

PLAT OF
TIFFANY FARMS

LOCATED IN RANCHO RIO DE LOS AMERICANOS
SACRAMENTO COUNTY, CALIFORNIA

MARCH, 1973

METROPOLITAN CIVIL ENGINEERING COMPANY

SHEET 1 OF 2 SHEETS

DESCRIPTION:

ALL THAT PORTION OF THAT CERTAIN 93.048 ACRE TRACT OF LAND AS SHOWN ON THAT CERTAIN RECORD OF SURVEY ENTITLED "ROUTIER 82 46/100 A SHOWN ON THE PLAT OF SUBDIVISION OF THE RANCHO RIO DE LOS AMERICANOS" RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 9 OF SURVEYS, MAP NO. 12, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID 93.048 ACRE TRACT OF LAND; THENCE FROM SAID POINT OF BEGINNING ALONG THE EASTERLY BOUNDARY OF SAID 93.048 ACRE TRACT OF LAND THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) SOUTH 13°41'30" EAST 2017.01 FEET, (2) SOUTH 13°48'00" EAST 63.28 FEET; THENCE, LEAVING THE EASTERLY LINE OF SAID 93.048 ACRE TRACT OF LAND SOUTH 76°12'05" WEST 269.56 FEET; THENCE NORTH 54°52'42" WEST 797.53 FEET TO A POINT LOCATED ON THE WEST LINE OF SAID 93.048 ACRE TRACT OF LAND, THENCE ALONG THE WEST AND NORTH BOUNDARY LINE OF SAID 93.048 ACRE TRACT OF LAND THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: (1) NORTH 13°06'00" EAST 20.20 FEET, (2) NORTH 14°21'00" EAST 752.00 FEET, (3) NORTH 02°44'00" EAST 168.00 FEET, (4) NORTH 11°19'00" WEST 143.00 FEET, (5) NORTH 14°36'00" WEST 192.00 FEET, (6) NORTH 15°27'30" WEST 290.94 FEET AND (7) NORTH 74°32'30" EAST 390.76 FEET TO THE POINT OF BEGINNING.

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDING OF THIS PLAT OF TIFFANY FARMS AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THAT PORTION OF GOETHE PARK ROAD SHOWN HEREON AND ALSO OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO SPECIFIC PURPOSES THE FOLLOWING:

- (a) RIGHTS OF WAY AND EASEMENTS FOR WATER, GAS, SEWER AND DRAINAGE PIPES AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC AND TELEPHONE SERVICES TOGETHER WITH ANY AND ALL UNDERGROUND APPURTENANCES THERETO ON, OVER AND ACROSS THOSE STRIPS OF LAND LYING BETWEEN THE REAR AND/OR SIDE LINES SHOWN HEREON AND DESIGNATED "P.U.E.".
- (b) EASEMENTS FOR WATER, GAS, SEWER AND DRAINAGE PIPES AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC AND TELEPHONE SERVICES TOGETHER WITH ANY AND ALL UNDERGROUND APPURTENANCES THERETO ON, UNDER AND ACROSS THAT CERTAIN PARCEL OF LAND DESIGNATED HEREON AS LOT A.
- (c) EASEMENTS FOR WATER, GAS, SEWER AND DRAINAGE PIPES AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC AND TELEPHONE SERVICES TOGETHER WITH ANY AND ALL UNDERGROUND APPURTENANCES THERETO ON, UNDER AND ACROSS A STRIP OF LAND TWENTY-FIVE FEET IN WIDTH ALONG THE FRONT OF LOTS ADJOINING THAT CERTAIN PARCEL OF LAND DESIGNATED HEREON AS LOT A.
- (d) EASEMENTS FOR BANK EROSION ON THAT STRIP OF LAND LYING BETWEEN THE REAR AND/OR SIDELINES OF LOTS 5 THROUGH 11, AND THE LINE SHOWN HEREON AND DESIGNATED "50' SET BACK LINE". SAID STRIPS TO BE KEPT FREE FROM BUILDINGS.
- (e) EASEMENT FOR TRAILS AND FOR WATER, GAS, SEWER AND DRAINAGE PIPES, AND FOR POLES AND OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC AND TELEPHONE SERVICES TOGETHER WITH ANY AND ALL APPURTENANCES THERETO ON, OVER AND ACROSS THAT STRIP OF LAND LYING BETWEEN THE REAR AND/OR SIDELINES OF LOTS 11 THROUGH 15, 17, AND 1, AND THE LINE SHOWN HEREON AND DESIGNATED 30' TRAILS AND PUBLIC UTILITY EASEMENT.
- (f) PEDESTRIAN EASEMENT ON THAT STRIP OF GROUND FIFTEEN FEET IN WIDTH LYING BETWEEN THE REAR LINE OF LOTS 1 THROUGH 5 AND THE LINE SHOWN HEREON DESIGNATED "PEDESTRIAN EASEMENT".

