

TOWN & COUNTRY ESTATES

Being a subdivision of portions of Lots 1 and 2 of Block 43 of R.L.E.I. Co. Lands as recorded in Book 1 of Maps at page 70 thereof, records of San Bernardino County, California

BY -
ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE CALIFORNIA
MAY 1958

FILED
July 1 1958

No. 1881-M
JACK A. ROSS
County Recorder
by _____ Deputy
Fee \$ 7.00
Filed by County Clerk
SUBDN G-TEEP-R.T.G.

We hereby certify that we are the owners of, or have some right, title or interest in and to the land included within the subdivision shown upon the annexed map consisting of two (2) sheets, that we are the only persons whose consent is necessary to pass a clear title to said land, and we hereby consent to the making and filing of this map and subdivision as shown within the colored border line, and we hereby offer for dedication to public use for street purposes the areas designated as Lots A to C, inclusive, and for construction and maintenance of all public utilities the public utility easements designated as "P.U.E."

J. M. Maurer Partner
J. J. Calvo Partner

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 or special assessments collected as taxes, except taxes now a lien but not yet payable which are estimated to be \$ 2,750.00.

Dated June 22, 1958
V.M. Hyde
County Tax Collector
By [Signature] Deputy

I hereby certify that I have examined the within map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map and any approved subdivisions thereof; that all provisions of State, and of County Ordinance No. 336 have been complied with and I am satisfied that this map is technically correct.

Dated June 25, 1958
A.C. Keith
County Surveyor
By E.T. Wolley Deputy

STATE OF CALIFORNIA } ss.
COUNTY OF RIVERSIDE }
On this 18th day of June, 1958, before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. M. Maurer and J. J. Calvo, known to me to be both 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.

[Signature]
Notary Public in and for said County and State

The County of Riverside, State of California, by and through its duly authorized officers hereby approves this final map and accepts the foregoing dedications.

Dated June 22, 1958
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
By [Signature]
Chairman, Board of Supervisors

ATTEST
G.A. PEQUEGNAT
County Clerk and ex-officio Clerk of the Board of Supervisors

By [Signature] Deputy

I hereby certify that I am a Registered Civil Engineer of the State of California, and that this map, consisting of two (2) sheets, correctly represents a survey made under my supervision during February, 1958 and that all monuments shown hereon actually exist, and their positions are correctly shown, or shall be in position not later than December 1958.

Dated MAY 26th 1958
[Signature]
Registered Civil Engineer No. 9855

Approved by the Riverside County Planning Commission, in accordance with requirements of Law in duly authorized meeting held this 22 day of June, 1958.

[Signature]
Secretary

BANK OF AMERICA NATIONAL TRUST COMPANY ASSOCIATION

[Signature] [Signature]

STATE OF CALIFORNIA } ss.
COUNTY OF RIVERSIDE }

On this 25th day of June, 1958, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Roy Stenberg and Chas. Prossman, known to me to be the Trust Officers and Vice President of the Bank of America National Trust Company Association, and acknowledged to me that they executed the within instrument.

[Signature]
Notary Public in and for said County and State

I hereby certify that a bond in the sum of \$ 2,750.00 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 taxes, 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.

