

Attachment B

Existing Subdivision Improvement Agreement

Recording Requested By:
First American Title Company
Homebuilder Services Division



Electronically
Recorded in Official Records
San Bernardino County
Bob Dutton
Assessor-Recorder-County Clerk

DOC# 2021-0570185

RECORDING REQUESTED BY
CITY OF VICTORVILLE

12/22/2021
08:08 AM
SAN

Titles: 1 Pages: 28

WHEN RECORDED RETURN TO:
CITY OF VICTORVILLE
ENGINEERING DEPT.
14343 CIVIC DR.
VICTORVILLE, CA 92392

B9246

Fees	\$0.00
Taxes	\$0.00
CA SB2 Fee	\$0.00
Total	\$0.00

APNs 3136-461-01; 3136-451-01; 3136-381-04 to 06; 3136-381-13, 18, and 19; and 3064-411-08 to 10

SPACE ABOVE FOR RECORDER'S USE
RECORDING OF THIS DOCUMENT IS FEE-EXEMPT
GOVERNMENT CODE SECTIONS 6103, 27383, AND 27388.1(2)(D)

0325997

SUBDIVISION IMPROVEMENT AGREEMENT

(Lien Agreement as Security – Master Tract Map No. 17584; Overlying Tract Map Nos. 17585, 17586, 17587, 17588 and Tract Map Nos. 17582 and 17583)

CASE NOS.

(ESUB21-00007; ESUB21-00008; ESUB21-00010; ESUB21-00007; ESUB21-00011;
ESUB21-00005; ESUB21-00006)

THIS SUBDIVISION IMPROVEMENT AGREEMENT ("Agreement") is made and entered into by and between the City of Victorville, a California municipal corporation and charter City, hereinafter referred to as "City", and JOSHUA TREE FUND 589 VIC LLC, A NEVADA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 76.65% INTEREST, AND MASOUD ARAMI, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AS TO AN UNDIVIDED 11.675% INTEREST AND MAJID KAMALIPOUR, A SINGLE MAN AS TO AN UNDIVIDED 11.675 % INTEREST AS TENANTS IN COMMON, hereinafter referred to as "Subdivider". City and Subdivider are sometimes hereinafter referred to individually as a "Party" and collectively referred to as the "Parties."

RECITALS

WHEREAS, this Agreement is executed pursuant to the provisions of the California Subdivision Map Act, Government Code section 66410 et seq. (the "Map Act") and the ordinances and regulations of the City relating to the filing, approval, and recordation of subdivision maps, including without limitation, Title 17 and the applicable provisions of Title 16 of the Victorville Municipal Code (the "VMC"). The Map Act and the aforementioned ordinances and regulations of the City are collectively referred to hereinafter as the "Subdivision Laws" and Subdivider acknowledges familiarity with said Subdivision Laws and hereby agrees to comply therewith; and

WHEREAS, Subdivider is currently the record fee owner of that certain real property situated in the City of Victorville, County of San Bernardino, State of California, as more particularly described in Exhibit A, attached hereto (hereinafter called the "Subdivision"); and

WHEREAS, Subdivider has presented to the City for approval and recording certain individual final subdivision maps for the Subdivision, entitled Master Tract Map No. 17584 (hereinafter called the "Master Map"); Tract Map Nos. 17585, 17586, 17587 and 17588 (hereinafter collectively called the "Overlying Maps"); and Tract Map Nos. 17582 and 17583, as more particularly depicted in Exhibit B attached hereto, recorded in Map Book 361, Pages 78, through 85, inclusive in the records of San Bernardino County, California; and

WHEREAS, the Master Map is a master tract map and an underlying preceding map for which required improvements still remain outstanding. The Master Map, which must be recorded prior to the Overlying Maps, includes all of the land being further subdivided by the Overlying Maps, which individual final maps are conditioned to require installation or construction of certain improvements in conjunction with the Master Map; and

WHEREAS, VMC Section 17.64.065(m) requires all real property covered by individual final subdivision maps to be combined in a single subdivision improvement agreement together with the underlying preceding map(s) to which they relate when a lien agreement is used to secure the Subdivision Improvement Agreement; and

WHEREAS, Subdivider has requested a lien agreement be used to secure this Agreement and the interrelated nature of the public improvements shared by the Subdivision further compels all the Property to be combined into this Agreement; and

WHEREAS, Subdivider has requested approval of the Master Map, the Overlying Maps, and Tract Map Nos. 17582 and 17583 (hereinafter collectively called the "Maps") prior to the construction and completion of the associated required public improvements which are a part of, or appurtenant to the Subdivision designated in said Maps, including installation of all streets, highways, public ways, sidewalks, curbs, gutters, storm drainage and other drainage facilities, public utility facilities, recreation facilities, median and parkway landscaping and irrigation, and other public improvements that are required by the Subdivision Laws and/or the conditions of approval imposed on the Maps, including without limitation, the park site (lot "C"), the recreational area along the eastern boundary of Topaz Road (lot "B"), and all Landscape Maintenance Assessment District (LMAD) areas (lots "D" – "L"), which are to be installed and fully landscaped concurrently with the construction of the perimeter streets, as well as the improvements required to convey the stormwater drainage identified as facility line A-01-02 in the Victorville Master Plan of Drainage along the Mesa Street frontage of the Subdivision, as set forth on the tentative maps previously approved by the City and in the City's Planning Commission Resolution No(s). P-18-033 (as to the Master Map); and P-18-034 through P-18-037 (as to the Overlying Maps); P-18-031 and P-18-032 (as to Tract Map Nos 17582 and 17583); and by PLN18-00026 (as to all the Maps) (collectively the "Conditions of Approval"); and

WHEREAS, the City Council of the City has found and determined that it would not be in the public interest to require the installation of the public improvements described in the preceding recital (collectively hereinafter the "Required Improvements") sooner than two (2) years after the recordation of the Maps; and

WHEREAS, the Required Improvements shall be constructed and installed in accordance with the plans and specifications currently on file, except as otherwise specified herein, in the office of the City Engineer of the City ("City Engineer"); and

WHEREAS, Subdivider has requested deferred submission of certain final park and landscaping improvement plans for the Subdivision and further agreed to provide for the establishment of a drainage facilities maintenance assessment district to provide for the maintenance and operation of the various drainage improvement facilities required to be constructed by Subdivider pursuant to the Conditions of Approval.

NOW THEREFORE, for and in consideration of the approval of the Maps and of the acceptance of the dedications therein offered, and to ensure satisfactory performance by Subdivider of Subdivider's obligations under the Subdivision Laws and this Agreement, the Parties agree as follows:

1. Performance of Work; Required Improvements

- (a) Subdivider will do and perform, or cause to be done and performed, at Subdivider's own expense, in a good and workmanlike manner, and furnish all required materials, all under the direction and to the satisfaction of the City Engineer, all of the work and Required Improvements for this

Subdivision in accordance with the plans and specifications on file or to be submitted as herein specified, or with any changes required or ordered by said Engineer, which in his opinion are necessary or required to complete the work. All such construction, installation and other related work shall be performed at Subdivider's sole expense.

- (b) Prior to commencing work on said Required Improvements, Subdivider shall have completed proceedings for annexation of the property encompassed by the Subdivision to the City of Victorville Drainage Facilities Assessment District 1 ("DFAD 1") or established a comparable means of maintaining the "Drainage Improvement Facilities," as that phrase is defined in the Lien Agreement attached hereto as Exhibit C, following their construction, pursuant to the Conditions of Approval.

2. Work: Places and Grades to be Approved by Engineer

- (a) All of said work is to be done at the places, of the materials, in the manner, and at the grades, all as shown upon the plans and specifications heretofore approved by City Engineer (hereinafter the "Approved Plans") and which are now on file in his office, except as otherwise specified in this Agreement (hereinafter collectively the "Approved Plans") and to the satisfaction of the City Engineer. Any actual work of surveying shall be performed by the Subdivider's engineer.
- (b) The "Park Improvement Plans" and the "Landscaping Improvement Plans" as those phrases are defined in the Lien Agreement attached hereto as Exhibit C, shall be submitted to and approved by the City, and placed on file with the City Engineer prior to the release of said Lien Agreement and prior to the commencement of any work under this Agreement.

3. Specifications

- (a) The Required Improvements and work embraced herein shall be done in accordance with the provisions of the Greenbook Standard Specifications for Public Works Construction, as adopted by the Greenbook Committee, current edition, insofar as they may apply (hereinafter the "Greenbook Specifications"), and the City of Victorville Standard Specifications for Public Improvements (hereinafter the "City Standard Specifications"). Whenever in the Greenbook Specifications the following terms are used, they shall be understood to mean the following:
 - (1) Agency: City of Victorville, California.
 - (2) Board: Victorville City Council
 - (3) Engineer: Whenever the term is not qualified, shall mean the City Engineer of the City of Victorville, California acting either directly or through his properly authorized agents, each agent acting only within the scope of the authority delegated to him.
 - (4) Laboratory: The laboratory to be approved by the City of Victorville to test materials and work involved in the construction provided for under this Agreement.
- (b) In case of conflict between the Greenbook Specifications and the City Standard Specifications, the City Standard Specifications shall prevail.
- (c) In case of conflict between the Greenbook Specifications, the City Standard Specifications, and the Approved Plans and this Agreement, the Approved Plans and this Agreement shall take precedence over and be used in lieu of such conflicting portions of the Greenbook Specifications or City Standard Specifications.

4. Work: Time for Commencement and Completion of Required Improvements

- (a) The work of installing the Required Improvements shall commence within the time provided for in Section I.E of the Lien Agreement attached hereto as Exhibit C, but in no event later than the date that is six (6) years (ten (10) years in the event of an extension under VMC Section 17.64.065(h)) after the date this Agreement, the Maps, and the Lien Agreement are recorded in

the San Bernardino County Recorder's Office (hereinafter the "**Commencement Date**"). Recordation shall take place only after the City Council has approved the Maps, the Lien Agreement, and this Agreement, with the recordation of the Master Map occurring first.

- (b) The City hereby fixes the time for the completion of said Required Improvements work to be not less than two (2) years after the Commencement Date (hereinafter the "**Completion Date**"), unless an extension is granted as set forth in Section 5, below.

5. Time of Essence - Extension

Time is of the essence in this Agreement; provided, that in the event good cause is shown therefor, the City Manager or the City Council may extend the Completion Date. Any such extension may be granted without notice to the Subdivider's surety, and extensions so granted shall not relieve the surety's liability on the bond to secure the faithful performance of this agreement. The City Manager or City Council shall be the sole and final judge as to whether or not good cause has been shown to entitle Subdivider to an extension. All references to the City Manager in this Agreement shall be deemed to include his/her duly authorized designees.

6. Repairs and Replacements

Subdivider shall replace or repair, or have replaced or repaired, as the case may be, all pipes and monuments shown on the Maps which have been destroyed or damaged. Subdivider shall also replace or repair, or have replaced or repaired, all public improvements, public utility facilities, and surveying or subdivision monuments which are destroyed or damaged in the performance of any work under this Agreement. Subdivider shall bear the entire cost of replacement or repairs of any and all public or private utility property damaged or destroyed in the performance of any work done under this Agreement, whether such property is owned by the United States or any agency thereof, or the State of California, or any agency or political subdivision thereof, or by the City, or any public or private utility corporation, or by any combination of such owners. Any such repair or replacement shall be to the satisfaction, and subject to the approval, of the City Engineer. In lieu of making the aforementioned replacements and repairs to any property damaged or destroyed by the work, Subdivider may pay to the owner(s) of said property, the entire cost of such replacement or repair.

7. Permits; Compliance with Law

Subdivider shall, at Subdivider's expense, obtain all necessary permits and licenses for the construction of such Required Improvements, give all necessary notices and pay all fees and taxes required by law. Subdivider agrees to procure, at his expense, any necessary permits required for the opening of any state or county roads or easements outside the jurisdiction of City.

8. Superintendence by Subdivider

Subdivider shall give personal superintendence to the work on said Required Improvements, or have a competent foreman or superintendent, satisfactory to the City Engineer, on the work at all times during progress, with authority to act for Subdivider.

9. Inspection by City

Subdivider shall at all times maintain proper facilities, and provide safe access for inspection by City, to all parts of the work, and to the shops wherein the work is in preparation.

10. Contract Security

- (a) The City Council has made a finding that it would not be in the public interest to require installation of the Required Improvements sooner than two (2) years after the recordation of Maps. Pursuant to the Subdivision Laws, the City is authorized to accept a lien agreement to secure Subdivider's performance under this Agreement, subject to the terms and conditions of Chapter 17.64 and in particular Section 17.64.065 of the VMC. Therefore, concurrently with the execution hereof, Subdivider has secured the performance of its obligations hereunder by entering into the Lien Agreement attached hereto as Exhibit C.

