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3
M.B. 90/13

SIGNATURE OMISSION

In accordance with Section 66436(b)(1) of the Subdivision Map Act of the State of California, the signature of the following easement holders have been omitted since their interest cannot ripen into fee.

An easement for underground telephone line in favor of Pacific Telephone and Telegraph Company by Deed recorded May 9, 1959 as Instrument No. 38448, Official Records of Riverside County, California.

A blanket easement for domestic gas facilities in favor of Southern California Gas Company reserved in vacation of Arroyo Drive, recorded 3-28-77 as Instrument No. 51422, Official Records of Riverside County, California.

TRACT 8504

FOR CONDOMINIUM PURPOSES ONLY

BEING A SUBDIVISION OF A PORTION OF ARROYO DRIVE (VACATED) AND LOT 6 OF THE VICTORIA ARROYO TRACT, M.B. 8/49, RIVERSIDE COUNTY RECORDS, AND A PORTION OF LOT 11 OF VICTORIA RANCH, M.B. 4/59, RIVERSIDE COUNTY RECORDS, IN SECTIONS 35 AND 36, TOWNSHIP 2 SOUTH, RANGE 5 WEST, S.B.B.&M.

J. F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

APRIL 1977

UTILITIES EASEMENTS

The City of Riverside, being the owner of the described easement, hereby consents to the making and filing of the annexed map.

An easement for the irrigation and domestic water uses in favor of the City of Riverside, successor in interest to the Riverside Water Company per deeds recorded April 26, 1882 in Book 28, at Page 635 of Deeds, and August 14, 1885 in Book 42, Pages 294 thru 296, inclusive Records of San Bernardino County, California.

A blanket easement for domestic water facilities in favor of the City of Riverside reserved in vacation of Arroyo Drive recorded 3-28-77, as Instrument No. 51422, Official Records of Riverside County, California.

Date April 13, 1977

EVERETT C. ROSS
Director of Public Utilities

CITY ENGINEER'S CERTIFICATE

By Everett C. Ross

I hereby certify that I have examined the within map; that the subdivision hereon is substantially the same as it appeared on the Tentative Map of TRACT 8504, which was approved by the Riverside City Planning Commission at its meeting held on SEPTEMBER 23, 1976, and any approved alterations thereof; that all provisions of the Subdivision Map Act (Division 2 of Title 7 of the California Government Code) and Title 18 of the Riverside Municipal Code applicable at the time of the approval of the Tentative Map have been complied with and I am satisfied that this map is technically correct; that the easements for sewers and drainage facilities shown on said map have been approved; that the plans and specifications for drains, sewers, and drainage work sufficient to protect all lots in said subdivision from flood have been approved; that a complete set of plans covering all improvements has been filed with the Public Works Department and that the same has been checked and approved; and that all improvements have been completed in accordance with approved plans or that the subdivider has entered into an agreement with the City of Riverside covering completion of all improvements and specifying the time for completing the same.

Dated APRIL 14, 1977

JAMES F. MARTINEK R.C.E. 8134
Director of Public Works

By William D. Gardner, R.C.E. 11405

UTILITIES CERTIFICATE

I hereby certify that the subdivider named on this map has deposited with the City of Riverside, Public Utilities Department, sufficient funds or made the required arrangements and provisions for the installation of water and electric facilities necessary to provide service to all parcels as shown on this map; and that all public utilities easements shown are sufficient for all requirements of the Electric and Water Divisions of the Department of Public Utilities of the City of Riverside.

Dated April 13, 1977

EVERETT C. ROSS
Director of Public Utilities

By Everett C. Ross

CITY TREASURER

I hereby certify that according to the records of this office as of this date, the real 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 April 12, 1977

H. E. BREWER
City Treasurer

By H.E. Brewer

SOIL REPORT

A preliminary soil report was prepared on the 23 day of APRIL, 1977 as required by the Health and Safety Code of California, Section 17953 by CHJ MATERIALS LABS, INC.

