

PARCEL MAP NO. 14678

IN THE CITY OF RIVERSIDE
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

RECORDER'S CERTIFICATE SHEET 1 OF 3 SHEETS

FILED THIS 2 DAY OF OCT, 1980
AT 9:00 A.M. IN BOOK 83 OF PARCEL MAPS, AT
PAGE(S) 10-12 AT THE REQUEST OF THE CITY
ENGINEER.

FEE \$900 No. 180526

DONALD D. SULLIVAN, COUNTY RECORDER

By Debbie Ann Stager, DEPUTY

SUB. G'TEE TITLE INS. & TRUST CO.

BEING A DIVISION OF PORTIONS OF LOTS 3,4,5, AND 6 IN BLOCK 50
AND A PORTION OF CALIFORNIA AVENUE (VACATED) OF THE LANDS OF THE
RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN
BOOK 1 OF MAPS, AT PAGE 70 THEREOF, RECORDS OF SAN BERNARDINO
COUNTY, CALIFORNIA.

JENNINGS-HALDERMAN-HOOD
CIVIL ENGINEERS

HUGH E. HALDERMAN - RCE NO. 8793
SANTA ANA, CALIFORNIA.

OWNERS CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE ALL OF AND THE ONLY PARTIES HAVING ANY RECORD
TITLE INTEREST IN THE LAND SUBDIVIDED AS SHOWN HEREON AND THAT WE ARE THE
ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND AND
WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP
AS SHOWN WITHIN THE COLORED BORDER LINE AND WE HEREBY OFFER
FOR DEDICATION FOR PUBLIC USE FOR STREET PURPOSES
LOTS "B", "C", "D", "E", "F", "G", "H" AND WE HEREBY OFFER FOR DEDICA-
TION FOR CONSTRUCTION AND MAINTENANCE OF STORM
DRAIN FACILITIES, THE EASEMENTS DESIGNATED AS "12'
STORM DRAIN EASEMENTS", AND FOR CONSTRUCTION AND
MAINTENANCE OF SANITARY SEWER FACILITIES, THE EASE-
MENTS DESIGNATED AS "18' SEWER EASEMENT" AND "20' SEWER
EASEMENT", AND ALSO OFFER FOR DEDICATION THE EASEMENT
FOR SLOPE PURPOSES AS SHOWN ON SAID MAP, AND WE ALSO OFFER
FOR DEDICATION FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL
DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AS "5' P.U.E.", "10' P.U.E.",
"40' P.U.E.", "18' P.U.E.", "5' X 50' P.U.E.", "16' X 29' P.U.E.", "9' X 26' P.U.E.'s AND "18' X 26'
P.U.E."

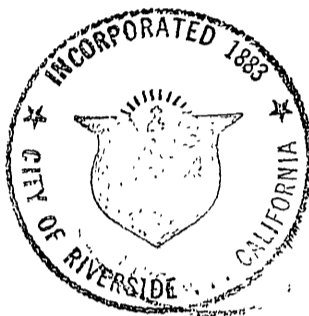
RICHARD C. HUNSAKER AND VIRGINIA A. HUNSAKER,
HUSBAND AND WIFE

Richard C. Hunsaker
RICHARD C. HUNSAKER

Virginia A. Hunsaker
VIRGINIA A. HUNSAKER

CALIFORNIA LAND TITLE COMPANY, A CALIFORNIA
CORPORATION, TRUSTEE UNDER DEEDS OF TRUST RECORDED
JANUARY 29, 1979 AS INSTRUMENT NO 19574; NOVEMBER 21, 1977
AS INSTRUMENT NO 231702 AND INSTRUMENT NO 231704

Carl Swerline
Vice President



ENGINEER'S CERTIFICATE

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 RICHARD C. HUNSAKER
IN FEBRUARY, 1979.

I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED
OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I HEREBY FURTHER
CERTIFY THAT ALL MONUMENTS OF THE CHARACTER AND
LOCATIONS SHOWN HEREON ARE IN PLACE OR WILL BE IN
PLACE WITHIN 1 YEAR FROM THE RECORDING DATE OF
THIS MAP.

