

City Copy

149
33
M.B. 149/33

SHEET 1 OF 3 SHEETS

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
TRACT NO. 20273
BEING A SUBDIVISION OF A PORTION OF THE S.E. 1/4 OF THE
S.E. 1/4 OF SECTION 35, T.2S., R.5W., S.B.M.

"FOR CONDOMINIUM PURPOSES"
OCTOBER, 1984

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

SIGNATURE OMISSIONS CERTIFICATE

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURE OF THE FOLLOWING EASEMENT HOLDER HAS BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO FEE:

- 1. CITY OF RIVERSIDE FOR 6' SIDEWALK EASEMENT LOCATED WITHIN KRONEN COURT VACATED.

FILED
ON April 11, 1985

AT 2:00 P.M.
WILLIAM E. CONERLY
COUNTY RECORDER

BY: Santa Ryan

FEE \$ 10.00
No 75742

FILED BY CITY CLERK

SUB'DN G'TEE TICOR
TITLE INSUR.

OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE 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 DISTINCTIVE BORDER LINE AND WE HEREBY DEDICATE FOR STREET AND PUBLIC UTILITY PURPOSES LOTS "A" AND "B", AND FURTHER, THE UNDERSIGNED OWNERS, SUCCESSORS AND ASSIGNS IN INTEREST HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS APPURTENANT TO LOTS 1 THROUGH 3 AND LOTS 32 THROUGH 34, INCLUSIVE, OVER AND ACROSS VICTORIA AVENUE AND ADJOINING SAID LOTS. ALSO, LOTS 4 THROUGH 6, INCLUSIVE, ON, OVER AND ACROSS ARLINGTON AVENUE ADJOINING SAID LOTS 4 THROUGH 6. ALSO, LOTS 9 THROUGH 13 AND LOT 51 INCLUSIVE, ON, OVER AND ACROSS KRONEN COURT ADJOINING SAID LOTS 9 THROUGH 13 AND LOT 51. WE FURTHER DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AS "BLANKET P.U.E.", LOTS 1 THROUGH 51.

VICTORIA LIMITED, A GENERAL PARTNERSHIP
Floyd D. Rigney
FLOYD D. RIGNEY
F. Daniel Rigney Jr.
F. DANIEL RIGNEY JR.

CITY ENGINEER'S CERTIFICATE

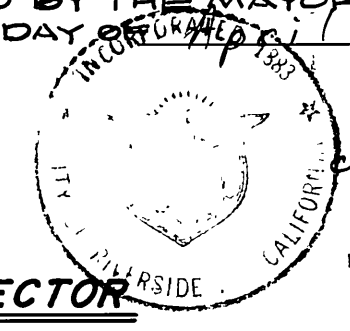
I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO 20273, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON JULY 19, 1984, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND OF TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; THAT THE EASEMENTS FOR SEWERS AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT PLANS FOR DRAINS, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE 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 HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORD WITH THE 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: 4/5, 1985
ROBERT C. WALES, R.C.E. 18793
DIRECTOR OF PUBLIC WORKS
Robert C. Wales

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF THREE (3) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO 20273, 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 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 9th DAY OF APRIL, 1985.



ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE
BY: Alice A. Hare

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 OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES THAT ARE NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 20,200.00.

DATED APRIL 30, 1985
R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: Kenneth E. Kucin
DEPUTY

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 UTILITY 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 5, 1985
FRED KRAY
DIRECTOR OF PUBLIC UTILITIES
BY: Fred Kray

TAX BOND

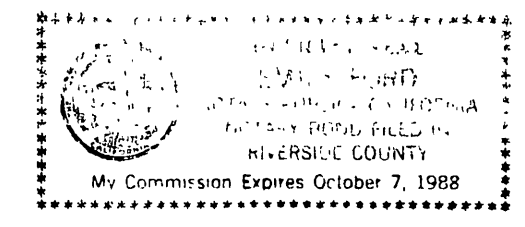
I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 20,200.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF 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 4-11, 1985
GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY: R.D. Olwin

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES }
Riverside



ON THIS 19th DAY OF MARCH, 1985, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED FLOYD D. RIGNEY AND F. DANIEL RIGNEY JR., PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS THE GENERAL PARTNERS OF VICTORIA LIMITED, THE CALIFORNIA LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES Oct. 7, 1988
WITNESS MY HAND AND OFFICIAL SEAL
Emily Jurd
NOTARY PUBLIC IN AND FOR SAID STATE

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 Mar 27, 1985
H.E. BREWER, CITY TREASURER
BY: H.E. Brewer

ENGINEER'S CERTIFICATE

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 TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING OCTOBER, 1984; THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN (1) YEAR FROM THE RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED NOV. 2, 1984
BY: A. Hubert Webb
A. HUBERT WEBB P.C.E. 11842
FR. 1034/219 84-120