- (b) In accordance with the provisions of said Lien Agreement, including but not limited to Sections I.D and I.E thereof, Subdivider shall, prior to obtaining any construction or other permits required hereunder, and prior to commencing any work on the Required Improvements, substitute other forms of security as specified in VMC Sections 17.64.060(a)(1)-(3) and satisfactory to the City in place of said Lien Agreement. The substitute securities shall be in the amounts and for the purposes set forth below, except that the amounts shall be calculated using the estimated cost of the Required Improvements at the time of said substitution, as ascertained by the City Engineer:
- (1) Performance security in an amount equal to at least one hundred percent (100%) of the approved Engineer's estimate as security for the faithful performance of this Agreement.
 - (2) Labor and materials security in an amount equal to at least fifty percent (50%) of said estimate as security for the payment of all persons performing labor and furnishing materials in the construction of this tract, including any claims to which reference is made in Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the California Civil Code.
 - (3) Monument security in the amount of one hundred percent (100%) of the total estimated cost of the installation of survey monuments, as determined by the City Engineer, to guarantee and secure the placement of such monuments.
- (c) The substitute securities specified above shall be in the form of cash deposits, an irrevocable letter of credit which meets the requirements of VMC Section 17.64.060(a)(3), or bonds provided by a corporate surety admitted by the California Department of Insurance to transact surety insurance business in California (with a Best's Insurance Guide rating of no less than A-) and written on such forms as may be provided by State statute for such purposes and approved by the City, or in such other form as may be provided for by law and satisfactory to City. Security instruments shall be worded and dated to become effective immediately upon failure of the Subdivider to complete the Required Improvements specified in this Agreement by the Completion Date, including any extension(s) thereof which have been granted by the City Council or the City Manager as set forth in Section 5 hereof. In the event corporate surety bonds are used as substitute securities, at the time of substitution, the Parties will amend this Agreement to include the name and address of Surety for purposes of providing notice as set forth in Section 20 hereof.

11. Defense, Indemnification, and Hold-Harmless Agreement

- (a) To the fullest extent permitted by law, Subdivider agrees to and shall defend, indemnify, and hold harmless the City, its officers, employees, agents, and elective and appointive boards from and against any and all claims, losses, damages, including property damage, personal injury, including death, costs, including attorney fees, and liability of any kind or nature directly or indirectly arising out of or in any way connected with performance under this Agreement and/or the construction of the Required Improvements by the Subdivider, its contractors or subcontractors, or of any person directly or indirectly employed by, or acting as agent for the Subdivider, its contractors or subcontractors, save and except those matters arising from the sole, active negligence of the City.
- (b) This defense, indemnification, and hold harmless provision shall extend to claims, losses, damage, injury, costs, including attorney fees, and liability for injuries occurring after completion of the construction of the Required Improvements as well as during construction, and shall apply regardless of whether or not the City has prepared, supplied or approved the plans and/or specifications for the Required Improvements or has inspected or accepted the same.
- (c) Acceptance of insurance required under this Agreement shall not relieve Subdivider from liability under this defense, indemnification, and hold harmless provision. Subdivider's obligation to

indemnify shall survive the expiration or termination of this Agreement, and shall not be restricted to insurance proceeds, if any, received by City.

- (d) The Parties intend that this Section 11 shall be broadly construed to effectuate its purpose.

12. Subdivider's Insurance

- (a) *Comprehensive General Liability Insurance.* Prior to the Commencement Date, Subdivider shall procure and maintain at its own expense, during the initial term of this Agreement (and during any extension periods), Comprehensive General Liability insurance (including contractual liability), of not less than One Million Dollars (\$1,000,000) per occurrence, and Two Million Dollars (\$2,000,000) in the aggregate, for bodily injury, personal injury, death, loss, or damage resulting from the wrongful or negligent acts by Subdivider or its officers, employees, servants, volunteers, and agents and independent contractors.
- (b) *Commercial Vehicle (Automobile) Liability Insurance.* Prior to the Commencement Date, Subdivider shall further procure and maintain, at its own expense, during the initial term of this Agreement (and during any extension periods) Commercial Vehicle Liability insurance covering personal injury and property damage, of not less than One Million Dollars (\$1,000,000) combined single limit, covering any vehicle utilized by Subdivider or its officers, employees, servants, volunteers, agents and independent contractors in performing the services required by this Agreement.
- (c) *Workers' Compensation Insurance.* Prior to the Commencement Date, Subdivider shall procure and maintain at its own expense, during the initial term of this Agreement (and during any extension periods), Workers' Compensation insurance, providing coverage as required by the California State Workers' Compensation Law. If any class of employees employed by the Subdivider pursuant to this Agreement is not protected by the California State Workers' Compensation Law, Subdivider shall provide adequate insurance for the protection of such employees to the satisfaction of the City.
- (d) *Additional Named Insureds.* Notwithstanding any inconsistent statement in any required insurance policies or any subsequent endorsements attached thereto, all insurance policies, except for the Workers' Compensation policy, shall be endorsed to name the City and its officers, employees, servants, volunteers, agents and independent contractors, including, without limitation, the City Attorney, as Additional Insureds.
- (e) *Waiver of Subrogation Rights.* Subdivider shall require the carriers of all required insurance policies to waive all rights of subrogation against the City and its officers, employees, servants, volunteers, agents, and independent contractors and subcontractors. Each policy of insurance shall be endorsed to reflect such waiver.
- (f) *Proof of Insurance Coverage; Required Endorsements.* Subdivider shall secure from a good and responsible company or companies authorized to transact insurance business in the State of California, the policies of insurance required by this Agreement and furnish to the City Clerk certificates of insurance evidencing the required coverage, and following policy endorsements at least one (1) business day prior to the Commencement Date and prior to commencing work on the Required Improvements.
 - (1) The policies and certificates of insurance shall be endorsed to provide that in the event of cancellation or amendment of any required insurance policy for any reason whatsoever, the City shall be notified by mail, postage prepaid, not less than thirty (30) days before the cancellation or amendment is effective. In the case of cancellation for non-payment, ten (10) days advance written notice shall be given.

- (2) Each policy and certificate of insurance shall be endorsed to provide that the policy shall not be terminated or expire without first providing thirty (30) days written notice to the City of such termination or expiration.
 - (3) Each policy and certificate of insurance shall be endorsed to provide that the policy will be maintained throughout the initial term (and during any extension periods) of this Agreement.
 - (4) The Comprehensive General Liability and Commercial Vehicle liability policies shall be endorsed to contain the following provision: "For any claims related to this Agreement, Subdivider's coverage shall be primary with respect to the City. Any insurance maintained by the City shall be in excess of Subdivider's insurance and shall not contribute with it."
 - (g) *Applicability of Insurance Requirements.* All insurance requirements contained in this Agreement are applicable to any contract entered into by Subdivider and/or any of Subdivider's contractors, subcontractors, agents, and/or employees. Subdivider shall not commence work under this Agreement until Subdivider has obtained all insurance required under this Section, nor shall Subdivider allow any contractor or subcontractor to commence work on his contract or subcontract until all similar insurance required of the contractor or subcontractor shall have been so obtained and approved. Subdivider shall provide the City with not less than thirty (30) days' notice prior to the cancellation, reduction, or termination of any insurance coverages required by this Section. All requirements herein provided shall appear either in the body of the insurance policies or as endorsements and shall specifically bind the insurance carrier.
13. Title to Required Improvements: Risk of Loss
 Title to, and ownership of all Required Improvements constructed hereunder by Subdivider shall vest absolutely in City upon completion and acceptance of such Improvements by City. Until such time as the Required Improvements are accepted by City, Subdivider shall be responsible for and bear the risk of loss to any of the Required Improvements constructed or installed and shall be responsible for the care, maintenance of, and any damage to such Required Improvements. Neither City, nor any of its agents, officers, or employees shall be liable or responsible for any accident, loss, or damage, regardless of cause, happening or occurring to the Required Improvements prior to the completion by Subdivider and acceptance of same by City.
14. Repair or Reconstruction of Defective Work
 If, within a period of one year after final acceptance of the Required Improvements and work performed under this Agreement, any structure or part of any structure furnished and/or installed or constructed, or caused to be installed or constructed by Subdivider, or any of the work done under this Agreement, fails to fulfill any of the requirements of this Agreement or the specifications referred to herein, Subdivider shall without delay and without any cost to City, repair or replace or reconstruct any defective or otherwise unsatisfactory part or parts of the work or structure. Should Subdivider fail to act promptly or in accordance with this requirement, or should the exigencies of the case require repairs or replacements to be made before Subdivider can be notified, City may, at its option, make the necessary repairs or replacements or perform the necessary work and Subdivider shall pay to City the actual cost of such repairs plus fifteen percent (15%).
15. Subdivider not Agent of City
 Neither Subdivider nor any of Subdivider's agents or contractors are or shall be considered to be agents of City in connection with the performance of Subdivider's obligations under this Agreement.
16. Cost of Engineering and Inspection
 Subdivider shall pay City in accordance with VMC Chapter 17 for all engineering, inspection, and other services furnished by City in connection with the Subdivision.
17. Default; Notice
 The following events shall constitute a default under this Agreement: If Subdivider refuses or fails to prosecute the work on the Required Improvements, or any part thereof, with such diligence as will

ensure its completion within the time specified, or any extension thereof, or fails to complete the Required Improvements within such time; if Subdivider should be adjudged a bankrupt, or Subdivider should make a general assignment for the benefit of Subdivider's creditors, or if a receiver should be appointed in the event of Subdivider's insolvency; or if Subdivider or any of Subdivider's contractors, subcontractors, agents, or employees should violate any of the provisions of this Agreement. In the event of Subdivider's default, the City may serve written notice upon Subdivider and Subdivider's surety of the default under this Agreement. Subdivider shall have fifteen (15) days from receipt of written notice by City to cure any such default.

18. Breach of Agreement; Performance by Surety or City

- (a) In the event Subdivider is in default under this Agreement, and the applicable cure period set forth in Section 17 hereof has expired without such default having been cured by Subdivider, Subdivider shall be deemed to be in breach of this Agreement, and the City may thereafter deliver a notice of breach to Subdivider's surety, if any, and such surety shall have the duty to take over and complete the work on the Required Improvements; provided, however, that if the surety within fifteen (15) days after the serving of such notice of breach upon it does not give the City written notice of the surety's intent to take over the performance of the Agreement, or does not commence performance thereof within fifteen (15) days after notice to the City of such election, then the City may take over the work and prosecute the same to completion by contract, or by any other method the City may deem advisable, for the account and at the expense of the Subdivider, and the Subdivider's surety shall be liable to the City for any excess cost or damages incurred by the City. In such event, the City, without liability for so doing, may take possession of and utilize in completing the work such materials, appliances, plants or other property belonging to Subdivider as may be on the site of the work and necessary therefor. The remedy provided by this paragraph is in addition to, and not in lieu of, other remedies available to the City. The City reserves to itself all remedies available to it at law or in equity for a breach of Subdivider's obligations under this Agreement.
- (b) In addition to any other remedy the City may have, a breach of this Agreement by the Subdivider may result in the Subdivision being reverted to acreage and shall further constitute consent to the filing by the City of a notice of violation against all the lots in the Subdivision. Subdivider agrees that the choice of remedy or remedies for Subdivider's breach shall be in the discretion of the City. If the form of contract security is other than a bond, the City, after giving notice of breach of the Agreement, may proceed to collect against the contract security in the manner provided by law and by the terms of the security instrument.
- (c) The failure of City to take an enforcement action with respect to a default, or to declare a default or breach, shall not constitute a waiver of that default or breach, or any subsequent default or breach of Subdivider. Any failure by the City to enforce any provision of this Agreement shall not be construed as a waiver of the right to compel enforcement of such provision(s) and further shall not act to release any surety from its obligations under this Agreement.
- (d) In the event that Subdivider fails to perform any obligation hereunder, Subdivider agrees to pay all costs and expenses incurred by City in securing performances of such obligations, including costs of suit and reasonable attorney's fees.

19. Completion; Warranty

- (a) Subject to the provisions of subdivision (b) of this Section, upon completion of all the Required Improvements, and upon the City Council authorizing a written Notice of Completion and Acceptance of said work, the City will release all hold and any claims to eighty percent (80%) of the amount of securities posted for faithful performance as specified in Section 10, above. The remaining twenty percent (20%) shall be held by the City for a period of one (1) year after the date of the Notice of Completion as a guarantee (warranty) bond to secure the performance of Section 14 of this Agreement and shall thereafter be released.

- (b) The provisions of subdivision (a) of this Section notwithstanding, if the Subdivision is part of any City maintenance assessment district, the faithful performance security shall not be released, and no Required Improvements shall be accepted by the City unless and until Subdivider has paid to City any fees required to operate and maintain the Required Improvements until such time as the City has received the first maintenance assessment disbursement from the County.
- (c) The amount specified in Section 10(b) above for labor and materials security shall be reduced or released pursuant to the provisions of Section 66499.7(h) of the Map Act.

