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**STATUTES AND  
ORDINANCES  
PRESCRIBING REQUIREMENTS  
FOR RECORDING  
MAPS OF SUBDIVISION**

**COUNTY OF SAN DIEGO  
CALIFORNIA**

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**Statutes and Ordinances  
Prescribing Requirements for  
Recording Maps of  
Subdivisions**

**[CHAPTER 306, PAGE 568, STATUTES AND AMEND-  
MENTS TO THE CODES, 1913.]**

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**AN ACT REQUIRING THE RECORDING  
OF MAPS OF SUBDIVISIONS OF LAND  
INTO LOTS FOR THE PURPOSE OF SALE  
AND PRESCRIBING THE CONDITIONS ON  
WHICH SUCH MAPS MAY BE RECORDED.**

**In effect August 10, 1913.**

**Section 1. Whenever any tract or subdivis-  
ion of land shall be laid out into lots for the pur-  
pose of sale, the owner or owners thereof shall  
cause to be made out and filed with the county  
recorder of the county in which the same is sit-  
uated, an accurate map or plat thereof on cloth,  
drawn and attested to by a civil engineer or  
licensed surveyor from his own survey of the  
ground. Said engineer or surveyor shall, in  
making the surveys leave sufficient permanent  
monuments so that another surveyor or engineer  
may retrace his work. The nature and location**

of these monuments shall be plainly shown on the map. The map shall also particularly set forth and describe:

*First*—All parcels of ground within such tract or subdivision used for public purposes or offered for dedication for public uses, whether they be intended for public highways, parks, courts, commons or other public uses, and their dimensions and boundaries and the courses of their boundary lines.

*Second*—All lots intended for sale, or reserved for private purposes and not offered for dedication to the public use, either by number or letter, and their dimensions and boundaries and the courses of their boundary lines. All parcels of land offered for dedication as public highways and not accepted by the proper authorities upon presentation to them, shall also be designated by number or letter.

*Third*—The exact location of such tract or subdivision of land into lots with reference to adjacent subdivisions of land into lots, the maps or plats of which have been previously recorded, if any, or if none, then with reference to corners of United States survey, or to some natural or artificial monument.

Section 2. Every such map or plat shall be on cloth and clearly and legibly drawn in all its details upon tracing cloth of good quality. The size of the sheets of drawing cloth must be 18x26 inches or 13x18 inches. Marginal lines must be drawn around the entire sheet, leaving a margin of one inch from the edges of the sheets, and the name, title, or other designations,

and all drawings, affidavits, certificates, acknowledgments, indorsements, acceptances of dedication, and notarial seals must be within said marginal lines. The scale to which the drawing is made must be large enough to show the details clearly, and two or more sheets must be used if one does not give sufficient room to accomplish this end. If more than one sheet is used, each sheet must be numbered, connections of one sheet to another clearly given and the number of the sheets used in the subdivision must be given in the affidavit.

Section 3. Upon every such map or plat there shall be indorsed a consent to the making thereof, signed by the owner or owners of the tract or other subdivision of land shown thereon, and also by all other persons whose consent is necessary to pass a clear title to such land, and acknowledged by all the signers in the same manner as conveyances of real property; also a certificate from the county auditor, and from the auditor or other proper officer of any municipal corporation in which any part of such tract or other subdivision is situated, showing that there are no liens for unpaid state, county, municipal or other taxes, except taxes not yet payable, against said tract or subdivision of land or any part thereof; also a certificate of the clerk of the board of supervisors that a bond has been filed with said board as provided herein; and the owner or owners of any tract, or other subdivision of land shown thereon, shall execute and file with the board of supervisors of the county wherein such tract, or subdivision, or any part

thereof, is situated, a good and sufficient bond to be approved by and in an amount to be fixed by said board of supervisors and by its terms made to inure to the benefit of the county wherein such tract, subdivision, or any part thereof, is situate, and conditioned for the payment of all taxes which are at the time of filing thereof, a lien against any such tract, or subdivision, or any part thereof, but not yet payable. Upon every such map or plat which shows any parcels of land intended for public use and not previously dedicated therefor, there shall be indorsed a statement of the dedication of such parcels of ground intended for public use, executed by the owner or owners, and by all other persons whose consent is necessary to pass a clear title to such parcels of ground to the public, and acknowledged by all persons executing the same in the same manner as conveyances of real property.

