

OWNER'S CERTIFICATE

We hereby certify that we are the owners of or have some right, title, or interest in the land included within the land subdivided as shown on the annexed map; that we are the only persons whose consent is necessary to pass clear title to said land, and we consent to the preparation and recordation of this Subdivision Map as shown within the colored border line. We hereby dedicate to public use for street and public utility purposes, Lots "A" through "F" inclusive. We also hereby dedicate for construction and maintenance of storm drain facilities, the easement designated as "DRAINAGE EASEMENT", and for the construction and maintenance of sewer facilities, the easement designated as "SEWER EASEMENT". And we hereby dedicate for construction and maintenance of electrical public utility facilities the areas designated as 5' R.U.E. and 5' x 25' R.U.E.

KAUFMAN and BROAD OF SOUTHERN CALIFORNIA, INC. a California corporation

MARTIN G. ROBERTS, PRESIDENT; KEN GLANDT, ASST. SECRETARY

TICOR TITLE INSURANCE COMPANY OF CALIFORNIA, a California corporation as Trustee, under Deed of Trust Rec. April 6, 1983 as Inst. No. 64588, O.R. Riv. Co., Calif.

ROBERT C. WRIGHT, ASST. SECY.

FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation as Trustee, under Deed of Trust Rec. April 6, 1983 as Inst. No. 64590, O.R. Riv. Co., Calif.

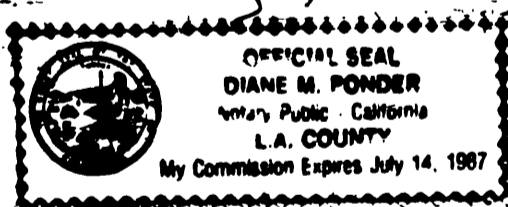
WAYNE A. RAY, ASST. SECY.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) SS COUNTY OF Los Angeles

On this 16th day of February, 1984, before me, Diane M. Ponder, a Notary Public in and for said State, personally appeared Martin G. Roberts (personally known to me) (proved to me on the basis of satisfactory evidence) to be the President, and Ken Glandt (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Asst. Secretary of KAUFMAN and BROAD of SOUTHERN CALIFORNIA, INC. a CALIFORNIA Corporation, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

My commission expires July 14, 1987 Witness my hand and official seal.



Diane M. Ponder, Notary Public in and for said State

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) SS COUNTY OF Riverside

On this 15th day of March, 1984, before me, the undersigned, appeared ROBERT C. WRIGHT (personally known to me) (proved to me on the basis of satisfactory evidence) to be the President, and Ken Glandt (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Asst. Secretary of TICOR TITLE INSURANCE COMPANY OF CALIFORNIA, a California Corporation, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

My commission expires FEB. 1, 1988 Witness my hand and official seal.

Deirda Coy, Notary Public in and for said State

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT 19109-1

BEING A SUBDIVISION OF PORTIONS OF LOTS 9, 10, 11, 15 & 16, IN BLOCK 44 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. NOVEMBER 1983

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 19109 which was approved by the Riverside City Planning Commission on May 19, 1983 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 Department of Public Works and that the same have been checked and approved; and that all improvements have been completed in accordance 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 3/16/84

ROBERT C. WALES, R.C.E. 18793 City Engineer

By Robert C. Wales

UTILITIES CERTIFICATE

I hereby certify that the Subdivider named on this map has deposited with the City of Riverside, Public Utilities Department, sufficient funds or made the required arrangements and provisions for the installation of water and electric facilities necessary to provide service to all parcels as shown on this map; and that all public utilities 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 March 15, 1984

FRED KRAY, Director of Public Utilities

By Fred Kray

CITY TREASURER'S CERTIFICATE

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 Feb. 17, 1984

H. E. BREWER, City Treasurer

By H.E. Brewer

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) SS COUNTY OF Riverside

On this 15th day of March, 1984, before me, the undersigned, appeared Robert C. Wright (personally known to me) (proved to me on the basis of satisfactory evidence) to be the President, and Wayne A. Ray (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Asst. Secretary of FIRST AMERICAN TITLE INSURANCE COMPANY, a California Corporation, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

My commission expires 12-21-84

Witness my hand and official seal.

Bernice A. Felix, Notary Public in and for said State

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 rec Aug. 14, 1885 in Bk. 42, pg. 296 of Deeds, Records of San Bernardino, County, California.

