

IN THE CITY OF RIVERSIDE

TRACT NO. 2881

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

SHEET 1 OF 3 SHEETS

FILED
On Jan 15, 1967

At 3:25 P.M.
W.D. Balogh
County Recorder
By Alene Spalden
Deputy
Fee \$ 9.00
No 51929
Filed by County Clerk
1st American Title Co.

SOIL REPORT CERTIFICATE:

A preliminary soil report was prepared by Pacific Materials Laboratory, Inc., on the 8th day of July 1966.

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 and we hereby consent to the making and filing of said subdivision and map as shown within the colored border line, and we hereby offer for dedication to public use for street purposes Lots A to F inclusive and for construction and maintenance of public utilities the public utility easements designated as 6' R.U.E. & 10' R.U.E. and 6' x 30' R.U.E.

Brattain Contractors Inc., a California Corporation
Gene Swearingen, Vice President

ACKNOWLEDGEMENTS

State of California } ss.
County of Riverside }

On this 6th day of June, 1967, before me, the undersigned a Notary Public in and for said County and State, personally appeared Gene Swearingen, known to me to be the Vice President of Brattain Contractors Inc., a California Corporation that executed the within instrument, and known to me to be the person who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the same, and acknowledged to me that such Corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

Witness my hand and official seal

My Commission Expires 9-30-70

Delores Valentine
Notary Public in and for said County and State

First American Title, Insurance and Trust Company, a California Corporation, Trustees

W.G. Blackstone Vice President
Roderick W. Johnston Asst. Secretary

State of California } ss.
County of Riverside }

On June 6, 1967, before me, the undersigned a Notary Public in and for said County and State, personally appeared W.G. Blackstone and Roderick W. Johnston, known to me to be the Vice President and Assistant Secy 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.

Witness my hand and official seal

My Commission Expires 9-30-70

Delores Valentine
Notary Public in and for said County and State

MARCH, 1966

ALBERT A. WEBB ASSOCIATES
Civil Engineers
Riverside California

SCALE 1" = 50'

CITY PLANNING COMMISSION

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held APRIL 7, 1966

Thomas M. Brown
Planning Director, City of Riverside

DIRECTOR OF PUBLIC WORKS

I hereby certify that I have examined the within map; that the subdivision shown is substantially the same as it appeared on the tentative map and any approved alterations thereof; that all provisions of Chapter 128 (Subdivision Map Act), Statutes of California 1943, and of Ordinance No 1328 of the City of Riverside, California, and all amendments thereto have been complied with; that plans and specifications for drains drainage, sewer and drainage works sufficient to protect all lots in said subdivision from flood or overflow have been approved by me; that all easements for sewers and drains shown on said map are correct in form and contents and are approved; and I am satisfied that this map is technically correct.

Dated June 12, 1967
[Signature]
Director of Public Works

STREET SUPERINTENDENT

I hereby certify that according to the records of this office the property shown on this map is not subject to any special assessments which have not been paid in full.

Dated MAY 23, 1967
[Signature]
Street Superintendent

DIRECTOR OF PUBLIC UTILITIES

I hereby certify that the subdivider named on this map has deposited with the Water Division of the City of Riverside Public Utilities Department sufficient funds or made acceptable arrangements to cover the applicable charges for installing all necessary fire hydrants, water mains and service laterals on all streets shown on this map; and that all public utility 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 June 7, 1967
[Signature]
Director of Public Utilities

CIVIL ENGINEER

I hereby certify that I am a Registered Civil Engineer of the State of California and that this map consisting of 3 sheets correctly represents a survey made under my supervision during _____; that all monuments shown hereon actually exist and their positions are correctly shown or will be in place within one (1) 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 May 24th 1967
[Signature]
Registered Civil Engineer No 9876

CITY CLERK

I.V.J. Strohecker, City Clerk of the City of Riverside, Calif. hereby certify that an undertaking satisfactory to the Council of said City guaranteeing the construction of required street improvements in this subdivision was filed in my office prior to the final acceptance of this subdivision map.

In WITNESS WHEREOF I have hereunto set my hand and affixed the official seal of the City of Riverside, State of California, this 13th day of June 1967
[Signature]
City Clerk of the City of Riverside, Calif.

RESOLUTION OF ACCEPTANCE

RESOLVED: That this map consisting of 3 sheets, be and the same is hereby accepted as the official map of TRACT No 2881 and the streets and easements are hereby accepted as public streets and easements, except Lots _____ and the City Clerk is hereby authorized and direct 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 13th day of June 1967
[Signature]
City Clerk of the City of Riverside, Calif.

TAX COLLECTOR

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 and special assessments collected as taxes now a lien but not yet payable, which are estimated to be \$ 1600.00

Dated May 24th 1967
[Signature] Deputy
DONNA BOUER BABCOCK
County Tax Collector

TAX BOND

I hereby certify that a bond in the sum of \$ 1600.00 has been filed with the Board of Supervisors of the County of Riverside, State of California, conditioned on 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 JUNE 12, 1967
[Signature]
DONALD D. SULLIVAN
County Clerk and ex-officio
Clerk of the Board of Supervisors

CITY TREASURER

I hereby certify that according to the records of this office as of this date, the 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 against said property.

