

40/91  
M.B. 40/91

# VICTORIA WOODS UNIT NO. 2

BEING A SUBDIVISION OF PORTIONS OF LOTS 8 AND 11 OF THE CHURCH SUBDIVISION AS RECORDED IN BOOK 6 OF MAPS AT PAGE 55 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**FILED**  
On Sept 28 1960

At 10:15 A.M.

JACK A. BOSS  
County Recorder

By DAVE NEAT  
Deputy

Fee \$9.00

No. \_\_\_\_\_  
By County Clerk

IN THE CITY OF RIVERSIDE

BY  
ALBERT A. WEBB ASSOCIATES  
CIVIL ENGINEERS

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, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, 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.

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.

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.

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

Dated Sept. 13, 1960  
Ernest C. Rau  
Superintendent of Light and Water  
Department of City of Riverside

Dated September 13<sup>th</sup> 1960  
K. J. Wright  
City Treasurer

SOUTHERN COMMERCIAL CORPORATION, a corporation  
Leonard H. Brown President  
Jackson J. O'Neal Secretary

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 12B (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.

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 Sept 20 1960  
Ed J. Rossi  
Street Superintendent

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }  
On this 13<sup>th</sup> day of SEPT. 1960, before me HELEN E. SIMMONS 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  
HELEN E. SIMMONS  
Helen E. Simmons  
Notary Public in and for said County and State

Dated Sept 15 1960  
W. Martine  
Director of Public Works

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 \$ 2,000.00.

Dated September 13 1960  
Donna M. Bower  
County Tax Collector  
By Theresa Deputy

My Commission expires 3-28-64

I hereby certify that I am a Registered Civil Engineer of the State of California and that this map consisting of three (3) 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 one year from the recordation of this map.  
Dated August 3<sup>rd</sup> 1960  
Ernest N. Webb  
Registered Civil Engineer No 9876

RESOLVED: That this map, consisting of three (3) sheets, be and the same is hereby accepted as the official map of VICTORIA WOODS UNIT NO. 2 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 20<sup>th</sup> day of September 1960.

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 20<sup>th</sup> day of September 1960.

I hereby certify that a bond in the sum of \$ 2,000.00 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.

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 23<sup>rd</sup> day of JUNE 1960

James Farman  
Planning Director

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

Dated September 26 1960  
Gordon A. Dequegnat  
County Clerk and ex-officio  
Clerk of the Board of Supervisors.  
By DAVE NEAT Deputy

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }  
On this 13 day of SEPTEMBER 1960, before me, the undersigned, a Notary Public in and for said County and State, personally appeared LEONARD H. BROWN and JACKSON 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 a corporation executed the same.  
WITNESS my hand and official seal.  
James A. Peterade  
Notary Public in and for said County and State

