

MICROFILMED AT 15:1 REDUCTION
1900 Sheet 1

TALMADGE PARK UNIT THREE

BEING A SUBDIVISION OF A PORTION OF LOT 23 OF THE RANCHO EX MISSION SAN DIEGO,
IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, MORE PARTICULARLY, DESCRIBED AS FOLLOWS:

Beginning at the intersection of the Ely line of Fairmount Ave with the Sly line of Lot 23 above mentioned, said point being N89°29'00"E-588.83 along said S line from the S.W. cor. of said Lot 23; thence following the Ely line of Fairmount Ave. above mentioned, N33°20'30"E-282.15; thence N35°40'30"E-510.23; thence N41°10'25"E-621.81; thence along a curve having a radius of 974.96' and concave to the S.E. 136.08' to a point of compound with a curve having a radius of 478.07' and concave to the S.E.; thence N.E. along the last mentioned curve 114.04'; thence along a tangent line, N62°50'20"E-70.71; thence Ely along a tangent curve having a radius of 153.04' and concave to the N.W. 46.73' to a point of compound with a curve concave to the N.E. and having a radius of 375.00'; thence S.E. along the last mentioned curve 126.23; thence along a tangent line S 40°48'40"E-395.28; thence S.E. along a tangent curve having a radius of 325.00' and concave to the S.W. 29.12; thence S35°40'40"E along a tangent line 186.69; thence S.E. along a tangent curve having a radius of 275.00' and concave to the N.E. 46.46; thence along a tangent line S 45°21'30"E-170.21; thence N63°20'40"E-105.57; thence N45°21'30"W-218.88; thence N35°40'40"W-220.56; thence N40°48'40"W-294.31; thence N49°11'20"E-88.50; thence N0°31'00"W-740.00; thence N9°16'25"W-436.53; thence N29°59'00"E-450.27; thence S49°24'00"E-791.45; thence S76°30'00"E-264.56; thence S0°31'00"E-734.89; thence N75°26'50"E-41.23; thence N89°29'00"E-50.00; thence S0°31'00"E-250.00; thence S89°29'00"W-135.00; thence S0°31'00"E-809.89; thence N89°29'00"E-291.25; thence S0°31'00"E-50.00; thence S89°29'00"W-22.00; thence S0°31'00"E-50.00; thence S89°29'00"W-36.00; thence S0°31'00"E-50.00; thence S89°29'00"W-43.00; thence S0°31'00"E-250.00; to the Sly line of Lot 23 first above mentioned; thence S89°29'00"W along the last mentioned line, 2602.44' to the point of beginning, as delineated on sheets 2, 3 & 4 hereto attached.

SURVEYED BY THE
ENGINEERING SERVICE CORP.
LOS ANGELES, CALIF. FEBRUARY, 1926.

The bearing of the southerly line of Talmadge Park as per Map No. 1869, Records of San Diego County, State of California was used as the basis of bearings on this map.

SCALE: 1 INCH=100 FEET.
SHEET OF SHEETS.

I, T.A. Jordan, hereby certify, that I am a Civil Engineer and that the accompanying plat of "TALMADGE PARK UNIT THREE" subdivision accurately represents a survey made under my supervision and that the monuments set on the ground are as shown on said plat.
Dated, March 2nd, 1926
T.A. Jordan
Civil Engineer

We, hereby certify, that we are the owners of or interested in the land included in the subdivision shown on the annexed map and described in the caption hereon and that we are the only persons whose consent is necessary to pass a clear title to said lands, and that we consent to the making of this map of subdivision, and hereby dedicate to the public use the highways shown on this map within this subdivision, viz: FORTY-FOURTH STREET, FORTY-FIFTH STREET, FORTY-SEVENTH STREET, ALDINE DRIVE, HIGHLAND AVENUE, MENLO AVENUE, MONROE AVENUE, MADISON AVENUE, AVOCA PLACE, NORMA DRIVE, NATALIE DRIVE, and CONSTANCE DRIVE and we hereby agree to allow the cross arms of poles or other similar structures placed along the right of way of all highways of less than sixty (60) feet in width to overhang the abutting property.
And we hereby further dedicate to the public use easements, three (3) feet in width across Lots 454, 455, 450, 451, 452, 453, 559, 560, 561, 562, 563, 469, 465, 466, 467, 468, 556, 557, 560, 422, 423, 591, 592, C19, C13, C41, C42