Section 4. The map or plat so made, indorsed and acknowledged shall be submitted to the governing body of the city, city and county, or county having control of public highways in the territory shown on such map or plat, for the approval of such governing body, before such map or plat is filed for record in the recorder's office. Such governing body, after examination duly made, shall approve or disapprove such map or plat within thirty days after the same is submitted to it as above provided. If approved, the governing body shall indorse, or cause to be indorsed, on said map or plat its approval of the same. Without such approval the said map or plat shall not be filed for record or be recorded.

Such governing body may require the public highways, if any, offered for dedication by said map or plat and the parcel or parcels of land, if any, therein reserved or indicated for highway or right of way purposes, and not offered for dedication to public use, to be as wide as and to conform, as near as practicable, to the adjoining, surrounding or neighboring streets or highways of said city, city and county, or county. If such map or plat offer for dedication any highways said governing body shall indorse thereon which of the highways so offered for dedication are accepted on behalf of the public, and thereupon such highways which have been so accepted, and no others, shall be and become dedicated to the public use.

[CHAPTER 231, PAGE 290, STATUTES AND AMENDMENTS TO THE CODES 1907.]

Section 5. Upon every such map or plat there shall be endorsed a name, title or designation, but no such tract or subdivision of land into lots shall be given any title, name or designation that is the same as the name of any existing city, town, tract or subdivision of land into lots in the same county, of which the map or plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion as to the identity thereof. Whenever any map or plat required by this act to be made shall be presented to a county recorder for filing or recording, he shall examine the title, name or designation endorsed thereon and compare the same with the records in his office, and if he finds that said title, name or designation violates this sec-

tion in any respect, he shall refuse to file or record such map or plat, whether the same be offered for record as a separate map or as a licensed surveyor's record, or as a part of any deed or other instrument.

[CHAPTER 306, PAGE 568, STATUTES AND AMENDMENTS TO THE CODES 1913.]

Section 5. No map or plat referred to in this act shall be accepted by the county recorder for filing or recording, unless the same shall in all respects comply with the provisions of this act, and the recorder shall be entitled, before accepting or refusing such map or plat, to sufficient time to enable him to examine the same.

Section 6. No person shall sell or offer for sale any lot or parcel of land, by reference to any map or plat, unless such map or plat has been made, certified, indorsed, acknowledged and filed in all respects as provided in this act, or was filed or recorded prior to the taking effect of this act and in accordance with the laws in force at the time it was so filed or recorded, and no person shall sell or offer for sale any lot or parcel of land by reference to any map or plat other than such recorded map or plat or true and correct copy thereof.

Section 7. Every person who violates any of the provisions of this act is guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than twenty-five dollars and not more than five hundred dollars, or by imprisonment in the county jail for a pe-

riod of not more than six months, or by both such fine and imprisonment, and the recordation of any map or plat which is not executed and approved as herein required shall be null and void; *provided, however*, that any owner or owners of any such tract or subdivision, who prior to the taking effect of this act caused to be prepared proper maps or plats thereof in conformity with the provisions of the act mentioned in section one hereof, and thereafter, through inadvertance or excusable neglect, failed to record the same prior to conveying lots shown thereon, may, within one year after this act takes effect, petition the superior court of the county wherein such land is situate for an order permitting such map or plat to be filed and recorded as in said act provided; and the court may, upon the hearing of such petition, if satisfied that good cause exists therefor, make such order. A copy of the petition shall be served upon the county recorder at least ten days prior to such hearing, and a certified copy of such order, if any be made, shall be filed with the map.



## ***Ordinance No. 218***

**An Ordinance Prescribing Conditions, Requirements and Regulations for Laying Out of Tracts and Subdivisions of Land Within the County of San Diego, California, for the Maps and Plats Thereof, and for the Approval of the Same.**

The Board of Supervisors of the County of San Diego, State of California, do hereby ordain as follows:

Whenever any tract or parcel of land is to be laid out into lots and blocks or otherwise subdivided and the map or plat thereof is to be presented to the Board of Supervisors, the subdivision and the map or plat thereof shall meet and fulfill the following requirements, in addition to complying with the State laws, before the same is approved by the Board of Supervisors.

### **Section I. General Requirements**

#### **1. Preservation of Vested Rights.**

The Supervisor of the district, in which the land to be subdivided is located, and the County Surveyor shall satisfy themselves, by a personal inspection, that the vested rights of the public in highways are preserved.

