

OWNER'S STATEMENT:

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RECORD TITLE INTEREST IN THE LAND SHOWN ON THIS MAP, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.

WE ALSO OFFER FOR DEDICATION TO THE PUBLIC FOR PUBLIC USE, THE PUBLIC UTILITY EASEMENTS, THE 20 FOOT RIGHT-OF-WAY DEDICATION ALONG TIMBELL ROAD AND THE 20 FOOT AND 40 FOOT RIGHT-OF-WAY DEDICATION ALONG WARNERVILLE ROAD, ALL AS SHOWN WITHIN THE EXTERIOR BOUNDARY OF THE LAND BEING DIVIDED.

OWNER: TIMBELL-WARNERVILLE PARTNERS L.L.C., A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Andrew B. Katakis 9-12-07  
ANDREW B. KATAKIS, MANAGING MEMBER DATE

TRUSTEE/BENEFICIARY: Michael J. Hiller, SVP  
BY: Michael J. Hiller, SVP 9-11-07  
DATE

PRINT NAME AND TITLE: \_\_\_\_\_

BY: \_\_\_\_\_ DATE

PRINT NAME AND TITLE: \_\_\_\_\_

OAKDALE IRRIGATION DISTRICT:

THIS MAP HAS BEEN REVIEWED FOR COMPLIANCE WITH OAKDALE IRRIGATION DISTRICT SUBDIVISION PARCEL MAP POLICY AND PROJECT APPROVAL CONDITIONS. THE RECORDED RIGHT-OF-WAY AND/OR EASEMENTS FOR OAKDALE IRRIGATION DISTRICT AS SHOWN ON THIS MAP MEET THE CONDITIONS OF APPROVAL AND OAKDALE IRRIGATION DISTRICT APPROVES THE FILING OF THIS MAP.

BY: Steve Knell 9/6/07  
STEVE KNELL, P.E., GENERAL MANAGER DATE

OMITTED SIGNATURES:

PURSUANT TO SECTION 66445 OF THE SUBDIVISION MAP ACT THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

MODESTO IRRIGATION DISTRICT:

1. AS TO RIGHT-OF-WAY FOR ELECTRICAL TRANSMISSION LINES, RECORDED MARCH 31, 1928 IN BOOK 269 OF OFFICIAL RECORDS, AT PAGE 339, STANISLAUS COUNTY RECORDS.
2. AS TO RIGHT-OF-WAY FOR ELECTRICAL TRANSMISSION LINES, RECORDED NOVEMBER 13, 1928 IN BOOK 303 OF OFFICIAL RECORDS, AT PAGE 100, STANISLAUS COUNTY RECORDS.
3. AS TO RIGHT-OF-WAY FOR ACCESS TO ELECTRICAL TRANSMISSION LINES, RECORDED AUGUST 15, 1934 IN BOOK 540 OF OFFICIAL RECORDS, AT PAGE 306, STANISLAUS COUNTY RECORDS.

NOTARY'S STATEMENT:

STATE OF CALIFORNIA }  
COUNTY OF Merced } S.S.  
ON Sept 11, 2007, BEFORE ME, Sandra M. Greene, Notary Public

PERSONALLY APPEARED Michael J. Hiller  
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 INSTRUMENT.  
WITNESS MY HAND: Sandra M. Greene PRINTED NAME: Sandra M. Greene

PRINCIPAL COUNTY OF BUSINESS: Merced MY COMMISSION EXPIRES: April 27, 2011

NOTARY'S STATEMENT:

STATE OF CALIFORNIA }  
COUNTY OF Stanislaus } S.S.  
ON September 12, 2007, BEFORE ME, Linda E Boyer, Notary Public

PERSONALLY APPEARED Andrew B. Katakis  
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 INSTRUMENT.  
WITNESS MY HAND: Linda E Boyer PRINTED NAME: Linda E Boyer

PRINCIPAL COUNTY OF BUSINESS: Modesto MY COMMISSION EXPIRES: April 23, 2009

PARCEL MAP  
FOR  
HIDDEN HILLS RANCHES & ESTATES

BEING A SUBDIVISION OF A PORTION OF SECTIONS 28, 29, 32 AND 33,  
TOWNSHIP 2 SOUTH, RANGE 12 EAST, MOUNT DIABLO BASE AND MERIDIAN.  
COUNTY OF STANISLAUS, STATE OF CALIFORNIA

NORTHSTAR ENGINEERING GROUP, INC.

909 14th Street, Modesto, CA 95354  
(209) 524-3525

TAX COLLECTOR'S CERTIFICATE: ASSESSOR'S PARCEL NO. 011-005-007 & 011-00502

THIS IS TO CERTIFY THAT THERE ARE NO LIENS FOR ANY UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE AGAINST THE LAND SHOWN ON THIS MAP.

DATED THIS 13 DAY OF September, 2007.

GORDON B. FORD  
COUNTY TAX COLLECTOR  
BY: D. Cary, DEPUTY  
D. Cary  
(PRINT NAME)

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 ANDREW B. KATAKIS, ON FEBRUARY 1, 2007. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I FURTHER STATE THAT ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

DATED THIS 28<sup>th</sup> DAY OF August, 2007.

Michael K. Jones



MICHAEL K. JONES L.S. 6805  
LICENSE EXPIRATION DATE - SEPTEMBER 30, 2008

COUNTY SURVEYOR'S STATEMENT:

THIS IS TO STATE THAT I HAVE EXAMINED THE ACCOMPANYING PARCEL MAP, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS MAP COMPLIES WITH ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT AND TITLE 20 OF THE STANISLAUS COUNTY SUBDIVISION CODE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP AND THAT THE MAP IS TECHNICALLY CORRECT.

PURSUANT TO SECTION 66445(j) OF THE SUBDIVISION MAP ACT, THAT PORTION OF THE ROAD RIGHT-OF-WAY RECORDED APRIL 15, 1898 IN BOOK 66 OF DEEDS, AT PAGE 222, STANISLAUS COUNTY RECORDS WITHIN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 12 EAST, MOUNT DIABLO BASE AND MERIDIAN, IS HEREBY ABANDONED AND REPLACED BY DEDICATIONS AS SHOWN ON THIS MAP.

I HEREBY ACCEPT ON BEHALF OF THE PUBLIC FOR PUBLIC USE THE OFFER OF THE PUBLIC UTILITY EASEMENTS, THE 20 FOOT RIGHT-OF-WAY DEDICATION ALONG TIM BELL ROAD AND THE 20 FOOT AND 40 FOOT RIGHT-OF-WAY DEDICATION ALONG WARNERVILLE ROAD AS SHOWN HEREON.

