Sheet 1 of 1 Sheet

TRACT NO. 20162

IN UNINCORPORATED TERRITORY OF LOS ANGELES COUNTY, CALIFORNIA.

Being a subdivision of a portion of Lot "H," Partition of Rancho Los Palos Verdes allotted to Jotham Bixby by decree of partition in action: Bixby et al vs. Bent et al. Case No. 2373 in the District Court of the 17th Judicial District of the State of California, in and for the County of Los Angeles: Entered in Book 4 at Page 57 of Judgements in the Superior Court of said County. (Clerks filed map No. 41) Records of Los Angeles County.

FEB. 15, 1956
44 3 P.M.
591
33

$5.00

I hereby certify that I am a Registered Civil Engineer of the State of California, that this map consisting of one sheet correctly represents a true and complete survey made under my supervision in September 1955 that the monuments of the character and locations shown hereon will be in place not later than November 1, 1956, that said monuments are sufficient to enable the survey to be readily retraced and that tie notes to all centerline monuments shown hereon as set by me will be on file in the Office of the County Engineer not later than Nov. 1, 1956.

Charles L. Miller
Registered Engineer No. 122

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 streets, highways and other public ways shown on said map and also grant to the County of Los Angeles, the easements for sanitary sewer and storm drain 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 Palos Verdes Drive East adjacent to this subdivision remains a public highway for such time only, we hereby abandon all easements of ingress and egress to the said Palos Verdes Drive East so that owners of lots 1 and 2, abutting this highway during such time will have no rights of access whatever in the 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 adjacent to this subdivision, such vacation terminates the above dedication as to the part vacated.

Roy J. Gordon
Roy J. Gordon

Betty M. Gordon
Betty M. Gordon

Gould M. Jennings
Gould M. Jennings

Margaret F. Jennings
Margaret F. Jennings

California Bank (a Corporation)
By Samuel S. Ralph Vice President
By W. C. Keen Ass't. Secretary
California Bank (a Corporation) as trustee under deed of trust recorded in book 48003 page 241 of Official Records.

STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES }

On this 22nd day of November 1955, before me the undersigned, a notary public in and for said County personally appeared W. C. Keen, Jr. known to me to be the Assistant Secretary and Samuel S. Ralph known to me to be Vice President of the California Bank (a Corporation) the Corporation that executed the within instrument on behalf of the Corporation therein named and acknowledged to me that such corporation executed the same as trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Agnes F. Brooke
Notary Public in and for said County & State
My Commission Expires March 27, 1957.

and known to me to be the person who executed the within instrument.

STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES }

On this 18th day of November 1955, before me, the undersigned, a notary public in and for said County personally appeared Roy J. Gordon, Betty M. Gordon, Gould M. Jennings and Margaret F. Jennings known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

L. L. Brennan
Notary Public in and for said County and State.

We hereby certify that we are interested in the land included within the subdivision shown on the annexed map and, subject to and reserving right of way recorded in Book 12886 Page 274 of official records of the County of Los Angeles, State of California, hereby consent to the preparation and recordation of the annexed map and subdivision and join in the dedications as shown on said map.

PALOS VERDES WATER COMPANY (a corporation)
George A. Kendall President
Charles L. Nollenberger Asst Secretary

STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES }

On this 16th day of November 1955, before me, the undersigned, a notary public in and for said County personally appeared George A. Kendall known to me to be the President and Charles G. Nollenberger known to me to be the Asst. Secretary of the Palos Verdes Water Company, the Corporation that executed the within instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Russell Dymock Smith
Notary Public in and for said County and State
My Commission Expires July 16, 1957

and known to me to be the person who executed the within instrument.

The southerly 50 feet of lots 2, 3, and 4 and the easterly 50 feet of lots 8 and 9 are subject to infrequent flood hazard due to erosion and overflow.

In re Acceptance of Highways, Public Ways, etc., In TRACT NO. 20162

On motion approved by the Board of Supervisors, It is ordered that the map of TRACT NO. 20162 be and the same is hereby approved; 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.

