

VILLA d' ESTE UNIT 4

BEING A SUBDIVISION OF PORTIONS OF LOTS 5, 6, 10, 11, & 15 OF BLOCK 8 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING CO. AS RECORDED IN MAP BOOK I, PAGE 70, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

MAY 1958

J. F. DAVIDSON, C. E.

SCALE 1" = 100'

FILED

On Sep. 3, 1958

No. 60426 at 3:25 P. M.

JACK A. ROSS
County Recorder

By O. A. Neat
Deputy
File 87.00.

Filed by County Clerk

35/60
VILLA d'ESTE NO. 3
M.B. 35/60

STREET SUPERINTENDENT

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 August, 1958.

C. M. Cassi
Street Superintendent

LIGHT & 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 R.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 22nd day of August, 1958.

E. C. Ross by Don Campbell
Superintendent of the Light & Water Department, Riverside, California

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 assessment collected as taxes, except taxes and special assessments now a lien, but not yet payable which are estimated to be \$ 1500.00.

Dated Aug. 5, 1958

U. M. HYDE County Tax Collector

Maurice M. Zona Deputy

CITY ENGINEER

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 alteration thereof; that all provisions of Chapter 12B (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 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 25th day of August, 1958.

J. J. Anderson
Director of Public Works

CITY PLANNING COMMISSION

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held on the 21st day of August, 1958.

P. James Ferguson
Director of Planning - City of Riverside

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, bond 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 21st day of August, 1958.

H. J. Wright
City Treasurer

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 June of 1957; that all monuments shown hereon actually exist and their positions are correctly shown.

J. J. Davidson
Registered Civil Engineer No. 862

TAX BOND

I hereby certify that a bond in the sum of \$ 1500.00 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 Sept. 2, 1958

GORDAN A. PEQUEGNAT
County Clerk and ex-officio
Clerk of the Board of Supervisors

By Madelle Bauer Deputy

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 while all of Jackson Street within this subdivision remains a public highway, and for such time only, we abandon all easements of vehicular and pedestrian ingress & egress to said Jackson Street so that owners of lots abutting this highway during such time will have no rights of access whatever in the highway as such except the general easement of travel which belongs to the whole public, if any change of alignment or width of such highway results in the vacation of any part thereof within this subdivision, such vacation terminates the above dedication as to the part vacated, and we hereby offer for dedication Lots "A" to "I" inclusive for street purposes "J" for storm drain and utility purposes; and for the construction and maintenance of all public utilities the five foot, ten foot, and twenty foot easements shown by dashed lines and designated as "5' R.U.E."; "10' R.U.E."; and "20' R.U.E."; also "EASEMENT FOR TREE PLANTING & FIRE HYDRANTS"; HEERS-ROEDER ENTERPRISES, INC., a corporation

By Walter S. Roeder President By Charles M. Heers Secretary

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE J.S.S.

On August 5th 1958 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 CHARLES M. HEERS known to me to be the Secretary of HEERS-ROEDER ENTERPRISES, INC., the Corporation that executed the within instrument, 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.

Alvathia Anderson
Notary Public in and for said County and State

My commission expires 11-6-58.

CITY CLERK'S CERTIFICATE

I, VIRGINIA J. STROHECKER, 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 map.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Riverside, California, this 26th day of August, 1958.

Virginia J. Strohecker
City Clerk, City of Riverside, Calif.

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. 4" 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 this 26th day of August, 1958.

Virginia J. Strohecker
City Clerk of the City of Riverside, California.

