAEL A. DUFFY, P.L.S. 5113

BASIS OF BEARINGS:

THE BEARING OF N 00°17'44" E BEING THE EAST LINE OF THE SE 1/4, SECTION 1, T4N, R1W PER RS 30/75 IS THE BASIS OF BEARINGS FOR THIS SURVEY.

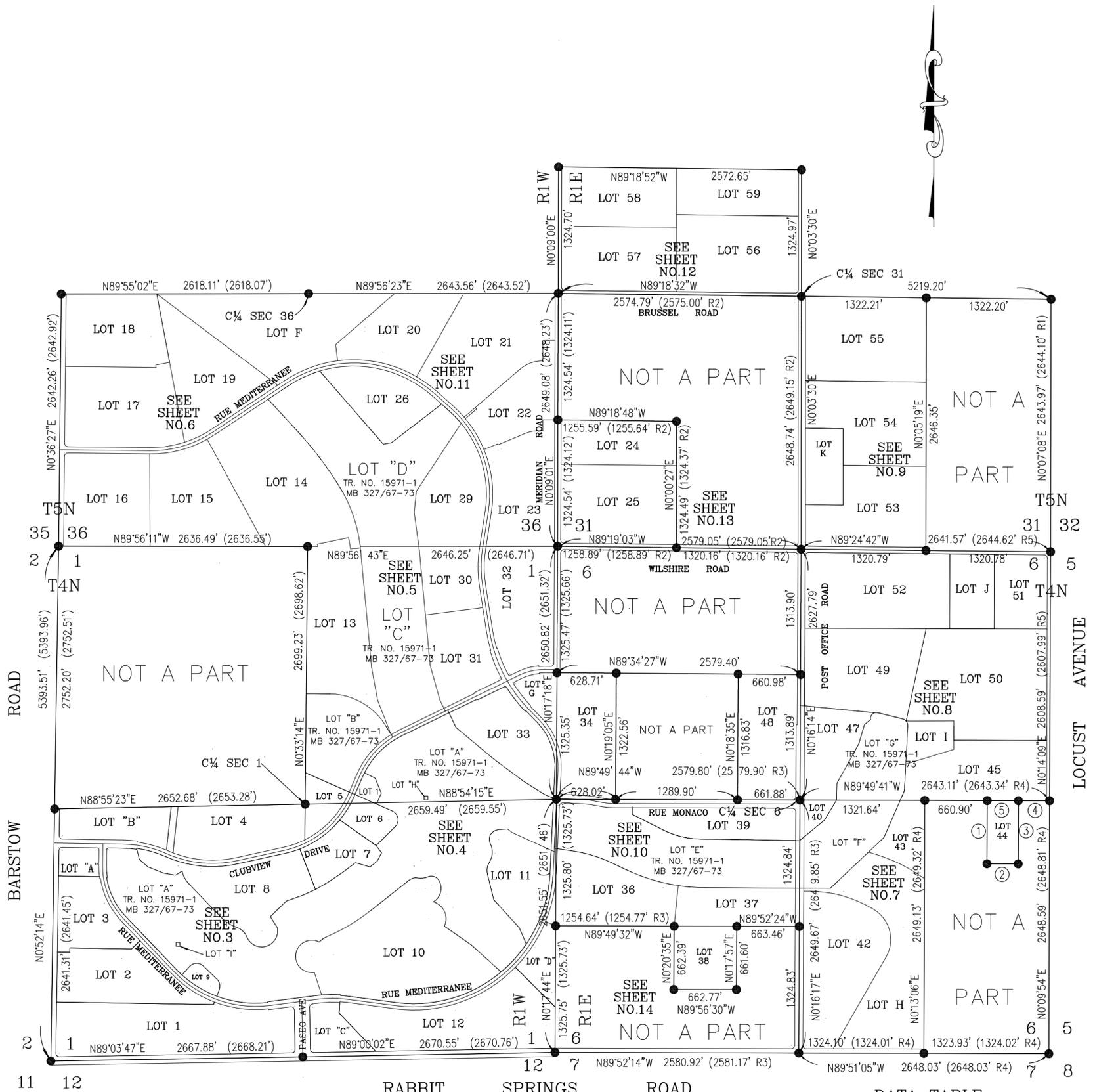
EASEMENT NOTES

- ① INDICATES AN EASEMENT FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES TO THE SOUTHERN CALIFORNIA EDISON COMPANY RECORDED MARCH 30, 1979 IN BOOK 9654, PAGE 2732, O.R.
- ② INDICATES AN EASEMENT FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES TO THE SOUTHERN CALIFORNIA EDISON COMPANY RECORDED MARCH 30, 1979 IN BOOK 9654, PAGE 2732, O.R.
- ③ INDICATES AN EASEMENT FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES TO THE SOUTHERN CALIFORNIA EDISON COMPANY RECORDED MAY 12, 1952 IN BOOK 2948, PAGE 258, O.R.
- ④ INDICATES AN EASEMENT FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES TO CONTEL OF CALIFORNIA RECORDED JULY 29, 1952 IN BOOK 2992, PAGE 432, O.R.
- ⑤ INDICATES AN EASEMENT FOR PUBLIC UTILITIES PURPOSES TO CALIFORNIA ELECTRIC POWER COMPANY RECORDED MARCH 22, 1951 IN BOOK 2737, PAGE 226, O.R.
- ⑥ INDICATES AN EASEMENT FOR LANDSCAPE PURPOSES RESERVED HEREON

SURVEYOR'S NOTES:

