CALIFORNIA COOPERATIVE COLONY TRACT
M.R.: 21-15, 16

S E C. 21, T. 3 S., R. 12 W.
RANCHO LOS CERRITOS
PAT.: 2-203-205

LAKEWOOD BLVD.
FORMERLY CERRITOS AVE.
F.M. 11254-1
C.S.B. 184-?

COMPTON AVE.
(FORMERLY CERRITOS AVE.)

ROSECRANS AVE.

OLIVA ST.

PIMIENTA ST.

PASEO

TRACT NO. 2496
M.B. 24-14

CALIFORNIA COOPERATIVE COLONY TRACT
M.R.: 21-15, 16

Pacific Electric Railway Co. R/W

50' To Los Angeles

Fd. Nail in Pavement

Fd. "+" in Pavement.

Fd. C.S. in Pavement

Fd. 3"x3"

Fd. S & T.

Set 2"x2"x3" Deep

Fd. Spike & Tin

Fd. Cut Spike in Pav't.

Standard Oil Co. Pipe Line, R/W

Washington Blvd. (Formerly)

D: 4627-273, O.R.: 2288-180

N 89°41'10" E 950.88' Meas. 951.2' Rec.

N 89°41'10" E 566.82' Rec. 566.75' Meas.

N 58°30'20" W

S 89°58'25" W 499.51'

E 16-217 O.R. 14897-348 (Consent)
E 13-237, O.R. 14618-334
T.D. O.R.: 12512-99
Leo. T. Lammers

Fd. 3/4" I.P. Bent to East

Fd. 1/2" I.P. Plug Rolled

Fd. Bolt in Pav't.

Fd. 1" I.P.

Fd. 1/2" I.P.

Fd. 2" I.P. Loose

Set R.H. Nail

Set 2"x2" below surface

Fd. 2" Plugged Pipe

Fd. 2" Plugged Pipe Q.C.

Fd. 7"x7" Hub in Pav't. 3' Deep

Most Sly. Cor. Lot 20 Bixby's Sub.

DETAIL
NOT TO SCALE

Frederick Pelterson and Mojella V. Pelterson, hus & wife
Parcel 2 of O.R.: 12799-223

Frederick Pelterson & Mojella V. Pelterson, h. & w.
Parcel 3 of O.R.: 12799-223
E: 25-115, O.R. 15818-206 - Final Judgment

346.08' Trust Deed

943.92' Rec.

33.57' Meas. 33.63' Rec.

876' Rec.

1042.86' Rec. 1042.84' Meas.

1321.97' Meas.

1039.38' Calc. 1039.42' Calc. From Rec.

C.S.B. 114-3

791.16' Rec.

N 29°16'05" E 824.02' Rec.

S 57°21'27" E

211.88' Rec. 211.88' Meas.

211.98' 144.12' 354.00'

179.13'

N 1°07'49" W 4200.42'

(415'38.01' P.O.B. Set 2"x2" below surface)

415+15.19

408+83.06 P.O.T. Set 2"x2" below surface

+79.17 +44.11 +41.29

428.93' 330.08'

N 60°38'05" W 671.79' Calc.

Richard Dean Burt O.R.: 13295-210
E 25-152.24' 16-252.73' 15-252.73' 16-252.73' 16-252.73' 16

ERATIVE COLONY TRACT
M.R.: 21-15, 16

ROSECRANS AVE. 30'+30'

Fd. 2" Plugged Pipe 2.4' Deep

Fd. 2" Plugged Pipe 0.22' So., 2.4' Deep

346.08' Trust Deed

943.92' Rec.

33.57' Meas.
33.43' Rec.

874' Rec.

632.44' Rec.

632.44' Rec.

N 29°23'02" E

face of Calc.

791.16' Rec.

S 57°11'17" E

211.88' Calc.
211.88' Rec.

Fd. ¾" L.R. Bent to East

179.13'

Frederick Pellerson and Majella V. Pellerson, husband & wife
Parcel 2 of O.R.: 12799-223

DETAIL
NOT TO SCALE
211.88'
0.67' Fd. 2" I.P. Loose
0.40' Set R.H. Nail

1039.38' Calc.
606.22' Calc. from Rec.
C.S.B. 1143
132.57' Meas.

Frederick Pellerson & Majella V. Pellerson, h. & w.
Parcel 3 of O.R.: 12799-223
E'25-115, O.R. 15818-206 - Final Judgment

Security-First National Bank of Los Angeles
O.R.: 4822-175
E'16-141, O.R. 14810-321
E'16-294, O.R. 14997-357 (Q.C.)
E'16-294, O.R. 15085-18 (Easement)

SUBDIVISION

OF Lot 19

415+15.19

4280.42'

N 1°07'49" W

408+83.06 P.O.T.
Set 2"x2" below surface

415+38.01' P.O.T.
Set 2"x2" below surface

424+83.70 P.O.T.
Set 2"x2"-12" Deep

427+33.73 P.O.T.
Set 2"x2"-12" Deep

430+54.42 P.O.T.

+79.17

+44.11

+41.29

410

420

430

50'

R=2000'
Δ=24°05'59"
L=841.24'

820.21 M.C.

826.62' Calc.

Fd. 2" I.P. & Bolt 1.8' Deep
E. Nightrail
S.T.
Set Nail & Tin
2.09'
7.87'
LAKEWOOD
GARDENDALE
N 89°39'05" W
DETAIL
NOT TO SCALE

Martin Van Stewart et ux
E'13-217, O.R. 14598-308

E'29-15, O.R. 16381-141 (53) Final Judgt.