CITY ENGINEER'S CERTIFICATE

HUGH E. HALDERMAN, RCE 8793

THE MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL
ORDINANCE.

DATED THIS 30th DAY OF SEPTEMBER, 1980

Robert C. Wales
RCE 18793
CITY ENGINEER

By Robert C. Wales

TENTATIVE MAP APPROVED JUNE 21, 1979

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF 3 SHEETS BE AND THE SAME IS
HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 14678 AND THE STREETS
AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS EXCEPT
LOT "H" WHICH IS HEREBY ACCEPTED AS A 100 BARRIER STRIP TO
DENY ACCESS FROM ADJACENT PRIVATE PROPERTY TO LOTS "K"
AND "G"; ALSO, LOT "G" IS HEREBY NOT ACCEPTED AS A PUBLIC
STREET AT THIS TIME HOWEVER, THE CITY OF RIVERSIDE
RESERVES ALL RIGHTS TO ACCEPT SAID DEDICATION AT
ANYTIME HEREAFTER AND THE CITY CLERK IS HEREBY AUTHORIZED
AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME
THERE TO AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE
OF CALIFORNIA AND AFFIX THE OFFICIAL SEAL OF SAID
CITY THERETO.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS
ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
RIVERSIDE THIS 30th DAY OF September, 1980.

Alice A. Hare
CITY CLERK OF THE CITY OF RIVERSIDE
BY Alice A. Hare

UTILITIES EASEMENT

THE CITY OF RIVERSIDE BEING THE OWNER OF THE DESCRIBED EASEMENT HEREBY CON-
SENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP:

- A. AN EASEMENT, BLANKET IN NATURE, FOR ALL NECESSARY
WATER DITCHES, PIPES, FLUMES AND APPARATUS FOR IRRIGATION
AND DOMESTIC USE PER BK 62 PG 296 OF DEEDS, RECORDED 8-14-85,
RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.
- B. AN EASEMENT, BLANKET IN NATURE, FOR WATER DITCHES,
CANALS, PIPE LINES, ETC. PER BK 508 PG 101 OF DEEDS RECORDED
8-11-1979 AND PER BK 623 PG 223, O.R., RECORDED 4-17-44, RIVERSIDE
COUNTY RECORDS.

DATED Sept 25, 1980

DIRECTOR OF PUBLIC UTILITIES
EVERETT C. ROSS

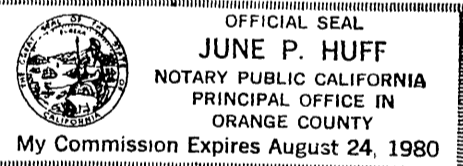
By Everett C. Ross

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 22nd DAY OF AUGUST, 1979, BEFORE ME JUNE P. HUFF
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
RICHARD C. HUNSAKER AND VIRGINIA A. HUNSAKER,
KNOWN TO ME TO BE THE PERSONS DESCRIBED IN, AND WHOSE
NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT
AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED
THE SAME.

MY COMMISSION EXPIRES AUG. 24, 1980

WITNESS MY HAND AND OFFICIAL SEAL:



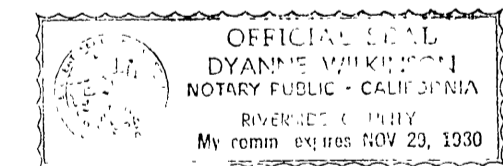
June P. Huff
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS

ON THIS 12th DAY OF OCTOBER, 1979, BEFORE ME DYANNE WILKINSON
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
CARL A. SWERLINE AND
KNOWN TO ME TO BE THE VICE PRESIDENT AND SECRETARY, RESPECTIVELY OF
CALIFORNIA LAND TITLE COMPANY
THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE
PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND
ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS TRUSTEE.