FRED KRAY, Director of Public Utilities

By Fred Kray

Dated March 15, 1984

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 19109-1 and the streets and easements are hereby accepted as public streets and easements, 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 3rd day of April, 1984.

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

By Alice A. Hare

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$12,400.00 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, 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 April 5, 1984

GERALD A. MALONEY, Clerk of the Board of Supervisors

By R.D. Olward, Deputy

TAX COLLECTOR CERTIFICATE

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 or special assessments collected as taxes now a lien but not yet payable, which are estimated to be \$12,400.00

Dated Feb 24, 1984

R. WAYNE WATTS, County Tax Collector

SURVEYOR'S CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor of the State of California and that this map consisting of Three (3) sheets correctly represents a survey made under my supervision during NOVEMBER, 1983 and that all monuments shown thereon actually exist and their positions are correctly shown or will be in place within one 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 2-23-84

James F. Davidson, Jr., L.S. 3018

SOIL REPORT

A preliminary soil report was prepared on the 15th day of February, 1984, as required by the Health and Safety Code of California, Section 17953 by C.H.U. INC.

RECORDER'S CERTIFICATE

Filed this 6th day of April, 1984, at 2:30 P.M. in Book 139 of Maps at Pages 32-34 at the request of the

CITY CLERK

Fee: \$10.00

No. 71325

WILLIAM E. CONERLY, County Recorder

By Santa Regan, Deputy

TICOR TITLE INSURANCE COMPANY, Subdivision Guarantee

COPY

M.B. 139/32

M.B. 139/32

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT 19109-1

BEING A SUBDIVISION OF PORTIONS OF LOTS 9, 10, 11, 15 and 16 IN BLOCK 44 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

NOVEMBER 1983 SCALE 1"=100'
U.F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

SURVEYOR'S NOTES

Basis of Bearings: Bearings are based on the Northwesterly line of Lots 9 and 10 per Riverside Land and Irrigating Co. in M.B. 1, page 70, Records of San Bernardino Co., as shown by map of Tract 8898-1 on file in M.B. 94, pages 37 thru 40, Records of Riverside County, Calif., as N55°58'30"E.

- Indicates fd. mon. as noted, flush unless otherwise noted.
 - Indicates set 1" I.P. w/ Plastic Plug stamped L.S. 3018 Flush.
- Set nail and L.S. 3018 Tag in top of curb for side lot lines projected.

This Tract contains 20.98 Ac.

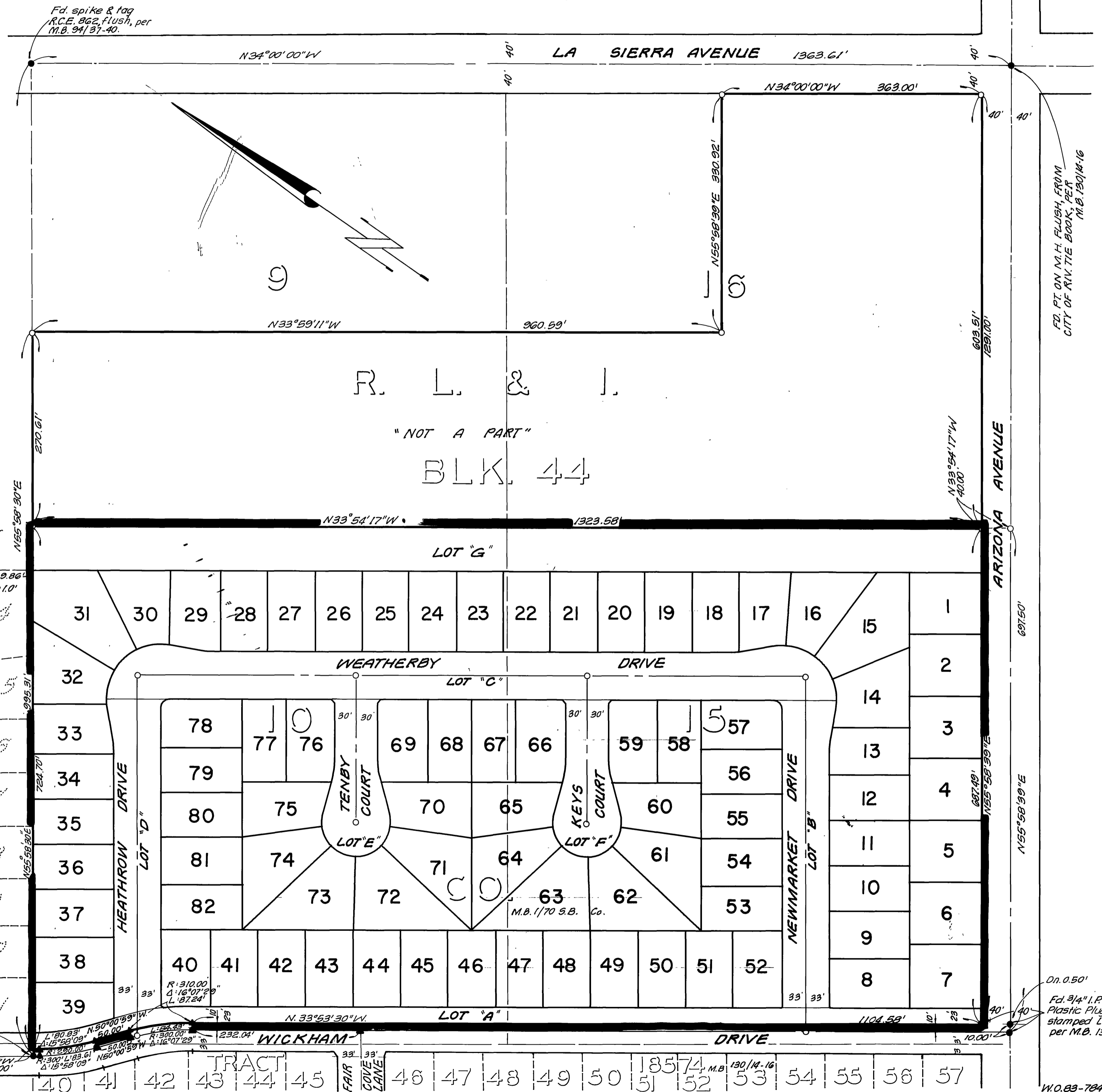
Set 1" I.P. w/ Plastic Plug stamped L.S. 3018, Flush at all rear Lot corners, unless otherwise noted.

