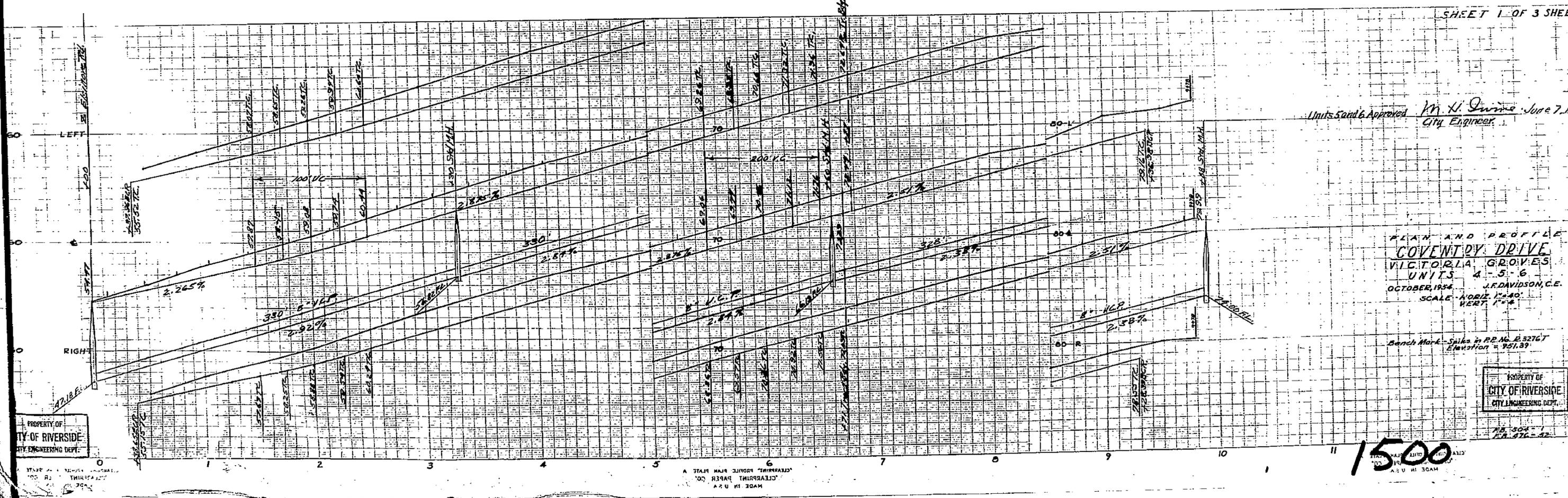
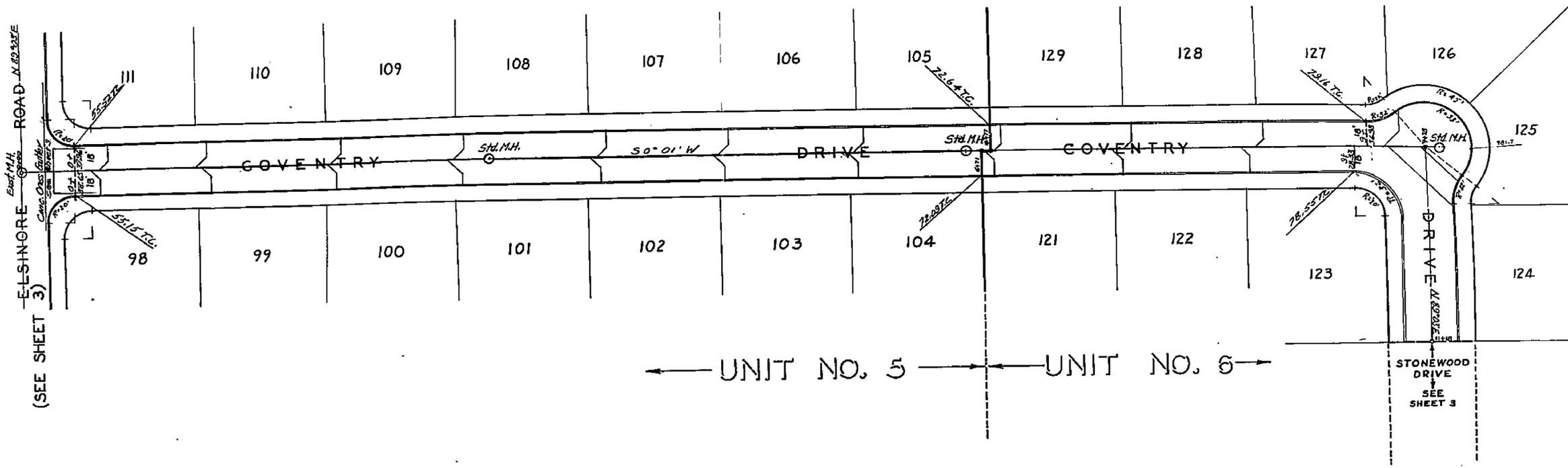


