TRACT NO. 2385

In the County of Los Angeles, State of California
Being a subdivision of a portion of Block 230
Villa Farms as per Book 10 Page 54 et seq Miscellaneous
Records of said County
And a portion of Block 44 of the Santa Monica Land
& Water Company's Tract
In the Rancho San Vicente y Santa Monica
as per Book 7a Page 44 et seq Miscellaneous Records
and a portion of Montana Avenue vacated by the Board of Supervisors
as per Road Book from 352 Records of said County
Surveyed in March 1913 by V.J. Rowan Surveyor
Scale 1" = 100'

Compare bearings & courses with those of Map D.56-24.0 and 42.2

This tract RECORDED in M.B. 23-110, 111.

NOTE: The written data below is not included in the County Surveyors Copy of M.B. 23-110, 111.

The Last Chance Trust and Savings Bank, The Pacific Mutual Life Insurance Company, a corporation, The San Vicente Land Company, Corporation, by its President, Reed Marsh, John Horace and C.L. Bundy, hereby declare that they are the owners of or interested in the land included within the subdivision shown on this map and that they alone have the necessary powers of corporations with respect thereto, and that they consent to the making of said map and subdivision as shown within the colored border to said land, and that they consent to the making of said map.

There are excepted and reserved to the Pacific Mutual Life Insurance Company of California, its successors and assigns, the rights and easements for reservoir maintenance in and to the reservoir portion of land shown on this map.

[illegible] of land [illegible] for the Southwesterly side of Lots 66 to 93 both inclusive, and 30 feet off the Southwesterly side of Lots 94 to 101 both inclusive, and 30 feet off the Northeasterly side of Lots 28 to 53 both inclusive, and 30 feet off the Northeasterly side of the Northerly 50 feet of Lots 54 and 55 and lying South of the Northerly 50 feet of said Lots 54 and 55, and that strip of land lying Northwest of the following described line, beginning at a point in the Northeasterly prolongation of said Joint being N45°56'E 180.00 feet from the most Easterly corner of Lot 28 as shown on said map, thence along a curve concave to the Southeast with a radius of 25.42 feet to end of curve, and also that strip of land to be known as Berkeley Street.

Also that strip of land 60 feet wide, being 30 feet on the Southwesterly side of Lots 149 to 178 both inclusive, and 30 feet off the Northeasterly side of Lots 116 to 148 both inclusive, and 30 feet off the Northeasterly side of Lots 179 to 182 both inclusive and that strip of land lying Northwest of the following described curve, beginning at a point in the East line of Montana Ave. said point being the most Westerly corner of Lot 182 as shown on this map, thence along a curve concave to the Southeast [illegible] to end of curve, said curve having a radius of 15 feet and all that strip of land 60 feet wide lying Northeast of the following described line, being 30 feet on the Northeasterly side of Lots 124, 125 and 126 and 30 feet on the Southwesterly side of Lots 150 to 154 both inclusive, and a strip of land [illegible] feet wide lying Northeast of the following described line, beginning at a point in the North line of Nevada St. said point being 40 feet S45°57'W of the most Northerly corner of Lot 233 as shown on this map, thence Northerly along a curve concave to the West [illegible] to the end of the curve, and a strip of land lying Southwest of the following described line. Beginning at a point in the North line of Nevada Ave. said point being 40 feet N45°57'E from the most Westerly corner of Lot 244 as shown on this map, thence Westerly along a curve concave to the North with a radius of 15 feet, 57 feet to the end of the curve. And a strip of land lying West of the following described curve to wit: Beginning at a point in the Southeasterly line of Montana Ave. said point being the Northeast 76.4 feet of same from the most Westerly corner of Lot 277 as shown on this map said last mentioned line being the Northeast line of Montana Ave. thence from said point of beginning Southerly along a curve to have to the East with a radius of 20 feet 40.53 feet to the end of the curve. Said last mentioned strips of land to be known as Cunningham Street.

And a strip of land 50 feet wide being 25 feet off the Southwesterly side of Lots 301 to 315 both inclusive and 25 feet off the Northwesterly side of Lots 278 to 300 both inclusive, and a strip of land lying East of the following described curve beginning at a point in the North line of Nevada Ave. said point being 35 feet S45°57'W of the most Easterly corner of Lot 300 as shown on this map, thence Northerly along a curve concave to the West with a radius of 20 feet 31.41 feet to the end of the curve. And a strip of land lying Southwest of the following described curve, beginning at a point in the North line of Nevada Ave said point being 35 feet N45°57'E from the most Southerly corner of Lot 301 as shown on this map, thence Westerly along a curve concave to the North with a radius of 15 feet, 23.71 feet to end of the curve. Said last mentioned strips of land to be known as Mercedes Street.

Also a strip of land 30 feet wide said strip being all of the Southwesterly side of Lot 267 as shown on this map excepting the Southwesterly 25 feet of said strip, and a strip of land 30 feet wide said strip being all of the Northwesterly 30 feet of Lot 315 as shown on this map excepting the Southwesterly 25 ft. of said strip, and a strip of land 30 feet wide said strip being all of the Northwesterly 30 feet of Lot 278 as shown on this map excepting the Northeasterly 25 ft. of this strip and a strip of land 30 feet wide said strip being the the Northwesterly 30 ft. of the North East 130 feet of Lot 266 as shown on this map and a strip of land lying to the West of the following described curve to wit: Beginning at a point 30 a point lying N45°56'E 30 feet and N44°04'W 30 feet from the most Southerly corner of Lot 266 as shown on this map, thence Northerly along a curve concave to the East with a radius of 60 feet, 125.66 feet to the end of the curve. Said last mentioned strips of land to be known as Dunlap Drive.

