

# VILLA d'ESTE

UNIT NO. 2

BEING A SUBDIVISION OF PORTIONS OF LOTS 9, 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.

NOVEMBER, 1955

J. F. DAVIDSON, C. E.

SCALE 1" = 100'

SHEET 1 OF 2 SHEETS

**FILED**  
On July 31 1956

At 2:25 P. M.  
JACK A. ROSS  
County Recorder  
By O. A. Great Deputy  
Fee \$5.00  
No. \_\_\_\_\_

VILLA d'ESTE Map  
M.B. 31/63

CITY PLANNING COMMISSION

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held on the 21<sup>st</sup> day of February 1956.  
John B. Reed  
Riverside City Planning Commission

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 two (2) sheets correctly represents a survey made under my supervision during December 1955; that all monuments shown hereon actually exist and their positions are correctly shown.  
J. F. Davidson  
Registered Civil Engineer No. 862

SUPERINTENDENT OF LIGHT AND WATER DEPARTMENT

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 23<sup>rd</sup> day of July 1956.  
A. J. Kennedy  
Superintendent of Light and Water Dept., City of Riverside, Calif.

CITY TREASURERS 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 17<sup>th</sup> day of July 1956.  
City Treasurer  
By Th. C. Spauld Deputy

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 annexed map consisting of two (2) sheets, by reason of being Trustee in those certain Deeds of Trust recorded June 3, 1955 in Book 1746 page 582 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 shown thereon.  
CITIZENS NATIONAL TRUST AND SAVINGS BANK OF RIVERSIDE, a national banking Association, TRUSTEE.  
By \_\_\_\_\_ By \_\_\_\_\_

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) S.S.  
On this \_\_\_\_\_ day of \_\_\_\_\_ 1956, before me the undersigned, a Notary Public in and for said County and State, personally appeared \_\_\_\_\_, known to me to be the \_\_\_\_\_ and \_\_\_\_\_, known to me to be the \_\_\_\_\_ of the Citizens National Trust and Savings Bank of Riverside, the Assn 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 corporation executed the same, and acknowledged to me that such Association executed the within instrument as Trustee.  
WITNESS my hand and official seal.  
\_\_\_\_\_  
Notary Public in and for said County and State

DIRECTOR OF PUBLIC WORKS 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 128 (Subdivision Map Act) Statutes of California, 1943, and of Ordinance No. 1328 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 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 24<sup>th</sup> day of July 1956.  
DIRECTOR OF PUBLIC WORKS  
James M. Matlack

COUNTY TAX COLLECTORS 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 or local taxes or special assessments collected as taxes, except taxes now a lien but not yet payable which are estimated to be \$2700.00.  
Dated this 17<sup>th</sup> day of July 1956.  
COUNTY TAX COLLECTOR  
By W. H. Wade Deputy

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 14<sup>th</sup> day of July 1956.  
Orville Robinson  
Street Superintendent

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 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 shown thereon.  
TITLE INSURANCE AND TRUST COMPANY, a California Corporation, TRUSTEE.  
By Harold J. Pease Vice President

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) S.S.  
On this 18<sup>th</sup> day of July 1956, before me the undersigned, a Notary Public in and for said County and State, personally appeared WARREN J. PEASE, known to me to be the Vice President, and \_\_\_\_\_, 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 same, 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.  
Robert E. Greis  
Notary Public in and for said County and State

My Commission Expires 3-15-58  
2028

OWNERS 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 and we hereby consent to the making of said map and subdivision as shown within the colored border lines and we hereby offer for dedication for public use, lots "A" to "H" inclusive for street purposes and for the construction and maintenance of all public utilities, the five, and ten foot easements shown by dashed lines and designated as "5' P.U.E." and "10' P.U.E."  
HEERS-ROEDER ENTERPRISES, INC.  
Charles M. Heers Secretary  
Carol D. Heers VICE-President

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) S.S.  
On this 17<sup>th</sup> day of July 1956, before me, the undersigned, a Notary Public in and for said County and State, personally appeared CAROL D. HEERS known to me to be the President and CHARLES M. 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.  
Madelaine Guimond  
Notary Public in for said County and State.

CITY CLERKS CERTIFICATE

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 the official seal of the City of Riverside, State of California, this 24<sup>th</sup> day of July 1956.  
W. G. Waite  
City Clerk of the City of Riverside, California

RESOLVED

That this map consisting of two (2) sheets be, and the same is hereby accepted as the official map of "VILLA d'ESTE-UNIT NO. 2" 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, State of 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 24<sup>th</sup> day of July 1956.  
W. G. Waite  
City Clerk of the City of Riverside, California.

TAX BOND

I hereby certify that a bond in the sum of \$2700.00 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, 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 30<sup>th</sup> day of July 1956.  
County Clerk and ex-officio  
Clerk of the Board of Supervisors  
By W. G. Waite Deputy

VILLA d'ESTE  
UNIT NO. 2

M.B. 31/63

31/63

# VILLA d'ESTE

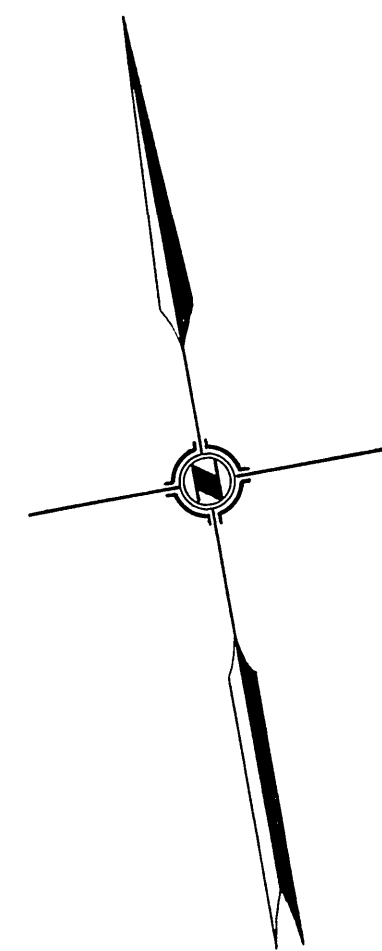
## UNIT NO. 2

BEING A SUBDIVISION OF PORTIONS OF LOTS 9, 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.  
NOVEMBER, 1955

J. F. DAVIDSON, C.E.

SCALE 1" = 100'