- 1" I.P. TAGGED L.S. 5113 OR LEAD & TAG L.S. 5113 IN CONCRETE TO BE SET AT ALL TRACT BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- 1" I.P. TAGGED L.S. 5113 OR LEAD & TAG L.S. 5113 IN CONCRETE TO BE SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- INDICATES FD. 1" I.P. OR L&T IN CONC. TAGGED LS 5113 PER TRACT NO. 15971-1, MB 327/67-73, OR AS NOTED.
- INDICATES 1" I.P. TAGGED LS 5113 AT $\frac{1}{4}$ " SET $\frac{1}{4}$ " BELOW FINISHED PAVEMENT SURFACE.
- () INDICATES RECORD DATA PER RS 30/75.
- (R1) INDICATES RECORD DATA PER PM 12734, PMB 164/31,32.
- (R2) INDICATES RECORD DATA PER RS 29/57.
- (R3) INDICATES RECORD DATA PER RS 66/94.
- (R4) INDICATES RECORD DATA PER RS 39/11.
- (R5) INDICATES RECORD DATA PER GOV'T PLAT DATED AUG. 1, 1916.
- CSFB INDICATES COUNTY SURVEYOR'S FIELD BOOK
- ① INDICATES CENTERLINE MONUMENT TIED OUT A SCHEDULE OF TIES WILL BE FILED IN THE OFFICE OF THE COUNTY RECORDER.

LOTS A THROUGH K ARE FOR PARK PURPOSES
 TOTAL ACREAGE EQUALS 1139.39 ACRES.



DATA TABLE

- ① N011°57'E, 662.05' (662.26' R4)
- ② N89°50'00"W, 330.63' (330.56' R4)
- ③ N0°09'37"E, 662.01' (662.23' R4)
- ④ N89°49'41"W, 330.39' (330.42' R4)
- ⑤ N89°49'41"W, 330.18' (330.42' R4)

INDEX AND BOUNDARY MAP

SCALE: 1"=800'

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DUFFY LAND SURVEY SYSTEMS

FEBRUARY, 2020

MICHAEL A. DUFFY, P.L.S. 5113

DATA TABLE

- ① N7°18'02"W (RAD) 82.00'
- ② N7°18'02"W 41.00'
- ③ N82°41'58"E 217.49'
- ④ N1°37'41"E (RAD) 8.00'
- ⑤ $\Delta=8°55'43"$ R=1241' L=193.39'
- ⑥ $\Delta=19°55'58"$ R=1508' L=524.62'
- ⑦ $\Delta=92°21'23"$ R=20' L=32.24'
- ⑧ N7°32'37"E (RAD) 8.00'
- ⑨ $\Delta=87°26'38"$ R=20' L=30.52'
- ⑩ N6°42'22"E 85.78'
- ⑪ $\Delta=20°43'26"$ R=641' L=231.85'
- ⑫ N4°54'30"W (RAD) 8.00'
- ⑬ $\Delta=5°20'03"$ R=633' L=58.93'
- ⑭ N89°34'27"W 132.91'
- ⑮ $\Delta=2°58'36"$ R=1167' L=60.63'
- ⑯ N89°34'27"W 133.07'
- ⑰ $\Delta=0°29'29"$ R=1533' L=13.14'
- ⑱ $\Delta=5°20'03"$ R=567' L=52.79'
- ⑲ $\Delta=20°43'26"$ R=559' L=202.19'
- ⑳ N6°42'22"E 75.11'
- ㉑ $\Delta=97°26'02"$ R=20' L=34.01'
- ㉒ $\Delta=11°06'16"$ R=1459' L=282.77'
- ㉓ N4°54'46"E (RAD) 8.00'
- ㉔ $\Delta=0°29'29"$ R=1467' L=12.58'

DATA TABLE

- ㉕ N44°39'43"W 155.55'
- ㉖ $\Delta=11°40'41"$ R=1541' L=314.09'
- ㉗ $\Delta=83°08'23"$ R=20' L=29.02'
- ㉘ $\Delta=11°26'56"$ R=1541' L=307.93'
- ㉙ $\Delta=11°38'56"$ R=1459' L=296.63'
- ㉚ $\Delta=7°44'29"$ R=1467' L=198.21'
- ㉛ $\Delta=7°44'29"$ R=1533' L=207.13'
- ㉜ $\Delta=47°23'03"$ R=667' L=551.62'
- ㉝ $\Delta=47°23'03"$ R=700' L=578.91' T=307.16'
- ㉞ $\Delta=47°23'03"$ R=733' L=606.70'
- ㉟ $\Delta=90°00'00"$ R=20' L=31.42' T=20.00'
- ㊱ N87°16'40"W 53.00'
- ㊲ N2°43'20"E 66.00'
- ㊳ N87°16'40"W 210.04'
- ㊴ $\Delta=10°04'33"$ R=944' L=166.01'
- ㊵ $\Delta=10°04'33"$ R=911' L=160.20' T=80.31'
- ㊶ $\Delta=10°04'33"$ R=878' L=154.40'
- ㊷ $\Delta=12°37'38"$ R=833' L=183.58'
- ㊸ $\Delta=12°37'38"$ R=800' L=176.31' T=88.51'
- ㊹ $\Delta=12°37'38"$ R=767' L=169.04'
- ㊺ N25°37'56"W 8.00'
- ㊻ $\Delta=6°59'24"$ R=1243' L=151.64'

