

# IN THE COUNTY OF RIVERSIDE, CALIFORNIA

## TOWN & COUNTRY ESTATES NO. 4

### UNIT NO. 2

**FILED**  
June 21, 1960  
No. \_\_\_\_\_ at 4:30 P.M.  
JACK A. ROSS  
COUNTY RECORDER  
by O. A. Peuegnat DEPUTY  
Fee \$ 7.00  
Filed by County Clerk  
Subdn G'tee - P.T.I.Co.

Being a subdivision of Lots 3, & 5 and portions of Lots 2, 6, & 7, Block 44 of Riverside Land and Irrigating Company Lands as recorded in M.B. 1 at page 70, records of San Bernardino County, Calif. and portions of Lots A, B, & I of Town & Country Estates No. 4 UNIT No. 1, recorded in M.B. 39 at pages 70 & 71, records of Riverside County, California.

By  
ALBERT A. WEBB ASSOCIATES  
CIVIL ENGINEERS  
May 1960

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 M inclusive, and for construction and maintenance of all public utilities, the six foot, ten foot and two foot by twenty foot public utility easements designated as "6' P.U.E.", "10' P.U.E.", and "2' x 20' P.U.E.". Lots "N" and "O" are offered for dedication to Riverside County

C. & M. DEVELOPMENT CORPORATION, a corporation  
G. M. Colyer  
President

TITLE INSURANCE and TRUST COMPANY, a corporation, and PIONEER TITLE INSURANCE COMPANY, a corporation  
Trustees under Deeds of Trust  
Jack Stiles David Stiles

STATE OF CALIFORNIA } s.s.  
COUNTY OF RIVERSIDE }  
On this 8<sup>th</sup> day of JUNE 1960, before me, the undersigned, a Notary Public in and for said County and State personally appeared G. M. Colyer known to me to be PRESIDENT 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.  
WITNESS my hand and official seal.

Dorathia DePaugh  
Notary Public in and for said County and State  
My Commission expires Nov. 6, 1962

State of California } s.s.  
County of Riverside }  
On this 7<sup>th</sup> day of JUNE 1960, before me, the undersigned, Notary Public in and for said County and State, personally appeared Jack Stiles known to me to be the Assistant Secretary of the Title Insurance and Trust Company, the corporation that executed the within instrument and he acknowledged to me that such corporation executed the same pursuant to resolution of its Board of Directors.  
WITNESS my hand and official Seal

Dorathia DePaugh  
Notary Public in and for said County and State  
My Commission expires Nov. 6, 1962

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 or special assessments now a lien but not yet payable which are estimated to be \$ 2000.00

Dated 6-8 1960  
Donna M. Bover  
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 dedication, except lots "N" and "O" which are accepted contingent upon the extension and improvement of the streets  
County of Riverside, State of California

Dated JUNE 20 1960  
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. A. Kellan Deputy

I hereby certify that a bond in the sum of \$ 2000.00 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 20 1960  
G. A. PEUEGNAT  
County Clerk and ex-officio Clerk of the Board of Supervisors

By M. A. Kellan 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 460 have been complied with and I am satisfied that this map is technically correct.

Dated June 15, 1960  
A. C. KEITH  
County Surveyor  
By G. T. Worsley Deputy

I hereby certify that I am a Registered Civil Engineer of the State of California and that this map consisting of two sheets correctly represents a survey made under my supervision during October 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 recordation of this map.

Dated MAY 23<sup>RD</sup> 1960  
Ernest N. Webb  
Registered Civil Engineer  
No. 9876

The tentative map was approved by the Riverside County Planning Commission in accordance with requirements of Law in duly authorized meeting held on 27 day of September 1959

Wayne J. Evensen  
Secretary

STATE OF CALIFORNIA } s.s.  
COUNTY OF RIVERSIDE }  
On this 7<sup>th</sup> day of JUNE 1960, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jack Stiles known to me to be the Assistant Secretary of the Pioneer TITLE INSURANCE COMPANY, the corporation that executed the within instrument and he acknowledged to me that such corporation executed the same pursuant to resolution of its Board of Directors.

WITNESS my hand and official seal.  
Dorathia DePaugh  
Notary Public in and for said County and State  
My Commission expires Nov. 6, 1962

Being a subdivision of Lots 3 & 5 and portions of Lots 2, 6 & 7, Block 44 of Riverside Land and Irrigating Company Lands as recorded in Book 1 of Maps at page 70 records of San Bernardino County, Calif., and portions of Lots A, B & I of Town & Country Estates No. 4, Unit No. 1, recorded in M.B. 39 at pages 70 & 71, records of Riverside County, California

