

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

# TRACT 22924

BEING A SUBDIVISION OF A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, T.3S., R.5W., S.B.M. January 1988

**U.F. DAVIDSON ASSOCIATES, INC.**  
RIVERSIDE, CALIFORNIA

### RECORDER'S STATEMENT

Filed this 23<sup>rd</sup> day of NOVEMBER 1988, at 2:00 P.M. in Book 193 of Maps at Pages 82-84 at the request of the

### CITY CLERK

No. 344267  
Fee: \$10.00

WILLIAM E. CONERLY, County Recorder

By: Santa Ragan, Deputy

Subdivision Guarantee: FIRST AMERICAN TITLE INSURANCE COMPANY

### TAX COLLECTOR'S STATEMENT

I hereby state 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 or special assessments collected as taxes now a lien but not yet payable, which are estimated to be \$~~

Date October 28, 1988

R. WAYNE WATTS  
County Tax Collector

By: Dickie L. Mooneyham  
Deputy

### TAX BOND STATEMENT

I hereby state that a bond in the sum of \$ \_\_\_\_\_ 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.

Date \_\_\_\_\_

GERALD A. MALONEY  
Clerk of the Board of Supervisors

CASH TAX BOND  
R. WAYNE WATTS  
County Tax Collector

By \_\_\_\_\_  
Deputy

### CITY TREASURER'S CERTIFICATE

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 9-22-88

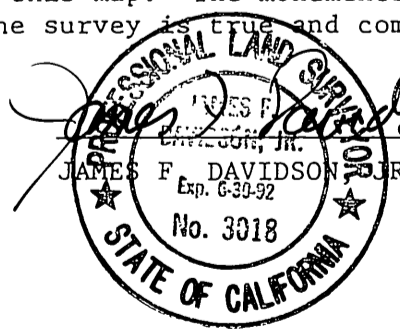
BARBARA J. STECKEL  
City Treasurer

By: Barbara Steckel

### SURVEYOR'S STATEMENT

I hereby state that I am a Licensed Land Surveyor of the State of California and that this map consisting of three (3) sheets correctly represents a survey made under my supervision during 1987, 1987 and that all monuments shown hereon actually exist and their positions are correctly shown or will be in place within one year from the recordation of this map. The monuments will be sufficient to enable the survey to be retraced. The survey is true and complete as shown.

Date 8-23-88



L.S. 3018

### SOIL REPORT

A preliminary soil report was prepared by JOHN R. EVERLY, INC. on the 19<sup>th</sup> day of November, 1987 as required by the Health and Safety Code of California, Section 17953.

WA 8710298

### OWNERS STATEMENT

We hereby state that we are the owners of or have some right, title, or interest in the land included within the land subdivided as shown on the annexed map; that we are the only persons whose consent is necessary to pass clear title to said land, and we consent to the preparation and recordation of this Subdivision Map as shown within the distinctive border line. We hereby dedicate to public use for street and public utility purposes, Lots "A" through "E" inclusive. Further, we the undersigned and our successors and assigns in interest hereby release and relinquish to the City of Riverside, a municipal corporation, all vehicular access rights appurtenant to lots 1, 6, 7 and 13 on over and across Bradley Street adjoining said lots.

VICTORIA HEIGHTS VENTURE II, a California limited partnership  
By: U.C. MANNING COMPANY, INC., a California corporation

James C. Manning  
James C. Manning, President

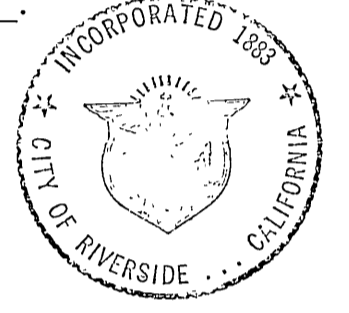
UNION FEDERAL SAVINGS AND LOAN ASSOCIATION,  
a Federally chartered savings and loan association  
as beneficiary under Deed of Trust rec. January 29,  
1988 as Inst. No. 26257, O.R., Riv. Co., California.

John K. Maccabe Sr. V.P.  
Mary A. Gonzales Asst. Secretary

### CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of two sheets be, and the same is hereby accepted as the final map of Tract 22924 and the streets and easements are hereby accepted as public streets and easements except lot "E" which is hereby accepted as a 1' barrier strip to deny access from adjoining private property to lot "A." 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 15<sup>th</sup> day of November, 1988.



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

By: Karen E. Dabley  
Asst. City Clerk

### CITY ENGINEER'S CERTIFICATE

I hereby certify that I have examined the within map; that the subdivision as shown hereon is substantially the same as it appeared on the tentative map of Tract 22924 which was approved by the Riverside City Planning Commission on 10/22/87 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 Department of Public Works and that the same have been checked and approved; and that all improvements have been completed in accordance 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 Nov. 8, 1988

BARRY BECK R.C.E. 20900  
City Engineer

By: Barry Beck

### UTILITIES EASEMENT CERTIFICATE

The City of Riverside, being the owner of the following described easements hereby consents to the preparation and recordation of the annexed map.