DATA TABLE

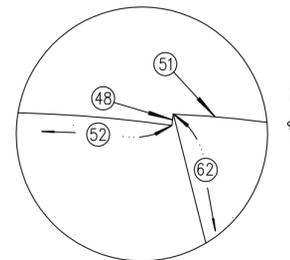
- ㊼ N7°51'38"E (RAD) 10.00'
- ㊽ $\Delta=15°51'49"$ R=1233' L=341.38'
- ㊾ $\Delta=22°51'13"$ R=1200' L=478.64' T=242.55'
- ㊿ $\Delta=15°44'57"$ R=1167' L=320.78'
- ① $\Delta=7°06'16"$ R=1157' L=143.46'
- ② N0°52'14"E 142.52'
- ③ $\Delta=9°59'22"$ R=757' L=131.99'
- ④ N80°52'52"E (RAD) 10.00'
- ⑤ $\Delta=9°59'22"$ R=843' L=146.98'
- ⑥ $\Delta=90°00'00"$ R=35' L=54.98' T=35.00'
- ⑦ $\Delta=31°58'37"$ R=260' L=145.11'
- ⑧ $\Delta=19°55'58"$ R=1475' L=513.14'
- ⑨ $\Delta=13°45'37"$ R=967' L=232.24'
- ⑩ $\Delta=83°41'56"$ R=35' L=51.13' T=31.35'
- ⑪ $\Delta=8°55'43"$ R=1159' L=180.61'
- ⑫ $\Delta=14°45'09"$ R=1200' L=308.98' T=155.35'
- ⑬ $\Delta=2°40'29"$ R=1167' L=54.48'
- ⑭ $\Delta=5°49'26"$ R=1167' L=118.62'
- ⑮ $\Delta=2°12'07"$ R=1167' L=44.85'
- ⑯ S9°58'44"E 118.90'
- ⑰ N84°59'07"E 105.00'
- ⑱ S8°57'28"W 29.46'

DATA TABLE

- ⑲ $\Delta=8°32'02"$ R=1233' L=183.65'
- ⑳ $\Delta=11°28'56"$ R=1333' L=267.14'
- ㉑ S8°57'28"W 24.22'
- ㉒ S8°57'28"W 34.69'
- ㉓ $\Delta=17°45'33"$ R=1233' L=382.18'
- ㉔ $\Delta=17°45'33"$ R=1200' L=371.95'
- ㉕ $\Delta=17°45'33"$ R=1167' L=361.72'
- ㉖ $\Delta=11°44'01"$ R=1408.72' L=288.49'
- ㉗ $\Delta=43°21'29"$ R=75' L=56.76'
- ㉘ $\Delta=36°13'31"$ R=75' L=47.72'

N89°26'46"W
252.41'

LOT "B"
TR. NO. 15971-1
MB 327/67-73



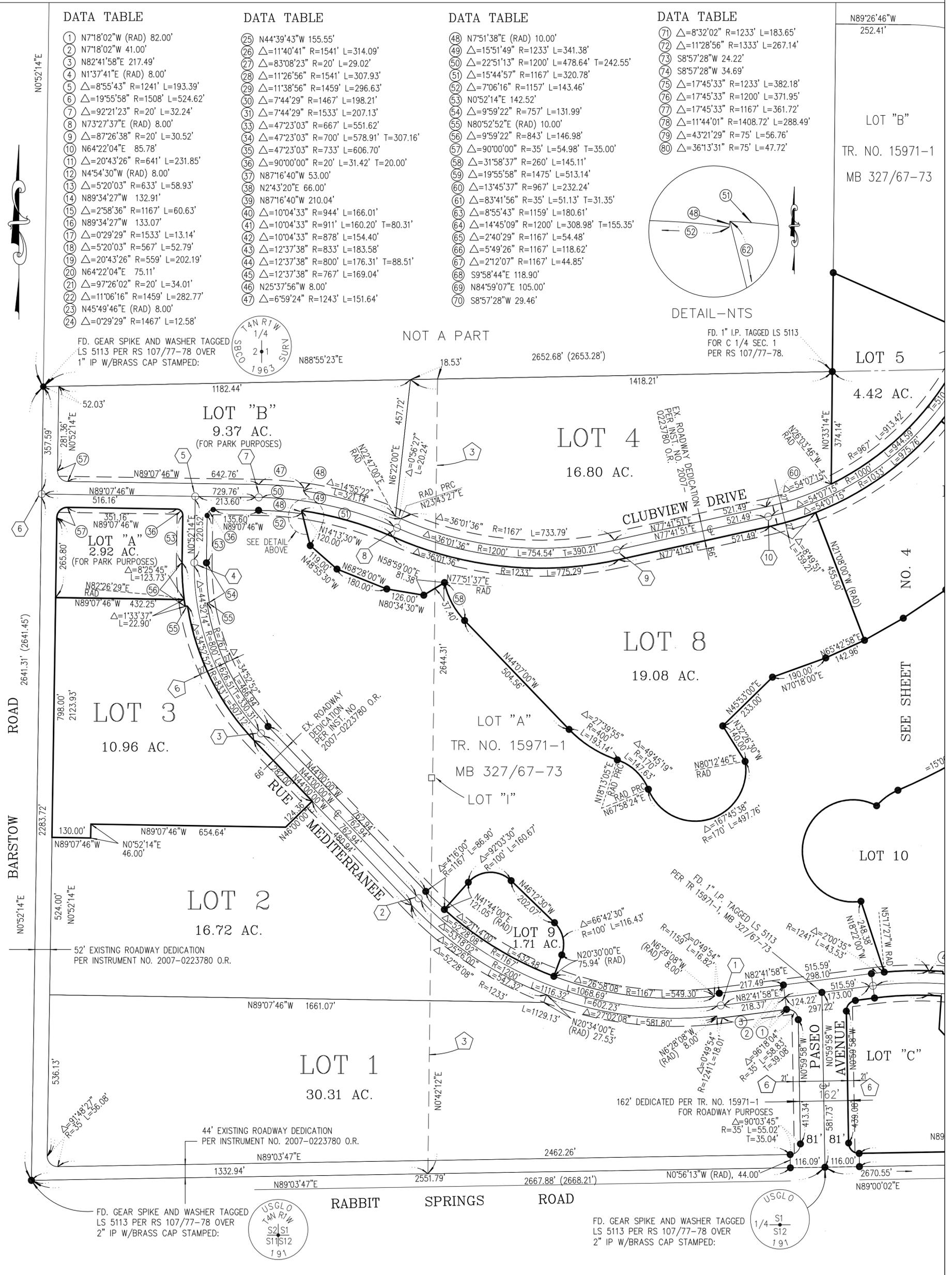
DETAIL-NTS

FD. GEAR SPIKE AND WASHER TAGGED
LS 5113 PER RS 107/77-78 OVER
1" IP W/BRASS CAP STAMPED:



NOT A PART

FD. 1" I.P. TAGGED LS 5113
FOR C 1/4 SEC. 1
PER RS 107/77-78.