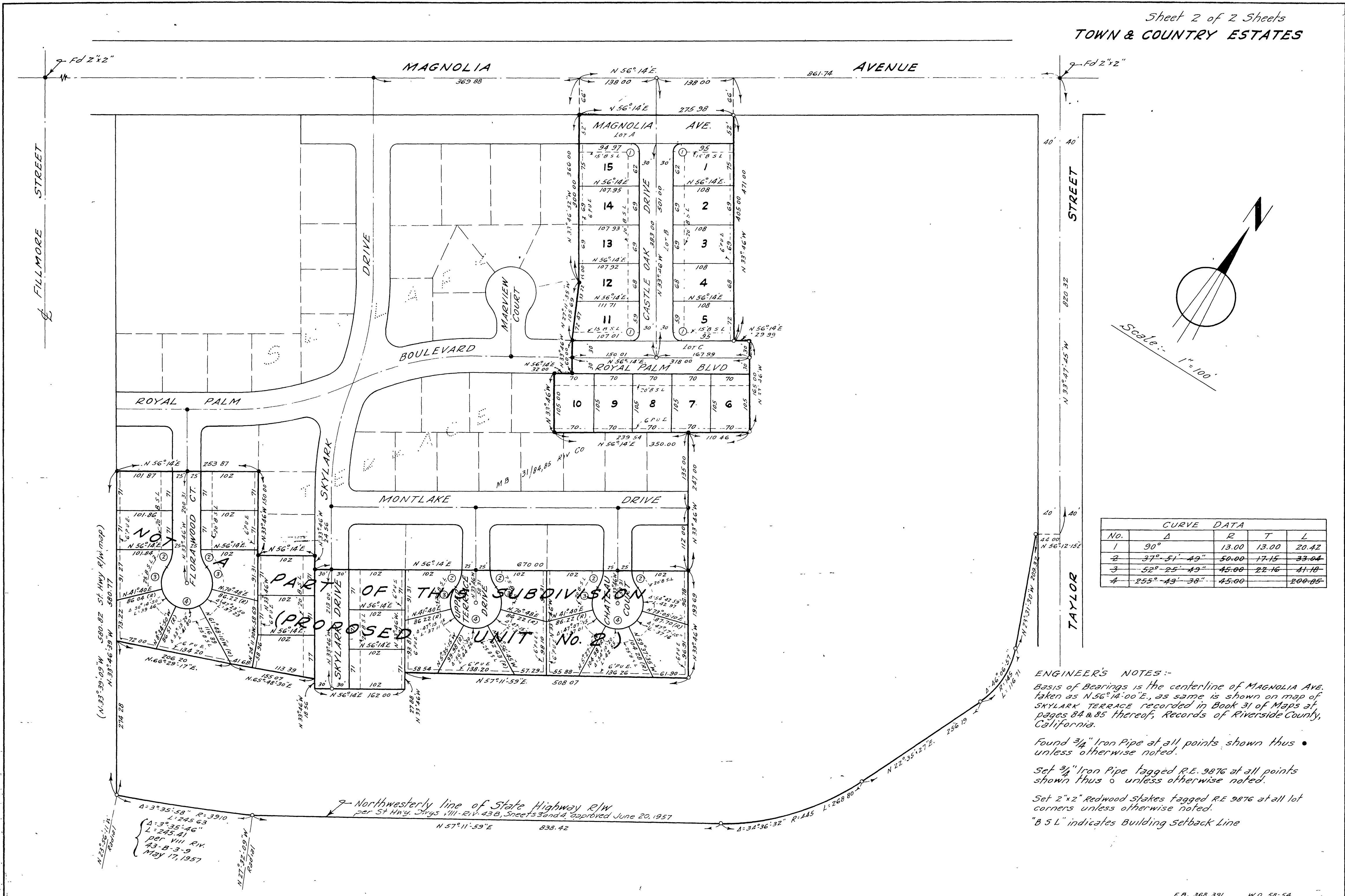
Dated June 22, 1958
G.A. PEQUEGNAT
County Clerk and ex-officio Clerk of the Board of Supervisors
By [Signature] Deputy

M.B. 35/31
Town & Country Estates

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MB 35/31



CURVE DATA				
No.	Δ	R	T	L
1	90°	13.00	13.00	20.42
2	37°-51'-49"	50.00	17.15	33.04
3	52°-25'-49"	45.00	22.16	41.18
4	255°-43'-38"	45.00		200.85

ENGINEERS' NOTES:-
 Basis of Bearings is the centerline of MAGNOLIA Ave. taken as N.56°14'00"E., as same is shown on map of SKYLARK TERRACE recorded in Book 31 of Maps at pages 84 & 85 thereof, Records of Riverside County, California.
 Found 3/4" Iron Pipe at all points shown thus • unless otherwise noted.
 Set 3/4" Iron Pipe tagged R.E. 9876 at all points shown thus ○ unless otherwise noted.
 Set 2"x2" Redwood Stakes tagged R.E. 9876 at all lot corners unless otherwise noted.
 "B S L" indicates Building Setback Line

MB 3.5/32