617/55 Sht 1

BOOK 617 PAGE 55

SCALE: 1"= 60'

SHEET 1 OF 3 SHEETS

Tract No. 21758

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." 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 AND ENTERED IN BOOK 4, PAGE 57, OF JUDGEMENTS IN THE SUPERIOR COURT OF SAID COUNTY CLERKS FILED MAP Nº41, RECORDS OF LOS ANGELES COUNTY, STATE OF CALIFORNIA.

MAY 22, 1957
38 37 P.M.
617
55

SURVEYED BY ENGINEERING SERVICE CORPORATION

The bearing (S 31°55'38"E) of the E'LY Line of Tract Nº 21269, Map Book 606, Page 12 of Maps, Records of Los Angeles County, State of California 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 land included within the Subdivision shown on the annexed map and we consent to the preparation and recordation of said map and Subdivision as shown within the colored border lines, and we hereby dedicate to the public use the Streets, Highways and other Public ways, shown on said map within said Subdivision, and also grant to the County of Los Angeles, the easements for Drainage and Slope 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 Hawthorne Boulevard within and Palos Verdes Drive North adjacent to this Subdivision remain public highways for such time only, we hereby abandon all easements of ingress and egress to the said Hawthorne Boulevard and Palos Verdes Drive North so that owners of Lots 12 to 21 inclusive abutting these highways during such time will have no rights of access whatever in the highways as such except the general easement of travel which belongs to the to the whole public. If any change of alignment or width of such highways results in the vacation of any part thereof within, and adjacent to this Subdivision, such vacation terminates the above dedication as to the part vacated.

PALOS VERDES PROPERTIES
PARTNESHIP — OWNER
COMPOSED OF

RANCHO PALOS VERDES CORPORATION
A CORPORATION — PARTNER

Ivar O. Hanson — VICE-PRESIDENT
Harold E. Streight — ASS'T SECRETARY
AND

CAPITAL COMPANY
A CORPORATION — PARTNER

P.W. Anderson — VICE-PRESIDENT
Frank P. Cowdery — ASS'T SECRETARY

I hereby certify that I am a Registered Civil Engineer of the State of California; that this map, consisting of Three sheets, correctly represents a true and complete survey made under my supervision in October 1956; that the monuments of the character and locations shown hereon will be in place not later than April 30, 1958; that said monuments are sufficient to enable the survey to be readily retraced and that the notes to all center line monuments shown hereon as set by me will be on file in the office of the County Engineer not later than April 30, 1958

Registered Engineer No. 5335

State of California } S.S.
County of Los Angeles }

$5.00

On this 7th day of February 1957, before me Elinor L. Veblen a Notary Public in and for said County personally appeared Ivar O. Hanson known to me to be the Vice-President and Harold E. 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 Frank P. Cowdery known to me to be the Ass't. Secretary of CAPITAL COMPANY the Corporation that executed the within instrument as partner of PALOS VERDES PPOPRERTIES; 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 acknowledged to me that such partnership executed the same.

Elinor L. Veblen
Notary Public
My commission expires MAR 17, 1959.

In re Acceptance of Highways, Public Ways, etc., in TRACT NO. 21758 } On motion approved by the Board of Supervisors, It is ordered that the map of TRACT NO. 21758 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 $700.00 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.*

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 adopted by the Board of Supervisors at a meeting of said Board held May 21, 1957

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

By Edith Fischer 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: May 22, 1957

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

617/56 Free

Tract No. 21758

IN UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES

SURVEYED BY ENGINEERING SERVICE CORPORATION

RECORDED
MAY 22, 1957
38 3 P.M.
617
56
S. Schumm

PALOS VERDES DRIVE NORTH

Fd. B.C. Mon. Per. Tract No 21952, M.B. 600 - 51/53

Fd. S.W.&T. Per. Tract No 21952, M.B. 600 - 51/53

N 11° 32' 26" W 224.72'

Fd. S.W.&T. Per. Tract No 21952, M.B. 600-51/53

Fd. Sq. bolt in Conc. Per. Tract No 21952, M.B. 600 -51/53

Fd. S.P.K. in Conc. Per. Tract No 21952, M.B. 600-51/53

Fd. 2" I.P. Per. Tract No 13216, M.B. 320 - 6/7

Fd. 2" I.P. Per. Tract No 14892, M.B. 456 - 45/46

SCALE 1" = 40'

IN THE OPINION OF THE COUNTY ENGINEER THE FOLLOWING PORTIONS OF LOTS ARE SUBJECT TO INFREQUENT FLOOD HAZARD BY REASON OF EROSION AND OVERFLOW:
ALL OF LOT 12 EXCEPT THE FRONT 160' FEET.
ALL OF LOT 13 EXCEPT THE FRONT 120' FEET.

12
1.214 Ac.

13

11

10

14

27'

Easement of Per. County of Los Angeles for MB 606-8/13

12' Sewer Purposes

℄ of Sanitary

℄ of 12' Easement to the County of Los Angeles For Drainage purposes

EASEMENT TO THE COUNTY OF LOS ANGELES FOR SLOPE PURPOSES

LOS ℄ OF 10' EASEMENT TO THE COUNTY OF LOS ANGELES FOR DRAINAGE PURPOSES

NATURAL DRAINAGE COURSE

FLOW

S'LY LINE OF TRACT No 13216, M.B. 320 - 6/7

N'WLY LINES OF TRACT No 14892, M.B. 456 - 45/46

ROCKBLUFF DRIVE VARIES

HAWTHORNE BOULEVARD

SEE SHEET 3

617/57 Fee

SHEET 3 OF 3 SHEETS

PG. 3

Tract No. 21758

IN UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES

SURVEYED BY ENGINEERING SERVICE CORPORATION

FILED
MAY 22, 1957
38 3 P.M.
617
57

SCALE 1"=40'