Also a strip of land 60 feet wide being 30 feet off the Northwesterly side of Lots 3, 46, 47, 135, 162, and 236 and 30 feet off the Southeasterly side of Lots 4, 45, 74, 134, 163 and 229 said last mentioned strip of land to be known as Lorain Drive.

Also the parcels of land lying outside of the arc of a 10 foot radius at the intersection of the side lines of the foregoing reserved strips of land said intersections being at the strips to be known as Lorain Ave and Berkeley St, Lorain Ave and Franklin St, Lorain Ave and Cambridge St, and Berkeley St and Minnesota Street.

Also the parcels of land lying outside of the arc of a 10 foot radius at the intersection of the side lines of the foregoing reserved strip of land to be known as Berkeley St, with Nevada Ave. Also of the foregoing reserved strip of land, to be known as Lorain Avenue, with Kentucky Ave.

The foregoing strips of land are reserved for private streets or roadways and for the laying and maintaining therein of sewer, water, gas, telephone, telegraph and electric pipes or conduits, or other public or private utilities, and for the laying and maintaining thereon of side walk, curbs and gutterways for the use and benefit of the owner or owners of each of the lots shown on this map, their heirs and assigns, as appurtenant to each of such lots, the rights of each such owner being limited to the strip of land or strips of land as forms a part.

The right is reserved to erect, place and maintain electrical lines, poles and appurtenances for the transmission of electric current and telephone and telegraphic communication over, across and upon said reserved strips is hereby reserved to the Pacific Mutual Life Insurance Company, its successors and assigns. The right to lay and maintain sewer, water, gas, telephone, telegraph and electric pipes or conduits in said reserved strips, together with the right of entry thereon for such purposes is hereby granted to the City of Santa Monica, and County of Los Angeles.

Executed [illegible] to the Los Angeles Trust and Savings Bank and The Pacific Mutual Life Insurance Company of California

F.M. 17925
A1 OF A2

San Vicente Land Company
By [illegible]

F.M. 17925

A2 OF A2

STANFORD STREET

NEVADA AVENUE

DARLINGTON AVE.

ALLEY

WASHINGTON AVE.

Not a part of this subdivision

Now hereby set from the strip and a strip of land 30 feet wide, said strip being the northerly part of the above east 100 feet of Lot 266 as shown on this map and a strip of land lying to the [illegible] following described curve to-wit: Beginning at a point, said point lying N 45°-56 E 30 feet and N 44°-04 W 30.5 feet from the most southerly corner of Lot 266 as shown on this map, thence northeasterly along a curve concave to the East, with a radius of 90 feet [illegible] 125.66 feet to the end of the curve. Said last [illegible] and 30 feet [illegible] Darlington Ave.

Also, also the parcels of land lying between the lines of the foregoing reserved and Berkeley Square Avenue, Stanford Street, and the [illegible] line of the [illegible] and also of the foregoing [illegible]

The foregoing strip is reserved for the purpose of maintaining thereon of sewer or private utilities, and for the use and benefit of the owners of [illegible] as appurtenant to each [illegible] which such lot forms a part.

The right to erect, place and maintain electrical lines, poles and appurtenances for the transmission of electric current and telephone and telegraphic communication over, across and upon said reserved strips is hereby reserved to the said Pacific Mutual Life Insurance Company of California, their successors and assigns.

The right to lay and maintain sewer, water pipe, telephone, telegraph and electric pipes or conduits in said reserved strips, together with the right of entry thereon for such purposes is hereby granted to the City of Santa Monica, and County of Los Angeles.

There is also reserved to the Pacific Mutual Life Insurance Company of California, their successors and assigns, the right to convey or use such strips of land for street purposes at such time as the same will be accepted by the proper authorities, subject to all or any of the foregoing reservations, conditions and grants.

IN WITNESS WHEREOF, the said Pacific Mutual Life Insurance Company of California has caused its corporate name to be hereunto subscribed by [illegible] Vice President and [illegible] Secretary, and its corporate seal to be affixed. This 1st day of July 1913.

Pacific Mutual Life Insurance Company of California

By [illegible] Vice President

By [illegible] Secretary

San Vicente Land Company

By [illegible] President

By [illegible] Secretary

Los Angeles Trust and Savings Bank and The Pacific Mutual Life Insurance Company, as Trustees

By [illegible] Vice President

By [illegible] Secretary

Owner Geo. A. Clark
Jul 21 1913.
32 23 10-a.m. 110-14
Majors.

A. L. Hayes
504

1st July 1913 R. D. Middleton

J. E. Mann. Joel Mann Jno Howze

R. D. Middleton

1st July 1913 R. D. Middleton

Geo A Lawrence

[illegible]

The Pacific Mutual Life Insurance Company of California

R. D. Middleton

I hereby certify that there are no liens for unpaid taxes of the City of Santa Monica, except taxes not yet payable against any part of the land included within the tract for Subdivision, shown on the annexed map

Dated July 3rd 1913

[illegible]
City Tax Collector

Chas. Lloyd
Wm. Partington
Geo. Vieux

Pacific

Subscribed and sworn to before me this 3rd day of July 1913

[illegible]
Notary Public in and for the County of Los Angeles, State of California

My commission expires [illegible]

Surveyed in June 1913

[illegible]
Surveyor

Approved this 1st day of July 1913

[illegible]
City Engineer

Approved this 1st day of July 1913

[illegible]
City Clerk

Approved this 1st day of July 1913

[illegible]
City Attorney

Filed for record at the request of Pacific Mutual Life Insurance Company of California, July 3rd 1913 at 10 min. past 8 o'clock A.M. in Book 14 of Maps, page 11, Records of Los Angeles County, California.

[illegible]
County Recorder

By [illegible] Deputy