

41
M.B. 94/41

OWNERSHIP

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 offer for dedication for public use for street purposes Lots "A" through "G" inclusive, and for construction and maintenance of electrical facilities the easements designated as "5'x30'P.U.E.", "5'x50'P.U.E.", and "5'P.U.E."

REIP, a limited partnership

C.C. Humphries
S.C. Management Co., a California Corporation, general partner
By: C.C. HUMPHRIES, President

Fritz W. van Oppen
FRITZ VAN OPPEN, general partner

Norman W. Johnson
NORMAN JOHNSON, general partner

STATE OF CALIFORNIA } S.S.
COUNTY OF ORANGE }
On November 8, 1977, before me, the undersigned, a Notary Public in and for said State, personally appeared C.C. Humphries, known to me to be the President of La Cal Management Co., the corporation that executed the within instrument and known to me to be the person who executed the within instrument on behalf of said corporation, said corporation being known to me to be one of the partners of Reip, the partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.

Witness my hand and official seal.
My commission expires August 26, 1979

Mary J. Baugh
Notary Public in and for said County of Orange
OFFICIAL SEAL
MARY J. BAUGH
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My comm. expires AUG 26, 1979

STATE OF CALIFORNIA } S.S.
COUNTY OF ORANGE }
On November 8, 1977, before me, the undersigned, a Notary Public in and for said State, personally appeared Fritz W. van Oppen and Norman W. Johnson

known to me to be two of the partners of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.
Witness my hand and official seal.
My commission expires August 26, 1979

Mary J. Baugh
Notary Public in and for said County and State

Robert L. Loewenstein
ROBERT L. LOEWENSTEIN

Donna L. Loewenstein
DONNA L. LOEWENSTEIN

STATE OF CALIFORNIA } S.S.
COUNTY OF ORANGE }
On November 8, 1977, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert L. Loewenstein and Donna L. Loewenstein, known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.
Witness my hand and official seal.
My Commission expires August 26, 1979

Mary J. Baugh
Notary Public in and for said County and State

OFFICIAL SEAL
MARY J. BAUGH
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My comm. expires AUG 26, 1979

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, Page 296 of Deeds, Records of San Bernardino County, California.

EVERETT C ROSS
Director of Public Utilities
Everett C Ross

DATED: Nov. 9, 1977

IN THE CITY OF RIVERSIDE
COUNTY OF RIVERSIDE, CALIFORNIA

TRACT NO. 8898-2

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A SUBDIVISION OF PORTIONS OF LOTS 11-14, INCLUSIVE BLOCK 44 OF RIVERSIDE LAND AND IRRIGATING COMPANY PER M.B. 1/70, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.
JULY 1977

J.F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

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 No. 8898 which was approved by the Riverside City Planning Commission on February 3, 1977, 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 Public Works Department and that the same have been checked and approved; and that all improvements have been completed in accord 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: NOVEMBER 10, 1977

JAMES F. MARTINEK, R.C.E. 8134
Director of Public Works

James F. Martinek

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 NO. 8898-2 and the streets and easements are hereby accepted as public streets and easements, except Lots "F" & "G" which are accepted as 1' barrier strips to deny access from the adjoining private property to Lots "A" & "E" 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 15th day of November, 1977.

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

By Karen E. Oakley
Asst. City Clerk



TAX COLLECTOR

I hereby certify that according to the records of this office as of this date, there are no liens against the real property shown on the annexed map for unpaid State, County, Municipal, or Local taxes and special assessments collected as taxes, ~~except taxes and special assessments collected as taxes now a lien but not yet payable, which are estimated to be \$~~

Dated NOVEMBER 4th, 1977.

DONNA BOUER BABCOCK
County Tax Collector

By Kenneth C. Keirin

TAX BOND

I hereby certify that a bond in the sum of \$ _____ 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 by said Board of Supervisors.

Dated _____, 1977.

DONALD D. SULLIVAN
County Clerk and Ex-Officio Clerk of the Board of Directors

By _____ Deputy

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 Nov. 9, 1977.

H. E. BREWER
City Treasurer

By H.E. Brewer

ENGINEER'S CERTIFICATE

I hereby certify that I am a Registered Civil Engineer of the State of California and that this map consisting of three (3) sheets correctly represents a true and complete survey made under my supervision during March 1977, that all monuments of the character and locations shown hereon are in place or will be in place within one (1) year from the recording date of this map, and that said monuments are sufficient to enable the survey to be retraced.