FD. GEAR SPIKE AND WASHER TAGGED
LS 5113 PER RS 107/77-78 OVER
2" IP W/BRASS CAP STAMPED:



FD. GEAR SPIKE AND WASHER TAGGED
LS 5113 PER RS 107/77-78 OVER
2" IP W/BRASS CAP STAMPED:



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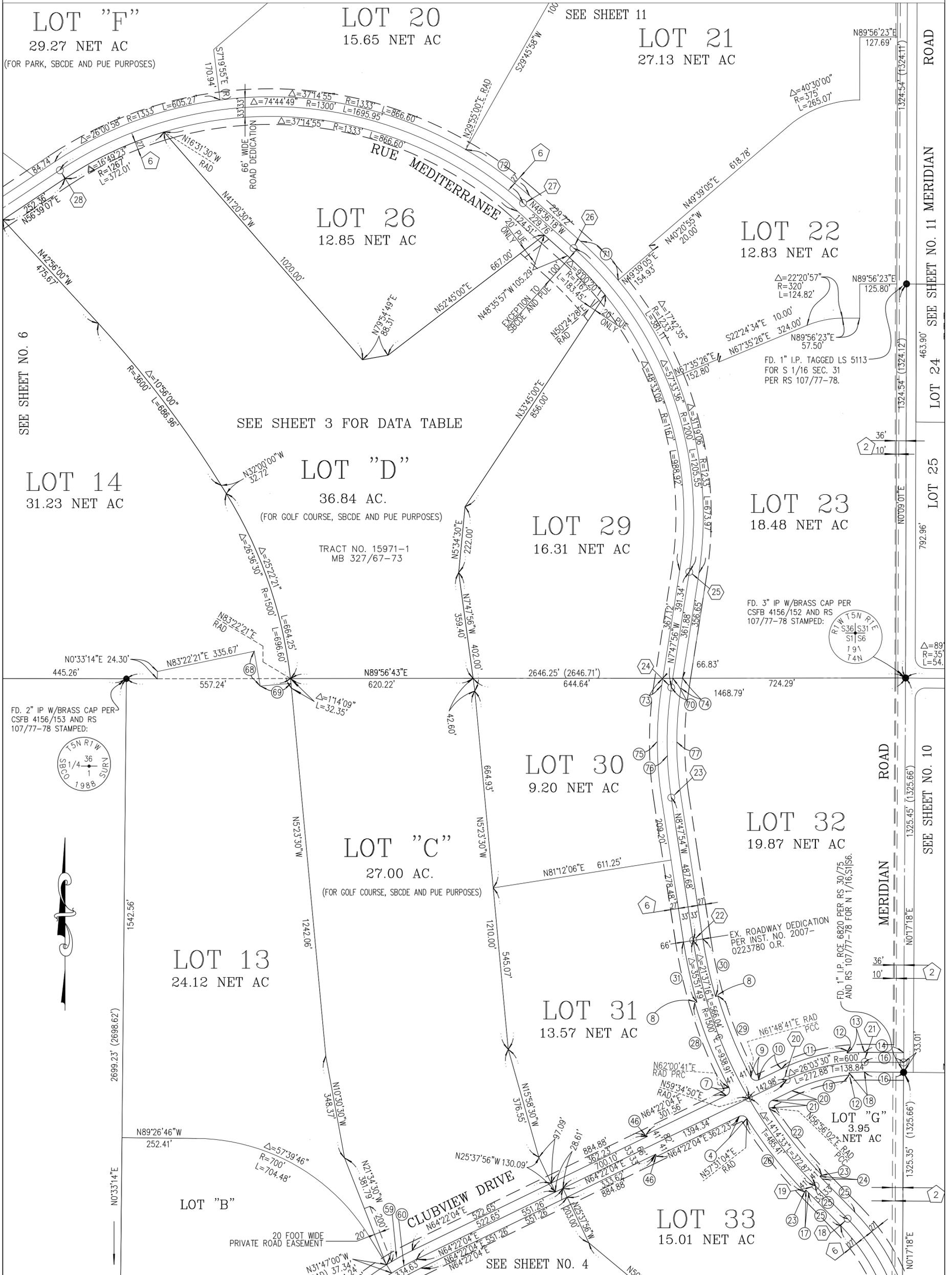
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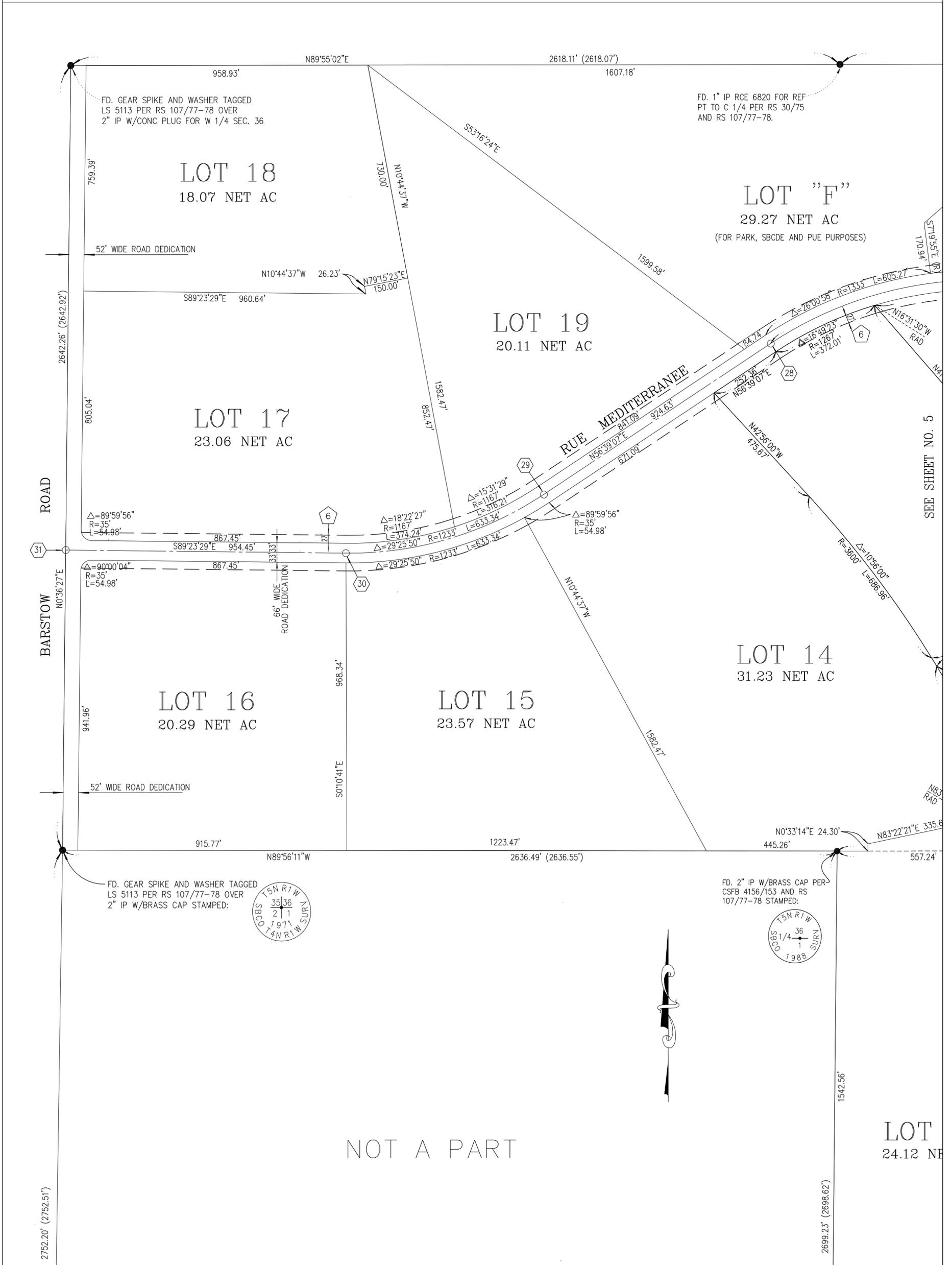
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