8 33/73

BOOK 833 PAGE 73

SHEET 1 OF 4 SHEETS

TRACT NO. 30873

IN UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES
STATE OF CALIFORNIA
SIKAND ENGINEERING ASSOCIATES
FOR CONDOMINIUM PURPOSES
BEING A SUBDIVISION OF PORTION OF LOT 1 OF TRACT Nº 3192 AS PER MAP RECORDED BOOK 44, PAGES 91 TO 94 INCLUSIVE OF MAPS, RECORDS OF LOS ANGELES COUNTY, STATE OF CALIFORNIA.

FILED
AT REQUEST OF OWNER
SEP. 19. 1973
MIN. 27 PAST 3 PM
IN BOOK 833
AT PAGE 73
OF MAP RECORDS
LOS ANGELES COUNTY, CALIF.
COUNTY RECORDER
BY _____ Deputy
$11.00

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 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.

We hereby dedicate to the County of Los Angeles the right to prohibit the construction of additional residential buildings within Lots 1, 2 and 3 except those portions of Lots 1, 2 and 3 shown within the "Permitted Residential Building Areas" shown on said map, and except for additional parking and recreational facilities and appurtenances

As a dedication to public use, while all of Western Avenue adjacent to this subdivision remains a public street, we hereby abandon all rights of complete ingress and egress to the 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 also dedicate to the Los Angeles County Flood Control District the easements for Storm Drain & Ingress & Egress purposes so designated on said map and all uses incident thereto, including the right to make connections therewith from any adjoining properties.

KBR INDUSTRIES ; A CALIFORNIA CORPORATION WHICH ACQUIRED TITLE TO A PORTION OF SAID LAND AS KBR INDUSTRIES, INC., A CALIFORNIA CORPORATION.

Lowell Blau
PRESIDENT

W. Jack Rode
SECRETARY

State of California
County of Los Angeles } SS.

On this 7 day of Sept. 1973 before me Jo CHIPMAN a Notary Public in and for said County and State, personally appeared LOWELL BLAU Known to me to be the President and W. JACK RODE Known to me to be the Secretary of KBR INDUSTRIES 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 excuted the same.

J. Chipman
Notary Public

State of California
County of Los Angeles } SS.

On this 11th day of Sept. 1973 before me LINDA W. HALSEY a Notary Public in and for said County and State, personally appeared CHAS A. KENT Known to me to be the VICE-President and JOHN TERLECKY Known to me to be the ASS'T-Secretary of TITLE INSURANCE AND TRUST COMPANY, the corporation that excuted 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.

Linda W. Halsey
Notary Public

OFFICIAL SEAL
LINDA W. HALSEY
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires March 6, 1977

Title Insurance and Trust Company a Corporation, Trustee under Deed or Trust Recorded in Book T-6080, page 566, Official Records.

Chas A. Kent
VICE-President

John Terlecky
ASS'T-Secretary

OFFICIAL SEAL
LINDA W. HALSEY
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires March 6, 1977

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map, consisting of 4 sheets, correctly represents a true and complete survey made by me and under my supervision on Nov, 1972 & July, 1973, that the monuments of the character and locations shown hereon are in place or will be in place within twenty-four months from the filing date of this map; that said monuments are sufficient to enable the survey to be readily retraced; and that tie notes to all centerline monuments shown as "set" are on file in County Engineer Field Book 4025 pages 47 & 48.

Neil J. Cummins Jr. L.S. Nº 3866

BASIS OF BEARINGS

The bearing S 0°01'43" W of the West line of parcels 2 & 3 as shown on Record of Survey filed in Book 80 page 65 of Records of Survey was used as the Basis of bearings on this Map.

ALL 2" I.P.'s SHOWN AS "TO BE SET" WILL BE SET FLUSH UNLESS OTHERWISE NOTED.

A soils report was prepared by Osborne Laboratories Inc. on April 25, 1973 by T. M. Gleeson R.C.E. Nº 14162

The County of Los Angeles, a body corporate and politic is an easement holder by dedication on the map of Tract No. 26331 Recorded in Book 686, Page 96 of Maps; and by Deed Recorded in Book M-732 Page 459 Official Records, and as reserved in order of Abandonment Recorded in Book D-2550, Page 530 Official Records.

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.

