

IN THE CITY OF RIVERSIDE

TRACT 18574

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A SUBDIVISION OF A PORTION OF LOTS 10, 11, 13, 14, 15, BLOCK 44 OF RIVERSIDE LAND AND IRRIGATING COMPANY PER M.B. 1/70, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

MAY 1982

J. F. DAVIDSON ASSOCIATES RIVERSIDE, CALIFORNIA

OWNERS CERTIFICATE

We hereby certify that we are the owners of or have some right, title or interest in the land included within the subdivision shown on the annexed map that we are the only persons whose consent is necessary to pass a clear title to said land; that we hereby consent to the making and filing of said map and subdivision as shown within the colored border line and that we hereby dedicate for public use for street and public utility purposes Lots "A" through "E" inclusive, and for construction and maintenance of electrical facilities the easements designated as 5'x25' P.U.E., 5' P.U.E., 5'x30' P.U.E., 5'x45' P.U.E., 5'x60' P.U.E., and 5'x50' P.U.E.

KAUFMAN AND BROAD OF SOUTHERN CALIFORNIA, INC., a California corporation

Calvin B. Macstein Ken Gladt

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA ) COUNTY OF Los Angeles ) SS

On this 23 day of February, 1983, before me, Denise H. Ponder, a Notary Public in and for said State, personally appeared Calvin B. Macstein (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Vice President, and Ken Gladt (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Asst Secretary of KAUFMAN AND BROAD OF SOUTHERN CALIFORNIA, INC. a California Corporation, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

My commission expires July 14, 1985 Witness my hand and official seal.



Denise H. Ponder Notary Public in and for said State

UTILITIES EASEMENT

The City of Riverside, being the owner of the following described easement hereby consents to the preparation and recordation of the annexed map: The City of Riverside, successors to the Riverside Water Company, owner of an easement for ditches, flumes, pipes and incidental purposes by a deed recorded in Book 42 at page 296 of Deeds, Records of San Bernardino, County, California.

Dated March 18, 1983.

FRED KRAY Director of Public Utilities

By Fred Kray

CITY ENGINEER'S CERTIFICATE

I hereby certify that I have examined the within map; that the subdivision as shown hereon is substantially the same as it appeared on the tentative map of Tract 18574 which was approved by the Riverside City Planning Commission on May 20, 1982 and any approved alterations thereof; that all provisions of the Subdivision Map Act (Division 2 of Title 7 of the California Government Code) and of Title 18 of the Riverside Municipal Code applicable at the time of the approval of the tentative map have been complied with; that I am satisfied that the map is technically correct; that the easements for sewers and drainage facilities as shown on the map have been approved; that plans for drains, drainage works, and sewers sufficient to protect all lots in the subdivision from flood have been approved; that a complete set of plans covering all improvements has been filed with the Department of Public Works and that the same have been checked and approved; and that all improvements have been completed in accordance with the approved plans or that the subdivider has entered into an agreement with the City of Riverside covering completion of all improvements and specifying the time for completing the same.

Dated: March 21st, 1983

ROBERT C. WALES, R.C.E. 18793 City Engineer

By: Robert C. Wales

UTILITIES CERTIFICATE

I hereby certify that the Subdivider named on this map has deposited with the City of Riverside, Public Utilities Department, sufficient funds or made the required arrangements and provisions for the installation of water and electric facilities necessary to provide service to all parcels as shown on this map; and that all public utilities easements shown are sufficient for all requirements of the Electric and Water Divisions of the Department of Public Utilities of the City of Riverside.

Dated: March 18, 1983

FRED KRAY Director of Public Utilities

By: Fred Kray

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.

This certificate does not include any special assessments, the bonds of which have not become a lien upon said property.

Dated March 18, 1983

H. E. BREWER City Treasurer

By: H.E. Brewer

SOIL REPORT

A preliminary soil report was prepared on the 5th day of September, 1979, as required by the Health and Safety Code of California, Section 17953 by ACCU-TEST SOIL LABORATORY INCORPORATED.

RECORDER'S CERTIFICATE

Filed this 28 day of MARCH, 1983. at 11:30 AM in Book 130 of Maps at Pages 14-16 at the request of the City Clerk.

