

IN THE COUNTY OF RIVERSIDE

# TOWN & COUNTRY ESTATES NO. 5 UNIT NO. 1

BEING A SUBDIVISION OF A PORTION OF  
THE S 1/2 OF SECTION 20 T.2S., R.4W.,  
S. B. B. & M.

~BY~  
ALBERTA WEBB ASSOCIATES  
CIVIL ENGINEERS  
March 1960

Sheet 1 of 2 Sheets

**FILED**  
on April 5 1960  
At 2:15 P. M.  
Jack A. Ross  
County Recorder  
By O. A. Peuegnat  
Deputy  
Fee \$7.00  
No.  
Request of County Clerk.

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 D inclusive, and for construction and maintenance of all public utilities, the public utility easements designated as "6' P.U.E.", "10' P.U.E.", "6'x30' P.U.E." and "10' Aerial P.U.E." Lots E and F are offered for dedication to Riverside County.

TOWN & COUNTRY ESTATES a General Partnership

J.M. Maurer PARTNER.

SECURITY TITLE INSURANCE COMPANY, a corporation, Trustee

Robert E. Blau Vice-Pres. Ronald W. Myers Ass't Sec.

INLAND MORTGAGE COMPANY, a corporation, Trustee

G.A. Blunden PRES.

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }

On this 28 day of MARCH 1960, before me, the undersigned, a Notary Public in and for said County and State, personally appeared J.M. MAURER, known to me, to be one 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.

Dorothy Merritt  
Notary Public in and for said  
County and State

My Commission expires AUG 13-1961 DOROTHY MERRITT

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }

On this 28 day of MARCH 1960, before me, the undersigned, a Notary Public in and for said County and State, personally appeared ROBERT E. BLAU and RONALD W. MYERS, known to me to be the VICE PRES and ASST SEC respectively of the corporation that executed the within instrument and known to me to be the persons who executed the within behalf of the corporation therein named and acknowledged to me that such corporation executed the same, as trustee.  
WITNESS my hand and official seal.

Dorothy Merritt  
Notary Public in and for said  
County and State

My Commission expires AUG 13-1961 DOROTHY MERRITT

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 and special assessments now a lien, but not yet payable which are estimated at \$500.00.

Dated 3-28 1960

DONNA M. BOUER  
County Tax Collector

By M.C. White Deputy

The County of Riverside, State of California, by and through its duly authorized officers hereby approves this final map and accepts the foregoing dedications, except lots E and F which are accepted contingent upon the extension and improvement of the streets.

Dated April 4 1960 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

By G.A. Peuegnat  
Chairman, Board of Supervisors

ATTEST  
G. A. PEUEGNAT  
County Clerk and ex-officio clerk  
of the Board of Supervisors  
by M.C. White, deputy

I hereby certify that a bond in the sum of \$500.00 has been 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 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 April 4 1960

GORDON A. PEUEGNAT  
County Clerk and ex-officio clerk  
of the Board of Supervisors

By M.C. White 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 alterations thereof, that all provisions of State Law and County Ordinance No. 336 have been complied with and I am satisfied that this map is technically correct.

Dated March 30, 1960

A.C. KEITH  
County Surveyor

By A.C. Keith 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 December 1959 and that all monuments shown hereon actually exist and their positions are correctly shown, or shall be in position not later than one year from date of recordation of this map.  
Dated MAR 7<sup>TH</sup> 1960 Ernest N. Weble

Registered Civil Engineer No. 9876

The Tentative Map of Town & Country Estates No 5 was approved by the Riverside County Planning Commission in accordance with requirements of Law in duly authorized meeting held on the 24 day of Nov 1959

Harold J. Evenson  
Secretary

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }

On this 28 day of MARCH 1960, before me, the undersigned, a Notary Public in and for said County and State, personally appeared G.A. BLUNDEN and known to me to be the PRESIDENT and respectively of the corporation that executed the within instrument and known to me to be the persons who executed the same on behalf of the corporation therein named and acknowledged to me that such corporation executed the same, as trustee.  
WITNESS my hand and official seal.

