661 48

SCALE 1"= 60'

SHEET 1 OF 3 SHEETS

TRACT NO. 25449

IN THE UNINCORPORATED TERRITORY IN 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 JUDGMENTS IN THE SUPERIOR COURT OF SAID COUNTY, RECORDS OF LOS ANGELES COUNTY, STATE OF CALIFORNIA.

NATIONAL ENGINEERING COMPANY

We hereby certify that we are the owners of or are interested in the land included within the subdivision shown on the annexed map witnin the colored border lines, and we consent to the preparation and recordation of said map and subdivision; and hereby dedicate to the public use the drive shown on said map within said subdivision. 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 other easement or structure existing within the easements hereby offered for dedication to the public, other than the publicly owned water lines, sewers or storm drains; that we will grant no right or interest within the boundaries of said easements offered the public; except where such right or interest is expressly made subject to said easements.

TOM M. HADSELL
(Owner)
Tom M. Hadsell

ELIZABETH C. HADSELL
(Owner)
Elizabeth C. Hadsell

HARRY P. TYLER
(Owner)
Harry P. Tyler

LOIS TYLER
(Owner)
Lois Tyler

RONALD P. BRADFORD
(Owner)
Ronald P Bradford

VALERY J. BRADFORD
(Owner)
Valery J. Bradford

PALOS VERDES PROPERTIES
A Partnership
(Owners)

Owners of any interest in the easement reserved in deed recorded in Book 21657 page 232, Official Records.

By RANCHO PALOS VERDES CORPORATION a Delaware corporation Partner

Ex. by D.L. Marlett Vice President Harold H. Streight ASST. Secretary

By CAPITAL COMPANY, a California corporation, Partner

By P.W. Anderson Vice President E.D. Palmer ASST. Secretary

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

On this 5th day of July, 1960, before me Richard W. Phalon, a Notary Public in and for said County and State, personally appeared D.L. Marlett 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 a Delaware Corporation, 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 partner and personally appeared P.W. Anderson known to me to be the Vice President and E.D. Palmer known to me to be the Asst. Secretary of the CAPITAL COMPANY a California corporation 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 partner and acknowledged to me that such partnership executed the same as easement holder

Richard W. Phalon
NOTARY PUBLIC RICHARD W. PHALON

My Commission Expires _____

Dept. 21 1960
25 3PM
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48

Walters

900

I hereby certify that I am a Registered 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 March, 1960; that the monuments of the character and locations shown hereon will be in place within twenty four (24) months from recording date of this map; that said monuments are sufficient to enable the survey to be readily retraced and that all tie notes to all centerline monuments shown hereon as set by me will be on file in the office of the County Engineer within twenty four (24) months from the recording date shown hereon.

Ellsworth J. Epperson
ELLSWORTH J. EPPERSON R.E. Nº 5828

BASIS OF BEARING
The bearing of N. 27°17'00"E. of the centerline of Sparta Drive as shown on Tract Nº 23121, M.B. 621/17-19 was used as the basis of bearing for this map.

MONUMENT NOTE
All 2" Iron Pipes shown as set will be set 12" deep.

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

On this 15 day of June, 1960, before me YASUKO ISHIDA OHI, a Notary Public in and for said County and State, personally appeared TOM M. HADSELL, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

My commission expires: JANUARY 27, 1961
Yasuko Ishida Ohi
Notary Public
Yasuko Ishida Ohi

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

On this 15 day of June, 1960, before me YASUKO ISHIDA OHI, a Notary Public in and for said County and State, personally appeared ELIZABETH C. HADSELL, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

My commission expires: JANUARY 27, 1961
Yasuko Ishida Ohi
Notary Public
Yasuko Ishida Ohi

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

On this 15 day of June, 1960, before me YASUKO ISHIDA OHI, a Notary Public in and for said County and State, personally appeared HARRY P. TYLER, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

My commission expires: JANUARY 27, 1961
Yasuko Ishida Ohi
Notary Public
Yasuko Ishida Ohi

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

On this 15 day of June, 1960, before me YASUKO ISHIDA OHI, a Notary Public in and for said County and State, personally appeared LOIS TYLER, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed that same.