UTILITIES EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE BEING THE OWNER OF THE BELOW DESCRIBED EASEMENTS, HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED MAP

- 1. A RIGHT OF WAY OVER SAID LAND FOR CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES OR FLUMES FOR IRRIGATION OR DOMESTIC PURPOSES, AS GRANTED TO RIVERSIDE WATER COMPANY, THEIR SUCCESSORS OR ASSIGNS, IN DEED REC'D. AUG. 14, 1885, IN BK. 42, PAGE 296, S.B. CO. RECS. RIGHTS NOW VESTED IN CITY OF RIVERSIDE.
- 2. CITY OF RIVERSIDE FOR 18' EASEMENT FOR WATERLINE FACILITIES LOCATED IN KRONEN COURT VACATED.

DATED: April 5, 1985
FRED KRAY
DIRECTOR OF PUBLIC UTILITIES
BY: Fred Kray

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 21ST DAY OF AUGUST, 1984, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: BY C.H.J. INCORPORATED

M.B. 149/33

TRACT NO. 20273

BEING A SUBDIVISION OF A PORTION OF THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 35, T2S., R.5W., S.B.M.

ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

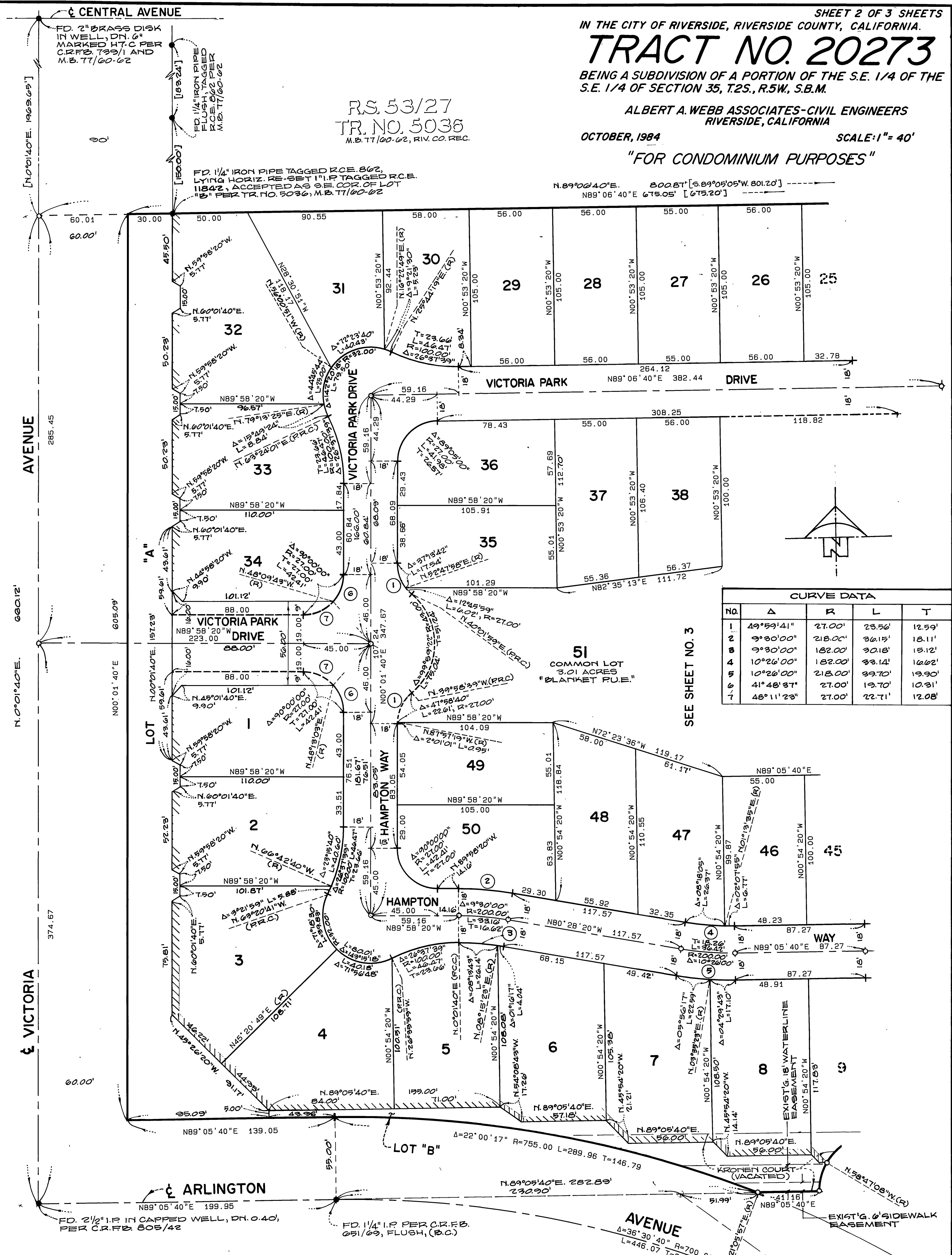
OCTOBER, 1984

SCALE: 1" = 40'

"FOR CONDOMINIUM PURPOSES"

RS. 53/27
TR. NO. 5036
M.B. 77/00-02, RIV. CO. REC.