Dorothy Merritt  
Notary Public in and for said  
County and State

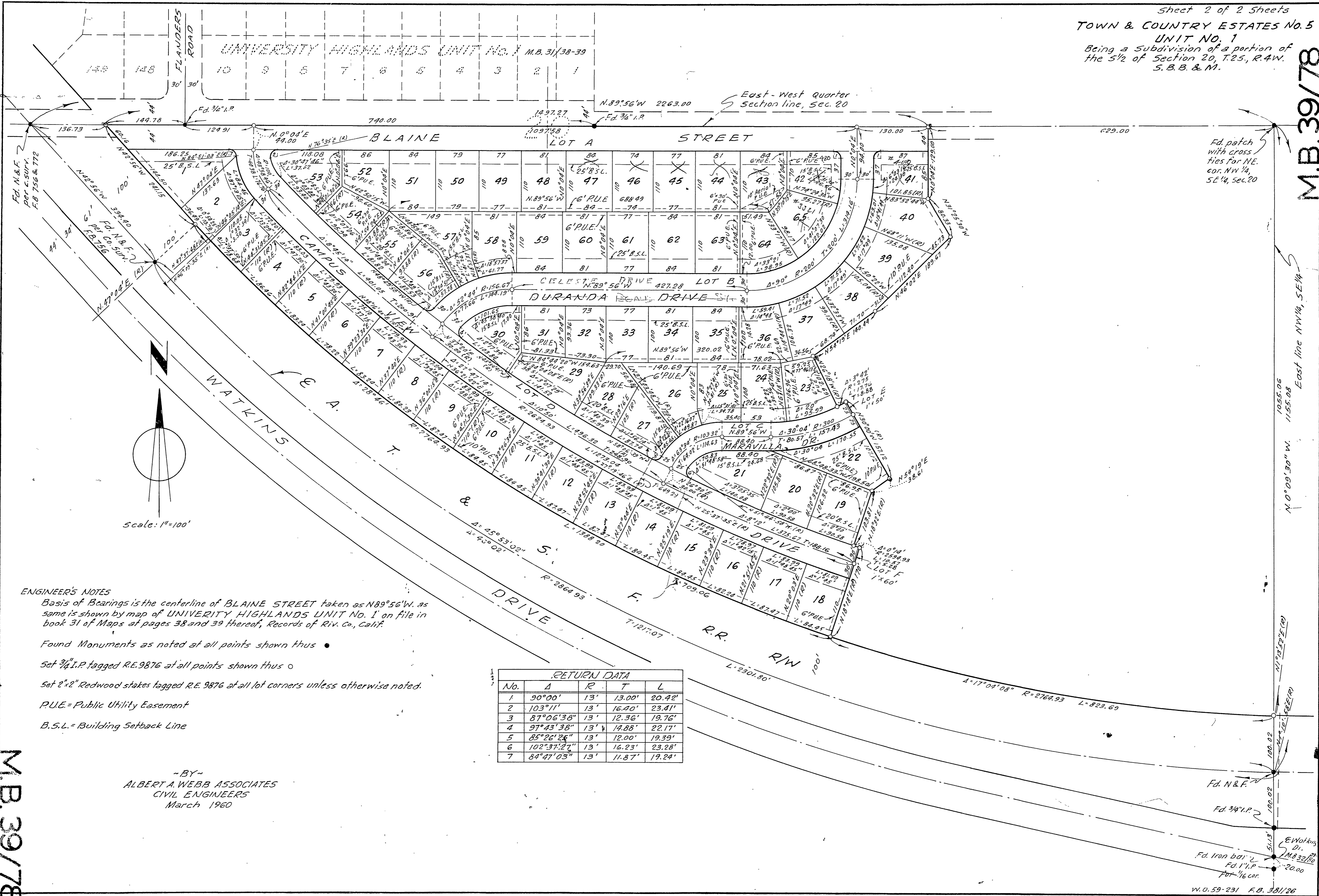
My Commission expires AUG 13-1961 DOROTHY MERRITT.

W.O. 59-231 F.B. 381/26

MB 39/77

29/77  
1117-A  
MB 39/77  
TOWN AND COUNTRY EST #5  
1117-A  
39/77

TOWN AND COUNTRY  
1117  
MB 39/77  
UNIT



**ENGINEER'S NOTES**  
 Basis of Bearings is the centerline of BLAINE STREET taken as N89°56'W. as same is shown by map of UNIVERSITY HIGHLANDS UNIT No. 1 on file in book 31 of Maps at pages 38 and 39 thereof, Records of Riv. Co., Calif.  
 Found Monuments as noted at all points shown thus •  
 Set 3/4" I.P. tagged R.E. 9876 at all points shown thus o  
 Set 2"x2" Redwood stakes tagged R.E. 9876 at all lot corners unless otherwise noted.  
 P.U.E. = Public Utility Easement  
 B.S.L. = Building Setback Line

RETURN DATA

No.	Δ	R	T	L
1	90°00'	13'	13.00'	20.42'
2	103°11'	13'	16.40'	23.41'
3	87°06'38"	13'	12.36'	19.76'
4	97°43'38"	13'	14.88'	22.17'
5	85°26'26"	13'	12.00'	19.39'
6	102°37'27"	13'	16.23'	23.28'
7	84°47'03"	13'	11.87'	19.24'

~BY~  
 ALBERT A. WEBB ASSOCIATES  
 CIVIL ENGINEERS  
 March 1960

M.B. 39/78  
 1117-B  
 TOWN AND COUNTRY EST. NO. 5

TOWN AND COUNTRY ESTATES NO. 5 UNIT 1  
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