20. Notices

All notices required by or provided for under this Agreement shall be in writing and delivered in person or sent by certified or registered mail, postage prepaid and addressed as provided in this Section. Notice shall be effective on the date it is delivered in person, or, if mailed, on the date of deposit in the United States Mail. Notices shall be addressed as follows:

If to City: City of Victorville
Attention: City Engineer
P.O. Box 5001
14343 Civic Drive
Victorville, CA 92393-5001

With a copy to: Green de Bortnowsky, LLP
30077 Agoura Court, Suite 210
Agoura Hills, CA 91301-2713
Attn: Andre de Bortnowsky, City Attorney

If to Subdivider: Joshua Tree 589 LLC
c/o Jerry Kokoszka
410 Patti Ann Woods Drive
Henderson, Nevada 89002

If to surety:

Any Party or the surety may change such address by notice in writing to the other Party and thereafter notices shall be addressed and transmitted to such new address.

21. Recordation

This Agreement shall be recorded in the San Bernardino County Recorder's Office concurrently with the Maps and Lien Agreement for the Subdivision, with recordation of the Master Map occurring first.

22. Binding Effect of Agreement

This Agreement shall be binding on and inure to the benefit of the Parties to this Agreement and their heirs, representatives, successors, and assigns. This Agreement shall constitute a covenant running with the land and an equitable servitude upon the property within the Subdivision.

23. Severability; Entire Agreement

The provisions of this Agreement are severable. If any portion of this Agreement is held invalid by a court of competent jurisdiction, the remainder of the Agreement shall remain in full force and effect unless amended or modified in writing by the mutual consent of the Parties. This Agreement, together with all exhibits, the Lien Agreement, the Conditions of Approval, and Maps expressly referred to herein, constitutes the entire agreement of the Parties and supersedes any prior written or oral agreements between them with respect to the subject matter hereof.

24. Authority of Executing Parties

The persons executing this Agreement warrant and represent that they are duly authorized to execute this Agreement on behalf of and bind the Party each purports to represent.

25. Incorporation of Recitals and Exhibits

The Recitals to this Agreement, and any definitions set forth therein, are hereby incorporated into the terms of this Agreement by this reference. The following exhibits are attached to this Agreement and incorporated into this Agreement by this reference:

Exhibit A – Legal Description of Subdivision

Exhibit B – Tract Maps: Tract Map No. 17584 (Master Map); Tract Map Nos. 17585, 17586, 17587 and 17588 (Overlying Maps); and Tract Map Nos. 17582 and 17583.

Exhibit C – Lien Agreement

26. Headings.

The captions and Section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

27. Modification, Waiver, and Amendment

No breach of this Agreement or of any provision herein may be waived except by an express written waiver executed by the Party waiving such breach. Waiver of any one breach shall not be deemed a waiver of any other breach or provision of this Agreement. This Agreement may be amended, altered, modified or otherwise changed only by a writing duly executed by the Parties hereto or their authorized representatives. No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all Parties.

28. Governing Law

This Agreement shall be governed, interpreted, construed and enforced in accordance with the laws of the State of California. The Parties agree that all actions or proceedings arising in connection with this Agreement shall be tried and litigated only in the state courts located in the County of San Bernardino, State of California, or federal courts located in the Central District of California.

[END OF THIS PAGE - SIGNATURES FOLLOW]

DATED this 16th day of November 2021

SUBDIVIDER

JOSHUA TREE FUND 589 VIC LLC, A
NEVADA LIMITED LIABILITY
COMPANY, AS TO AN UNDIVIDED
76.65% INTEREST, AND MASOUD
ARAMI, A MARRIED MAN AS HIS SOLE
AND SEPARATE PROPERTY AS TO AN
UNDIVIDED 11.675% INTEREST AND
MAJID KAMALIPOUR, A SINGLE MAN
AS TO AN UNDIVIDED 11.675 %
INTEREST AS TENANTS IN COMMON

CITY

CITY OF VICTORVILLE

By: 

Name: Debra Jones

Title: Mayor

(Notarization of Mayor's Signature is
 required and shall be attached)

JOSHUA TREE FUND 589 VIC LLC, A NEVADA
LIMITED LIABILITY COMPANY


By: Print Name: Jessica HaughtonPrint Title: ManagerDate: 11/16/21

ATTEST:

By: 

Jennifer Thompson, City Clerk

APPROVED AS TO FORM:


 Andre de Bortnowsky, City Attorney
MASOUD ARAMI

Signed in Counterpart

Signature

Date: _____

City of Victorville Risk Manager

MAJID KAMALIPOUR

Signed in Counterpart

Signature

Date: _____


 Lee Brown

(Proper Notarization of Subdivider's Signature
 is required and shall be attached)

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 December 14, 2021 before me, Karem Ostrom, Notary Public
(insert name and title of the officer)

personally appeared Debra S. Jones,
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.

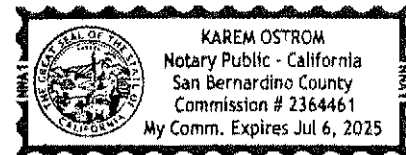
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Karem Ostrom

(Seal)

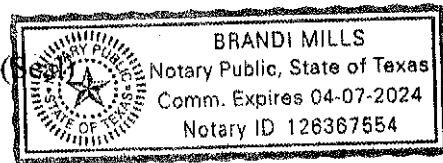


CERTIFICATE OF ACKNOWLEDGMENT

The State of Texas

County of ComalBefore me, Brandi Mills (insert the name and character of the officer),on this day personally appeared Jessica Haughton, known to me (or proved to me on the oath of _____ or through driver license

(description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 16th day of November, 2021.

A handwritten signature in cursive script, appearing to read "Brandi Mills", written over a horizontal line.

(Notary's Signature)

Notary Public, State of Texas

DATED this 16 day of NOV 2021

SUBDIVIDER

JOSHUA TREE FUND 589 VIC LLC, A
NEVADA LIMITED LIABILITY
COMPANY, AS TO AN UNDIVIDED
76.65% INTEREST, AND MASOUD
ARAMI, A MARRIED MAN AS HIS SOLE
AND SEPARATE PROPERTY AS TO AN
UNDIVIDED 11.675% INTEREST AND
MAJID KAMALIPOUR, A SINGLE MAN
AS TO AN UNDIVIDED 11.675 %
INTEREST AS TENANTS IN COMMON

JOSHUA TREE FUND 589 VIC LLC, A NEVADA
LIMITED LIABILITY COMPANY

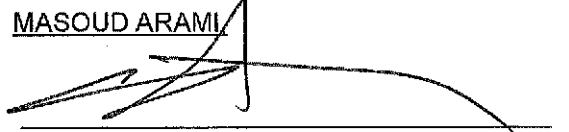
By: Signed in Counterpart

Print Name: _____

Print Title: _____

Date: _____

MASOUD ARAMI


 Signature

Date: 11-16-21

MAJID KAMALIPOUR

Signed in Counterpart
 Signature

Date: _____

**(Proper Notarization of Subdivider's Signature
 is required and shall be attached)**

CITY

CITY OF VICTORVILLE

Signed in Counterpart
 By: _____

Name: Debra Jones

Title: Mayor

**(Notarization of Mayor's Signature is
 required and shall be attached)**

ATTEST:

Signed in Counterpart
 By: _____
 Jennifer Thompson, City Clerk

APPROVED AS TO FORM:

Signed in Counterpart

 Andre de Bortnowsky, City Attorney

City of Victorville Risk Manager

Signed in Counterpart

 Lee Brown

TEXAS ORDINARY CERTIFICATE OF ACKNOWLEDGMENT

Civil Practice & Remedies Code § 121.007

The State of Texas

County of Dallas

Before me,

Wendy Samano

Name and Character of Notarizing Officer,

e.g., "John Smith, Notary Public"

on this day personally appeared

Masoud Arami

Name of Signer

☐ known to me☐ proved to me on the oath of

Name of Credible Witness

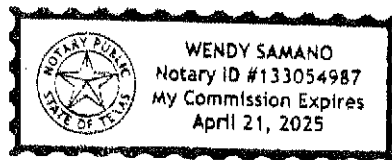
☒ proved to me throughDriver License

Description of Identity Card or Document

to be the person whose name is subscribed to
the foregoing instrument and acknowledged
to me that he/she executed the same for the
purposes and consideration therein expressed.

Given under my hand and seal of office this

16th day of November, 2021
 Day Month Year

[Signature]
 Signature of Notarizing Officer


Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or
fraudulent reattachment of this form to an unintended document.

Description of Attached DocumentTitle or Type of Document: Subdivision Improvement AgreementDocument Date: 11/16/21 Number of Pages: 14

Signer(s) Other Than Named Above: _____

DATED this 16th day of November 20 21

SUBDIVIDER

JOSHUA TREE FUND 589 VIC LLC, A
NEVADA LIMITED LIABILITY
COMPANY, AS TO AN UNDIVIDED
76.65% INTEREST, AND MASOUD
ARAMI, A MARRIED MAN AS HIS SOLE
AND SEPARATE PROPERTY AS TO AN
UNDIVIDED 11.675% INTEREST AND
MAJID KAMALIPOUR, A SINGLE MAN
AS TO AN UNDIVIDED 11.675 %
INTEREST AS TENANTS IN COMMON

CITY

CITY OF VICTORVILLE

By: Signed in Counterpart

Name: Debra Jones

Title: Mayor

(Notarization of Mayor's Signature is
 required and shall be attached)

JOSHUA TREE FUND 589 VIC LLC, A NEVADA
LIMITED LIABILITY COMPANY

By: Signed in Counterpart

Print Name: _____

Print Title: _____

Date: _____

MASOUD ARAMI,Signed in Counterpart

Signature _____

Date: _____

MAJID KAMALIPOUR

M. Kamali
 Signature

Date: 11/16/2021

(Proper Notarization of Subdivider's Signature
 is required and shall be attached)

ATTEST:

By: Signed in Counterpart
Jennifer Thompson, City Clerk

APPROVED AS TO FORM:

Signed in Counterpart
Andre de Bortnowsky, City Attorney

City of Victorville Risk Manager

Signed in Counterpart
Lee Brown

TEXAS ORDINARY CERTIFICATE OF ACKNOWLEDGMENT
 Civil Practice & Remedies Code § 121.007

The State of Texas

County of Collin

Before me,

Ubaldo Estrada
 Name and Character of Notarizing Officer,
 e.g., "John Smith, Notary Public"

on this day personally appeared

Majid Kamali Pour
 Name of Signer

☐ known to me

☐ proved to me on the oath of

 Name of Credible Witness

☒ proved to me through Texas

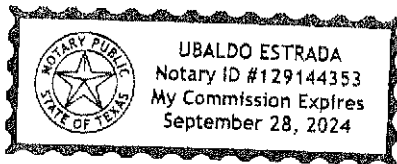
Driver License
 Description of Identity Card or Document

to be the person whose name is subscribed to
 the foregoing instrument and acknowledged
 to me that he/she executed the same for the
 purposes and consideration therein expressed.

Given under my hand and seal of office this

16 day of November, 2021
 Day Month Year

Ubaldo Estrada
 Signature of Notarizing Officer



Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or
 fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Lien Agreement

Document Date: 11-16-2021 Number of Pages: 14

Signer(s) Other Than Named Above: N/A

EXHIBIT A

LEGAL DESCRIPTION OF SUBDIVISION

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT 17582

PARCEL 1: (APN's: 3136-381-05-0-000 and 3136-381-06-0-000)

THE NORTH 1/5 OF THE SOUTH 1/2 AND THE SOUTH 1/5 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN.

PARCEL 2: (APN: 3136-381-13-0-000)

THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 3: (APN: 3136-381-04-0-000)

THE SOUTH 1/2 OF THE NORTH 4/5TH OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

TRACT 17583

PARCEL 1: (3064-411-08-0-000)

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 2: (3064-411-09-0-000)

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN. EXCEPTING THEREFROM THAT PORTION DEEDED TO THE STATE OF CALIFORNIA, BY DOCUMENT RECORDED JULY 16, 1968 AS INSTRUMENT NO. 1968-13, IN BOOK 7059, PAGE 811 OF OFFICIAL RECORDS.

PARCEL 3: (3064-411-10-0-000)

THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED JULY 25, 1969 IN BOOK 7274, PAGE 84 OF OFFICIAL RECORDS.

PARCEL 4: (3136-381-18-0-000)

THE EAST 132 FEET OF THE WEST 528 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 5: (3136-381-19-0-000)

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF. EXCEPTING THEREFROM THE WEST 528 FEET THEREOF.

TRACT 17584

PARCEL 1: (APN: 3136-461-01-0-000)

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 2: (APN: 3136-451-01-0-000)

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL GOVERNMENT PLAT THEREOF.

EXHIBIT B

TRACT MAPS

TRACT MAP NO. 17582

IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF
SECTION 10, TOWNSHIP 4 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN.

MEYER LAND SURVEYING DANIEL W. MEYER, P.L.S. 9201 MARCH, 2021

SHEET INDEX & BOUNDARY MAP**SURVEYOR'S NOTES**

BASES OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE CENTER-LINE OF MESA LINDA STREET, BEING NORTH 00°26'28" WEST, PER TRACT MAP NO. 17584, M.B. _____.

