621 11

SCALE: 1" = 60'

SHEET 1 OF 4 SHEETS

Tract No. 20802

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 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, RECORDS OF LOS ANGELES COUNTY, STATE OF CALIFORNIA.

SURVEYED BY ENGINEERING SERVICE CORPORATION

The bearing (N 57°24'40"E) of the Center Line of Palos Verdes Drive East as shown on Tract Nº 23335, Recorded in Book 618 Pages 89/92 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 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 Drainage 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 within this Subdivision remains a public Highway for such time only, we hereby abandon all easements of vehicular ingress and egress to the said Palos Verdes Drive East so that owners of Lot 1 over that portion not provided with a service road abutting this highway during such time will have no rights of vehicular access whatever in the highway as such exept 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.

Property Management Corporation
A CORPORATION — OWNER

J. H. Barton — VICE PRESIDENT

George Pollock — SECRETARY

Title Insurance And Trust Company
A CORPORATION — TRUSTEE

Under deed of trust recorded in Book 52704, Page 194, Official Records, and recorded July 19th 1957 as Instrument Nº 2027.

R. E. Shoemaker — VICE-PRESIDENT

Frank H. Richards — ASST. SECRETARY

I hereby certify that I am a Registered Civil Engineer of the State of California; that this map, consisting of Four 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 AUGUST 31, 1958; that said monuments are sufficient to enable the survey to be readily retraced and that tie 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 AUGUST 31, 1958

Registered Engineer No. 5335

STATE OF CALIFORNIA } SS.
COUNTY OF LOS ANGELES }

ON THIS 12 DAY OF APRIL, 1957, BEFORE ME J. Stenberg A NOTARY PUBLIC IN AND FOR THE COUNTY, PERSONALLY APPEARED J.H. BARTON KNOWN TO ME TO BE THE VICE PRESIDENT AND GEORGE POLLOK KNOWN TO ME TO BE THE SECRETARY OF THE PROPERTY MANAGEMENT CORPORATION, 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 TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES AUG 14, 1960

STATE OF CALIFORNIA } SS.
COUNTY OF LOS ANGELES }

ON THIS 7 DAY OF AUGUST, 1957, BEFORE ME The Undersigned A NOTARY PUBLIC IN AND FOR THE COUNTY, PERSONALLY APPEARED R.E. Shoemaker KNOWN TO ME TO BE THE VICE-PRESIDENT AND Frank H. Richards 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 TO ME THAT SUCH CORPORATION EXECUTED THE SAME, AS TRUSTEE.

G. E. Bantock
NOTARY PUBLIC
MY COMMISSION EXPIRES 2/26/1960

AUGUST 14, 1957
23 3 P.M.
621
11

$500

In re Acceptance of Highways, Public Ways, etc., in Tract Nº 20802

On motion approved by the Board of Supervisors, It is ordered that the map of Tract Nº 20802 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 $1,050.00 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 August 13, 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 Evelyn Fodor 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: August 14, 1957

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

BOOK 621 PAGE 12

SHEET 2 OF 4 SHEETS

Tract No. 20802

IN UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES

SURVEYED BY ENGINEERING SERVICE CORPORATION

Sht 1 Pg. 2

RECORDED
AUGUST 14, 1957
23 3 P.M.
621
12

SCALE 1" = 60'

E.C. Fd. 2" I.P. Plug & Tack 4" down per C.S.F.B. 543-28

Fd. P.K. Nail & Tin per R.S. 64-8/11

Fd. 2" I.P. per R.S. 64-8/11

Limit of Flood Hazard

NATURAL DRAINAGE COURSE

FLOW

S'WLY Line of Lot 29 R.S. 64-8/11

PALOS VERDES DRIVE EAST

PALOS VERDES DRIVE NO.

PALOS VERDES DRIVE

VISTA MESA

SANTA LUNA DRIVE

CALLE AVENTURA

Fd. S.E.T. Per Tract No 23335 M.B. 618-89/92

Northerly Boundary of Tract No 23335 M.B. 618-89/92

SEE SHEET 3

In the opinion of the County Engineer the following portions of Lots are subject to flood hazard due to erosion and overflow.
The rear 25' of Lots 1, 7 & 8;
The rear 40' of Lot 9.