A right-of-way reserved to the Riverside Water Company, and its assigns, for the construction and maintenance of all necessary water ditches, pipes, flumes and apparatus for the purposes of irrigation and domestic use; the exact location thereof not being disclosed by the records.

Dated NOV 4, 1988

BILL D. CARMANAN  
Director of Public Utilities

By: Peter P. Witzfeld

### 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 NOV 4, 1988

BILL D. CARMANAN  
Director of Public Utilities

By: Peter P. Witzfeld

### SIGNATURE OMISSION CERTIFICATE

Pursuant to Section 66436 (c) (1) of the Subdivision Map Act, the following signatures have been omitted.

- ① Declaration of Dedication for public road and public utility purposes recorded October 4, 1948 in Book 1016 at pages 356, Official Records of Riverside County, California.
- ② An easement for road and public utilities in favor of John Joseph Kuny recorded May 3, 1965 as Instrument No. 50808, Official Records of Riverside County, California.

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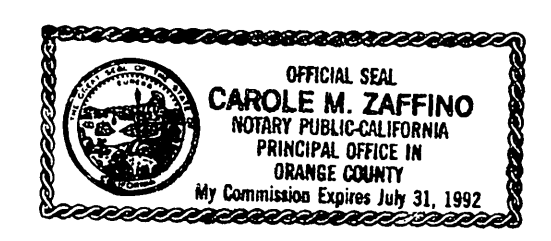
J.F. DAVIDSON ASSOCIATES, INC.  
RIVERSIDE, CALIFORNIA

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS

On this 2nd day of SEPTEMBER, 1988, before me, CAROLE M. ZAFFINO, a Notary Public in and for said State, personally appeared JAMES C. MANNING (personally known to me) (proved to me on the basis of satisfactory evidence) to be the President, and Secretary (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Secretary, of J.C. MANNING COMPANY, INC., a California Corporation, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, said corporation being known to me to be the general partner of VICTORIA HEIGHTS VENTURE II the limited partnership that executed the within instrument and acknowledged to me that such corporation executed the same as such general partner and that such limited partnership executed the same.

My commission expires July 31, 1992 Witness my hand and official seal



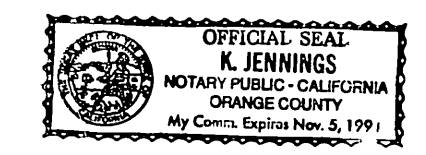
Carole M. Zaffino  
Notary Public in and for said State

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF Orange ) SS

On this 8th day of September, 1988 before me Karen Jennings, a Notary Public in and for said State, personally appeared John K. Maccabe (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Sec. Vice President, and Mary A. Gonzalez (personally known to me) (proved to me on the basis of satisfactory evidents) to be the Asst. Secretary of UNION FEDERAL SAVINGS AND LOAN ASSOCIATION, a Federally chartered savings and loan association, the association that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the association therein named, an acknowledged to me that such association executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

My commission expires 11-5-91 Witness my hand and official seal.



K. Jennings  
Notary Public in and for said State

M.B. 193/83

M.B. 193/83

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BEING A SUBDIVISION OF A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, T.3S., R.5W., S.B.M.

JANUARY 1988

**J.F. DAVIDSON ASSOCIATES, INC.**

RIVERSIDE, CALIFORNIA

SCALE: 1" = 60'

### SURVEYOR'S NOTES

Bearings are based upon the East-West Center Section Line of Section 14, T.3S., R.5W., S.B.M. as being N89°52'52"E as shown on Tract 22527 M.B. 191/41-43, unless otherwise noted.

● Indicates 1" I.P. with plastic plug stamped L.S. 3018 to be set, flush per Tract 22527 M.B. 191/41-43, unless otherwise noted.

○ Indicates 1" I.P. with plastic plug stamped L.S. 3018 set Flush unless otherwise noted.

Set 1" I.P. with plastic plug stamped L.S. 3018, Flush at all rear lot corners and angle points in side lot lines unless otherwise noted.

Set Nail and L.S. 3018 Tag in top of curb at the prolongation of side lot lines.

(~) Indicates Record Data as noted.

[~] Indicates Measured Data, also Record Data per Tract 22527 M.B. 191/41-43.

LLL Indicates vehicular access rights waived.

This Tract contains 9.993 Acres.

All distances are measured in feet and decimal parts thereof.

Ⓐ and Ⓑ - See Signature Omission Certificate on Sheet 1.

FD. 3/4" I.P. WITH PLASTIC PLUG STAMPED R.C.F.C. AND W.C.D., FLUSH PER R.S. 66/74.

R. S. 66/74

PAR. 1040-301

PAR. 1040-302A

FD. 3/4" I.P. WITH PLASTIC PLUG STAMPED R.C.F.C. AND W.C.D., DN. 0.2" PER R.S. 66/74.

