

**TRACT MAP No. 18389**

BEING A SUBDIVISION OF LETTERED LOT B OF TRACT No. 18389-1 IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, PER MAP RECORDED IN BOOK 332 OF MAPS, PAGES 6 THROUGH 10, INCLUSIVE, RECORDS OF SAID COUNTY

DAWSON SURVEYING, Inc.

MARCH 2020

**OWNER'S STATEMENT**

WE HEREBY STATE 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 RESERVE TO OURSELVES, OUR HEIRS AND ASSIGNS, FOR THE USE AND BENEFIT OF THE OWNERS OF LOTS 31 THROUGH 39 INCLUSIVE, AN OPEN-SPACE EASEMENT IN PERPETUITY AS A COVENANT RUNNING WITH THE LAND OVER LOT "C" BEING THE COMMON AREA AS DELINEATED ON SAID MAP, RESERVING TO THE GRANTOR, HIS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE THE UNDERLYING LAND FOR RECREATIONAL PURPOSES AND VEHICULAR ACCESS, PROVIDED, HOWEVER, THAT SAID USE SHALL NOT INTERFERE WITH THE OPEN-SPACE EASEMENT HEREIN GRANTED, AND PROVIDED THAT NO IMPROVEMENTS OTHER THAN LANDSCAPING OR RECREATIONAL FACILITIES SHALL BE PLACED UPON SAID LAND WITHOUT THE APPROVAL OF THE GRANTEE, AND PROVIDED FURTHER THAT THE APPROVAL OF THE GRANTEE OF ANY IMPROVEMENT SHALL NOT CONSTITUTE AN ABANDONMENT OF THE OPEN-SPACE EASEMENT.

WE ALSO HEREBY RESERVE TO OURSELVES, OUR HEIRS AND ASSIGNS, FOR THE USE AND BENEFIT OF THE OWNERS OF LOTS 31 THROUGH 39 INCLUSIVE AND LAKE ARROWHEAD COMMUNITY SERVICES DISTRICT, AN EASEMENT FOR INGRESS, EGRESS, AND UTILITY PURPOSES AS DELINEATED ON THIS MAP.

ARROWHEAD CANYON LAND, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: DIVERSIFIED PACIFIC DEVELOPMENT GROUP, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY ITS MANAGER

*Matthew A. Jordan*  
NAME: MATTHEW A. JORDAN  
TITLE: CO-MANAGING MEMBER

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.

**NOTARY ACKNOWLEDGMENT**

STATE OF California  
COUNTY OF San Bernardino

ON April 14, 2020 BEFORE ME, Simone Basso, A NOTARY PUBLIC, PERSONALLY APPEARED Matthew A. Jordan, 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/HEY 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

MY COMMISSION EXPIRES October 9, 2020  
MY COMMISSION NUMBER 8164524

Simone Basso  
PRINT NAME

*Simone Basso*  
SIGNATURE

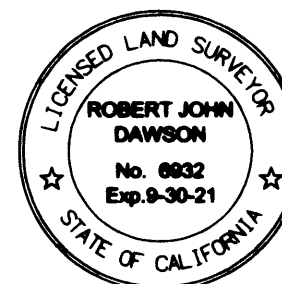
MY PRINCIPAL PLACE OF BUSINESS IS IN San Bernardino COUNTY.

**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 DIVERSIFIED PACIFIC COMMUNITIES ON MARCH 2, 2020. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE MAY 19, 2020, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

*Robert John Dawson*  
ROBERT JOHN DAWSON, PLS 6832  
EXPIRATION DATE 09/30/21

4-9-20  
DATE

**COUNTY SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, AND THAT THE SUBDIVISION SHOWN THEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO, AND THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT AND DIVISION 7 OF THE SAN BERNARDINO COUNTY CODE HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