Dated May 23, 1967
[Signature]
H. E. Brewer
City Treasurer

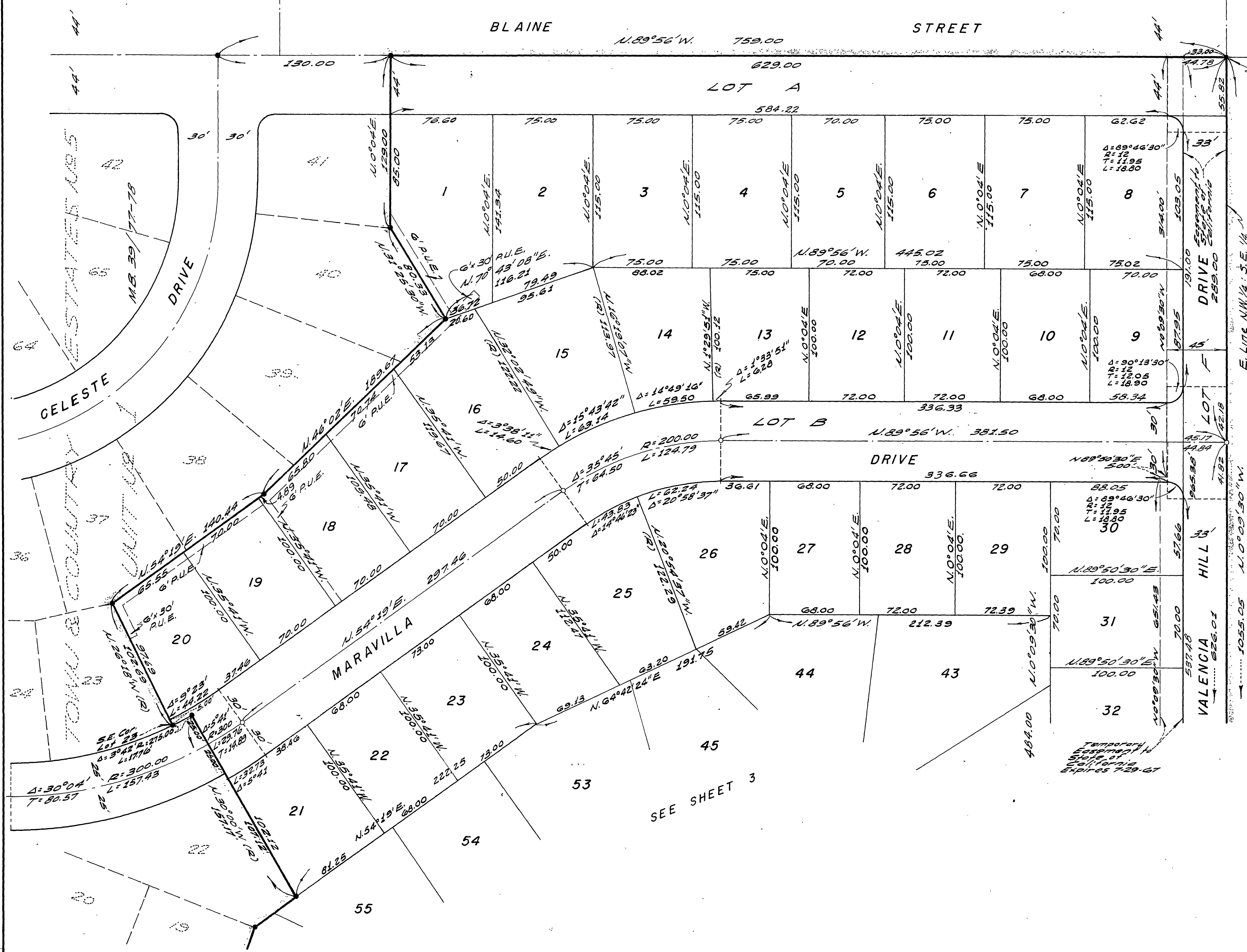
UNIV. HIGHLANDS
NO. 4 UNIT NO. 1
2 3

M.B. 40/31-33

TRACT NO. 2765 M.B. 49/41-42
1 2 3 4 5

SHEET 2 OF 3 SHEETS
IN THE CITY OF RIVERSIDE
STATE OF CALIFORNIA
TRACT NO. 2881
BEING A SUBDIVISION OF A PORTION OF THE S.E. 1/4
OF SECTION 20, T.2S., R.4W. S.B.B. & M.

MARCH 1966 SCALE 1" = 50'
16.84 ACRES



Fd. patch with x ties
for N.E. Cor. N.W. 1/4:
S.E. 1/4 Sec. 20.