- ▲ Indicates fd. 3/4" I.P. w/ Plastic Plug stamped L.S. 3018, flush per M.B. 130/14-16

"POTENTIAL LIQUEFACTION"
ALL OR A PORTION OF THE PROPERTY INCLUDED WITHIN THIS MAP HAS BEEN IDENTIFIED BY THE CITY OF RIVERSIDE SEISMIC SAFETY ELEMENT OF THE GENERAL PLAN AS BEING POTENTIALLY SUBJECT TO LIQUEFACTION SHOULD GROUND SHAKING OCCUR. TO LIMIT THE POSSIBILITY OF STRUCTURAL DAMAGE OR FAILURE IN SUCH AN EVENT, A GEOLOGIC INVESTIGATION ACCEPTABLE TO THE CITY BUILDING OFFICIAL MAY BE REQUIRED AS A PREREQUISITE TO ISSUANCE OF BUILDING PERMITS.

TOWN & COUNTRY ESTATES

NO. 4, UNIT NO. 2



Fd. 3/4" I.P. tagged R.C.E. 9876, in lieu of 2x2 Redwood stakes per M.B. 40/36-37

N33°54'17"W 155.51'

69.86' Dn 1.0'

Fd. 3/4" I.P. TAGGED R.E. 9876 PER M.B. 40/36-37

Dn. 0.50'

Fd. 3/4" I.P. w/ Plastic Plug stamped L.S. 3018 per M.B. 130/14-16

W.O. 83-7843

M.B. 139/33

M.B. 139/33

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT 19109-1

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NOVEMBER 1983
L.F. DAVIDSON ASSOCIATES, RIVERSIDE, CALIFORNIA

SCALE: 1" = 60'

SURVEYOR'S NOTES

● INDICATES F.O. MON. AS NOTED, FLUSH UNLESS OTHERWISE NOTED.

○ INDICATES SET 1" I.P. W/ PLASTIC PLUG STAMPED L.S. 3018 FLUSH.

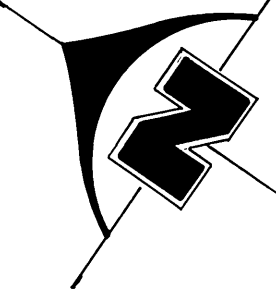
▲ INDICATES F.O. 3/4" I.P. W/ PLASTIC PLUG STAMPED L.S. 3018 FLUSH PER M.B. 130/14-16.