4/24/2020  
DATE



THOMAS P. HERRIN, COUNTY SURVEYOR  
COUNTY OF SAN BERNARDINO

BY: *Thomas P. Herrin* DEPUTY  
L.S. No. 8302

**BOARD OF SUPERVISOR'S CERTIFICATE**

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 0 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, CONDITIONED UPON PAYMENT OF ALL TAXES (STATE, COUNTY, MUNICIPAL, OR LOCAL) AND ALL SPECIAL ASSESSMENTS, COLLECTED AS TAXES, WHICH AT THE TIME OF THE FILING OF THIS MAP WITH THE COUNTY OF SAN BERNARDINO ASSESSOR-RECORDER-COUNTY CLERK ARE A LIEN AGAINST SAID PROPERTY, BUT NOT YET PAYABLE; AND THAT THE SUBDIVIDER HAS FILED WITH ME A CERTIFICATE BY THE PROPER OFFICER GIVING HIS ESTIMATE OF THE AMOUNT OF SAID TAXES AND SPECIAL ASSESSMENTS; AND SAID BOND IS HEREBY ACCEPTED.

DATED: 4-21-20

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

BY: *Lynna Monell* DEPUTY

**ACCEPTANCE CERTIFICATE**

I HEREBY CERTIFY THAT THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BERNARDINO DULY APPROVED THIS MAP OF TRACT No. 18389.

DATED: 05/14/2020

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

BY: *Lynna Monell* DEPUTY

**AUDITOR-CONTROLLER/TREASURER/ TAX COLLECTOR'S CERTIFICATE**

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THE OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN UPON THIS 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 \$ 0.

DATED: 4-21-20

ENSEN MASON  
AUDITOR-CONTROLLER/TREASURER/TAX COLLECTOR  
COUNTY OF SAN BERNARDINO

BY: *Ensen Mason* DEPUTY

**SIGNATURE OMISSIONS**

THE SIGNATURES OF THE OF THE FOLLOWING EASEMENT OWNERS HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE AND SAID EASEMENT CANNOT BE LOCATED OF RECORD.

ARROWHEAD UTILITY CO., OWNER OF AN EASEMENT FOR POWER POLES, CONDUITS AND INCIDENTAL PURPOSES AS DISCLOSED BY DOCUMENT RECORDED SEPTEMBER 20, 1929 IN BOOK 532, PAGE 230 OF OFFICIAL RECORDS OF SAN BERNARDINO COUNTY.

SOUTHERN CALIFORNIA EDISON COMPANY, OWNER OF AN EASEMENT FOR PUBLIC UTILITIES AS DISCLOSED BY DOCUMENT RECORDED SEPTEMBER 25, 1929 IN BOOK 540, PAGE 371 OF OFFICIAL RECORDS OF SAN BERNARDINO COUNTY.

SOUTHERN CALIFORNIA EDISON COMPANY, OWNER OF AN EASEMENT FOR PUBLIC UTILITIES AS DISCLOSED BY DOCUMENT RECORDED SEPTEMBER 19, 1947 IN BOOK 2134, PAGE 289 OF OFFICIAL RECORDS OF SAN BERNARDINO COUNTY.

GENERAL TELEPHONE COMPANY OF CALIFORNIA, OWNER OF AN EASEMENT FOR UNDERGROUND COMMUNICATION SYSTEMS AS DISCLOSED BY DOCUMENT RECORDED DECEMBER 21, 1973 IN BOOK 8333, PAGE 1124 OF OFFICIAL RECORDS OF SAN BERNARDINO COUNTY.

SOUTHERN CALIFORNIA EDISON COMPANY, OWNER OF AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AS DISCLOSED BY DOCUMENT RECORDED FEBRUARY 28, 1974 IN BOOK 8377, PAGE 835 OF OFFICIAL RECORDS OF SAN BERNARDINO COUNTY.

**SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE**

THIS MAP HAS BEEN FILED UNDER THE DOCUMENT NUMBER 2020 0190321, THIS 1st DAY OF June, 2020 AT 11:39 A.M. IN BOOK 355 OF TRACT MAPS AT PAGE 61-64, AT THE REQUEST OF TICOR TITLE INSURANCE COMPANY, IN THE AMOUNT OF \$ 15.00.