E. Line N.W. 1/4 S.E. 1/4

ALBERT A. WEBB ASSOCIATES
Civil Engineers
Riverside California

ENGINEER'S NOTES:

1. Basis of Bearings is the centerline of Blaine Street taken as N. 89° 56' W. as shown on Tract No. 2765, per Book 49 of Maps of Pages 41-42, Records of Riverside County, California.
2. Found 3/4" I.P. fogged R.E. 9876 of all points shown thus • per M.B. 39/77, 78 unless otherwise noted.
3. Set 3/4" I.P. fogged R.E. 9876 of all rear lot corners, angle points in side lot lines, and B.C.'s and E.C.'s in front lot lines.
4. Set 3/4" I.P. fogged R.E. 9876 of all points shown thus • unless otherwise noted.
5. Set "sure-Fire" studs in top of curb of all side lot lines projected.

SEE SHEET 3

TRACT NO. 2881

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MARCH 1966 SCALE 1" = 50'

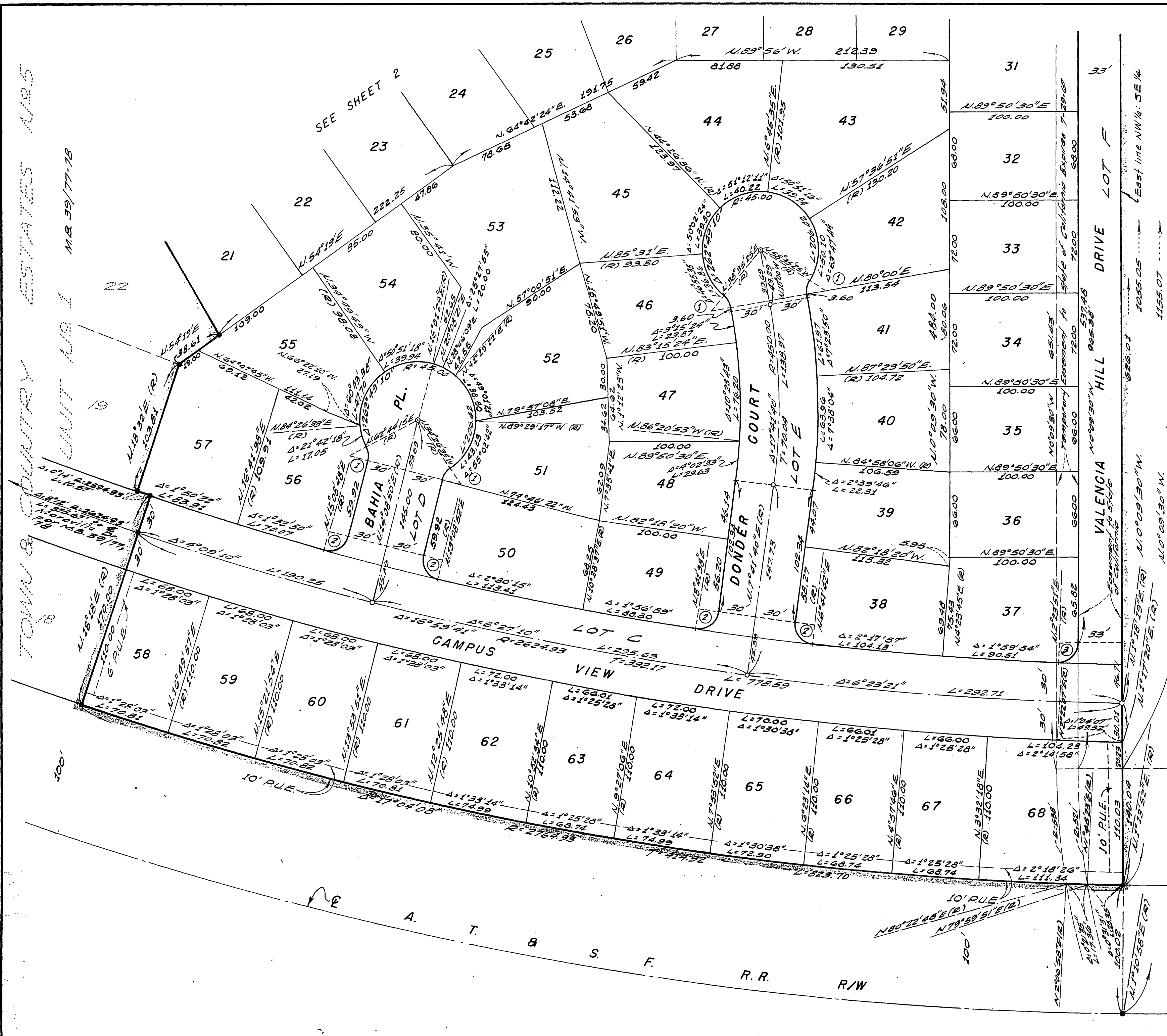
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5. Set "Sure-Fire" studs in top of curb of all side lot lines projected.

No.	Δ	R	T	L
1	41° 24' 35"	15.00	5.67	10.84
2	90° 59' 58"	15.00	15.26	23.82
3	92° 33' 21"	15.00	15.68	24.23



TOWN & COUNTRY ESTATES No. 5 UNIT No. 1 M.B. 39/77-78

SEE SHEET 2