

JHH CONSULTANTS, IRVINE, CA.
HUGH E. HALDERMAN
RCE 8793

PARCEL MAP No. 22857

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

BEING A SUBDIVISION OF PARCEL 3 OF PARCEL MAP NO 19911 AS PER MAP ON FILE IN PARCEL MAP BOOK 121, AT PAGES 75 AND 76 AND PARCELS 14, 15, 20 AND 21 AND PORTIONS OF PARCELS 13, 16, 19 AND 22 AS PER PARCEL MAP NO. 14678, ON FILE IN PARCEL MAP BOOK 83 AT PAGES 10 THROUGH 12 BOTH RECORDS OF RIVERSIDE COUNTY, CALIFORNIA (LOCATED IN SECTION 22, TOWNSHIP 3 SOUTH, RANGE 6 WEST, S.B.M.)

SEPT., 1987

RECORDER'S STATEMENT

FILED THIS 12th DAY OF MAY, 1988
AT 4:00 P.M. IN BOOK 150 OF PARCEL MAPS, AT
PAGE(S) 41 & 42 AT THE REQUEST OF THE
THE CITY CLERK.

FEE \$800 NO. 127604
WILLIAM E. CONERLY, BY: Barbara Ragan
COUNTY RECORDER DEPUTY
SUB. GUARANTEE TICOR TITLE INSURANCE COMPANY

OWNERS STATEMENT

WE HEREBY STATE 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 DISTINCTIVE BORDERLINE.
WE HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AS "20' P.U.E." "10' P.U.E.",
LAND

RICHARD C. HUNSAKER, TRUSTEE OF THE HUNSAKER FAMILY TRUST, ESTABLISHED DECEMBER 30, 1981 BY RICHARD C. HUNSAKER AND VIRGINIA A. HUNSAKER, TRUSTORS

Richard C. Hunsaker
RICHARD C. HUNSAKER

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

ON THIS 2nd DAY OF FEB 1988, BEFORE ME JOYCE E. WILLIAMS A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
RICHARD C. HUNSAKER,

PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE

TRUSTEE OF THE HUNSAKER FAMILY TRUST,

THE TRUST THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH TRUST EXECUTED THE SAME.

MY COMMISSION EXPIRES JAN 1, 1991
PRINCIPAL PLACE
OF BUSINESS ORANGE COUNTY, CA.

Joyce E. Williams
NOTARY PUBLIC IN AND
FOR SAID STATE
JOYCE E. WILLIAMS

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

ON THIS DAY OF 19 , BEFORE ME
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
AND

PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS AND RESPECTIVELY OF

THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

WITNESS MY OFFICIAL SEAL: MY COMMISSION EXPIRES
PRINCIPAL PLACE
OF BUSINESS
COUNTY

NOTARY PUBLIC IN AND
FOR SAID STATE

CITY TREASURER

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE REAL PROPERTY SHOWN ON THIS MAP IS NOT SUBJECT TO ANY SPECIAL ASSESSMENTS, BONDS AND/OR LIENS WHICH HAVE NOT BEEN PAID IN FULL. THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATED 4-27 1988 BY: Barbara J. Steckel
BARBARA J. STECKEL
CITY TREASURER

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 5,600.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY, BUT NOT YET PAYABLE, AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED May 11, 1988 BY: Cheri Andelkovic
GERALD A. MALONEY
CLERK OF THE BOARD OF
SUPERVISORS
DEPUTY

TAX COLLECTOR STATEMENT

I HEREBY STATE THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 5,600.00

DATE: March 24, 1988 BY: McKie A. Mooneyham
R. WAYNE WATTS
COUNTY TAX COLLECTOR
Deputy

ENGINEER'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 RICHARD C. HUNSAKER IN SEPT. 1987
I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN SUCH POSITIONS WITHIN ONE (1) YEAR FROM THE RECORDING DATE OF THIS MAP, AND THAT SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED FEB 1, 1988 BY: Hugh E. Halderman
HUGH E. HALDERMAN, RCE 8793
EXPIRES 12-31-88

ABANDONMENT NOTE

PURSUANT TO SECTION 66499.20 1/2 OF THE SUBDIVISION MAP ACT, THE FILING OF THIS PARCEL MAP CONSTITUTES ABANDONMENT OF CADDILLA PLACE AND THOSE EASEMENTS FOR PUBLIC UTILITY PURPOSES ACQUIRED BY THE CITY OF RIVERSIDE ON PARCEL MAP NO. 14678, P.M.B. 83/10-12 NOT SHOWN ON THIS MAP.

