

30' 48  
M.B. 30/48

# IN THE CITY OF RIVERSIDE VICTORIA GROVES

UNIT NO. 7

BEING A SUBDIVISION OF A PORTION OF LOTS 8, 9, 15, 16 AND 17, VICTORIA RANCH, AS RECORDED IN MAP BOOK 4, PAGE 59, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APRIL, 1955

SCALE 1" = 100'

J F DAVIDSON, C. E.

**FILED**  
Feb. 23, 1956

No. \_\_\_\_\_ at \_\_\_\_\_ M.  
JACK A. ROSS  
COUNTY RECORDER  
by \_\_\_\_\_ DEPUTY  
Fee: \$5.00  
Filed by RIVERSIDE Title Co  
SUBDIVISION REC'D  
#154548

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 one (1) sheet; 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" to "E" inclusive for street purposes; and for the construction and maintenance of all public utilities the five and ten foot easements shown by broken lines and designated as "5' P.U.E.", "10' P.U.E.", "5' S.P.U.E.", "10' S.P.U.E.", "5' P.U.E. & Sewer Easement" and "5' P.U.E. & Sewer Easement".  
By \_\_\_\_\_ Vice Pres  
By \_\_\_\_\_ Asst Secty

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.  
Date of this \_\_\_\_\_ day of February 1956  
J. M. NYDE - County Tax Collector  
Deputy

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, bond 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 \_\_\_\_\_ day of February 1956  
Fred D. Smith, Jr. City Treasurer

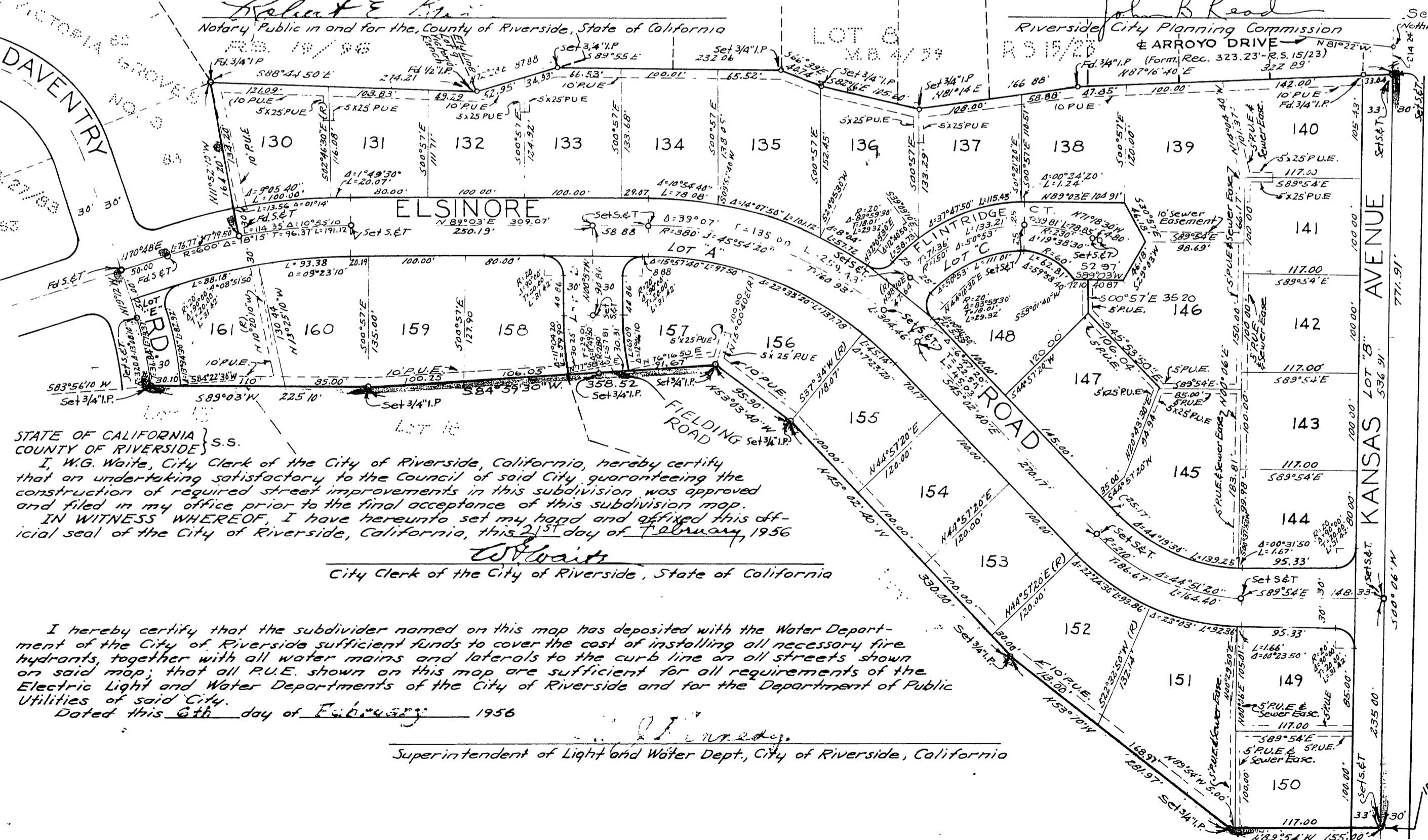
STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }  
On this 5th day of February 1956 before me the undersigned, a Notary Public in and for said County and State personally appeared \_\_\_\_\_ known to me to be the Vice President and \_\_\_\_\_ known to me to be the Asst. Secretary of the Corporation 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.

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 \_\_\_\_\_ day of Feb 6 1956  
Daniel Redinger Street Superintendent

I hereby certify that a bond in the sum of \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_ 1956.  
G A Pequegnat, County Clerk and ex-officio Clerk of the Board of Supervisors  
By \_\_\_\_\_ Deputy

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held on the 6th day of OCTOBER 1956  
John B. Read Secretary

RESOLVED: That this map consisting of one (1) sheet be, and the same is hereby accepted as the official map of "VICTORIA GROVES UNIT NO. 7" 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 21st day of February, 1956.  
W. Waite City Clerk of the City of Riverside, California



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 20th day of February 1956  
Director of Public Works

ENGINEERS NOTE: Bearings are based on the center line of KANSAS AVE., being S.00°06'W. as shown on map of VICTORIA RANCH in M.B. 4/59 Records of Riverside County, California.  
Set 2"x2" Redwood stakes painted white and tagged R.E. 862 at all lot corners.

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }  
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 21st day of February, 1956  
W. Waite City Clerk of the City of Riverside, State of California

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; 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 6th day of February 1956  
Superintendent of Light and Water Dept., City of Riverside, California

I hereby certify that I am a Registered Civil Engineer of the State of California and that this map consisting of one (1) sheet correctly represents a survey made under my supervision during April, 1955; that all monuments shown hereon actually exist and their positions are correctly shown.  
J. F. Davidson Registered Civil Engineer No. 862

M.B. 30/48

NO. 1 MB 30/48