

COMPOSITE DEVELOPMENT PLAN

PARCEL MAP NO. 18783

IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
BEING A SUBDIVISION OF PARCEL 3 OF PARCEL MAP NO. 9866 AS PER MAP RECORDED
IN BOOK 106 OF MAPS, PAGE 59, INCLUSIVE, RECORDS OF SAID COUNTY.

MERRELL-JOHNSON ENGINEERING, INC.
AUGUST 2007

SURVEYOR'S NOTES:

1. BASIS OF BEARINGS: TAKEN FROM THE CENTERLINE OF PALM STREET AS SHOWN ON PARCEL MAP NO. 9866, P.M.B. 106/59 BEING: N89°46'54"E
2. • INDICATES MONUMENTS FOUND AS NOTED.
3. ○ INDICATES 1" IRON PIPE, 18" LONG TAGGED L.S. 7562, SET
4. ——— INDICATES SUBDIVISION BORDER LINE
5. () INDICATES RECORD DATA PER PARCEL MAP NO. 9866, P.M.B. 106/59
6. B.S.L. INDICATES BUILDING SETBACK LINE

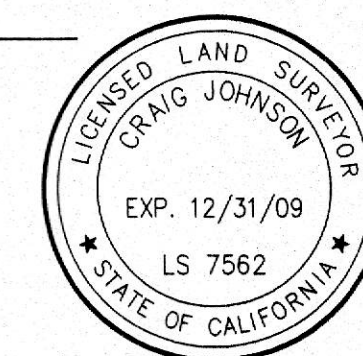
COMPOSITE DEVELOPMENT PLAN NOTES:

1. EACH PARCEL SHALL BE SERVED BY A SEPARATE WATER METER, SERVICE LINE, AND SEWER LATERAL CONNECTION WHERE AVAILABLE. A "FIRE FLY" AUTOMATIC METER READER TO BE ADDED ON ALL METER CONNECTIONS.
2. PRIOR TO DEVELOPMENT, A FINAL HYDROLOGY STUDY SHALL BE SUBMITTED.
3. THE DEVELOPER SHALL PAY REQUIRED DEVELOPMENT FEES PRIOR TO ISSUANCE OF A BUILDING PERMIT AS FOLLOWS: (A) SCHOOL FEES; (B) IMPACT FEES; (C) PARK FEES.
4. PRIOR TO ISSUANCE OF A GRADING PERMIT, THE GRADING PLAN SHALL REQUIRE TRANSPLANTING OF ALL PROTECTED PLANTS AS SPECIFIED IN THE APPROVED PROTECTED PLANT PLAN. A PROTECTED PLANT PLAN SHALL BE SUBMITTED TO THE BUILDING DIVISION SHOWING THE PRESENT LOCATION AND PROPOSED TREATMENT OF ALL SMOKE TREE, SPECIES IN THE AGAVACEA FAMILY, MESQUITE, LARGE CREOSOTE BUSHES, JOSHUA TREES, AND OTHER PLANTS PROTECTED BY THE STATE DESERT NATIVE PLANT ACT. THE GRADING PLAN SHALL BE CONSISTENT WITH THE APPROVED PROTECTED PLANT PLAN. NO CLEARING OR GRADING SHALL COMMENCE UNTIL THE PROTECTED PLANT PLAN IS APPROVED AND THE SITE IS INSPECTED AND APPROVED FOR CLEARING.
5. A PRE-CONSTRUCTION SURVEY IS REQUIRED NO MORE THAN 30 DAYS PRIOR TO GRADING.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MAURICIO J. MARIN ON AUGUST 2007. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR WILL BE SET IN SUCH POSITIONS ON OR BEFORE DECEMBER 2008, IN COMPLIANCE WITH SECTIONS 66495 AND 66496 OF THE SUBDIVISION MAP ACT AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: _____



CRAIG JOHNSON

L.S. 7562
EXP.: 12/31/09

NOTE:

NOTES ON THIS PLAN ARE FOR INFORMATIONAL PURPOSES, TO INDICATE CONDITIONS AND CRITERIA THAT EXIST ON THIS PROPERTY THAT WERE KNOWN AND IDENTIFIED AS OF THE DATE THIS PLAN WAS FILED. THIS INFORMATION IS DERIVED FROM PUBLIC RECORDS AND IS NOT INTENDED TO AFFECT RECORD TITLE INTERESTS.