DATED THIS 14<sup>th</sup> DAY OF September, 2007.

William B. Jones  
WILLIAM B. JONES, L.S. 7982  
REGISTRATION EXPIRATION DATE: 12/31/08



CLERK OF THE BOARD OF SUPERVISOR'S STATEMENT:

THIS IS TO STATE THAT THE OWNERS OF THE PROPERTY SHOWN ON THE ACCOMPANYING MAP HAVE FILED WITH THE BOARD OF SUPERVISOR'S: (CHECK ONE)

☒ A) A BOND OR DEPOSIT APPROVED BY SAID BOARD TO SECURE THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH ARE AT THE TIME OF FILING THIS MAP, A LIEN AGAINST SAID PROPERTY OR ANY PART THEREOF.

☐ B) RECEIPTED TAX BILL OR SUCH OTHER EVIDENCE AS MAY BE REQUIRED BY SAID BOARD SHOWING FULL PAYMENT OF ALL APPLICABLE TAXES.

DATED THIS 13<sup>th</sup> DAY OF September, 2007.

CHRISTINE FERRARO TALLMAN, CLERK TO THE BOARD OF SUPERVISORS

BY: Pam Villarreal, DEPUTY

PRINT NAME: Pam Villarreal



COUNTY RECORDER'S STATEMENT: INST. No. 2007-0121085

FILED THIS 26<sup>th</sup> DAY OF September, 2007, AT 11:03:05 O'CLOCK A.M.

IN BOOK 55 OF PARCEL MAPS, AT PAGE 54, STANISLAUS COUNTY RECORDS AT THE REQUEST OF TIMBELL-WARNERVILLE PARTNERS, L.L.C.

SEE: \$53.00

LEE LUNDRIGAN  
COUNTY RECORDER

BY: K. Surti  
ASSISTANT/DEPUTY RECORDER  
K. Surti  
(PRINT NAME)

# PARCEL MAP FOR HIDDEN HILLS RANCHES & ESTATES

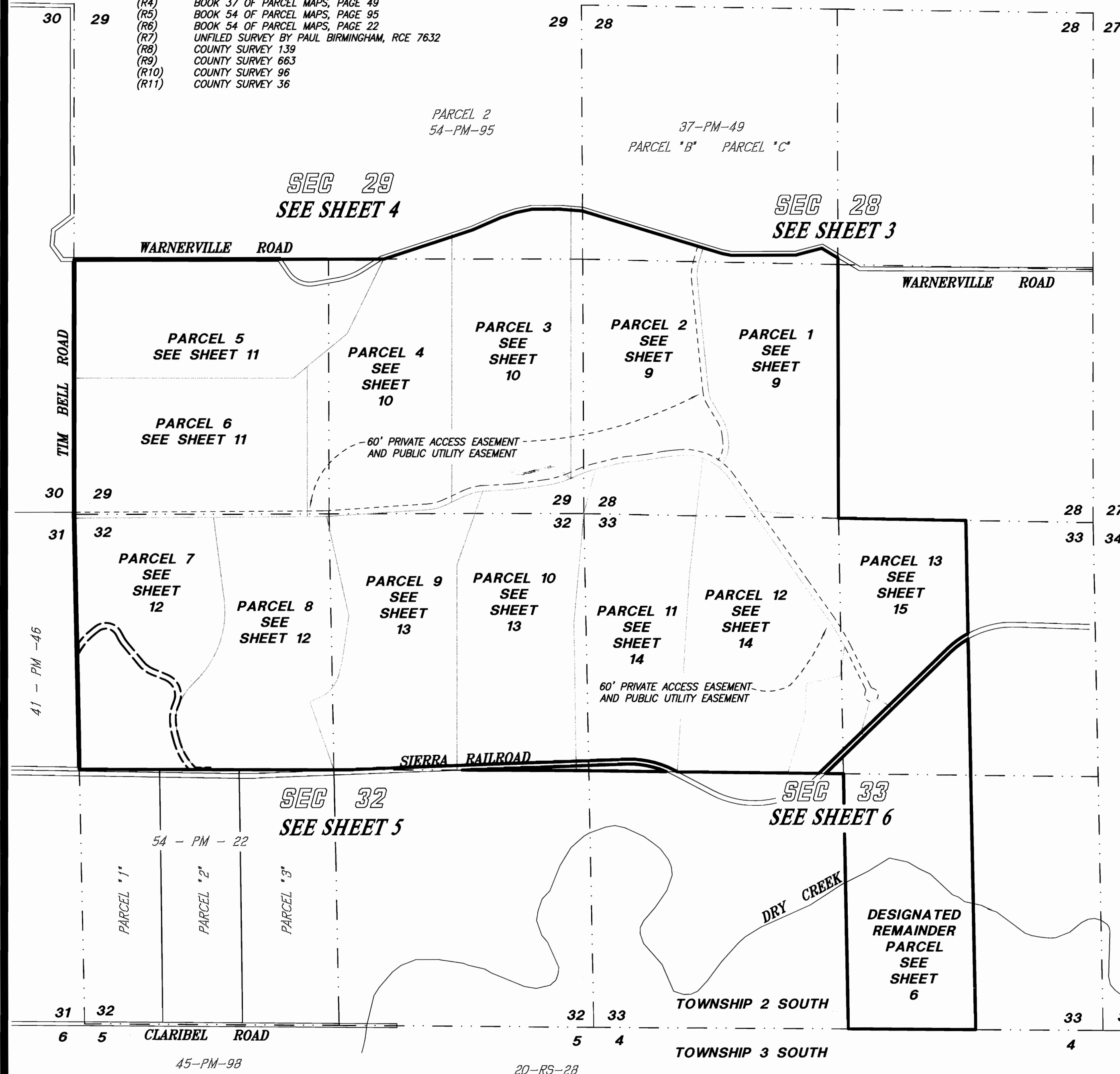
BEING A SUBDIVISION OF A PORTION OF SECTIONS 28, 29, 32 AND 33,  
TOWNSHIP 2 SOUTH, RANGE 12 EAST, MOUNT DIABLO BASE AND MERIDIAN,  
COUNTY OF STANISLAUS, STATE OF CALIFORNIA

