574.21

SCALE : 1"=60'

SHEET 1 OF 6 SHEETS

Tract No. 21169

aug. 31, 1955
41 3 P.M.
574
21

IN UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES

BEING A SUBDIVISION OF A PORTION OF LOT "H", PARTITION OF THE RANCHO LOS PALOS VERDES, ALLOTTED TO JOTHAM BIXBY BY DECREE OF PARTITION IN ACTION "BIXBY ET AL. VS. BENT ET. AL". AS SHOWN ON MAP FILED IN CASE Nº2373 IN THE DISTRICT COURT OF THE 17TH. JUDICIAL DISTRICT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF LOS ANGELES, AND ENTERED IN BOOK 4 PAGE 57 OF JUDGEMENTS IN THE SUPERIOR COURT OF SAID COUNTY, RECORDS OF LOS ANGELES COUNTY, STATE OF CALIFORNIA.

Ex. Barquhar
85.00

SURVEYED BY ENGINEERING SERVICE CORPORATION

The line between stations "Berkeley" and "Iowa" (N. 89°18' 43.3E.) as shown on map. F.M. 18608 on file in the office of the County Engineer of Los Angeles County was used as the basis of bearings shown on this map.

ALL 2" IRON PIPES SHOWN HEREON AS SET ARE 6" BELOW SURFACE OF GROUND

We hereby certify that we are the owners of or are interested in the lands included within the subdivision shown on this map within the colored border lines, and we consent to the preparation and recordation of said map and subdivision and hereby dedicate to the public use all the streets, highways and other public ways shown on said map. and also grant to the County of Los Angeles the easements for Storm drain, Sanitary Sewer and Fire Road purposes so designated on said map and all uses incident thereto including the right to make connections therewith from any adjoining properties.

We further certify that, except as shown on a copy of this map on file in the Office of the County Road Commissioner, we know of no easement or structure existing within the easements hereby offered for dedication to the public, other than publicly owned water lines, sewers, or storm drains; that we will grant no right or interest within the boundaries of said easements offered to the public, except where such right or interest is expressly made subject to the said easements.

As a dedication to public use, while all of Montemalaga Drive within this subdivision remains a public highway for such time only, we hereby abandon all easements of ingress and egress to the said Montemalaga Drive so that owners of Lots 22 to 42 inclusive abutting this highway during such time will have no rights of access whatever in this highway as such except the general easement of travel which belongs to the whole public. If any change of alignment or width of such highway results in the vacation of any part thereof within this subdivision, such vacation terminates the above dedication as to the part vacated.

GRANDVIEW BUILDING CO. OWNER
A CORPORATION
E.K. Zuckerman — PRESIDENT
B.R. Morris — SECRETARY

PALOS VERDES PROPERTIES OWNER
PARTNERSHIP

RANCHO PALOS VERDES CORPORATION
A CORPORATION — PARTNER
Ivar Hanson — VICE-PRESIDENT
Harold H. Streight — ASST. SECRETARY

CAPITAL COMPANY PARTNER
A CORPORATION
P.W. Anderson — VICE PRESIDENT
T.S. Minney — ASST. SECRETARY

TITLE INSURANCE AND TRUST COMPANY A CORPORATION
TRUSTEE UNDER DEED OF TRUST RECORDED IN BOOK 45721, PAGE 69, OFFICIAL RECORDS
VICE - PRESIDENT
ASST. - SECRETARY

BEVERLY REALTY CO. OWNER
A CORPORATION
PRESIDENT
SECRETARY

STATE OF CALIFORNIA } SS.
COUNTY OF LOS ANGELES }

ON THIS 19 DAY OF AUG., 1955, BEFORE ME HAZEL M. GOODMAN A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED E.K ZUCKERMAN KNOWN TO ME TO BE THE PRESIDENT AND JOSEPH MEYERSON KNOWN TO ME TO BE THE SECRETARY OF THE BEVERLY REALTY CO., THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED THAT SUCH CORPORATION EXECUTED THE SAME.