The Los Angeles County Flood Control District, a body Corporate and politic, present owner of an easement created in Deed Recorded in Book D-2819 Page 54 Official Records and as quitclaimed in deed recorded in Book D-3847 Page 270 official Records.
The present owner of all oil gas, asphaltum and other hydrocarbon and minerals reserved in the Deed Recorded May 9, 1961 in Book D-1215 Page 268 of Official Records, have been omitted as a necessary party to sign the map under the provisions of Section 11587 C-(1) of the Subdivision Map Act, in as much as such ownership does not include a right of entry on the surface of the land.

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 19, 1973

HARVEY T. BRANDT
COUNTY ENGINEER
BY Bernard L. Mizuta
DEPUTY

IN RE ACCEPTANCE OF INTERESTS) IT IS ORDERED THAT THE EASEMENT FOR STORM DRAIN AND INGRESS AND EGRESS PURPOSES IN LAND ON MAP OF TRACT No. 30873) OFFERED FOR DEDICATION IS (ARE) HEREBY ACCEPTED.

I HEREBY CERTIFY THAT THE FOREGOING ORDER WAS ADOPTED BY THE BOARD OF SUPERVISORS AT A MEETING OF SAID BOARD HELD September 18, 1973

JAMES S. MIZE, EXECUTIVE OFFICER CLERK OF THE BOARD OF SUPERVISORS OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT OF THE COUNTY OF LOS ANGELES, STATE OF CALIF.

BY _____ DEPUTY

833/74

BOOK 833 PAGE 74

SCALE: 1"= 80'

SHEET 2 OF 4 SHEETS

TRACT NO. 30873

IN UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES
STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES

FILED WITH LOS ANGELES COUNTY RECORDER
SEP 19 1973

IN RE TRACT NO. 30873) IT IS ORDERED THAT THE MAP OF TRACT NO. 30873 IS HEREBY APPROVED; AND THAT THE BOND IN THE AMOUNT OF $ 29,275.00 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.

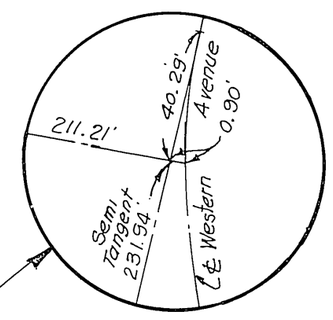
THAT THE OFFER OF DEDICATION FOR ABANDONMENT OF THE RIGHTS OF INGRESS AND EGRESS BE AND THE SAME IS HEREBY ACCEPTED ON BEHALF OF THE PUBLIC.

THAT THE OFFER OF THE RIGHT TO PROHIBIT THE CONSTRUCTION OF ADDITIONAL RESIDENTIAL BUILDINGS 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 September 18, 1973

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

BY Catherine Vernon DEPUTY



DETAIL "A"
NO SCALE

FD. S & T ON ℄ MONTEREINA & TOSCANINI DRIVE PER TR. NO. 26331 MB 686/96-99

FD. CONC. NAIL IN LIEU OF S&T PER RS 80/65. REPLACED WITH S.W & T. FITS CHISELED "+" ON PK PRODS ON N & S CURBS.

PI. FD. S&T PER TR. NO. 26331 M.B. 686/96-99. FD. PK 0.02 NL'Y - NO REF.

BC FD. S&T 1.58 WL'Y ON LINE. NO REF.

TOSCANINI

N 89°59'20"W 130.00'

N 89°59'20"W 381.52'

440.09'

Δ= 11°09'01" L= 116.77' R= 600.00' T= 58.57'

N 89°59'20"W 381.53'

Δ=11°09'01" L = 110.93' R= 570.00' T = 55.64'

269.78' DRIVE N 78°50'19"W 211.21'

N 78°50'19"W 138.69'

Δ = 86°41'46" R = 25.00' L = 37.85'

FD. S&T BC PER RDFB 0219-21

FD. S&T POST PER TR. NO. 26331 MB 686/96-99

S 82°05'33"E (RAD.)

N 49°57'15"E 64.28'

WESTERN

N 89° 46'45"W (RAD.)

S 87°12'19" W (RAD.)