MY COMMISSION EXPIRES 11-29-80

WITNESS MY HAND AND OFFICIAL SEAL:



Dyanne Wilkinson
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

SIGNATURE OMISSION

UNDER THE PROVISIONS OF SECTION 66436(c) (1) AND (3) OF THE SUBDIVISION MAP
ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

SWISS DAIRY A CALIFORNIA CORPORATION, HOLDER OF
AN EASEMENT FOR SEWER PURPOSES PER INST.
NO. 255107 RECORDED NOVEMBER 30, 1979, OFFICIAL
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER AND ELECTRIC FACILITIES:

THE OWNER/DEVELOPER NAMED ON THIS MAP HAS
DEPOSITED WITH THE CITY OF RIVERSIDE, PUBLIC
UTILITIES DEPARTMENT, SUFFICIENT FUNDS OR
MADE THE REQUIRED ARRANGEMENTS AND PRO-
VISIONS FOR THE INSTALLATION OF WATER AND
ELECTRIC FACILITIES NECESSARY TO PROVIDE
SERVICE TO ALL PARCELS AS SHOWN ON THIS MAP.

EASEMENTS:

ALL PUBLIC UTILITY EASEMENTS SHOWN ARE
SUFFICIENT FOR ALL REQUIREMENTS OF WATER
AND ELECTRIC DIVISIONS OF THE DEPARTMENT
OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES

By Everett C. Ross

DATED Sept 25, 1980

A SOILS REPORT WAS PREPARED ON JUNE 27, 1979 BY
GEORGE BACH, RCE 11092, EUN & ASSOCIATES, INC.,
ANAHEIM, CALIFORNIA.

PARCEL MAP NO. 14678

SHEET 2 OF 3 SHEETS

IN THE CITY OF RIVERSIDE
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

NOTE:

SEE SHEET 3 FOR BASIS OF BEARINGS AND ENGINEER'S NOTES

ALL DISTANCES SHOWN HEREON ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.

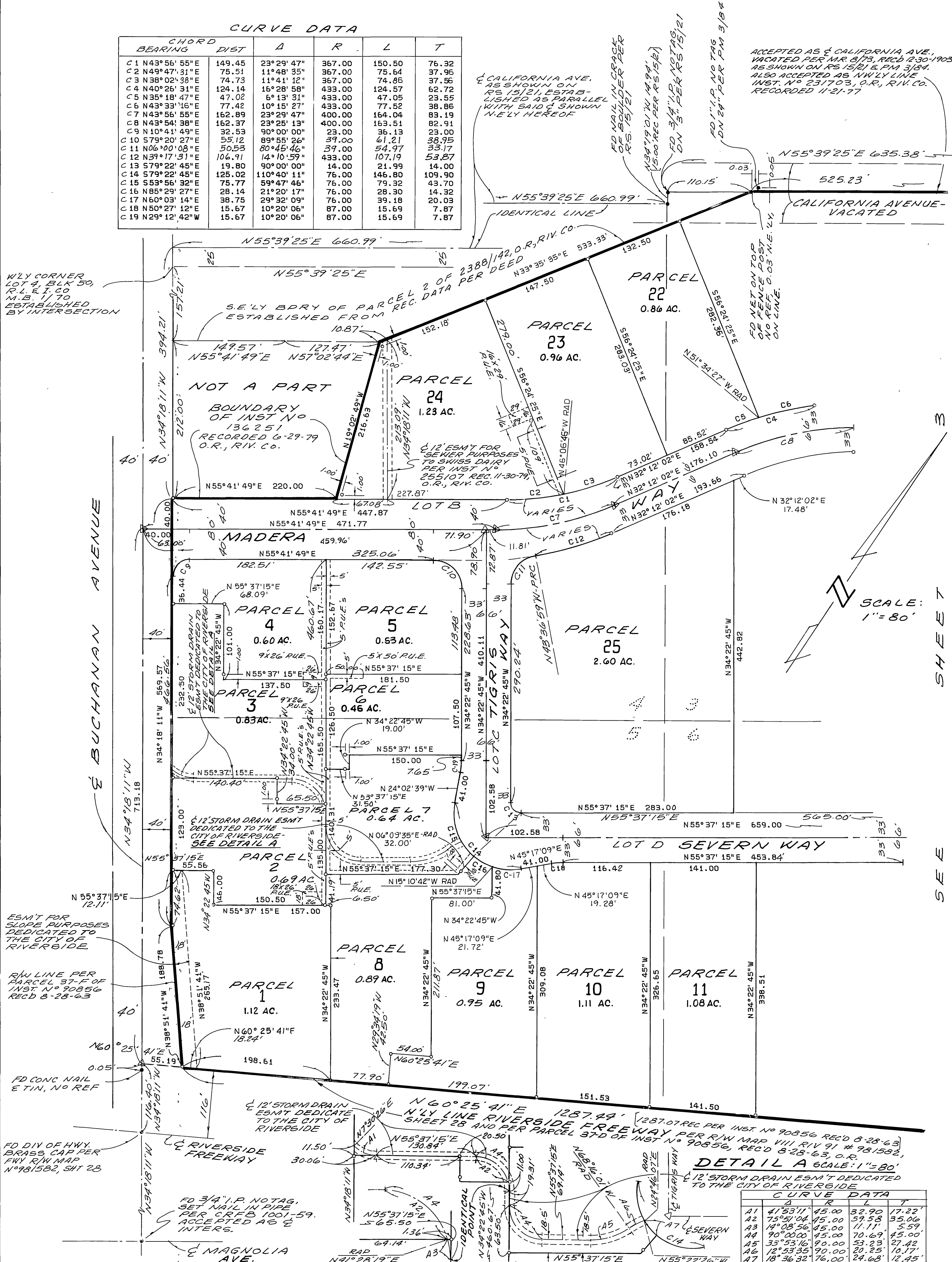
BEING A DIVISION OF PORTIONS OF LOTS 3, 4, 5 AND 6 IN BLOCK 50 AND A PORTION OF CALIFORNIA AVENUE (VACATED) OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1 OF MAPS, AT PAGE THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