Hazel M. Goodman
NOTARY PUBLIC
MY COMMISSION EXPIRES AUG, 10, 1956

SIX ... MARCH, 1955 ... AUGUST 31, 1956 ... AUGUST 31, 1956
Engineer
Registered Engineer No. 5335

STATE OF CALIFORNIA } SS.
COUNTY OF LOS ANGELES }

ON THIS 7 DAY OF JULY, 1955 BEFORE ME HAZEL M. GOODMAN A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED E.K. ZUCKERMAN KNOWN TO ME TO BE THE PRESIDENT AND B.R. MORRIS KNOWN TO ME TO BE THE SECRETARY OF THE GRANDVIEW BUILDING CO. THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED THAT SUCH CORPORATION EXECUTED THE SAME.

Hazel M. Goodman
NOTARY PUBLIC
MY COMMISSION EXPIRES 8-10-56

State of California } SS. County of Los Angeles }

On this 4th day of August 1955, before me Elinor L. Veblen, a Notary Public in and for said county personally appeared Ivar Hanson known to me to be the Vice President and Harold H. Streight known to me to be the Asst. Secretary of RANCHO PALOS VERDES CORPORATION the corporation that executed the within instrument as a partner of PALOS VERDES PROPERTIES a partnership and 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, as such partner and personally appeared P. W. Anderson known to me to be the Vice President, and T. S. Minney known to me to be the Asst Secretary of CAPITAL COMPANY the corporation that executed the within instrument as partner of PALOS VERDES PROPERTIES, a partnership, and 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, as such partners, and acknowledged to me that such partnership executed the same

Elinor L. Veblen
Notary Public
My commission expires March 17, 1957

I hereby certify that I have examined this map; that it conforms substantially to the tentative map and all approved alterations thereof; that all provisions of applicable State law and local subdivision ordinances have been complied with; and that I am satisfied that this map is technically correct.
Dated August 31, 1955
WILLIAM J. FOX
COUNTY ENGINEER
By Ralph L. Kennedy Deputy

STATE OF CALIFORNIA } SS.
COUNTY OF LOS ANGELES }

ON THIS 16th DAY OF AUGUST 1955, BEFORE ME EDNA DEWHURST A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED E.H. BOOTH, JR. KNOWN TO ME TO BE THE VICE-PRESIDENT AND A.A. MARTIN KNOWN TO ME TO BE THE ASST. SECRETARY OF THE *TITLE INSURANCE AND TRUST COMPANY*, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED THAT SUCH CORPORATION EXECUTED THE SAME, AS TRUSTEE.

Edna Dewhurst
NOTARY PUBLIC
MY COMMISSION EXPIRES MARCH 4, 1957

In re Acceptance of Highways, Public Ways, etc., in TRACT NO. 21169 } On motion approved by the Board of Supervisors, it is ordered that the map of TRACT NO. 21169 be and the same is hereby approved; that the bond filed in the office of this Board as security for the payment of taxes and special assessments collected as taxes be and the same is also hereby approved in the sum of $3,225.00 which is hereby fixed as the required amount of said bond; and that all streets, highways, other public ways and easements shown upon said map and therein offered for dedication be and the same are hereby accepted on behalf of the public. *Also the offer of dedication for abandonment of ingress and egress is hereby accepted.*

I hereby certify that the foregoing order was adopted by the Board of Supervisors at a meeting held August 30, 1955
Harold J. Ostly ... Clerk and Ex-officio Clerk of the Board of Supervisors of the County of Los Angeles, State of California.
By Dorothy Hofmann Deputy

The signatures of the present owners of all oil, gas, petroleum, hydrocarbon substances and minerals lying in and under the surface of said land without any right of entry upon the surface of said land or any portion thereof above a depth of 500 feet for the purpose of prospecting or mining or removing said substances, which were excepted in deeds from Palos Verdes Properties, a partnership, recorded in book 47962 page 272, Official Records recorded August 22, 1955, as instrument Nº 1842 and recorded August 26, 1955, as instrument Nº 4559, have been omitted in accordance with Section 11587 c-(1) of the subdivision mapact inasmuch as the ownership of such interests or rights does not include a right of entry on the surface of the land.

574/22 Fin.

574-22

SHEET 2 OF 6 SHEETS

Tract No. 21169

IN UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES

SURVEYED BY ENGINEERING SERVICE CORPORATION

aug. 31, 1955
41 3 P.M.
574
22

L. Barquhar
Free

FLOW. COURSE NATURAL DRAINAGE

N. 3°25'00"E 10.00'

N. 86° 35' 00" W
N. 86° 35' 00" W. 302.65'
N. 86° 35' 00" W. 305.00'
N. 86° 35' 00" W. 307.35'

℄ of 10' easement to County of Los Angeles for storm drain purposes

Identical

Set 2" I.P.