CITY ENGINEER'S STATEMENT

THIS MAP HAS BEEN EXAMINED THIS 9th DAY OF May 1988, FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.

TENTATIVE MAP APPROVED SEPTEMBER 17, 1987

BARRY BECK, RCE 20900
CITY ENGINEER

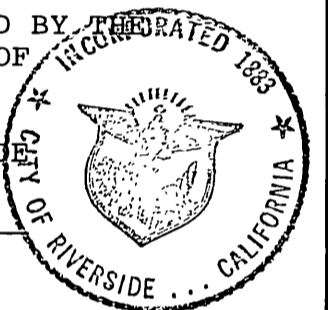
Barry Beck

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF 2 SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 22857 AND THE EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC EASEMENTS AND THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THERETO 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 COUNCIL OF THE CITY OF RIVERSIDE THIS 10th DAY OF May, 1988.

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 CONSENTS TO THE MAKING AND FILING OF THE ANNEXED MAP:

- A. AN EASEMENT, BLANKET IN NATURE, FOR ALL NECESSARY WATER DITCHES, PIPES, FLUMES, AND APPARATUS FOR IRRIGATION AND DOMESTIC USE PER BK 42 PG 296 OF DEEDS, RECORDED 8-14-1885, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, IN FAVOR OF RIVERSIDE WATER CO.
- B. AN EASEMENT, BLANKET IN NATURE FOR WATER DITCHES, CANALS, PIPE LINES, ETC. PER BK 508 PG 101 OF DEEDS RECORDED 8-11-1919 AND PER BK 623 PG 223, O.R., RECORDED 4-17-44, RIVERSIDE COUNTY RECORDS, IN FAVOR OF TWIN BUTTES WATER CO.
- C. AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR ELECTRICAL ENERGY DISTRIBUTION FACILITIES PER INST. N° 287841 RECORDED DEC 20, 1985, O.R., RIVERSIDE COUNTY. BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES
DATED MAY 3, 1988 BY: Dieter P. Witzfeld

UTILITIES CERTIFICATE

I hereby certify as follows:

Water Facilities

Water Connection Charges and Backup Facility Capacity Charges have been paid for Parcels #2, 4, 5, 6, 7, 8, 9 and 10. Water Connection Charges have been paid for Parcels #1, 3, 11, 12 and 13 with Parcel Map No. 14678. Frontage fees have been paid with Parcel Map No. 14678.

Electric Facilities

The subdivider has not installed electric facilities, has not deposited fees nor made arrangements and provisions for installation of electric facilities necessary to provide electric service to Parcels #1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13.

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.

BILL D. CARNAHAN
Director of Public Utilities

Dated: MAY 3, 1988 BY: Dieter P. Witzfeld

SIGNATURE OMISSIONS

UNDER THE PROVISIONS OF SECTION 66436(a) 3A (1) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED.

- 1. THE CITY OF RIVERSIDE, HOLDER OF EASEMENTS FOR STORM DRAIN PURPOSES AND SEWER PURPOSES PER PARCEL MAP NO. 14678, P.M.B. 83/10-12.
- 2. PACIFIC TELEPHONE AND TELEGRAPH COMPANY, HOLDER OF AN EASEMENT FOR TELEPHONE, TELEGRAPH, AND COMMUNICATION SYSTEMS PER INST. N° 4023, REC. JAN. 9, 1981, C.R. RIVERSIDE COUNTY