RECORDER'S CERTIFICATE

Filed this 22 day of April 1977, at 12:40 PM in Book 90 of Maps at Page 3-4

W.D. BALOGH, COUNTY RECORDER
By Harold C. Decker Deputy

\$7.00
Inst. # 70188
No. 70188
Fee \$7.00
Sub G'ce FIRST AMERICAN TITLE INS. CO.
Filed By City Clerk

CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of TWO (2) sheets be, and the same is hereby accepted as the final map of TRACT NO. 8504 and the streets and easements are hereby accepted as public streets and easements, except

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 accepted by the Mayor and Council of the City of Riverside this 19th day of April, 1977.

ALICE A. HARE
City Clerk of the City of Riverside, California

By Karen E. Oakley
Asst. City Clerk

TAX COLLECTOR

I hereby certify that according to the records of this office as of this date, there are no liens against the real property shown on the annexed map for unpaid State, County, Municipal, or Local taxes and 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 \$1000.00.

Dated APRIL 12, 1977

DONNA BOUER BABCOCK
County Tax Collector

By Harold M. Larsen

TAX BOND

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, 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 12, 1977

DONALD D. SULLIVAN
County Clerk and Ex-Officio Clerk of the Board of Directors

By Nancy Rowan Deputy

ENGINEER'S CERTIFICATE

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 true and complete survey made under my supervision during FEBRUARY 1977, that all monuments of the character and locations shown hereon are in place or will be in place within ONE (1) year from the recording date of this map; and that said monuments are sufficient to enable the survey to be retraced.

Dated Feb. 23, 1977

John W. Canty
R.C.E. 17550

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 on the annexed map; 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 and filing 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 Lot "A", and hereby further offer for dedication for Electrical Underground Facilities Lot "1".

Russell Walling Louella F. Walling
RUSSELL WALLING LOUELLA F. WALLING

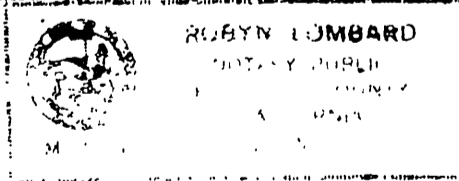
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA ss
COUNTY OF RIVERSIDE

On this 14 day of April, 1977, before me, the undersigned, a Notary Public in and for said County and State, personally appeared RUSSELL WALLING and Louella F. Walling known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.
My Commission expires on 5/21/77

Robert Lombard
Notary Public in and for said County and State



NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA ss
COUNTY OF RIVERSIDE

On this ___ day of ___, 197___, before me, the undersigned, a Notary Public in and for said County and State, personally appeared ___ and ___ known to me to be the ___ and ___ known to me to be the ___ of 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 within instrument pursuant to its By-Laws or a Resolution of its Board of Directors.

WITNESS my hand and official seal.
My Commission expires on ___

Notary Public in and for said County and State

M.B. 90/13

MB 90/3

IN THE CITY OF RIVERSIDE
RIVERSIDE COUNTY CALIFORNIA

TRACT NO. 8504

FOR CONDOMINIUM PURPOSES ONLY

BEING A SUBDIVISION OF A PORTION OF ARROYO DRIVE (VACATED) AND
LOT 6 OF THE VICTORIA ARROYO TRACT M.B. 8/49 RIVERSIDE COUNTY
RECORDS AND A PORTION OF LOT 11 OF VICTORIA RANCH M.B. 4/59 RIVER-
SIDE COUNTY RECORDS - IN SECTIONS 35 & 36 T.2S., R.5W., S.B.B&M

J. F. DAVIDSON ASSOCIATES

RIVERSIDE, CALIFORNIA

February 1977

Scale: 1"=50'

VICTORIA

GOLF COURSE

LOT 2

26 25

35 36

LOT 2

LOT 1

VICTORIA

ARROYO

LOT 1

TRACT
M.B. 8/49

VICTORIA

LOT 11

RANCH

M.B. 4/59 Rec. Riv. Co.

