632 63

SCALE: 1"=60'

SHEET 1 OF 4 SHEETS

Tract No. 23163

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 (N50°02'30"W) of the Center Line of Crenshaw Boulevard as shown on Map of Tract Nº 23399, as recorded in Book 620 Page 22-25 of Maps, Records of Los Angeles County was taken as the basis of bearings shown on this map.

July 9 1958
4 3 PM
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63

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 sanitary sewer, 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 Crenshaw Boulevard and Crest Road within and adjacent to this subdivision remain public highways for such time only, we hereby abandon all easements of ingress and egress to the said Crenshaw Boulevard and Crest Road so that owners of Lots 11 to 22 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 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.

RIDGECREST RANCHOS CO.
A PARTNERSHIP — OWNER

COMPOSED OF:

William E. Greer Jr. — WILLIAM E. GREER JR, PARTNER
Omer K. Tingle — OMER K. TINGLE, PARTNER

AND

CHUCK WAGON DEVELOPMENT CORP.
A CORPORATION — PARTNER

Clifford W. Richards — PRESIDENT
Dorothy E. Richards — SECRETARY

TITLE INSURANCE AND TRUST COMPANY
A CORPORATION — TRUSTEE
UNDER DEED OF TRUST RECORDED IN BOOK 53464 PAGE 226 OF OFFICIAL RECORDS

Claire Cammert — VICE PRESIDENT
C.R.S. Dunlop — ASS'T SECRETARY

ROLLING HILLS COMMUNITY ASSOCIATION OF RANCHO PALOS VERDES
A CORPORATION — INTEREST HOLDER

As disclosed by a declaration of restrictions recorded in Book 4341, Page 30, Official Records.

L M Weitzel — PRESIDENT
Leslie Cunningham — 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 MAY 31ST, 1959; 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 MAY 31ST, 1959

Registered Engineer No. 5335

Drafters
1100

State of California } SS
County of Los Angeles }

On this 19TH day of NOVEMBER 1957, before me, J.E. Steinberg a Notary Public in and for said County, personally appeared William E. Greer Jr. and Omer K. Tingle known to me to be partners of RIDGECREST RANCHOS CO. a partnership, that executed the within instrument and acknowledged to me that such partnership executed the same and personally appeared Clifford W. Richards known to me to be the President, and Dorothy E. Richards known to me to be the Secretary of CHUCK WAGON DEVELOPMENT CORP. the Corporation that executed the within instrument as partner of RIDGECREST RANCHOS CO., 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.

Notary Public

My Commission Expires Aug 13TH 1960

STATE OF CALIFORNIA } SS.
COUNTY OF LOS ANGELES }

ON THIS 28 DAY OF FEB., 1958, BEFORE ME A NOTARY PUBLIC IN AND FOR THE COUNTY, PERSONALLY APPEARED CLAIRE CAMMERT KNOWN TO ME TO BE THE VICE PRESIDENT AND C.R.S. DUNLOP KNOWN TO ME TO BE THE ASS'T. 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.

Betty L. Peterson
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-3-61

STATE OF CALIFORNIA } SS.
COUNTY OF LOS ANGELES }

ON THIS 9 DAY OF MAY, 1958, BEFORE ME A NOTARY PUBLIC IN AND FOR THE COUNTY, PERSONALLY APPEARED L. M. WEITZEL KNOWN TO ME TO BE THE PRESIDENT AND LESLIE CUNNINGHAM KNOWN TO ME TO BE THE SECRETARY OF THE ROLLING HILLS COMMUNITY ASSOCIATION OF RANCHO PALOS VERDES, 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.

Phyllis S. Stoddard
NOTARY PUBLIC
MY COMMISSION EXPIRES 7-10-61

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: July 9, 1958

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

re Acceptance of Highways, Public Ways, etc., in TRACT NO 23163 } On motion approved by the Board of Supervisors, It is ordered that the map of TRACT NO 23163 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 in the sum of the same is also hereby approved in the sum of $1125.00 which is hereby fixed as the amount of said bond; and that all streets, highways, other public ways and easements shown on 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 July 23, 1958. Harold J. Ostly, County Clerk and Ex-Officio Clerk of the Board of Supervisors of the County of Los Angeles, State of California.