My commission expires: JANUARY 27, 1961
Yasuko Ishida Ohi
Notary Public
Yasuko Ishida Ohi

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

On this 15 day of June, 1960, before me YASUKO ISHIDA OHI, a Notary Public in and for said County and State, personally appeared RONALD P. BRADFORD, known to me to be person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

My commission expires: JANUARY 27, 1961
Yasuko Ishida Ohi
Notary Public
Yasuko Ishida Ohi

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

On this 15 day of June, 1960, before me YASUKO ISHIDA OHI, a Notary Public in and for said County and State, personally appeared VALERY J. BRADFORD, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

My commission expires: JANUARY 27, 1961
Yasuko Ishida Ohi
Notary Public
Yasuko Ishida Ohi

661 49

SCALE 1"= 60'

SHEET 2 OF 3 SHEETS

TRACT NO. 25449

IN THE UNINCORPORATED TERRITORY IN THE COUNTY OF LOS ANGELES

NATIONAL ENGINEERING COMPANY

Pg. 2

Sept. 21 1960
25 3 P.M.
661
49

D Walters

We hereby certify that we are the owners of or are interested in the land included within the subdivision shown on the annexed 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 the drive shown on said map within said subdivision. 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 other easement or structure existing within the easements hereby offered for dedication to the public, other than the publicly owned water lines, sewers or storm drains; that we will grant no right or interest within the boundaries of said easements offered the public; except where such right or interest is expressly made subject to said easements.

TITLE INSURANCE AND TRUST COMPANY
a corporation
(Trustee)
under deed of trust recorded in Book 56298 page 264, Official Records and in Book T-926 page 295, Official Records.

Frank A. McGregor
Vice-President

C J Tighe
Asst. Secretary

PALOS VERDES WATER COMPANY
a corporation
(Easement Holder)
by deed recorded in Book D-99 page 470, Official Records.
said interest subject to the foresaid deed.

D.L. Marlett
Vice President

Charles G. Nollenburger
Asst. Sec.

The signatures of the owners of the remaining interest in an easement for roads, public utilities, bridle trails and incidental purposes as reserved by Palos Verdes Corporation, a corporation, in deed recorded in Book 21657 page 232, Official Records, has been eliminated under Section 11587(b) of the Subdivision Map Act, inasmuch as it is impractical to determine the present ownership thereof.

In re Acceptance of Highways, Public Ways, etc., in Tract No. 25449 } On motion approved by the Board of Supervisors, It is ordered that the map of Tract No. 25449 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 $ 550.00 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.

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 September 20, 1960

Gordon T. Nesvig, Clerk of the Board of Supervisors of the County of Los Angeles, State of California.

By Irene Yamada 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: September 21, 1960

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

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

On this 18 day of AUGUST, 1960, before me J. R. STRACHAN, a Notary Public in and for said County and State, personally appeared FRANK D. McGREGOR known to me to be the VICE President and C. J. TIGHE 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 the behalf of the corporation herein named and acknowledged to me that such corporation executed the same as trustee.

My commission expires: 3-2-62

J. R. Strachan
Notary Public
J. R. Strachan

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

On this 14th day of July, 1960, before me Olive J. Stevens, a Notary Public in and for said County and State, personally appeared D.L. Marlett known to me to be the Vice President and Charles G. Nollenburger known to me to be the Asst. Secretary of the PALOS VERDES WATER COMPANY, the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on the behalf of the corporation herein named and acknowledged to me that such corporation executed the same as easement holder.

My commission expires: Feb. 15, 1963

Olive J. Stevens
Notary Public

OLIVE J. STEVENS

661 50

SHEET 3 OF 3 SHEETS

SCALE 1" = 60'

TRACT NO. 25449

IN UNINCORPORATED TERRITORY IN THE COUNTY OF LOS ANGELES

NATIONAL ENGINEERING COMPANY

Pg. 3

Sept. 21 1960
25 3 P.m.
661
50

D Walters

Fd. S.&T. per Tract Nº 23121, M.B. 621/17-19

N. 27°17'00"E. 87.00'

SPARTA DRIVE

Fd. S.&T. per Tract Nº 23121, M.B. 621/17-19

Fd. S.&T. 3.63' E'ly from Boundary Line per Tract Nº 23121, M.B. 621/17-19

Fd. 2" I.P. L.S. 2631 per Tract Nº 23121 M.B. 621/17-19

Fd. 2" I.P. 0.71' N'ly, 0.95' W'ly R.E. 122 per Tract Nº 23121, M.B. 621/17-19.