SHEET 3 OF 4 SHEETS

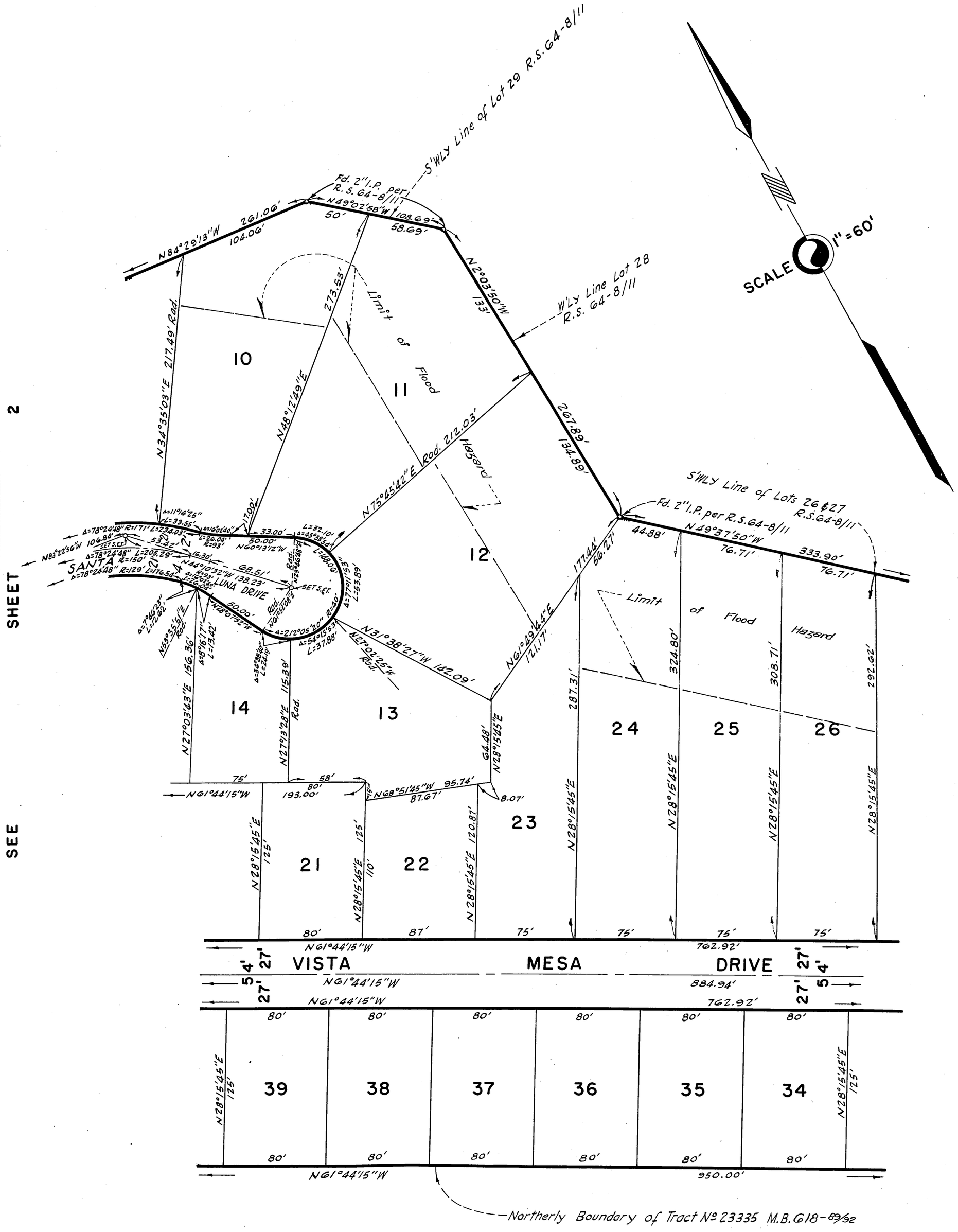
Tract No. 20802

IN UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES

SURVEYED BY ENGINEERING SERVICE CORPORATION

Pg. 3

AUGUST 14, 1957
23 3 P.M.
621
13



In the opinion of the County Engineer the following Portions of Lots are subject to flood hazard due to erosion and overflow.

The rear Portion of Lot 10, to the rear of a line 175' from the front property Line.

The rear 110' of Lot 11.

The rear 100' of Lot 12.

The rear 120' of Lot 24, 25 & 26

621 14

SHEET 4 OF 4 SHEETS

Tract No. 20802

IN UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES

SURVEYED BY ENGINEERING SERVICE CORPORATION

MAP PG. 4

AUGUST 14, 1957
23 3 P.M.
621
14

SCALE 1" = 60'

SEE SHEET 3

1.059 Ac.

Limit of Flood Hazard

27 28 29 30 31 32 33

VISTA MESA DRIVE

VISTA MESA 27' 5' 27' 4

N49°37'50"W 94.25' 333.90' 41.35' Fd. 2" I.P. per R.S. 64-8/11 N73°59'06"W 125' 293.49' 168.49'

N28°15'45"E 292.62' 273.13' Rad. 321.85' N48°01'33"E Rad. 359.99' Rad. N65°49'20"E 429.00' 84' 210' N26°47'40"E 135' 2014.56' N26°47'40"E

S'WLY Line of Lots 26 & 27 R.S. 64-8/11

S'LY Line of Lots 23, 24 & 25 R.S. 64-8/11

S'Easterly Line of Lot "H" Rancho Los Palos Verdes as shown on C.E. All Par R.S. 64-8/11.

FLOW NATURAL DRAINAGE COURSE

6' of 10' Easement to the County of Los Angeles for Drainage Purposes

N65°57'08"E 156.94' 57.72' N83°57'08"E 217.95' RAD. 100'

Δ=1°05'15" L=7.00' Δ=17°49'33" L=64.40' Δ=73°33'45" R=207' Δ=17°47'47" L=64.30' Δ=70°18'22" R=207' L=265.77' Δ=18°07'48" L=65.50' Δ=70°18'22" R=180' L=220.87' Δ=70°18'22" R=153' L=187.74'

N61°44'15"W 75.92' 762.92' 884.94' 762.92' 80' 5.86' 80' 84' 950.00' 69.99' 23.99' N81°25'53"W Rad. Δ=18°13'33" R=180' L=57.26' 3.00' 28.87' N38°20'27"E 54.00' 27.00' 27.00' N78°10'30"W 162.57' Rad.

SET S.E.T. 57.02' SET S.E.T. 118.04' SET 2" I.P.

Δ=3°15'23" R=207' L=11.77'

Fd. S.E.T. per Tract No 23335 M.B. 618-89/92

Fd. 2" I.P. per Tract No 23335 M.B. 618-89/92

Northerly Boundary of Tract No 23335 M.B. 618-89/92

Fd. 2" I.P. per Tract No 23335 M.B. 618-89/92

In the opinion of the County Engineer the following portions of Lots are subject to flood hazard due to erosion and overflow.

The rear portion of Lot 28, to the rear of a line 150' from the front property line.

The rear portion of Lot 29, to the rear of a line 170' from the front property line.

The rear portion of Lot 30, to the rear of a line 220' from the front property line.

The rear 120' of Lot 27.