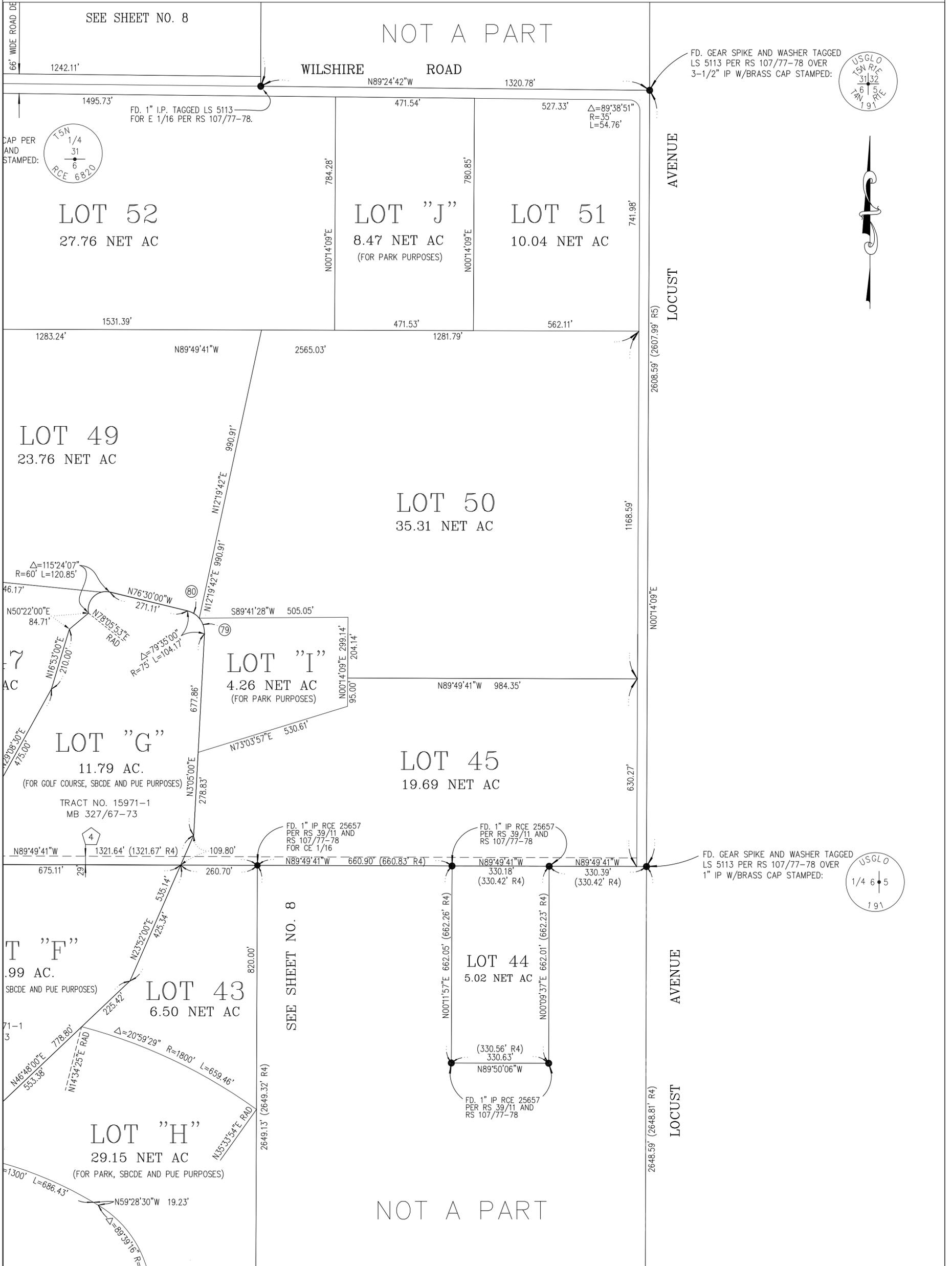
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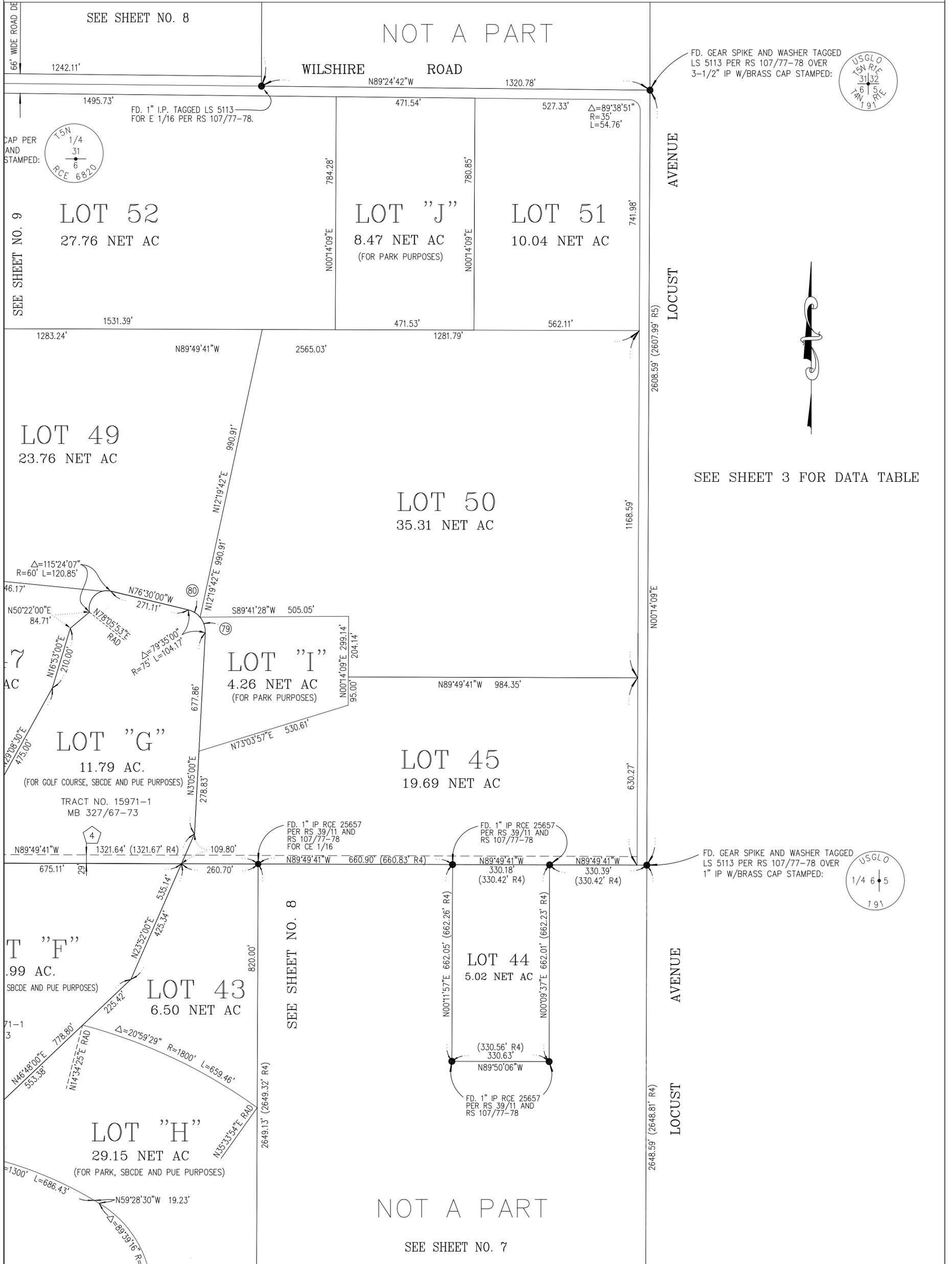
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SEE SHEET 3 FOR DATA TABLE