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SHEET 1 OF 3 SHEETS

Units 5 and 6 Approved M. H. Irvine June 7, 1954 City Engineer

PLAN AND PROFILE
COVENTRY DRIVE
VICTORIA GROVES
UNITS 4-5-6
OCTOBER, 1954 J. DAVIDSON, C.E.
SCALE - HORIZ. 1" = 40'
VERT. 1" = 8'

Bench Mark - Spikes in P.P. No. B 5276T
Elevation = 751.89'

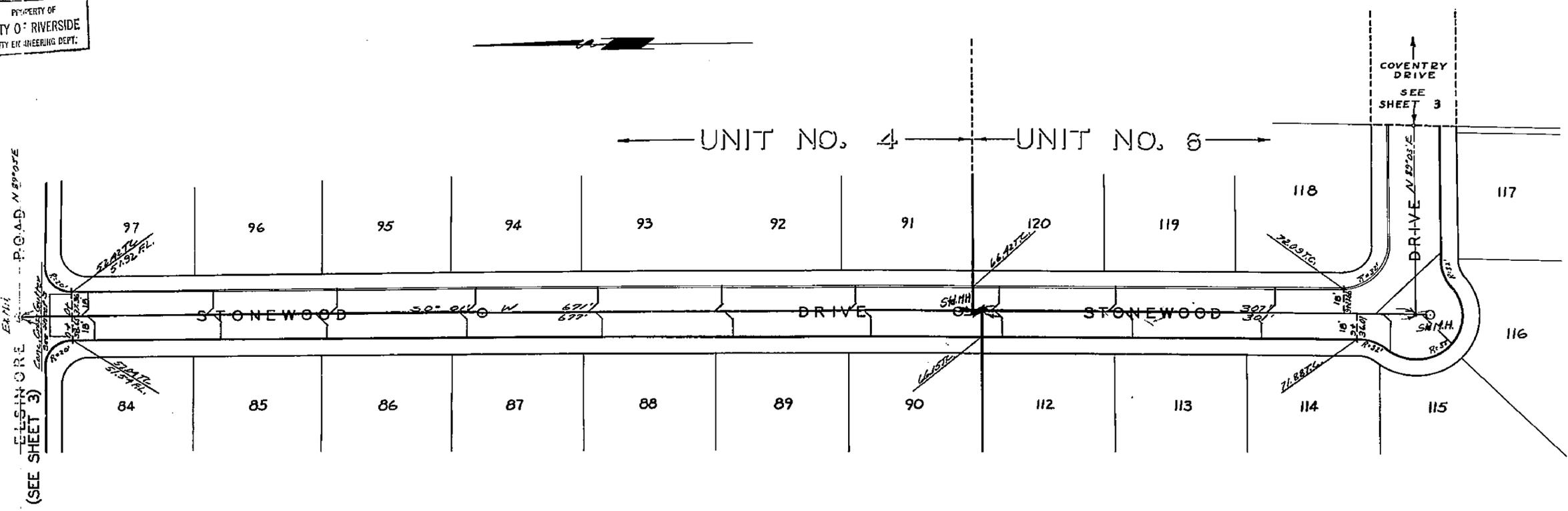
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MADE IN U.S.A. CLEARPRINT PAPER CO. MADE IN U.S.A.

