

VILLA d'ESTE

BEING A SUBDIVISION OF A PORTION OF LOTS 10, 15 AND 16, BLOCK 8, OF THE R.L. & I. CO. LANDS AS RECORDED IN MAP BOOK I, PAGE 70, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

OCTOBER, 1955.

SCALE 1" = 100'

J. F. DAVIDSON, C.E.

FILED
JAN 23, 1956

No. _____ at _____ M.
JACK A. ROSS
County Recorder
By C. A. [Signature]
Deputy
Fee \$5.00
Filed by
SUBDN GTEE - R.T. Co.

M.B. 30/34

OWNER'S CERTIFICATE

We hereby certify that we are the owners of or have some right title or interest in the land included in the subdivision shown on the annexed map consisting of two (2) sheets; 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 Lots "A" to "D" inclusive for street purposes and for the construction and maintenance of all public utilities, the five and ten foot easements shown by broken lines and designated as "5' P.U.E." and "10' P.U.E."

HEERS-ROEDER ENTERPRISES, INC.

Carol Heers
Secretary

Walter S. Roeder
President

STREET SUPERINTENDENT'S CERTIFICATE

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 16th day of January, 1956.
Orval C. [Signature]
Street Superintendent

COUNTY 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 this map for unpaid State, County, City or local taxes or special assessments collected as taxes.

Dated this 16th day of JANUARY, 1956
V.M. HYDE - COUNTY TAX COLLECTOR
By V.M. Hyde

CITY PLANNING COMMISSION'S CERTIFICATE

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held on the 13th day of JANUARY, 1956.

John B. Reed
Secretary
Riverside City Planning Commission

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 upon said property.
Dated this 16th day of JANUARY, 1956.
Fred D. Smith by John B. Reed
City Treasurer

RESOLVED

That this map consisting of two (2) sheets, be and the same is hereby accepted as the official map of "VILLA d'ESTE" and the streets and easements offered hereon 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, California this 17th day of January, 1956.
[Signature]
City Clerk of the City of Riverside, California.

TRUSTEE CERTIFICATE

We hereby certify that we are the holders of or interested in the legal title to the land included within the subdivision as shown on the annexed map consisting of two (2) sheets, by reason of being Trustee in that certain Deed of Trust recorded December 14, 1955 in Book 1833, page 540 of Official Records in the office of the Recorder of Riverside County, California and we hereby consent to the making of said subdivision and map all as shown within the colored border line and to the dedication of streets as shown thereon.

CITIZENS NATIONAL TRUST AND SAVINGS BANK OF RIVERSIDE
By [Signature] Vice President By [Signature] Assistant Trust Officer

CORPORATE ACKNOWLEDGEMENT

On this 20th day of JANUARY, 1956, before me, J.F. Davidson, a Notary Public in and for said County and State, personally appeared R.A. STEVES known to me to be the VICE PRESIDENT and L.M. HARRLOW known to me to be the ASST. TREASURER of the CITIZENS NATIONAL TRUST AND SAVINGS BANK OF RIVERSIDE, 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, and acknowledged to me that such association executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.
[Signature]
My Commission Expires _____ Notary Public in and for said County and State IN AND FOR RIVERSIDE COUNTY, STATE OF CALIFORNIA

SUPERINTENDENT OF LIGHT & WATER DEPT.

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; 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 16th day of January, 1956

A. Kennedy
Superintendent of Light and Water Department
City of Riverside, California.

CITY CLERK'S CERTIFICATE

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 17th day of January, 1956

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

CIVIL ENGINEERS CERTIFICATE

I hereby certify that I am a Registered Civil Engineer of the State of California and that this map consisting of two (2) sheets, correctly represents a survey made under my supervision during September of 1955; that all monuments shown hereon actually exist and their positions are correctly shown.

[Signature]
Registered Civil Engineer No. 862

CITY ENGINEERS 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 and any approved alterations thereof; that all provisions of Chapter 12B (Subdivision Map Act) Statutes of California, 1943, and of Ordinance No. 132B 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 17th day of January, 1956.
James F. [Signature]
Director of Public Works

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }
On this 20th day of JANUARY, 1956, before me the undersigned, a Notary Public in and for the County of Riverside, State of California, residing therein and duly commissioned and sworn, personally appeared WARREN J. PEASE known to me to be the Vice President, and CHESTER R. MCKENZIE known to me to be the Assistant Secretary of the Title Insurance and Trust Company, a California 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, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.
[Signature]
Notary Public in and for said County and State
My Commission Expires 11-6-58

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }
On this 16th day of January, 1956, before me, the undersigned, a Notary Public in and for said County and State personally appeared Walter S. Roeder known to me to be the President and Carol D. Heers known to me to be the Secretary of the Corporation that executed the within instrument and they acknowledged to me that they executed the same.

IN WITNESS WHEREOF I have set my hand and official seal.
[Signature]
Notary Public in and for said County and State.

TRUSTEE CERTIFICATE

We hereby certify that we are the holders of or interested in the legal title to the land included within the subdivision as shown on the annexed map consisting of two (2) sheets, by reason of being Trustee in that certain Deed of Trust recorded October 5th, 1955 in Book 1802, page 312 of Official Records in the office of the Recorder of Riverside County, California and we hereby consent to the making of said subdivision and map all as shown within the colored border line and to the dedication of streets as shown thereon.