N. 36°58'47"E. 250.64'

Westerly Line of Tract Nº 23121, M.B. 621/17-19.

N. 1°50'14" W.

Fd. 2" I.P. R.E. 122 per Tract Nº 23121 M.B. 621/17-19

Δ=42°48'59" R=100' L=74.73'

Δ=36°27'33" R=75' L=47.72'

N. 26°15'27" W. Rad.

N. 19°54'02" W. Rad.

N. 16°11'59" W. Rad.

N. 87°24'42" W. 204.70'

439.27'

146.25'

Δ=7°08'12" R=125' L=15.57'

Δ=17°11'40" R=75' L=22.51'

Δ=10°50'15" R=100' L=18.91'

N. 82°39'19"E. 100.04'

N. 79°13'07"E. 100.00'

Set S.&T.

Southerly Line of Tract Nº 23121, M.B. 621/17-19

Fd. 2" I.P. R.E. 122 per Tract Nº 23121 M.B. 621/17-19

110'

240.22'

119.53'

1081.64'

94.85'

N. 10°15'51" W 225.29'

110'

N. 9°03'47"W. 211.93'

98'

97.19' trails and bridle utilities

N. 7°54'53"W 197.13'

90'

110.72' 25' Easement for road purposes, public utilities

Flood Hazard Line

In the opinion of the County Engineer this portion of lots subject to infrequent flood hazard.

N. 9°50'55" W 180.20'

82'

116.90' 21657/232 per O.R. In the opinion of the County Engineer this portion of lots subject to infrequent flood hazard

N. 9°03'47" W. 162.33'

75'

143.81' 25' Easement for road purposes, public utilities and bridle trails

Flood

Northerly Line of O.R. 40531 page 431

N. 72°09'12" E. 182.00'

123.00'

N. 49°39'09" W. 134.45'

84'

93.64'

N. 24°01'36" W. 85.74'

62'

N. 14°01'13" W. Rad. 60.00'

Δ=10°44'40" L=97.89' R=522' T=49.07'

Δ=15°42'06" L=143.05' R=522'

Δ=15°42'06" L=145.16' R=500'

Δ=15°42'06" L=137.02' R=478'

T=68.94'

Δ=15°42'06" L=130.98'

Set S.&T.

N. 24°45'53"W. 55.00'

12.59'

N. 54°33'18"W. 79' 117.70

N. 24°45'53"W. 50.00'

Set 2" I.P.

N. 72°09'12"E. 261.50'

Fd. 2" I.P. R.E. 122 per Tract Nº 23121 M.B. 621/17-19.

N. 34°39'21" W. 327.56'

Northeasterly Line of O.R. 21693 page 76

N. 33°55'22" W. 275.51

185.61'

80'

N. 80°56'13"E.

N. 80°56'13" E.

N. 80°56'13" E.

N. 87°24'42" W.

N. 25°34'26" E. 48.28'

40'

48'

Northerly Line of O.R. 16693 page 265 established per Sheet 2 of Tract Nº 23121, M.B. 621/18.

10' Easement per D99/470 Official Records to Palos Verdes Water Co. for water line purposes

S'ly line of a 40' Easement per D99/470 Official Records to Palos Verdes Water Co. for water line purposes

N. 87°24'42" W. 204.70'

439.27'

88'

26.78'

26.02'

100.04'

96.36'

38.99'

59.49'

550.26'

450.26'

466.46'

N. 79°44'09"E

1.438 Ac.

10

623.59'

170'

60'

130.00'

202'

103.85'

44'

22'

22'

22.28'

22.29'

45.33'

N. 60°47'45"E. 305.84'

N. 60°47'45"E. 249.46'

N. 60°47'45"E. 253.04'

N. 60°47'45"E. 120.02'

N. 60°47'45"E. 70.41'

N. 60°47'45"E. 62.92'

N. 60°47'45"E. 247.92'

124'

118'

256.59'

Set S.&T.

Set 2" I.P.

Set 2" I.P.

Δ=12°32'27" R=480.00' L=105.10'

Northerly Line of 25' Easement for road purposes, public utilities and bridle trails per O.R. 21657/232

Flood

Easement

SPARTA