ARROYO DRIVE

Palisade Circle

VICTORIA 22

UNIT NO. 1,

GROVES

M.B. 26/3,4

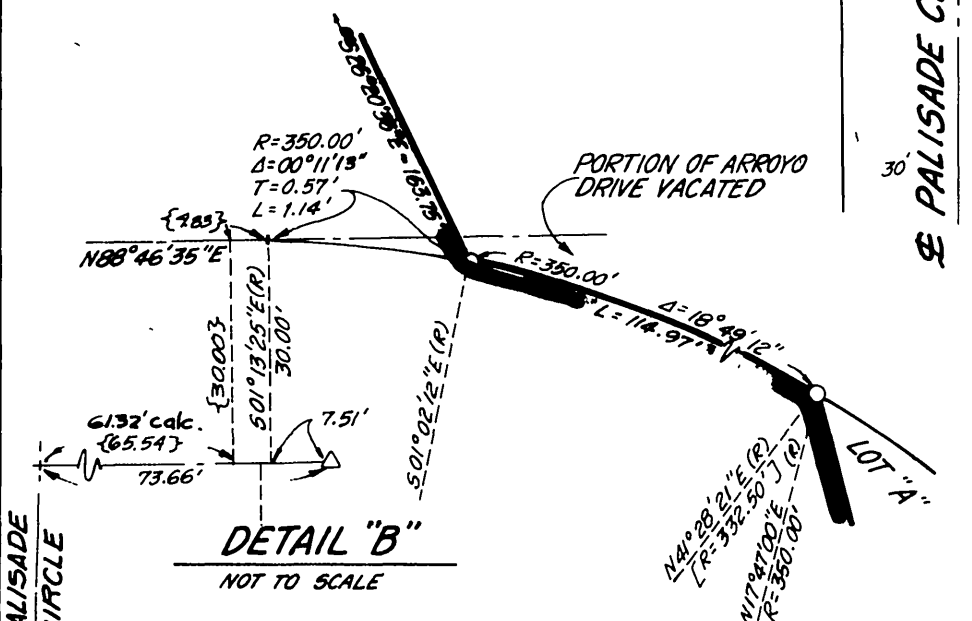
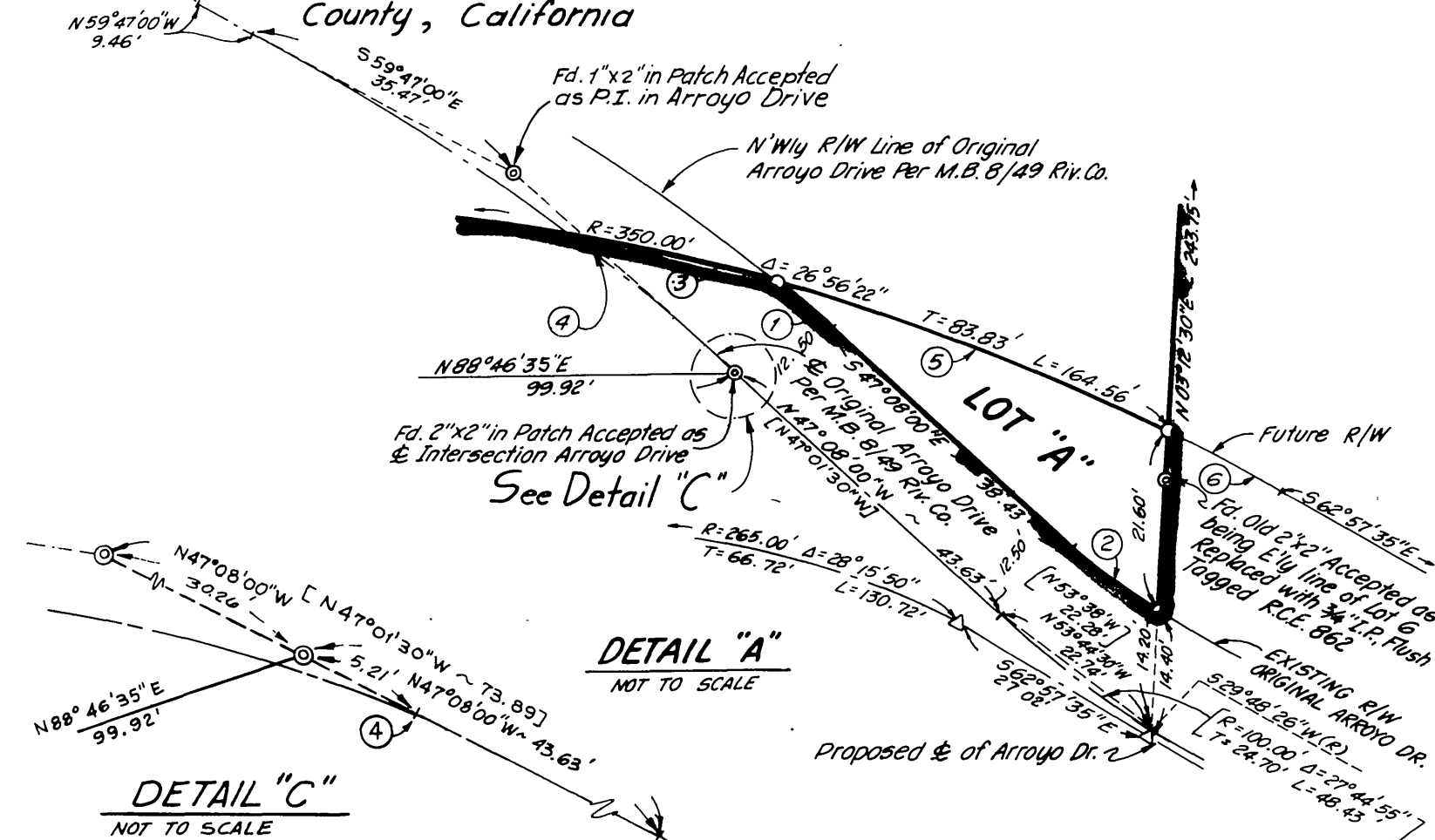
ENGINEERS NOTES:

- Bearings are based on that portion of the Northerly line of Lot 6, VICTORIA ARROYO TRACT M.B. 8/49, Records of Riverside County, California which bears $588^{\circ}57'00''E$
- ⊙ Indicates Monument Found as noted.
- ⊙ Indicates Set $3/4"$ I.P., Flush with Plastic Plug Stamped R.C.E. 862 Except as noted.
- ⊙ Indicates Set $1 1/2"$ Dia. Brass Disc, Flush, Stamped R.C.E. 862.
- (-) Indicates Record Data Per M.B. 26/4 Rec. Riv. Co.
- [-] Indicates Record Data Per M.B. 8/49 Rec. Riv. Co.
- This Subdivision contains 1.72 Acres
- In lieu of Lot Corners for Lots 2 thru 7 inclusive, calculated ties from the Tract Boundary sufficient to establish Lot Corners are shown.
- All angles are 90° for Lots 2 thru 7 inclusive.
- { } Indicates Record Data Per Arroyo Drive Vacation Resolution #13044 Recorded 3-28-77 as Instrument No. 51422 Records of Riverside County, California

△ Vacated Arroyo Drive
Per Inst. # 51422
Recorded 3/28/77
O.R. Riv. Co. (Blanket Gas
Line and Water Line Easements Reserved)

CURVE DATA

① R=332.50' Δ=01°23'39" T=4.04' L=8.09'	④ R=320.00' Δ=12°37'52" T=35.42' L=70.54'
② R=87.50' Δ=08°53'29" T=6.80' L=13.58'	⑤ R=350.00' Δ=08°07'10" T=24.84' L=49.60'
③ R=350.00' Δ=16°49'12" T=58.00' L=114.97'	⑥ R=350.00' Δ=01°08'15" T=3.47' L=6.95'



M.B. 90/4

MB 90/4

W.O. 4964