TITLE INSURANCE AND TRUST COMPANY, a California corporation.
By Walter J. [Signature] Vice President By Chester P. [Signature] Asst. Secretary

NO 1 MB 30/34

M.B. 30/34

30/35

VILLA d'ESTE

IN THE CITY OF RIVERSIDE
BEING A SUBDIVISION OF A PORTION OF LOTS 10, 15 AND 16 IN BLOCK 8 OF THE R. L. & I. CO. LANDS AS RECORDED IN MAP BOOK I, PAGE 70, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.
NOVEMBER, 1955

J. F. DAVIDSON, C. E.

SCALE 1" = 100'

COLORADO AVENUE
N. 56° 00' E. 2724.15'

COLORADO AVE.
N. 56° 00' E. 2724.15'

JACKSON STREET

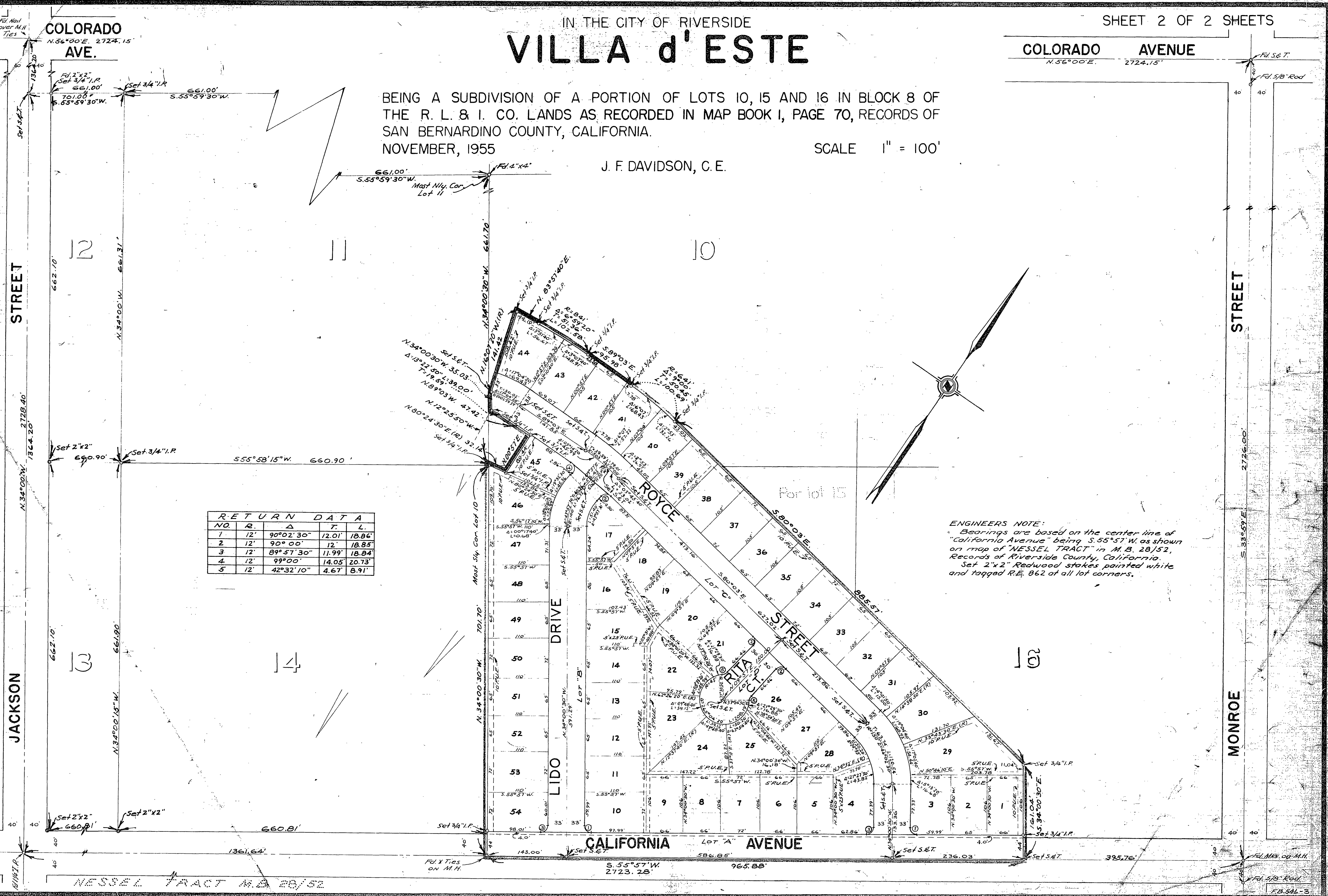
MONROE STREET

JACKSON STREET

MONROE STREET

M.B. 30 / 35

M.B. 30 / 35



RETURN DATA				
NO.	R.	Δ	T.	L.
1	12'	90° 02' 30"	12.01'	18.86'
2	12'	90° 00' 00"	12.00'	18.85'
3	12'	89° 57' 30"	11.99'	18.84'
4	12'	99° 00' 00"	14.05'	20.73'
5	12'	42° 32' 10"	4.67'	8.91'

ENGINEERS NOTE:
Bearings are based on the center line of California Avenue being S. 55° 57' W. as shown on map of NESSEL TRACT in M.B. 28/52, Records of Riverside County, California.
Set 2"x2" Redwood stakes painted white and tagged R.E. 862 at all lot corners.

NO. 1 MB 30/35