

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...

VICTORIA HEIGHTS VENTURE II, a California limited partnership

By: J.C. MANNING COMPANY, INC., a California corporation
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., Ca.

John K. Maccabe, Senior Vice President
Phyllis M. Baccientos, Asst. Secretary

SIGNATURE OMISSION

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

An easement for road purposes in favor of Horton Sherwood and Anna Lucille Sherwood by deed recorded May 3, 1965 as Instrument No. 50809, Official Records of Riverside County, California.

A right-of-way for ditches or canals constructed by the authority of the United States, as reserved in the United States Patent recorded in Book 1 page 312 of the Patent Records of Riverside County, California...

A right-of-way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded May 6, 1896 in Book 1 page 308 of Patents Records of Riverside County, California.

UTILITIES EASEMENTS

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...

Dated SEPT 23, 1988
Bill D. Carnahan, Director of Public Utilities
By: Dieter P. Witzfeld

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 22527

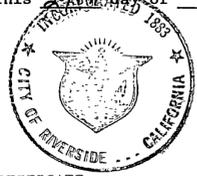
BEING A SUBDIVISION OF A PORTION OF LOTS 3 AND 4 OF HORTON'S SUBDIVISION AS SHOWN BY MAP ON FILE IN BOOK 3 OF MAPS AT PAGE 20 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIF., ALSO A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, T. 3 S., R. 5 W., S.B.M.

September 1987
J.F. DAVIDSON ASSOCIATES, INC.
RIVERSIDE, CALIFORNIA

CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of three sheets be, and the same is hereby accepted as the final map of Tract 22527 and the streets and easements are hereby accepted as public streets and easements except Lots "H", "I", "J" and "K" which are hereby accepted as 1" barrier strips to deny access from adjoining private property to Lots "A", "B", "C", "D" and "G", and except the easement designated as "Pedestrian and Equestrian Easement" which is hereby not accepted at this time, however, the City reserves the right to accept said easement at any time hereafter...

I hereby certify that the foregoing resolution was accepted by the Mayor and Council of the City of Riverside this 23rd day of September, 1988.



Alice A. Hare, City Clerk of the City of Riverside, California
By: Alice A. Hare

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 22527 which was approved by the Riverside City Planning Commission on June 18, 1987 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...

Dated Sept. 26, 1988
BARRY BECK R.C.E. 20900
City Engineer
By: Barry Beck

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 SEPT 23, 1988
Bill D. Carnahan, Director of Public Utilities
By: Dieter P. Witzfeld

RECORDER'S STATEMENT

Filed this 4th day of October 1988, at 12:30 AM in Book 191 of Maps at Pages 41-43 at the request of the

CITY CLERK
No. 287509
Fee: \$10.00
WILLIAM E. CONERLY, County Recorder
By: Gina Huntley, 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 3, 1988
R. WAYNE WATTS, County Tax Collector
By: Carolyn Wallace, 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: June 20, 1988
GERALD A. MALONEY, Clerk of the Board of Supervisors
CASH TAX BOND
R. WAYNE WATTS, County Tax Collector
By: Patti Gauge, 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 5-26-88
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 MAY, 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 5-5-88
JAMES F. DAVIDSON, L.S. 3018



SOIL REPORT

A preliminary soil report was prepared on NOVEMBER 19, 1987 as required by the Health and Safety Code of California, Section 17953 by JOHN R. BYERLY, INC.

M.B. 191/41

M.B. 191/41

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

# TRACT 22527

BEING A SUBDIVISION OF A PORTION OF LOTS 3 AND 4 OF HORTON'S SUBDIVISION AS SHOWN BY MAP ON FILE IN BOOK 3 OF MAPS AT PAGE 20 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIF., ALSO A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, T. 3 S., R. 5 W., S.B.M.

September 1987

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

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS

On this 12<sup>th</sup> day of MAY, 1988, before me, B. J. DUNCAN, 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 N/A President, and N/A (personally known to me) (proved to me on the basis of satisfactory evidence) to be the N/A 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 Mar. 4, 1991 Witness my hand and official seal

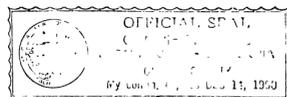
B. J. Duncan  
Notary Public in and for said State

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS

On this 19<sup>th</sup> day of MAY, 1988 before me CONNIE STILLINGS, 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 SE. VICE President, and PHILIP M. BARRIENTOS (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 Dec. 14, 1990 Witness my hand and official seal.



Connie Stillings  
Notary Public in and for said State

M.B. 191/42

M.B. 191/42