By Deputy

Book 632 Page 64

SHEET 2 OF 4 SHEETS

Tract No. 23163

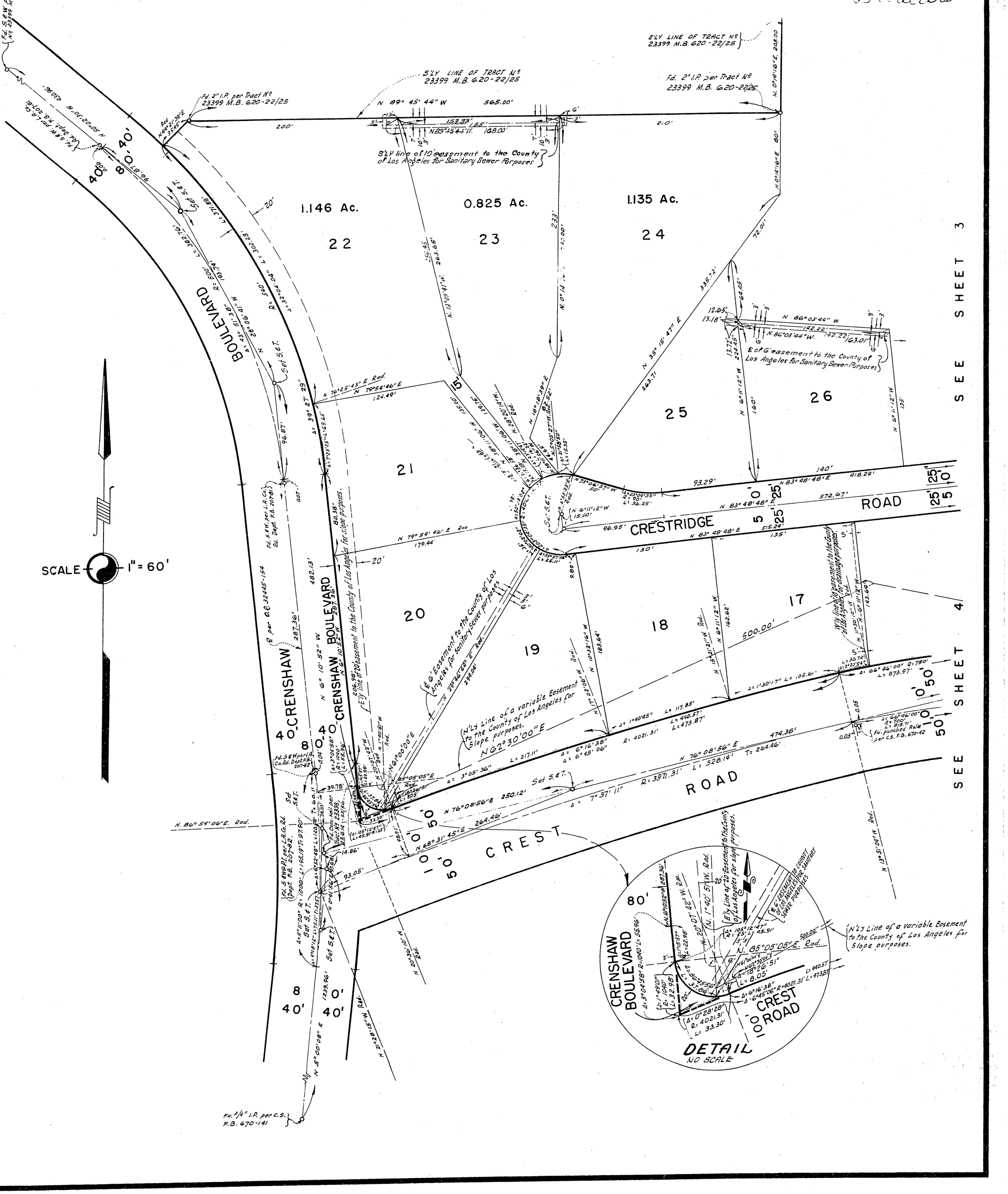
IN UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES

SURVEYED BY ENGINEERING SERVICE CORPORATION

Pg 2

July 9, 1958
1 2 P.M.
632
64

J. Walters



632 65

SHEET 3 OF 4 SHEETS

Tract No. 23163

IN UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES

SURVEYED BY ENGINEERING SERVICE CORPORATION

Pg. 7

July 9 1958
4. P.M.
3 Pm
632
65
D. F. LEE
D Walters

This tracing was water soiled prior to presentation to the County Engineer's and Recorders Office