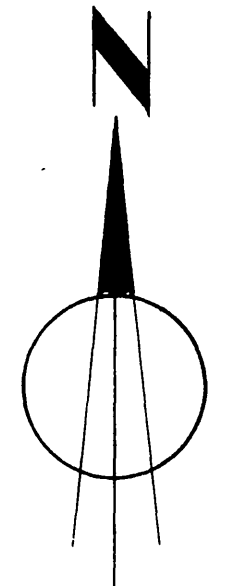
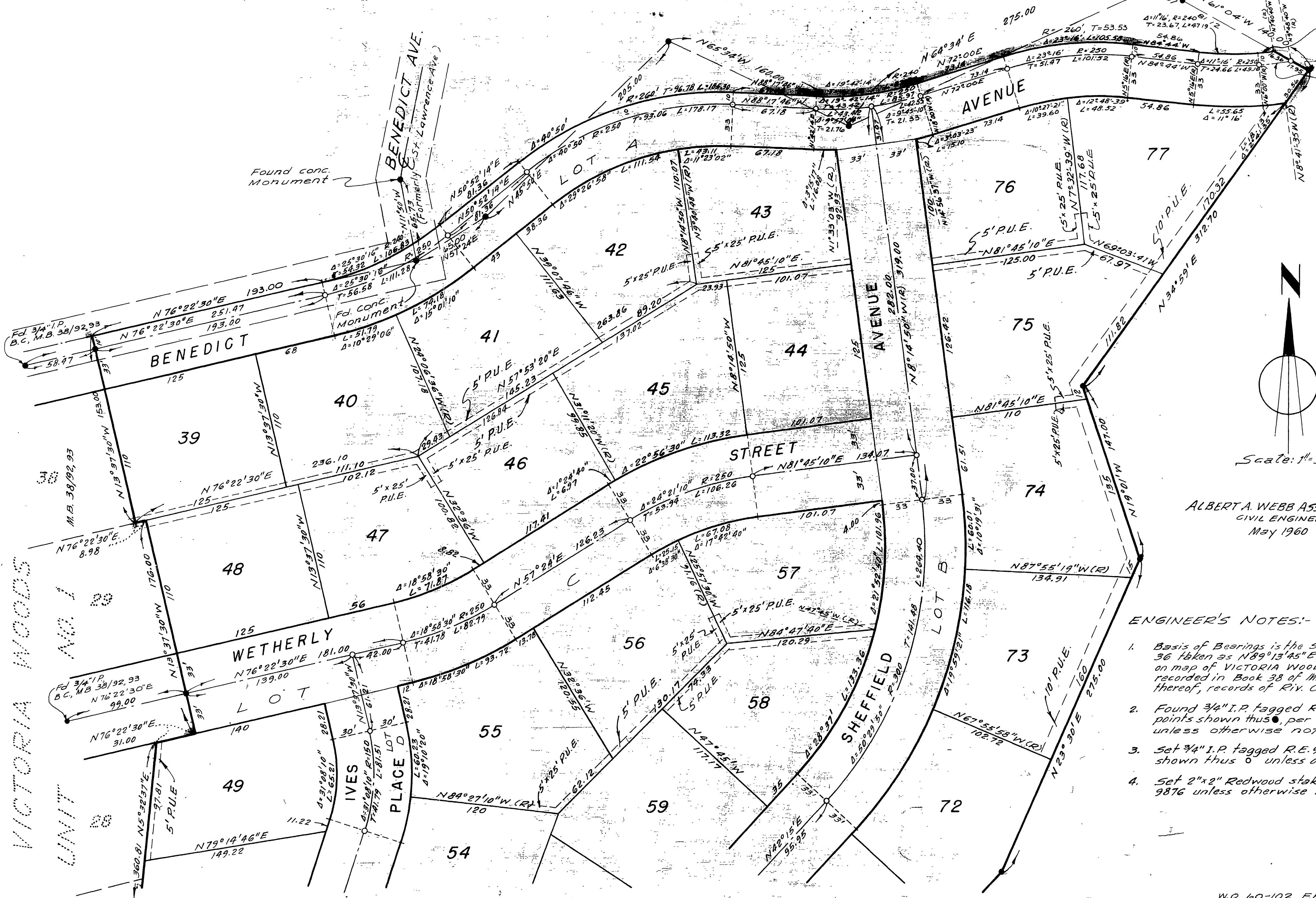
My Commission expires 4/7/62

M.B. 40/91

M.B. 40/91

Sheet 2 of 3 sheets  
VICTORIA WOODS UNIT NO. 2  
Being a subdivision of portions of Lot 8 &  
of Lot 11 of the Church Sub-  
division as recorded in Book 6  
of Maps at page 55 thereof  
records of Riverside Co., Calif.

M.B. 40/92



Scale: 1"=50'

ALBERT A. WEBB ASSOCIATES  
CIVIL ENGINEERS  
May 1960

ENGINEER'S NOTES:-

1. Basis of Bearings is the South line of section 36 taken as N89°13'45"E as same is shown on map of VICTORIA WOODS UNIT No 1 recorded in Book 38 of Maps at pages 92, 93 thereof, records of Riv. Co., Calif.
2. Found 3/4" I.P. tagged R.E. 9876 at all points shown thus ●, per M.B. 38/92, 93, unless otherwise noted.
3. Set 3/4" I.P. tagged R.E. 9876 at all points shown thus ○ unless otherwise noted.
4. Set 2"x2" Redwood stakes tagged R.E. 9876 unless otherwise noted.

