5 831/9



# TRACT NO. 27970

## In The Unincorporated Territory of County of Los Angeles for Condominium Purposes

BEING A SUBDIVISION OF A PORTION OF RANCHO EL CONEJO AS SHOWN ON MAP ENTITLED "MAP OF PARTITION SURVEY OF RANCHO EL CONEJO" RECORDED MARCH 21, 1960 IN BOOK D-787, PAGE 705, OF OFFICIAL RECORDS IN LOS ANGELES COUNTY, CALIFORNIA.

FILED
AT REQUEST OF OWNER
JULY 18, 1973
MIN.
47 PAST 4 PM
IN BOOK 831
AT PAGE 9
OF MAP RECORDS
LOS ANGELES COUNTY, CALIF.
COUNTY RECORDER
BY _____ Deputy
#1100

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 filing of said map and subdivision. We hereby dedicate to the public use all streets, highways and other public ways shown on said map.

We also hereby dedicate to the County of Los Angeles the right to prohibit the construction of additional residential buildings within lot 1 except those portions of lot 1 within the "PERMITTED RESIDENTIAL BUILDING AREAS" shown on said map, and except for additional parking or recreational facilities and appurtenances.

And also dedicate to the County of Los Angeles the easements for Sanitary Sewer purposes so designated on said map and all uses incident thereto, including the right to make connections therewith from any adjoining properties.

As a dedication to public use, while all of LINDERO CANYON ROAD adjacent to this subdivision remains a public street, we hereby abandon all rights, except for the two (2) driveway openings for lot 1 of, complete ingress and egress to said Street. If any portion of said street adjacent to this subdivision is vacated, such vacation terminates the above dedication as to the part vacated.

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 herein 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.

Belding Developers, Inc.
a corporation. (Owner)

Richard A. Belding
President.

June E. Belding
Secretary.

Title Insurance and Trust Company, a corporation
(Trustee)
Under deed of trust recorded on July 3, 1973
as instrument No. 704

Harold Arman
VICE PRESIDENT

John Terlecky
ASSISTANT SECRETARY

Westlake Communications Inc.
a corporation.
Present owner of blanket easements granted to American-Hawaiian Properties, Inc. a corporation by deed recorded in book D-3331 page 246 official records.

By: Robert L. Musgrove
President

By: Joseph M. Bowman
Secretary

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

On this 12 day of JULY 1973, before me Barbara J. Ottem a Notary Public in and for said County and State, personally appeared HAROLD ARMAN known to me to be the VICE PRESIDENT and JOHN TERLECKY known to me to be the ASST. SECRETARY of 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 herein named and acknowledged to me that such corporation executed the same as trustee.

My Commission Expires Jan. 9, 1974 Barbara J. Ottem
Notary Public.

This tract is a condominium project whereby the owners of the Units of air-space will hold an undivided interest in the common areas which will in turn provide the necessary access and utility easements for the Units.

I hereby certify that I am a Registered Civil Engineer of the State of California; that this map consisting of 4 sheets correctly represents a true and complete survey made under my supervision March 1971, that the monuments of the character and locations shown hereon are in place, that said monuments are sufficient to enable the survey to be readily retraced and that tie notes to the centerline monuments shown as set are on file in County Engineer Field Book No. 4024 pages 94, 95 & 96

RAY E. WIDMER R.C.E. No. 11758

State of California
County of Ventura } S.S.

On this 6th day of July 1973, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Richard A. Belding known to me to be the President and June E. Belding known to me to be the Secretary of Belding Developers INC. 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 herein named and acknowledged to me that said corporation executed the same.

my commission expires: Nov. 18, 1976

Gordon S. Leedholm
NOTARY PUBLIC

BASIS OF BEARINGS:
The bearing of N 75°25'00"E of the centerline of Lindero Canyon Road as shown on Tract No. 28302, M.B. 775 pages 90 thru 96, Records of Los Angeles County was used as basis of bearings for this map.

MONUMENT NOTE:
All 2" Iron pipe shown as set are flush with ground.

SOILS REPORT:
A soils report was prepared on May 18 1972 and on March 26, 1973. by Stevan Pckovich R.C.E. 14744

The signature of the present owners of all oil, gas and other hydrocarbons substances granted in deed recorded April 5 1966 in book, D-3261 page 937 of Official Records, has been omitted under the provisions of Section 11587 C-1 of the subdivision map act, inasmuch as such ownership does not include a right of entry on the surface of the land.

The signature of Pacific Telephone and Telegraph Company, a corporation easement holder as per deeds recorded in book D-5137 page 749 of Official Records of Los Angeles County has been omitted under the provisions of Section 11587 Subsection (a) of the subdivision map act. their interest is such that it cannot ripen into a fee title and said signature is not required by the governing body.