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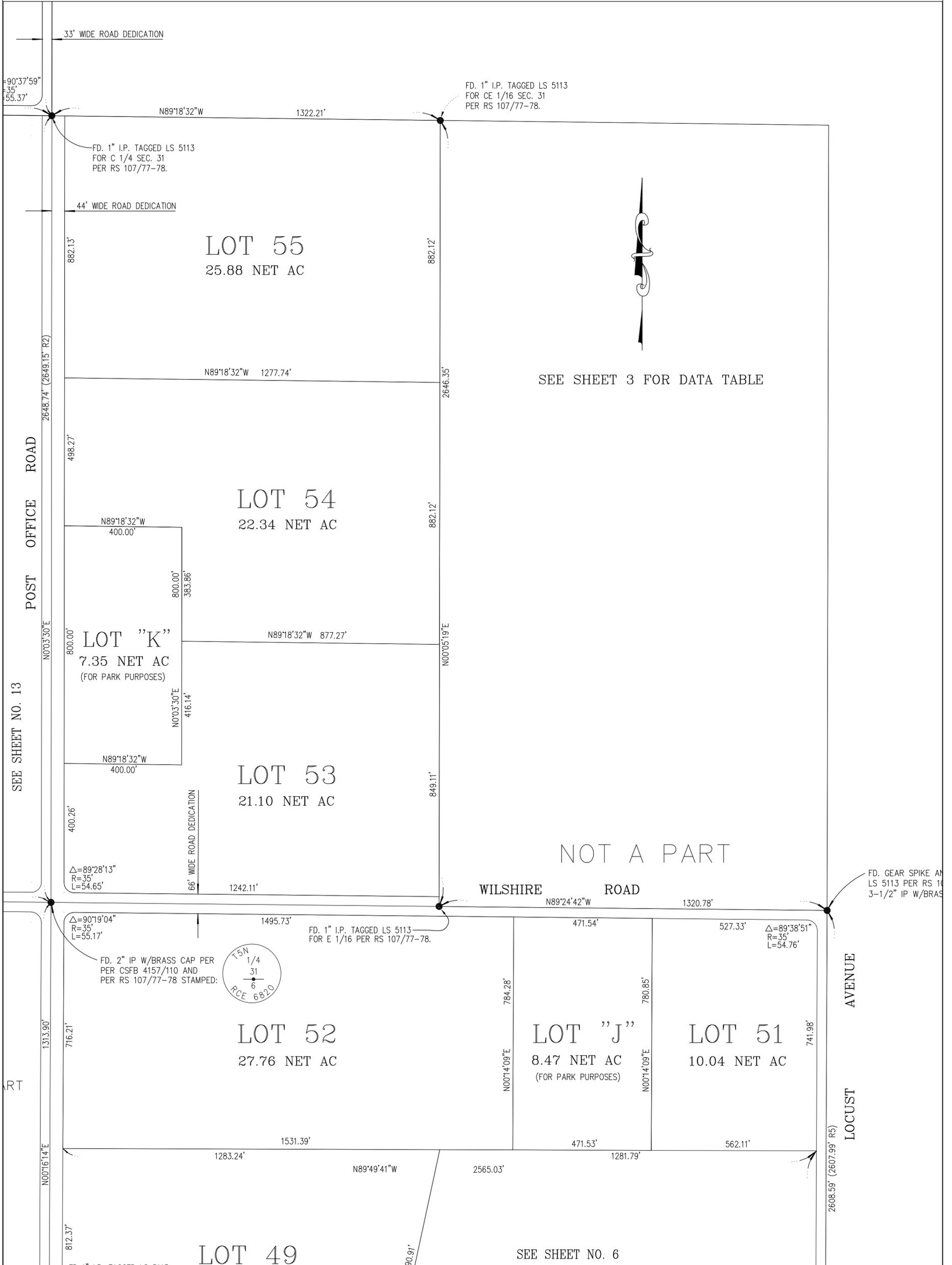
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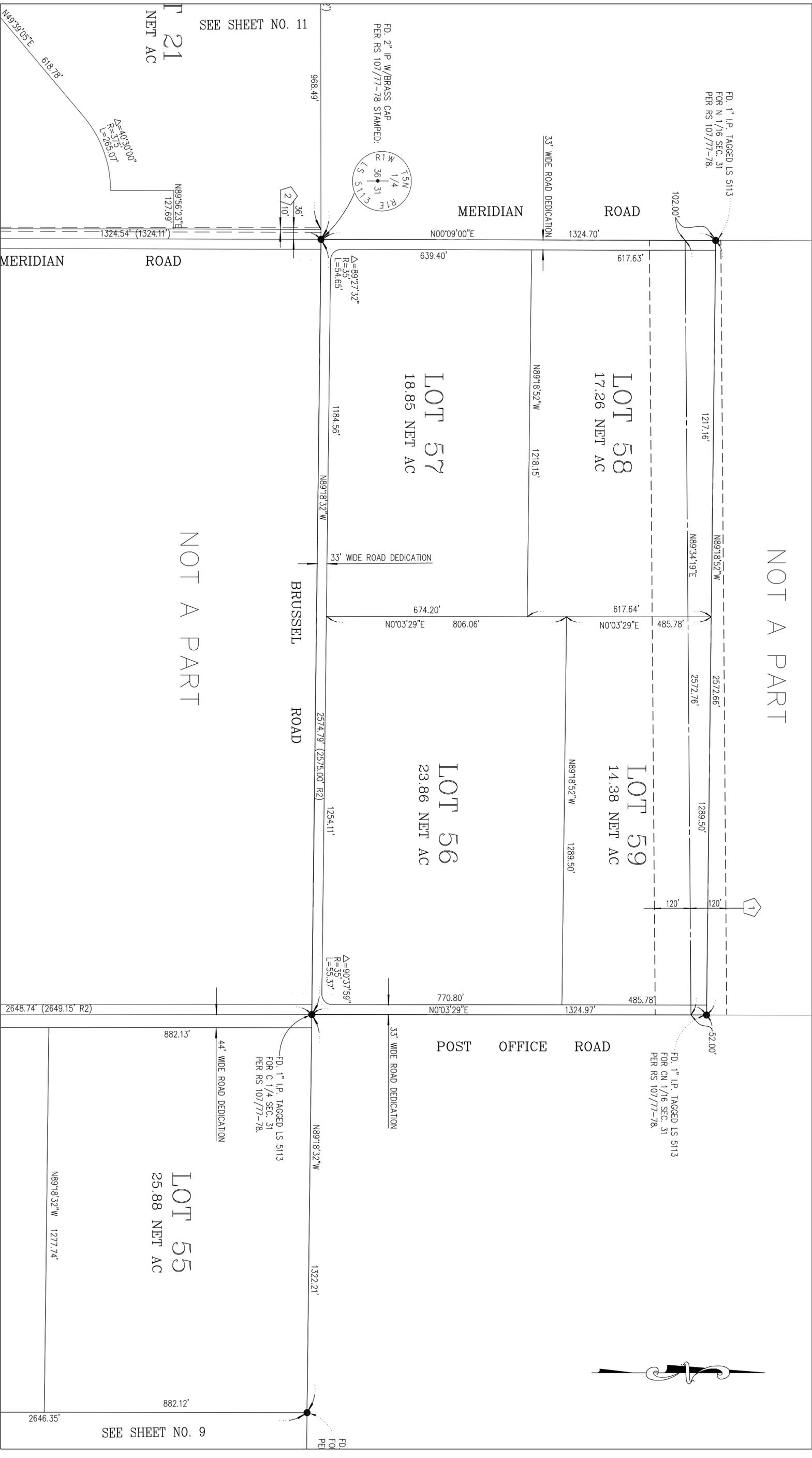
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 DUFFY LAND SURVEY SYSTEMS FEBRUARY, 2020 MICHAEL A. DUFFY, P.L.S. 5113