Dated 7-26, 1977.

John W. Canty
JOHN W. CANTY R.C.E. 17550

SOIL REPORT

A preliminary soil report was prepared on the 27th day of April, 1977, as required by the Health and Safety Code of California, Section 17953 by

C.H.J. Materials Laboratory Inc. 1526 N. "E" St., San Bernardino, Calif.

M.B. 94/41

MB 94/41

TRACT 8898-2

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A SUBDIVISION OF A PORTION OF LOTS 11-14, INCLUSIVE BLOCK 44 OF RIVERSIDE LAND AND IRRIGATING COMPANY, PER M.B. 1/70, RECORDS OF SAN BERNARDINO, COUNTY, CALIFORNIA JULY 1977

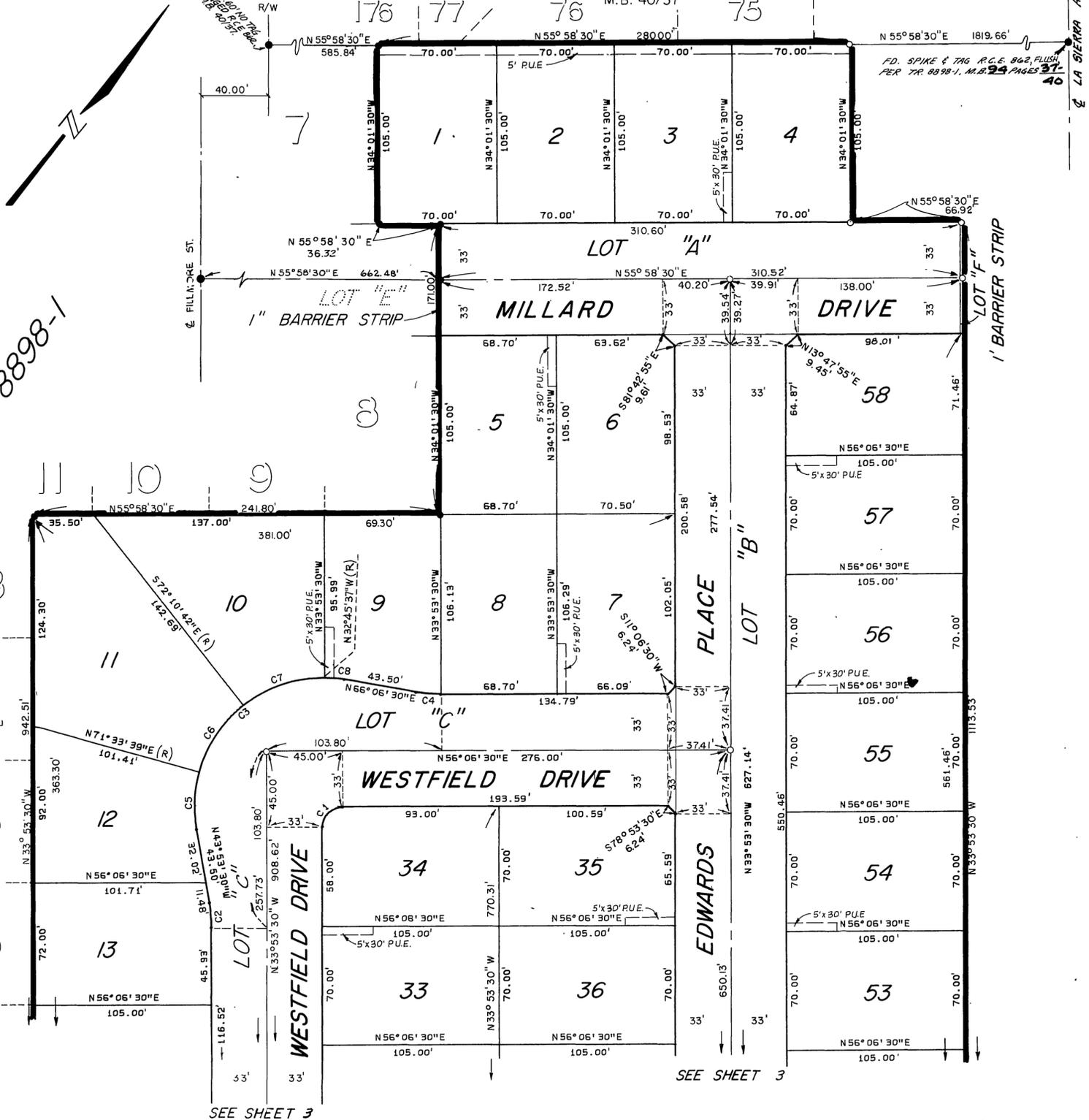
SCALE 1" = 50'