SET NAIL & L.S. 3018 TAG IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.

THIS TRACT CONTAINS 20.99 AC.

SET 1" I.P. W/ PLASTIC PLUG STAMPED L.S. 3018, FLUSH AT ALL REAR LOT CORNERS, UNLESS OTHERWISE NOTED.

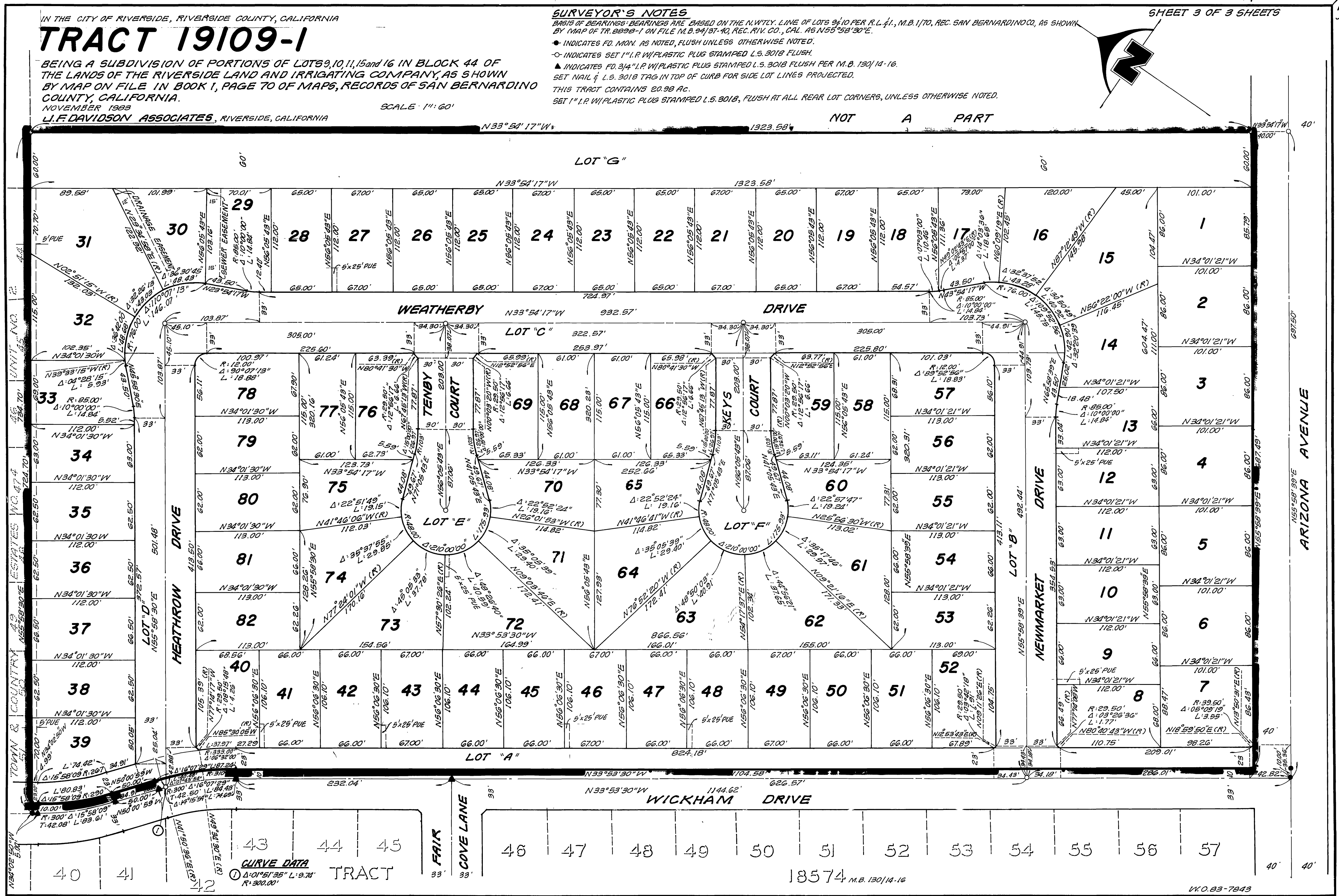
NOT A PART



M.B. 139/34

M.B. 139/34

ARIZONA AVENUE



CURVE DATA
① Δ: 01°51'35" L: 9.74' R: 300.00'

18574 M.B. 130/14-16

W.O. 83-7843