#### **2. Highway Requirements.**

Whenever practicable the following requirements shall be met:

- a. The center lines of all proposed highways

shall conform to section,  $\frac{1}{4}$  section and  $\frac{1}{4}$ - $\frac{1}{4}$  section lines and to other main property lines.

- b. The center lines of all proposed highways shall be continuations of the center lines of existing highways in adjacent and contiguous subdivisions and territory, and be designated by the same names.

- c. When lots are less than one acre, the distance between the intersection of the center lines of highways shall not be more than 660 feet, and where lots are more than one acre, the highways extending in one direction shall not be more than  $\frac{1}{4}$  mile apart and there shall be intersecting highways not more than  $\frac{1}{2}$  mile apart.

#### **3. Egress and Ingress.**

- a. Highways shall be so designed or laid out as to permit of free and unobstructed passage to and from abutting property and to allow for the continuation of such highways into adjacent territory.

- b. Every lot or tract of land, intended for sale, shall abut on a public highway.

#### **4. Width of Highways.**

- a. The minimum width of all streets or other public highways, except alleys, bridges, courts, lanes, places and trails, shall be 40 feet.

- b. The minimum width of all alleys, bridges, courts, lanes, places and trails, shall be 20 feet.

- c. There shall be offered for dedication, on the exterior boundary of the subdivision, a  $\frac{1}{2}$  or fractional street or alley that may be necessary or required; or when such  $\frac{1}{2}$  or fractional

street or alley is necessary to complete a  $\frac{1}{2}$  or fractional street or alley dedicated to public use in a previous subdivision.

#### 5. Grades.

Unless deemed unavoidable by the Supervisor of the district in which the land to be subdivided is situated and by the County Surveyor, no grades of streets shall exceed 8% and all such grades shall be so established as to properly provide for drainage of the subdivision proposed, due regard being had for existing and adjacent subdivisions and lands.

### Section II. Tentative Map or Plan

A tentative map or plan, in duplicate, of the tract or parcel of land to be subdivided, shall be submitted to the Supervisor of the district in which the land to be subdivided is located, and to the County Surveyor. This map or plan shall show the proposed lots and blocks or lots, public parks, if any, and the highways with the gradients thereof, when such gradients exceed five per cent (5%), and also the existing highways in adjacent and contiguous subdivisions and territory. When required, the tentative map shall also show contours, or be accompanied by profiles and typical cross-sections of the proposed highways; such contours or profiles shall extend sufficiently far into adjacent territory as to fully determine the matter of drainage. The Supervisor and Surveyor, within three weeks after said map has been presented to them, shall examine the land in connection with the tenta-

tative plan of subdivision, profiles and so forth, and they shall indicate to the subdivider such changes or modifications as they may deem necessary and what they will recommend for approval and acceptance by the Board of Supervisors. The tentative plan of subdivision, as submitted, with the changes or modifications required by the Supervisor and Surveyor indicated thereon, shall be signed by the Supervisor, Surveyor and subdivider and in duplicate; the original map or plan shall be retained by the County Surveyor and the duplicate by the subdivider.

### Section III. Survey and Map or Plat

#### 1. Location and connections with adjacent and contiguous subdivisions.

a. The map or plat shall show definite location by course and distance to section corners or established corners or larger tracts or parcels of land; also definite ties to contiguous subdivisions if any, and the bearings of the center lines of the highways, which are to be continued in the proposed subdivision.

b. Where the land subdivided comprises a portion of a section, the section shall be subdivided and the portion thereof, shall be determined in strict accord with the circular of instructions issued by the U. S. General Land Office, applicable to the retracing of township and section lines, restitution of lost or obliterated corners, the establishment of interior quarter sections and quarter-quarter section corners,



and the subdivision of fractional sections. Where the determination of the exterior boundary lines is not covered by the aforementioned instructions of the U. S. General Land Office, the boundaries shall be established according to general and approved practice and such law as may be applicable. Evidence that the survey has been made in the manner above prescribed, shall appear on the map.

## 2. Courses.

The courses shall be true and the magnetic declination given, determined by either solar or stellar observation; and a copy of the notes, for the determination of the meridian, shall accompany the map, on a separate sheet.

## 3. Acreage.

All lots, which contain one acre or more, shall show the area, computed to the nearest one-hundredth of an acre, and the acreage of each lot shall be shown on the map.