The County of Los Angeles, an easement holder per O.R. D-4686, page 628.

State of California
County of Ventura } S.S.

On this 5th day of July 1973, before me Gordon S. Leedholm a Notary Public in and for said County and State, personally appeared Robert L. Musgrove, known to me to be the President and Joseph M. Bowman, known to me to be the Secretary of Westlake Communications Inc., 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 herein named and acknowledged to me that such corporation executed the same.

My commission expires Nov. 18, 1976, Gordon S. Leedholm
Notary Public

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SHEET 2 OF 4 SHEETS

Scale 1"=200'

# TRACT NO. 27970

## In The Unincorporated Territory of County of Los Angeles for Condominium Purposes

FILED WITH LOS ANGELES COUNTY RECORDER
JUL 18 1973

IN RE TRACT NO. 27970 ) IT IS ORDERED THAT THE MAP OF TRACT NO. 27970 IS HEREBY APPROVED; AND THAT THE BOND IN THE AMOUNT OF $ 8,375.00 FILED WITH THE BOARD TO INSURE PAYMENT OF TAXES AND SPECIAL ASSESSMENT 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.

THAT THE OFFER OF THE RIGHT TO PROHIBIT THE CONSTRUCTION OF ADDITIONAL RESIDENTIAL BUILDING 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 JULY 17, 1973