— DENOTES SUBDIVISION BOUNDARY LINE
C/D DENOTES CURVE DATA IN TABLE
L/D DENOTES LINE DATA IN TABLE
(R) DENOTES RADIAL BEARING
(PRC) DENOTES RADIAL BEARING AT POINT OF REVERSE CURVE
(POC) DENOTES RADIAL BEARING AT POINT OF COMPOUND CURVE
O.R. DENOTES "OFFICIAL RECORD" AS RECORDED IN SAID COUNTY AND SAID STATE
O.D. DENOTES OFFER OF DEDICATION TO THE CITY OF VICTORVILLE FOR STREET PURPOSES.
R & M DENOTES RECORD AND MEASURED DATA
C.S.F.B. DENOTES COUNTY SURVEYOR'S FIELD BOOK
STAMP'D DENOTES STAMPED
REF. DENOTES REFERENCE
COR. DENOTES CORNER
I.P. DENOTES IRON PIPE
CL DENOTES CENTERLINE
PCL DENOTES PARCEL
SEC. DENOTES SECTION
S.B.M. DENOTES SAN BERNARDINO MERIDIAN
SNF SEARCHED NOTHING FOUND

ALL OF TENTATIVE TRACT NO. 17582 PER CITY CASE NO. PLAN 18-00028, CONSISTING OF 61 NUMBERED LOTS, 2 LETTERED LOTS.

A SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY LOP GEOTECHNICAL GROUP, INC. DATED MARCH 14, 2005 AND A SLOPE STABILITY ANALYSIS ADDED BY ROBERT TRAZO, G.E. 2655, OF SOUTHERN CALIFORNIA GEOTECHNICAL, INC. ON OCTOBER 20, 2005, AND IS ON FILE WITH THE CITY OF VICTORVILLE ENGINEERING DEPARTMENT.

EASEMENT NOTES

△ INDICATES A 32' WIDE OFFER OF DEDICATION TO THE CITY OF VICTORVILLE FOR STREETS, HIGHWAYS, SEWER, DRAINAGE, PUBLIC UTILITIES, AND PUBLIC ACCESS PURPOSES RECORDED JULY 28, 2005 AS DOCUMENT NUMBER 2005-0546049, OF OFFICIAL RECORDS.

△ INDICATES A 30' WIDE OFFER OF DEDICATION TO THE CITY OF VICTORVILLE FOR STREETS, HIGHWAYS, SEWER, DRAINAGE, PUBLIC UTILITIES, AND PUBLIC ACCESS PURPOSES RECORDED DECEMBER 15, 2004 AS DOCUMENT NO. 2004-0924965, OF OFFICIAL RECORDS.

△ INDICATES A 25' WIDE RESERVATION OF AN EASEMENT FOR ROAD PURPOSES IN FAVOR OF H. SEGAL AND ROSE SEGAL, MAY LEVY AND REBECCA LEVY, THEIR HEIRS OR ASSIGNS, RECORDED NOVEMBER 6, 1930 IN BOOK 674, PAGE 85, OF OFFICIAL RECORDS.

△ INDICATES A 25' WIDE RESERVATION OF AN EASEMENT FOR ROAD PURPOSES IN FAVOR OF H. SEGAL AND ROSE SEGAL, AND H. LEVINE, THEIR HEIRS OR ASSIGNS, RECORDED JULY 3, 1933 IN BOOK 689, PAGE 139, OF OFFICIAL RECORDS.

△ INDICATES A 25' WIDE RESERVATION OF AN EASEMENT FOR ROAD PURPOSES IN FAVOR OF H. SEGAL AND ROSE SEGAL, AND H. LEVINE, THEIR HEIRS OR ASSIGNS, RECORDED FEBRUARY 2, 1932 IN BOOK 768, PAGE 35, OF OFFICIAL RECORDS.

RECORD NOTES:

RH DENOTES RECORD DATA PER TRACT MAP 15503, M.B. 320/32-35.

MONUMENT NOTES

■ INDICATES FOUND MONUMENT AS NOTED

■ INDICATES FOUND 2" I.P. WITH BRASS TAG, STAMPED "LS 8201", SET PER TRACT MAP NO. 17584, M.B. _____.

△ INDICATES SET 1" I.P. WITH BRASS TAG, STAMPED "LS 8201" AT ALL STREET CENTERLINE INTERSECTIONS, B.C., E.C., AND P.C.; ALL STREET CENTERLINE MONUMENTS SET 1/4" BELOW FINISH SURFACE.

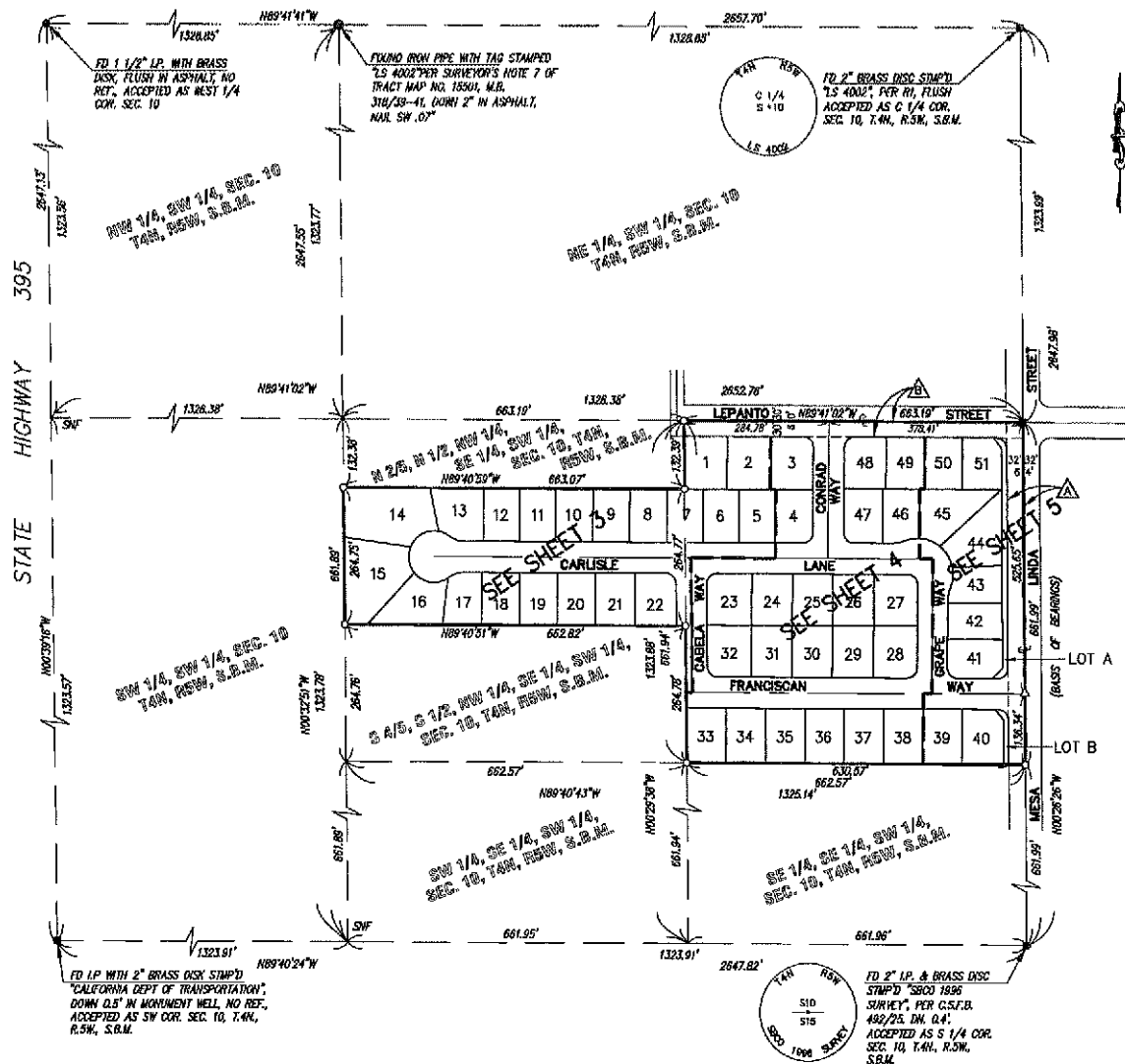
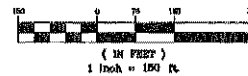
● INDICATES SET 2" I.P. WITH BRASS TAG, STAMPED "LS 8201", ALL STREET CENTERLINE MONUMENTS SET 1/4" BELOW FINISH SURFACE.

SET NAIL AND TAG "LS 8201" IN TOP OF CURB ALONG THE PROLONGATION OF SIDE LOT LINES, OR LEU OF FRONT LOT CORNERS.

SET 1" I.P. TAGGED "LS 8201" AT REAR CORNERS, OR SET NAIL AND TAG STAMPED "LS 8201" IN FACE OR TOP OF WALL AT REAR LOT CORNERS WHERE THE CORNER IS LOCATED ON A WALL.

① INDICATES MONUMENT TIED OUT PER SCHEDULE OF TIES FILED WITH THE CITY OF VICTORVILLE ENGINEERING DEPT.

THIS MAP IS BEING FILED IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE PROFESSIONAL LAND SURVEYOR'S ACT (CALIFORNIA BUSINESS AND PROFESSIONS CODE) SECTION 8771(6).

GRAPHIC SCALE

IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15,
TOGETHER WITH A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST
QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN,
MEYER LAND SURVEYING DANIEL W. MEYER, P.L.S. 9201 MARCH, 2021

SURVEYOR'S NOTES

DENOTES SUBMISSION BOUNDARY LINE
 C/F DENOTES CURVE DATA IN TABLE
 L/F DENOTES LINE DATA IN TABLE
 (R) DENOTES RADIAL BEARING
 (PCC) DENOTES RADIAL BEARING AT POINT OF REVERSE CURVE
 (PCC) DENOTES RADIAL BEARING AT POINT OF COMPOUND CURVE
 O.R. DENOTES "OFFICIAL RECORD" AS RECORDED IN SAID
 COURTS AND SAID STATE.
 S/W DENOTES SEARCHED, NOTHING FOUND
 R & M DENOTES RECORDED AND MEASURED DATA
 C.S.S.F.B. DENOTES COURTS SURVEYOR'S FIELD BOOK
 STAY'D DENOTES STAYED
 REF. DENOTES REFERENCE
 COR. DENOTES CORNER
 L.P. DENOTES IRON PIPE
 CL DENOTES CENTERLINE
 PQ DENOTES PARCEL
 SEC. DENOTES SECTION
 S.B.M. DENOTES SAN BENITO AND/OR MERIDIAN
 F.D. DENOTES FLOOD
 LN. DENOTES LINDEN

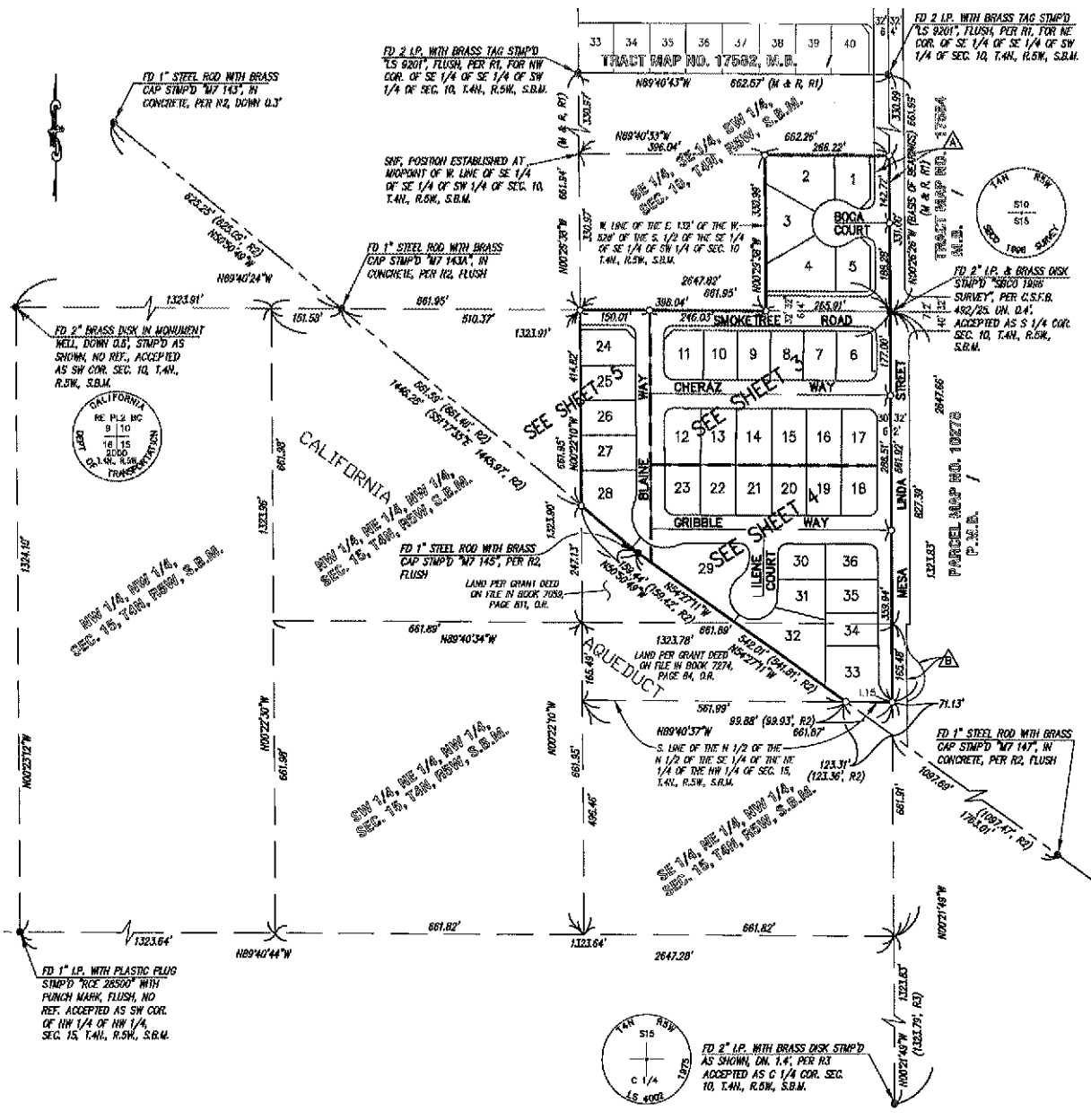
EASEMENT NOTES

RECORD NOTES:

MONUMENT NOTES

- △ INDICATES SET 1" L.P. WITH BRASS TAG, STAMPED "7.5 9201" AT ALL STREET CENTERLINE INTERSECTIONS, BCG, FCG, AND PRCG. ALL STREET CENTERLINE MONUMENTS SET 1/4" BELOW FINISH SURFACE.
- INDICATES SET 2" L.P. WITH BRASS TAG, STAMPED "7.5 9201". ALL STREET CENTERLINE MONUMENTS SET 1/4" BELOW FINISH SURFACE.
 - SET NAIL AND TAG "7.5 9201" IN TOP OF CURB ALONG THE PROLONGATION OF SIDE LOT LINES, IN LIEU OF FRONT LOT CORNERS.
 - SET 1" L.P. TAGGED "7.5 9201" AT REAR CORNERS, OR SET NAIL AND TAG STAMPED "7.5 9201" IN FACE OF TOP OF WALL AT REAR LOT CORNERS WHERE THE CORNER IS LOCATED ON A WALL.
- ② INDICATES MONUMENT SET OUT PER SCHEDULE OF TIES FILED WITH THE CITY OF VICTORVILLE ENGINEERING DEPT.
 - THIS MAP IS BEING FILED IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE PROFESSIONAL LAND SURVEYOR'S ACT (CALIFORNIA BUSINESS AND PROFESSIONS CODE) SECTION 8771(b).

(IN FEET)
1 inch = 150 ft.



TRACT MAP NO. 17584

IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN.

MEYER LAND SURVEYING DANIEL W. MEYER, P.L.S. 9201 MARCH, 2021

SHEET 3 OF 8 SHEETS

SURVEYOR'S NOTES

BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, BEING N89°42'27"W PER PARCEL MAP NO. 3616, P.M.B. 32/76, RECORDS OF THE COUNTY OF SAN BERNARDINO, CALIFORNIA.

- DENOTES SUBDIVISION BOUNDARY LINE
- CJ DENOTES CURVE DATA IN TABLE
- L# DENOTES LINE DATA IN TABLE
- (R) DENOTES RADIAL BEARING
- (PRC) DENOTES RADIAL BEARING AT POINT OF REVERSE CURVE
- (PC) DENOTES RADIAL BEARING AT POINT OF COMPOUND CURVE
- O.R. DENOTES "OFFICIAL RECORD" AS RECORDED IN SAID COUNTY AND SAID STATE.
- O.D. DENOTES OFFER OF DEDICATION TO THE CITY OF VICTORVILLE FOR STREET PURPOSES.
- R & M DENOTES RECORD AND MEASURED DATA
- C.S.F.B. DENOTES COUNTY SURVEYOR'S FIELD BOOK
- STAMP DENOTES STAMPED
- REF. DENOTES REFERENCE
- COR. DENOTES CORNER
- I.P. DENOTES IRON PIPE
- CL DENOTES CENTERLINE
- PCL DENOTES PARCEL
- SEC. DENOTES SECTION

ALL OF TENTATIVE TRACT NO. 17584 PER CITY CASES TT-05-059 AND PLAN 10-00026, CONSISTING OF 7 NUMBERED LOTS AND 13 LETTERED LOTS.

A SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY LOR GEOTECHNICAL GROUP, INC. DATED MARCH 14, 2005 AND A SLOPE STABILITY ANALYSIS ADDED BY ROBERT TRAZO, G.E. 2655, OF SOUTHERN CALIFORNIA GEOTECHNICAL, INC. ON OCTOBER 20, 2005, AND IS ON FILE WITH THE CITY OF VICTORVILLE ENGINEERING DEPARTMENT.

MONUMENT NOTES

- INDICATES FOUND MONUMENT AS NOTED
- △ INDICATES SET 1" I.P. WITH BRASS TAG, STAMPED "LS 9201" AT ALL STREET CENTERLINE INTERSECTIONS, R.C., E.C., AND P.C.; ALL STREET CENTERLINE MONUMENTS SET 1/4" BELOW FINISH SURFACE.
- INDICATES SET 2" I.P. WITH BRASS TAG, STAMPED "LS 9201" ALL STREET CENTERLINE MONUMENTS SET 1/4" BELOW FINISH SURFACE.
- ① INDICATES MONUMENT TIED OUT PER SCHEDULE OF TIES FILED WITH THE CITY OF VICTORVILLE ENGINEERING DEPARTMENT UPON COMPLETION OF STREET IMPROVEMENTS.

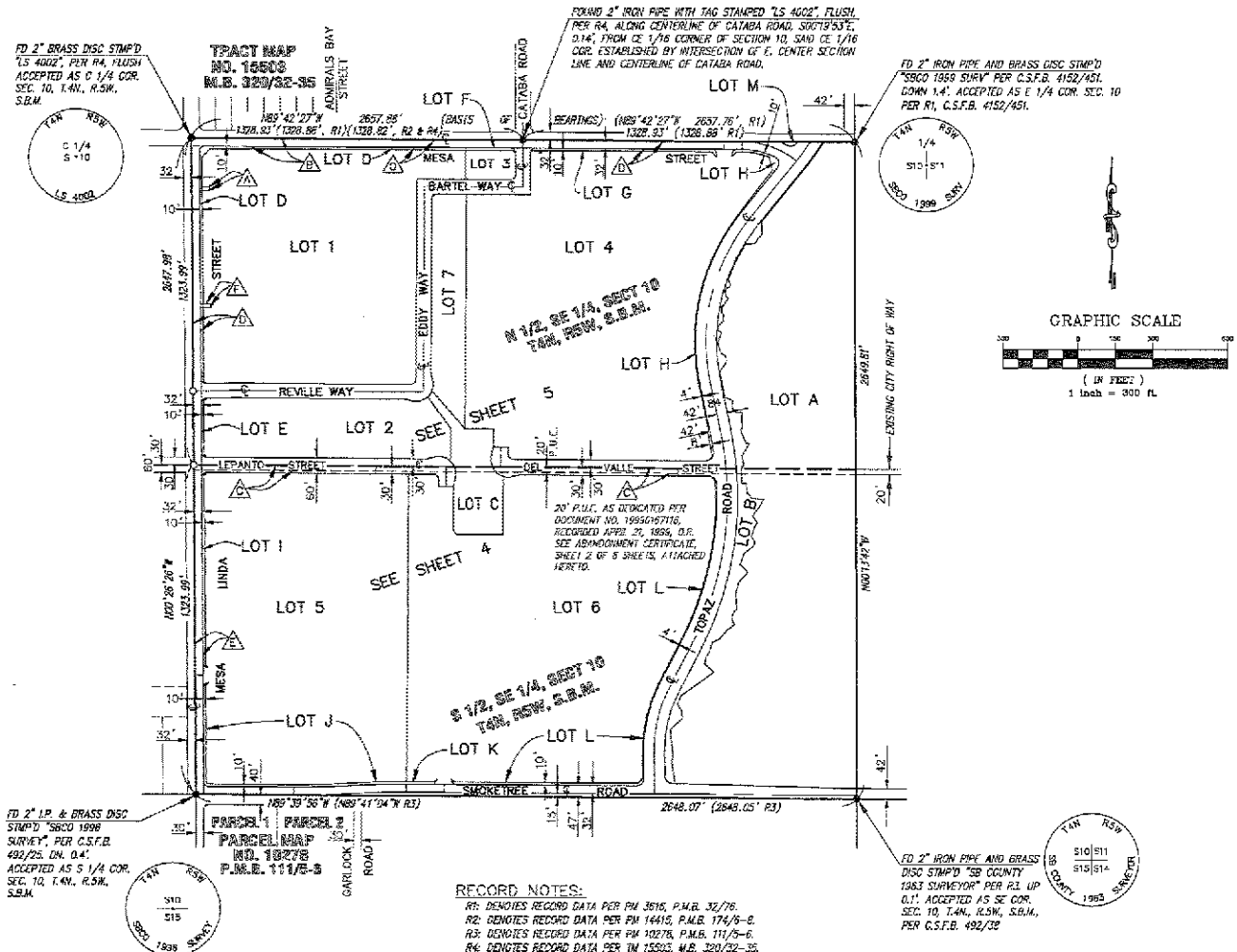
THIS MAP IS BEING FILED IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE PROFESSIONAL LAND SURVEYOR'S ACT (CALIFORNIA BUSINESS AND PROFESSIONS CODE) SECTION 8771(5).

A NAIL AND BRASS TAG STAMPED "LS 9201" SHALL BE SET IN THE CONCRETE CURB ON THE PROLONGATION OF THE SIDE LOT LINE IN LIEU OF THE FRONT LOT CORNERS. A 1" I.P. WITH BRASS TAG OR PLASTIC PLUG STAMPED "LS 9201" WILL BE SET AT REAR LOT CORNER UNLESS OTHERWISE NOTED. WHERE REAR LOT CORNERS ADJUT AN ARTERIAL STREET WITH A SCREEN WALL IN A LANDSCAPE EASEMENT, OR A SCREEN WALL IS INSTALLED A NAIL AND BRASS TAG STAMPED "LS 9201" SHALL BE SET ON TOP OF THE WALL ON SIDE LOT LINE IN LIEU OF THE REAR LOT CORNER.

EASEMENT NOTES

- △ INDICATES A 15' WIDE WATER PIPELINE EASEMENT IN FAVOR OF BALDY MESA WATER DISTRICT PER DOCUMENT RECORDED APRIL 28, 2007 AS DOC. NO. 2007-0253108, O.R.
- △ INDICATES A 32' WIDE IRREVOCABLE OFFER OF DEDICATION TO THE CITY OF VICTORVILLE FOR STREET, HIGHWAYS, SEWERS, DRAINAGE, PUBLIC UTILITIES AND PUBLIC ACCESS PURPOSES RECORDED JANUARY 13, 1993 AS INSTRUMENT NUMBERS 93-012872 O.R. AND 93-012873 O.R.
- △ INDICATES REMAINING PORTION OF A 20' WIDE IRREVOCABLE OFFER OF DEDICATION TO THE CITY OF VICTORVILLE FOR STREET, HIGHWAYS, SEWERS, DRAINAGE, PUBLIC UTILITIES AND PUBLIC ACCESS PURPOSES RECORDED APRIL 21, 1999 AS DOCUMENT NUMBER 1999-0157116 O.R.
- △ INDICATES EXISTING 32' WIDE IRREVOCABLE OFFER OF DEDICATION TO THE CITY OF VICTORVILLE FOR STREET, HIGHWAYS, SEWERS, DRAINAGE, PUBLIC UTILITIES AND PUBLIC ACCESS PURPOSES RECORDED NOVEMBER 23, 2004 AS DOCUMENT NUMBER 2004-0285323 O.R.
- △ INDICATES A 32' WIDE IRREVOCABLE OFFER OF DEDICATION TO THE CITY OF VICTORVILLE FOR STREET, HIGHWAYS, SEWERS, DRAINAGE, PUBLIC UTILITIES AND PUBLIC ACCESS PURPOSES RECORDED JULY 28, 2005 AS DOCUMENT NUMBER 2005-0346950, G.R.
- △ INDICATES A 15' WIDE WATER PIPELINE EASEMENT IN FAVOR OF BALDY MESA WATER DISTRICT PER DOCUMENT RECORDED APRIL 28, 2007 AS DOC. NO. 2007-0253108, O.R.