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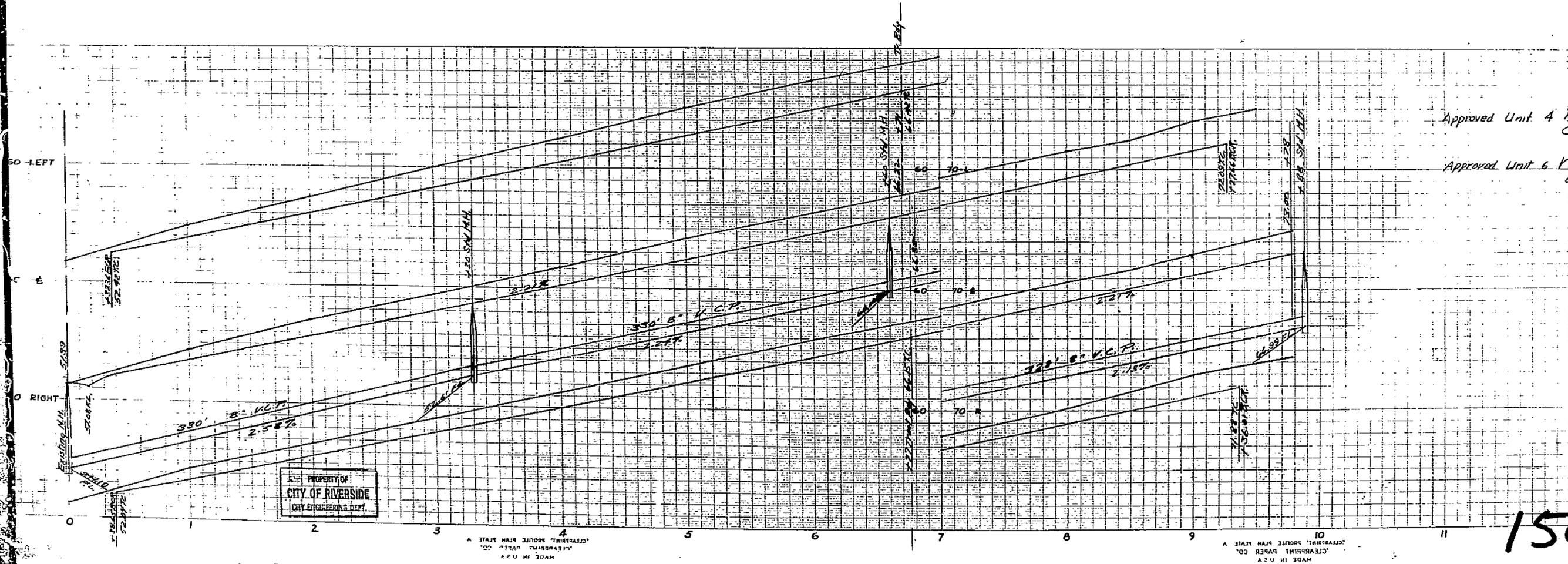
PROPERTY OF
CITY OF RIVERSIDE
CITY ENGINEERING DEPT.



