

LOCATED WITHIN THE CITY OF RIVERSIDE

# VICTORIA GROVES

UNIT NO. 2

BEING A SUBDIVISION OF A PORTION OF LOTS 10 AND 11 VICTORIA RANCH M.B. 4759 AND A PORTION OF LOT 2 VICTORIA HILL SUB M.B. 7447 RIVERSIDE COUNTY REC. LOCATED IN SECTIONS 35 & 36

AUGUST 1953

T.2 S.R.5W. S.B.B. & M.  
J.F. DAVIDSON, C.E.

SCALE 1"=100'

**FILED**

MAR 24 1954  
No. 12711 at 3:00 P.M.  
JACK A. ROSS  
COUNTY RECORDER  
by D. G. [Signature] DEPUTY  
Fee \$5.00  
Filed by Riverside Title Co.  
Subdn. City - R.T. Co.

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 consisting of two (2) sheets; that we are the only persons whose consent is necessary to pass a clear title to said land; that we hereby consent to the making of said map and subdivision as shown within the colored border line and we hereby offer for dedication for public use, Lots A, B, C, & D for street purposes and for the construction and maintenance of all public utilities the five foot easements shown by broken lines and designated as "5' P.U.E."

JOHNSON, INC. a corporation by R. H. Walter Vice President

by J. E. Simpson Asst. Secretary

I hereby certify that the subdivider named on this map has deposited with the Water Department of the City of Riverside sufficient funds to cover the cost of installing all necessary fire hydrants together with all water mains and laterals to the curb line on all streets shown on said map; and that all P.U.E. shown on this map are sufficient for all requirements of the Electric Light and Water Departments of the City of Riverside and for the Department of Public Utilities of said City.

Dated this 2nd day of March 1954.

by A. J. Kennedy Superintendent of Light and Water Department, City of Riverside.

RESOLVED: That this map consisting of two (2) sheets be, and the same is hereby accepted as the official map of Victoria Groves Unit No. 2 and the streets and easements are accepted as public streets and easements and the City Clerk is hereby authorized and directed to attest said map by signing his name thereto as City Clerk of the City of Riverside, California, and to affix the official seal of said City thereto.

I hereby certify that the foregoing resolution was adopted by the Mayor and Council of the City of Riverside this 2nd day of March 1954.

by [Signature] Deputy City Clerk of the City of Riverside, California.

STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE } ss.

On this 2nd day of February, 1954, before me the undersigned, a Notary Public in and for said County and State, personally appeared R. H. Walter known to me to be the Vice President and J. E. Simpson known to me to be the Asst. Secretary of the corporation that executed the within instrument and they acknowledged to me that they executed the same on behalf of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

by [Signature] Notary Public in and for the County of Riverside, State of California

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 upon said property.

Dated this 29th day of January 1954.

by [Signature] City Treasurer

I hereby certify that I have examined the within map, that the subdivision shown hereon 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 this 2nd day of March 1954.

by M. A. Juino City Engineer

I hereby certify that a bond in the sum of \$1,000.00 has been executed and filed with the Board of Supervisors of the County of Riverside California, conditioned upon the payment of all taxes State, County, City 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 this 8th day of March 1954.

by A. C. Bogert Deputy G. A. Pequegnat County Clerk and Ex-officio Clerk of the Board of Supervisors.

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 this 3rd day of February 1954.

by [Signature] Street Superintendent

STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE } ss.

I, W. G. Waite, City Clerk of the City of Riverside, California hereby certify that an undertaking satisfactory to the Council of said City guaranteeing the construction of required street improvements in this subdivision was approved and filed in my office prior to the final acceptance of this subdivision map.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed this official seal of the City of Riverside, California this 2nd day of March 1954.

by [Signature] Deputy City Clerk of the City of Riverside, California.

I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on this map for unpaid State, County, City or local taxes or special assessments collected as taxes, except taxes now a lien but not yet payable, which are estimated at \$1,000.

Dated this 3rd day of March 1954.

by [Signature] Deputy V. M. HYDE County Tax Collector.

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held on the 3rd day of DEC 1953.

by [Signature] Secretary Riverside City Planning Commission

I hereby certify that I am a Registered Civil Engineer of the State of California, and that this map consisting of two (2) sheets correctly represents a survey made under my supervision during August 1953; that all monuments shown hereon actually exist and their positions are correctly shown.