Fee: \$10.00 WILLIAM E. CONERLY County Recorder

No. 57540 By: Debbie Ann Stager

CALIFORNIA LAND TITLE COMPANY

Subdivision Guarantee

CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of Three (3) sheets be, and the same is hereby accepted as the final map of Tract 18574 and the streets and easements are hereby accepted as public streets and 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 22nd day of March, 1983



ALICE A. HARE City Clerk of the City of Riverside, California

By: Alice A. Hare

TAX COLLECTOR CERTIFICATE

I hereby certify 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 \$9,400.

Dated 3-2-83

R. WAYNE WATTS County Tax Collector

By: Larry Knowles

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$9,400.00 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 3-22, 1983

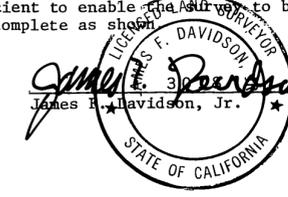
GERALD A. MALONEY Clerk of the Board of Supervisors

By: Nancy Downes Deputy

SURVEYOR'S CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor of the State of California and that this map consisting of Three (3) sheets correctly represents a survey made under my supervision during December, 1979 and that all monuments shown thereon actually exist and their positions are correctly shown or will be in place within one year from the recordation of this map. The monuments will be sufficient to enable the survey to be retraced. The survey is true and complete as shown.

Dated: 2-8-83



James F. Davidson, Jr. L.S. 3018

CITY'S COPY 130/15

M.B. 130/15

# TRACT 18574

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A SUBDIVISION OF A PORTION OF LOTS 10, 11, 13, 14, & 15, BLOCK 44 OF RIVERSIDE LAND AND IRRIGATING COMPANY PER M.B. 1/70, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

MAY 1982

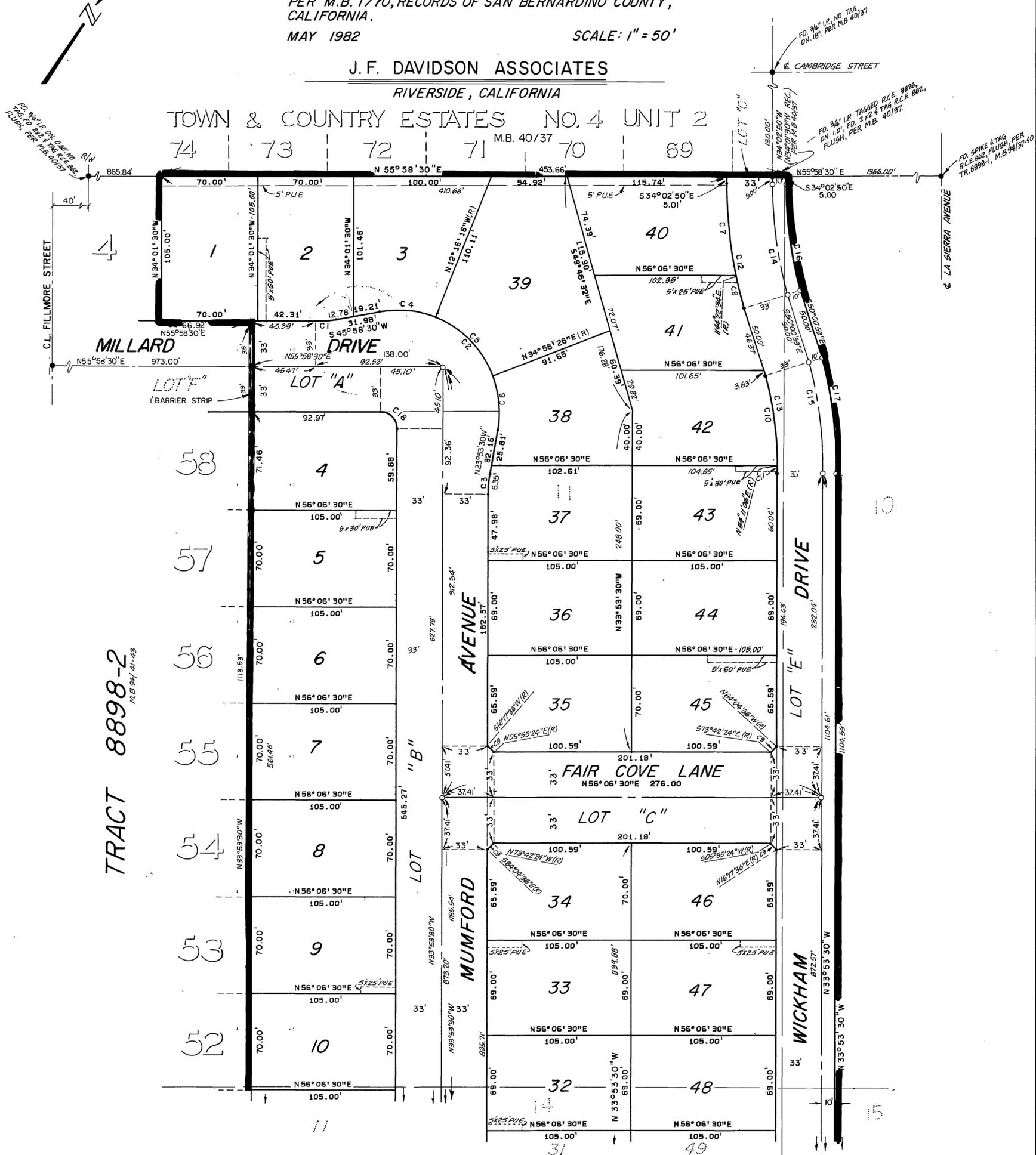
SCALE: 1" = 50'

