

IN THE CITY OF RIVERSIDE, CALIFORNIA

VICTORIA WOODS UNIT NO. 1

BEING A SUBDIVISION OF A PORTION OF LOT 11 OF THE CHURCH SUB-DIVISION AS RECORDED IN BOOK 6 OF MAPS AT PAGE 55 THEREOF RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

-BY-

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
June 1959

FILED
On Dec. 9, 1959

At 1:30 P.M.

JACK A. ROSS
County Recorder

By Oliver J. Alderton
Deputy

Fee \$ 9

No. 101751

M.B. 38/92/1966
VICTORIA WOODS NO. 1

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; that we are the only persons whose consent is necessary to pass a clear title to said land, and we hereby consent to the making and filing of said subdivision and map as shown within the colored border line, and we hereby offer for dedication to public use for street purposes, Lots A to F inclusive, and for construction and maintenance of public utilities the public utility easements designated as "5' P.U.E.", "10' P.U.E." and "5' x 25' P.U.E." and further, the undersigned owners, our successors and assigns in interest, hereby release and relinquish to the City of Riverside, a Municipal Corporation, any and all abutters rights, including access rights, appurtenant to Lot 7 and the southerly 75.32 feet of Lot 6 as shown on the annexed map, on, over, and across Lot A (Glenhaven Ave.) adjoining said Lot 7 and said southerly 75.32 feet of Lot 6. In the event of any change of alignment or width of Glenhaven Ave. results in the vacating of Lot A within said subdivision, then such vacation proceedings shall automatically terminate the rights hereby released and relinquished and said rights shall again become appurtenant to said Lot 7 and said southerly 75.32 feet of Lot 6 as to the vacated portion.

HICKS, BADRAUN AND COMPANY, a partnership
Arthur B. Hicks, Jr. PARTNER
Warren W. Badraun PARTNER

SOUTHERN COMMERCIAL CORPORATION.
Leonard M. Brown President
J. J. O'Neal Secretary

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }
On this 2nd day of December 1959, before me, Dorothy Merritt a Notary Public in and for said County and State, personally appeared Arthur B. Hicks, Jr. and Warren W. Badraun known to me, to be the partners of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.

WITNESS my hand and official seal.
Dorothy Merritt
Notary Public in and for said County and State
My Commission expires 8/13/61

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }
I, Virginia J. Strohecker, 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 the official seal of the City of Riverside, California this 2nd day of December, 1959.
Virginia J. Strohecker
City Clerk of the City of Riverside, 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 this map; and that all public utility easements shown on this map are sufficient for all requirements of the Electric Light and Water Department of the City of Riverside and for the Department of Public Utilities of said City.

Dated Dec 3 1959
Edward P. Ross
Superintendent of Light and Water Department of City of Riverside

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 drain, 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 December 3 1959
Marshall
Director of Public Works

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 May 1959 and that all monuments shown hereon actually exist and their positions are correctly shown or shall be in position not later than December 1959.

Dated June 30th 1959
Ernest N. Webb
Registered Civil Engineer No. 9876

I hereby certify that a bond in the sum of \$ _____ has been 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, 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 _____ 1959
Gordon A. Requegnat
County Clerk and ex officio clerk of the Board of Supervisors
By _____ 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, 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 yet become a lien upon said property.

Dated Dec. 2nd 1959
K. J. Wright
City Treasurer

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 Dec 2nd 1959
Ed M. Jones
Street Superintendent

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, municipal or local taxes, or special assessments collected as taxes, except taxes and special assessments now a lien, but not yet payable which are estimated at \$ _____.

Dated Dec. 2nd 1959
DONNA M. BOUER
County Tax Collector
By Edith Schermerhorn Deputy

RESOLVED:- That this map, consisting of two (2) sheets, be and the same is hereby accepted as the official map of VICTORIA WOODS Unit No. 1, that the streets and public utility easements hereon are hereby accepted as public streets and public utility 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, California, and to affix the 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 8th day of December, 1959.

Virginia J. Strohecker
City Clerk of the City of Riverside, California

I hereby certify that this map was approved by the Riverside City Planning Commission at its meeting held on the 25th day of July 1959.