## 4. Markers and Monuments.

a. Exterior boundaries, the intersections of all center lines of streets, the intersections of the center lines of streets with the exterior boundary lines of the tract subdivided, angle points and the beginnings and endings of all curves on the center lines of streets shall be marked by iron pins not less than five-eighths inch in diameter by eighteen inches in length, with cross or center, or by galvanized iron pipes not less than one and one-half ( $1\frac{1}{2}$ " ) inches in diameter by eighteen inches in length, with screw cap marked with cross or center, or by

cement or stone monuments not less than six inches in diameter by fourteen inches in length, with copper center; all markers or monuments to be buried with their tops not less than twelve inches below the ground or graded surface of the street.

b. All street and alley corners shall be marked by tack points in redwood or cedar plugs not less than two inches square by twelve inches in length, or by galvanized iron pipes not less than three-quarter inch in diameter by twelve inches in length, or by iron pins not less than one-half inch in diameter by twelve inches in length; all to be driven flush with the ground.

## 5. Profiles and Cross-sections.

Profiles and cross-sections of the streets to be graded drawn on standard profile and cross-section tracing paper with black india ink, shall be submitted to the County Surveyor for approval. Such profiles and cross-sections shall show the original ground surface and gradients, and the typical cross-sections to which the highways are to be graded.

All elevations shall be reduced to true elevations from established official bench marks, when practicable, and when impracticable to elevations previously established in some contiguous or adjacent subdivision; or to an assumed elevation referred to some permanent bench mark shown and indicated on the map. Such profiles and cross-sections shall have been presented to and approved and accepted by the County Surveyor before any grading is done.

All such profiles and cross-sections shall be filed in the County Surveyor's Office and become a public record; and they may be declared by the Board of Supervisors and become the official grades and be changed only after due consideration and lawful process.

#### 6. Drainage.

Plans drawn on tracing cloth in black india ink and specifications shall be submitted to the County Surveyor for approval, showing kind, size, location and construction of proposed culverts and drains, gutters, bridges, fences, barriers and cattle-ways, which are to be constructed or placed on the highways.

Such plans and specifications shall be approved by the County Surveyor before any such work or construction is done.

#### 7. Caption of Map.

Under the name, title or designation of the map shall appear a particular, definite and legal description of the property subdivided.

#### 8. Special Requirements.

a. Only Black India or other carbon and permanent ink shall be used on the map or plat for all lines, letters, figures, signatures and other marks of whatever nature, excepting seals; and no colors, tints, or colored inks shall be used.

b. The scale, to which the map is drawn, shall be given and the true north and magnetic variation shown.

c. When more than one sheet is used for the map, the name or title, the number of the sheet, the total number of sheets to the map, the scale

to which the map is drawn and the true north shall be shown on each sheet.

#### 9. Affidavits, Certificates and Acknowledgments.

a. The owner's certificate shall contain, whenever streets or other highways, parks, etc., are desired to be dedicated to public use, a specific designation by name, number or otherwise or the particular streets, avenues or other highways and parks, which are offered for dedication and not merely a reference thereto.

b. Dedications of highways less than sixty feet in width and easements to such highways, shall include an agreement allowing the cross-arms of poles or other similar structures, placed or to be placed along the right of way by public utility corporations, corporations, companies or individuals, to overhang the abutting property.

c. Dedications of all highways, parks, or other places intended for public use, shall convey to the Board of Supervisors full control and jurisdiction over any poles, pipes, or other structures or work, trees and anything of whatever nature that may be in, upon or over such highways, parks, or places.

d. On the map or plat shall appear a certificate by a title or abstract company, certifying and guaranteeing the ownership and giving the names of all parties interested and whose consent is necessary to pass a clear title to the tract or parcel of land subdivided.

e. The certificate of the civil engineer or licensed surveyor making the survey or subdivi-

vision shall contain a statement;

1. That he has actually made the survey and set the stakes, monuments and marks as indicated for the exterior boundaries, street and alley corners, the intersections of the center lines of streets with each other and with the exterior boundaries, angle points and the beginnings and ending of curves;

2. Specifying the size and kind of stakes, monuments and marks set, found and reset at the several points;

3. That the streets or highways have been graded according to the profiles and typical cross-sections previously submitted and approved;

4. That the culverts and drains, gutters, bridges, fences, and cattleways have been constructed according to the plans and specifications previously submitted and approved.

f. On the map or plat shall appear a certificate signed by the Recorder of the County of San Diego approving the name, title or designation of the subdivision.