10.44' 5.53' 5.53'

N. 86° 11' 03" W. 196.20'
N. 86° 11' 03" W. 149.65'
N. 86° 11' 03" W. 180.02'
N. 86° 11' 03" W. 196.12'
N. 86° 11' 03" W. 196.03'
329.67'
93.48'

40' 15' 55' 115.00'

N. 46° 10' 37" E. 53.97'

SELY LINE OF EASEMENT TO THE COUNTY OF LOS ANGELES FOR SANITARY SEWER PURPOSES

Set 2" I.P.

N. 0° 01' 38" E

15' 7.5' 7.5'

Δ=44°55'43" R=227.30'
Δ=44°54'37" R=227.30'
Δ=44°53'18" R=220'
6.05'

Fnd. 2" I.P. accepted for most W'ly cor. per O.R. 28476-86.

℄ OF 15' EASEMENT TO THE COUNTY OF LOS ANGELES FOR SANITARY SEWER PURPOSES

SELY LINE PER O.R. 28476-86

N. 46° 59' 32" W. 124.88'
L=178.40'
L=172.44'
L=166.48'

7.5' 15'

N. 40° 28.90'

154.04' 18.32'

S. 40° 00' 00" W. 118.51'

240.93' 81.10'

Fnd. 2" I.P. accepted for angle point in Southerly line per O.R. 28476-86.

S'LY LINE per O.R. 28476-86.

N 86° 53' 27" W 374.07'

70' 70' 70' 7.92' 44.21'

15' 7.5'

N. 3° 03' 15" E. 188.63'
N. 3° 03' 15" E. 136.43'
N. 3° 03' 15" E. 136.37'
N. 3° 03' 15" E. 136.30'
N. 3° 03' 15" E. 136.23'

℄ OF 15' EASEMENT TO THE COUNTY OF LOS ANGELES FOR SANITARY SEWER PURPOSES

70 71 72 73 74 75 76 77 78 79

N. 18° 03' 15" E. 170.46' (Rad.)

N. 5° 03' 52" E.
N. 5° 06' 27" E.
N. 5° 05' 08" E.

℄ of 6' Easement to the County of Los Angeles for Sanitary Sewer purposes

N. 33° 15' 42" E. (Rad.) 119.76'

Δ=5°18'57" R=380' L=34.03'
Δ=5°18'57" R=380' L=34.03'
Δ=5°18'57" R=380' L=34.03'

N. 69° 22' 12" W. (Rad.) 184.31'

℄ of 10' Easement to the County of Los Angeles for storm drain purposes

Δ=203°42'24" R=38' L=135.14'
Δ=44°26'02" R=38' L=28.14'

N. 80° 02' 58" E. 138.47'
N. 84° 34' 39" E. (Radial)
Δ=7°19'31" L=4.86'

N. 27° 44' 04" E. 154.04'
N. 3° 03' 15" E. 188.63'

N. 80° 02' 58" E. 128.90'
N. 80° 02' 58" E. 104.17'
N. 8° 51' 34" E. (Radial)
Δ=4°02'36" L=6.35'
Δ=7°48'36" L=12.27'
Δ=11°51'12" R=90' L=18.62'
Δ=11°51'12" R=90' L=18.62'
Δ=1°48'25" L=1.41'
N. 80° 51' 23" E. (Rad.)
Δ=3°26'20" L=6.00'
N. 80° 02' 58" E. 123.52'
Δ=1°41'45" R=100' L=1.41'

N. 9° 57' 02" W. 165.00' 75.23'
N. 1° 54' 10" E. 50'
N. 9° 57' 02" W. 75'
N. 9° 57' 02" W. 47.77'
N. 9° 57' 02" W. 75.82'
N. 9° 57' 02" W. 75'

Set S & T

Δ=90° R=15' L=23.56'
Δ=13°00'17" R=227' L=51.52'
Δ=13°00'17" R=200' L=45.40' 22.80'
Δ=13°00'17" R=173' L=39.27' 8.02'
Δ=90° R=15' L=23.56'

N. 80° 02' 58" E 90' 18.48' 70'
N. 80° 02' 58" E 85' 32'
N. 80° 02' 58" E 85' 53'
N. 80° 02' 58" E 85' 35'
N. 80° 02' 58" E 50'