**NORTHSTAR ENGINEERING GROUP, INC.**

909 14th Street, Modesto, CA 95354  
(209) 524-3525

## REFERENCES (ALL REFERENCES ARE STANISLAUS COUNTY RECORDS)

- (R1) BOOK 16 OF SURVEYS, PAGE 90  
(R2) BOOK 20 OF SURVEYS, PAGE 28  
(R3) BOOK 27 OF SURVEYS, PAGE 58  
(R4) BOOK 37 OF PARCEL MAPS, PAGE 49  
(R5) BOOK 54 OF PARCEL MAPS, PAGE 95  
(R6) BOOK 54 OF PARCEL MAPS, PAGE 22  
(R7) UNFILED SURVEY BY PAUL BIRMINGHAM, RCE 7632  
(R8) COUNTY SURVEY 139  
(R9) COUNTY SURVEY 663  
(R10) COUNTY SURVEY 96  
(R11) COUNTY SURVEY 36



## LEGEND:

(ALL PIPE SIZES ARE INSIDE DIAMETER, UNLESS OTHERWISE NOTED)

- FOUND MONUMENT AS NOTED
- SET 3/4" X 24" IRON PIPE WITH PLASTIC PLUG STAMPED L.S. 6805
- LIMITS OF THIS SUBDIVISION
- (M) MEASURED DISTANCE, ALL DISTANCES SHOWN ARE MEASURED, UNLESS OTHERWISE NOTED.
- (R) RADIAL BEARING
- P.M. PARCEL MAP
- P.U.E. PUBLIC UTILITY EASEMENT
- S.C.R. STANISLAUS COUNTY RECORDS
- W.C. WITNESS CORNER
- (C.R.) CORNER RECORD DOCUMENT NUMBER FOR T.2S., R.12E., M.D.B.& M.

## NOTES:

1. PARCELS SHOWN ON THIS MAP ARE SUBJECT TO THE NOTICE OF ADMINISTRATIVE CONDITIONS AND RESTRICTIONS RECORDED AUGUST 24, 2007 AS DOCUMENT NO. 2007-0108862-00.
2. A "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND ROAD MAINTENANCE AGREEMENT FOR HIDDEN HILLS ESTATES AND RANCHES" HAS BEEN PREPARED AND WILL BE RECORDED IN THE OFFICE OF THE STANISLAUS COUNTY RECORDER.
3. THE ACCESS ROADS SHOWN HEREON ARE PRIVATE, NON-COUNTY MAINTAINED ROADS.
4. THE PRIVATE ACCESS EASEMENTS SHOWN HEREON ARE FOR THE BENEFIT OF PARCELS 1 THROUGH 4 INCLUSIVE, PARCELS 6 THROUGH 13 INCLUSIVE AND THE DESIGNATED REMAINDER PARCEL.
5. THE IRRIGATION EASEMENTS SHOWN HEREON ARE FOR THE BENEFIT OF PARCELS 8, 9 AND 10.
6. ALL PERSONS PURCHASING LOTS WITHIN THE BOUNDARIES OF THIS APPROVED MAP SHOULD BE PREPARED TO ACCEPT THE INCONVENIENCES ASSOCIATED WITH THE AGRICULTURAL OPERATIONS, SUCH AS NOISE, ODORS, FLIES, DUST OR FUMES. STANISLAUS COUNTY HAS DETERMINED THAT SUCH INCONVENIENCES SHALL NOT BE CONSIDERED TO BE A NUISANCE IF AGRICULTURAL OPERATIONS ARE CONSISTENT WITH ACCEPTED CUSTOMS AND STANDARDS.
7. PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THE PROPOSED PARCELS, AN ACCESS EASEMENT AND WATER FOR FIRE SUPPRESSION, IF APPLICABLE, SHALL MEET MINIMUM FIRE CODE REQUIREMENTS AND/OR STANDARDS IN EFFECT AT TIME OF PROPOSED DEVELOPMENT.
8. CONSTRUCTION IS PROHIBITED WITHIN 100 FEET OF ANY IDENTIFIED FEATURES (CREEKS, PONDS, SEASONAL SWALES, WETLANDS, AND VERNAL POOLS) WITHOUT PRIOR AUTHORIZATION AND/OR PERMITS FROM THE APPROPRIATE STATE OR FEDERAL REGULATORY AGENCY, IF NECESSARY. THE SETBACK MAY BE REDUCED TO 50 FEET AROUND THE THREE MANAGED IRRIGATION PONDS IN THE SOUTH PART OF THE SITE.
9. THE CENTERLINE OF THE SIERRA RAILROAD EXCEPTIONS WERE ESTABLISHED BY SPLITTING THE EXISTING TRACKS. THE LIMITS OF THE EXCEPTIONS WERE ESTABLISHED PARALLEL/CONCENTRIC WITH AND 25 FEET FROM THE CENTERLINE ON BOTH SIDES.



55 PM 54

# PARCEL MAP FOR HIDDEN HILLS RANCHES & ESTATES

BEING A SUBDIVISION OF A PORTION OF SECTIONS 28, 29, 32 AND 33,  
TOWNSHIP 2 SOUTH, RANGE 12 EAST, MOUNT DIABLO BASE AND MERIDIAN,  
COUNTY OF STANISLAUS, STATE OF CALIFORNIA