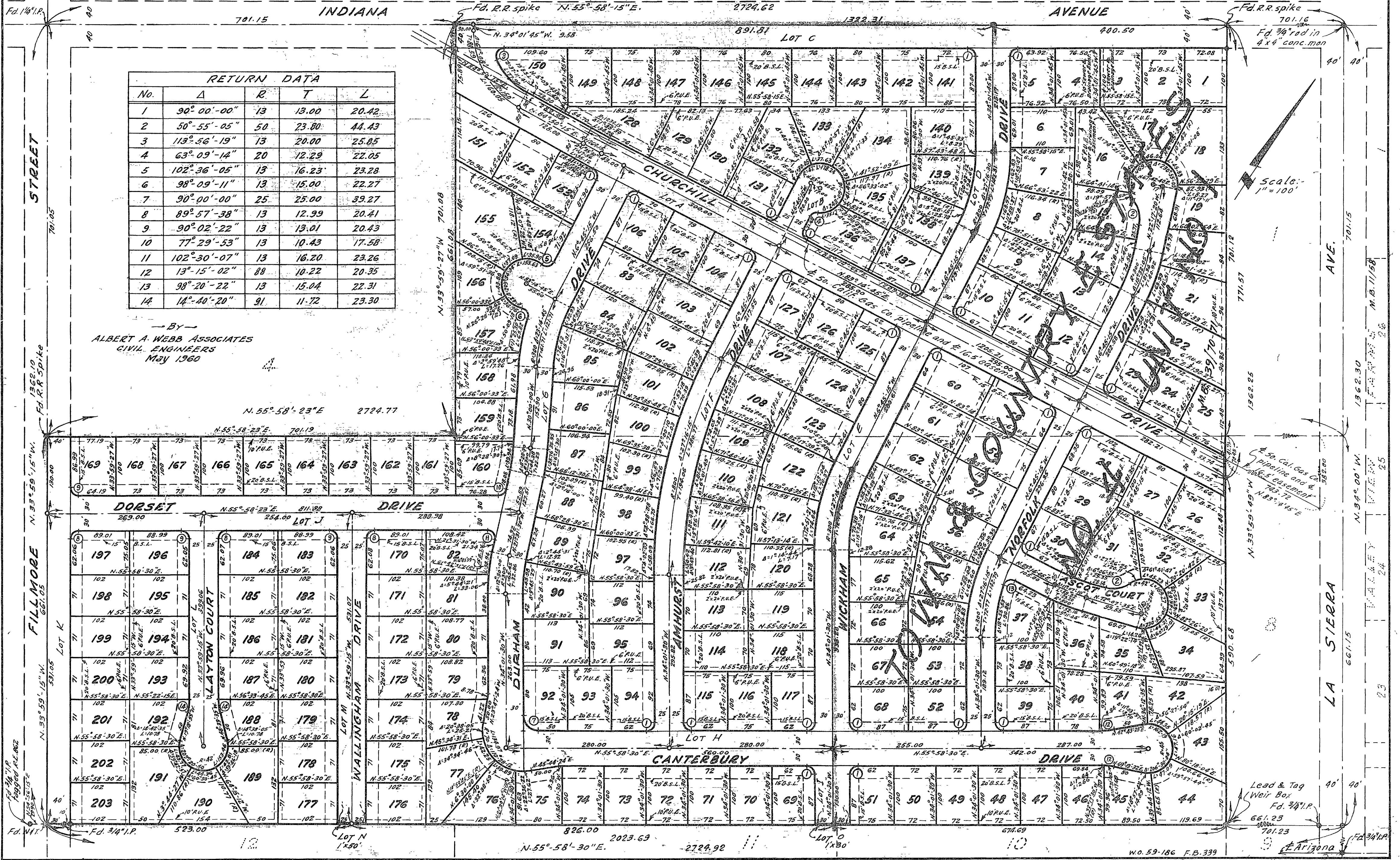
ENGINEER NOTES:-

1. Basis of Bearings is the centerline of La Sierra Ave (shown as Taylor St) taken as N. 34° 00' W. as same is shown by map on file in Book 11 of Maps at page 58 thereof Records of Riverside County, California.

2. Found 3/4" I.P. tagged R.E. 9876 at all points shown thus  $\odot$  unless otherwise noted.  
3. Set 1 1/4" I.P. tagged R.E. 9876 at all points shown thus  $\circ$  unless otherwise noted.  
4. Set 2" x 2" Redwood stakes tagged R.E. 9876 at all lot corners, unless otherwise noted.  
5. B.S.L. = Building Setback Line

RETURN DATA				
No.	$\Delta$	R	T	L
1	90° 00' - 00"	13	13.00	20.42
2	50° 55' - 05"	50	23.80	44.43
3	113° 56' - 19"	13	20.00	25.85
4	63° 09' - 14"	20	12.29	22.05
5	102° 36' - 05"	13	16.23	23.28
6	98° 09' - 11"	13	15.00	22.27
7	90° 00' - 00"	25	25.00	39.27
8	89° 57' - 38"	13	12.99	20.41
9	90° 02' - 22"	13	13.01	20.43
10	77° 29' - 53"	13	10.43	17.58
11	102° 30' - 07"	13	16.20	23.26
12	13° 15' - 02"	88	10.22	20.35
13	98° 20' - 22"	13	15.04	22.31
14	14° 40' - 20"	91	11.72	23.30

By ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS May 1960



Scale: 1" = 100'

M.B. 40/37

M.B. 40/37

101

MB 40/37