SCALE: 1" = 60'

SHEET 1 OF 2 SHEETS

TRACT NO. 28457

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.

3371

FILED
AT REQUEST OF OWNER
DEC. 6, 1967
36 MIN. PAST 3 P.M.
IN BOOK 769
AT PAGE 32
OF MAP RECORDS
LOS ANGELES COUNTY, CALIF.
RAY E. LEE
COUNTY RECORDER
$7.00
BY _____ Deputy

WE HEREBY CERTIFY THAT WE ARE THE ONLY ONES OR ONE ARE INTERESTED IN THE LANDS INCLUDED WITHIN THE EXTERIOR BOUNDARY LINE 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, LANES, AVENUES AND OTHER PUBLIC WAYS SHOWN ON SAID MAP AND ALSO GRANT TO THE COUNTY OF LOS ANGELES, THE EASEMENTS FOR SANITARY SEWER AND STORM DRAIN PURPOSES SO DESIGNATED ON SAID MAP AND ALL USES INCIDENT THERETO, INCLUDING THE RIGHT TO MAKE CONNECTIONS THEREWITH FOR THE ADJOINING PROPERTIES. WE FURTHER CERTIFY THAT, EXCEPT AS SHOWN ON A CERTAIN MAP ON FILE IN THE OFFICE OF THE COUNTY ROAD COMMISSIONER, WE KNOW OF NO EASEMENT OR RIGHT OF WAY EXISTING WITHIN THE EASEMENTS HEREBY OFFERED FOR DEDICATION TO THE PUBLIC, FOR PUBLIC STREET, WATER LINES, SEWERS, OR STORM DRAINS; THAT WE ALL JOINT TENANTS OR LESSEES OF INTEREST WITHIN THE BOUNDARIES OF SAID SUBDIVISION OTHER THAN THE PUBLIC, EXCEPT WHERE SUCH RIGHT OF WAY IS EXPRESSLY SUBJECT TO THE SAID EASEMENTS.

AS A DEDICATION TO PUBLIC USE, WE HEREBY DEDICATE ALL OF HAWTHORNE BOULEVARD ADJACENT TO SAID SUBDIVISION AND A PUBLIC HIGHWAY FOR SUCH PURPOSE, WE HEREBY ABANDON ALL EASEMENTS OF INGRESS AND EGRESS FROM SAID HIGHWAY, ALL ABUTTERS OF LOT 1 OF TRACT NO. 17091 AS SHOWN ON MAP RECORDED IN BOOK 769, PAGES 22 AND 23 OF MAPS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, THIS HIGHWAY DUTIES SAID LOT 1 WITH NO RIGHT OF ACCESS WHATSOEVER TO THE HIGHWAY AS SUCH, EXCEPT THE CENTRAL PORTION OF SAID LOT 1 FOR THE WHOLE PUBLIC. IF ANY OF ALL EASEMENT OF RIGHT OF WAY IN SAID VACATED AREA OR PORTION THEREOF ADJACENT TO THIS SUBDIVISION, SUCH VACATION SHALL BE EFFECTIVE AS TO SUCH PORTION OF SAID LOCATION

B.R. MORRIS DEVELOPMENT CO.
A PARTNERSHIP
(OWNER)

BY
AURORA LAND CO.
A CORPORATION
PARTNER

Saul L. Siegel
VICE PRESIDENT

I. J. Rosen
SECRETARY

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA; THAT THIS MAP, CONSISTING OF 2 SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION AUGUST, 1967; THAT THE MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN TWENTY-FOUR MONTHS FROM FILING DATE OF THIS MAP; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE READILY RETRACED AND THAT THE NOTES TO ALL CENTERLINE MONUMENTS SHOWN HEREON AS TO BE SET BY ME WILL BE ON FILE IN THE OFFICE OF THE COUNTY ENGINEER WITHIN TWENTY-FOUR MONTHS FROM RECORDING DATE SHOWN HEREON.

William H. Jennings
W.H. JENNINGS, R.C.E. 16553

MONUMENT NOTE:

ALL 2" IRON PIPES SHOWN AS SET WILL BE SET 12" DEEP.

BASIS OF BEARINGS:

THE BEARING OF N.19°53'18" W. SHOWN ON THE CENTERLINE OF HAWTHORNE BOULEVARD, ON MAP OF TRACT NO. 17091 PER M.B. 769, PAGES 22 & 23, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

ON THIS 8th DAY OF Nov. 1967 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Saul L. Siegel KNOWN TO ME TO BE THE VICE PRESIDENT AND I. J. Rosen KNOWN TO ME TO BE THE SECRETARY OF AURORA LAND CO., INC. THE CORPORATION WHICH EXECUTED THE WITHIN INSTRUMENT AS PARTNER OF B.R. MORRIS DEVELOPMENT CO., A PARTNERSHIP, AND DULY ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT AS PARTNER OF SAID PARTNERSHIP AND THAT SUCH PARTNERSHIP EXECUTED THE SAME.

Raymond J. Scott
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

RAYMOND J. SCOTT
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY

IN RE TRACT NO. 28457) IT IS ORDERED THAT THE MAP OF TRACT NO. 28457 IS HEREBY 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 December 5, 1967

JAMES S. MIZE, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

BY Martha Ruiz 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: December 6, 1967

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

SCALE: 1" = 60'

SHEET 2 OF 2 SHEETS

TRACT NO. 28457

IN UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES

FILED WITH THE COUNTY OF LOS ANGELES
REGISTRAR-RECORDER/COUNTY CLERK
JOHN F. LEE
DEPUTY

SEABRYN DRIVE

PARKLYNN DRIVE

DOVERRIDGE DRIVE

STADIA HILL LANE

BOULEVARD

HAWTHORNE

PARKLYNN

DOVERRIDGE

Fd. County Surveyors 1"x2" per ties R.D.F.B. 409-205

N'ly line of a 10' easement to the County of Los Angeles for Storm Drain purposes.

5'ly line of a 6' easement to the County of Los Angeles for sanitary sewer purposes.

10' Easement to the county of Los Angeles for Storm Drain purposes

Fd. 2" I.P. Tagged R.C.E. 9783 per Tr. No 27677, M.B. 699-95/98.

W'ly Line of Tract No 27677, M.B. 699-95/98.

Location of 2" I.P. to be set by Tr. 27991, M.B. 769 Pg. 22 & 23

Location of S & T to be set by Tr. 27991 M.B. 769 Pg. 22-23

NOTE: DASHED LINES WITHIN STREET RIGHT OF WAY LINES INDICATE PROPERTY LINES FOR THE PURPOSE OF COMPUTING REQUIRED AREA AND BUILDING SETBACKS AS PROVIDED IN ORDINANCE 1494, LOS ANGELES COUNTY, AND, ARE NOT FOR PURPOSES OF CONVEYING