#### Section IV. Construction

##### 1. Highways.

a. All the highways of forty feet or more in width or one-half or fractional part of such highways shall be graded and the culverts, bridges, gutters, drainage ditches, and all other structures and work necessary or required shall be constructed and done in accordance with the profiles, cross-sections, plans and specifications previously submitted and approved.

b. The graded driveways on any highway

shall not be less than thirty-two (32) feet in width, including side ditches or gutters, excepting on side hills or sloping ground or on one-half or fractional streets; and in case such driveway is on side hill or sloping ground the Supervisor and County Surveyor may authorize the same to be of a width not less than twenty (20) feet and along that portion of the highway that may be indicated by them.

##### 2. Drainage.

a. Whenever deemed necessary or required and directed by the Supervisor and County Surveyor, the gutters and side drains shall be cobbled, cemented or otherwise durably protected against erosion.

b. Permanent culverts and bridges shall be placed and proper fences and barriers shall be provided. Culverts shall be of cement, galvanized iron, brick or masonry, and bridges shall be of durable construction. Culverts on existing highways shall be enlarged whenever necessary by reason of diverted or concentrated drainage.

##### 3. Structures and Other Work.

a. Curbs and sidewalks constructed, trees planted, or any other work done on highways or places intended to be dedicated, shall conform to and comply with all the requirements of any law, or of any ordinance, resolution or requirement of the Board of Supervisors in effect and relative thereto.

b. All pipe and pole lines or other work or structures, which are placed on highways or places intended to be dedicated, shall conform



to and comply with the requirements of any law, or of any ordinance, resolution or requirements of the Board of Supervisors in effect and relative thereto.

## **Section V. Field Examination**

### **1. Examination.**

An examination of the subdivision and the map or plat thereof shall be made by the County Surveyor to determine;

a. That the highways, if any, have been properly graded in conformity with the profiles and cross-sections submitted;

b. That the culverts, bridges, gutters, and other water ways, if any, have been properly constructed, and of the size, material and in the manner and at the locations specified and indicated by the plans and profiles approved by the County Surveyor as hereinbefore required;

c. That the stakes, monuments and markings are of the sizes and kinds specified and are placed in conformity with the requirements of this ordinance and according to the map or plat;

d. That pipes, poles, curbs, sidewalks or any structures of whatever nature have been constructed and placed in conformity with any law, ordinance, resolution or requirement that may be in force or applicable thereto;

e. That the tract subdivided and its boundaries have been accurately and lawfully surveyed.

## **Section VI. Approval and Filing**

### **1. Certificates.**

Upon the map or plat there shall be a certificate, signed by the County Surveyor and by the Supervisor of the district in which the subdivision is located, stating that they have examined both the subdivision and the map thereof, and that they approve the same.

### **2. Filing Fee.**

The Recorder's filing fee of Five Dollars shall accompany each map presented to the Board of Supervisors for their approval.

### **3. Acceptance and Filing.**

When all the requirements of the State Law and this ordinance have been complied with, the Board of Supervisors may approve the subdivision and the map thereof, and may accept on behalf of the public, the highways and other places dedicated to the public, and shall certify thereto on the map. The clerk of the Board of Supervisors shall thereupon file the map with the Recorder of the County of San Diego and pay the filing fee therefor.

**Section VII.** This Ordinance shall take effect and be in force at the expiration of fifteen days from and after its passage, and before the expiration of the said fifteen days the same shall be published with the names of the members voting for and against the same, for at least one week in the "San Diego Union" a newspaper of general circulation published in the said County of San Diego.

**Section VIII.** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Passed, approved and adopted this 16th day of June, A. D. 1914.

G. F. WESTFALL,  
*Chairman of the Board of Supervisors,  
of San Diego County, California.*

The above ordinance was adopted by the following vote:

Supervisor J. P. Smith voting aye.

Supervisor C. H. Swallow voting aye.

Supervisor Joseph Foster voting aye.

Supervisor T. J. Fisher voting aye.

Supervisor G. F. Westfall voting aye.

Attest my hand and the seal of the Board of Supervisors this 16th day of June, 1914.