**NORTHSTAR ENGINEERING GROUP, INC.**

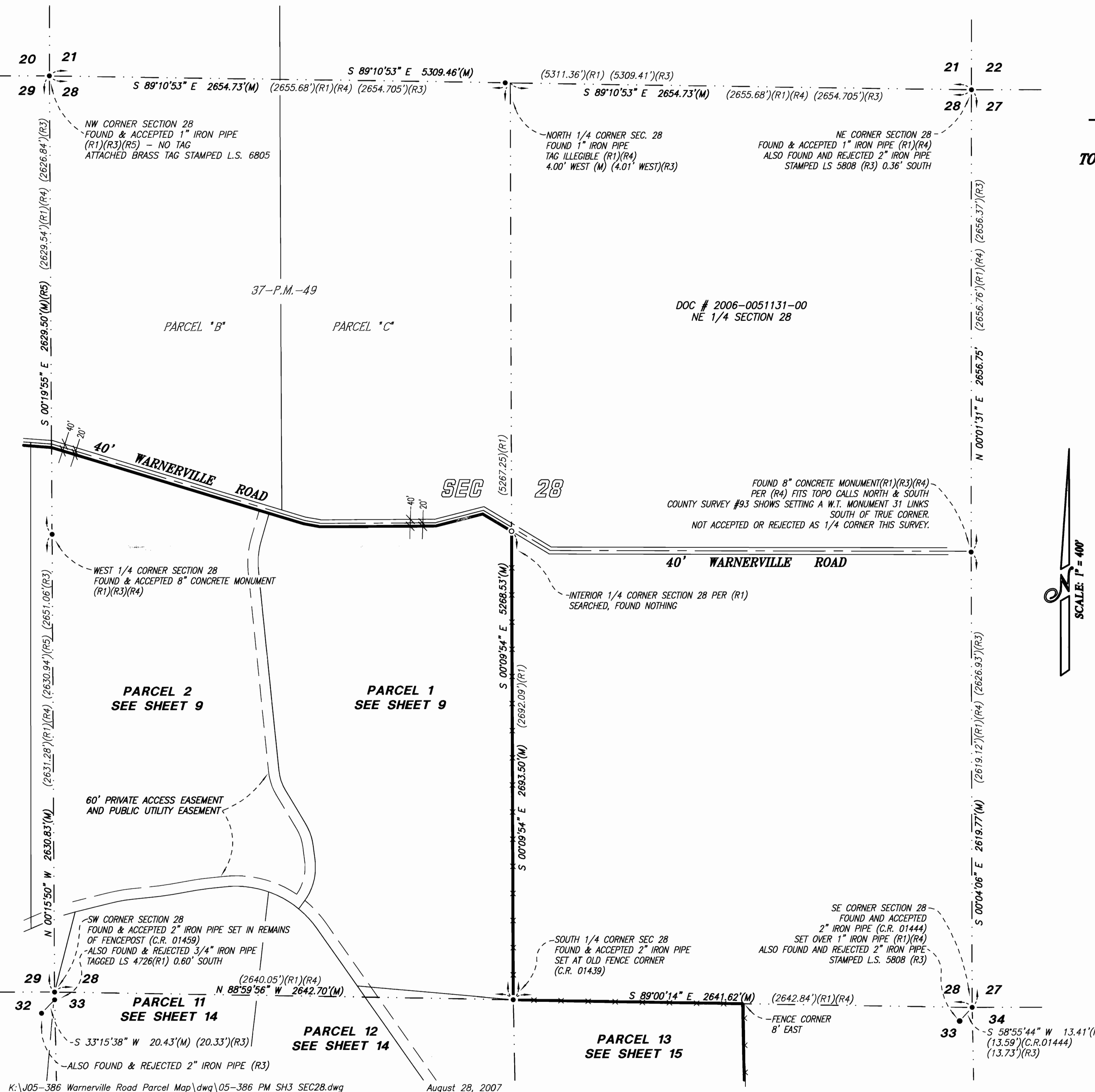
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  - (R9) COUNTY SURVEY 663
  - (R10) COUNTY SURVEY 96
  - (R11) COUNTY SURVEY 36

## LEGEND

- (ALL PIPE SIZES ARE INSIDE DIAMETER, UNLESS OTHERWISE NOTED)
- FOUND MONUMENT AS NOTED
  - SET 3/4" X 24" IRON PIPE WITH PLASTIC PLUG STAMPED L.S. 6805
  - LIMITS OF THIS SUBDIVISION
  - (M) MEASURED DISTANCE, ALL DISTANCES SHOWN ARE MEASURED, UNLESS OTHERWISE NOTED.
  - (R) RADIAL BEARING
  - P.M. PARCEL MAP
  - P.U.E. PUBLIC UTILITY EASEMENT
  - S.C.R. STANISLAUS COUNTY RECORDS
  - W.C. WITNESS CORNER
  - (C.R.) CORNER RECORD DOCUMENT NUMBER FOR T.2S., R.12E., M.D.B.& M.



SCALE: 1" = 400'

55 PM 54

# PARCEL MAP FOR HIDDEN HILLS RANCHES & ESTATES

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30 29  
NW CORNER SEC. 29  
FOUND 8" CONCRETE MONUMENT  
(R3)(R4)

NW CORNER SECTION 28  
FOUND & ACCEPTED 1" IRON PIPE  
(R1)(R3)(R5) - NO TAG  
ATTACHED BRASS TAG STAMPED L.S. 6805

## BASIS OF BEARINGS:

THE BEARING NORTH 00°01'05" WEST FOR THE LINE BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 12 EAST, MOUNT DIABLO BASE AND MERIDIAN AS SHOWN ON MAP FILED IN BOOK 27 OF SURVEYS, AT PAGE 58, STANISLAUS COUNTY RECORDS, WAS USED AS THE BASIS FOR ALL BEARINGS SHOWN ON THIS MAP.

DOC # 2007-0038496-00  
NW 1/4 SECTION 29

PARCEL 2  
54-PM-95

PARCEL "B"  
37-P.M.-49

SEC 29

WARNERVILLE ROAD

S 89°55'40" W 5279.94'(M) (5279.72')(R4) (5279.86')(R5)

N 89°55'40" E 2640.85'(M) (2641.22')(R4) (2640.81')(R5)

20' ROAD DEDICATION BY THIS MAP

CENTERLINE OF  
EXISTING ROAD

40' ROAD DEDICATION  
BY THIS MAP

PARCEL 5  
SEE SHEET 11

PARCEL 4  
SEE SHEET 10

PARCEL 3  
SEE SHEET 10

PARCEL 2  
SEE SHEET 9

PURSUANT TO SECTION 66445(i) OF THE SUBDIVISION MAP ACT, THAT PORTION OF THE ROAD RIGHT-OF-WAY RECORDED APRIL 15, 1898 IN BOOK 66 OF DEEDS, AT PAGE 222, STANISLAUS COUNTY RECORDS WITHIN THE SOUTHWEST QUARTER OF SECTION 29, IS HEREBY ABANDONED AND REPLACED BY DEDICATIONS AS SHOWN ON THIS MAP.