SHEET 2 OF 3 SHEETS

Approved Unit 4 M.H. Jarvine, Nov 22 54
City Engineer

Approved Unit 6 M.H. Jarvine, June 7, 1955
City Engineer



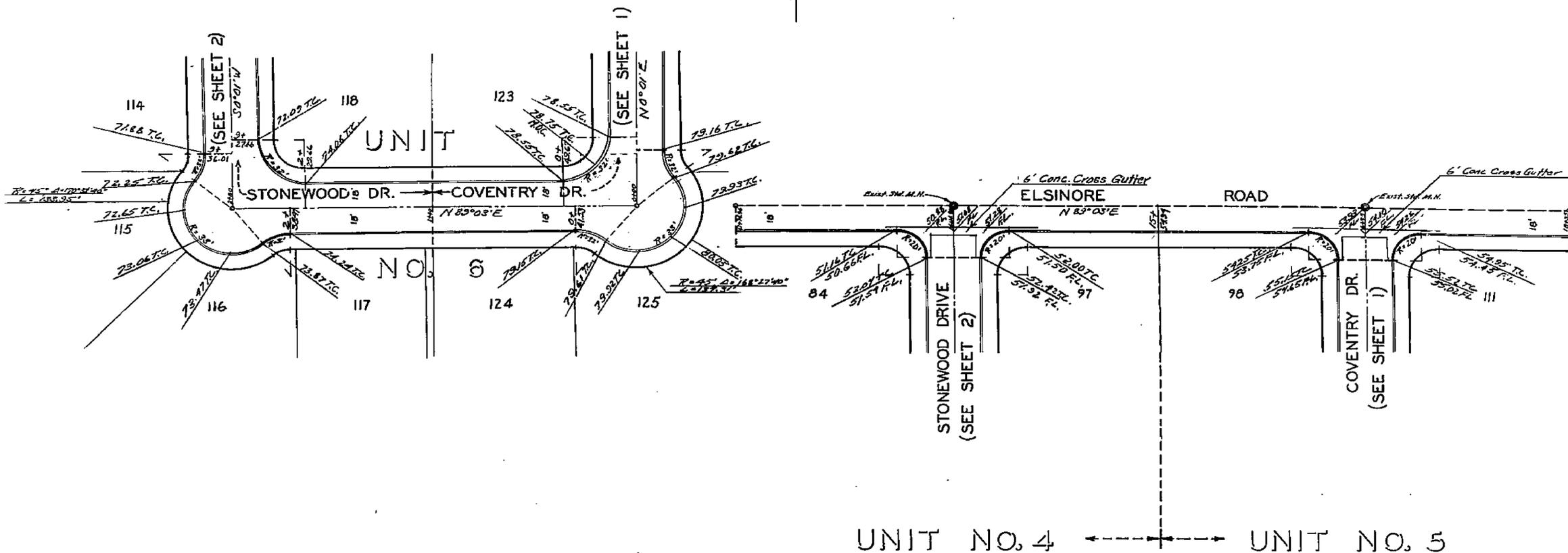
PLAN AND PROFILE
STONEWOOD DRIVE
VICTORIA GROVES
UNITS 4-5-6
OCTOBER, 1954. J.R. DAVIDSON, C.E.
SCALE-HORIZ. 1"=40'
VERT. 1"=4'

Bench Mark - Spike in RR No. R3276 T.
Elevation = 931.39

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CITY OF RIVERSIDE
CITY ENGINEERING DEPT.

PROPERTY OF
CITY OF RIVERSIDE
CITY ENGINEERING DEPT.