EST. NE COR. PAR. 2 PER RS 80/65 BY PROPORTION. BETWEEN PRC TO N. & E'LY COR. RS 80/65 NOTHING FD OR SET

Δ=07°41'12" L= 127.45' R= 950.00'

N 13°42'11" E 237.94'

Δ=10°42'08" L= 177.45'

Δ=03°00'56" L= 50.00'

S & E LINE OF DOC. NO. 1954 REC. 3-1-73

FD. 2 x 2 TAGGED RCE 11302 S 15°40'E, 0.10 PER UNRECORDED SURVEY

11.22'

S 66°09'24"W (Rad.) 20.00

N 89°59'55"W 76.15

W 61°36'20"E 78.78

12.29'

14.68'

SET SW&T POST BY INT. FD. CON. NAIL & TAG. RCE 11302 0.20 SL'Y ON SEMI TANG. PER UNRECORDED SURVEY NOT ACCEPTED AS PROD.

FD. L&T ON CURB PER RDFB 0219-21

Δ= 15°48'52" R= 180' L= 49.68

N 89° 58' 58"E 338.95

N 89° 58' 58 E 96.66'

N 74° 10' 06"E 38.07'

Δ = 34°01'26" R = 74.00' L = 43.94'

S 10°10'50" W 41.09'

Δ = 10°10'45" R = 100.00' L = 17.77'

℄ OF 10' WIDE EASEMENT OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR STORM DRAIN PURPOSES PER O.R.D - 2819/54 AND O.R.D - 3847/270

FOR DETAILS SEE SHEETS 3 & 4

R=64.76' Δ=59°46'19" L=67.69'

N 00°00'05"E 16.91'

2" I.P. TO BE SET

FD. 2 x 2 TAGGED RCE 11302 N 42°18'E, 0.04 PER UNRECORDED SURVEY.

2" I.P. TO BE SET

N 10°10'50"E 19.26'

REC. 7-10-73

EST. E LINE OF DOC. NO 1593 BY RECORD ANGLES & DISTANCES

NOT A PART OF THIS SUBDIVISION

Δ= 47°05'33" L= 780.82' R= 950.00

Δ= 36°23'24" L= 603.37' R= 950.00

Δ= 56°58'12" L= 894.88 R= 900.00 T= 488.36

FD. L & T ON CURB PER RDFB 0219-21

AVENUE

FD. S & T PER RS 80/65 0.05 SWLY OF ℄. EST. PK PROD BY INTERSECTION

N 00°00'05"E 201.59'

EST. S & E LINE OF DOC. NO. 1954 REC. 3-1-73 BY RECORD ANGLES & DISTANCES.

Δ = 10°10'45" R = 100.00' L = 17.77'

2" I.P. TO BE SET

R=74.00' Δ=55°10'45" L= 71.27'

N 44°39'55"W (RAD) 74.49'

EST. E'LY COR RS 80/65 BY INTERSECTION NOTHING FD. OR SET

N 48° 27'46"W 230.27'

N 51°21'48"E (RAD.)

FD. S & W 0.13 NWLY ON TANGENT PER RDFB 0219-21

SEMITANG. INT. FD. S&T.

2" I.P TO BE SET

N 00°00'05"E 74.82'

SE COR. PAR. 2. RS 80/65 EST. BY PROPORTION. FD. 2x2 TAGGED RCE 11302 1.32 EL'Y ON LINE,

N 41°02'59"E 60.10'

50.78'

MONTEREINA S 00°00'30"W 449.99' 334.08

Fd. chisel "+" for W'ly prod. of N'ly Lot 130 TR. 26331 M.B. 686/96-99

Est. N.E. cor. Lot 130, Tr. 26331 M.B 686/96-99 by prop. Nothing set.

304.02'

10.43'

111.45'

N 89°58'58"E 129.88'

115.91'

Fd. Bent spike, accepted center of base & reset S & W. Does not fit ties per CSFB 3043/40 (no 3 ties agree), but fits line & record distance

℄ VAN KARAUAN DRIVE ℄

℄ SEECHUM DRIVE

Fd. S.W. & T. Per M.B. 686/96-99 used for line only

E'LY LINE OF TRACT 26331 MB 686/96-99

N 00°01'43"E 871.98

N 00°01'43"E 841.98

537.36'

FD. 2" I.P. PER TR. NO. 26331 MB 686/96-99 DWN 12". BRASS CAP TAGGED LS 3866 TO BE SET ON SURFACE IN CONCRETE.