PARCEL 6  
SEE SHEET 11

60' PRIVATE ACCESS EASEMENT  
AND PUBLIC UTILITY EASEMENT

SOUTH 1/4 CORNER SECTION 29  
FOUND 2 1/2" BRASS DISC STAMPED  
"PLS 7049" (R5)

SE CORNER SECTION 29  
FOUND & ACCEPTED 2" IRON PIPE SET IN REMAINS  
OF FENCEPOST (C.R. 01459)  
ALSO FOUND & REJECTED 3/4" IRON PIPE  
TAGGED LS 4726(R1) 0.60' SOUTH

N 89°54'16" E 2645.86'(M) (2645.89')(R5)

PARCEL 8  
SEE SHEET 12

PARCEL 9  
SEE SHEET 13

PARCEL 10  
SEE SHEET 13

S 33°15'38" W 20.43'(M) (20.33')(R3)

ALSO FOUND & REJECTED 2" IRON PIPE (R3)

# PARCEL MAP FOR HIDDEN HILLS RANCHES & ESTATES

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**NORTHSTAR ENGINEERING GROUP, INC.**

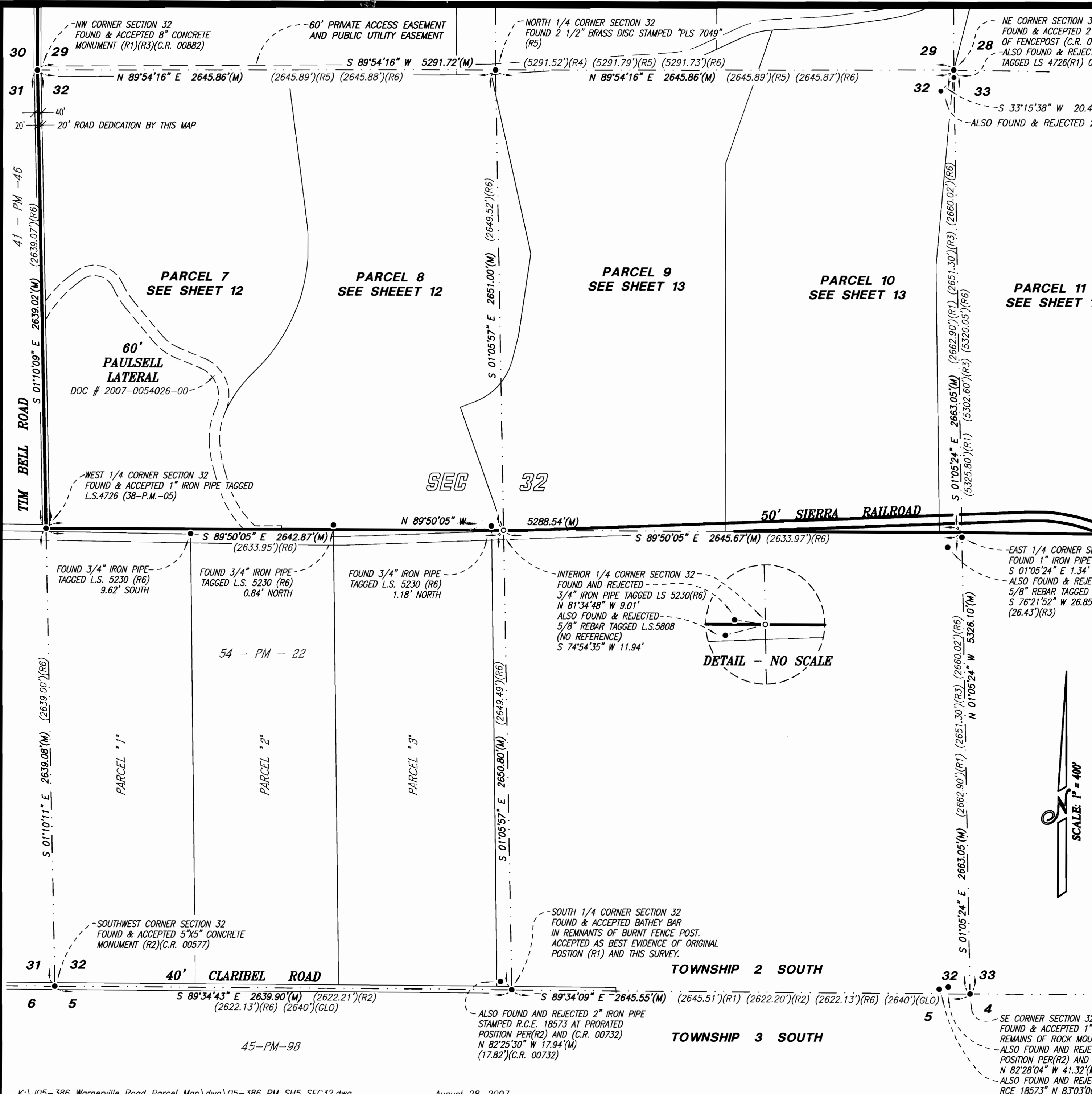
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- (R9) COUNTY SURVEY 663
- (R10) COUNTY SURVEY 96
- (R11) COUNTY SURVEY 36

## LEGEND: (ALL PIPE SIZES ARE INSIDE DIAMETER, UNLESS OTHERWISE NOTED)

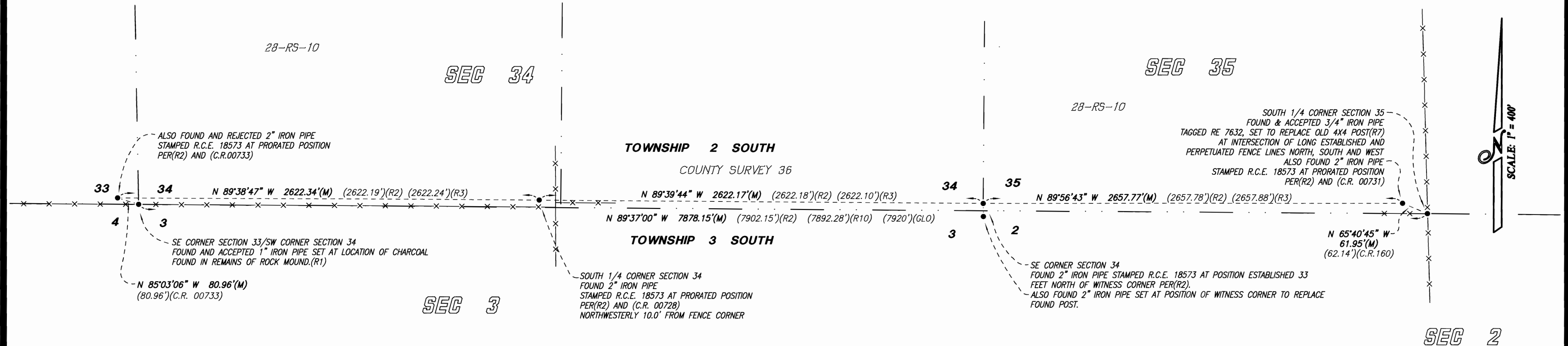
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- (R) RADIAL BEARING
- P.M. PARCEL MAP
- P.U.E. PUBLIC UTILITY EASEMENT
- S.C.R. STANISLAUS COUNTY RECORDS
- W.C. WITNESS CORNER
- (C.R.) CORNER RECORD DOCUMENT NUMBER FOR T.2S., R.12E., M.D.B.& M.