N 80° 02' 58" E 152.80'

5' 27' 27' 54'

N 86° 56' 45" W 459.97'
N 86° 56' 45" W 558'
N 86° 56' 45" W 459.97'
N 86° 56' 45" W 458.12'
N 86° 56' 45" W 530.72'
N 86° 56' 45" W 458.12'

GRAYLOG STREET

KASSNER STREET

70' 70' 70'

5'74-23

SHEET 3 OF 6 SHEETS

Tract No. 21169

IN UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES

SURVEYED BY ENGINEERING SERVICE CORPORATION

Aug. 31, 1955
4:1 3 P.M.
5'74
23

L. Farquhar
Free

NATURAL DRAINAGE COURSE FLOW

S'LY LINE PER O.R. 28476-86

S'LY LINE PARCEL 18 PER O.R. 12886-274

Set 2" I.P.

N. 89° 59' 50" W 1267.56'

S'LY LINE PER O.R. 28174-120

Fnd. 2" I.P. accepted for line. (No Reference).

℄ OF 15' EASEMENT TO THE COUNTY OF LOS ANGELES FOR SANITARY SEWER PURPOSES

℄ OF 6' EASEMENT TO THE COUNTY OF LOS ANGELES FOR SANITARY SEWER PURPOSES.

℄ of 10' Easement to the County of Los Angeles for Storm Drain purposes

Northerly line of 10' easement to the County of Los Angeles for Storm Drain purposes

SW'LY line of 5' Easement to the County of Los Angeles for Sanitary Sewer Purposes.

℄ of 10' Easement to the County of Los Angeles for Storm drain

Northerly line of 15' Easement to the County of Los Angeles for Fire Road Purposes

GRAYLOG STREET

KASSNER ROAD

ELMBANK ROAD

DIVERSEY DRIVE

BIRCHFIELD AVENUE

54' 27' STREET

SEE SHEET 2

SEE SHEET 4

SEE SHEET 5

SEE SHEET 6

SCALE 1" = 60'

574.24

574/24

SHEET 4 OF 6 SHEETS

Tract No. 21169

IN UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES

SURVEYED BY ENGINEERING SERVICE CORPORATION

aug. 31, 1955
4:1 3 P.M.
574
24

L. Farquhar
Free

574.25

SHEET 5 OF 6 SHEETS

Tract No. 21169

IN UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES

SURVEYED BY ENGINEERING SERVICE CORPORATION

Aug. 31, 1955
41 3 P.M.
574
25

L. Barquhar
Free

SCALE 1" = 60'

SEE SHEET 2

SEE SHEET 3

SEE SHEET 6

N.55°55'01"W. 120' — 65' — 104.5' — 101.2' N34°04'59"E — Set S.E.T. — N.60°53'16"W 65.22' — 115.98' — 50.74' — N 82°01'50"W — 552.16'

207 — 206 — 205 — 204 — 203 — 202 — 201

55 — 54 — 53 — 52 — 51 — 50 — 49 — 48 — 47 — 46 — 45 — 44 — 43 — 42 — 41 — 40 — 39 — 38 — 37 — 36 — 35 — 34 — 33

N.34°04'59"E. — 651.79' — 461.74' — 601.57' — 397.00' — 270.53' — 594.29'

N.55°55'01"W. 120.00' — N.57°38'08"W. 120.20' (Rad.) — N.68°08'08"W. 130.44' (Rad.) — N.78°38'08"W 124.06' (Rad.) — N.86°18'08"W. 120' — N.86°18'08"W. 120' — N.3°41'52"E. — 397.91' — 247.93' — N.7°58'10"E

83.98' — 24.73' — 61.64' — 78.48' — 618.16' — 364.34' — 510.24' — 575.92' — 370.92'

Set 2" I.P. — Set S. & T. — R=330' L=175.01' Δ=10°30'00" L=60.48' — Δ=30°23'07" R=300' L=159.10' — Δ=30°23'07" R=270' L=143.18' — 81.47' — 41.92' — 41.52' — 54.19' — 17.91' — L=44.16' Δ=1°40'00" — Δ=79°24'34" R=20' L=27.72'

Sly. line of O.R. 47962-272

N.75°42'42"W. 133.71' — Δ=18°36'56" L=491.09' — L=438.62' Δ=20°50'33" R=1350' — N.83°26'45"E 101.98'