BOB DUTTON  
ASSESSOR-RECORDER  
COUNTY OF SAN BERNARDINO

BY: *Bob Dutton* DEPUTY RECORDER

# TRACT MAP No. 18389

BEING A SUBDIVISION OF LETTERED LOT B OF TRACT No. 18389-1 IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, PER MAP RECORDED IN BOOK 332 OF MAPS, PAGES 6 THROUGH 10, INCLUSIVE, RECORDS OF SAID COUNTY

DAWSON SURVEYING, Inc.

MARCH 2020

SCALE: 1" = 40'

## SURVEYOR'S NOTES

- INDICATES FOUND 1" IRON PIPE w/ PLASTIC PLUG TAGGED "LS 5409" FLUSH IN LIEU OF 1" IRON PIPE w/ PLASTIC PLUG TAGGED "LS 3069" PER TRACT MAP 8663, MB 120/3-5 UNLESS OTHERWISE NOTED
- ⊙ INDICATES FOUND 1" IRON PIPE w/ PLASTIC PLUG TAGGED "RCE 22502" FLUSH PER TRACT MAP 18389-1, MB 332/6-10
- INDICATES FOUND 2" IRON PIPE w/ PLASTIC PLUG TAGGED "LS 5409" FLUSH IN LIEU OF 2" IRON PIPE w/ PLASTIC PLUG TAGGED "LS 3069" PER TRACT MAP 8663, MB 120/3-5
- ▣ INDICATES FOUND NAIL AND TAG STAMPED "LS 5409" FLUSH IN LIEU OF 1" IRON PIPE w/ PLASTIC PLUG TAGGED "LS 3069" PER TRACT MAP 8663, MB 120/3-5
- INDICATES SET 1" IRON PIPE, 18" IN LENGTH, TAGGED "LS 6932" FLUSH, UNLESS OTHERWISE NOTED. BOUNDARY MONUMENTS RESET AT RECORD BEARING & DISTANCE OR CHORD LENGTH. CENTERLINE MONUMENTS TO BE SET 1/4" BELOW FINISHED SURFACE.
- 1" IRON PIPE w/ PLASTIC PLUG TAGGED "LS 6932" TO BE SET FLUSH AT ALL LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES. IN THE EVENT AN IRON PIPE CANNOT BE SET, A TAG STAMPED "LS 6932" WILL BE AFFIXED IN CONCRETE, STONE, WOOD, OR METAL AT THE TRUE POSITION CALLED FOR.
- ( ) INDICATES RECORD AND MEASURED PER TRACT MAP 18389-1, MB 332/6-10
- [ ] INDICATES RECORD AND MEASURED PER TRACT MAP 8663, MB 120/3-5
- (X) INDICATES MONUMENT TIED OUT AS SHOWN ON SCHEDULE OF TIES TO BE FILED IN THE OFFICE OF THE COUNTY SURVEYOR
- ① DRAINAGE AND MAINTENANCE EASEMENT OF THE COUNTY OF SAN BERNARDINO PER TRACT MAP 8663, IN BOOK 120 OF MAPS, PAGES 3 THROUGH 5 INCLUSIVE
- ② RIGHTS OF VEHICULAR INGRESS AND EGRESS DEDICATED TO THE COUNTY OF SAN BERNARDINO PER TRACT MAP 8663, IN BOOK 120 OF MAPS, PAGES 3 THROUGH 5 INCLUSIVE
- ③ EMERGENCY ACCESS EASEMENT OF GTO LAKE ARROWHEAD, LLC FOR THE BENEFIT OF THE OWNERS OF LOTS 1 THROUGH 30 INCLUSIVE OF TRACT MAP No. 18389-1, MB 332/6-10, AND LAKE ARROWHEAD COMMUNITY SERVICES DISTRICT PER TRACT MAP 18389-1, IN BOOK 332 OF MAPS, PAGES 6 THROUGH 10 INCLUSIVE
- ④ PEDESTRIAN & EMERGENCY VEHICLE ACCESS EASEMENT OF LAKE ARROWHEAD CHALET'S HOMEOWNERS ASSOCIATION PER DOCUMENT No. 2005-0570378 O.R. RECORDED AUGUST 4, 2005
- ⑤ INGRESS, EGRESS, AND UTILITY EASEMENT FOR THE BENEFIT OF THE OWNERS OF LOTS 31 THROUGH 39 INCLUSIVE AND LAKE ARROWHEAD COMMUNITY SERVICES DISTRICT AS RESERVED HEREIN