55 PM 54



# **PARCEL MAP FOR HIDDEN HILLS RANCHES & ESTATES**

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55 PM 54

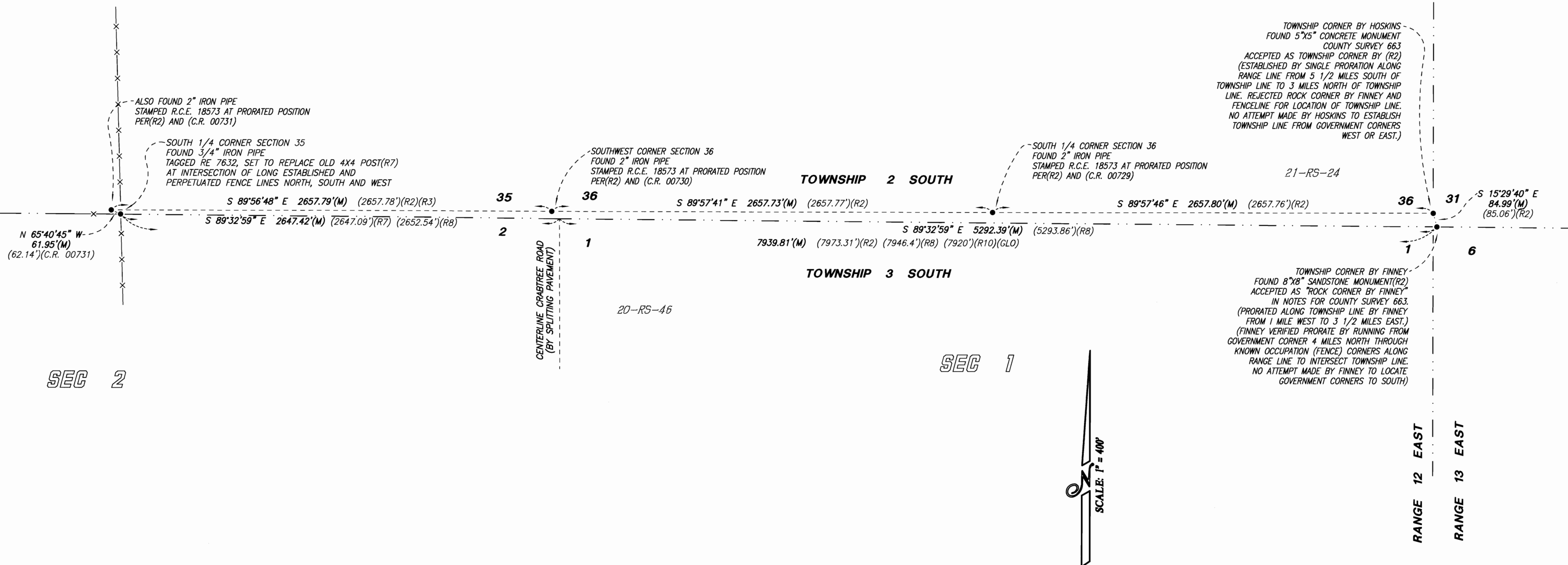
SEC 35

SEC 36

28-RS-10

28-RS-10

RANGE 12 EAST  
RANGE 13 EAST



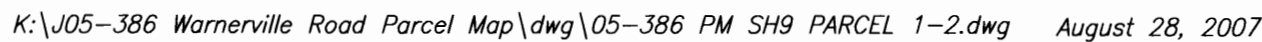
# **PARCEL MAP** **FOR** **HIDDEN HILLS RANCHES & ESTATES**

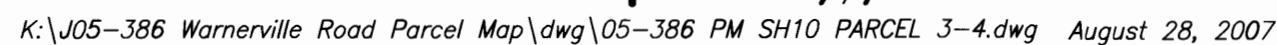
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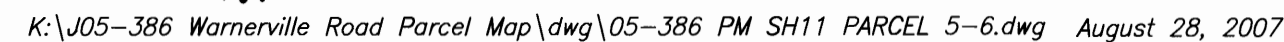


55 PM 54





55 PM 54







**PARCEL MAP**  
**FOR**  
**HIDDEN HILLS RANCHES & ESTATES**

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**LEGEND:**

(ALL PIPE SIZES ARE INSIDE DIAMETER, UNLESS OTHERWISE NOTED)

—●— FOUND MONUMENT AS NOTED

—○— SET 3/4" X 24" IRON PIPE WITH PLASTIC PLUG STAMPED L.S. 6805

**———— LIMITS OF THIS SUBDIVISION**

(M) MEASURED DISTANCE, ALL DISTANCES SHOWN ARE MEASURED, UNLESS OTHERWISE NOTED.

(R) RADIAL BEARING

P.M. PARCEL MAP

P.U.E. PUBLIC UTILITY EASEMENT

S.C.R. STANISLAUS COUNTY RECORDS

W.C. WITNESS CORNER

(C.R.) CORNER RECORD DOCUMENT NUMBER FOR T.2S., R.12E., M.D.B.& M.

### REFERENCES:

(R1)	BOOK 16 OF SURVEYS, PAGE 90
(R2)	BOOK 20 OF SURVEYS, PAGE 28
(R3)	BOOK 27 OF SURVEYS, PAGE 58
(R4)	BOOK 37 OF PARCEL MAPS, PAGE 49
(R5)	BOOK 54 OF PARCEL MAPS, PAGE 95
(R6)	BOOK 54 OF PARCEL MAPS, PAGE 22
(R7)	UNFILED SURVEY BY PAUL BIRMINGHAM, RCE 7632
(R8)	COUNTY SURVEY 139
(R9)	COUNTY SURVEY 663
(R10)	COUNTY SURVEY 96
(R11)	COUNTY SURVEY 36