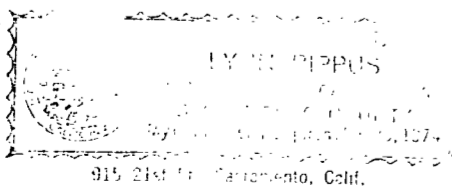
McKEON CONSTRUCTION CO.

BY: Glen E. Underwood

BY: Wilbur Wilkinson

STATE OF CALIFORNIA)
) SS
COUNTY OF SACRAMENTO)

ON THIS 26th DAY OF FEBRUARY, 1973, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED GLEN E. UNDERWOOD KNOWN TO ME TO BE THE VICE PRES. AND WILBUR WILKINSON KNOWN TO ME TO BE THE SECRETARY OF McKEON CONSTRUCTION, THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.



Lance Ross
NOTARY PUBLIC IN AND FOR THE COUNTY
OF SACRAMENTO, STATE OF CALIFORNIA
MY COMMISSION EXPIRES 3-20-74

SECURITY TITLE INSURANCE COMPANY

Donald R. Zeller Bradley D. Bell
VICE PRESIDENT ASSISTANT SECRETARY

TRUSTEE UNDER DEED OF TRUST RECORDED IN BOOK 71-09-07
OFFICIAL RECORDS, PAGE 377, SACRAMENTO COUNTY RECORDS

STATE OF CALIFORNIA)
) SS
COUNTY OF SACRAMENTO)

ON THIS 26th DAY OF February, 1973, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED Donald R. Zeller KNOWN TO ME TO BE THE Vice President, AND Bradley D. Bell KNOWN TO ME TO BE THE Assistant Secretary OF SECURITY TITLE INSURANCE COMPANY, THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.



Jack A. Petri
NOTARY PUBLIC IN AND FOR THE COUNTY
OF SACRAMENTO, STATE OF CALIFORNIA,
MY COMMISSION EXPIRES: Jan 31st 1977

I HEREBY CERTIFY THAT THIS PLAT OF TIFFANY FARMS MADE UNDER MY DIRECTION IN FEBRUARY, 1973, IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET UPON THE COMPLETION OF THE REQUIRED SUBDIVISION IMPROVEMENTS ON OR BEFORE FEBRUARY, 1974, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: February 26, 1973

William J. Macdon
REGISTERED CIVIL ENGINEER NO. 13504

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF TIFFANY FARMS AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP SUBMITTED TO THE COUNTY PLANNING COMMISSION OF THE COUNTY OF SACRAMENTO; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE COUNTY ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID PLAT IS TECHNICALLY CORRECT.

DATE: MARCH 5, 1973

Brian M. Riddle
COUNTY ENGINEER OF SACRAMENTO COUNTY

I HEREBY CERTIFY THAT THE BOARD OF SUPERVISORS OF SACRAMENTO COUNTY HAS APPROVED THIS PLAT OF TIFFANY FARMS AND HAS ACCEPTED IN BEHALF OF THE PUBLIC ALL LANDS, RIGHTS OF WAY AND EASEMENTS SHOWN HEREON AND OFFERED FOR DEDICATION.