SHEET INDEX & BOUNDARY MAP



TRACT MAP NO. 17585

SHEET 2 OF 9 SHEETS

IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
 BEING A SUBDIVISION OF LOTS 1, 2, AND 7, TRACT MAP NO. 17584, RECORDED IN MAP BOOK _____, PAGES _____ THROUGH _____, INCLUSIVE,
 RECORDS OF SAID COUNTY, WITHIN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN
MEYER LAND SURVEYING DANIEL W. MEYER, P.L.S. 9201 MAY, 2021

SURVEYOR'S NOTES

BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE CENTER-LINE OF MESA STREET, BEING NORTH 89°42'27" WEST, PER TRACT MAP NO. 17584, M.B. /

ALL BOUNDARY DATA IS MEASURED AND RECORDED OR AS CAN BE CALCULATED PER TRACT MAP NO. 17584, M.B. / , EXCEPT AS OTHERWISE NOTED.

— DENOTES SUBDIVISION BOUNDARY LINE

OF — DENOTES CURVE DATA IN TABLE

— DENOTES LINE DATA IN TABLE

(R) DENOTES RADIAL BEARING

(P/C) DENOTES RADIAL BEARING AT POINT OF REVERSE CURVE

(P/C) DENOTES RADIAL BEARING AT POINT OF COMPOUND CURVE

O.R. DENOTES "OFFICIAL RECORD" AS RECORDED IN SAID COUNTY AND SAID STATE.

O.D. DENOTES OFFER OF DEDICATION TO THE CITY OF VICTORVILLE FOR STREET PURPOSES.

R & M DENOTES RECORD AND MEASURED DATA

C.S.F.B. DENOTES COUNTY SURVEYOR'S FIELD BOOK

STAMP DENOTES STAMPED

REF. DENOTES REFERENCE

COR. DENOTES CORNER

I.P. DENOTES IRON PIPE

CL DENOTES CENTERLINE

PL DENOTES PARCEL

TM TRACT MAP

ALL OF TENTATIVE TRACT NO. 17585 PER CITY CASES 17-05-009 AND PLAN 18-00026, CONSISTING OF 128 NUMBERED LOTS.

A SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY LOR GEOTECHNICAL GROUP, INC. DATED MARCH 14, 2006 AND A SLOPE STABILITY ANALYSIS ADDED BY ROBERT TRUZZI, G.E. 2635, OF SOUTHERN CALIFORNIA GEOTECHNICAL, INC. ON OCTOBER 20, 2009, AND IS ON FILE WITH THE CITY OF VICTORVILLE ENGINEERING DEPARTMENT.

SEE SHEET 3 OF 9 SHEETS, ATTACHED HERETO, FOR EASEMENT NOTES, LINE AND CURVE DATA, AND DETAILS.

RECORD NOTES:

R.L. DENOTES RECORD DATA PER PM 74 15033, M.B. 304/20-21

MONUMENT NOTES

● INDICATES FOUND MONUMENT AS NOTED

■ INDICATES FOUND 2" I.P. WITH BRASS TAG, STAMPED "LS 9201", SET PER TRACT MAP NO. 17584, M.B. /

▲ INDICATES FOUND 1" I.P. WITH BRASS TAG, STAMPED "LS 9201", SET PER TRACT MAP NO. 17584, M.B. /

△ INDICATES SET 1" I.P. WITH BRASS TAG, STAMPED "LS 9201" AT ALL STREET CENTERLINE INTERSECTIONS, COR. EDS, AND PRO. ALL STREET CENTERLINE MONUMENTS SET 1/4" BELOW FINISH SURFACE.

○ INDICATES SET 2" I.P. WITH BRASS TAG, STAMPED "LS 9201". ALL STREET CENTERLINE MONUMENTS SET 1/4" BELOW FINISH SURFACE.

SET NAIL AND TAG "LS 9201" IN TOP OF CURB ALONG THE PROLONGATION OF SIDE LOT LINES, IN LIEU OF FRONT LOT CORNERS.

SET 1" I.P. TAGGED "LS 9201" AT REAR CORNERS, OR SET NAIL AND TAG STAMPED "LS 9201" IN FACE OR TOP OF BULL AT REAR LOT CORNERS WHERE THE CORNER IS LOCATED ON A BULL.

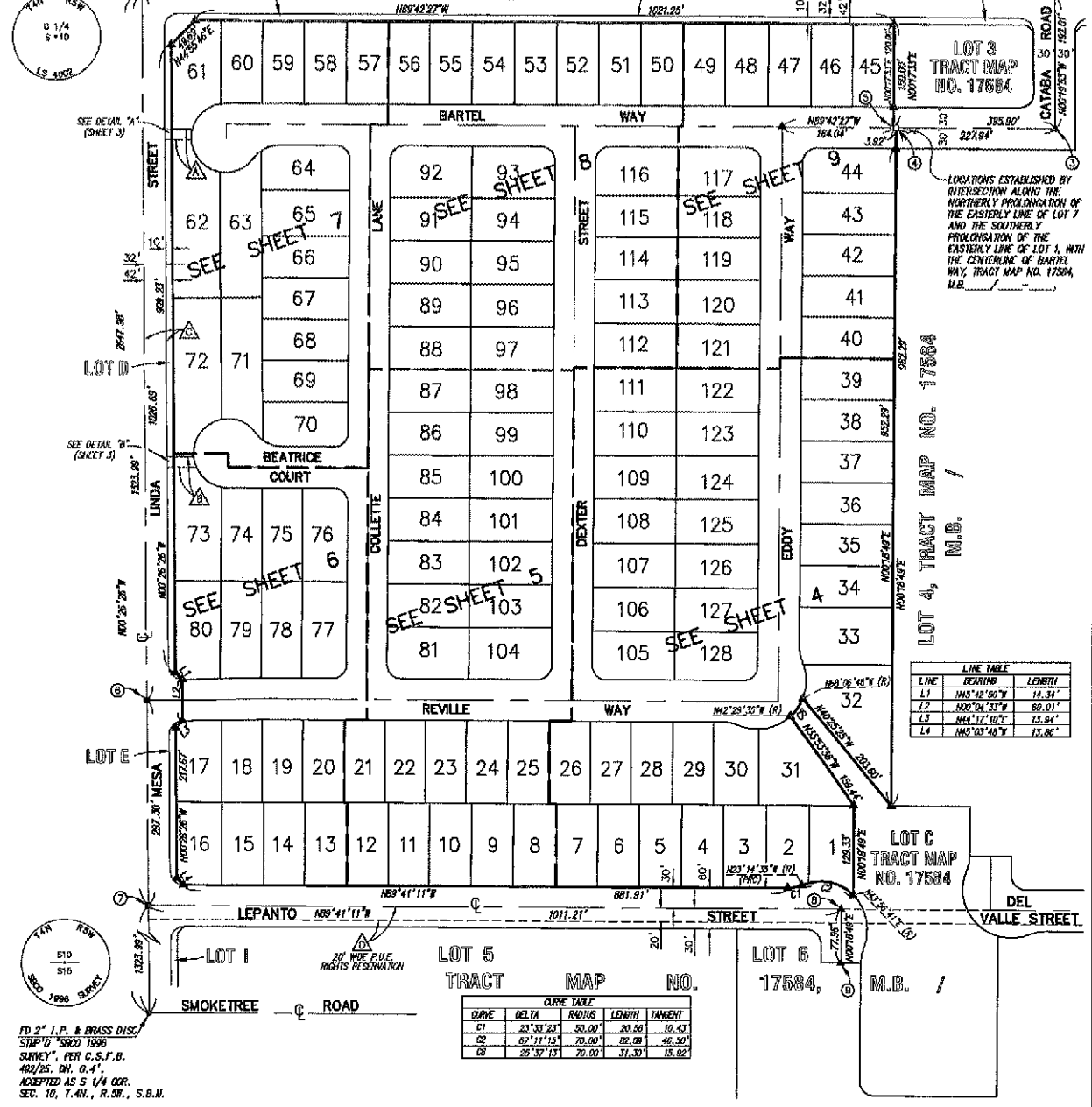
① INDICATES MONUMENT TIED OUT FOR SCHEDULE OF TIES FILED WITH THE CITY OF VICTORVILLE ENGINEERING DEPT.

THIS MAP IS BEING FILED IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE PROFESSIONAL LAND SURVEYOR'S ACT (CALIFORNIA BUSINESS AND PROFESSIONS CODE) SECTION 8771(b).

GRAPHIC SCALE

FOUND 2" BRASS DISC STAMP "LS 4002", PER R/L, FLUSH ACCEPTED AS 1/4 COR. SEC. 10, T.4N., R.5W., S.B.M.

FOUND 2" IRON PIPE WITH TAG STAMPED "LS 4002", FLUSH, NO REF., ALONG CENTERLINE OF CATANA ROAD, S20°19'53"E, 0.14', FROM CE 1/16 CORNER OF SECTION 10, SAID CE 1/16 COR. ESTABLISHED BY INTERSECTION OF E. CENTER SECTION LINE AND CENTERLINE OF CATANA ROAD PER TM 17584.



TD 2" I.P. & BRASS DISC STAMP "5800 1586" SURVEYED PER C.S.F.B. 4/2/25, ON, O.D., ACCEPTED AS 1/4 COR. SEC. 10, T.4N., R.5W., S.B.M.

DATE	DELTA	RADIUS	LENGTH	TANGENT
C1	24°31'21"	50.00'	20.50'	10.43'
C2	62°11'14"	20.00'	22.00'	46.50'
C3	25°52'13"	20.00'	31.30'	15.92'

TRACT MAP NO. 17586

IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
BEING A SUBDIVISION OF LOTS 3 AND 4, OF TRACT MAP NO. 17584, RECORDED IN MAP BOOK _____, PAGES _____ THROUGH _____, INCLUSIVE,
RECORDS OF SAID COUNTY, WITHIN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN.
MEYER LAND SURVEYING DANIEL W. MEYER, P.L.S. 9201 MAY, 2021

SHEET INDEX & BOUNDARY MAP

SURVEYOR'S NOTES

BASES OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF MESA STREET, BEARING NORTH 89°42'27" WEST, PER TRACT MAP NO. 17584, M.B. _____.

ALL BOUNDARY DATA IS MEASURED AND RECORDED PER, OR CAN BE CALCULATED PER, TRACT MAP NO. 17584, M.B. _____, EXCEPT AS OTHERWISE NOTED.

_____ DENOTES SUBDIVISION BOUNDARY LINE

_____ DENOTES CURVE DATA IN TABLE

_____ DENOTES LINE DATA IN TABLE

(R) DENOTES RADIAL BEARING

(PRC) DENOTES RADIAL BEARING AT POINT OF REVERSE CURVE

(PDC) DENOTES RADIAL BEARING AT POINT OF COMPOUND CURVE

_____ DENOTES "OFFICIAL RECORD" AS RECORDED IN SAID COUNTY AND SAID STATE.

O.R. DENOTES OFFER OF DEDICATION TO THE CITY OF VICTORVILLE FOR STREET PURPOSES.

R & M DENOTES RECORD AND MEASURED DATA

C.S.F.B. DENOTES COUNTY SURVEYOR'S FIELD BOOK

STAMP'D DENOTES STAMPED

REF. DENOTES REFERENCE

COR. DENOTES CORNER

I.P. DENOTES IRON PIPE

CL DENOTES CENTERLINE

PC DENOTES PARCEL

SEC. DENOTES SECTION

S.B.M. DENOTES SAN BERNARDINO MERIDIAN

FA DENOTES FOUND

ALL OF TENTATIVE TRACT NO. 17586 PER CITY CASES 17-05-059 AND PLAN 18-00028, CONSISTING OF 111 NUMBERED LOTS.

A SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY LOR GEOTECHNICAL GROUP, INC. DATED MARCH 14, 2005 AND A SLOPE STABILITY ANALYSIS ADDED BY ROBERT TRAZO, G.E. 2655, OF SOUTHERN CALIFORNIA GEOTECHNICAL, INC. ON OCTOBER 20, 2005, AND IS ON FILE WITH THE CITY OF VICTORVILLE ENGINEERING DEPARTMENT.

EASEMENT NOTES

△ INDICATES A 32' WIDE IRREVOCABLE OFFER OF DEDICATION TO THE CITY OF VICTORVILLE FOR STREET, HIGHWAYS, SEWERS, DRAINAGE, PUBLIC UTILITIES AND PUBLIC ACCESS PURPOSES RECORDED NOVEMBER 23, 2004 AS DOCUMENT NO. 2004-0985823, OF OFFICIAL RECORDS.

△ INDICATES A 30' WIDE OFFER OF DEDICATION TO THE CITY OF VICTORVILLE FOR STREET, HIGHWAYS, SEWERS, DRAINAGE, PUBLIC UTILITIES AND PUBLIC ACCESS PURPOSES RECORDED DECEMBER 15, 2004 AS DOCUMENT NO. 2004-0924985, OF OFFICIAL RECORDS.

△ INDICATES REMAINING PORTION OF A 20' WIDE IRREVOCABLE OFFER OF DEDICATION TO THE CITY OF VICTORVILLE FOR STREET, HIGHWAYS, SEWERS, DRAINAGE, PUBLIC UTILITIES AND PUBLIC ACCESS PURPOSES RECORDED APRIL 21, 1999 AS DOCUMENT NUMBER 1999-0167716 C.R. ABANDONED PER TRACT MAP NO. 17584, M.B. _____, WITH PUBLIC UTILITY RIGHTS RESERVED.