**SCALE: 1" = 200'**

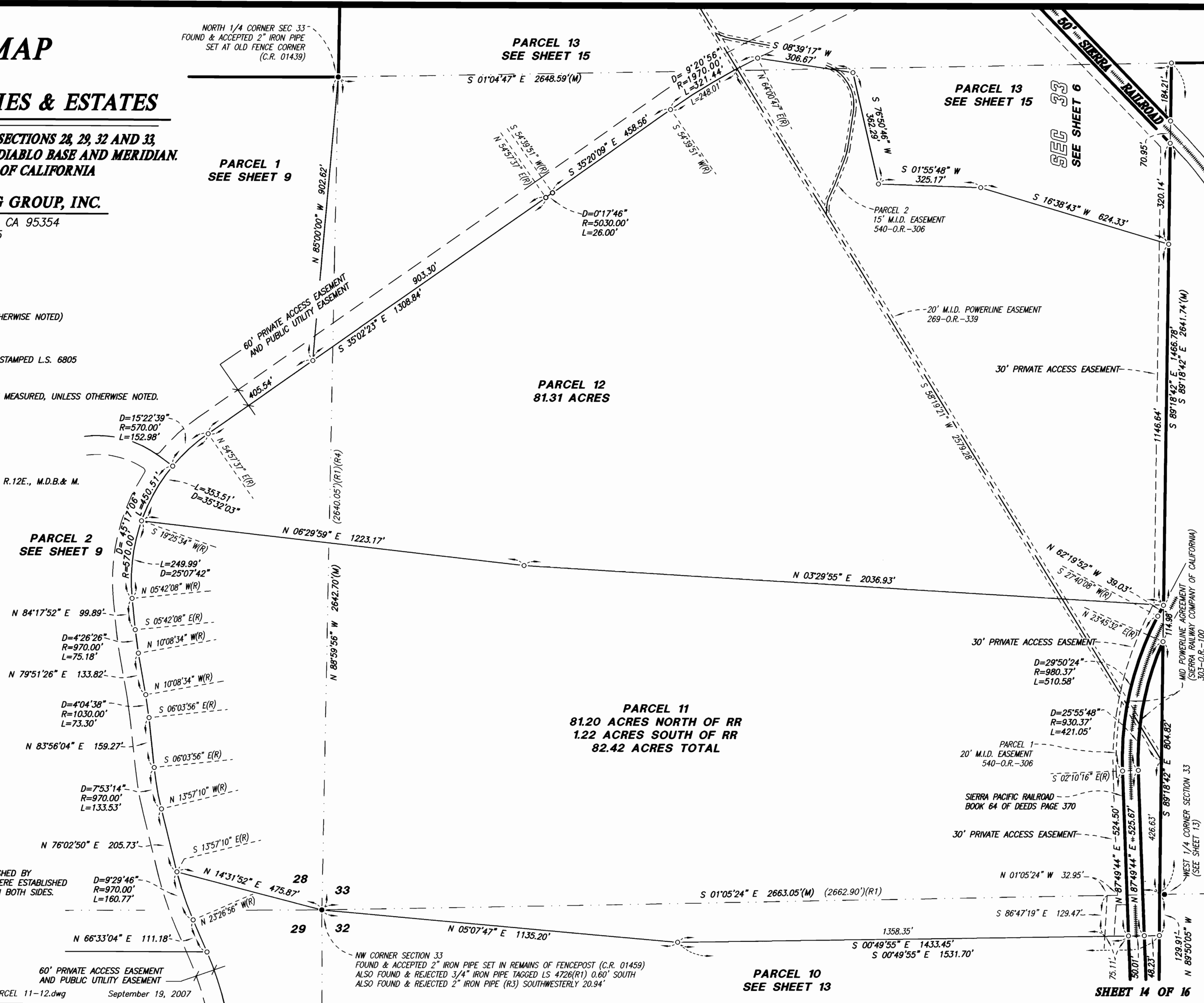
THE CENTERLINE OF THE SIERRA RAILROAD EXCEPTIONS WAS ESTABLISHED BY SPLITTING THE EXISTING TRACKS. THE LIMITS OF THE EXCEPTIONS WERE ESTABLISHED PARALLEL/CONCENTRIC WITH AND 25 FEET FROM THE CENTERLINE ON BOTH SIDES.

-----SIERRA PACIFIC RAILROAD  
BOOK 60 OF DEEDS PAGE 606  
(IN SOUTHEAST QUARTER SECTION 32)

- - INTERIOR 1/4 CORNER SECTION 32  
FOUND AND REJECTED 3/4" IRON PIPE TAGGED LS 5230(R6)  
N 81°34'48" W 9.01'  
ALSO FOUND & REJECTED 5/8" REBAR TAGGED L.S.5808  
(NO REFERENCE) S 74°54'35" W 11.94'



**SHEET 14 OF 16**





PARCEL MAP  
FOR  
HIDDEN HILLS RANCHES & ESTATES

BEING A SUBDIVISION OF A PORTION OF SECTIONS 28, 29, 32 AND 33,  
TOWNSHIP 2 SOUTH, RANGE 12 EAST, MOUNT DIABLO BASE AND MERIDIAN,  
COUNTY OF STANISLAUS, STATE OF CALIFORNIA

**NORTHSTAR ENGINEERING GROUP, INC.**  
909 14th Street, Modesto, CA 95354  
(209) 524-3525

- LEGEND:** (ALL PIPE SIZES ARE INSIDE DIAMETER, UNLESS OTHERWISE NOTED)
- FOUND MONUMENT AS NOTED
  - SET 3/4" X 24" IRON PIPE WITH PLASTIC PLUG STAMPED L.S. 6805
  - LIMITS OF THIS SUBDIVISION
  - (M) MEASURED DISTANCE, ALL DISTANCES SHOWN ARE MEASURED, UNLESS OTHERWISE NOTED.
  - (R) RADIAL BEARING
  - P.M. PARCEL MAP
  - P.U.E. PUBLIC UTILITY EASEMENT
  - S.C.R. STANISLAUS COUNTY RECORDS
  - W.C. WITNESS CORNER
  - (C.R.) CORNER RECORD DOCUMENT NUMBER FOR T.2S., R.12E., M.D.B. & M.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	53°07'48"	30.00'	27.82'
C2	101°53'31"	70.00'	124.48'
C3	74°17'45"	70.00'	90.77'

SEC 33  
SEE SHEET 6

DETAIL - NO SCALE

THE CENTERLINE OF THE SIERRA RAILROAD EXCEPTIONS WAS ESTABLISHED BY  
SPLITTING THE EXISTING TRACKS. THE LIMITS OF THE EXCEPTIONS WERE ESTABLISHED  
PARALLEL/CONCENTRIC WITH AND 25 FEET FROM THE CENTERLINE ON BOTH SIDES.