150/41
City Copy

JHH CONSULTANTS-IRVINE, CA.
HUGH E HALDERMAN
RCE 8793

PARCEL MAP No. 22857

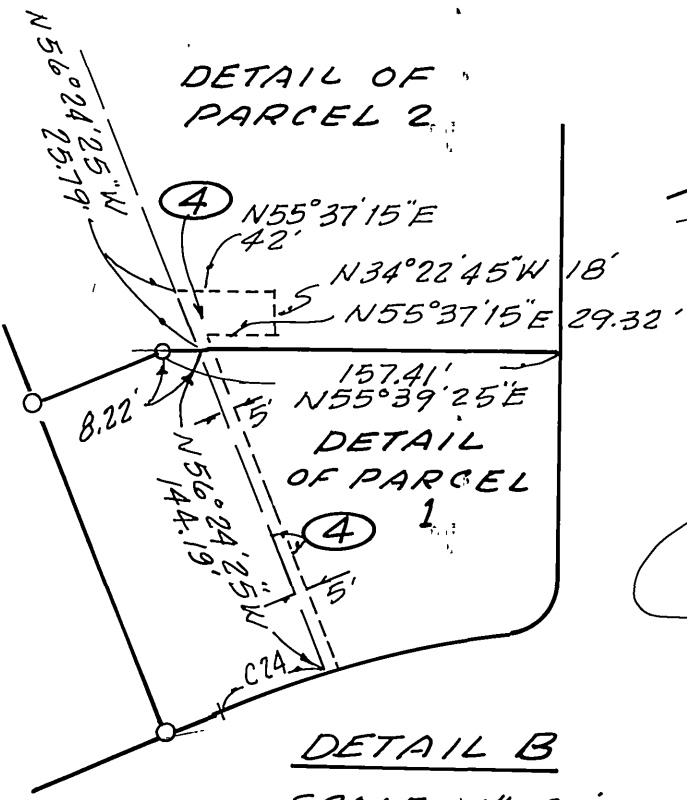
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA.

SEPT, 1987

BEING A SUBDIVISION OF PARCEL 3 OF PARCEL MAP NO 19911 AS PER
MAP ON FILE IN PARCEL MAP BOOK 121, AT PAGES 75 & 76 AND PARCELS
14, 15, 20 AND 21 AND PORTIONS OF PARCELS 13, 16, 19 AND 22 AS
PER PARCEL MAP 14678 ON FILE IN PARCEL MAP BOOK 83, AT PAGES
10 THROUGH 12, BOTH RECORDS OF RIVERSIDE COUNTY, CALIFORNIA
(LOCATED IN SECTION 22, TOWNSHIP 3 SOUTH, RANGE 6 WEST, S.B.M.)

SCALE: 1"=80'

DETAIL OF
PARCEL 2



DETAIL A
NO SCALE

SEE DETAIL B
FOR LOCATION
OF EASEMENT

TRACT N° 17216-3
M.B. 148/F-3

FOUND COUNTY OF RIVERSIDE TYPE "B" MONUMENT,
AN 18" LONG COPPER CLAD STEEL PIN WITH 1 1/2"
BRASS CAP STAMPED RCE 8793 FLUSH, N° REF

ENGINEER'S NOTES:

1. THIS PARCEL MAP CONTAINS 12.96 ACRES
2. () INDICATES RECORD & MEASURED DATA PER P.M. NO. 14678, P.M.B. 83/10-12
3. < > INDICATES RECORD & MEASURED DATA PER P.M. NO. 19111, P.M.B. 121/75-76

MONUMENTATION NOTES:

SET L & TAG, RCE 8793 AT THE INTERSECTION OF THE PROLONGATION OF SIDE LOT LINES WITH A LINE WHICH IS 11.00' OFFSET FROM, PARALLEL WITH AND CONCENTRIC TO STREET RIGHT OF WAY LINES.

△ INDICATES FOUND COUNTY OF RIVERSIDE TYPE "B" MONUMENT, AN 18" LONG COPPER CLAD STEEL PIN WITH 1 1/2" BRASS CAP STAMPED RCE 8793, FLUSH, PER P.M. NO. 14678, P.M.B. 83/10-12.

