

IN THE CITY OF RIVERSIDE

# TRACT 2308

BEING A SUBDIVISION OF A PORTION OF THE N. E. 1/4 OF SECTION 36, T. 2 S. R. 5 W., S. B. B. AND M.

DEC. 1962

SCALE 1" = 100'

J. F. DAVIDSON, C. E.

SHEET 1 OF 3 SHEETS

**FILED**  
on APRIL 3, 1963

At 2:30 P. M.

W. D. BALOGH  
County Recorder

By Raymond B. Vaughn  
Deputy

Fee \$ 9.00

No \_\_\_\_\_

Filed by County Clerk

Sub GEE: F.A.T. Co

M.B. 46/53

2308

OWNERSHIP

We hereby certify that we are the owners of or have some right, title or interest in the land included within the subdivision shown hereon; that we are the only persons whose consent is necessary to pass a clear title to said land; that we consent to the making and recording of said map and subdivision as shown within the colored border line and that we hereby offer for dedication for public use for street purposes Lots "A" to "G" inclusive and for the construction and maintenance of all public utilities the easements designated as "5' P.U.E.", "10' P.U.E.", "10' Sewer Easement", "10' Drainage Easement", "5x25' P.U.E.", "5' Tree Planting Easement", and "Slope Easement". We abandon all easements of vehicular and pedestrian ingress and egress to ARROYO DRIVE so that owners of lots 26 and 27 abutting this highway during such time as ARROYO DRIVE remains a public highway, will have no rights of access whatever in the highway as such except the general easement of travel which belongs to the whole public.

CITATION CONSTRUCTION CORPORATION

Edward F. Barnett President      John S. Noble Secretary  
FIRST AMERICAN TITLE COMPANY, a Corporation, as Trustee  
Harry L. Paulsen

STATE OF CALIFORNIA } SS.  
COUNTY OF RIVERSIDE }

On 3/21 1963, before me, the undersigned, a Notary Public in and for said County and State, personally appeared EDWARD F. BARNETT and JOHN S. NOBLE known to me to be the President and Secretary of Citation Construction Corporation, the Corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the same.  
WITNESS my hand and official seal.

My Commission expires 7/1/65  
Notary Public in and for said County and State

STATE OF CALIFORNIA } SS.  
COUNTY OF RIVERSIDE }

On 3/21 1963, before me, the undersigned, a Notary Public in and for said County and State, personally appeared HARRY L. PAULSEN, known to me to be the VICE PRESIDENT of the Corporation that executed the within instrument, known to me to be the person who executed the within instrument on behalf of the Corporation therein named, and he acknowledged to me that such Corporation executed the same.  
WITNESS my hand and official seal.

My Commission expires 10/1/65  
Notary Public in and for said County and State

CITY PLANNING COMMISSION

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held December Twentieth, 1962.

Thomas M. Brown  
Planning Director, City of Riverside

DIRECTOR OF PUBLIC WORKS

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 shown on said map are correct in form and contents and are approved; and I am satisfied that this map is technically correct.

Dated March 25, 1963.

J. J. Martland  
DIRECTOR OF PUBLIC WORKS

STREET SUPERINTENDENT

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 Mar 21, 1963.

Raymond B. Vaughn  
Street Superintendent

SUPERINTENDENT OF LIGHT AND WATER DEPARTMENT

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 Mar 21, 1963.

Everett O. Ross  
Superintendent of Light and Water Dept.,  
City of Riverside, California.

CITY TREASURER

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 March 21, 1963.

W. J. Miller  
CITY TREASURER

CITY CLERK

I, V. 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, State of California, this 26th day of March, 1963.

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

RESOLUTION OF ACCEPTANCE

RESOLVED: That this map consisting of three (3) sheets be, and the same is hereby accepted as the official map of TRACT 2308 and the streets and easements are hereby accepted as public streets and 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, State of California, and 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 26th day of March, 1963.

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

TAX COLLECTOR

I hereby certify 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, except taxes and special assessments collected as taxes now a lien but not yet payable, which are estimated to be \$2500.00.

Dated March 21, 1963.

Donna M. Bouer County Tax Collector  
W. J. Strode Deputy

TAX BOND

I hereby certify that a bond in the sum of \$2500.00 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, 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.

Dated April 1, 1963.

Donald D. Sullivan  
County Clerk and ex-officio  
Clerk of the Board of Supervisors  
By M. A. Keller Deputy

CIVIL ENGINEER

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 December of 1962; 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.

J. F. Davidson  
Registered Civil Engineer No 862

2308 MR 46/53

M.B. 46/53

46159

IN THE CITY OF RIVERSIDE

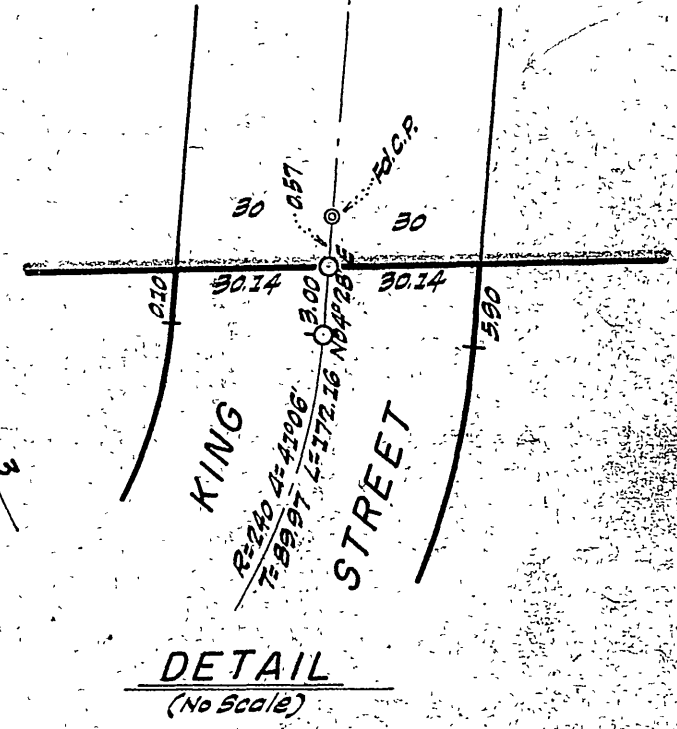
# TRACT 2308

BEING A SUBDIVISION OF A PORTION OF THE N. E. 1/4 OF SECTION 36, T. 2 S. R. 5 W., S. B. B. AND M.