CITY COPY



CURVE DATA				
NO.	Δ	R	L	T
1	49°59'41"	27.00'	23.96'	12.59'
2	9°30'00"	218.00'	36.15'	18.11'
3	9°30'00"	182.00'	30.18'	15.12'
4	10°26'00"	182.00'	33.14'	16.62'
5	10°26'00"	218.00'	39.70'	19.90'
6	41°48'37"	27.00'	19.70'	10.31'
7	48°11'23"	27.00'	22.71'	12.08'

SEE SHEET NO. 3

ENGINEER'S NOTES:

1. BASIS OF BEARINGS IS THE CENTERLINE OF VICTORIA AVENUE TAKEN AS N.0°01'40"E. AS PER RS. 53/27, REC. RIV. CO.
2. ● INDICATES MONUMENTS FOUND AS NOTED.
3. ○ INDICATES SET 1" IRON PIPE FLUSH, TAGGED R.C.E. 11842.
4. THIS TRACT CONTAINS 11.01 ACRES.
5. LOT 51 IS A COMMON LOT.
6. // INDICATES VEHICULAR AND PEDESTRIAN ACCESS RIGHTS WAIVED.
7. () INDICATES BEARINGS AND DISTANCES PER RS. 2/10, RIV. CO. REC.
8. [] INDICATES BEARINGS AND DISTANCES PER TR. NO. 5036, M.B. 77/00-02, RIV. CO. REC.
9. SET 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH, AT ALL REAR LOT CORNERS, CORNER CUTBACKS AND ANGLE POINTS, UNLESS OTHERWISE NOTED.
10. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.

FD. 1/4" I.P. PER C.R.F.B. 651/70 FLUSH (E.C.)

TRACT NO. 20273

BEING A SUBDIVISION OF A PORTION OF THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 35, T.2S., R.5W., S.B.M.

ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

OCTOBER, 1984

SCALE: 1" = 40'

"FOR CONDOMINIUM PURPOSES"

CITY
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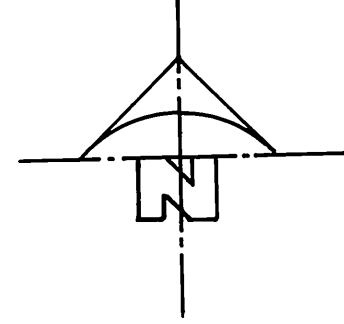
RS. 53/27
TR. NO. 5036
M.B. 77/60-62, RIV. CO. REC.