1500



UNIT NO. 4 ← → UNIT NO. 5

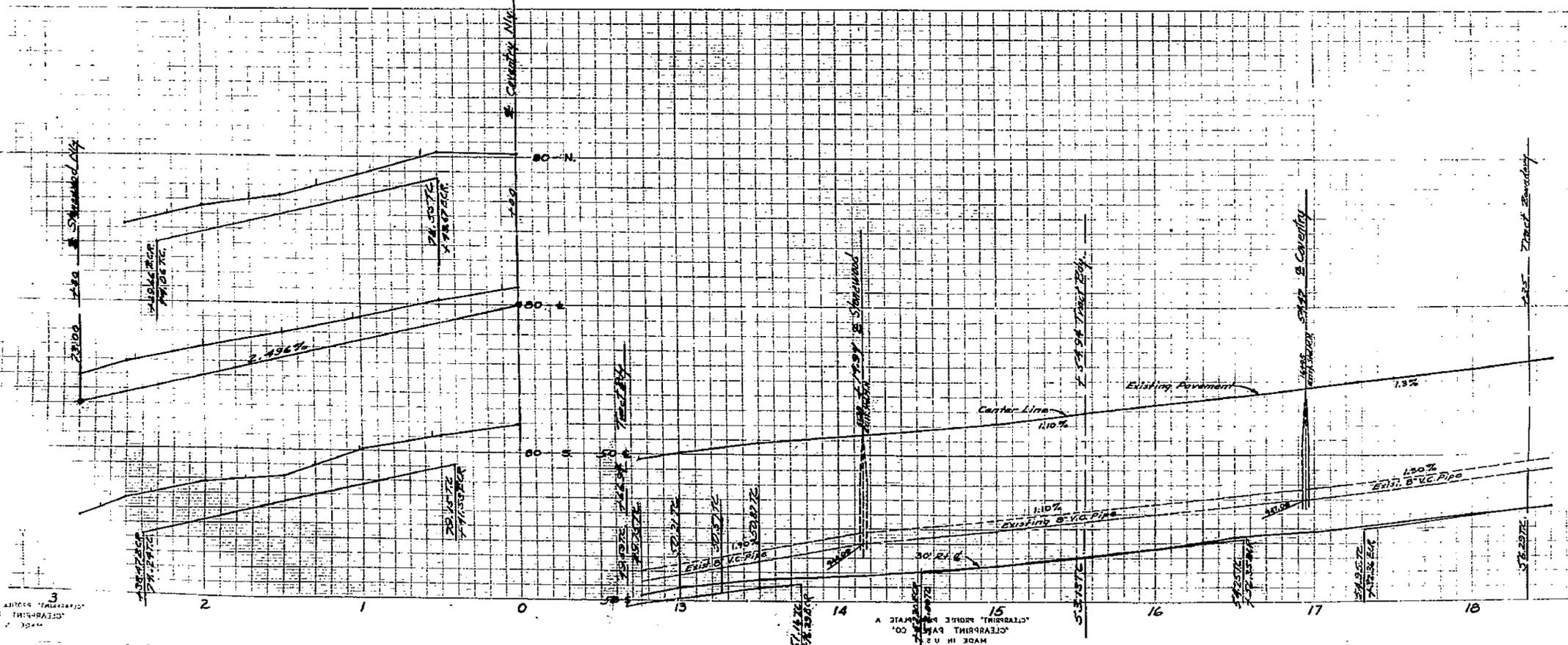
SHEET 3 OF 3 SHEETS

Approved Unit 4 M.H. Irvine, Nov 22
City Engineer
Approved Units 5 and 6 M.H. Irvine, June 7
City Engineer

STONEWOOD & COVENTRY
ELSINORE ROAD
PLAN AND PROFILE

VICTORIA GROVES
UNITS 4-5-6
OCTOBER, 1954 J.R. DAVIDSON, C.E.
SCALE - HORIZ. 1" = 40'
VERT. 1" = 4'

Bench Mark - Spike in P.P. 16, B 3376.7
Elevation = 551.39



1500

VICTORIA GROVES

UNIT NO. 4

BEING A SUBDIVISION OF A PORTION OF LOTS 12 AND 20, VICTORIA RANCH,
AS RECORDED IN MAP BOOK 4, PAGE 59, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

AUGUST, 1954

SCALE 1" = 100'

J. F. DAVIDSON, C. E.

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 or local taxes or special assessments collected as taxes.

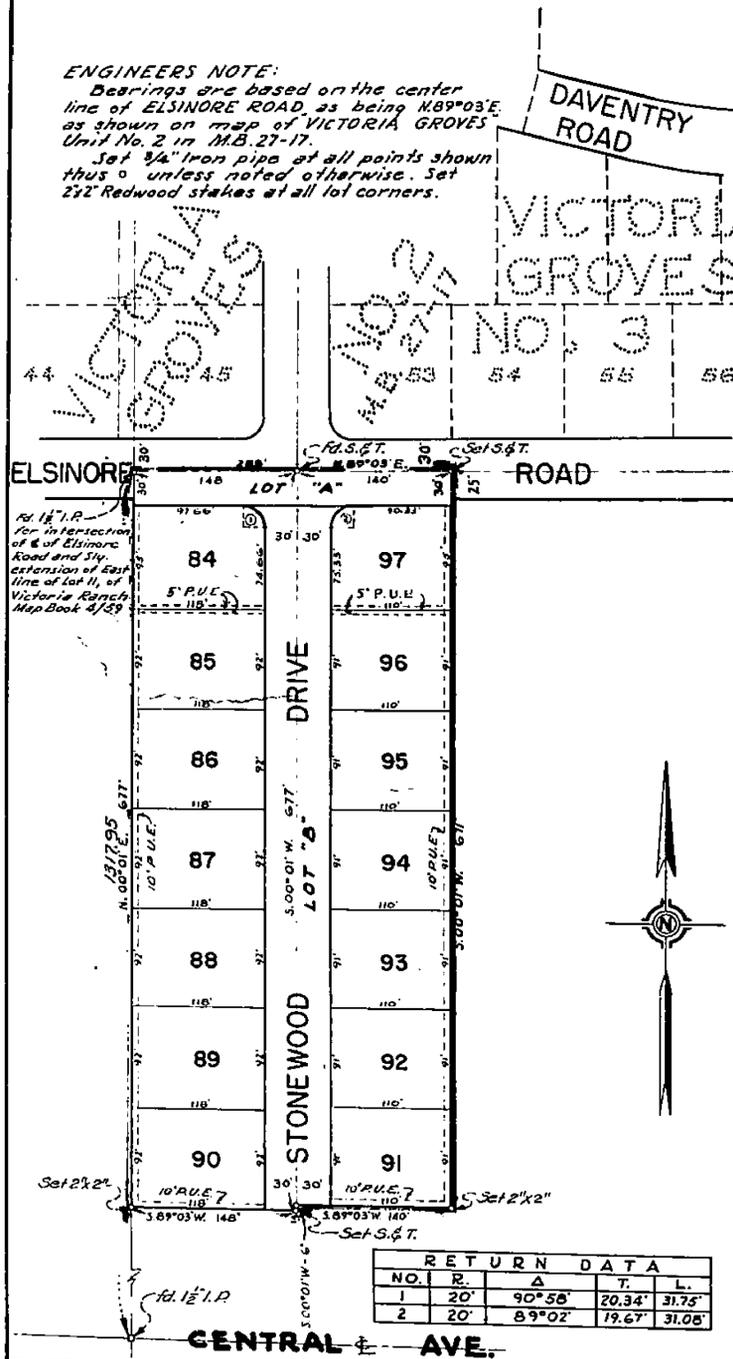
Dated 1954
V.M. HYDE
County Tax Collector