N 89°59'47"E 502.60

S'LY LINE OF LOT 1, TR. 3192 MB 44 / 91-94

115.59'

195.11'

310.70'

147.28'

N 89°59'47"E 962.02'

1954, REC. 3-1-73

SE COR. Doc. No. EST. BY INTERSECTION FD. 2x2 TAGGED RCE 11302 1.13 EL'Y ON LINE PER UNRECORDED SURVEY NOT ACCEPTED AS CORNER

EST. SE COR. RS 80/65 PER PRORATION BETWEEN 2" I.P. @ SW. COR. RS/80/65 & POST WESTERN AVE. FD. 2" I.P. TAGGED RCE 11302 0.50 EL'Y ON LINE

42.42'

1.44'

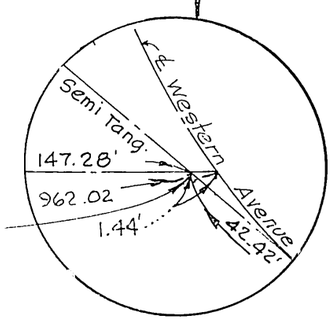
42.37'

50'

10'

FD. S & T @ ℄ INT. WESTERN & CADDINGTON PER RDFB 0219-21

FD. S & T POST PER RS 80/65



DETAIL "B"
NO SCALE

SCALE: 1" = 40'

SHEET 3 OF 4 SHEETS

TRACT NO. 30873

IN UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES
STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES

FILED WITH LOS ANGELES COUNTY RECORDER
SEP 19 1973

℄ OF 10' WIDE EASEMENT OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR STORM DRAIN PURPOSES PER O.R.D - 2819/54 & O.R. D-3847/270

DETAIL "A"
NOT TO SCALE

DETAIL "B"
NOT TO SCALE

DETAIL "C"
NO SCALE

PERMITTED RESIDENTIAL BUILDING AREA
1
4.31 Ac.

PERMITTED RESIDENTIAL BUILDING AREA
2
0.26 Ac.

PERMITTED RESIDENTIAL BUILDING AREA
3

PERMITTED RESIDENTIAL BUILDING AREA
4

TOSCANINI DRIVE

WESTERN AVENUE

DRIVEWAY

PRIVATE DRIVEWAY

SEE SHEET Nº 4

SEE SHEET Nº 3

EASEMENT TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR STORM DRAIN PURPOSES

EASEMENT TO COUNTY OF LOS ANGELES FOR SANITARY SEWER PURPOSES & TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR INGRESS & EGRESS PURPOSES

10' WIDE EASEMENT OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR STORM DRAIN PURPOSES PER O.R.D - 2819/54 AND O.R.D - 3847/270

EASEMENT TO COUNTY OF LOS ANGELES FOR SANITARY SEWER PURPOSES & TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR INGRESS & EGRESS PURPOSES

EASEMENT TO COUNTY OF LOS ANGELES FOR SANITARY SEWER PURPOSES & TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR INGRESS & EGRESS PURPOSES

VARIABLE WIDTH EASEMENT OF THE COUNTY OF LOS ANGELES FOR DRAINAGE PURPOSES PER TR. 26331 M.B. 686/96-99 (SEE DETAIL ABOVE)

EASEMENT TO COUNTY OF LOS ANGELES FOR SANITARY SEWER PURPOSES & TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR INGRESS & EGRESS PURPOSES

EASEMENT TO COUNTY OF LOS ANGELES FOR SANITARY SEWER PURPOSES

EASEMENT TO COUNTY FOR SANITARY SEWER PURPOSES

SEE DETAIL "A" ABOVE

SEE DETAIL "C" HEREON

2" I.P. to be set

2" I.P. To be set

PI. Fd. S & T per Tr. No. 26331 M.B. 686/96-99. Fd. PK 0.02 N'LY.- NO REF.

BC Fd. S & T 1.58 W'ly on line.

Fd. S & T on semi tangent Western Ave. per Tr. No. 26331 M.B. 686/96-99

FD. S&T @ B.C. PER RDFB 0219-21

SET SW & T POST. BY INT. FD. CONC. NAIL & TAG. RCE 11302 0.20 SL'Y ON SEMI TANG. UNRECORDED SURVEY. NOT ACCEPTED AS PROV.