FD. 1" I.P. TAGGED R.C.E. 862 IN CONC. FTG., ACCEPTED AS BE COR. TR. NO. 5036, M.B. 77/60-62

FD. 3/4" I.P. TAGGED R.C.E. 862 FLUSH PER M.B. 100/22

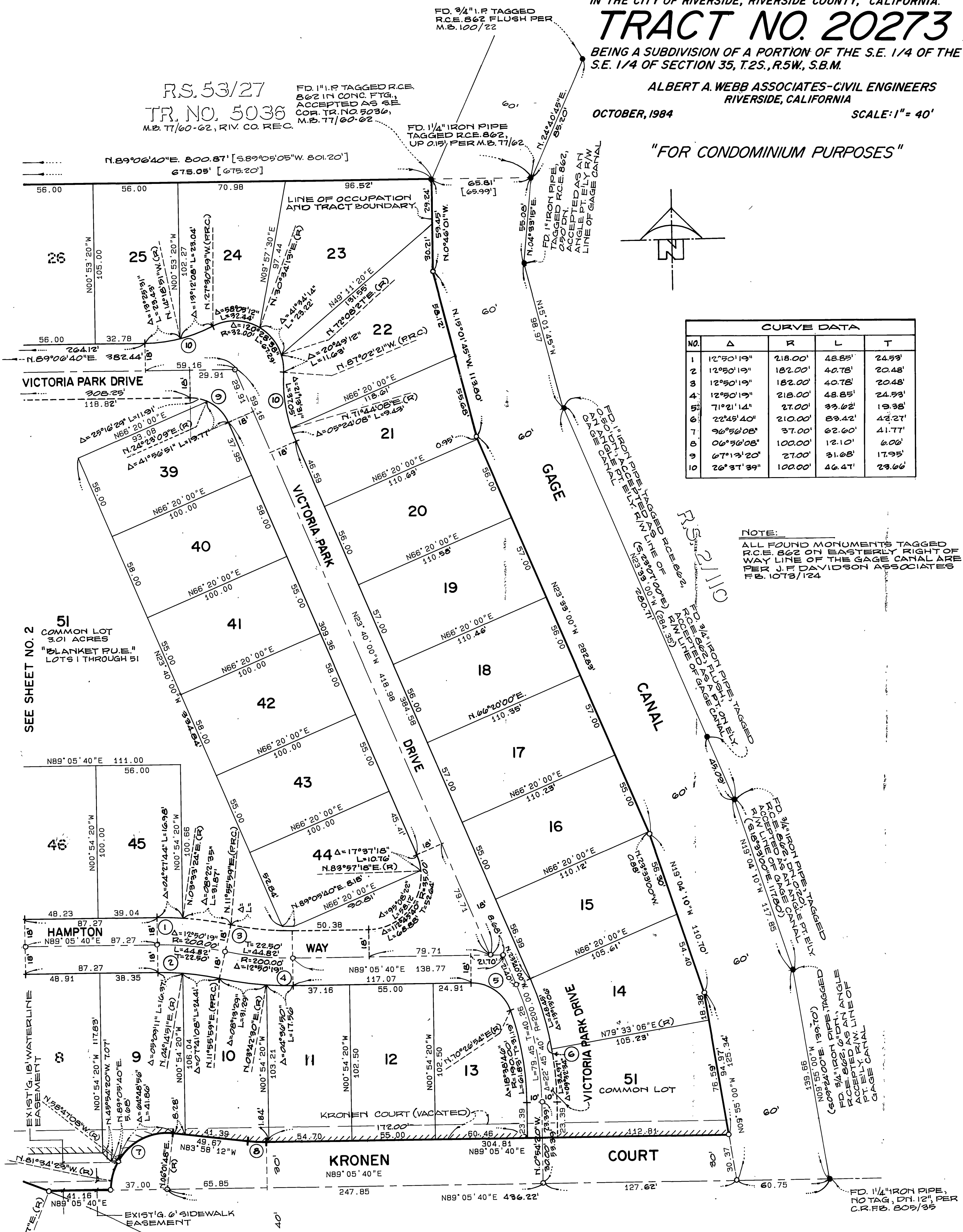
FD. 1 1/4" IRON PIPE TAGGED R.C.E. 862, UP 0.15' PER M.B. 77/62

FD. 1" IRON PIPE TAGGED R.C.E. 862, ACCEPTED AS AN ANGLE POINT, LINE OF GAGE CANAL



CURVE DATA				
NO.	Δ	R	L	T
1	12°50'19"	218.00'	48.89'	24.59'
2	12°50'19"	182.00'	40.78'	20.48'
3	12°50'19"	182.00'	40.78'	20.48'
4	12°50'19"	218.00'	48.89'	24.59'
5	71°21'14"	27.00'	33.62'	19.38'
6	22°45'40"	210.00'	83.42'	42.27'
7	96°56'08"	37.00'	62.60'	41.77'
8	06°56'08"	100.00'	12.10'	6.06'
9	67°13'20"	27.00'	31.68'	17.95'
10	26°37'39"	100.00'	46.47'	23.66'

NOTE:
ALL FOUND MONUMENTS TAGGED R.C.E. 862 ON EASTERLY RIGHT OF WAY LINE OF THE GAGE CANAL ARE PER J.F. DAVIDSON ASSOCIATES T.B. 1078/124



ENGINEER'S NOTES:

1. BASIS OF BEARINGS IS THE CENTERLINE OF VICTORIA AVENUE TAKEN AS N.0°01'40"E AS PER RS. 53/27, REC. RIV. CO.
2. ● INDICATES MONUMENTS FOUND AS NOTED.
3. ○ INDICATES SET 1" IRON PIPE FLUSH, TAGGED R.C.E. 11842
4. THIS TRACT CONTAINS 11.01 ACRES.
5. LOT 51 IS A COMMON LOT.
6. // INDICATES VEHICULAR AND PEDESTRIAN ACCESS RIGHTS WAIVED.
7. () INDICATES BEARINGS AND DISTANCES PER RS. 2/110, RIV. CO. REC.
8. [] INDICATES BEARINGS AND DISTANCES PER TR. NO. 5036, M.B. 77/60-62, RIV. CO. REC.
9. SET 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH, AT ALL REAR LOT CORNERS, CORNER CUTBACKS AND ANGLE POINTS, UNLESS OTHERWISE NOTED.
10. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
11. ENTIRE TRACT IS A "BLANKET P.U.E." LOTS 1 THROUGH 51 ONLY.