J. T. BUTLER,  
*County Clerk and ex-officio Clerk of the  
Board of Supervisors.*

By B. ALLEN, *Deputy.*

[CHAP. 247, PAGE 310, STATUTES AND AMENDMENTS TO THE CODES 1907.]

## **“AN ACT TO DEFINE DUTIES OF AND TO LICENSE LAND SURVEYORS”.**

Section 5. Every licensed surveyor shall have a seal of office, the impression of which must contain the name of the surveyor, his principal place of business, and the words “licensed surveyor”; and all maps and papers signed by him, and to which said seal has been attached, shall be prima facie evidence in all the courts of this state.

Section 7. Every licensed surveyor is authorized to administer and certify oaths, when it becomes necessary to take testimony to identify or establish old or lost corners; or if a corner or monument be found in a perishable condition, and it appears desirable that evidence concerning such corner or monument be perpetuated; or whenever the importance of the survey makes it desirable, to administer an oath, for the faithful performance of duty, to his assistants. A record of such oaths shall be preserved as part of the field-notes of the survey.

Section 8. Every licensed surveyor is hereby authorized to make surveys relating to the sale or subdivision of lands, the retracing or establishing of property or boundary lines, public



reads, streets, alleys, or trails; and it shall be the duty of each surveyor, whenever making any such surveys, except those relating to the retracing or subdivision of cemetery or town lots, whether the survey be made for private persons, corporations, cities, or counties, to set permanent and reliable monuments, and such monuments must be permanently marked with the initials of the surveyor setting them.

Section 9. Within sixty days after a survey relating to the sale or subdivision of lands, the retracing or establishing of property and boundary lines, public roads or trails, original cemetery or town sites, and their subdivisions has been made by a licensed surveyor, he shall file with the recorder of the county in which such survey or any portion thereof lies, a record of survey. Such record shall be made in a good draughtsman-like manner, on one or more sheets of firm paper of the uniform size of twenty-one by thirty inches. This record of survey shall be either an original plat or a copy thereof, and must contain all the data necessary to enable any competent practical surveyor to retrace the survey. The record of survey must show: All permanent monuments set, describing their size, kind and location, with reference to the corners which they are intended to perpetuate; all bearing or witness trees marked in the field; complete outlines of the several tracts or parcels of land surveyed within courses, and lengths of boundary lines; the angles, as measured by Vernier readings, which the lines of blocks or lots, if the re-

cord relate to an original townsite survey, make with each other and with the center lines of adjacent streets, alleys, roads, or lanes; the variations of the magnetic needle with which old lines have been retraced; the scale of the map, the date of survey; a proper connection with one or more points of an original or larger tract of land, and the name of the same; the name of the grant or grants, or of the township and ranges, within which the survey is located; the signature and seal of the surveyor; PROVIDED, that nothing in this section shall require record to be made of surveys of a preliminary nature, where no monuments or corners are established.

Section 10. The record of surveys thus filed with the county recorder of any county must be by him pasted into a stub book, provided for that purpose, and he must keep a proper index of such records, by name of owner, by name of surveyor, by name of grant, city, or town, and by United States subdivisions; and in all cases where such maps, plats, diagrams, or descriptions are filed by a state licensed land surveyor the county recorder shall make no charge for filing and indexing such records of surveys.



Resubdivision of Lot 324  
Grossmont Park Subdivision  
No. 3

CERTIFICATES FOR MAPS OF  
SUBDIVISION.

[Owner's certificate, to be acknowledged before  
a Notary or other Officer qualified to admin-  
ister oaths].

STATE OF CALIFORNIA, } ss.  
COUNTY OF SAN DIEGO, }

When no high-  
ways, etc., are  
dedicated.

I (we), W. G.  
hereby certify that I am (we are) the owner(s)  
of or interested in the land included in the sub-  
division shown on the annexed map and described  
in the caption thereof, and that I am (we are)  
the only person(s) whose consent is necessary  
to pass a clear title to said land and I (we)  
consent to the making of this map of subdivision.

STATE OF CALIFORNIA, } ss.  
COUNTY OF SAN DIEGO, }

When high-  
ways, etc., are  
dedicated.

I (we), W. G.  
hereby certify that I am (we are) the owner(s)  
of or interested in the land included in the sub-  
division shown on the annexed map and de-  
scribed in the caption thereof, and that I am  
(we are) the only person(s) whose consent is  
necessary to pass a clear title to said land and  
I (we) consent to the making of this map of sub-

division and hereby dedicate to the public use  
the highways (and parks) shown on this map  
within this subdivision, viz: (specify highways,  
etc., by name).