J.F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

TOWN & COUNTRY ESTATES NO. 4 UNIT 2

176 177 76 M.B. 40/37 75

TRACT 8898-1



SURVEYOR'S NOTES

1. BASIS OF BEARINGS IS THE SELY 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. 862, FLUSH, PER TRACT 8898-1 M.B. 24 PAGES 31-40, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, UNLESS OTHERWISE NOTED
3. —○— INDICATES SET 3/4" IRON PIPE, WITH PLASTIC PLUG STAMPED R.C.E. 862, FLUSH
4. SET 3/4" IRON PIPE, WITH PLASTIC PLUG STAMPED R.C.E. 862, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED
5. SET "SURE FIRE" STUD TAGGED R.C.E. 862, IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED
6. THIS TRACT CONTAINS 14.387 ACRES

CURVE DATA

| Δ | R | L | T |
|---------------|--------|---------|---------|
| 1. 90°00'00" | 12.00' | 18.85' | 12.00' |
| 2. 10°00'00" | 85.00' | 14.83' | 7.44' |
| 3. 110°00'00" | 76.00' | 145.91' | 108.54' |
| 4. 10°00'00" | 85.00' | 14.83' | 7.44' |
| 5. 25°27'09" | 76.00' | 33.76' | 17.16' |
| 6. 36°15'39" | 76.00' | 48.10' | 24.88' |
| 7. 39°25'05" | 76.00' | 52.29' | 27.22' |
| 8. 08°52'07" | 76.00' | 11.76' | 5.89' |

