

CITY COPY

166/89

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 21198

BEING A SUBDIVISION OF A PORTION OF PARCEL 2 OF PARCEL MAP ON FILE IN BOOK 25, PAGE 5 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND A PORTION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, T.3 S., R.5 W. S.B.M.

AUGUST 1986

GABEL, COOK AND BECKLUND, INC. RIVERSIDE, CA.

RECORDER'S CERTIFICATE

FILED THIS 6th DAY OF MARCH, 1987, AT 2:00 P.M. IN BOOK 166 OF MAPS, AT PAGES 89 - 91 AT THE REQUEST OF THE CITY CLERK.

NO. 62954
FEE \$10.00
WILLIAM E. CONERLY, COUNTY RECORDER
BY: David Kagan
SUBDIVISION GUARANTEE FIRST AMERICAN TITLE INSURANCE COMPANY

OWNER'S CERTIFICATE

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 DISTINCTIVE BORDERLINE. WE HEREBY DEDICATE FOR PUBLIC USE FOR STREET PURPOSES AND PUBLIC UTILITY PURPOSES LOTS "A" THRU "C" INCLUSIVE, AND FURTHER, THE UNDERSIGNED OWNERS, OUR 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, & 2, OVER AND ACROSS HIGHRIDGE STREET ADJOINING SAID LOTS.

VICTORIA HEIGHTS VENTURE, A LIMITED PARTNERSHIP
J.C. MANNING COMPANY, INC., A CALIFORNIA CORPORATION, AS GENERAL PARTNER

James C. Manning PRESIDENT

SECRETARY

SUPERIOR TITLE SERVICE, INC., A CALIFORNIA CORPORATION, AS TRUSTEE PER DEED OF TRUST RECORDED 28 AUGUST 1986, AS INSTRUMENT NO. 207967, O.R. RIVERSIDE COUNTY, CALIFORNIA.

Phyllis M. Barrientos PRESIDENT
Mitsuko Y. Okubo ASST. VICE PRESIDENT

TAX COLLECTOR'S CERTIFICATE

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, 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 \$ 3,100.00

DATED THIS 23rd DAY OF February, 1987.

R WAYNE WATTS COUNTY TAX COLLECTOR
BY: Anita Brooks DEPUTY

CIVIL 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 MAY 1986; THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN (1) ONE YEAR FROM THE RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED 12 Jan 1987

William D. Gabel RCE 21740
RCE LICENSE EXPIRES 30 SEPTEMBER 1989

CITY TREASURER'S CERTIFICATE

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 AGAINST SAID PROPERTY.

DATED: 1/14 1987

H. E. BREWER, CITY TREASURER
BY: W. R. Hansen

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 NO. 21198, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON 17 OCTOBER 1985, AND ANY APPROVED ALTERATION 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: March 4 1987

ROBERT C. WALES, R.C.E. 18793
CITY ENGINEER
BY: William D. Hansen
DEPUTY R.C.E. 11405

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF Orange } SS

ON THIS 6th DAY OF January, 1987 BEFORE ME, Stephanie Preston, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED James C. Manning AND Mitsuko Y. Okubo, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS THE PRESIDENT AND SECRETARY OF J.C. MANNING COMPANY, INC., A CALIFORNIA CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, SAID CORPORATION BE A GENERAL PARTNER OF VICTORIA HEIGHTS VENTURE, THE LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME AS SAID GENERAL PARTNER AND THAT SAID LIMITED PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES April 23, 1989
Stephanie Preston
NOTARY PUBLIC IN AND FOR SAID STATE



NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF Orange } SS

ON THIS 7th DAY OF January, 1987 BEFORE ME, Roberta R. Nichols, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Phyllis M. Barrientos KNOWN TO ME TO BE THE PRESIDENT, AND Mitsuko Y. Okubo, KNOWN TO ME TO BE THE ASST. VICE PRESIDENT OF SUPERIOR TITLE SERVICE, INC., A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES May 26, 1990
Roberta R. Nichols
NOTARY PUBLIC IN AND FOR SAID STATE



X TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 3,100.00 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 THIS 4th DAY OF March, 1987.

GERALD A. MALONEY CLERK OF THE BOARD OF SUPERVISORS
BY: Maria Brooks DEPUTY

PUBLIC 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: MARCH 3 1987

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES
BY: Pieter P. Witzfeld

UTILITIES EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENT HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP.

1. THE RIVERSIDE CANAL COMPANY AND THE RIVERSIDE WATER COMPANY, THEIR SUCCESSORS OR ASSIGNS HOLDERS OF THE RIGHT-OF-WAY FOR WATER DITCHES, PIPELINES, FLUMES AND INCIDENTAL PURPOSES PER DEEDS RECORDED 26 APRIL 1882 IN BOOK 28 PAGE 635 AND 14 AUGUST 1885 IN BOOK 42 PAGES 294 & 295, RESPECTIVELY, OF DEEDS, SAN BERNARDINO CO. REC.; THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS.