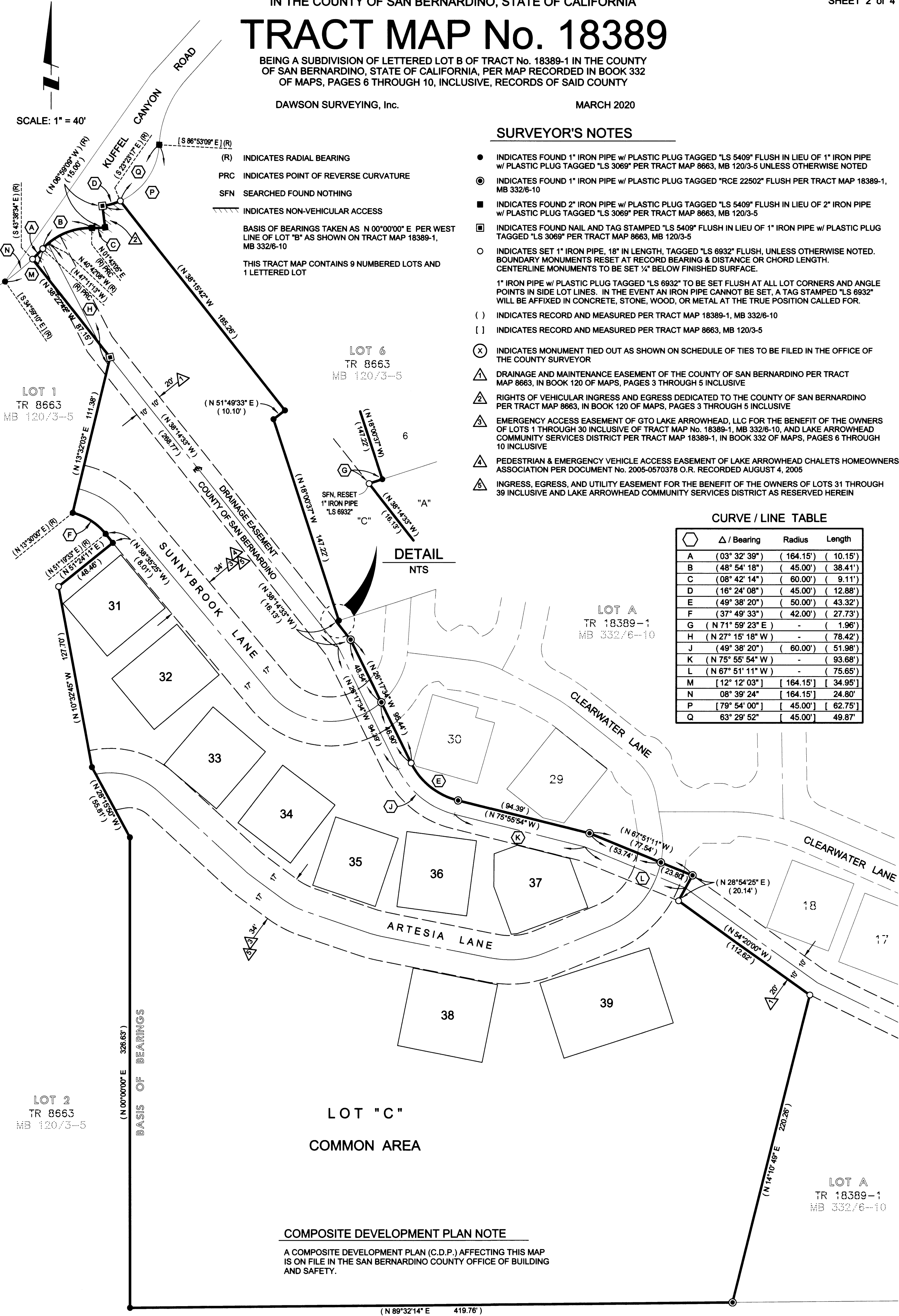
## CURVE / LINE TABLE

| △ / Bearing           | Radius      | Length     |
|-----------------------|-------------|------------|
| A (03° 32' 39")       | ( 164.15' ) | ( 10.15' ) |
| B (48° 54' 18")       | ( 45.00' )  | ( 38.41' ) |
| C (08° 42' 14")       | ( 60.00' )  | ( 9.11' )  |
| D (16° 24' 08")       | ( 45.00' )  | ( 12.88' ) |
| E (49° 38' 20")       | ( 50.00' )  | ( 43.32' ) |
| F (37° 49' 33")       | ( 42.00' )  | ( 27.73' ) |
| G ( N 71° 59' 23" E ) | -           | ( 1.96' )  |
| H ( N 27° 15' 18" W ) | -           | ( 78.42' ) |
| J (49° 38' 20")       | ( 60.00' )  | ( 51.98' ) |
| K ( N 75° 55' 54" W ) | -           | ( 93.68' ) |
| L ( N 67° 51' 11" W ) | -           | ( 75.65' ) |
| M [12° 12' 03"]       | [ 164.15' ] | [ 34.95' ] |
| N 08° 39' 24"         | [ 164.15' ] | 24.80'     |
| P [79° 54' 00"]       | [ 45.00' ]  | [ 62.75' ] |
| Q 63° 29' 52"         | [ 45.00' ]  | 49.87'     |

## DETAIL NTS

## COMPOSITE DEVELOPMENT PLAN NOTE

A COMPOSITE DEVELOPMENT PLAN (C.D.P.) AFFECTING THIS MAP IS ON FILE IN THE SAN BERNARDINO COUNTY OFFICE OF BUILDING AND SAFETY.



IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

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NOTE:  
SEE SHEET 2 FOR BASIS OF  
BEARINGS & SURVEYOR'S NOTES

COMPOSITE DEVELOPMENT PLAN NOTE

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SCALE: 1" = 20'

DAWSON SURVEYING, Inc.