IRONWOOD STREET

N.75°42'42"W. 301.08' — 125.85' — Δ=20°50'33" R=1380' — L=502.00' — N.86°07'59"W. 251.69' — Set S.E.T. — N.83°26'45"E. 125.85' — 286.09' — (N.83°26'45"E. 101.58')

N.75°42'42"W. 70' — Δ=100°35'26" R=15 L=26.33' — 121.04' — 51.04' — 53.49' — 127.88' — Δ=2°40'55" L=66' — Δ=2°40'55" L=66' — Δ=2°43'21" L=67' — Δ=2°43'21" L=67' — Δ=2°43'21" L=67' — Δ=2°43'21" L=67' — Δ=2°43'21" L=67' — L=33.96 Δ=1°22'48"

Δ=20°50'33" R=1410' L=512.92'

Δ=109°23'43" R=25 L=47.73' — N.23°05'35"E. (Rad.) — 70' — 30' — 60' — 205 — N.3°41'52"E.

N.76°37'44"E. (Rad.) — Δ=3°26'09" R=1550' L=92.95' — N.25°46'38"E. (Rad.) — 84.10' — 7.55' — 3.00' — Set S.E.T. — N.64°13'23"E. (Rad.) — 51.76' — 4.52' — 50' — 100' — 50'

N.17°26'02"E. (Rad.) — N.14°17'18"E. (Rad.) — N.17°03'57"E. Rad. — N13°48'08"E. Rad. — N14°41'42"E. Rad. — N.11°07'13"E. 130.85' Rad. — N.8°26'18"E. 132.00' Rad. — N.9°21'44"E. Rad. — N5°42'57"E. 133.20' Rad. — N2°59'36"E. 134.40' Rad. — N3°56'25"E. Rad. — N0°6'15"E. 135.62' Rad. — N1°13'34"E. Rad. — Rad. N2°27'06"W. 137.36' — N5°10'27"W. 142.27' Rad.

Δ=0°22'03" L=9.93' — Δ=17°26'02" — Δ=2°30'55" L=72.10' — Δ=2°40'03" L=72.16' — Δ=2°42'36" L=73.31' — Δ=2°42'43" L=73.37' — Δ=2°42'51" L=73.43' — Δ=1°13'34" L=33.17' — 40.31' — 73.80' — R=1550' L=471.63' — WEST 480.00'

Set 2" I.P. — R=1000' — 58.93' T. 79.53' — 64.57' 79.53' — 74.11' — 15.39' — 51.72' — 48.10' — L=71.12' Δ=2°40'48" R=1650' — N.69°54'51"W. — 48.23' — N.17°23'17"E. Rad. — Δ=20°05'09" R=1600' L=560.90' — 283.36' WEST 910.59' — 480.00' — 50' — 100' — 50'

Δ=30°23'07" R=300' L=159.10' — 81.47' — Set. S.E.T. — 81.47' — 92.42' — N.3°41'52"E. 94.22' — Set S.E.T. — 3.00' — 30' — 30' — 60' — 205

Identical

Δ=71°18'04" R=70' L=87.11' — N.22°23'48"E. (Rad.) — Δ=103°41'25" R=25' L=45.24' — N.3°41'52"E. 1.80' — N.86°18'08"W. 60.00' — Δ=20°40'08" — Sly. line of O.R. 47962-272

283.36' — Δ=17°23'17" R=1650' L=500.74' — WEST 480.00' — Set 2" I.P. N.89°43'02"W. 637.48'

BASSWOOD AVENUE — R=1000' L=360.74' — N.89°43'02"W. 337.52' — Fnd 2" I.P. (No reference)

Fnd. 3/4" I.P. at P.I.#8 per C.S.F.B. 661-13, 83 — N.89°43'02"W. 196.41' — N.89°43'02"W. 161.40' — Fnd 2"x2" per C.S.F.B. 661-13

221

8.218 Acres.

574-26

SHEET 6 OF 6 SHEETS

Tract No. 21169

IN UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES

SURVEYED BY ENGINEERING SERVICE CORPORATION

FILED
aug. 31, 1955
41 3 P.M.
574
26

L. Barquhar
Free

SCALE : 1" = 60'

SCALE 1"=60'

SHEET 4

SHEET 3

SEE SHEET 5

SEE SHEET 5

SEE SHEET 5