VILLA d' ESTE NO. 4

M.B. 35/60

35/60

COLORADO AVE

IN THE CITY OF RIVERSIDE

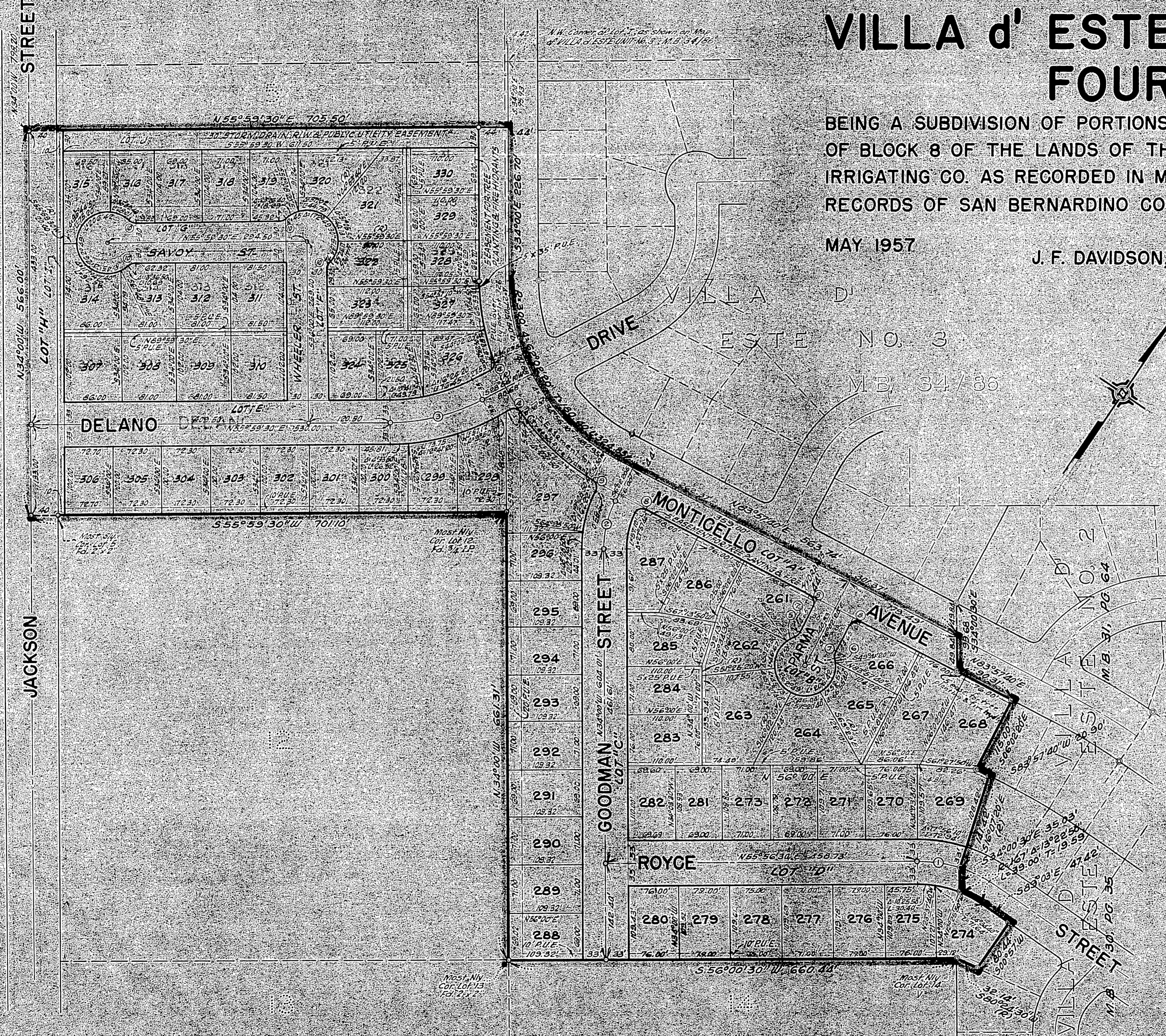
VILLA d' ESTE UNIT NO. FOUR

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MAY 1957

J. F. DAVIDSON, C. E.

SCALE 1"=100'



RETURN		DATA		
No.	2	Δ	T	L
1	200	17°56'10"	31.56	62.61
2	150	27°57'40"	37.35	73.20
3	300	27°05'20"	78.27	141.84
4	12	82°44'20"	10.57	17.33
5	45	12°31'20"		11.41
6	45	07°08'10"		5.60
7	15	41°24'30"	5.67	10.84
8	12	90°00'	12.00	18.85
9	12	86°49'10"	11.35	18.85
10	15	41°24'30"	5.67	10.84

ENGINEER'S NOTE

Bearings are based on the Center Line of Monticello Avenue, being N 83° 57' 40" E, as shown on map of VILLA d' ESTE NO. 3, M.B. 34, Pg. 86, Records of Riverside County, California.

— indicates 3" Pipe set.
 — indicates 3" Pipe found.

2" x 2" Redwood Stakes, painted white & jagged P.E. 862, set at all lot corners.

P.U.E. = Public Utility Easement.