I (we) further certify that there are no pipes,  
poles, sidewalks, trees or any structures within  
or upon the highways (and parks) above offered  
for dedication.

When no pipes,  
poles or other  
structures are  
in place.

I (we) hereby convey and relinquish, on be-  
half of myself (ourselves), heirs and assigns, to  
the Board of Supervisors of the County of San  
Diego, California, complete jurisdiction and con-  
trol over any and all pipes, poles or other struc-  
tures or work, trees and anything of whatever  
nature that may be in, upon, across or over the  
highways (or parks) above offered for dedication.

When pipes,  
poles, or other  
structures are  
in place on  
highways  
being  
dedicated.

And I (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.

When high-  
ways less than  
sixty feet wide  
are dedicated.

[Suggested Form for Certificate of Ownership].  
(See Title Company)

The Southern Title Guaranty Co. hereby  
certifies that on the 10 day of September,  
1911, at San Diego M.

were all the owners and persons interested in  
and whose consent is necessary to pass a clear  
title to the land embraced within the subdivision  
to be known as (see top page 26)



and shown on this map and particularly described as follows: All of Lot 324

Grossmont Park Subdivision No. 3, as per  
In witness whereof said Southern Title Guaranty Co

.....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.

Southern Title Guaranty Company  
By ..... President  
Attest ..... Secretary.

(AUDITOR'S CERTIFICATE)

STATE OF CALIFORNIA, }  
COUNTY OF SAN DIEGO, } ss.

I, C. R. Hammond  
County Auditor in and for the County of San Diego, State of California; 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 land included in the subdivision shown on the annexed map and described in the caption thereof or any part thereof as shown on this map.

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

By .....  
Deputy.

[SURVEYOR'S CERTIFICATE]

I hereby certify that I am a Civil Engineer (~~Licensed Land Surveyor~~) and that I have surveyed and staked the subdivision as shown on the annexed map, consisting of ..... sheets, and that I have complied with the laws of the State of California and the requirements of the Board of Supervisors; and have set (~~description and location of stakes~~) 2x2x8" Redwood hubs

(Following to be added when streets are dedicated).

I further certify that the streets and highways are graded according to the profiles and typical cross-sections submitted; and that the culverts, drains, gutters, bridges, fences and cattleways have been constructed according to the plans and specifications submitted.

Date .....

(Signed) .....

(Seal if Licensed Land Surveyor).

I hereby approve the name of Resubdivision of Lot 324, Grossmont Park Subdivision No. 3  
.....for the subdivision shown on the annexed map.

Recorder of San Diego County, California.  
By, ..... Deputy.

[This Certificate required when taxes are a lien but not payable].

STATE OF CALIFORNIA, }  
COUNTY OF SAN DIEGO, } ss.

I, ..... 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.....day of .....A. D. 191.....

*Clerk of the Board of Supervisors San Diego County, California.*

By, .....Deputy.

APPROVED: After examination of subdivision and map thereof.

Supervisor of.....District.

County Surveyor.

[When no Highways are dedicated the following Certificate is used].

STATE OF CALIFORNIA, } ss.  
COUNTY OF SAN DIEGO, }

The Board of Supervisors of the County of San Diego, State of California, hereby approves the annexed map and the subdivision shown thereon.

By order of the Board of Supervisors, this.....day of.....A. D. 191.....

*Chairman of the Board of Supervisors, County of San Diego, State of California.*

Attest: .....  
*Clerk of the Board of Supervisors.*  
By, .....Deputy.

[When highways are dedicated the following Certificate is used].

STATE OF CALIFORNIA, } ss.  
COUNTY OF SAN DIEGO, }

The Board of Supervisors of the County of San Diego, State of California, hereby approves the annexed map, and the subdivision shown thereon, and accepts on behalf of the Public, the public Highways (and Parks) shown on this map and hereon dedicated to the public use, Viz: (Specify streets, etc. by name).

By order of the Board of Supervisors, this.....day of.....A. D. 191.....

*Chairman of the Board of Supervisors, County of San Diego, State of California.*

Attest: .....  
*Clerk of the Board of Supervisors.*  
By, .....Deputy.

Filed at request of.....  
at .....minutes past.....o'clock  
.....M; this.....day of....  
.....A. D. 1916....