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

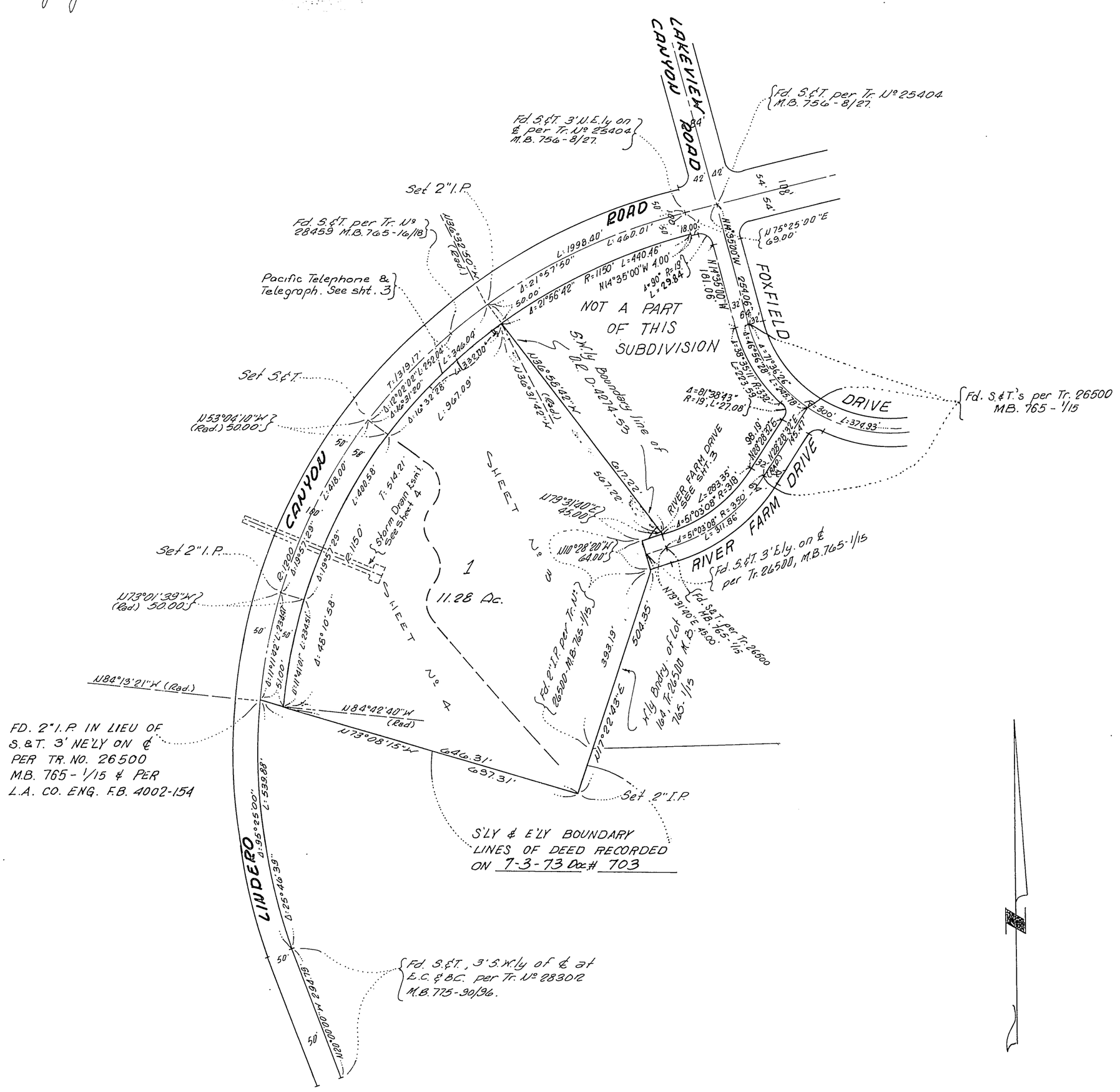
BY Connie Sydejko DEPUTY

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 July 18, 1973

HARVEY T. BRANDT
COUNTY ENGINEER

BY Bernard S. Mosnitz
DEPUTY



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BOOK 831 PAGE 11

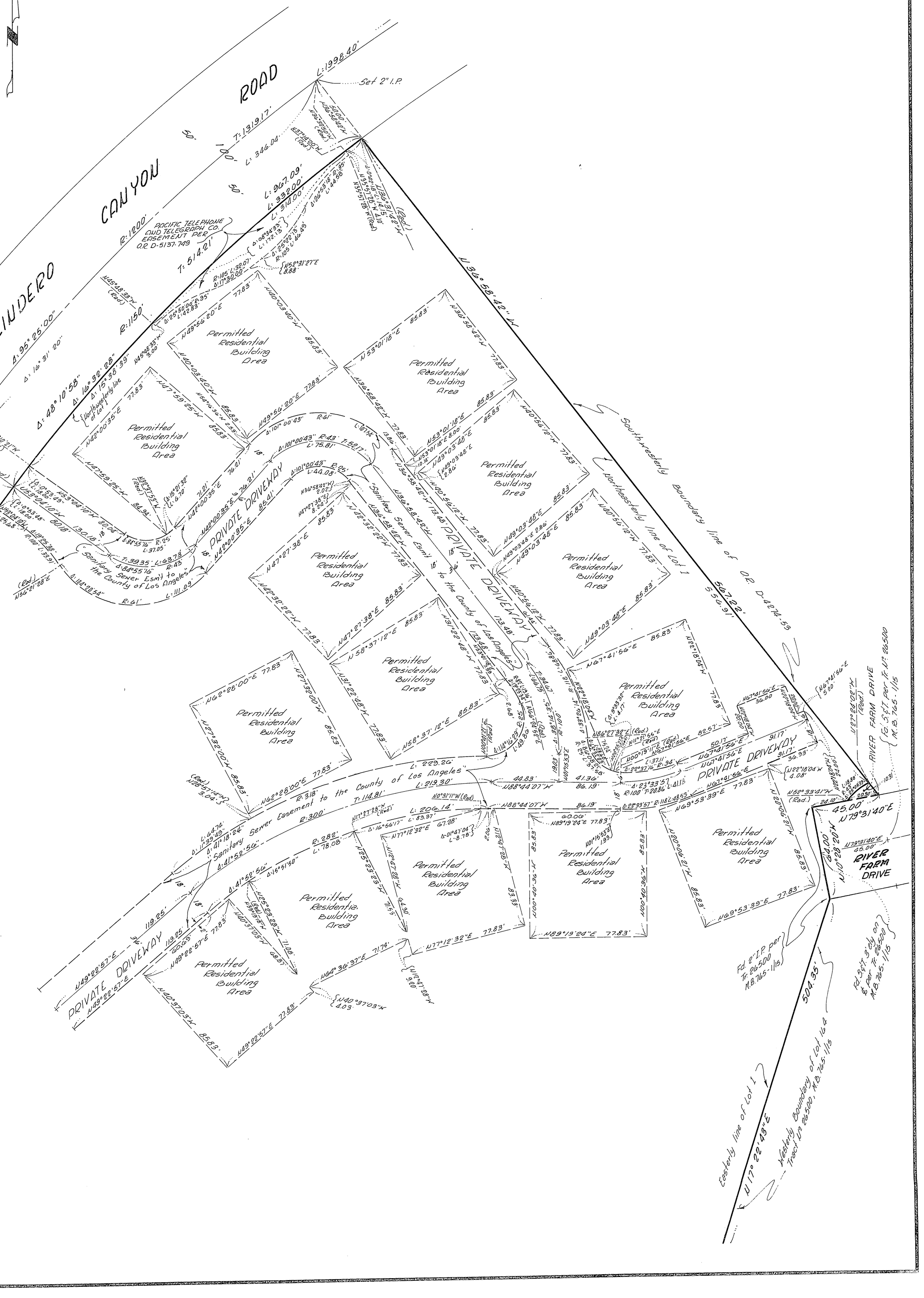
SHEET 3 OF 4 SHEETS

SCALE 1" = 40'