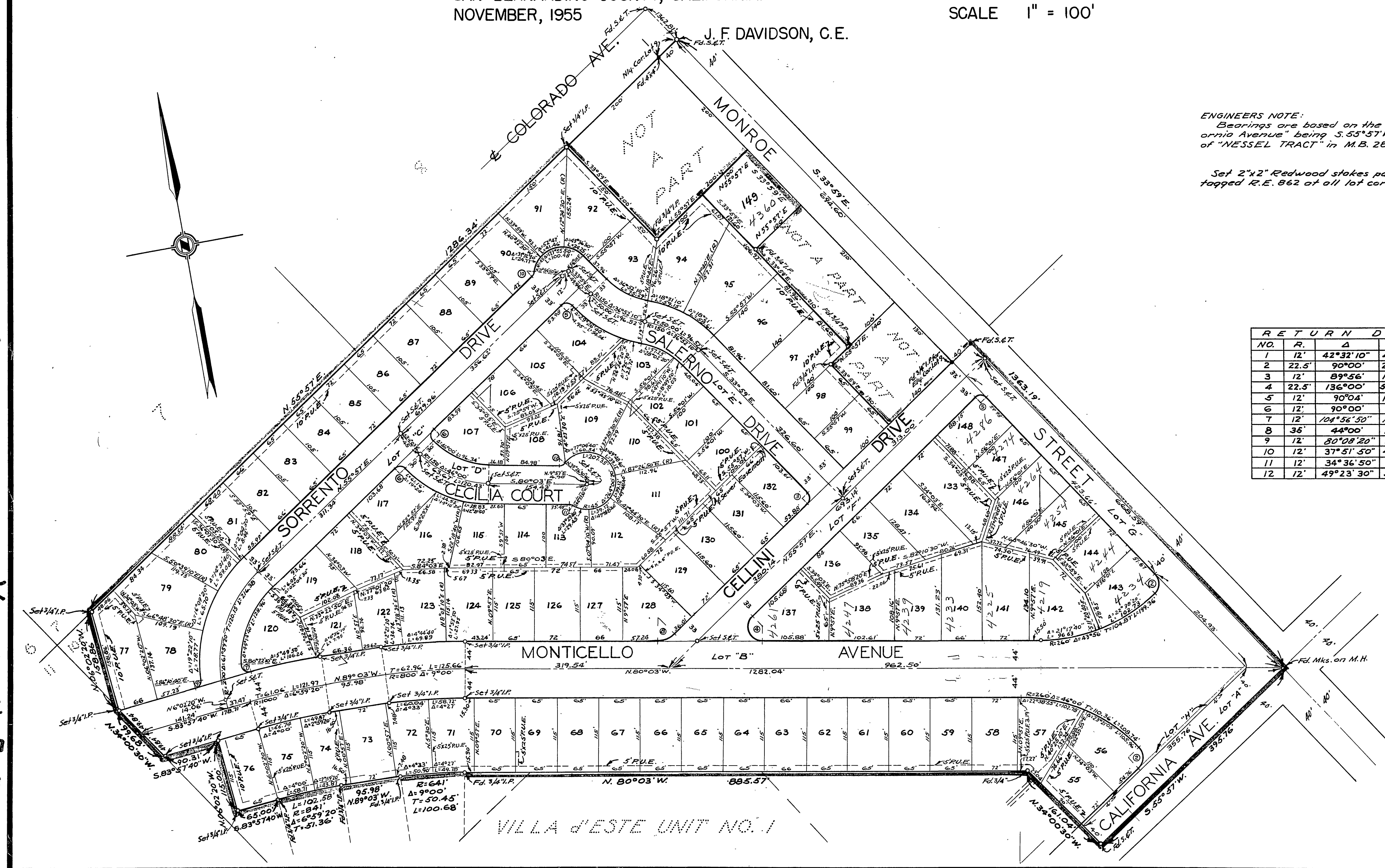
M.B. 31/64  
VILLA d'ESTE  
UNIT NO. 2



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, Rec. of Riv. Co.

Set 2"x2" Redwood stakes painted white and tagged R.E. 862 at all lot corners.

NO.	R.	Δ	T.	L.
1	12'	42°32'10"	4.67'	8.91'
2	22.5'	90°00'	22.5'	35.34'
3	12'	89°56'	11.99'	18.84'
4	22.5'	136°00'	53.69'	53.41'
5	12'	90°04'	12.01'	18.84'
6	12'	90°00'	12'	18.85'
7	12'	104°56'50"	15.62'	21.98'
8	36'	44°00'	14.14'	26.88'
9	12'	80°08'20"	10.09'	16.78'
10	12'	37°51'50"	4.12'	7.93'
11	12'	34°36'50"	3.74'	7.25'
12	12'	49°23'30"	5.52'	10.34'



VILLA d'ESTE  
UNIT NO. 2 M.B. 31/64

31/64