By _____ Deputy

ENGINEERS NOTE:

Bearings are based on the center line of ELSINORE ROAD, as being N89°03'E, as shown on map of VICTORIA GROVES Unit No. 2 in M.B. 27-17.

Set 3/4" iron pipe at all points shown thus unless noted otherwise. Set 2x2" Redwood stakes at all lot corners.



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 consisting of one (1) sheet; 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 of said map and subdivision as shown within the colored border line and we hereby offer for dedication for public use, Lots A and B for street purposes; and for the construction and maintenance of all public utilities the ten foot easements shown by broken lines and designated as "10' P.U.E." JOHNSON, INC., a corporation.

by R. DeWalt Vice President
by K. Simpson Asst. Secretary

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }
On this 22nd day of October, 1954, before me the undersigned, a Notary Public in and for said County and State personally appeared R.H. Walter known to me to be the Vice President and J.L. Simpson known to me to be the Asst. Secretary of the Corporation that executed the within instrument and they acknowledged to me that they executed the same on behalf of said Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Albert H. DeLoach
Notary Public in and for the County of Riverside
State of California.

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }
I, W.G. Waite, 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 this official seal of the City of Riverside, California, this 23rd day of October, 1954.

W.G. Waite
City Clerk of the City of Riverside, California.

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; and 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 this 23rd day of October, 1954.
A. Kennedy
Superintendent of Light and Water Department,
City of Riverside, California.

I hereby certify that I am a Registered Civil Engineer of the State of California and that this map consisting of one (1) sheet correctly represents a survey made under my supervision during August 1954; that all monuments shown hereon actually exist and their positions are correctly shown.

J. F. Davidson
Registered Civil Engineer No. 862

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 this 22nd day of October, 1954.
Orval Collington
Street Superintendent

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 this 6th day of October, 1954.
[Signature]
City Treasurer

I hereby certify 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, City 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 this 6th day of October, 1954.
by G.A. Pequegnat, County Clerk and
[Signature] Deputy ex-officio Clerk of the Board of Supervisors.

RESOLVED: That this map consisting of one (1) sheet be, and the same is hereby accepted as the official map of "VICTORIA GROVES UNIT NO. 4" and the streets and easements are accepted as public streets and easements and the City Clerk is hereby authorized and directed to attest said map by signing his name thereto as City Clerk of the City of Riverside, California, and to 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 23rd day of October, 1954.

[Signature]
City Clerk of the City of Riverside, Calif.

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. 1320 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 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.

Dated this 26th day of October, 1954.
M.H. Irvine - City Engineer
by Roll McField
Asst. City Engineer

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held on the 8th day of September, 1954.
[Signature] President
Riverside City Planning Commission.

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