DEC. 1962 J. F. DAVIDSON, C. E. SCALE 1" = 100'

VICTORIA PARK ADD.

HILLS



VICTORIA GROVES

UNIT 1 VICTORIA TELEFAIR WAY

UNIT 2 FAIRVIEW

NO. 1 BRONSON WAY STRATFORD WAY ESTATES

FAIRVIEW

### ENGINEER'S NOTE

Bearings are based on the center line of Fairview Avenue, being S63°50'W as shown on map of FAIRVIEW ESTATES NO. 2, Map Book 32, Pages 73 and 74, Records of Riverside County, California.

2"x2" Redwood Stakes, painted yellow and tagged R.E. 862, set at all lot corners.

○ Indicates 3/4" Pipe tagged R.E. 862 set

● Indicates 3/4" Pipe found unless noted otherwise.



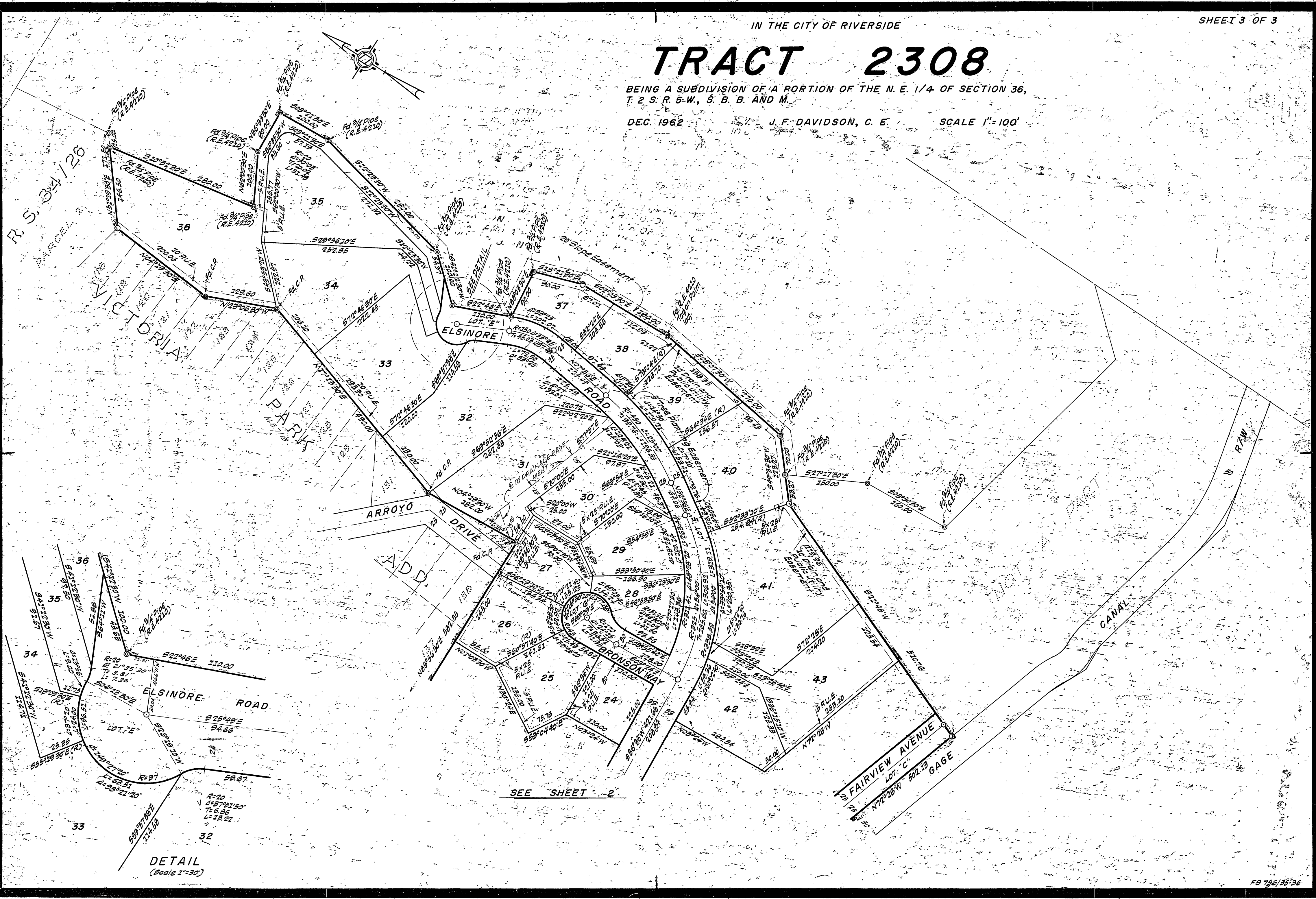
# TRACT 2308

BEING A SUBDIVISION OF A PORTION OF THE N. E. 1/4 OF SECTION 36,  
T. 2 S. R. 5 W., S. B. B. AND M.

DEC. 1962

J. F. DAVIDSON, C. E.

SCALE 1"=100'



DETAIL  
(Scale 1"=30')