JULY, 1979
JENNINGS-HALDERMAN-HOOD
CIVIL ENGINEERS
SANTA ANA, CALIFORNIA
HUGH E. HALDERMAN
RCE 8793

CITY'S COPY

CURVE DATA

CHORD BEARING	DIST	Δ	R	L	T	
C1	N43°56'55"E	149.45	23°29'47"	367.00	150.50	76.32
C2	N49°47'31"E	75.51	11°48'35"	367.00	75.64	37.96
C3	N38°02'38"E	74.73	11°41'12"	367.00	74.85	37.56
C4	N40°25'31"E	124.14	16°28'58"	433.00	124.57	62.72
C5	N35°18'47"E	47.02	5°13'31"	433.00	47.05	23.55
C6	N43°33'16"E	77.42	10°15'27"	433.00	77.52	38.86
C7	N43°56'55"E	162.89	23°29'47"	400.00	164.04	83.19
C8	N43°54'38"E	162.37	23°25'13"	400.00	163.51	82.91
C9	N10°41'49"E	32.53	90°00'00"	23.00	36.13	23.00
C10	N79°20'27"E	55.12	89°55'26"	39.00	61.21	36.95
C11	N06°10'08"E	50.53	80°45'46"	39.00	54.97	33.17
C12	N39°17'31"E	106.91	14°10'59"	433.00	107.19	53.87
C13	N79°22'45"E	19.80	90°00'00"	14.00	21.99	14.00
C14	N79°22'45"E	125.02	110°40'11"	76.00	146.80	109.90
C15	N53°56'32"E	75.77	59°47'46"	76.00	79.32	43.70
C16	N85°29'27"E	28.14	21°20'17"	76.00	28.30	14.32
C17	N60°03'14"E	38.75	29°32'09"	76.00	39.18	20.03
C18	N50°27'12"E	15.67	10°20'06"	87.00	15.69	7.87
C19	N29°12'42"W	15.67	10°20'06"	87.00	15.69	7.87



ACCEPTED AS CALIFORNIA AVE., VACATED PER MR. B/TB, REC'D 12-30-1903 AS SHOWN ON RS 15/21 & PM 3/84. ALSO ACCEPTED AS NWLY LINE INST. NO. 231703, O.R., RIV. CO. RECORDED 11-21-77

FD MAIL IN CRACK OF BOULDER PER R.S. 15/21
N34°19'01"W 14.94' (15.00 REC PER RS 15/21)
DN 3/4" I.P. NOTAG, DN 3/4" PER RS 15/21
FD 1" I.P. NO TAG DN 28" PER PM 3/84