DATE: March 5, 1973

John J. ...
CLERK OF THE BOARD OF SUPERVISORS OF
SACRAMENTO COUNTY

20146

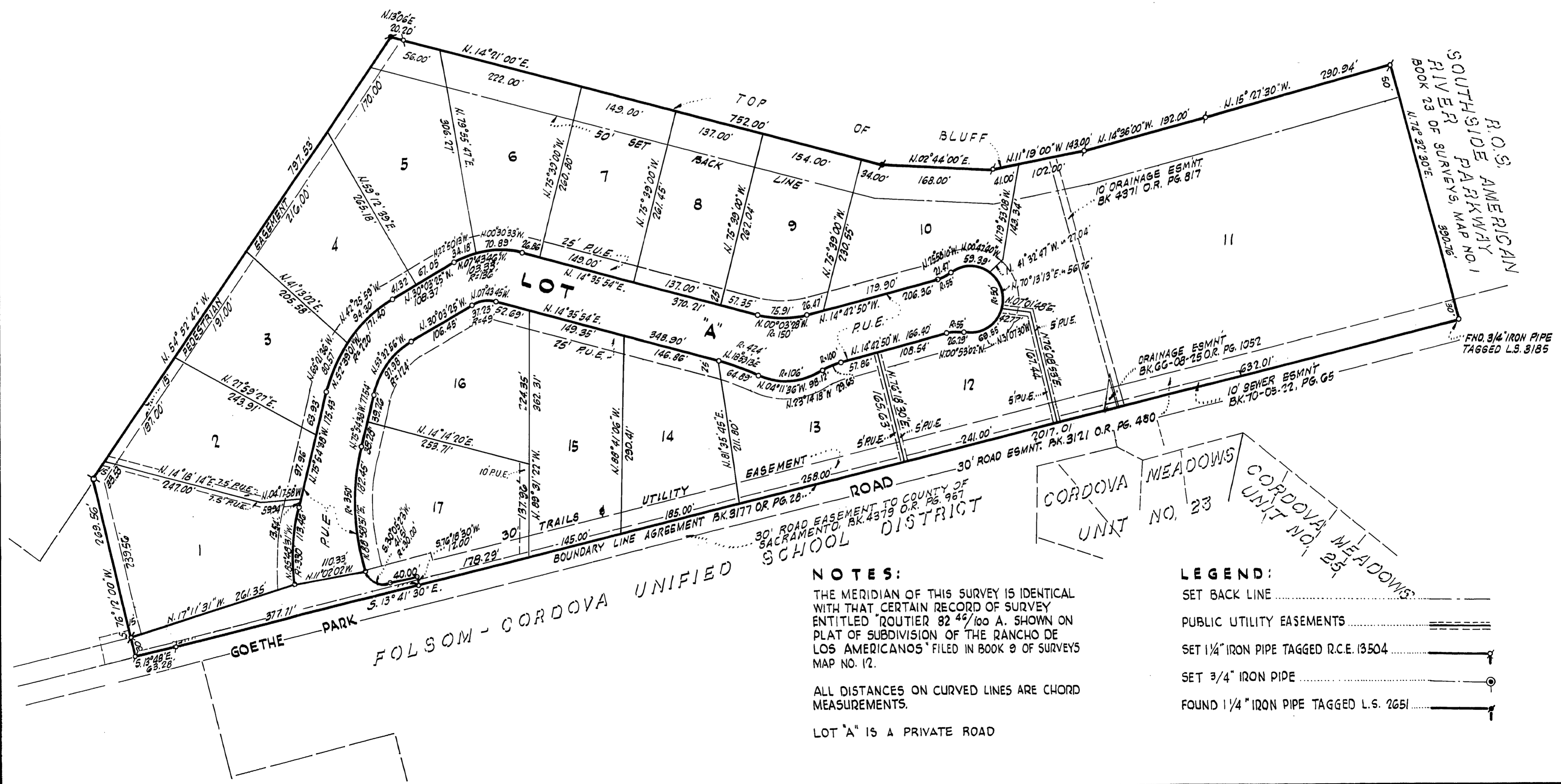
ACCEPTED FOR RECORD AND RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 93 OF MAPS, MAP NO. 16, THIS DAY OF March, 1973, AT 8 HOURS, 00 MINUTES, A.M., TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. 3042, ON FILE IN THIS OFFICE.

Leonard J. Hooper
RECORDER OF SACRAMENTO COUNTY
BY: Marie Overman
DEPUTY

PLAT OF TIFFANY FARMS

LOCATED IN RANCHO RIO DE LOS AMERICANOS
SACRAMENTO COUNTY, CALIFORNIA

MARCH , 1973 SCALE: 1"=100'
METROPOLITAN CIVIL ENGINEERING COMPANY
SHEET 2 OF 2 SHEETS



NOTES:
THE MERIDIAN OF THIS SURVEY IS IDENTICAL WITH THAT CERTAIN RECORD OF SURVEY ENTITLED "ROUTIER 82 46/100 A. SHOWN ON PLAT OF SUBDIVISION OF THE RANCHO DE LOS AMERICANOS" FILED IN BOOK 9 OF SURVEYS MAP NO. 12.

ALL DISTANCES ON CURVED LINES ARE CHORD MEASUREMENTS.

LOT "A" IS A PRIVATE ROAD

LEGEND:
SET BACK LINE
PUBLIC UTILITY EASEMENTS
SET 1 1/4" IRON PIPE TAGGED R.C.E. 13504
SET 3/4" IRON PIPE
FOUND 1/4" IRON PIPE TAGGED L.S. 2651

93/1-A
93/1-A

CLASS BLUE PRINT CO.