

# TELEGRAPH KNOLLS

We hereby certify that we are the owners of, or are interested in, the land embraced within this subdivision to be known as TELEGRAPH KNOLLS and we hereby consent to the preparation and recordation of this map consisting of 2 sheets and described in the caption thereof. We hereby dedicate to public use Monserate Avenue and El Capitan Drive, as shown on this map, for use as public streets, and dedicate to the public the easements shown on this map for the purposes stated, and we hereby agree to allow the crossarms of poles or other similar structures placed along the right-of-way of all streets of less than 60 feet in width to overhang the abutting property.

HOYT S. PARDEE OF LAS VEGAS, INC  
A NEVADA CORPORATION  
*Hoyt S. Pardee* *Beatrice Palmer*  
HOYT S. PARDEE BEATRICE PALMER  
President Secretary

STATE OF CALIFORNIA) ss:  
COUNTY OF LOS ANGELES)  
On this 11 day of May, 1957, before me, the undersigned, a Notary Public in and for said County and State personally appeared HOYT S. PARDEE, known to me to be the President, and BEATRICE PALMER, known to me to be the Secretary of 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 same pursuant to its by-laws or a resolution by its Board of Directors. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal, the day and year in this certificate first above written.  
My commission expires May 25, 1961  
*Loris M. Lane*  
Notary Public in and for said County and State

ORDER No. 127325-D  
The Land Title Insurance Company, of San Diego, California, hereby certifies that according to the Official Records of the County of San Diego, State of California, Hoyt S. Pardee of Las Vegas, Inc., a Nevada Corporation, was, on the 19th day of June, 1957 at 8:00 o'clock A.M., the only party having any record title interest in the land subdivided by this map; other than the San Diego Gas and Electric Company, a Corporation, owner of easements which cannot ripen into a fee.

IN WITNESS WHEREOF, said Land Title Insurance 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 in this certificate first above written.

LAND TITLE INSURANCE COMPANY  
BY *K. H. [Signature]*  
ATTEST *[Signature]*  
Assistant Secretary

Being a subdivision of that portion of the Northeast Quarter of Quarter Section 114, Rancho de la Nacion, in the County of San Diego, State of California according to Map thereof No. 166, filed in the Office of the County Recorder of said San Diego County, May 11, 1869, as delineated on Sheet No. 2 of this map.

STATE OF CALIFORNIA) ss:  
COUNTY OF SAN DIEGO)  
We, County Treasurer of the County of San Diego, State of California, County Surveyor of said County, and Director of Public Works of said County, hereby certify that there are no unpaid special assessments or bonds which may be paid in full, shown by the book of our offices, against the tract or subdivision or any part thereof shown on the annexed map and described in the caption thereof.  
Dated: 6/14/57 by *[Signature]*  
County Treasurer 6-14-57  
*J. H. Mack* County Surveyor  
*[Signature]* Assistant  
*[Signature]* Director of Public Works  
Approved as to form: *[Signature]*  
City Attorney

STATE OF CALIFORNIA) ss:  
COUNTY OF SAN DIEGO)  
I, Gordon K. Grant, Finance Officer of the City of Chula Vista, California, hereby certify that there are no liens for unpaid City taxes, or unpaid bonds issued under any Improvement Act, or Improvement Bond Act of the State of California shown by the books of this office, except taxes not yet payable against the tract or subdivision, or any part thereof, shown on the annexed map consisting of 2 sheets and described in the caption thereof.  
IN WITNESS WHEREOF, I have hereunto set my hand this 13th day of June, 1957.  
*[Signature]*  
Finance Officer

We, the undersigned, hereby certify that we have carefully examined each lot of the subdivision shown on the annexed map as to its value for residential or commercial purposes and we find said subdivision suitable for such purposes.  
Dated: June 13, 1957  
*[Signature]* City Engineer  
*[Signature]* Planning Chairman

Approved and recommended this 13th day of June, 1957 after examination of map and certificates thereon.  
PLANNING COMMISSION OF CHULA VISTA CALIFORNIA  
*[Signature]* Chairman  
*[Signature]* Secretary