● INDICATES FOUND 1" I.P. TAGGED RCE 8793, FLUSH PER P.M.B. 83/10-12, EXCEPT AS OTHERWISE NOTED

○ INDICATES SET 1" I.P. TAGGED RCE 8793, FLUSH UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS THE CENTERLINE OF MADERA WAY SHOWN AS N 55°41'49" E ON PARCEL MAP NO. 14678, ON FILE IN BOOK 83, PAGES 10, 11 AND 12 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EASEMENT NOTES:

RECORD EASEMENTS PER PARCEL MAP NO. 14678 P.M.B. 83/10-12:

- ① 12' CITY OF RIVERSIDE STORM DRAIN EASEMENT
- ② 18' & 20' CITY OF RIVERSIDE SEWER EASEMENT

OTHER RECORD EASEMENTS:

- ③ 16' PUE PER INSTRUMENT N° 287841 RECORDED DECEMBER 20, 1985, O.R. RIV. CO. TO THE CITY OF RIVERSIDE
- ④ EASEMENT IN FAVOR OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY RECORDED JANUARY 9, 1981, AS INSTRUMENT N° 4023, O.R. RIV. CO.

CURVE DATA:

NO.	DELTA	RADIUS	LENGTH	TAN
C1	23° 25' 13"	400.00'	163.50'	82.91'
C2	83° 01' 35"	22.00'	31.88'	19.47'
C3	16° 28' 58"	433.00'	124.56'	62.72'
C4	52° 24' 26"	76.00'	69.52'	37.40'
C5	24° 24' 29"	76.00'	32.38'	-
C6	10° 20' 06"	87.00'	15.69'	7.87'
C7	90° 02' 10"	22.00'	34.57'	22.01'
C8	23° 25' 13"	367.00'	150.02'	76.07'
C9	90° 00' 00"	14.00'	21.99'	14.00'
C10	90° 00' 00"	14.00'	21.99'	14.00'
C11	7° 22' 52"	367.00'	47.28'	23.67'
C12	16° 02' 21"	367.00'	102.74'	51.71'
C13	90° 04' 56"	76.00'	119.49'	76.11'
C14	25° 44' 40"	76.00'	34.15'	17.37'
C15	32° 31' 05"	76.00'	43.13'	22.16'
C16	10° 20' 06"	87.00'	15.69'	7.87'
C17	10° 20' 06"	87.00'	15.69'	7.87'
C18	15° 20' 53"	76.00'	20.36'	10.24'
C19	5° 14' 22"	76.00'	6.95'	3.48'
C20	10° 20' 06"	87.00'	15.69'	7.87'
C21	110° 40' 11"	76.00'	146.80'	109.90'
C22	110° 40' 11"	76.00'	146.80'	109.90'
C23	66° 00' 16"	90.00'	103.68'	-
C24	6° 13' 31"	433.00'	47.05'	-

COURSE TABLE

NO.	BEARING	DISTANCE
T1	N55° 37' 15" E	167.09'
T2	N55° 37' 15" E	.01'
T3	N32° 12' 02" E	25.87'
T4	N33° 35' 35" E	65.25'
T5	N33° 26' 16" E	15.00'
T6	N45° 17' 09" E	41.00'
T7	N55° 37' 15" E	9.47'
T8	N55° 39' 25" E	121.25'
T9	N32° 12' 02" E	112.29'
T10	N34° 22' 45" W	101.25'
T11	N55° 37' 15" E	152.20'
T12	N55° 37' 15" E	120.09'
T14	N55° 37' 15" E	26.95'
T15	N55° 37' 15" E	125.25'
T16	N24° 02' 39" W	41.00'
T17	N44° 42' 51" W	41.00'
T18	N65° 57' 21" E	41.00'
T19	N34° 22' 45" W	33.00'
T20	N34° 22' 45" W	33.00'
T21	N57° 47' 58" W	66.00'
T22	N57° 47' 58" W	33.00'
T23	N57° 47' 58" W	33.00'
T24	N32° 12' 02" E	112.29'