RECORD NOTES:

R1: DENOTES RECORD DATA PER PARCEL MAP NO. 3816, P.M.B. 32/76.
R2: DENOTES RECORD DATA PER PARCEL MAP NO. 10278, P.M.B. 111/5-5.
R3: DENOTES RECORD DATA PER TRACT MAP NO. 15503, M.B. 320/32-35.

MONUMENT NOTES

● INDICATES FOUND MONUMENT AS NOTED

■ INDICATES FOUND 2" I.P. WITH BRASS TAG, STAMPED "S 9201", SET PER TRACT MAP NO. 17584, M.B. _____.

▲ INDICATES FOUND 1" I.P. WITH BRASS TAG, STAMPED "S 9201", SET PER TRACT MAP NO. 17584, M.B. _____.

△ INDICATES SET 1" I.P. WITH BRASS TAG, STAMPED "S 9201" AT ALL STREET CENTERLINE INTERSECTIONS, B.O. E.O. AND P.O. ALL STREET CENTERLINE MONUMENTS SET 1/4' BELOW FINISH SURFACE.

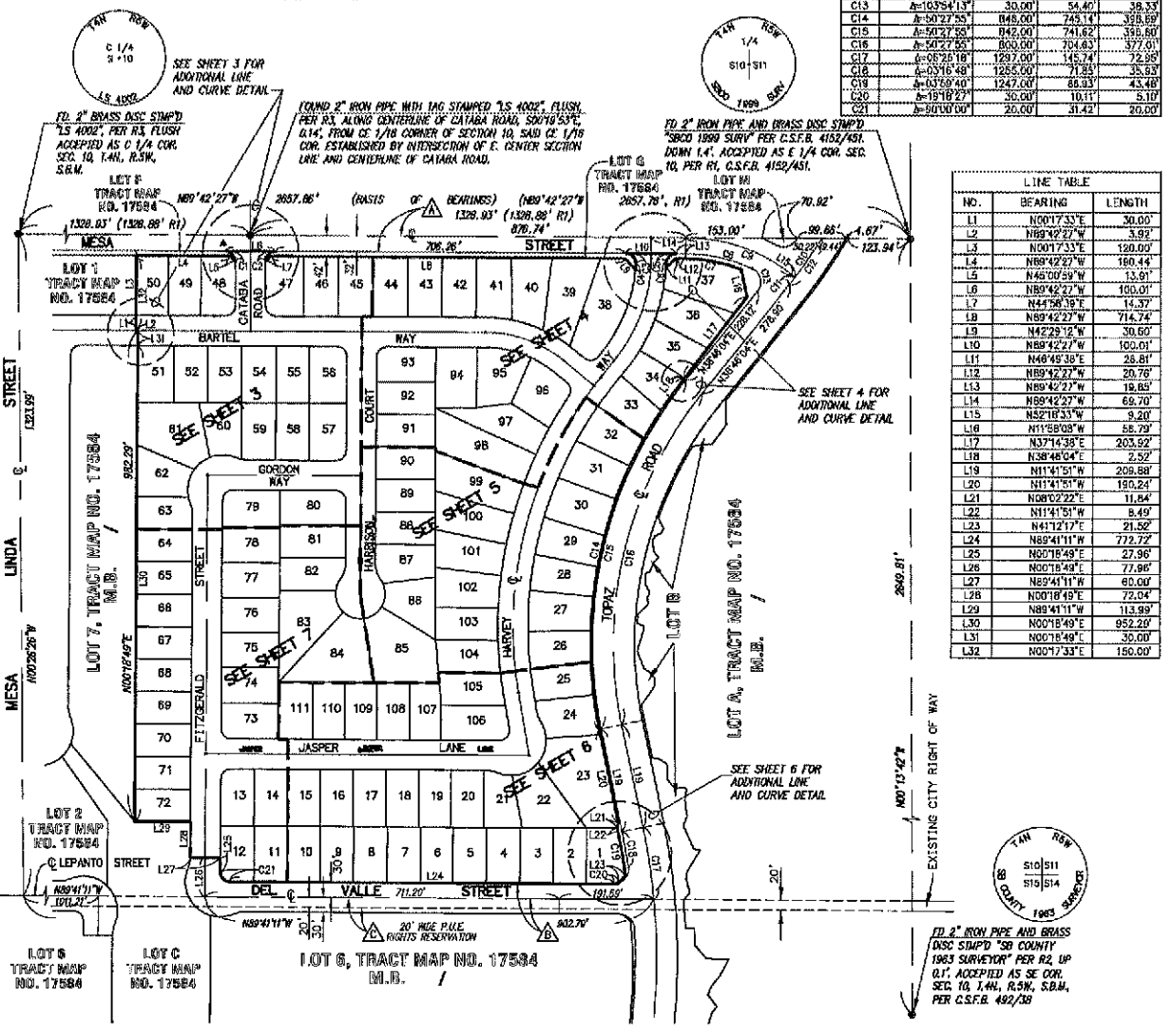
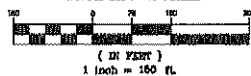
○ INDICATES SET 1" I.P. WITH BRASS TAG, STAMPED "S 9201" AT ALL STREET CENTERLINE INTERSECTIONS, B.O. E.O. AND P.O. ALL STREET CENTERLINE SET NAIL AND TAG "S 9201" IN TOP OF CURB ALONG THE PROLONGATION OF SIDE LOT LINES, IN LIEU OF FRONT LOT CORNERS.

SET 1" I.P. TAGGED "S 9201" AT REAR CORNERS, OR SET NAIL AND TAG STAMPED "S 9201" IN FACE OR TOP OF WALL AT REAR LOT CORNERS WHERE THE CORNER IS LOCATED ON A WALL.

① INDICATES MONUMENT TIED OUT PER SCHEDULE OF NES FILED WITH THE CITY OF VICTORVILLE ENGINEERING DEPT.

THIS MAP IS BEING FILED IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE PROFESSIONAL LAND SURVEYOR'S ACT (CALIFORNIA BUSINESS AND PROFESSIONS CODE) SECTION 8771(b).

GRAPHIC SCALE



CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	TANGENT
C1	8-89°22'34"	20.00'	31.20'	19.78'
C2	8-90°37'28"	20.00'	31.63'	20.22'
C3	8-91°35'08"	20.00'	31.87'	20.56'
C4	8-92°15'48"	300.00'	11.85'	5.93'
C5	8-89°20'43"	20.00'	30.84'	19.43'
C6	8-91°26'14"	360.00'	9.03'	4.52'
C7	8-93°08'48"	300.00'	10.79'	5.39'
C8	8-94°34'17"	318.00'	136.39'	66.28'
C9	8-97°23'04"	350.00'	426.45'	118.48'
C10	8-04°52'50"	1100.00'	94.88'	47.30'
C11	8-01°01'47"	1100.00'	16.77'	8.88'
C12	8-05°57'37"	1100.00'	114.43'	57.27'
C13	8-10°59'13"	30.00'	54.40'	36.33'
C14	8-02°17'55"	848.00'	248.14'	126.69'
C15	8-04°27'58"	848.00'	741.62'	377.01'
C16	8-02°27'55"	800.00'	704.63'	377.01'
C17	8-08°26'18"	1297.00'	145.74'	72.99'
C18	8-03°16'48"	1255.00'	71.85'	35.93'
C19	8-03°08'40"	1247.00'	88.93'	43.48'
C20	8-15°18'22"	30.00'	10.11'	5.10'
C21	8-90°10'00"	20.00'	31.42'	20.00'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°17'33"E	30.00'
L2	N89°42'27"W	3.93'
L3	N00°17'33"E	150.00'
L4	N89°42'27"W	150.44'
L5	N45°00'59"W	13.91'
L6	N89°42'27"W	100.01'
L7	N44°58'39"E	14.37'
L8	N89°42'27"W	714.74'
L9	N42°29'12"E	30.60'
L10	N89°42'27"W	100.01'
L11	N46°45'38"E	26.81'
L12	N89°42'27"W	20.76'
L13	N89°42'27"W	12.85'
L14	N89°42'27"W	69.70'
L15	N52°18'33"W	9.20'
L16	N11°58'08"W	58.79'
L17	N37°14'38"E	203.92'
L18	N38°48'04"E	2.52'
L19	N11°41'51"W	209.88'
L20	N11°41'51"W	150.24'
L21	N08°02'22"E	11.84'
L22	N11°41'51"W	8.49'
L23	N41°12'17"E	21.52'
L24	N89°41'11"W	772.22'
L25	N00°18'49"E	27.96'
L26	N00°18'49"E	77.96'
L27	N89°41'11"W	60.00'
L28	N00°18'49"E	72.04'
L29	N89°41'11"W	113.99'
L30	N00°18'49"E	952.26'
L31	N00°18'49"E	30.00'
L32	N00°17'33"E	150.00'

TRACT MAP NO. 17587

SHEET 2 OF 6 SHEETS

IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
BEING A SUBDIVISION OF LOT 5, TRACT MAP NO. 17584, RECORDED IN MAP BOOK _____, PAGES _____ THROUGH _____, INCLUSIVE, RECORDS
OF SAID COUNTY, WITHIN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN
MEYER LAND SURVEYING DANIEL W. MEYER, P.L.S. 9201 MARCH, 2021

SURVEYOR'S NOTES

BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE CENTER-LINE OF MESA LINDA STREET, BEING NORTH 00°26'26" WEST, PER TRACT MAP NO. 17584, M.B. _____

ALL BOUNDARY DATA IS MEASURED AND RECORDED PER TRACT MAP NO. 17584, M.B. _____, EXCEPT AS OTHERWISE NOTED.

____ DENOTES SUBDIVISION BOUNDARY LINE
C/D DENOTES CURVE DATA IN TABLE
L/L DENOTES LINE DATA IN TABLE
(R) DENOTES RADIAL BEARING
(PRC) DENOTES RADIAL BEARING AT POINT OF REVERSE CURVE
(PCC) DENOTES RADIAL BEARING AT POINT OF COMPOUND CURVE
O.R. DENOTES "OFFICIAL RECORD" AS RECORDED IN SAID COUNTY AND SAID STATE.
O.D. DENOTES OFFER OF DEDICATION TO THE CITY OF VICTORVILLE FOR STREET PURPOSES.
R & M DENOTES RECORD AND MEASURED DATA
C.S.F.B. DENOTES COUNTY SURVEYOR'S FIELD BOOK
STAMP'D DENOTES STAMPED
REF. DENOTES REFERENCE
COR. DENOTES CORNER
I.P. DENOTES IRON PIPE
CL DENOTES CENTERLINE
PCL DENOTES PARCEL
SEC. DENOTES SECTION

ALL OF TENTATIVE TRACT MAP NO. 17587 PER CITY CASES 77-06-069 AND PLAN 18-00026, CONSISTING OF 58 NUMBERED LOTS AND 6 STREET LOTS.

A SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY LOR GEOTECHNICAL GROUP, INC. DATED MARCH 14, 2005 AND A SLOPE STABILITY ANALYSIS ADDED BY ROBERT TRAZO, O.E. 2835, OF SOUTHERN CALIFORNIA GEOTECHNICAL, INC. ON OCTOBER 20, 2005, AND IS ON FILE WITH THE CITY OF VICTORVILLE ENGINEERING DEPARTMENT.

EASEMENT NOTES

△ INDICATES A 32' WIDE IRREVOCABLE OFFER OF DEDICATION TO THE CITY OF VICTORVILLE FOR STREET, HIGHWAYS, SEWERS, DRAINAGE, PUBLIC UTILITIES, AND PUBLIC ACCESS PURPOSES RECORDED JULY 28, 2005 AS DOCUMENT NUMBER 2005-0846050 O.R.