# TRACT NO. 27970

## In The Unincorporated Territory of County of Los Angeles for Condominium Purposes

FILED WITH LOS ANGELES COUNTY RECORDER
JUL 18 1973



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SHEET 4 OF 4 SHEETS

SCALE 1" = 40'

# TRACT NO. 27970

## In The Unincorporated Territory of County of Los Angeles for Condominium Purposes

FILED WITH LOS ANGELES COUNTY RECORDER
JUL 18 1973

SEE SHEET No. 3

SEE SHEET No. 3

Set S&T

L: 1998.40'

Δ: 16°31'20" L: 346.04'

L: 967.09'

Δ: 16°32'28" L: 332.00'

N52°10'21"W (Rad.)
Δ: 0°53'48" L: 18.00' (Rad.)
5000'
Δ: 0°53'48" L: 18.00'
N53°57'55"W

N53°04'10"W 1302.18'

N59°04'10"W 25.68'

80.18'

Δ: 84°55'16" R: 25' L: 37.05'

N42°00'35"E 76.21'

18'

T: 39.35' L: 63.73'
Δ: 84°55'16" R: 43'

Sanitary Sewer Esm't to the County of Los Angeles

PRIVATE DRIVEWAY

N42°00'35"E 85.41'

Δ: 19°25'38" R: 130' L: 39.91'

N59°04'10"W (Rad.)

85.83'

N36°55'50"E (Rad.) 18.00'

N56°21'28"E

Δ: 104°20'54" R: 61' L: 111.09'

77.83'

Permitted Residential Building Area

N36°55'50"E 85.83'

N53°04'10"W 77.89'

N36°55'50"E 85.83'

L: 418.00'

T: 514.21'

L: 400.58'

L: 364.58'

50'

100'

50'

Westerly line of Lot 1

ROAD

Δ: 19°57'29"

T: 1319.17'

5'
5'
10'

Existing Storm Drain Esm't. per O.R. D-4686-628

S67°12'08"W (Rad.) 162.12'

R: 1150'

Δ: 19°57'29"

Δ: 18°09'52"

21.49'
N75°53'35"W

57.00'
N67°12'08"W

85.83'

N14°06'25"E 2.91'

N14°06'25"E 77.22'

Permitted Residential Building Area

15'
20'

N67°12'08"W 4.88'

N22°47'52"E 30.00'

3.15'
N22°47'52"E

N34°23'49"W 50.09'

N34°23'49"W 85.83'

Permitted Residential Building Area

N55°36'11"E 77.83'

N34°23'49"W 85.83'

N34°23'49"W 3.28'

N55°36'11"E 77.83'

Δ: 41°18'24" R: 318' L: 229.26'

Δ: 41°52'56" R: 300' T: 114.81' L: 219.30'

18'

3'

119.25'

119.25'

119.25'

N49°22'57"E

N49°22'57"E

N49°22'57"E 48.56'

77.83'

2.00'

L: 143.73'

Δ: 22°05'55" L: 57.80'

S17°31'08"W (Rad.) 15.49'

Δ: 50°30'31" R: 107' L: 107.55'

Δ: 57°35'24" T: 68.70'

Sanitary Sewer Easement to the County of Los Angeles

Δ: 57°35'24" R: 125' L: 125.64'

Δ: 57°35'24" R: 143'

N87°40'22"E 77.83'

N73°01'39"W 92.62'

N73°01'39"W 92.76'

N73°01'39"W 92.62'

N69°25'27"W 71.63'

N69°25'27"W 77.83'

N20°34'33"E 2.88'

N20°34'33"E 85.83'

N20°34'33"E 85.83'

Permitted Residential Building Area

Permitted Residential Building Area

Permitted Residential Building Area

N02°19'38"W 85.83'

N02°19'38"W

N87°40'22"E 77.83'

N55°36'11"E 77.83'

N34°23'49"W 85.83'

N40°37'03"W 85.83'

N49°22'57"E 77.83'

Δ: 48°10'58"
Δ: 11°41'01"

L: 234.51'

L: 216.51'

L: 234.47'

R: 1200'

Δ: 05°49'31"

Δ: 11°11'42"

Δ: 95°25'00"

Δ: 10°47'12"

100'

50'

50'

51.00'
N73°08'15"W

Δ: 25°46'39"
L: 539.88'

N84°40'40"W (Rad.)

N73°08'15"W

Southwesterly line of Lot 1

646.31'

Fd. 2" I.P. in lieu of S.&T. 3' N.E.ly on & per Tr. No. 26500 M.B. 765-1/15. & per L.A. Co. Eng. F.B. 4002-154.

Set 2" I.P.

N79°07'50"W (Rad.)

(Rad.) 5000'

N73°55'08"W (Rad.)

Δ: 0°53'49" L: 18.00'

Δ: 0°53'49" L: 18.00'