BOOK 694 PAGE 22

SCALE: 1"=40'

SHEET 1 of 2 SHEETS

TRACT NO. 27419

IN UNINCORPORATED TERRITORY OF LOS ANGELES COUNTY

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.

RECORDED
AT REQUEST OF OWNER
Oct 31 1962
37 MIN. PAST 2 PM
IN BOOK 694
AT PAGE 22
OF MAP RECORDS
LOS ANGELES COUNTY, CALIF.
RAY E. LEE
COUNTY RECORDER
BY S Walters Deputy

700

SURVEYED BY SOUTH BAY ENGINEERING CORP.

BASIS OF BEARINGS

The bearing of N. 12° 15' 14" E. of the center-line of Silver Spur Road as per Tract No 24719, M.B. 669, pages 73 to 76 of maps, records of the County of Los Angeles, State of California was used as the basis of bearings of this map. (All 2" I.P. shown as set are 6" below 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 and 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 Commissoner, we know of no easement or structure existing within the easements hereby offered for dedication to the public; other than publically 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 rights or interest is expressly made subject to said easements. As a dedication to public use, while all of Silver Spur Road, adjacent to this subdivision remains a public highway for such time only, we hereby abandon all easements of ingress and engress to the said Silver Spur Road so that owners of lots 1, 7, and 8, abutting this highway during such time will have no rights of access whatever in the highway as such except general easement of travel which belongs to the whole public. If any change of alignment or width of said highway results in the vacation of any part thereof adjacent to this subdivision, such vacation terminates the above dedication as to the part vacated.

William G. Woolley

Leslie W. Steiner

I hereby certify that I am a Registered Civil Engineer of the State of California, and that this map, consisting of 2 sheets correctly represents a true and complete survey made under my supervision in June, 1962, that the monuments of the character and locations shown hereon will be in place within twelve months from the recording date of this map, 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 within twelve months from the recording date shown hereon.

Raymond L. Quigley
Raymond L. Quigley, R.C.E. 7191

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 and local subdivision ordinances have been complied with and I am satisfied that this map is technically correct.

Dated this 31st day of October, 1962.

JOHN A. LAMBIE
County Engineer
BY: Ralph T. Kennedy, DEPUTY

IN RE TRACT NO. 27419) IT IS ORDERED THAT THE MAP OF TRACT NO. 27419 IS HEREBY APPROVED; THAT THE BOND IN THE AMOUNT OF $ 550.00 FILED WITH THIS BOARD TO INSURE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES BE APPROVED; THAT ALL STREETS, HIGHWAYS AND OTHER PUBLIC WAYS AND EASEMENTS SHOWN ON SAID MAP AND OFFERED FOR DEDICATION BE AND THE SAME ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC. THAT THE OFFER OF DEDICATION FOR ABANDONMENT OF THE RIGHTS OF INGRESS AND EGRESS BE AND THE SAME IS HEREBY ACCEPTED ON BEHALF OF THE PUBLIC.

I HEREBY CERTIFY THAT THE FOREGOING ORDER WAS ADOPTED BY THE BOARD OF SUPERVISORS AT A MEETING HELD October 30, 1962

GORDON T. NESVIG, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.
BY Evelyn Fodor DEPUTY

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

On this 19th day of Sept. 1962 before me the undersigned, a notary public in and for said County and state, personally appeared William G. Woolley and Leslie W. Steiner know to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Walter Henry Kessenick Jr.
Notary Public Walter Henry Kessenick Jr.
My Commission Expires Jan. 14, 1963

BOOK 694 PAGE 23

SCALE: 1" = 40'

SHEET 2 of 2 SHEETS

TRACT NO. 27419

IN UNINCORPORATED TERRITORY OF LOS ANGELES COUNTY

Surveyed by
SOUTH BAY ENGINEERING CORP.

Pg. 2

RECORDED
AT REQUEST OF OWNER
Oct 31. 1962
37 MIN. PAST 2 PM
IN BOOK 694
AT PAGE 23
OF MAP RECORDS
LOS ANGELES COUNTY, CALIF.
RAY E. LEE
COUNTY RECORDER
BY S. Nathan Deputy

Fd. S&T per Tr. Nº 24719, M.B. 669-73/76

ELKMONT DRIVE

30'

8'

30'

N12°15'14"E

344.52'

Set S&T

N77°44'46"W

40.00'

Found 2" Iron Pipe per Tract Nº 24719, M.B. 669, 73-76.

40'

80'

N12°15'14"E

137.00'

870.1'

Δ= 75°35'50"
R= 25' L= 32.99'

Δ= 96°36'52" R= 55' L= 92.72'

308.42'

N18°54'36"W

Set S&T

N77°44'46"W

40.00'

220.88'

Set S&T

Δ=80°44'32" T=5.10'
R=6', L=8.46'

80.08'

N02°59'46"E

153.85'

61.52'

N87°00'14"W

96.50'

65.00'

N02°59'46"E

85.33'

153.85'

Δ=00°51'44"
R=855' L=12.87'

10' Easement to the County of Los Angeles for drainage purposes

788.89'

65.00'

N71°42'10"E

48.21'

N85°10'16"W.

Δ=32°49'40" R=155' L=88.78'

Δ=32°59'30" R=155' L=89.25'

Δ=00°39'06"
R=855' L=9.76'

N71°05'24"E 130.37'

N71°06'24"E
79.72'

72.00'

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

N02°59'46"E

204.21'

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

206.19'

N.85°10'16"W.
38.18'

Δ=25°38'58" R=195' L=87.30'

Δ=32°59'30" R=175' L=100.72'

Set S&T

N29°59'46"W

61.35'

Δ=16°34'39"
L=10.13'

N71°05'24"E
117.75'

72.00'

N02°59'46"E

480.98'

Δ=17°20'15"
R=50.50' L=21.39'

N02°59'46"E
113.17'

N05°18'57"W
50.00'

Set S&T

15.00'

20.00'

N60°00'16"E

Δ=15°04'37"
R=315.00'
L=82.89'

Δ=27°36'04"
R=35' L=16.86'

Δ=208°35'25"
R=35.00'
L=135.07'

Δ=32°12'21" L=56.32'

N51°43'28"W (R)
54.66'

N51°43'28"W
60.38'

N71°05'24"E
104.00'

Δ=16°36'06"
L=10.14'

N57°04'59"E (R)
152.00'

206.47'

N14°09'23"E
105.41'

7

6

5

4

3

2

1

524.15'

524.48'

40'

80'

40'

Fd. S&T per Tr. Nº 24719, M.B. 669-73/76

30.00'

N77°44'46"W

40'

30'

210.21'

S12°15'14"W

Set 2" I.P.

N75°50'37"W - 10.01'

Fd. S&T per Tr. Nº 21351, M.B. 598, 32/38

1600'

208.46'

N75°50'37"W 408.46'

200.00'

N'LY LINE O.R. D-219-436

Found 2" Iron Pipe per Tract Nº 24719, M.B. 669, Pg. 73-76.