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MAP OF BIRD ROCK VILLAS

A Re-subdivision of Blocks 20, 21, 34 and 35 of Bird Rock Addition according to Map 1083, Book 22 as filed in the Recorders Office of San Diego County, California, also those portions of Colima Street and Beulah Avenue lying between said Blocks 20, 21, 34 and 35, except a strip of land 10 feet wide [illegible] Blocks 21 and 34 conveyed to the City of San Diego for public highway by deed recorded in Book 446 at page 105 of deeds records of San Diego County.

SAN DIEGO, CAL.

Surveyed by Walter L. Bauer
607 Timken Bldg
November 1912

Scale; 1" = 60'



No. 43541

The Union Title and Trust Company hereby certifies that on this 12th day of April, 1913, at 8:00 A. M. the UNION TITLE AND TRUST COMPANY a corporation, were all the owners and persons interested in and whose consent was necessary to pass a clear title to the land embraced within the subdivision to be known as "Bird Rock Villas" and shown on this map and more particularly described as follows: a resubdivision of Blk 20, 21, 34 and 35 of Bird Rock Addition according to map 1083, Book 22, as filed in the County Recorders Office of San Diego County, also those portions of Colima Street and Beulah Avenue lying between said Blocks 20, 21, 34 and 35 except a strip of land 10 feet wide off said blocks 21 and 34 as described in deed recorded in Book 446 at page 105 of deeds records of San Diego County, Subject to the rights of the public to an easement of right of way for street purposes over Beulah Avenue and Colima Street as shown on said map No. 1083, also subject to the rights of the public to an easement of right of way over the alleys through said Blocks 20, 21, 34 and 35.

In Witness Whereof said Union Title and Trust Company has caused this instrument to be executed under its corporate name and seal by its proper officers thereunto duly authorized the day and year first above written.

Union Title and Trust Company
By ..... President
Attest ..... Secretary

The name of this subdivision, Bird Rock Villas is here by approved.

John A. Hennessy
County Recorder

Dated November 11, 1912

Easements

We hereby dedicate to the City of San Diego, and for ever reserve for the use of Public Utility Corporations an easement or right of way ten feet in width off the rear of Lots K, J, I, G, H, off of the rear of Lots L, R, S, T, and U, H, O, F, E, D, C and B, Northerly 10 feet of Lot B, all in Blk "D" as shown on this Map for the purpose of erecting and maintaining thereon, electric light, power, telephone or telegraph poles or wires; also underground sewers, water mains, water pipes or drains; also conduits for carrying of electric, light, power and telephone or telegraph wires and for any and all other purposes for which any Public Utility corporation or the municipal authorities of the City of San Diego might desire to use the same; together with the right of ingress or egress for all such purposes along and upon each and every part of said reserved and dedicated property

Dated, 1912

Union Title and Trust Company
By ..... President
Attest ..... Secretary

Approved: W. L. Andrews
City Attorney of City of San Diego
By M. R. Thorp, Deputy

Approved: H. M. Quimby
City Engineer of San Diego

Owners Certificate

We hereby certify that we are the owners of and interested in the land included within the sub-division shown on the annexed Map and described in the caption thereof and that we are the only persons whose consent is necessary to pass a clear title to said land and we consent to the making of said Map and subdivision, and we hereby dedicate to the public use Beulah Avenue, Colima Avenue and one unnamed Alley in Block "A" as shown on the annexed map in said subdivision.

Union Title and Trust Company
By Jno. F. Forward, President
Attest Jas. D. Forward, Secretary

State of California } S.S.
County of San Diego }

On this 12th day of April A.D. Nineteen Hundred and Thirteen before me Isabella Mc Farlane, a Notary Public, in and for said County, residing therein, duly commissioned and sworn, personally appeared Jno. F. Forward and Jas. D. Forward known to me to be the President and Secretary of the Corporation that executed the within instrument, and acknowledged to me that such Corporation executed the same

In Witness Whereof, I have hereunto set my hand and affixed my Official Seal, at my office in San Diego, County of San Diego, State of California the day and year in this Certificate first above written

Isabella Mc Farlane
Notary Public in and for San Diego County, California

I hereby certify that I have surveyed and staked the subdivision as shown on the annexed map and have complied with the laws of the State of California and the requirements of the Common Council of the City of San Diego and have set 2" plugs centered with copper tacks at all Blk corners, points of curves and Lot lines intersecting curves, also at radii points of curves of short radii. At other lots, have set 3/4" x 3" x 16" white markers.

Dated November 1912

Walter L. Bauer

City of San Diego } S S
County of San Diego }
State of California

The Common Council of the City of San Diego, California, hereby finds and determines that this Map conforms to the surrounding surveys and hereby allows and adopts the subdivision shown on this Map as "Bird Rock Villas" to the said City of San Diego and hereby accepts on behalf of the Public the following named Streets, Avenues and Alleys, to wit: Beulah Avenue, Colima Street and one unnamed Alley in Block A; and easements for Public Utilities.

By order of the Common Council of the City of San Diego, State of California

Allen H. Wright
City Clerk of the City of San Diego State of California and Ex-Officio Clerk of the Common Council of the said City of San Diego.
Dated April 10th 1913

I hereby certify that there are no liens for unpaid State or County taxes shown by the books of this office, except taxes not yet payable, against the subdivision shown on the annexed and described in the caption thereof or any part thereof as shown on this map

Dated: April 10 1913

Auditor in and for the County of San Diego, State of California

By ..... Deputy

I hereby certify that there are no liens for unpaid Municipal taxes shown by the books of this office, except taxes not yet payable, against the subdivision shown on the annexed map and described in the caption thereof or any part thereof as shown on this Map

Dated: March 12, 1913

Don M. Swain
City Tax Collector in and for the City of San Diego, County of San Diego, State of California

By ..... Deputy

Filed at request of Walter L. Bauer April 21st 1913 at 25 min past 4 O'clock P.M. records of San Diego County, State of California.

Fee 50¢

John A. Hennessy
County Recorder. By S. A. Woodard Deputy

MICROFILMED

PRECISION MICROFILMED JAN 7 1960

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