J.F. DAVIDSON ASSOCIATES

RIVERSIDE, CALIFORNIA

TOWN & COUNTRY ESTATES NO. 4 UNIT 2

74 73 72 71 M.B. 40/37 70 69



SEE SHEET 3 OF 3 SHEETS

**SURVEYOR'S NOTES:**

1. BASIS OF BEARINGS IS THE S'ELY BOUNDARY OF TOWN & COUNTRY ESTATES NO. 4, UNIT NO. 2, AS N55°58'30"E, PER M.B. 40/36-37, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. —●— INDICATES FOUND 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED R.C.E. 802, PER TRACT 8898-2, MB 94/41-43 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, UNLESS OTHERWISE NOTED.
3. —○— INDICATES SET 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED L.S. 3018 FLUSH.
4. : SET 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED L.S. 3018 FLUSH AT ALL REAR LOT CORNERS, AND ANGLE POINT IN SIDE LOT LINES. UNLESS OTHERWISE NOTED.
5. SET SURE-FIRE STUD TAGGED L.S. 3018, IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED
6. THIS TRACT CONTAINS 13.672 ACRES.

**CURVE DATA**

	DELTA	RADIUS	LENGTH	TANGENT
1.	10°00'00"	87.00'	15.18'	7.61'
2.	110°08'00"	74.00'	142.24'	105.94'
3.	10°00'00"	85.00'	14.83'	7.44'
4.	31°45'14"	74.00'	41.01'	21.05'
5.	47°12'42"	74.00'	60.98'	32.34'
6.	31°10'04"	74.00'	40.25'	20.64'
7.	11°34'36"	333.00'	67.28'	33.76'
8.	04°23'34"	333.00'	25.53'	12.77'
9.	10°22'12"	34.50'	6.24'	3.13'
10.	14°12'06"	267.00'	66.18'	33.26'
11.	01°55'24"	267.00'	8.96'	4.48'
12.	15°58'09"	333.00'	92.81'	46.71'
13.	16°07'29"	267.00'	75.14'	37.82'
14.	15°59'09"	300.00'	83.61'	42.08'
15.	16°07'29"	300.00'	84.43'	42.50'
16.	15°58'09"	290.00'	80.63'	40.68'
17.	16°07'29"	310.00'	87.24'	43.91'
18.	90°08'00"	12.00'	18.88'	12.03'

