

# PARCEL MAP 28709

BEING A SUBDIVISION OF A PORTION OF PARCEL 2 OF PARCEL MAP NO. 21220  
RECORDED IN BOOK 139 PAGES 43 AND 44 OF MAPS, RECORDS OF  
RIVERSIDE COUNTY, CALIFORNIA

### OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE, OR INTEREST IN THE LAND INCLUDED WITHIN THE LAND SUBDIVIDED AS SHOWN ON THE ANNEXED MAP; 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 BORDER LINE. WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES, THE EASEMENT DEDICATED AS "P.U.E."

RICHARD C. HUNSAKER, TRUSTEE OF THE HUNSAKER FAMILY TRUST  
*Richard C. Hunsaker*

HUNSAKER AND ASSOCIATES  
RIVERSIDE, CA.

MATHEW BUSCH PLS 7228

FEBRUARY 1998

### RECORDER'S STATEMENT

FILED THIS 24<sup>th</sup> DAY OF SEPT., 1998  
AT 8:00 AM IN BOOK 192 OF PARCEL MAPS AT  
PAGES 79-80 AT THE REQUEST OF THE CITY CLERK.

FEE: \$8.00  
NO. 407195  
GARY L. ORSO  
COUNTY ASSESSOR-CLERK RECORDER By S. Ragan, DEPUTY

BY: FIRST AMERICAN TITLE COMPANY  
SUBDIVISION GUARANTEE

### TRUSTEE

FIRST AMERICAN TITLE COMPANY, UNDER DEED OF TRUST RECORDED SEPTEMBER 16, 1997 AS INSTRUMENT NO. 336268 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

*Gary Francis* ASST. VICE-PRESIDENT  
*Randall K. Owens* ASST. SECRETARY

### CITY TREASURER'S CERTIFICATE

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, EXCEPT THE BONDS OF COMMUNITY FACILITIES DISTRICT 80-1. THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATED 7/15/98

JERRY ROGERS  
CITY TREASURER  
BY *W.R. Hansen*  
FINANCE DEPT ADMINISTRATOR  
W. R. HANSEN

### CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 19<sup>th</sup> DAY OF SEPT., 1998 FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.

RICHARD D. MCGRATH R.C.E 31952  
CITY ENGINEER LIC. EXP.12/31/00

BY: *Richard O. McBeth*

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
SS  
COUNTY OF ORANGE )

ON JULY 13 1998 BEFORE ME, LAUREL E. HOSTETLER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED RICHARD C. HUNSAKER PERSONALLY KNOWN TO ME (OR 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 WITHIN INSTRUMENT.

WITNESS MY HAND :

MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY

SIGNATURE *Laurel E. Hostetler*  
NAME LAUREL E. HOSTETLER  
(PRINTED)  
COMMISSION NO. 1189194

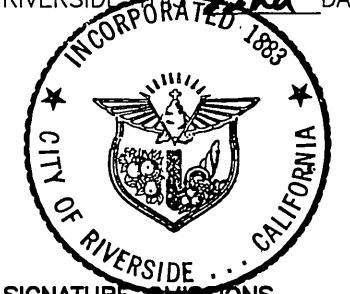
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES JULY 9, 2002

### CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP, CONSISTING OF TWO (2) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP 28709.

THE EASEMENT DESIGNATED AS "P.U.E. IS HEREBY ACCEPTED FOR CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES. THE CITY CLERK IS THEREBY 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 22nd DAY OF September 1998.



COLLEEN J. NICOL  
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA

BY *Colleen Nicol*

### SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RISE INTO A FEE.

AN EASEMENT FOR WATER WELL AND PIPELINE PURPOSES IN FAVOR OF AMERICAN METAL CLIMAX, INC. IN INSTRUMENT RECORDED JUNE 5, 1970 AS INSTRUMENT NO. 52815, O.R. RIV. CO., CA.

### UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

#### WATER FACILITIES

ALL APPLICABLE WATER FEES AND CHARGES WERE PREVIOUSLY PAID FOR PARCEL 1 (2-INCH SERVICE AND 2-INCH METER) AND PARCEL 2 (1-INCH SERVICE AND 1-INCH METER).

#### ELECTRIC FACILITIES

THE SUBDIVIDER HAS PREVIOUSLY INSTALLED ELECTRIC FACILITIES, HAS PREVIOUSLY DEPOSITED FEES AND PREVIOUSLY MADE ARRANGEMENTS AND PROVISIONS FOR INSTALLATION OF ELECTRIC FACILITIES NECESSARY TO PROVIDE ELECTRIC SERVICE TO PARCELS 1 AND 2.

#### EASEMENTS

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

BILL D. CARNAHAN  
PUBLIC UTILITIES DIRECTOR  
BY: *Deeter P. Witzfeld*  
WAM

DATE: 9/14/98

### UTILITES EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE BEING THE OWNER OF THE BELOW DESCRIBED EASEMENT, HEREBY CONSENTS TO THE MAKING AND FILING OF THIS MAP.

"AN EASEMENT FOR WATER FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE BY DOCUMENT RECORDED APRIL 23, 1954, IN BOOK 1579 PAGE 462 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA."

DATED: 9/14/98

BILL D. CARNAHAN  
PUBLIC UTILITIES DIRECTOR  
BY: *Deeter P. Witzfeld*  
WAM

TENTATIVE MAP APPROVED: JAN. 8 1998

### TAX COLLECTOR'S 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 \$ 14,300.00

DATE: 8-27-98

PAUL McDONNELL  
COUNTY TAX COLLECTOR  
BY: *Paul Ushiro*  
DEPUTY

### TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 14,300.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, 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 SAID BOARD OF SUPERVISORS.

DATE: 8-27-98

GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS  
CASH TAX BOND  
PAUL McDONNELL  
COUNTY TAX COLLECTOR  
BY: *Gerrana Allen*  
DEPUTY

### SURVEYOR'S CERTIFICATE

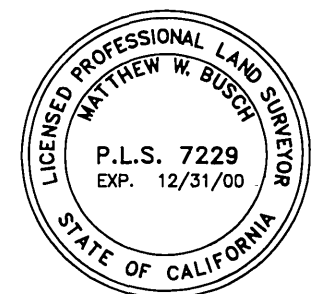
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF HUNSAKER MANAGEMENT COMPANY ON FEBRUARY 12, 1998.

I HEREBY STATE THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

I ALSO HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: 7/9/98

*Matthew W. Busch*  
MATHEW BUSCH PLS 7228



192/80

CITY

# PARCEL MAP 28709

BEING A SUBDIVISION OF A PORTION OF PARCEL 2 OF PARCEL MAP NO. 21220  
RECORDED IN BOOK 139 PAGES 43 AND 44 OF MAPS, RECORDS OF  
RIVERSIDE COUNTY, CALIFORNIA

HUNSAKER AND ASSOCIATES  
RIVERSIDE, CA.

MATHEW BUSCH PLS 7228

FEBRUARY 1998



### SURVEYOR'S NOTES

BASIS OF BEARINGS : BEARINGS ARE BASED ON THE CENTERLINE OF IOWA AVENUE  
AS SHOWN ON P.M. 139/43-44, RECORDS OF RIVERSIDE  
COUNTY, CALIFORNIA, BEING N 00°11'28"W.

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET 1" I.P. W/PLASTIC PLUG STAMPED LS 7229  
FLUSH, UNLESS OTHERWISE NOTED

[XX.XX] INDICATES RECORD & MEASURED PER P.M. 139/43-44