In the opinion of the County Engineer the following portions of Lots are subject to flood hazard due to erosion and overflow:
1. The Easterly 30 feet of Lots 6 and 7

SCALE 1" = 60'

DETAIL NO SCALE

E'LY LINE OF LOT 53, L.A.C.A. N.º 51, A.M.I-1

W'LY LINE OF PARCEL 1, O.R. 2139-53 AND W'LY BOUNDARY OF CITY OF ROLLING HILLS.

Fd. 2" I.P.R.E 122 per Tract Nº 23398 M.B. 614-53/56

N 14° 24' 53" E 291.67'

N 16° 40' 45" E 162.60'

Flood Hazard

B of G easement to the County of Los Angeles for Sanitary Sewer Purposes.

S'LY LINE OF TRACT Nº 23399 M.B. 620-22/25

N 37° 44' 30" W 170.00'

N 84° 16' 08" W 115.33'

N 16° 07' 37" E 120.05'

N 85° 12' 05" W 376.52'

N 67° 45' 39" W

Fd. 2" I.P. per Tract Nº 23399 M.B. 620-22/25

N 20° 21' 03" W 178.93'

N. 20° 21' 03" W. 175.04'

E of G easement to the County of Los Angeles for Sanitary Sewer purposes

N 73° 55' 03" E 155.99'

N 73° 55' 03" E. Rad. 160.22'

N 48° 27' 10" E. Rad. 184.68'

N 45° 39' 06" E 185.82'

N 45° 39' 06" E 153.77'

N 45° 39' 06" E 219.92'

N 16° 55' 59" W 123.46'

N 25° 28' 25" E. Rad. 150.16'

N. 44° 33' 03" W. 107.17'

N 89° 45' 44" W 114.47'

N 89° 45' 44" W 153.39'

N 0° 14' 16" E 133.18'

N 0° 14' 16" E 205.00'

N 89° 45' 44" W 563.56'

N 35° 15' 47" E 72.01'

N 46° 07' 04" W 395.39'

N 42° 48' 46" W 135.87'

N 42° 48' 46" W 141.89'

N 46° 07' 04" W 65.30'

S'WLY LINE OF TRACT Nº 23399 M.B. 620-22/25

N 46° 07' 04" W 110.05'

N 45° 39' 06" E 181.51' (to Easement) 182.42'

N 44° 20' 54" W 345.79'

N 44° 20' 54" W 251.42'

N 27° 16' 43" E 195.66'

N 30° 17' 30" E. Rad.

S'ELY LINE OF TRACT Nº 23399 M.B. 620-22/25

Fd. 2" I.P. per Tract Nº 23399 M.B. 620-22/25

Fd. S. & T. per Tract Nº 23399 M.B. 620-22/25

S'LY LINE OF TRACT Nº 23399 M.B. 620-22/25

N 89° 45' 44" W 600.55'

E'LY LINE OF TRACT Nº 23399 M.B. 620-22/25

Fd. 2" I.P. per Tract Nº 23399 M.B. 620-22/25

Fd. S. & T. per Tract Nº 23399 M.B. 620-22/25

N 15° 43' 07" E 78.86'

N 85° 12' 05" W 376.52'

N 85° 12' 05" W Rad. 150'

N 85° 12' 05" W 165'

N 77° 32' 21" W. Rad.

N 6° 11' 12" W 169.51' 169.31'

N 6° 11' 12" W. 131.95' 135'

N 70° 25' 28" E 149.05' 173.70

N 83° 48' 48" E 418.29'

N 83° 48' 48" E 572.67'

N 86° 03' 44" W 142.22' 163.01'

N 60° 40' 56" W. Rad. 180.21'

N 6° 11' 12" W 224.45'

Set 5. & T.

Set 5. & T.

Set 5. & T.

632 66

SHEET 4 OF 4 SHEETS

Tract No. 23163

IN UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES

SURVEYED BY ENGINEERING SERVICE CORPORATION

B.4
July 9 1958
4 3 P.M.
632
66

L. Wacters

This map was filed with the Registrar-Recorder of the County of Los Angeles prior to preparation.