SCALE: 1" = 80'

DETAIL A SCALE: 1" = 80'

CHORD BEARING	DIST	Δ	R	L	T
A1	41°53'11"	45.00	32.90	17.22	
A2	75°51'04"	45.00	59.58	35.06	
A3	14°08'56"	45.00	11.11	5.59	
A4	90°00'00"	45.00	70.69	45.00	
A5	33°53'16"	90.00	53.23	27.42	
A6	12°53'35"	90.00	20.25	10.17	
A7	18°36'32"	76.00	24.68	12.45	

PARCEL MAP NO. 14678

SHEET 3 OF 3 SHEETS

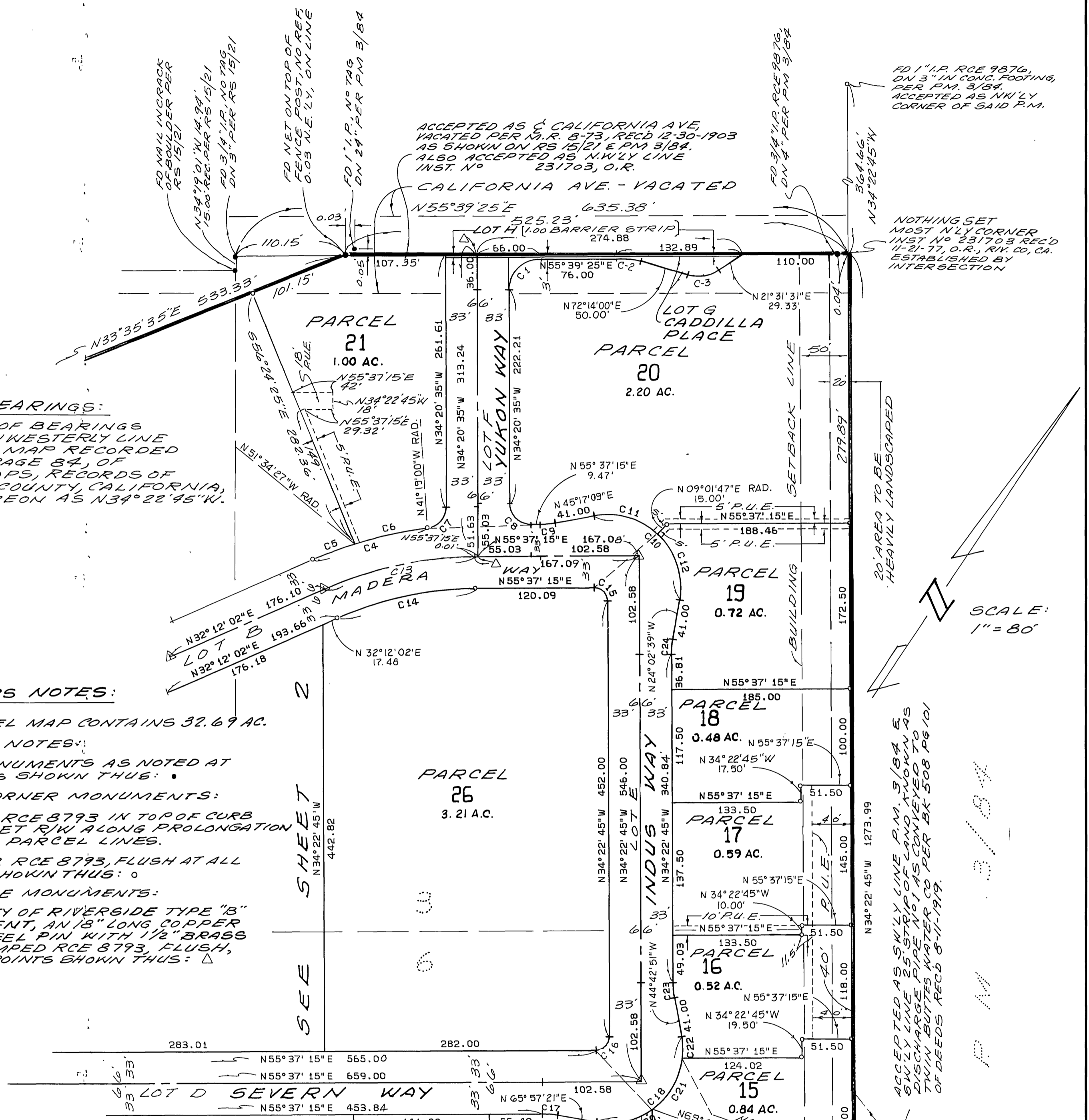
IN THE CITY OF RIVERSIDE
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