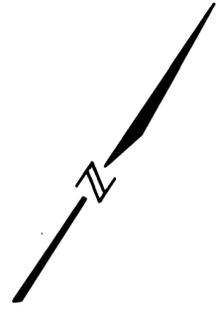
WA 8276 03

# TRACT 18574

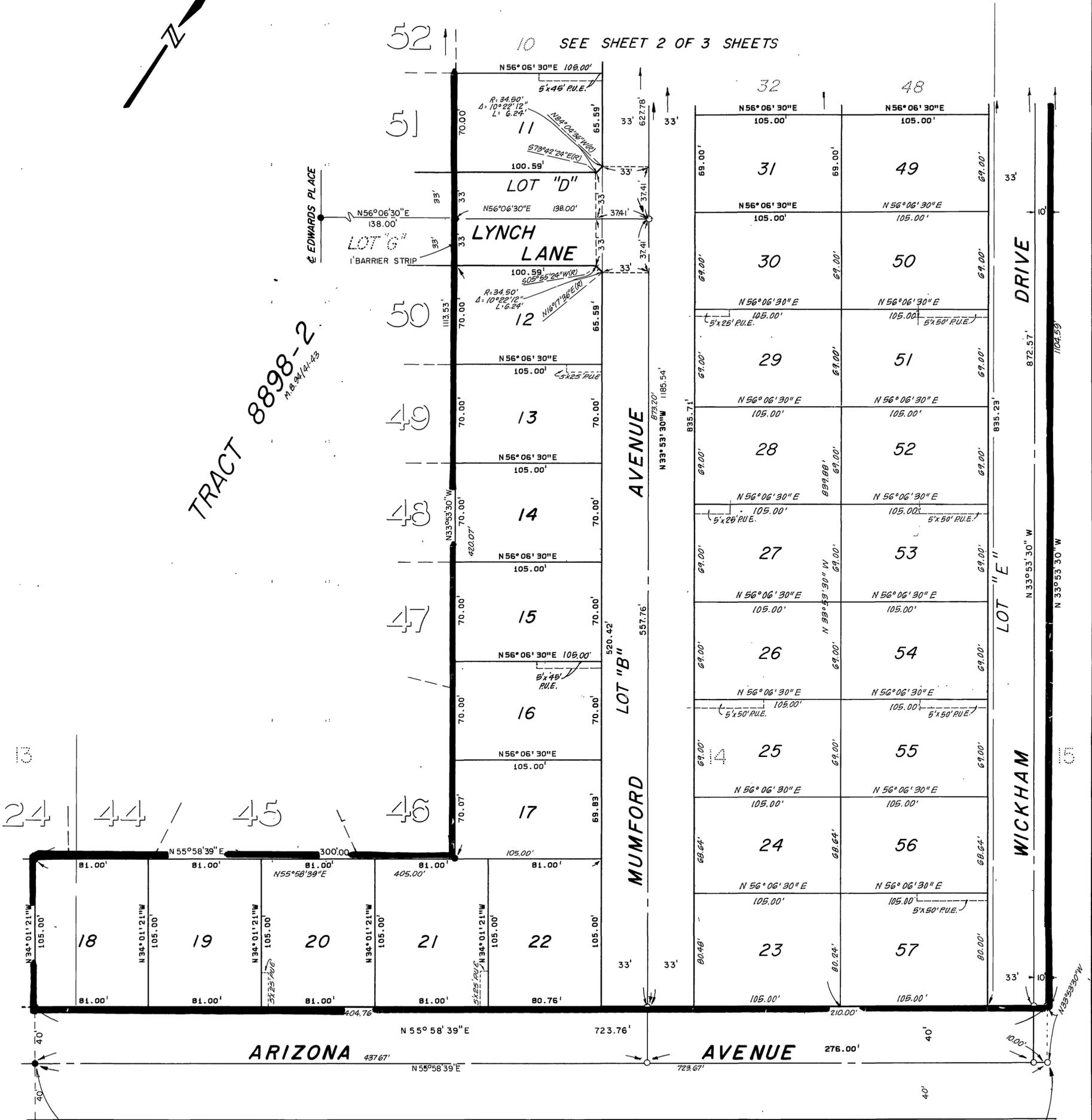
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MAY 1982

SCALE: 1" = 50'

J. F. DAVIDSON ASSOCIATES  
RIVERSIDE, CALIFORNIA



SEE SHEET 2 OF 3 SHEETS



TRACT 8898-2  
M.B. 94/41-43

**SURVEYOR'S NOTES:**

1. BASIS OF BEARINGS IS THE S'ELY BOUNDARY OF TOWN & COUNTY ESTATES NO. 4, UNIT NO. 2, AS N55°58'30"E, PER M.B. 40/36+37, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. —●— INDICATES FOUND 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED R.C.E. 062, PER TRACT 8898-2, MB 94/41-43 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, UNLESS OTHERWISE NOTED.
3. —○— INDICATES SET 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED L.S. 3013 FLUSH.
4. SET 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED L.S. 3013, FLUSH AT ALL REAR LOT CORNERS, AND ANGLE POINT IN SIDE LOT LINES. UNLESS OTHERWISE NOTED.
5. SET SURE-FIRE STUD TAGGED L.S. 3013, IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
6. THIS TRACT CONTAINS 13.672 ACRES.