94 43
Copy

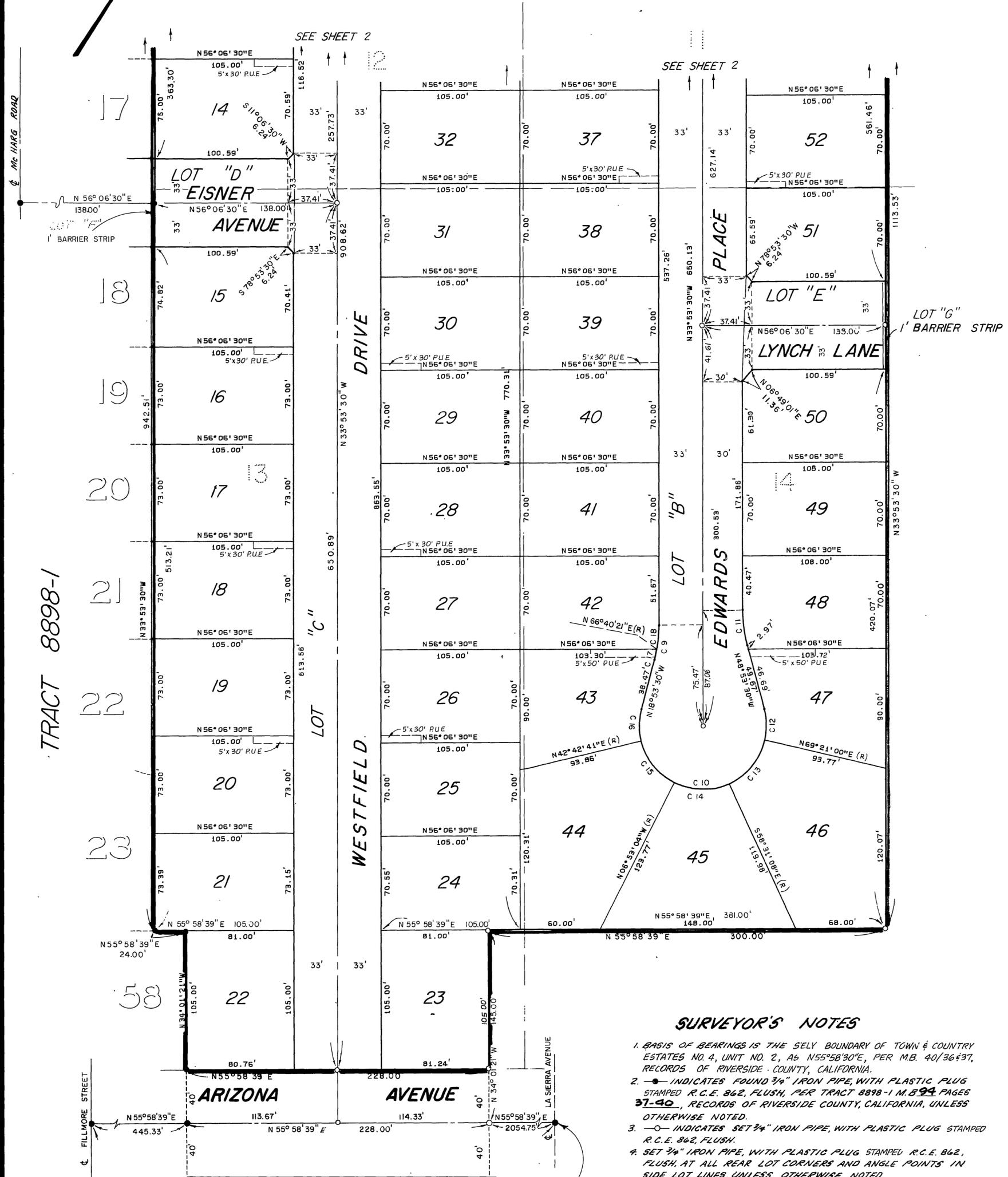
TRACT 8898-2

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A SUBDIVISION OF A PORTION OF LOTS 11-14, INCLUSIVE BLOCK 44 OF RIVERSIDE LAND AND IRRIGATING COMPANY, PER M.B. 1/70, RECORDS OF SAN BERNARDINO, COUNTY, CALIFORNIA
JULY, 1977

SCALE 1"=50'

J.F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

MB 94/43



SURVEYOR'S NOTES

1. BASIS OF BEARINGS IS THE SELV BOUNDARY OF TOWN & COUNTRY ESTATES NO. 4, UNIT NO. 2, AS N55°58'39"E, PER M.B. 40/36437, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. —●— INDICATES FOUND 3/4" IRON PIPE, WITH PLASTIC PLUG STAMPED R.C.E. 862, FLUSH, PER TRACT 8898-1 M.B. 94, PAGES 37-40, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, UNLESS OTHERWISE NOTED.
3. —○— INDICATES SET 3/4" IRON PIPE, WITH PLASTIC PLUG STAMPED R.C.E. 862, FLUSH.
4. SET 3/4" IRON PIPE, WITH PLASTIC PLUG STAMPED R.C.E. 862, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
5. SET "SURE FIRE" STUD TAGGED R.C.E. 862, IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
6. THIS TRACT CONTAINS 14.387 ACRES.

FD. 2" I.P. DN. 15" NO TAG
FD. 2X2 & TAG R.C.E. 862.
FLUSH, PER TRACT 8898-1
M.B. 94, PAGES 37-40.

CURVE DATA

| DELTA | RADIUS | LENGTH | TANGENT | |
|-------|------------|---------|---------|---------|
| 9 | 15°00'00" | 100.00' | 26.18' | 13.16' |
| 10 | 210°00'00" | 48.00' | 175.93' | 179.14' |
| 11 | 15°00'00" | 103.00' | 26.96' | 13.56' |
| 12 | 28°14'30" | 48.00' | 23.66' | 12.07' |
| 13 | 52°07'52" | 48.00' | 43.67' | 23.48' |
| 14 | 51°38'04" | 48.00' | 43.26' | 23.22' |
| 15 | 49°35'45" | 48.00' | 41.55' | 22.18' |
| 16 | 28°23'49" | 48.00' | 23.79' | 12.15' |
| 17 | 04°26'09" | 100.00' | 7.74' | 3.87' |
| 18 | 10°33'51" | 100.00' | 18.44' | 9.25' |

FD. POINT ON M.H.
FLUSH, PER TR. 8898-1
M.B. 94, PAGES 37-40.