S. 1/2, N.E. 1/4, SEC. 14, T.3S., R.5W., S.B.M.

Offer of dedication to the City of Riverside for road and public utility purposes by Deed recorded Nov. 6, 1981 as Inst. No. 209040, O.R., Riv. Co., Ca.

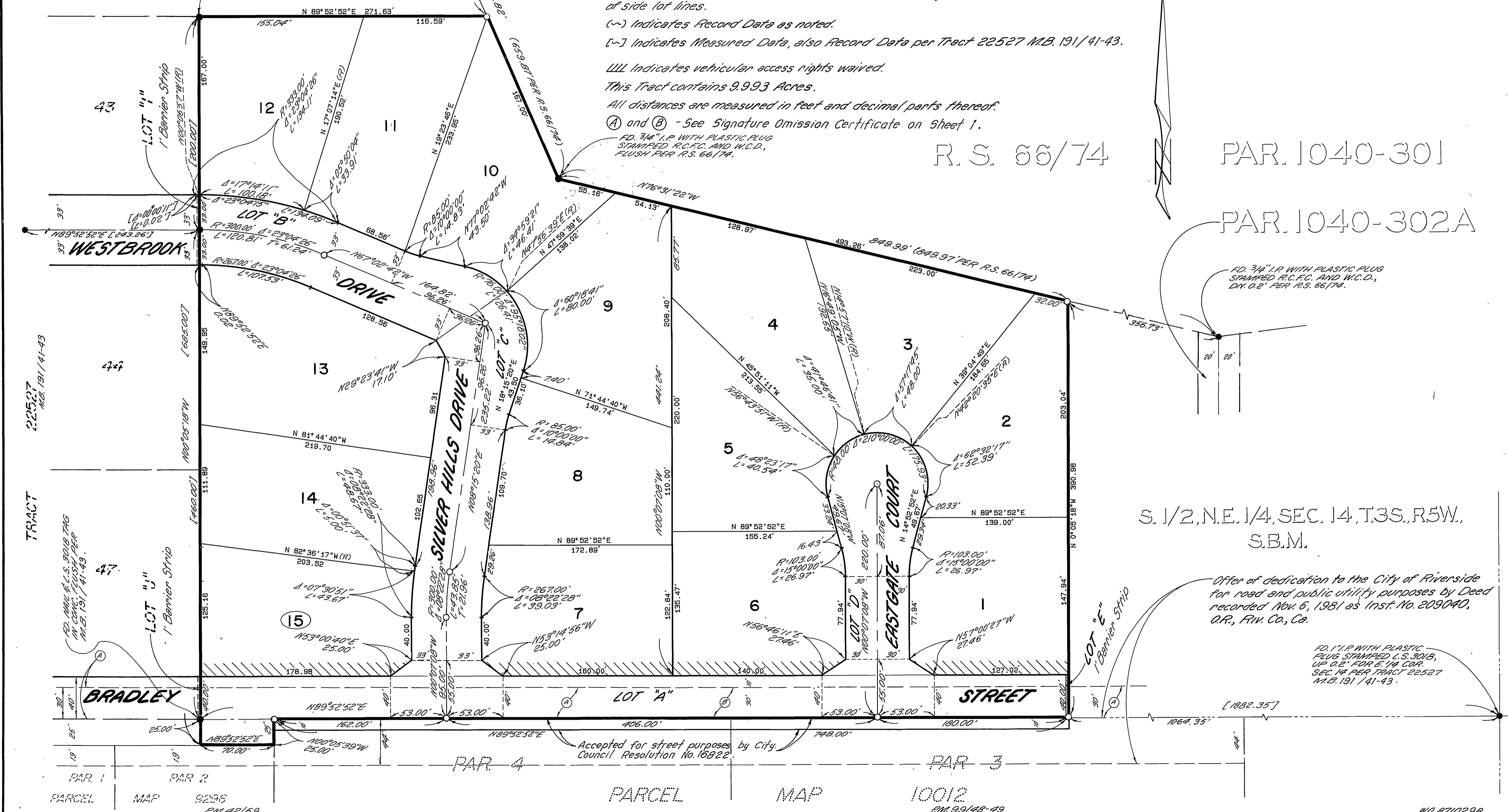
FD. 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018, UP 0.2" FOR E. 1/4 COR. SEC. 14 PER TRACT 22527 M.B. 191/41-43.

Accepted for street purposes by City Council Resolution No. 16922.

S. 1/2, N.E. 1/4, SEC. 14, T.3S., R.5W., S.B.M.

FD. 3/4" I.P. WITH PLASTIC PLUG STAMPED R.C.F.C. AND W.C.D., UP 0.2" PER R.S. 66/74.

FD. 1" I.P. with plastic plug stamped L.S. 3018, Flush per M.B. 191/41-43.



M.B. 193/84

M.B. 193/84