SEE SHEET 2

N32°53'09"W 182.78'

121.23'

N41°01'58"E 72.85'

Fd. 2" I.P. Per Tract No 13216 M.B. 320-617

FLOW

N32°53'09"W Rad. 180.35'

6.07'

1159'

N8°53'09"W 173.40'

71.57'

272.47'

N8°53'09"W 158.49'

71.57'

N8°53'09"W 143.58'

71.57'

N8°53'09"W 128.67'

46.17'

N89°05'25"E

25.03'

N8°53'09"W 122.04'

287.10'

70.50'

N8°53'09"W 130.45'

70.50'

N. 87°57'54"E.

NATURAL DRAINAGE COURSE

S'LY LINE TRACT No 13216, M.B. 320-617

FLOW

Fd. 2" I.P. Per Tract No 13216, M.B. 320-617 and per Tract No 21269, M.B. 606-8/13

N8°53'09"W 138.86'

121.07'

N. 47°01'02"W. 10.00'

℄ N. 47°57'58"E. 32.00'

℄ of 10' Easement of the County of Los Angeles for Drainage Purposes, per Tract No 21269, M.B. 606-8/13.

10'

34.39'

10.16'

166.59'

122.04'

195.93'

N31°55'38"W

E'LY

Fnd. 2" I.P. per Tract No 13216, M.B. 320-617 and per Tract No 21269, M.B. 606-8/13

99.72'

N39°40'30"E 45.13'

VARIES

L=26.78'

Δ=17°26'21" R=88'

ROCKBLUFF DRIVE

70'

493.97'

525.00'

27'

5

4'

27'

N8°06'51"E

N81°06'51"E

100'

55'

29.34'

29.34'

3.00'

27'

5

4

27'

N81°06'51"E

LINE OF TRACT No 21269, M.B. 606-8/13

Fd. 5/8" I.P. Tract No 21269, M.B. 606-8/13

SHEET

27'

177.51'

135.00'

13500'

N 57°06'51"E

42.51'

Set I.S.P.T.

R=200' L=83.77'

Δ=24°00'00"

42.51'

R=227' L=95.08'

Δ=11°37'54" L=46.08'

N 57°06'51"E 23.00'

21.01'

Δ=24°00'00"

Δ=12°22'06" L=49.00'

N 57°06'51"E 70'

2

N32°53'09"W

144.00'

47'

H.33°39'52"W. RAD.

N32°53'09"W 135.00'

H.69°09'00"E. 85.84'

15

N30°19'16"W Rad.

142.91'

N32°53'09"W

16

H.59°53'29"E. 71.60'

N25°39'04"W Rad.

54.14'

142.14'

N21°15'15"W Rad.

17

H.64°26'40"E. 56.86'

H.69°32'23"E. 51.66'

H.58°53'10"E. 65.80'

N17°19'22"W Rad.

18

N8°53'09"W 159.08'

H.20°43'06"W. RAD.

N8°53'09"W 171.59'

19

H.15°14'25"W. RAD.

N13°57'24"W Rad.

N8°53'09"W 179.88'

20

H.84°21'58"W. 116.47'

N10°36'29"W Rad.

N8°53'09"W 184.03'

21

W.8°39'08"W. RAD.

N8°53'09"W 166.93'

22

H.86°48'54"W. 181.17'

N8°53'09"W 165.30'

23

EASEMENT TO THE COUNTY OF LOS ANGELES FOR SLOPE PURPOSES

Δ=4°55'58" R=1200' L=103.31'

Δ=3°23'44" L=71.12'

Δ=4°40'12" L=97.81'

Δ=4°40'12" L=639.87'

Δ=3°20'36" L=70.12'

Δ=3°20'33" L=70.50'

Δ=3°20'33"06" L=70.50'

Δ=3°22'58" L=70.50'

Δ=3°20'55" L=70.13'

L=40.06' Δ=1°57'21"

92.17'

N.67°37'44"W.

Fnd. 2" I.P. per Tract No 14892 M.B. 456-45/46

N'WLY CORNER OF LOT 19 PER TRACT No 14892 M.B. 456-45/46

N'WLY LINES OF TRACT No 20644, M.B. 587-75/78.

63.93'

93.24'

N'WLY LINES OF TRACT No 20644, M.B. 587-75/78

Fnd. 2" I.P. R.E. 122 per Tract No 20644, M.B. 387-75/78 and per Tract No 21269 M.B. 606-8/13

N. 79°15'54" E.

S'LY LINE OF TRACT 21269 M.B. 606-8/13

N. 79°15'54" E. 211.02'

Fnd. 2" I.P. R.E. 122 per Tract No 20644, M.B. 387-75/78

100'

50'

50'

BOULEVARD

L=587.50'

HAWTHORNE

R=1250'

416.64'

N. 77°43'30"E.

299.28'

N.50°47'46"E.

Set S.&T.

299.28'

Δ=26°55'44"

Δ=23°34'45"

R=1300'

L=534.99'

N.55°09'54"E. 245.33'

N.67°37'44"W. 88.46'

N.15°20'46"W. RAD.

84.66'

Rad. N.17°16'30"W.

3.00'

Set S.&T.

217.94'

IN THE OPINION OF THE COUNTY ENGINEER THE FOLLOWING PORTIONS OF LOTS ARE SUBJECT TO INFREQUENT FLOOD HAZARD BY REASON OF EROSION AND OVERFLOW: THE REAR 40' FEET OF LOTS 19 TROUGH 23 INCLUSIVE