JULY, 1979
JENNINGS-HALDERMAN-HOOD
CIVIL ENGINEERS
SANTA ANA, CALIFORNIA
HUGH E. HALDERMAN
RCE 8793

BEING A DIVISION OF PORTIONS OF LOTS 3, 4, 5 AND 6 IN BLOCK 56 AND A PORTION OF CALIFORNIA AVENUE, [VACATED] OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1 OF MAPS, AT PAGE 7 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

NOTE:
ALL DISTANCES SHOWN HEREON ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.

CITY'S COPY



BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS THE SOUTHWESTERLY LINE OF PARCEL MAP RECORDED IN BOOK 3, PAGE 84, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SHOWN THEREON AS N34°22'45"W.

ENGINEERS NOTES:

- THIS PARCEL MAP CONTAINS 32.69 AC.
- MONUMENT NOTES:
 - FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS: ●
 - PARCEL CORNER MONUMENTS:
 - SET LET RCE 8793 IN TOP OF CURB IN STREET R/W ALONG PROLONGATION OF SIDE PARCEL LINES.
 - SET 1" I.P. RCE 8793, FLUSH AT ALL POINTS SHOWN THUS: ○
 - CENTERLINE MONUMENTS:
 - SET COUNTY OF RIVERSIDE TYPE "B" MONUMENT, AN 18" LONG COPPER CLAD STEEL PIN WITH 1/2" BRASS CAP STAMPED RCE 8793, FLUSH, AT ALL POINTS SHOWN THUS: △

CURVE DATA

CHORD BEARING	DIST	Δ	R	L	T
1 N10°39'25"E	46.67	90°00'00"	33.00	51.84	33.00
2 N63°56'42"E	28.83	16°34'35"	100.00	28.93	14.57
3 N46°52'45"E	32.54	50°42'29"	38.00	33.63	18.01
4 N40°26'31"E	124.14	16°28'58"	433.00	124.57	62.72
5 N35°18'47"E	47.02	6°13'31"	433.00	47.05	23.55
6 N43°33'15"E	77.42	10°15'27"	433.00	77.52	38.86
7 N07°10'12"E	29.16	83°01'35"	22.00	31.88	19.47
8 S79°21'40"E	31.12	90°02'10"	22.00	34.57	22.01
9 N50°27'12"E	15.67	10°20'06"	87.00	15.69	7.87
10 S79°22'45"E	125.02	110°40'11"	76.00	146.80	109.90
11 N72°09'28"E	68.70	53°44'38"	76.00	71.29	38.51
12 S52°30'26"E	72.44	56°55'34"	76.00	75.51	41.20
13 N43°54'38"E	162.37	23°25'13"	400.00	163.51	82.91
14 N43°54'38"E	148.97	23°25'13"	367.00	150.02	76.07
15 S79°22'45"E	19.80	90°00'00"	14.00	21.99	14.00
16 N10°37'15"E	19.80	90°00'00"	14.00	21.99	14.00
17 N60°47'18"E	15.67	10°20'06"	87.00	15.69	7.87
18 N10°37'15"E	125.02	110°40'11"	76.00	146.80	109.90
19 N51°35'03"E	37.73	28°44'36"	76.00	38.13	19.47
20 N28°43'42"E	22.43	16°58'05"	76.00	22.51	11.34
21 N03°42'29"W	61.71	47°54'18"	76.00	63.54	33.76
22 N36°11'15"W	22.54	17°03'12"	76.00	22.62	11.39
23 N39°32'48"W	15.67	10°20'06"	87.00	15.69	7.87
24 N29°12'42"W	15.67	10°20'06"	87.00	15.69	7.87