DATED: MARCH 3, 1987

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES
BY: Pieter P. Witzfeld

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 (C) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO FEE.

1. H.M. BRADLEY, ET. AL., THE HOLDERS OF AN EASEMENT FOR PIPELINES, DITCHES, CANALS OR CONDUIT FOR STORM WATER AND INCIDENTAL PURPOSES PER INSTRUMENT RECORDED 13 DECEMBER 1907 IN BOOK 254 PAGE 135, OF DEEDS, REC. RIV. CO.; THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS.

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. 21198 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 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 3rd DAY OF March, 1987



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

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED BY JOHN R. BYERLY, INC., ON THE 27TH OF AUGUST, 1986, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

M.B. 166/89

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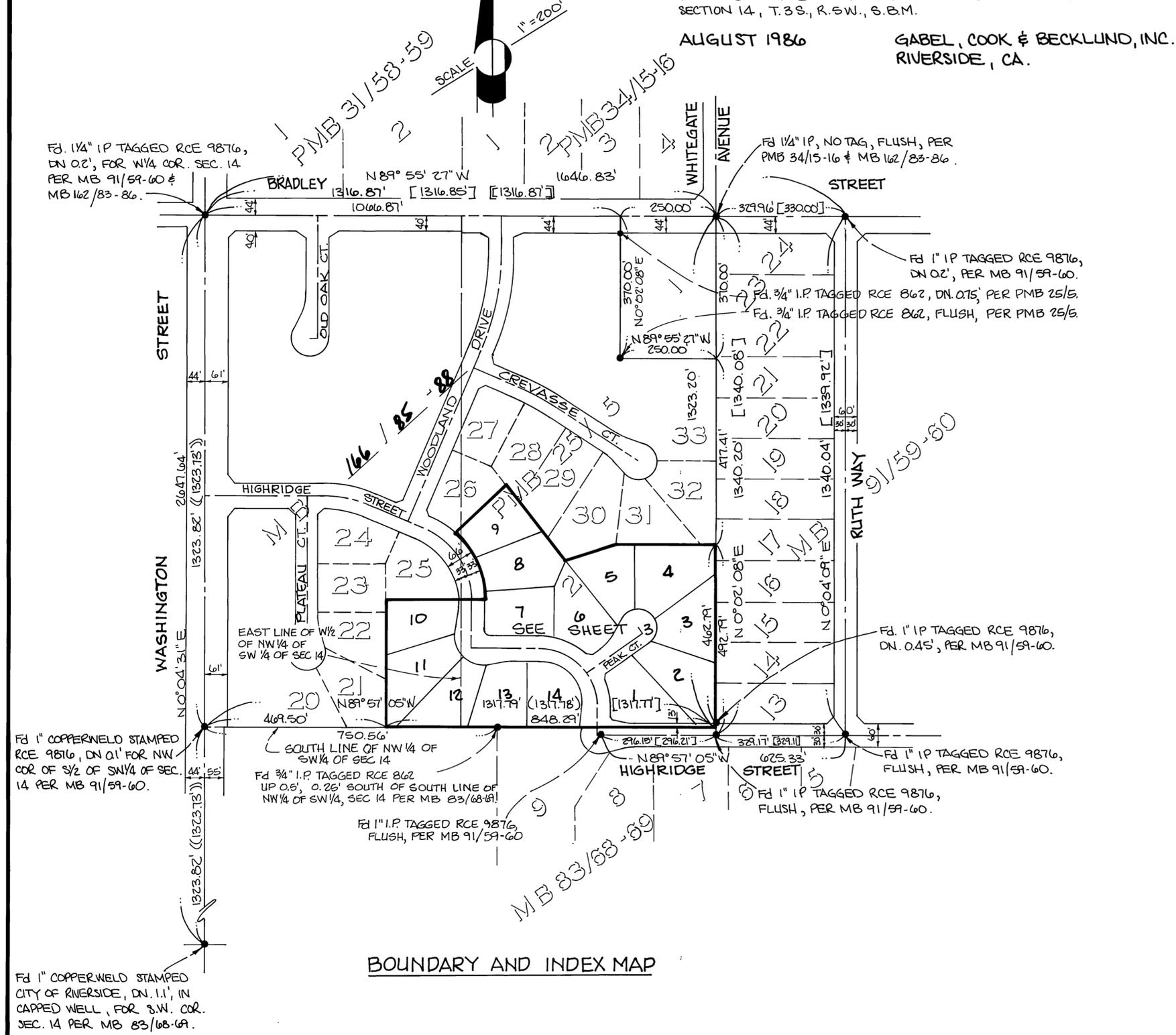
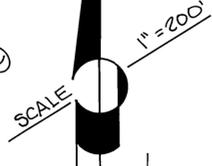
IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT No. 2198

BEING A SUBDIVISION OF A PORTION OF PARCEL 2 OF PARCEL MAP ON FILE IN BOOK 25, PAGE 5 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND A PORTION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, T.3S., R.5W., S.B.M.