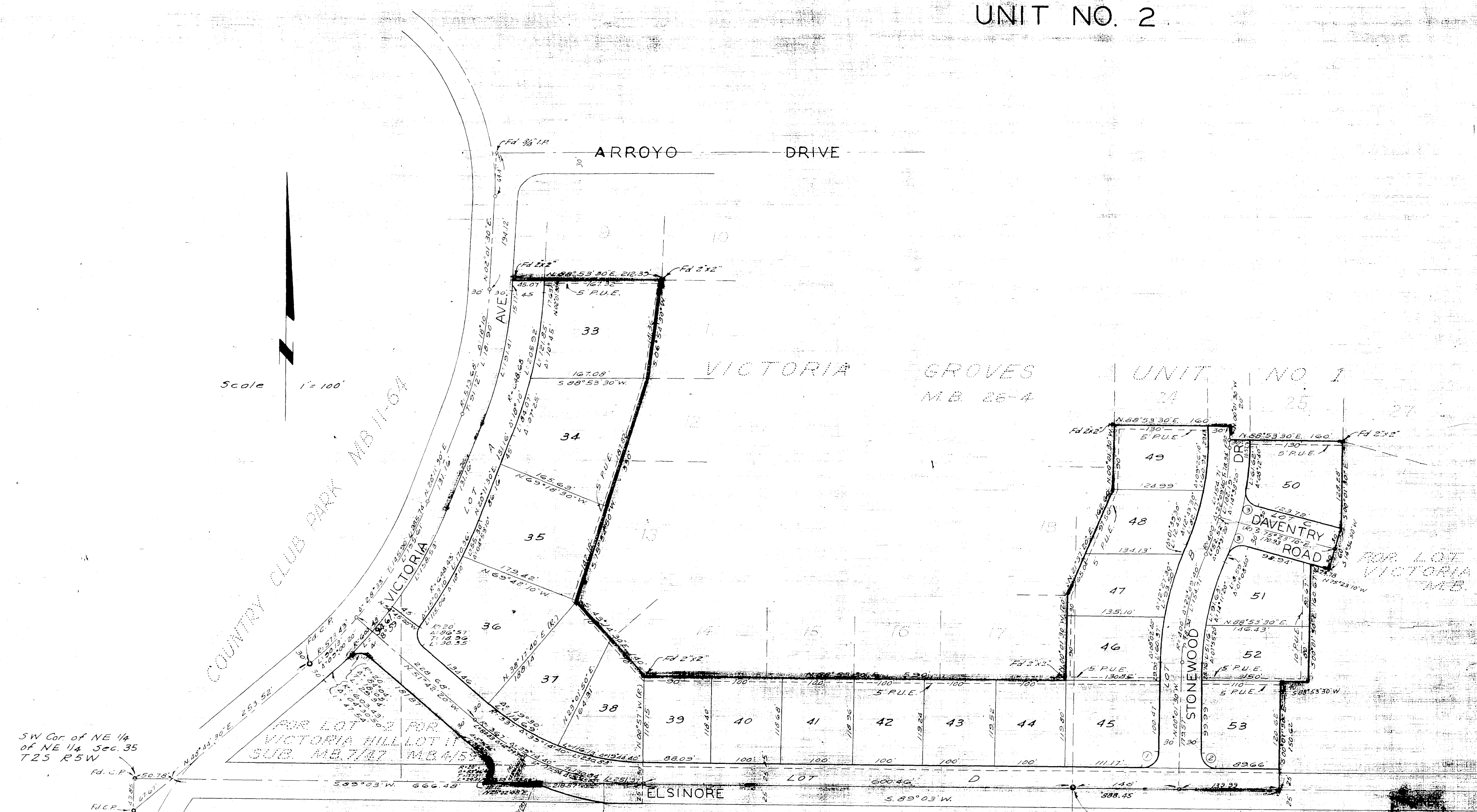
by [Signature] Registered Civil Engineer No. 862

M.B. 27/16

M.B. 27



# VICTORIA GROVES UNIT NO. 2



Scale 1" = 100'

SW Cor. of NE 1/4 of NE 1/4 Sec. 35 T2S R5W

FOR LOT 12 FOR VICTORIA HILL LOT 11 SUB. MB. 7/47 MB. 4/53

Por. of SE 1/4 of NE 1/4 of Sec 35-2S-5W

Intersection of E of Elsinore Road and S1/4 expansion of East Line of Lot 12, Victoria Ranch Map Book 4/53

LOT 12 VICTORIA RANCH M.B. 4/53

RETURN DATA				
No	R	Δ	T	L
1	20	83°04'30"	13.68	31.05
2	20	90°55'30"	20.33	31.74
3	20	83°37'20"	17.89	29.19

**ENGINEER'S NOTE:**  
Bearings are based on the center line of Elsinore Road shown as S. 89° 03' W. 82' Record of Survey 18-34 Records of Riverside County Call Set 2x2 Redwood stakes tagged R.E. 362 at all lot corners.  
• Indicates 3/4" Pipe set unless otherwise noted.

M.B. 27/17

M.B. 27/17