City of San Diego }
County of San Diego }
State of California }
The Board of Supervisors of the County of San Diego, State of California, hereby finds that this map conforms to surrounding surveys, and hereby approves this map and the subdivision shown thereon, and accepts on behalf of the Public the public highways shown on this map, and hereon dedicated to public use, viz: FORTY-FOURTH STREET, FORTY-FIFTH STREET, FORTY-SEVENTH STREET, ALDINE DRIVE, HIGHLAND AVENUE, MENLO AVENUE, MONROE AVENUE, MADISON AVENUE, AVOCA PLACE, NORMA DRIVE, NATALIE DRIVE, MAX DRIVE and CONSTANCE DRIVE.

and six (6) feet in width across Lots 464, 467, 469, 470, 471, 472, 473 and do hereby grant said Board of Supervisors complete jurisdiction of all pipes, poles or other structures lying within or across the above mentioned streets or easements.

By order of the Board of Supervisors, this 22nd day of March, A.D. 1926.
Joseph J. Lee
Chairman of the Board of Supervisors, County of San Diego, State of California.
Attest: J.B. M. Lee, Clerk of the Board of Supervisors
By: J.B. M. Lee, Deputy

The Union Trust Company of San Diego, California, a corporation, Trustee
W. L. M. Farland, Vice President, J. B. M. Lee, Secretary
The San Diego Consolidated Gas & Electric Company of San Diego, California, a corporation
Frank E. Smith, Vice President, J. B. M. Lee, Secretary
Pacific Southwest Trust & Savings Bank of Los Angeles, California, a corporation, Trustee
J. B. M. Lee, Vice President, J. B. M. Lee, Secretary
The Bank of California National Association of San Francisco, California, a corporation, Trustee
J. B. M. Lee, Vice President, J. B. M. Lee, Secretary
Harris Trust & Savings Bank of Chicago, Illinois, a corporation, Trustee
J. B. M. Lee, Vice President, J. B. M. Lee, Secretary

We, the undersigned, hereby certify that we have carefully examined each lot shown on the annexed map as to its value for residential and commercial purposes, and we recommend that the Board of Supervisors of the County of San Diego, State of California, approve said map.
Dated this 16th day of March, A.D. 1926
Ernest R. Childs, County Surveyor
G. W. Moulton, County Assessor

State of California }
County of San Diego }
On this 8th day of March, A.D. Nineteen Hundred and Twenty-Six, before me, L. L. M. Farland, a Notary Public in and for said County, residing therein, duly commissioned and sworn, personally appeared C. H. Fitzgibbons and F. B. T. Brown, known to me to be the Vice President, and the Ass't 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, the day and year in this certificate first above written.
L. L. M. Farland
Notary Public in and for San Diego County, State of California.

State of California }
County of San Diego }
I, A. R. Stammen, Auditor of the County of San Diego, State of California, do 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 Tract or Subdivision of land or any part thereof, shown on the annexed map and described in the caption thereof.
In Witness Whereof I have hereunto set my hand as such Auditor this 5th day of March, A.D. 1926.
A. R. Stammen, Auditor of the County of San Diego, State of California.
By: J. T. Cunningham, Deputy.

State of California }
County of San Diego }
On this 1st day of March, A.D. Nineteen Hundred and Twenty-Six, before me, R. S. Ruffin, a Notary Public in and for said County, residing therein, duly commissioned and sworn, personally appeared L. M. Klauber and M. B. Fowler, known to me to be the Vice President, and the 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, the day and year in this certificate first above written.
R. S. Ruffin
Notary Public in and for San Diego County, State of California.