William F. Crane & Celia Crane, hus & wife } Undiv. ½ int.
Ruth B. Barbee, a widow, Undiv. ½ int.
O.R.: 9205-40
O.R.: 11223-336

M.R.: 2-234, 235

495' Rec.

E'ly 29 Acres of Lot 4

4

430+94.02 B.C.

Most N'ly. Cor. Lot 4 Dixby's Subdivision

R=2000'
Δ=33°49'55"
T=608.26'
L=1180.96'

DOWNEY CEMETERY
O.R.: 7397-378

330' Rec.

Rancho Los Cerritos
Parcel 2 of C.S. 8387-2
O.R. 16-78

332.89'
332'

Fd. 1½" I.P. 9' Deep

MASONIC CEMETERY
O.R.: 7410-257

542.81'

660' Rec.
Fd. 1" I.P. 0.95' Deep

Fd. 1" I.P. 0.70' Deep

Fd. 1" I.P. 0.75' Deep

N 29°21'00" E

1322.75' Rec. 1322.84' Meas.

Fd. 2"x2" Hub

Most S'ly. Cor. Lot 20 Bixby's Sub.

Fd. 2"x2" Hub in Pav't 5' Deep

S. CERRITOS AVE.

SOUTHWESTERLY LINE OF BIXBY'S SUBDIVISION

N 60°41'55" W
1321.66' Meas.
1321.18' Rec.

Richard Deen Burt
E'25-132, O.R. 15295-210
E'16-304, O.R. 15422-173
E'16-304, O.R. 15422-179

W. D. Priddy et ux
O.R.: 7781-104

671.73' Calc.
N 60°38'05" W
754.79' Rec.

428.53'
330.09'

Set R.H. Nail

N'ly Line of S'ly 15 Acres

414.11
56.21
357.90

414.59' Rec.
Int. Entrance & Interest per Agr.

495' Rec.

N 29°21'00" E
165' Rec.

12 W.

F.M. 1 1 1 4 6

A 2 OF A 3

DISTRICT	COUNTY	ROUTE	SECTION
VII	L.A.	168	A

APPROVED ---------- 1936

---------- DIST. ENGR., DIST. VII

COUNTY SURVEYOR'S MAP NO. B-1146

STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
DIVISION OF HIGHWAYS

RIGHT OF WAY MAP

ROAD-VII-L.A.-168-A
FROM COMPTON BLVD. TO GARDENDALE ST.

SCALE : 1" = 100'

0 1 2 3 4 5

Index 32-33

State relinquishes interest in road to County - E: 8-74, O.R. 15484-16
E & W Line revised as to Gardendale St. & Tract No 11347 by H.U.M. Higgins April, 1946.

F.M. 11146
A3 OF A3

Negative of this map filed in Blue Print Dept. as Negative No. 289

TRACT NO. 5501
M.B. 160-55
GRANT AVE.
Fd. 2" I.P. with Plug & Nail
N.E. Cor. Tract No. 5501
N.W. Cor. Lot 6
Bixby's Subdivision
SUBDIVISION
18
6
5
4
3
2
1
N
N 68° 23' 02" E
1822.01' Calc.
320' Rec.
430.154.42 P.O.T.
Fd. 2" I.P.B. Bolt 12" Deep
E. Highway
ST.
Set Nail & Tin
2.09'
17.27'
LAKEWOOD BLVD.
N 31° 41' 25" E
GARDENDALE
N 60° 18' 08" W
DETAIL
NOT TO SCALE
Northeasterly line of Lot 1 Bixby's Subdivision
663.56'
N 60° 18' 08" W FORMERLY CURTIN AND STEALCO AVE.
AIRPOINT AVE.
BLODGETT
ST. GERTRUDES AVE.
TRACT No 11347
Lewis S. Kirkpatrick
D: 4776-220
M.B. 241-46, 47.
PRISCILLA
SANTA DEMING
F.M. 11147
See C.S.B. 1147
AVE.
(60)
(80)
1277.93' Meas.
1277.87' Rec.
D: 14420-259
D: 9955-308
C.S.B. 327-2
660' Calc.
660' Rec.
50'
50'
427+33.73 P.O.T.
Set 2"x2"-12" Deep
424+83.70 P.O.T.
Set 2"x2"-12" Deep
430
R=2000'
Δ=24°05'59"
L=841.24'
820.21' Calc.
826.42' Calc.
Martin Van Stewart et ux
E:13-217 O.R. 14598-308
E'29-15, O.R. 16381-141 (32) Final Judgt
William F. Crane & Celia Crane, hus. & wife Undiv. 2/3 int.
Ruth S. Barbee, a widow, Undiv. 1/3 int.
O.R.: 9205-40
O.R.: 11223-336
E'ly 29 Acres of Lot 4
4
234.235
435' Rec.
430.194.09 P.C.
Most N'ly. Cor. Lot 4 Bixby's Subdivision
112' Rec.
R=2000'
Δ=33° 49' 55"
T=608.26'
L=1180.96'
Fd. 2" I.P.B. Bolt 18" Deep
Set 2"x2"-12" Deep
R=2000' Δ=9°13'56" L=322.72'
T=161.57'
232.58'
LAKEWOOD
DOWNEY CEMETERY
O.R.: 7397-378
RANCHO LOS CERRITOS
Fd. 1/2" I.P. 8" Deep
Fd. 1/2" I.P. 9" Deep
MASONIC CEMETERY
O.R.: 7410-257
GARDENDALE
Fd. 1/2" I.P. 9" Deep
542.81'
464'
442.75.05 P.C.
RANCHO
728.3' Rec.
FORMERLY DOWNEY CEMETERY ROAD
N 32° 42' 06" E
D: 9955-308
N 31° 41' 25" E
BLVD.
40'