- REFERENCES:**
- (R1) BOOK 16 OF SURVEYS, PAGE 90
  - (R2) BOOK 20 OF SURVEYS, PAGE 28
  - (R3) BOOK 27 OF SURVEYS, PAGE 58
  - (R4) BOOK 37 OF PARCEL MAPS, PAGE 49
  - (R5) BOOK 54 OF PARCEL MAPS, PAGE 95
  - (R6) BOOK 54 OF PARCEL MAPS, PAGE 22
  - (R7) UNFILED SURVEY BY PAUL BIRMINGHAM, RCE 7632
  - (R8) COUNTY SURVEY 139
  - (R9) COUNTY SURVEY 663
  - (R10) COUNTY SURVEY 96
  - (R11) COUNTY SURVEY 36

PARCEL 1  
SEE SHEET 9

PARCEL 12  
SEE SHEET 14

# PARCEL MAP FOR HIDDEN HILLS RANCHES & ESTATES

BEING A SUBDIVISION OF A PORTION OF SECTIONS 28, 29, 32 AND 33,  
TOWNSHIP 2 SOUTH, RANGE 12 EAST, MOUNT DIABLO BASE AND MERIDIAN,  
COUNTY OF STANISLAUS, STATE OF CALIFORNIA

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PURSUANT TO SECTION 66434.2 OF THE SUBDIVISION MAP ACT THIS ADDITIONAL MAP SHEET HAS BEEN PROVIDED.

THE ADDITIONAL INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES, AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST.

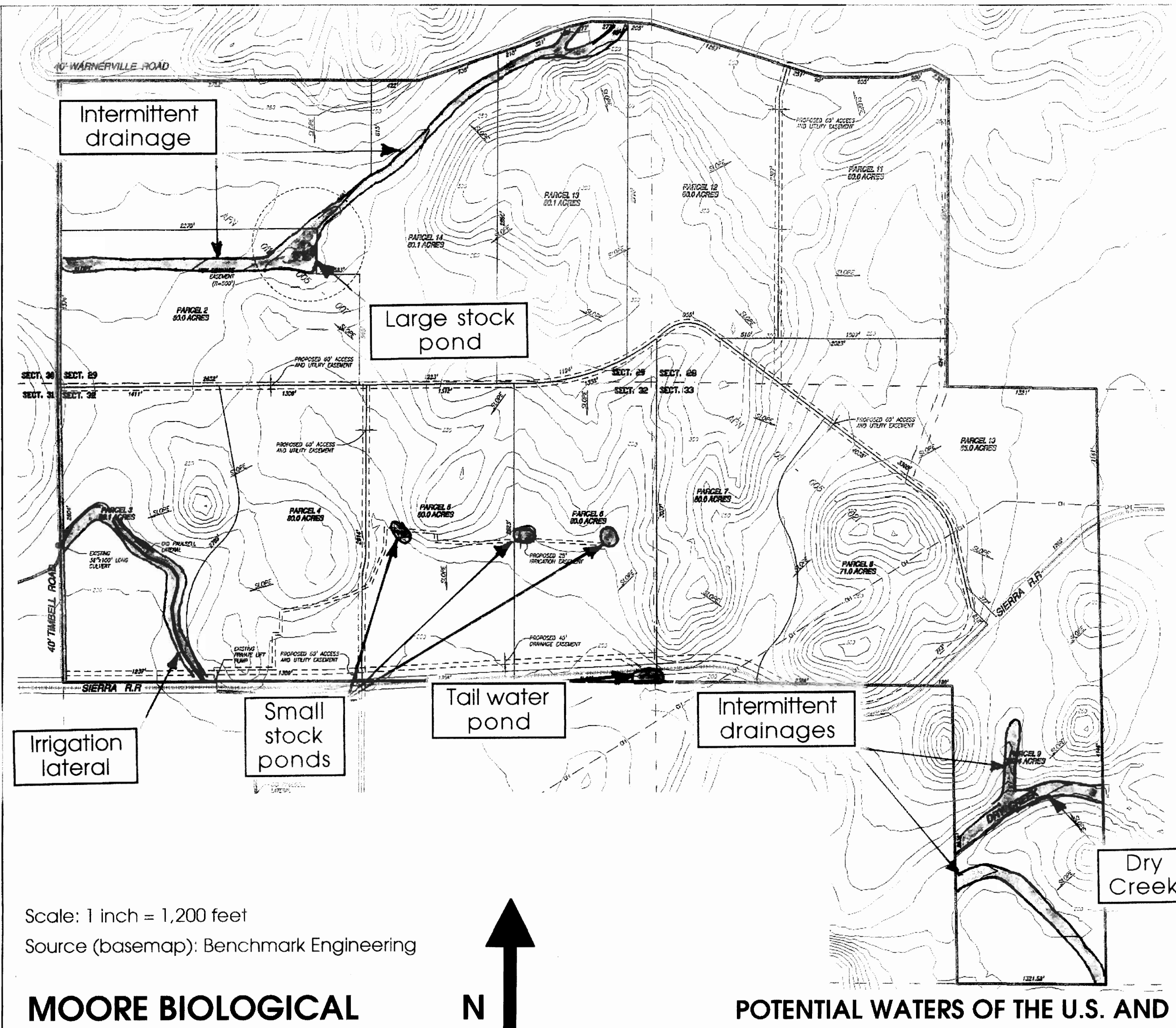
THE ADDITIONAL INFORMATION SHOWN IS ONE PAGE FROM A TWENTY PAGE REPORT PREPARED BY:

MOORE BIOLOGICAL CONSULTANTS  
10330 TWIN CITIES RD., STE 30  
GALT, CALIFORNIA 95632

THE REPORT WAS PREPARED ON SEPTEMBER 1, 2006 FOR CALIFORNIA EQUITY MANAGEMENT GROUP, INC AND WAS INCLUDED AS A PART OF THE TENTATIVE MAP APPLICATION FOR THIS PROJECT.

THE INCLUSION OF THIS INFORMATION DOES NOT IMPLY THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION BY THE PREPARER OF THE DOCUMENT OR BY THE PREPARER OF THIS ADDITIONAL MAP SHEET.

THE INCLUDED PAGE HAS BEEN RESIZED AND IS NOT TO SCALE.



Scale: 1 inch = 1,200 feet  
Source (basemap): Benchmark Engineering

**MOORE BIOLOGICAL**

**N**

**FIGURE 3  
POTENTIAL WATERS OF THE U.S. AND WETLANDS**

**NOTE:** (FROM SHEET 2)

8. CONSTRUCTION IS PROHIBITED WITHIN 100 FEET OF ANY IDENTIFIED FEATURES (CREEKS, PONDS, SEASONAL SWALES, WETLANDS, AND VERNAL POOLS) WITHOUT PRIOR AUTHORIZATION AND/OR PERMITS FROM THE APPROPRIATE STATE OR FEDERAL REGULATORY AGENCY, IF NECESSARY. THE SETBACK MAY BE REDUCED TO 50 FEET AROUND THE THREE MANAGED IRRIGATION PONDS IN THE SOUTH PART OF THE SITE.