OWNERS STATEMENT

We hereby state 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 distinctive border line. We hereby dedicate to public use for street and public utility purposes, Lots "A" through "K" inclusive. We further, the undersigned owners, our successors and assigns in interest hereby release and relinquish to the City of Riverside, a municipal corporation, all vehicular and pedestrian access rights appurtenant to Lots 10 through 14 inclusive as shown on the annexed map, on over and across Bradley Street adjoining said Lots 10 through 14. We further dedicate for the construction and maintenance of drainage facilities the easements designated as "DRAINAGE EASEMENT." We further dedicate for the construction and maintenance of sewer facilities the casement designated as "21' SEWER EASEMENT." We also hereby offer for dedication to public use for pedestrian and equestrian purposes, the easement designated as "PEDESTRIAN AND

EQUESTRIAN EASEMENT." VICTORIA HEIGHTS VENTURE II, a California limited partnership By: U.C. MANNING COMPANY, INC., a California corporation

James C. Manning, Prosident

UNION FEDERAL SAVINGS AND LOAN ASSOCIATION, a Federallychartered savings and loan association as Beneficiary under Deed of Trust rec. January 29, 1988 as Inst. No. 26257, O.R. Riv. Co., Ca.

ASST. SECRETARY

- Auglio m. Barrientes Phyllis m. BARRIENTOS JOHN K. MACCABE, SENIOR VICE PRESIDENT

SIGNATURE OMISSION

Pursuant to Section 66436 (c) (1) of the Subdivision Map Act, the following signatures have been omitted.

An easement for road purposes in favor of Horton Sherwood and Anna Lucille Sherwood by deed recorded May 3, 1965 as Instrument No. 50809, Official Records of Riverside County, California.

A right-of-way for ditches or canals constructed by the authority of the United States, as reserved in the United States Patent recorded in Book 1 page 312 of the Patent Records of Riverside County, California; together with the right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises. The exact location thereof not being disclosed by the records.

A right-of-way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded May 6, 1896 in Book 1 page 308 of Patents Records of Riverside County, California.

TRACI R. 5 W., S.B.M. September 1987

CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of three sheets be, and the same is hereby accepted as the final map of Tract 22527 and the streets and easements are hereby accepted as public streets and easements except Lots "H", "I", "J" and "K" which are hereby accepted as 1" barrier strips to deny access from adjoining private property to Lots "A", "B", "C", "D" and "G", and except the easement designated as "Pedestrian and Equestrian Easement" which is hereby not accepted at this time, however, the City reserves the right to accept said easement at any time hereafter, 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 27th Azy of September, 19 88.



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 22527 which was approved by the Riverside City Planning Commission on <u>June 18, 1987</u> 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 Sept. 26, 1988

UTILITIES EASEMENTS

The City of Riverside, being the owner of the following described easements hereby consents to the preparation and recordation of the annexed map.

A right-of-way reserved to the Riverside Water Company, and its assigns, for the construction and maintenance of all necessary water ditches, pipes, flumes and apparatus for the purposes of irrigation and domestic use; the exact location thereof not being disclosed by the records.

Dated SEPT 23, 1988

Director of Public Utilities By: Dieter P. Witzled

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 SEPT 23, 1988

City Copy

SHEET / OF 3 SHEETS

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOTS 3 AND 4 OF HORTON'S SUBDIVISION AS SHOWN BY MAP ON FILE IN BOOK 3 OF MAPS AT PAGE 20 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIF., ALSO A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, T. 3 S.,

> J.F. DAVIDSON ASSOCIATES, INC. RIVERSIDE . CALIFORNIA

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

alice R. Haro

BARRY BECK R.C.E. 20900 City Engineer

By Barry Beck

BILL D. CARNAHAN Director of Public Utilities

By Dieter P. Witzleld

RECORDER'S STATEMENT Filed this 414 day of Clober 1988, at /2:30 P.H in Book /9/ of Maps at Pages 41-43 at the request of the CITY CLERK 287509 \$ 10.00 Fee: WILLIAM E. CONERLY, County Recorder Deputy Subdivision Guarantee:

FIRST AMERICAN TITLE INSURANCE COMPANY

TAK COLLECTOR'S STATEMENT

I hereby state 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, exceptements collected as taxes now a lien but not yet paya

R. WAYNE WATTS inter October 3 1988 County Tax Collector By Condy Wallace

TAX BOND STATEMENT

I hereby state that a bond in the sum of the founty of Riverside, 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.

Bate June 20, 1988

GERALD A. MALONEY Clerk of the Board of Supervisors CASH TAX BOND R. WAYNE WATTS County Tax Collector By Pattis Clas Deputy

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.

5-26-88

BARBARA J. STECKEL City Treasurer

SURVEYOR'S STATEMENT

I hereby Arate 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 <u>MAY</u>, 1987 and that all monuments shown hereon 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.

5-5-88 Date L.S. 3018 Exp. 6-30-83 SOIL REPORT A preliminary soil report was prepared on NOVEMBER 19,1987 as required by the Health and Safety Code of California, Section 17953 by JOHN R. BYERLY, INC.



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BEING A SUBDIVISION OF A PORTION OF LOTS 3 AND 4 R. 5 W., S.B.M. September 1987

RIVERSIDE , CALIFORNIA

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) COUNTY OF ORANGE) SS

On this day of MAY B.J. DUNCAN , 19**88**, before me, , a Notary Public in and for said State, personally appeared JAMES C. MANNING __(personally known to me) (proved to me on the basis of satisfactory evidence) to be the N/A (personally known) President, and $\frac{N/A}{\text{on the basis of satisfactory evidence) to be the } \frac{N/A}{N/A} = \frac{N/A}{\text{Secretary, of }}$ J.C. MANNING COMPANY, 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, said corporation being known to me to be the general partner of VICTORIA HEIGHTS VENTURE II the limited partnership that executed the within instrument and acknowledged to me that such corporation executed the same as such general partner and that such limited partnership executed the same.