AUGUST 1986

GABEL, COOK & BECKLUND, INC.
RIVERSIDE, CA.



ENGINEER'S NOTES:

1. BASIS OF BEARINGS IS THE CENTERLINE OF BRADLEY STREET BEING N 89° 55' 27" W AS SHOWN ON M.B. 162/83-86 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● INDICATES FOUND 1" O.D. IRON PIPE, W/PLASTIC PLUG STAMPED R.C.E. 21740, FLUSH, PER M.B. 166/85-88, UNLESS OTHERWISE NOTED.
3. ○ INDICATES SET 1" O.D. IRON PIPE, W/PLASTIC PLUG STAMPED R.C.E. 21740, FLUSH, UNLESS OTHERWISE NOTED.
4. SET 1" O.D. IRON PIPE, W/PLASTIC PLUG STAMPED R.C.E. 21740, FLUSH, AT ALL REAR LOT CORNERS & ANGLE POINTS IN LOT LINES, UNLESS OTHERWISE NOTED.
5. SET BRASS PIN & TAG R.C.E. 21740 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED, UNLESS OTHERWISE NOTED.
6. () INDICATES RECORD DATA PER P.M. 25/5, RIV. CO. REC., UNLESS OTHERWISE NOTED.
7. <> INDICATES RECORD DATA PER M.B. 83/68-69, RIV. CO. REC.
8. [] INDICATES RECORD DATA PER M.B. 91/59-60, RIV. CO. REC.
9. [] INDICATES RECORD DATA PER M.B. 162/83-86, RIV. CO. REC.
10. THIS TRACT CONTAINS 9.02 GROSS ACRES.

EASEMENT NOTES:

1. RIGHT-OF-WAY RESERVED TO THE RIVERSIDE CANAL COMPANY AND THE RIVERSIDE WATER COMPANY, THEIR SUCCESSORS AND ASSIGNS, FOR WATER DITCHES, PIPELINES, FLUMES AND INCIDENTAL PURPOSES PER DEEDS RECORDED 26 APRIL 1882 IN BOOK 28 PAGE 635 AND 14 AUGUST 1886 IN BOOK 42 PAGES 294 & 295, RESPECTIVELY, OF DEEDS, SAN BERNARDINO CO. REC. THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS.
2. EASEMENT IN FAVOR OF H.M. BRADLEY ET. AL. FOR PIPELINES, DITCHES, CANALS OR CONDUIT FOR STORM WATER AND INCIDENTAL PURPOSES PER INSTRUMENT RECORDED 13 DECEMBER 1907 IN BOOK 254 PAGE 135, OF DEEDS, REC. RIV. CO. THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS.

BOUNDARY AND INDEX MAP

M.B. 166/90

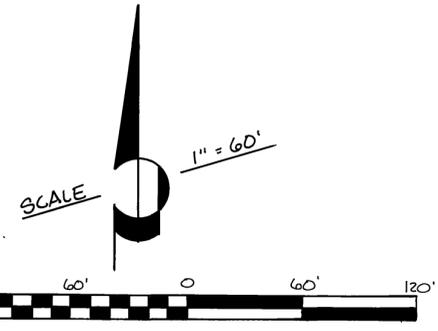
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AUGUST 1986