MARCH 2020

LOT 1  
TR 8663  
MB 120/3-5

LOT "C"  
COMMON AREA

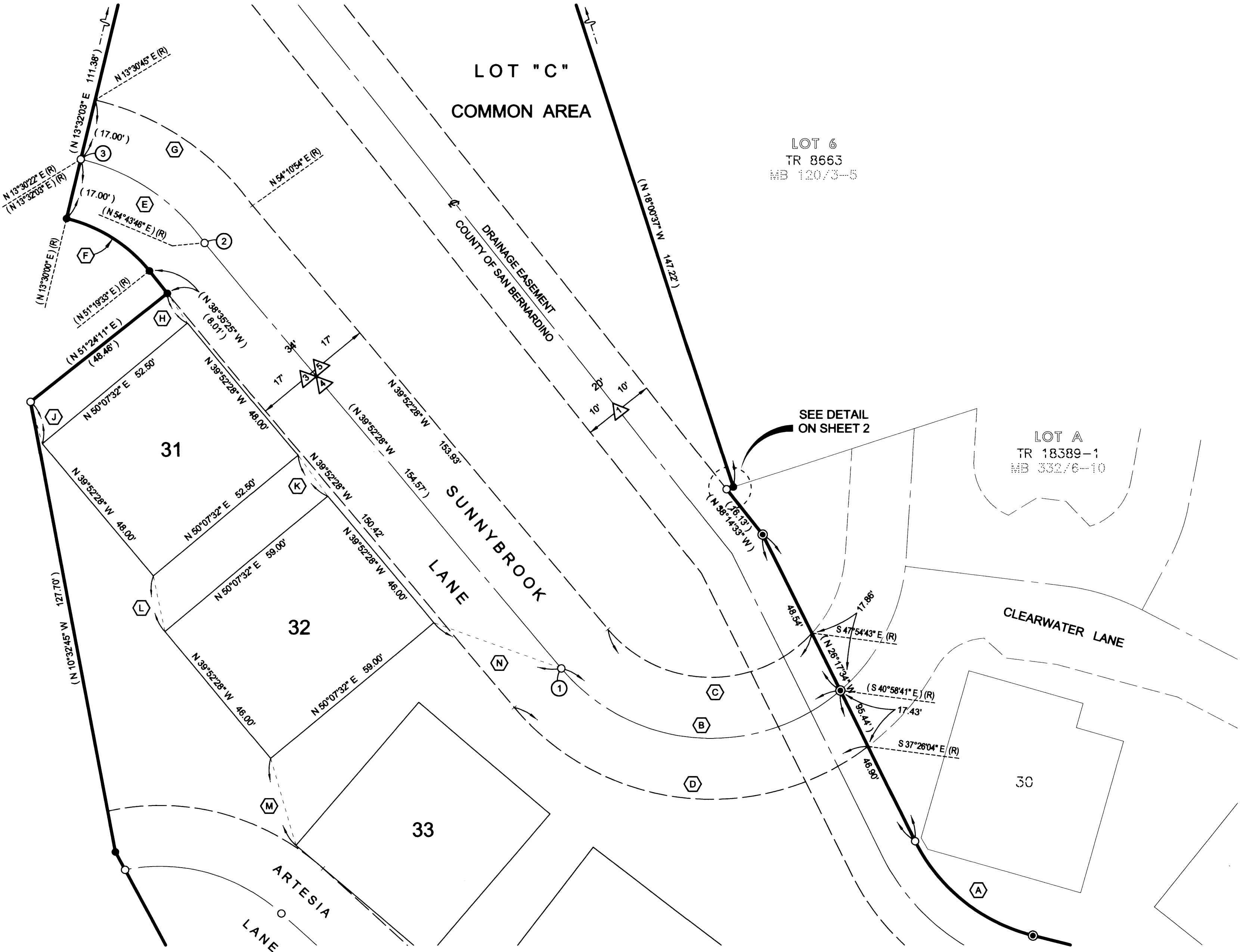
LOT 6  
TR 8663  
MB 120/3-5

LOT A  
TR 18389-1  
MB 332/6-10

CURVE / LINE TABLE

| △ / Bearing                    | Radius               | Length               |
|--------------------------------|----------------------|----------------------|
| A (49° 38' 20")                | ( 50.00' )           | ( 43.32' )           |
| B (91° 06' 13")                | ( 54.50' )           | ( 86.66' )           |
| C 98° 02' 15"                  | 37.50'               | 64.17'               |
| D 87° 33' 36"                  | 71.50'               | 109.27'              |
| E 41° 13' 24"<br>(41° 13' 11") | 59.00'<br>( 59.00' ) | 42.45'<br>( 42.45' ) |
| F (37° 49' 33")                | ( 42.00' )           | ( 27.73' )           |
| G 40° 40' 09"                  | 76.00'               | 53.95'               |
| H N 34° 08' 42" W              | -                    | 10.01'               |
| J N 15° 17' 08" W              | -                    | 12.14'               |
| K N 35° 47' 20" W              | -                    | 14.04'               |
| L N 11° 41' 45" W              | -                    | 15.88'               |
| M N 15° 51' 59" W              | -                    | 25.23'               |
| N N 70° 12' 51" W              | -                    | 37.61'               |