My commission expires Mar. 4,1991

NOTARY ACKNOWLEDGEMENT STATE OF CALIFORNIA) COUNTY OF ORANGE)

On this 19th day of MAY, 1988 before me CONNIS STILLINGS, a Notary Public in and for said State, personally appeared John K. MACCABE, (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Se. Vice President, and Phyllis M. BARRIENTOS (personally known to me) (proved to me on the basis of satisfactory evidents) to be the Asst. Secretary of UNION FEDERAL SAVINGS AND LOAN ASSOCIATION, a Federally-chartered savings and loan association , the association that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the association therein named, an acknowledged to me that such association executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

My commission expires DEC. 14, 1990

<u>~~~~~~~~~~</u> OFFICIAL SPAL 01 0 17 My LUM 11. F , LA DEU 11, 1950

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA



OF HORTON'S SUBDIVISION AS SHOWN BY MAP ON FILE IN BOOK 3 OF MAPS AT PAGE 20 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIF., ALSO A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, T. 3 S.,

J.F. DAVIDSON ASSOCIATES, INC.

Witness my hand and official seal

Public in and for said State

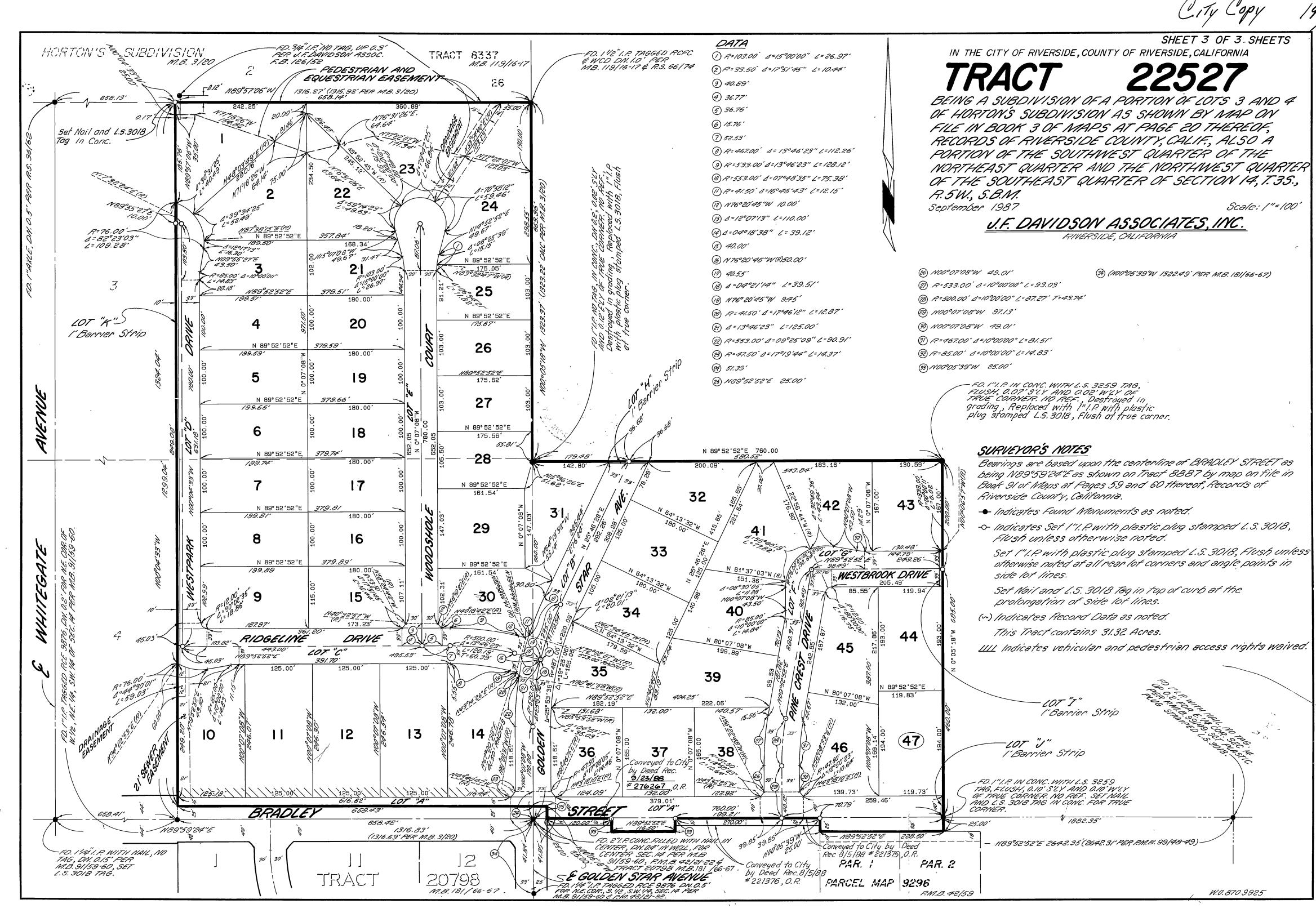
Witness my hand and official seal.

mie Stulling

Notary Public in and for said State

SHEET 2 OF 3 SHEETS





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