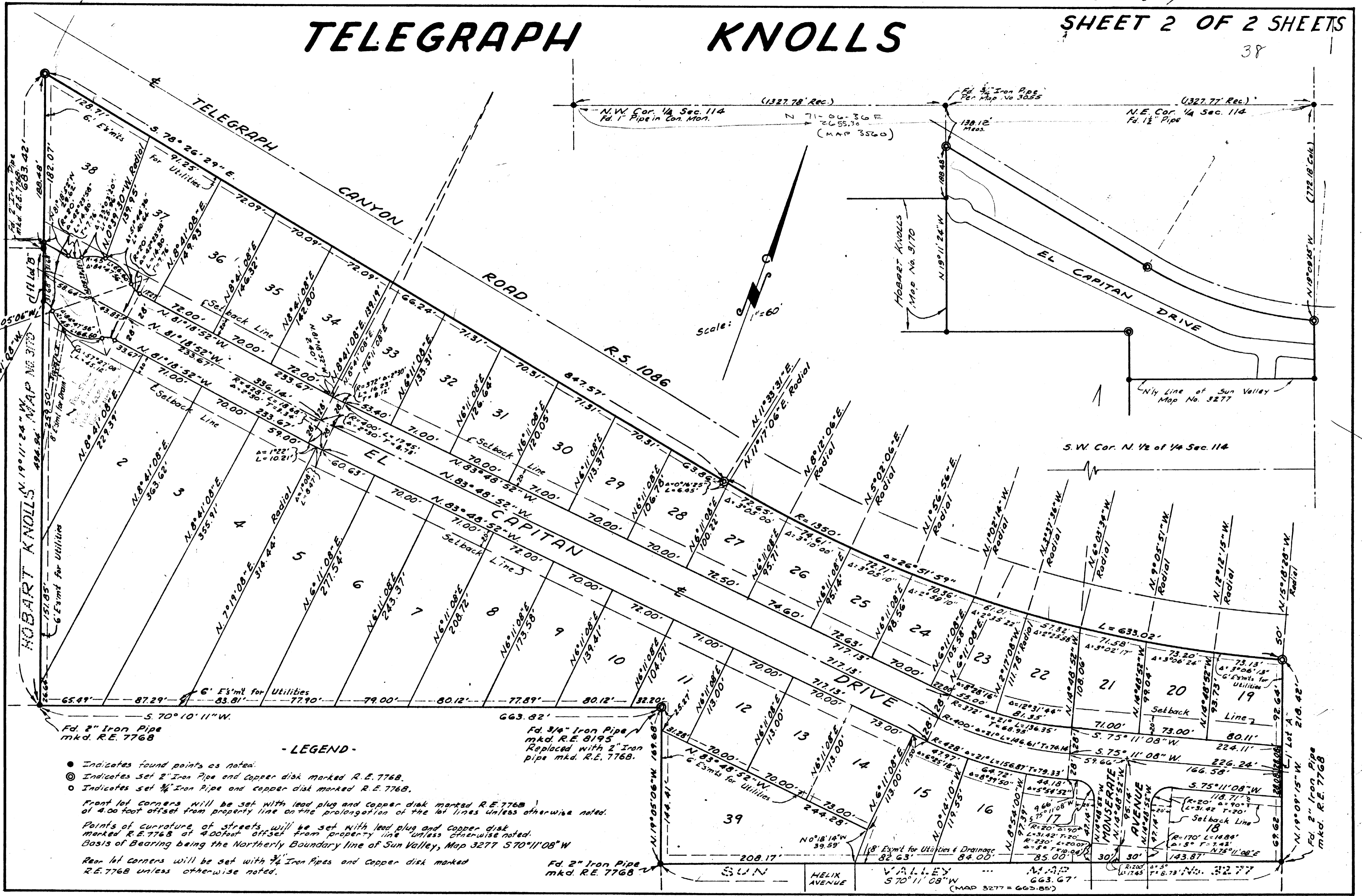
STATE OF CALIFORNIA) ss:  
COUNTY OF SAN DIEGO)  
I, R.A. Floyd, City Engineer of the City of Chula Vista, hereby certify that I have examined the annexed map of this subdivision to be known as TELEGRAPH KNOLLS, consisting of 2 sheets and described in the caption thereof, and have found that the design is substantially the same as it appeared on the tentative map and any approved alterations thereof; that all the provisions of the "Subdivision Map Act" of 1943 of the State of California, as amended, and of any local ordinance of said City applicable at the time of the approval of the tentative map have been complied with, and I am satisfied that said map is technically correct.  
Dated: June 13, 1957  
*[Signature]*

STATE OF CALIFORNIA) ss:  
COUNTY OF SAN DIEGO)  
I, Wayne W. Smith hereby certify that I am a Registered Civil Engineer of the State of California; that the survey of this Subdivision was made by me, or under my direction, between Feb 14, 1957 April 30, 1957 and that the survey is true and complete as shown; that monuments as indicated on sheet 2 have been set or will be set within 30 days after completion of the required improvements and their acceptance by the City of Chula Vista; and said monuments and monuments marked "found" are, or will be of the character indicated and occupy, or will occupy the positions indicated, and are, or will be sufficient to enable the survey to be retraced.  
Dated: May 14, 1957 *Wayne W. Smith*  
WAYNE W. SMITH  
Registered Civil Engineer #7768

STATE OF CALIFORNIA) ss:  
COUNTY OF SAN DIEGO)  
I, R.B. James, Clerk of the Board of Supervisors of San Diego County, hereby certify that the provisions of Chapter 2, Part 2, Division 4, of the Business and Professions Code of the State of California, as amended, have been complied with, regarding deposits for taxes on the property within this subdivision.  
Dated: June 19, 1957 By: *[Signature]* Deputy  
I hereby approve the name TELEGRAPH KNOLLS for the subdivision shown on the annexed map.  
ROGER N. HOWE  
County Recorder  
By: *[Signature]* Deputy

FILE NO. 91579  
I, Roger N. Howe, Recorder of the County of San Diego, hereby certify that I have accepted for recordation, this map, filed at the request of Wayne W. Smith this 19 day of June, 1957, at 1:53 o'clock P.M.  
ROGER N. HOWE  
County Recorder  
By: *[Signature]* Deputy  
FEE: \$5.00

# TELEGRAPH KNOLLS



### - LEGEND -

- Indicates found points as noted.
  - ⊙ Indicates set 2" Iron Pipe and Copper disk marked R.E. 7768.
  - ⊙ Indicates set 3/4" Iron Pipe and copper disk marked R.E. 7768.
- Front lot corners will be set with lead plug and copper disk marked R.E. 7768 of 4.00 foot offset from property line on the prolongation of the lot lines unless otherwise noted.
- Points of curvature of streets will be set with lead plug and copper disk marked R.E. 7768 at 4.00 foot offset from property line unless otherwise noted.
- Basis of Bearing being the Northerly Boundary line of Sun Valley, Map 3277 570°11'08"W
- Rear lot corners will be set with 3/4" Iron Pipes and Copper disk marked R.E. 7768 unless otherwise noted.

RODNEY STOKES