LOT 2  
TR 8663  
MB 120/3-5



**NOTE:**

SEE SHEET 2 FOR BASIS OF  
BEARINGS & SURVEYOR'S NOTES

**COMPOSITE DEVELOPMENT PLAN NOTE**

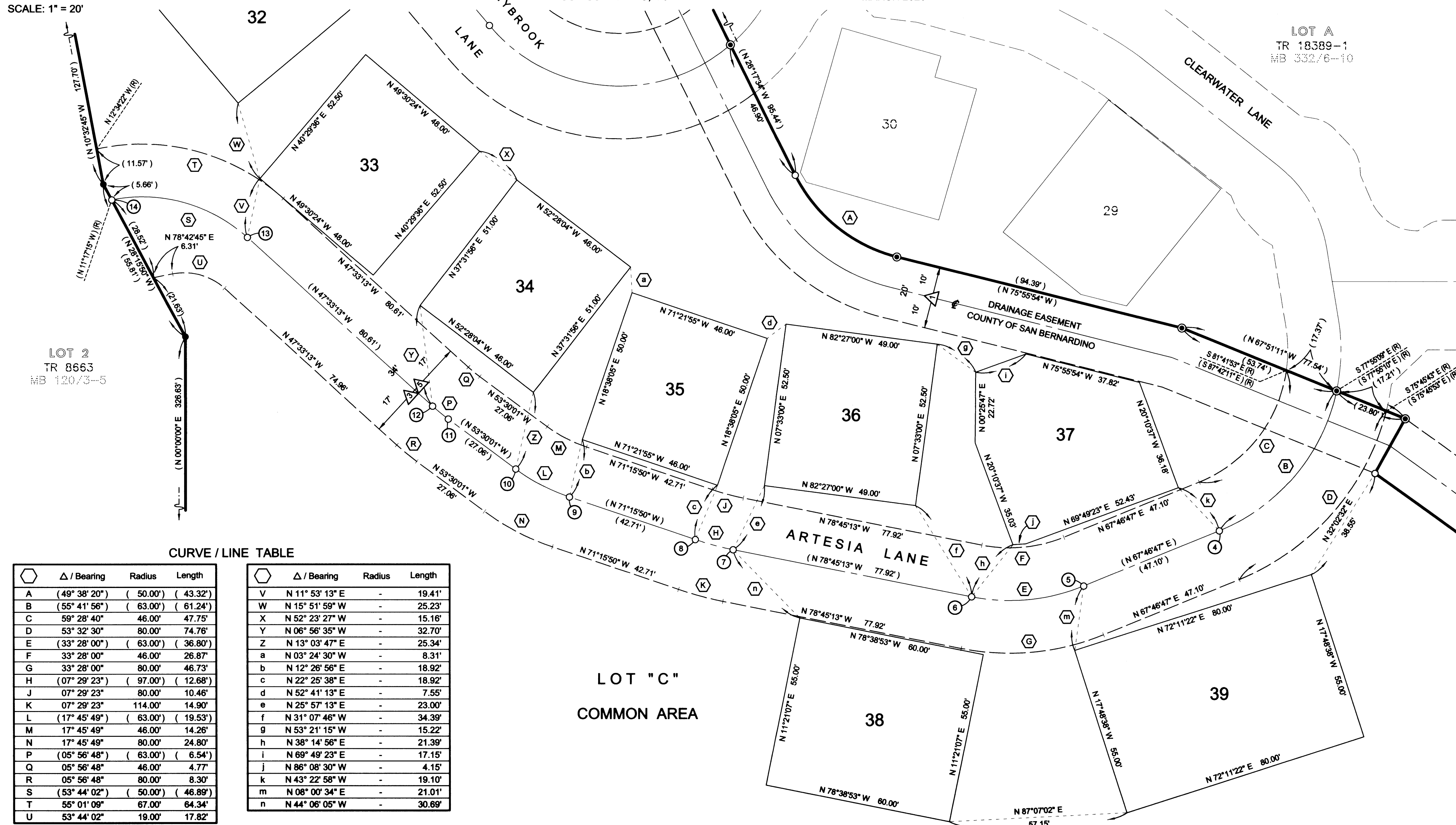
**A COMPOSITE DEVELOPMENT PLAN (C.D.P.) AFFECTING THIS MAP  
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AND SAFETY.**

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DAWSON SURVEYING, Inc.