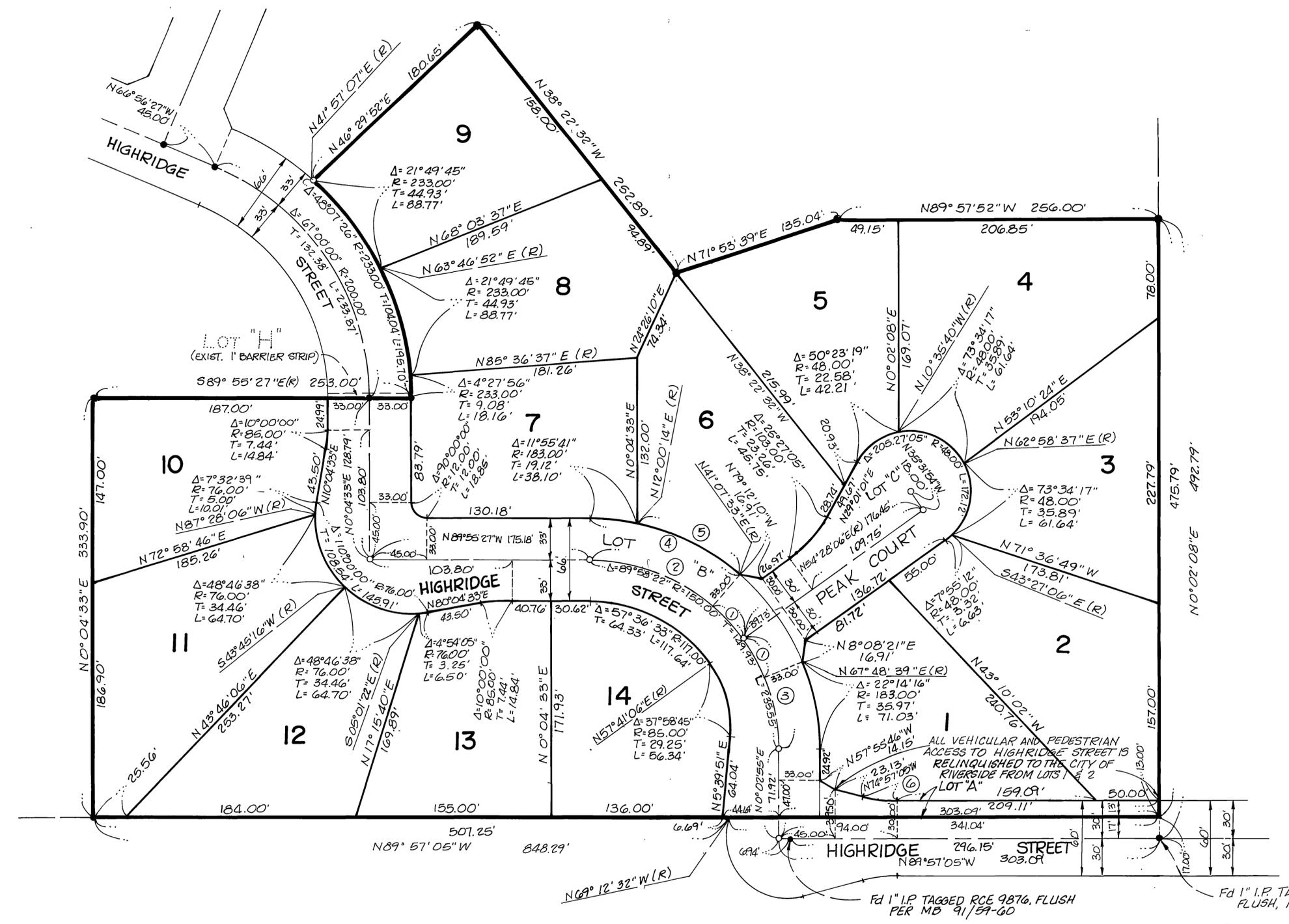
GABEL, COOK & BECKLUND, INC.
RIVERSIDE, CA.



ENGINEER'S NOTES:

1. BASIS OF BEARINGS IS THE CENTERLINE OF BRADLEY STREET BEING N 89° 55' 27" W AS SHOWN ON MB. 162/83-86 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● INDICATES FOUND 1" O.D. IRON PIPE W/PLASTIC PLUG STAMPED R.C.E. 21740, FLUSH, PER MB. 166/85-88, UNLESS OTHERWISE NOTED.
3. ○ INDICATES SET 1" O.D. IRON PIPE, W/PLASTIC PLUG STAMPED R.C.E. 21740, FLUSH, UNLESS OTHERWISE NOTED.
4. SET 1" O.D. IRON PIPE, W/PLASTIC PLUG STAMPED R.C.E. 21740, FLUSH AT ALL REAR LOT CORNERS & ANGLE POINTS IN LOT LINES, UNLESS OTHERWISE NOTED.
5. SET BRASS PIN & TAG R.C.E. 21740 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED, UNLESS OTHERWISE NOTED.

CURVE DATA				
NO.	Δ	R	T	L
①	13° 20' 33"	150.00'	17.54'	34.93'
②	54° 23' 33"	150.00'	77.08'	142.40'
③	35° 34' 49"	150.00'	48.13'	93.15'
④	41° 03' 00"	183.00'	68.51'	131.11'
⑤	29° 07' 19"	183.00'	47.53'	93.01'
⑥	15° 00' 00"	103.00'	13.56'	26.97'



Fd 1" I.P. TAGGED RCE 9876, FLUSH PER MB 91/59-60

Fd 1" I.P. TAGGED RCE 9876, FLUSH PER MB 91/59-60

M.B.166/91

M.B.166/91