NOT A PART

NOT A PART

SEE SHEET NO. 11

SEE SHEET NO. 9



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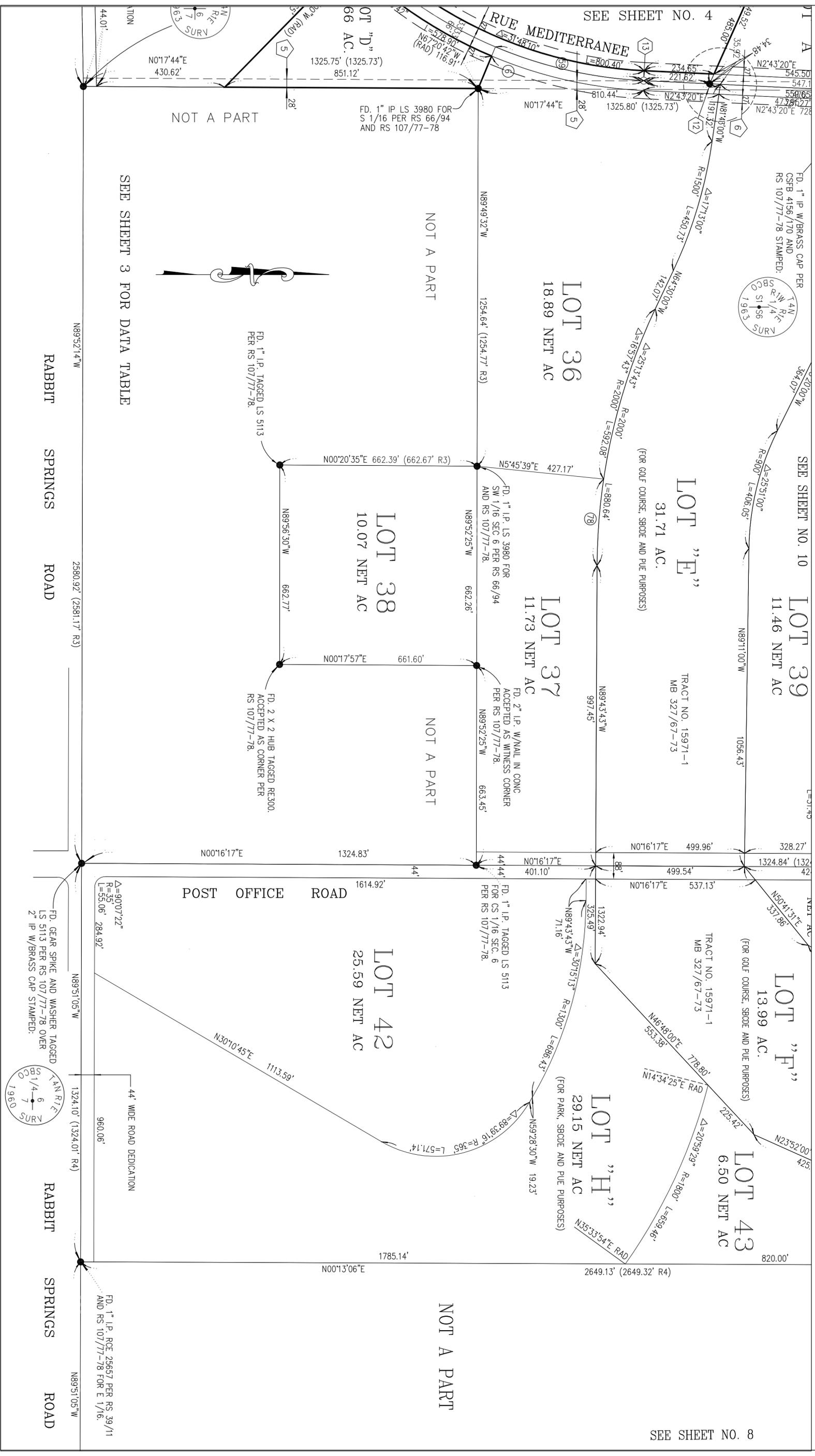
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DUFFY LAND SURVEY SYSTEMS

FEBRUARY, 2020

MICHAEL A. DUFFY, P.L.S. 5113



SEE SHEET NO. 8

SEE SHEET 3 FOR DATA TABLE

NOT A PART

NOT A PART

NOT A PART

NOT A PART

RABBIT SPRINGS ROAD

POST OFFICE ROAD

RABBIT SPRINGS ROAD