MONUMENT NOTES

● INDICATES FOUND MONUMENT AS NOTED

■ INDICATES FOUND 2" I.P. WITH BRASS TAG, STAMPED "LS 9201", SET PER TRACT MAP NO. 17584, M.B. _____

▲ INDICATES FOUND 1" I.P. WITH BRASS TAG, STAMPED "LS 9201", SET PER TRACT MAP NO. 17584, M.B. _____

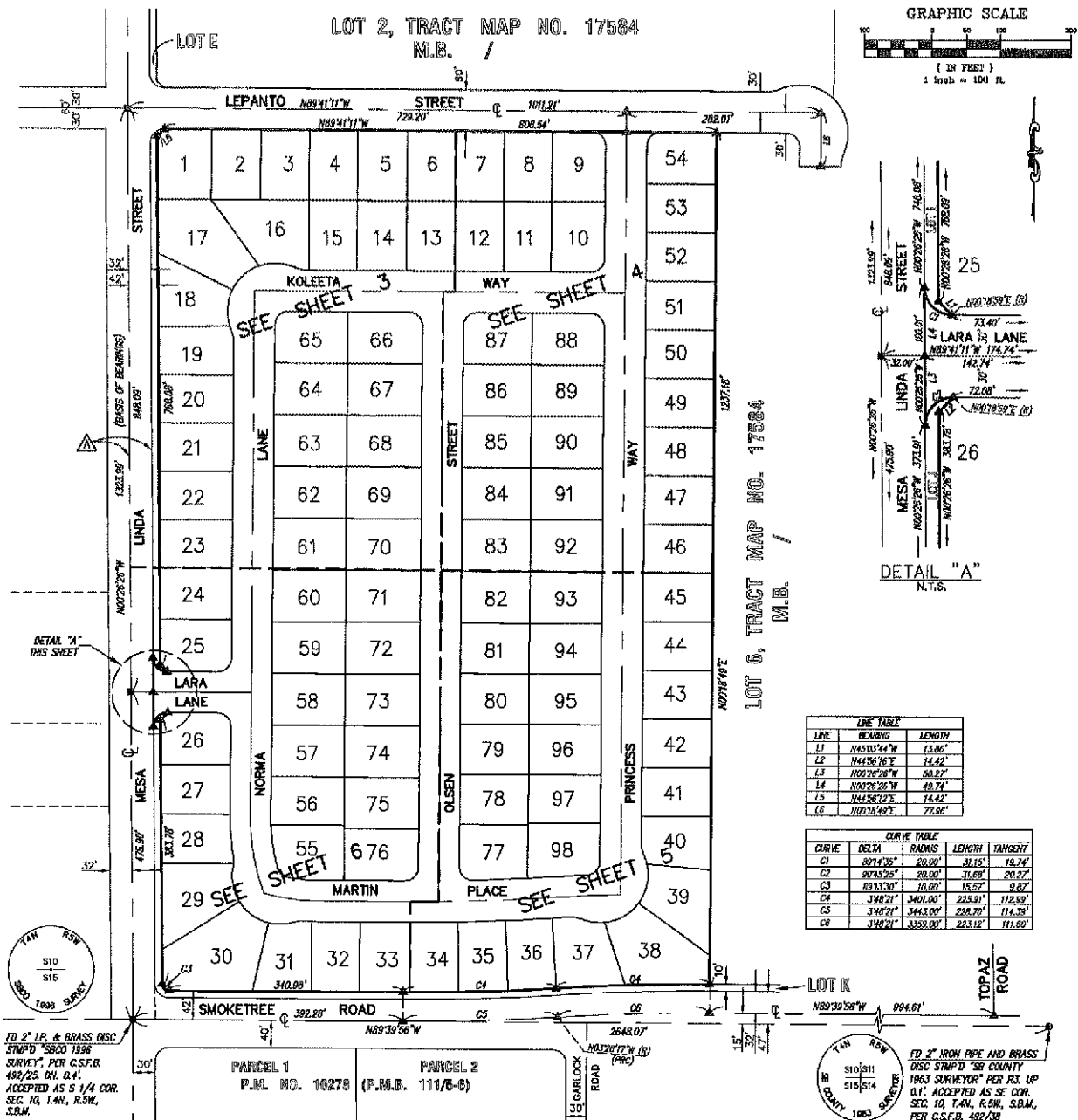
△ INDICATES SET 1" I.P. WITH BRASS TAG, STAMPED "LS 9201" AT ALL STREET CENTERLINE INTERSECTIONS, B.C., E.C., AND P.C.'s. ALL STREET CENTERLINE MONUMENTS SET 1/4" BELOW FINISH SURFACE.

SET NAIL AND TAG "LS 9201" IN TOP OF CURB ALONG THE PROLONGATION OF SIDE LOT LINES, IN LIEU OF FRONT LOT CORNERS.

SET 1" I.P. TAGGED "LS 9201" AT REAR CORNERS, OR SET NAIL AND TAG STAMPED "LS 9201" IN FACE OR TOP OF WALL AT REAR LOT CORNERS WHERE THE CORNER IS LOCATED ON A WALL.

② INDICATES MONUMENT SET OUT PER SCHEDULE OF DECS FILED WITH THE CITY OF VICTORVILLE ENGINEERING DEPT.

THIS MAP IS BEING FILED IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE PROFESSIONAL LAND SURVEYOR'S ACT (CALIFORNIA BUSINESS AND PROFESSIONS CODE) SECTION 8771(b).



TRACT MAP NO. 17588

SHEET 2 OF 7 SHEETS

IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
BEING A SUBDIVISION OF LOT 6, TRACT MAP NO. 17584, RECORDED IN MAP BOOK _____, PAGES _____ THROUGH _____, INCLUSIVE, RECORDS
OF SAID COUNTY, WITHIN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN.
MEYER LAND SURVEYING DANIEL W. MEYER, P.L.S. 9201 MARCH, 2021

SURVEYOR'S NOTES

BASIS OF BEARINGS: BEARINGS SHOWN HEREIN ARE BASED ON THE CENTER-LINE OF DEL VALLE STREET, BEING NORTH 89°41'11" WEST, PER TRACT MAP NO. 17584, M.B. _____.

ALL BOUNDARY DATA IS MEASURED AND RECORDED, OR CAN BE CALCULATED PER TRACT MAP NO. 17584, M.B. _____, EXCEPT AS OTHERWISE NOTED.

ALL OF TENTATIVE TRACT NO. 17588 PER CITY CASES 77-05-009 AND PLAN 19-00026, CONSISTING OF 126 NUMBERED LOTS.

A SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY LOR GEOTECHNICAL GROUP, INC. DATED MARCH 14, 2005 AND A SLOPE STABILITY ANALYSIS ADDED BY ROBERT TRACZY, G.E., 2005, OF SOUTHERN CALIFORNIA GEOTECHNICAL, INC. ON OCTOBER 20, 2005, AND IS ON FILE WITH THE CITY OF VICTORVILLE ENGINEERING DEPARTMENT.

MONUMENT NOTES

INDICATES FOUND MONUMENT AS NOTED

INDICATES FOUND 2" I.P. WITH BRASS TAG, STAMPED "LS 9201", SET PER TRACT MAP NO. 17584, M.B. _____.

INDICATES FOUND 1" I.P. WITH BRASS TAG, STAMPED "LS 9201", SET PER TRACT MAP NO. 17584, M.B. _____.

INDICATES SET 1" I.P. WITH BRASS TAG, STAMPED "LS 9201" AT ALL STREET CENTERLINE INTERSECTIONS, ROADS, ETC., AND PROX. ALL STREET CENTERLINE MONUMENTS SET 1/4" BELOW FINISH SURFACE.

INDICATES SET 2" I.P. WITH BRASS TAG, STAMPED "LS 9201", ALL STREET CENTERLINE MONUMENTS SET 1/4" BELOW FINISH SURFACE.

SET HULL AND TAG "LS 9201" IN TOP OF CURB ALONG THE PROLONGATION OF SIDE LOT LINES, IN LIEU OF FRONT LOT CORNERS.

SET 1" I.P. TAGGED "LS 9201" AT REAR CORNERS, OR SET HULL AND TAG STAMPED "LS 9201" IN FACE OR TOP OF HULL AT REAR LOT CORNERS WHERE THE CORNER IS LOCATED ON A HULL.

INDICATES MONUMENT TIED OUT PER SCHEDULE OF TIES FILED WITH THE CITY OF VICTORVILLE ENGINEERING DEPT.

THIS MAP IS BEING FILED IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE PROFESSIONAL LAND SURVEYOR'S ACT (CALIFORNIA BUSINESS AND PROFESSIONS CODE) SECTION 8771(b).

DENOTES SUBDIVISION BOUNDARY LINE
C/L DENOTES CURVE DATA IN TABLE
L/L DENOTES LINE DATA IN TABLE
(R) DENOTES RADIAL BEARING
(PRO) DENOTES RADIAL BEARING AT POINT OF REVERSE CURVE
(PCD) DENOTES RADIAL BEARING AT POINT OF COMPOUND CURVE
O.R. DENOTES "OFFICIAL RECORD" AS RECORDED IN SAID COUNTY AND SAID STATE.
O.D. DENOTES OFFER OF DEDICATION TO THE CITY OF VICTORVILLE FOR STREET PURPOSES.
R & M DENOTES RECORD AND MEASURED DATA
C.S.F.B. DENOTES COUNTY SURVEYOR'S FIELD BOOK
STAMP'D DENOTES STAMPED
REF. DENOTES REFERENCE
COR. DENOTES CORNER
I.P. DENOTES IRON PIPE
CL DENOTES CENTERLINE
POL DENOTES PARCEL

EASEMENT NOTES

INDICATES A 30' WIDE NON-EXCLUSIVE EASEMENT TO WILLIAM F. ROLWATER FOR DRAINAGE, VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, AND PUBLIC AND PRIVATE UTILITIES RECORDED DECEMBER 12, 1973 IN BOOK 6328, PAGE 618, OF OFFICIAL RECORDS.

CURVE TABLE - ALL SHEETS				
NO.	DELTA	RADIUS	LENGTH	TANGENT
C1	Δ=91°15'47"	30.00'	47.79'	30.87'
C2	Δ=91°15'46"	30.00'	47.79'	30.87'
C3	Δ=92°08'54"	583.80'	21.89'	10.95'
C4	Δ=93°33'23"	50.00'	20.56'	13.43'
C5	Δ=85°24'23"	20.00'	26.81'	18.46'
C6	Δ=25°47'15"	50.00'	23.38'	11.81'
C7	Δ=90°07'01"	703.82'	1.44'	0.72'
C8	Δ=89°58'45"	20.00'	31.41'	19.99'
C9	Δ=90°01'15"	20.00'	31.42'	20.01'
C10	Δ=90°01'15"	20.00'	31.42'	20.01'
C11	Δ=89°58'45"	20.00'	31.42'	20.01'
C12	Δ=90°01'15"	20.00'	31.41'	19.99'
C13	Δ=89°58'45"	20.00'	31.41'	19.99'
C14	Δ=90°00'00"	20.00'	31.42'	20.00'
C15	Δ=48°36'00"	70.00'	58.78'	31.85'
C16	Δ=23°33'23"	50.00'	20.56'	10.43'
C17	Δ=90°00'00"	20.00'	31.42'	20.00'
C18	Δ=90°00'00"	20.00'	31.42'	20.00'
C19	Δ=90°00'00"	20.00'	31.42'	20.00'
C20	Δ=49°02'08"	70.00'	58.91'	31.93'
C21	Δ=39°08'39"	70.00'	47.82'	24.89'
C22	Δ=21°32'18"	50.00'	16.80'	9.51'
C23	Δ=92°01'08"	50.00'	1.75'	0.88'
C24	Δ=90°00'00"	20.00'	31.42'	20.00'
C25	Δ=89°59'59"	20.00'	31.42'	20.00'
C26	Δ=90°00'00"	20.00'	31.42'	20.00'
C27	Δ=88°54'49"	30.00'	45.61'	28.43'
C28	Δ=01°05'59"	1251.00'	24.01'	12.01'
C29	Δ=90°00'00"	20.00'	31.42'	20.00'
C30	Δ=90°57'59"	530.00'	5.86'	2.93'
C31	Δ=03°09'11"	900.00'	27.52'	13.76'
C32	Δ=99°55'06"	20.00'	34.89'	23.80'
C33	Δ=04°36'03"	470.00'	37.74'	18.86'
C34	Δ=90°30'50"	1251.00'	11.22'	5.61'
C35	Δ=90°00'00"	20.00'	31.42'	20.00'
C36	Δ=08°38'19"	270.00'	42.28'	21.18'
C37	Δ=44°07'15"	48.97'	38.48'	20.25'
C38	Δ=04°08'33"	50.00'	3.63'	1.82'
C39	Δ=27°54'51"	50.00'	24.38'	12.43'
C40	Δ=05°01'22"	330.00'	34.69'	17.36'
C41	Δ=06°08'57"	330.00'	35.51'	17.77'
C42	Δ=89°59'58"	20.00'	31.42'	20.00'
C43	Δ=02°46'54"	583.80'	26.68'	14.34'
C44	Δ=23°33'23"	50.00'	20.56'	10.43'

GRAPHIC SCALE

LINE TABLE - ALL SHEETS		
NO.	BEARINGS	LENGTH
L1	N89°39'58"W	110.01'
L2	N45°17'16"E	14.14'
L3	N89°41'11"W	50.01'
L4	N89°38'55"W	49.99'
L5	N89°38'55"W	100.00'
L6	N44°42'40"W	14.14'
L7	N00°20'04"E	32.00'
L8	N00°18'49"E	30.52'
L9	N49°27'18"E	21.54'
L10	N42°50'45"W	82.45'
L11	N89°41'11"W	60.28'
L12	N89°41'11"W	73.94'
L13	N00°18'49"E	30.50'
L14	N89°59'22"E	42.17'
L15	N27°08'18"E	198.80'
L16	N27°09'10"E	198.80'
L17	N00°55'43"W	93.70'
L18	N00°55'43"W	167.40'
L19	N89°39'58"W	110.01'

LOT 2, TRACT MAP NO. 17584

LOT 4, TRACT MAP NO. 17584