R. James Fairman
Planning Director

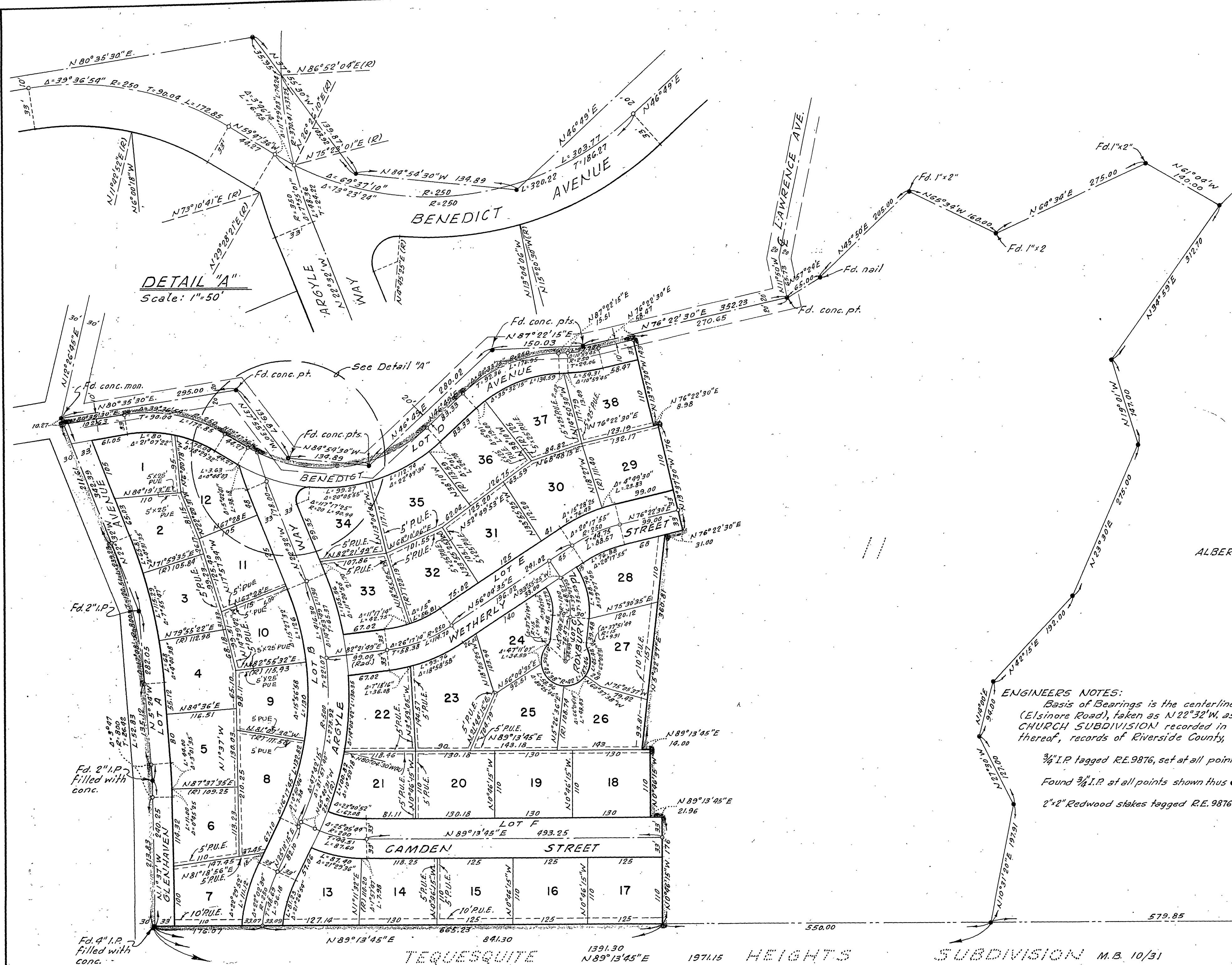
State of California } S.S.
County of Riverside }
On this 20th day of November 1959, before me, the undersigned, a Notary Public in and for said County and State, personally appeared LEONARD M. BROWN and J. J. O'NEAL known to be the PRESIDENT and SECRETARY respectively of the corporation that executed the within instrument and they acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal.
Dorothy Merritt
Notary Public in and for said County and State
My Commission expires 8/13/61

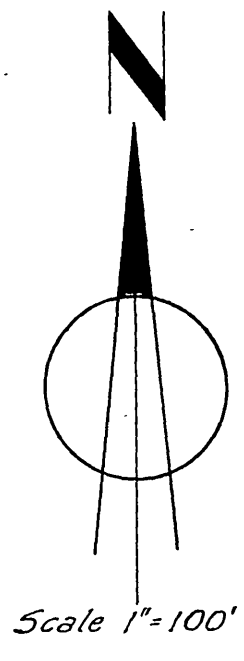
VICTORIA WOODS NO. 1 / 1966 M.B. 38/92

38192

Sheet 2 of 2 Sheets
VICTORIA WOODS UNIT NO. 1
Being a subdivision of a portion
of Lot 11 of the Church Sub-
division as recorded in Book 6
of Maps at page 55 thereof,
records of Riverside Co., Calif.



DETAIL "A"
Scale: 1"=50'



BY
ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
July 1959

ENGINEERS NOTES:
Basis of Bearings is the centerline of GLENHAVEN AVENUE
(Elsinore Road), taken as N 22° 32' W, as same is shown on map of
CHURCH SUBDIVISION recorded in Book 6 of Maps at page 55
thereof, records of Riverside County, California.

- 3/4" I.P. tagged R.E. 9876, set at all points shown thus o unless otherwise noted.
- Found 3/4" I.P. at all points shown thus • unless otherwise noted
- 2" x 2" Redwood stakes tagged R.E. 9876 set all lot corners, unless otherwise noted.

Fd. 4" I.P. Filled with conc. m&B City

TEQUESQUITE 1391.30 1971.15 HEIGHTS SUBDIVISION M.B. 10/31