MARCH 2020

**SCALE: 1" = 20'**



CURVE / LINE TABLE

|  | $\Delta$ / Bearing | Radius     | Length     |
|-------------------------------------------------------------------------------------|--------------------|------------|------------|
| A                                                                                   | ( 49° 38' 20" )    | ( 50.00' ) | ( 43.32' ) |
| B                                                                                   | ( 55° 41' 56" )    | ( 63.00' ) | ( 61.24' ) |
| C                                                                                   | 59° 28' 40"        | 46.00'     | 47.75'     |
| D                                                                                   | 53° 32' 30"        | 80.00'     | 74.76'     |
| E                                                                                   | ( 33° 28' 00" )    | ( 63.00' ) | ( 36.80' ) |
| F                                                                                   | 33° 28' 00"        | 46.00'     | 26.87'     |
| G                                                                                   | 33° 28' 00"        | 80.00'     | 46.73'     |
| H                                                                                   | ( 07° 29' 23" )    | ( 97.00' ) | ( 12.68' ) |
| J                                                                                   | 07° 29' 23"        | 80.00'     | 10.46'     |
| K                                                                                   | 07° 29' 23"        | 114.00'    | 14.90'     |
| L                                                                                   | ( 17° 45' 49" )    | ( 63.00' ) | ( 19.53' ) |
| M                                                                                   | 17° 45' 49"        | 46.00'     | 14.26'     |
| N                                                                                   | 17° 45' 49"        | 80.00'     | 24.80'     |
| P                                                                                   | ( 05° 56' 48" )    | ( 63.00' ) | ( 6.54' )  |
| Q                                                                                   | 05° 56' 48"        | 46.00'     | 4.77'      |
| R                                                                                   | 05° 56' 48"        | 80.00'     | 8.30'      |
| S                                                                                   | ( 53° 44' 02" )    | ( 50.00' ) | ( 46.89' ) |
| T                                                                                   | 55° 01' 09"        | 67.00'     | 64.34'     |
| U                                                                                   | 53° 44' 02"        | 19.00'     | 17.82'     |

|  | $\Delta$ / Bearing | Radius | Length |
|-------------------------------------------------------------------------------------|--------------------|--------|--------|
| V                                                                                   | N 11° 53' 13" E    | -      | 19.41' |
| W                                                                                   | N 15° 51' 59" W    | -      | 25.23' |
| X                                                                                   | N 52° 23' 27" W    | -      | 15.16' |
| Y                                                                                   | N 06° 56' 35" W    | -      | 32.70' |
| Z                                                                                   | N 13° 03' 47" E    | -      | 25.34' |
| a                                                                                   | N 03° 24' 30" W    | -      | 8.31'  |
| b                                                                                   | N 12° 26' 56" E    | -      | 18.92' |
| c                                                                                   | N 22° 25' 38" E    | -      | 18.92' |
| d                                                                                   | N 52° 41' 13" E    | -      | 7.55'  |
| e                                                                                   | N 25° 57' 13" E    | -      | 23.00' |
| f                                                                                   | N 31° 07' 46" W    | -      | 34.39' |
| g                                                                                   | N 53° 21' 15" W    | -      | 15.22' |
| h                                                                                   | N 38° 14' 56" E    | -      | 21.39' |
| i                                                                                   | N 69° 49' 23" E    | -      | 17.15' |
| j                                                                                   | N 86° 08' 30" W    | -      | 4.15'  |
| k                                                                                   | N 43° 22' 58" W    | -      | 19.10' |
| m                                                                                   | N 08° 00' 34" E    | -      | 21.01' |
| n                                                                                   | N 44° 06' 05" W    | -      | 30.69' |

LOT "C"

COMMON AREA