I, hereby approve the name "TALMADGE PARK UNIT THREE" for the subdivision shown on the annexed map.
John H. Ferry, Mayor of San Diego County, State of California.
APPROVED, after examination of the subdivision and the map thereof.
Ernest R. Childs, Supervisor of 1st District.
Ernest R. Childs, County Surveyor.

State of California }
County of Los Angeles }
On this 23rd day of February, A.D. Nineteen Hundred and Twenty-Six, before me, Charlotte M. Sullivan, a Notary Public in and for said County, residing therein, duly commissioned and sworn, personally appeared J. B. M. Lee and W. N. Bushkin, Jr., known to me to be the Vice President, and the 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, the day and year in this certificate first above written.
Charlotte M. Sullivan
Notary Public in and for Los Angeles County, State of California.

APPROVED, after examination of the subdivision and the map thereof.
PLANNING COMMISSION OF THE CITY OF SAN DIEGO
By: J. T. Cunningham, President
Attest: Harold E. King, Secretary.
156,583

State of California }
County of San Francisco }
On this 26th day of February, A.D. Nineteen Hundred and Twenty-Six, before me, James M. Mason, a Notary Public in and for said County, residing therein, duly commissioned and sworn, personally appeared STUART E. Smith and J. D. Ruggles, known to me to be the Vice President, and the 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, the day and year in this certificate first above written.
James M. Mason
Notary Public in and for San Francisco County, State of California.

The UNION TITLE INSURANCE COMPANY hereby certifies that according to the official records of the County of San Diego, State of California, on this 8th day of MARCH, A.D. 1926 at 8 o'clock, A.M. The Union Trust Company of San Diego, California The San Diego Consolidated Gas & Electric Company of San Diego, California Pacific Southwest Trust & Savings Bank of Los Angeles, California The Bank of California National Association of San Francisco, California Harris Trust & Savings Bank of Chicago, Illinois were 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 "TALMADGE PARK UNIT THREE" and described in the caption as shown and described on the annexed map.
In Witness Whereof, said UNION TITLE INSURANCE COMPANY has caused this instrument to be executed under its corporate name and seal, and the proper officers thereunto duly authorized, the day and year first above written.
UNION TITLE INSURANCE COMPANY
By: J. B. M. Lee, President
Attest: J. B. M. Lee, Secretary

APPROVED, BY THE HONORABLE COMMON COUNCIL, CITY OF SAN DIEGO
this 22nd day of March, A.D. 1926
Allen D. Wright, City Clerk

State of Illinois }
County of Cook }
On this 13th day of February, A.D. Nineteen Hundred and Twenty-Six, before me, Arnold Brown, a Notary Public in and for said County, residing therein, duly commissioned and sworn, personally appeared J. B. M. Lee and W. N. Bushkin, Jr., known to me to be the Vice President, and the 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, the day and year in this certificate first above written.
Arnold Brown
Notary Public in and for Cook County, State of Illinois.

State of California }
County of San Diego }
I, J. B. M. Lee, Clerk of the Board of Supervisors of the County of San Diego, State of California, hereby certify that there has been filed, with said Board of Supervisors, a bond as required by Section 3 of the Act of 1913, prescribing the requirements for recording maps of subdivision.

Witness my hand and seal this 22nd day of March, A.D. 1926.
J. B. M. Lee
Clerk of the Board of Supervisors, San Diego Co., California.
File 17027 By: J. B. M. Lee, Deputy
Filed at the request of Union Trust Company
at 21 minutes past 3 o'clock P.M. this 23rd day of March, A.D. 1926.
John H. Ferry, Recorder of San Diego Co., State of California
Fee \$ 5.00 By: G. W. Moulton, Deputy.