SCALE 1" = 60'

W'LY LINE OF PARCEL 1 O.R. 21391-59 AND W'LY BOUNDARY OF CITY OF ROLLING HILLS.

E'LY LINE OF LOT 53, L.A.C.A. N° 51, A.M. 1-1.

Fd. 2" I.P. R.E. .22 per Tract N° 23398 M.B. 614 - 53/56

N 2° 18' 57" W 201.9'

N 14° 24' 53" E 291.67'

N 17° 35' 24" W 397.88'

264.45'

30'

40'

Flood Hazard Line

N 16° 40' 45" E

133.43'

N. 11° 48' 54" W. 169.13'

¢ 6' Easement to the County of Los Angeles for sanitary sewer purposes.

10

11

1.199 Ac.

229.64'

Fd. 3/4" I.P. R.E. .31 per T.B. 670-41

S. C. 50.

N 37° 05' 04" W 121.00'

N 22° 30' 03" W 121.00'

150.00'

Δ = 8° 41' 22" R = 413.74'

N 37° 05' 04" W

311.44'

301.43'

CREST ROAD (PRIVATE STREET)

Fd. Axle per C.S. F.B. 670-42, 41

W'LY BOUNDARY OF CITY OF ROLLING HILLS

N. 19° 00' 18" E. 72.97'

N. 44° 13' 34" E. 300'

N 42° 00' 00" W

N'LY & E'LY Lines of a variable Easement to the County of Los Angeles for Slope purposes.

12

345.00'

= 208.68'

209.90'

Set S. & T.

R = 813.97'

Δ = 14° 56' 30"

226.50'

N 39° 16' 52" E 156'

N 67° 45' 39" W 153.37'

N 15° 43' 07" E 78.86'

N 34° 16' 52" E 114'

N 55° 43' 08" W. 465.12'

N. 55° 43' 08" W. 459.49'

N 34° 16' 52" E 49.70'

N 28° 17' 48" E Rad.

9

8

13

N 85° 12' 05" W 165'

N 77° 32' 21" W 2nd.

N. 55° 43' 08" W. 305.19'

N 55° 43' 08" W 153.90'

N. 49° 36' 56" W. 153.90'

N. 47° 02' 53" W.

N. 44° 27' 43" W.

N. 41° 50' 59" W.

N. 39° 12' 54" W. 2nd.

N 55° 43' 08" W 299.89'

N 67° 00' 00" W

Set S. & T.

Δ = 27° 55' 25"

L = 109.66'

N 19° 43' 57" E 114.85'

Δ = 128° 09' 42"

R = 200'

L = 447.37'

Set S. & T.

N 17° 37' 52" E Rad. 174.35'

N. 36° 32' 18" W. 2nd. 116.62'

Δ = 5° 51' 32"

R = 750'

L = 815.71'

N 70° 28' 04" W 419.80'

Δ = 66° 46' 00"

R = 360'

L = 419.57'

Δ = 22° 25' 15"

R = 414.00'

L = 161.96'

N 67° 45' 39" W 503.29'

Δ = 128° 09' 42"

R = 200'

L = 447.37'

Set S. & T.

N 10° 29' 03" E 2nd. 345.00'

Δ = 7° 08' 40"

L = 42.93'

N 12° 33' 10" W. 2nd. 174.46'

Δ = 6° 21' 58"

L = 25.00'

Δ = 66° 46' 00"

L = 142.58'

Δ = 10° 53' 32"

L = 145.23'

N 0° 29' 29" W 2nd.

N 6° 11' 12" W 2nd. 144.28'

N 83° 48' 48" E 515.24'

95.35'

145'

16 N 81° 30' 00" W

N 70° 08' 56" E 474.36'

209.90'

Δ = 11° 05' 41"

E'ly line of ¢ Easement to the County of Los Angeles for drainage purposes. N 6° 11' 12" W

143.69' N 11° 30' 10" W Rad.

Set S. & T.

Fd. punched Axle per C.S. F.B. 670-42

403'

15

14

ROAD

CRESTRIDGE ROAD

S 83° 48' 48" E 572.67'

25' 25' 50'

50' 50'

SEE SHEET 2

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

1. The Easterly 25 feet of Lot 10
2. The Easterly 30 feet of Lot 11