*County Recorder, San Diego County, California.*  
By, .....Deputy.  
Fee \$5.00.



- ✓ SW<sup>1</sup>/<sub>4</sub> of SW<sup>1</sup>/<sub>4</sub> of sec 35 T13S R4W
- ✓ Lot No 4 " 34 " "
- ✓ NW<sup>1</sup>/<sub>4</sub> of " 2 T14S "
- ✓ Lot 1 " 3 " "

Kesney's Marine View Acres

Arden Hb # 7

Boysen # 4



(127)

AN ACT TO PROVIDE FOR THE EXCLUSION OF ANY PORTION OF THE LANDS  
EMBRACED WITHIN A SUBDIVISION OR TRACT OF LAND AND FOR THE  
ALTERATION OR VACATION OF RECORDED MAPS OR PLATS THEREOF.

Chapter 227, Page 329, Statutes & Amend. 1919.  
In effect July 22, 1919.

The people of the State of California do enact as follows:

Section 1. Upon the application of the owners of at least two-thirds of the area of the land included within the boundaries of any tract or subdivision of land described in a recorded map or plat, the superior court of the county or city and county wherein such land is situated, may cause all or any portion of such land to be excluded from the subdivision or tract and the recorded map or plat thereof to be altered or vacated as hereinafter provided.

Sec. 2. The application provided for in section one hereof shall be made by filing in the office of the county clerk of the county or city and county in which the tract or subdivision, or that portion of the land sought to be excluded, is situated, a petition signed and verified by the owners of at least two-thirds of the total area of the land included within the boundaries of the tract or subdivision, as shown on the recorded map or plat, praying that all or such portions of the land included within such subdivision or tract as is described shall be excluded therefrom. Such petition shall also show the reasons therefor. The land sought to be excluded shall be accurately and distinctly described by reference to the recorded map or plat or by an accurate survey. The petition shall further show the names and addresses of all other owners of the land in the subdivision or tract so far as the same are known to the petitioners.

Sec. 3. Upon the filing of a petition as hereinbefore provided, any judge of the superior court of the county or city and county wherein such land is situated, shall make an order directing the clerk of such court to give notice of the filing of such petition. Said notice shall be for not less than thirty nor more than fifty, days as shall be by such judge directed, by publication in some newspaper of general circulation within the county, or city and county, or if there is no newspaper published therein by posting in three of the principal places in the county or city and county. Such notice shall contain a statement of the nature of the petition together with a direction that any person may file his objection to the petition, in writing, at any time before the expiration of the time of posting or publication.

Sec. 4. When the time of posting or publication has expired there shall be filed with the clerk of the superior court an affidavit showing due posting or publication, whereupon the court may if no objection has been filed, proceed without further notice to hear the application. If upon such hearing the petitioners shall produce to said court satisfactory evidence of the necessity of the exclusion of said lands, and that the owners to two-thirds of the area of the land included within such tract or subdivision are such petitioners, and that there is no reasonable objection to making such exclusion, the court may proceed to exclude the lands sought to be excluded by the petition, and alter



or vacate any recorded map or plat thereof, and enter its decree accordingly.

Section 5. If objection is made to the petition which, in the judgment of the court is material, the court shall proceed to hear such objection and may adjourn the proceedings to such time as may be necessary upon proper notice to the petitioners.

Section 6. The exclusion of any territory herein provided for or the alternation or vacation of any recorded map or plat, shall not affect or vacate the whole or any part of any public highway. The exclusion of any land herein provided for or the alteration or vacation of any recorded map or plat, shall be complete with the filing in the office of the county recorder of the county or city and county in which such land is situated, of a copy of the decree of the superior court. The county recorder shall make, upon the face of any such recorded map or plat a memorandum stating briefly that such map or plat has been altered or vacated, whichever the case may be, and giving the date and reference of such decree.

Section 7. In case any land has been excluded and any map or plat altered pursuant to the provisions of this act, a new map or plat shall be filed with the county recorder in the manner provided by law showing the boundaries of such subdivision or tract as same appears after the exclusion and alteration.

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**Ed Fletcher Papers**

**1870-1955**

**MSS.81**

**Box: 56 Folder: 20**

**Business Records - Water Companies - Cuyamaca  
Water Company - Recording maps of subdivisions,  
San Diego Country: State and county regulations**



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