FD. L & T ON CURB P.O.S.T. PER RDFB 0219-21

SCALE: 1" = 40'

SHEET 4 OF 4 SHEETS

TRACT NO. 30873

IN UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES
STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES

FILED WITH LOS ANGELES COUNTY RECORDER
SEP 19 1973

Fd. S & T. per Tr. No. 26331
M.B. 686/96-99

Fd. conc. nail in lieu of S & T per RS 80/65. Replaced with S.W & T. Fits chiseled "+" on P.L. Prods on N & S curbs.

N 89°59'20"W 130.00'

N 89°59'20"W 440.09'

381.52'

TOSCANINI DRIVE

℄ MONTEREINA DRIVE

N 89°59'20"W 381.53'

156.99'

139.69'

R80 N 53°08'28"E

N 00°01'43"E 30.00'

17.30'

Δ = 36°53'15"
R = 25.00'
L = 16.10'

N 00°01'43"E 175.56'

299.02'

N 00°01'43"E 173.00'

PERMITTED RESIDENTIAL BUILDING AREA

N 00°01'43"E 131.10'

Δ = 3°57'06"
R = 182.00'
L = 12.55'

N 03°58'49"E 47.15'

Δ = 3°57'06"
R = 218.00'
L = 15.04'

N 00°01'43"E 66.00'

10' WIDE EASEMENT OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR STORM DRAIN PURPOSES PER O.R.D. - 2819/54 AND O.R.D. - 3847/270

Δ = 37°08'37"
R = 68'
L = 44.08'
T = 22.85'

Δ = 1°30'45"
L = 1.79'

N 74°10'06"E 12.94'

Δ = 4°18'40"
L = 5.12'

Δ = 4°15'16"
L = 5.05

5.00'

N 89°58'58"E 96.66'

5.00'

Δ = 15°48'52"
R = 180'
L = 49.68

Δ = 27°03'56"
L = 32.12'

R240 N 32°33'08"E

Δ = 30°50'49"
R = 32.00'
L = 17.23'

EASEMENT TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR STORM DRAIN PURPOSES (SEE DETAIL "A" ON SHT. 3)

SEE SHEET No 3

N 00°01'43"E 841.98'

532.96'

N 00°51'25"E 161.25'

N 04°28'42"W 160.08'

PERMITTED RESIDENTIAL BUILDING AREA

N 06°16'05"W 194.40'

430.42'

SEE SHEET No 3

N 83°43'55"E 263.81'

227.81'

36.00'

N 06°16'05"W 236.02'

N 06°16'05"W 266.02'

310.89'

N 06°16'05"W 82.00'

N 83°43'55"E 100.00'

N 06°16'05"W 55.00'

Δ = 90°00'00"
R = 10.00'
L = 15.71'

N 83°43'55"E 10.00'

3.29'

N 83°43'55"E 70.50'

16.71'

20.00'

N 06°16'05"W

N 83°43'55"E 56.00'

N 06°16'05"W

44.87'

EASEMENT TO COUNTY OF LOS ANGELES FOR SANITARY SEWER PURPOSES

PRIVATE DRIVEWAY

2
5.53 Ac.

PERMITTED RESIDENTIAL BUILDING AREA

N 00°00'05"E 82.88'

N 00°00'05"E 201.59'

Δ = 10°10'45"
R = 100.00'
L = 17.77'

N 10°10'40"W 41.09'

Δ = 55°10'45" R = 74.00'
L = 71.27'

2" I.P. to be set

N 44°59'55"W (RAD) 74.49'

N 00°00'05"E 74.82'

E'LY LINE OF TRACT 26331
M.B. 686/96-99

Fd. 2" I.P. per Tr. No. 26331
M.B. 686/96-99. Dwn 12"
Brass cap to be set
on surface in concrete.

S.ly line of Lot 1 Tract 3192
M.B. 44 Pages 91 To 94

SE COR. OR. EST BY INTERSECTION FD. 2x2 TAGGED RCE 11302 1.3 E'LY ON LINE PER UNRECORDED SURVEY NOT ACCEPTED AS CORNER.

269.10'

233.50'

N 89°59'47"E 502.60'