The Clerk of this Board is directed to endorse on the face of said map a copy of this order authenticated by the seal of the Board of Supervisors

I hereby certify that the foregoing order was passed by the Board of Supervisors at a meeting of said Board held February 1, 1956

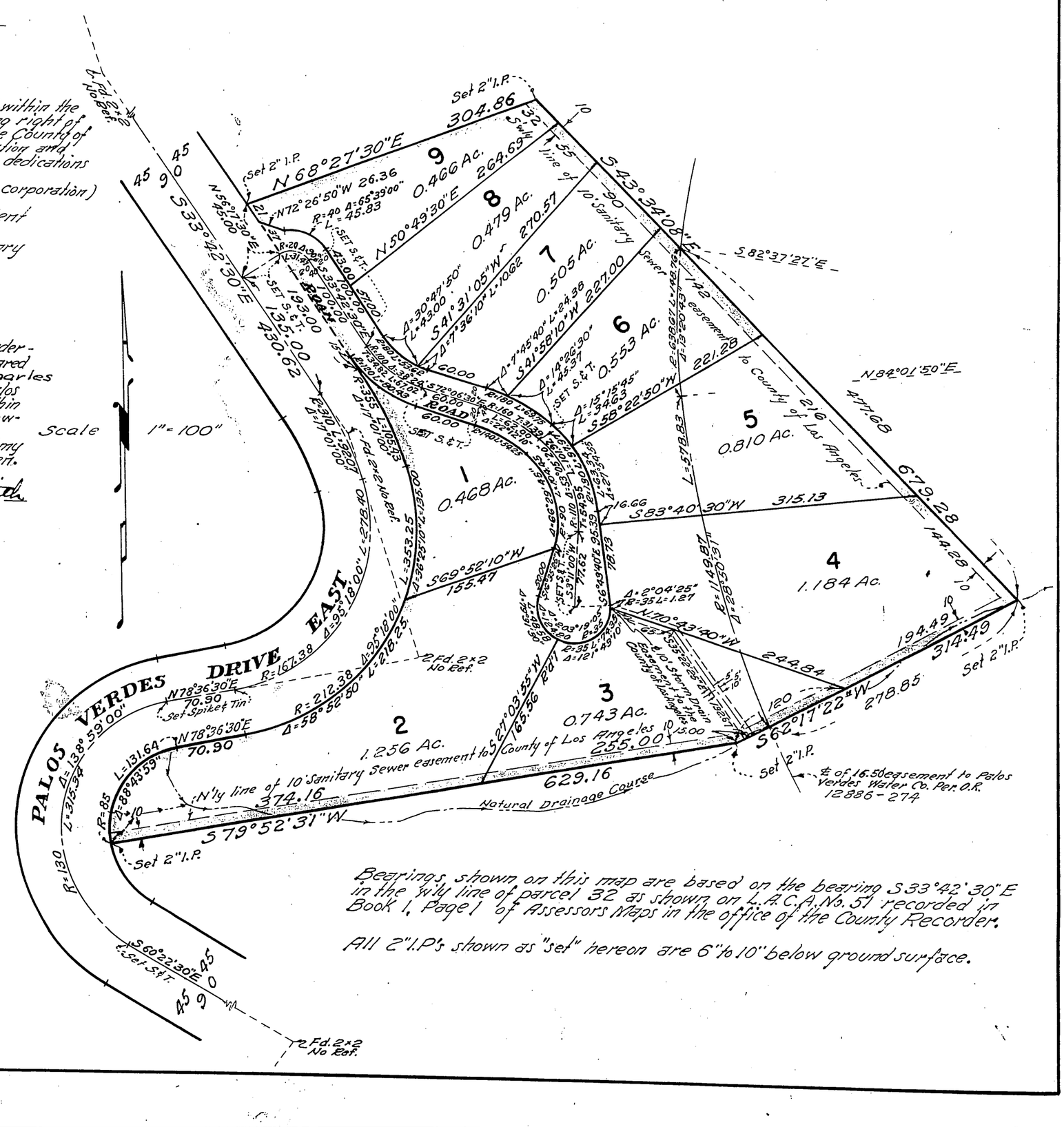
Harold J. Ostly, County Clerk and ex officio Clerk of the Board of Supervisors of the County of Los Angeles, State of California.

By [illegible] Deputy

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: February 15, 1956

JOHN A. LAMBIE
COUNTY ENGINEER
By Ralph L. Kennedy Deputy



Scale 1" = 100'

Bearings shown on this map are based on the bearing S 33°42'30"E in the W'ly line of parcel 32 as shown on L.A.C.A. No. 51 recorded in Book 1, Page 1 of Assessors Maps in the office of the County Recorder.

All 2" I.P's shown as "set" hereon are 6" to 10" below ground surface.