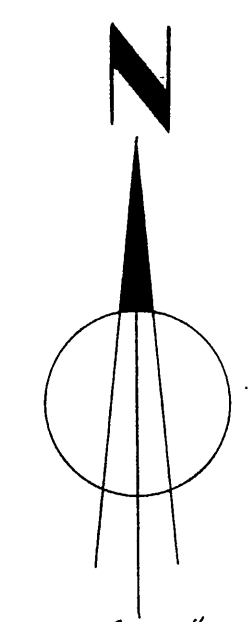
M.B. 40/92



40/93

Sheet 3 of 3 Sheets  
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Lots 8 & 11 of the Church Sub-  
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M.B. 40/93

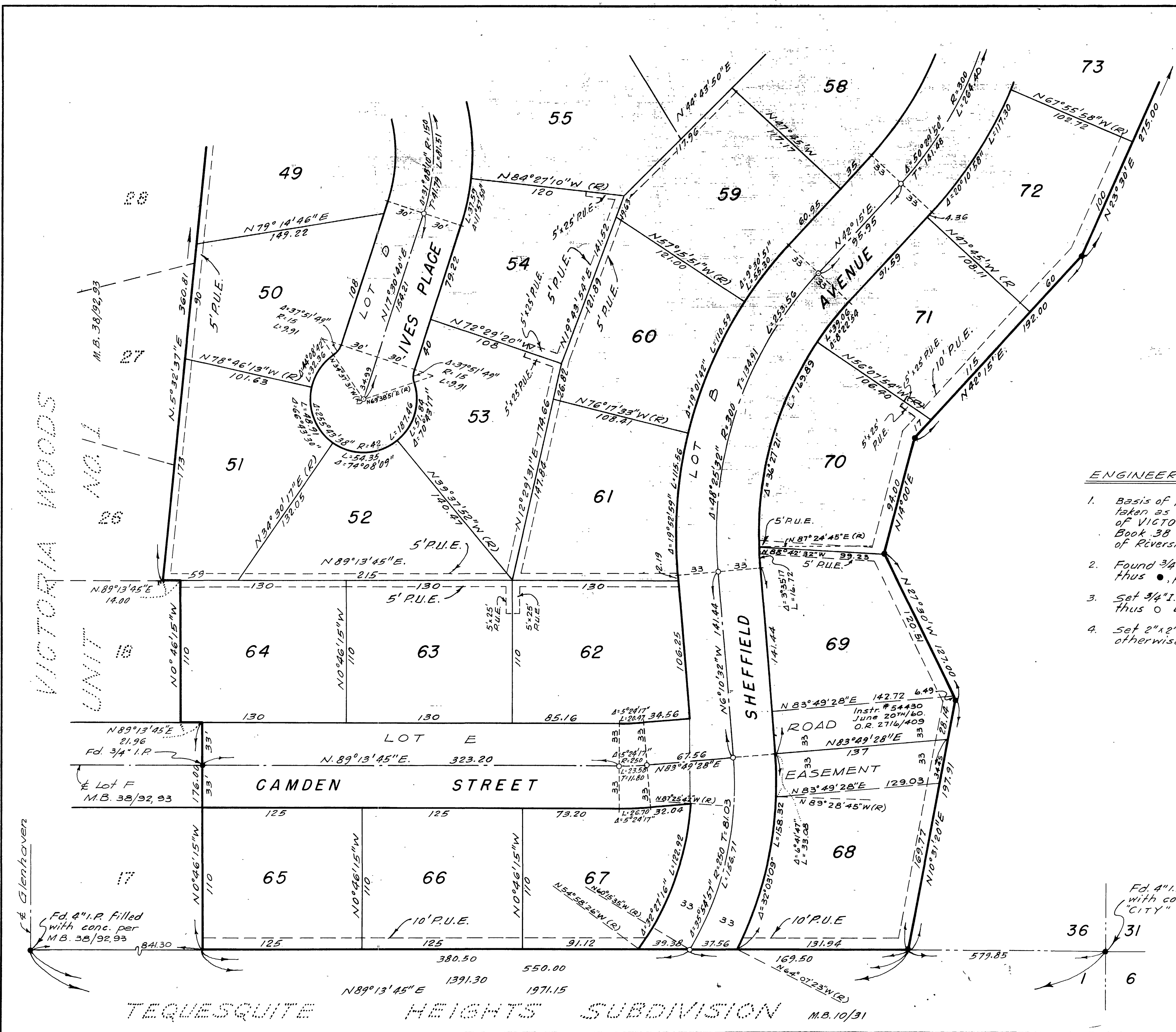


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ALBERT A. WEBB ASSOCIATES  
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VICTORIA WOODS UNIT NO. 1

M.B. 40/93

TEQUESQUITE HEIGHTS SUBDIVISION M.B. 10/31

- 1 M.B. 40/93

W 060-102 E 10/14