973/49 973 49

SHEET 1 OF 2 SHEETS

TRACT NO. 33093

IN THE CITY OF RANCHO PALOS VERDES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

"FOR CONDOMINIUM PURPOSES"

BEING A SUBDIVISION OF LOT 25 OF TRACT NO. 35045, FILED IN BOOK 947 PAGES 67-72 OF MAPS, RECORDS OF LOS ANGELES COUNTY.

SOUTH BAY ENGINEERING CORPORATION

THE BEARING OF N. 28°12'30"E. FOR THE CENTERLINE OF ISLAND VIEW DRIVE AS SHOWN ON MAP OF TRACT NO. 27090, RECORDED IN BOOK 689, PAGES 11-12 OF MAPS, RECORDS OF LOS ANGELES COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

FILED AT 1 4 PM 973 49 L. Palacios 800

81-186538

OWNERS CERTIFICATE

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 distinctive border lines, and we consent to the preparation and filing of said map and subdivision.

We hereby dedicate to the City of Rancho Palos Verdes, the right to prohibit the construction of more than 15 residential units within Lot 1, except for parking, common and recreational facilities, and appurtenances.

Sea Gate Investment Company, A California Limited Partnership, By HBN Corp., A California Corporation, Partner.

Venard E. Kemp
Venard E. Kemp, President

Dolores D. Kemp
Dolores D. Kemp, Vice President

Great Lakes Properties, Inc., Owner of the right to approve the Subdivision Map per O.R.M 862-479

M. J. Stepanovich
VICE President

W. A. Schneider
ASST. Secretary

Clifford W. Richards, beneficiary, under deed of of trust recorded Dec. 18 1980 as Instrument No. 80-1269788 of Official Records.

Clifford W. Richards
Clifford W. Richards

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

On this 15th day of December, 1980 before me John C. Couturier a Notary Public in and for said State, personally appeared Clifford W. Richards known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same, as beneficiary

John C. Couturier

State of California } SS
County of Los Angeles }

On this 15th day of December, 1980 before me John C. Couturier, a Notary Public in and for said State, personally appeared Venard E. Kemp known to me to be the President and Dolores D. Kemp known to me to be the Vice President of HBN Corp., 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, said corporation being known to me to be one of the partners of Sea Gate Investment Company, a California limited partnership, the partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.

John C. Couturier

State of California)SS
County of Los Angeles)

On this 21ST day of MAY, 1979 before me ALICE A. JOHNIDAS a Notary Public in and for said State, personally appeared M. J. STEPONOVICH known to me to be the VICE President and W. A. SCHNEIDER known to me to be the ASSISTANT Secretary of Great Lakes Properties, 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 as owner of the right to approve the Subdivision Map.

Alice A. Johnidas
ALICE A. JOHNIDAS

...FORNIA
...E IN
...NGELES COUNTY
...ion Expires June 16, 1979

SOILS REPORT

A soils report was prepared on December 23, 1976, by Geotechnical Consultants, Inc., Richard C. Slade R.E.G. 929, and Joseph F. Montagna, R.C.E. 13408, and is on file in the Office of the City Engineer.

CONDOMINIUM PROJECT

This subdivision is approved as 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.

278-4

ENGINEER CERTIFICATE

I hereby certify that I am a registered Civil Engineer of the State of California; that this final map, consisting of 2 sheets, is a true and complete survey as shown, and was made by me or under my direction in May, 1978, 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 the map; that said monuments are sufficient to enable the survey to be readily retraced and that tie notes to centerline monuments shown as set are on file in the Office of the County Engineer

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

CITY ENGINEER CERTIFICATE

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 subdivision ordinances of the City of Rancho Palos Verdes applicable at the time of approval of the tentative map have been complied with and that I am satisfied that this map is technically correct, with respect to City records.

FEB 2 1981
Date

Gerry J. Franceschini
City Engineer
GEORGE J. FRANCESCHINI
DEPUTY

CITY CLERK CERTIFICATE

I hereby certify that the City Council of the City of Rancho Palos Verdes by motion passed on the day of 19 approved the attached map and accepted the dedication of the building restriction rights.

Feb 17, 1981
Date

Mary Jo Loftus, Deputy
City Clerk of the City of Rancho Palos Verdes

ASSESSMENTS CERTIFICATE

I hereby certify that all special assessments levied under the jurisdiction of the City of Rancho Palos Verdes to which the land included in the within subdivision or any part thereof is subject, and which may be paid in full, have been paid in full.

Feb. 17, 1981
Date

Mary Jo Loftus, Deputy
City Clerk of the City of Rancho Palos Verdes

Signature Omission Notes

- The signatures of Seagate Associates I, a limited partnership, owner of an ingress, egress, and public utilities easement as disclosed by deed recorded in Book D 6033, Page 598, of Official Records of Los Angeles County, have been omitted under the provisions of Section 66436, Subsection (c)(1) of the Subdivision Map Act, their interest is such that it cannot ripen into a fee title and said signatures are not required by the local agency.

- The signatures of Oceancrest Associates, a limited partnership, owner of an ingress, egress, and public utilities easement as disclosed by deed recorded in Book D 5975, Page 996 of Official Records of Los Angeles County, have been omitted under the provisions of Section 66436, Subsection (c)(1) of the Subdivision Map Act, their interest is such that it cannot ripen into a fee title and said signatures are not required by the local agency.

- The signature of the City of Rancho Palos Verdes, successor in interest to the County of Los Angeles, owner of a storm drain easement as dedicated on the Map of Tract No. 29300, filed in Book 814, Pages 77-79 of Maps, Records of Los Angeles County, has been omitted under the provisions of Section 66436, Subsection (c)(1) 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 local agency.

GEOLOGIC REPORT

A Geologic Report was prepared on March 27, 1980, By Geotechnical Consultants, Inc., By Robert T. Miser, R.E.G. 658 and is on File in the Office of the City Engineer.

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT IT COMPLIES WITH ALL PROVISIONS OF STATE LAW APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT IN ALL RESPECTS NOT CERTIFIED TO BY THE CITY ENGINEER.

FEB 19 1981 COUNTY ENGINEER
DATE _____ BY Robert T. Miser
DEPUTY

973/50

973 PAGE 50

SCALE 1"=30'

SHEET 2 OF 2 SHEETS

TRACT NO. 33093

IN THE CITY OF RANCHO PALOS VERDES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

"FOR CONDOMINIUM PURPOSES"

SOUTH BAY ENGINEERING CORPORATION

FILED WITH LOS ANGELES REGISTRAR-RECORDER FEB 19 1981

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT.

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

By _____ DEPUTY

— • — • — INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP

COUNTY OF LOS ANGELES CALIFORNIA

LOCATION OF 2"I.P TO BE SET PER TRACT Nº 35045. M.B. 947 / 67-72

0.30'

S. 75°20'55" W. (RAD.)

20.79'

20.00'

20.70'

N. 79°20'41" E. (RAD)

7.21'

F

16.00'

LOCATION OF 2"I.P TO BE SET PER TRACT Nº 35045 M.B. 947 / 67-72

E

20.00'

29.37'

N. 85°30'04" W. (RAD)

S. 89°22'11" E. (RAD.)

1.85'

2"I.P. PER TRACT Nº 29300

N. 71°20'14" E.

21.52'

17.15'

25.00'

N. 84°16'10" W. (RAD.)

4.37'

G

DETAIL "A"

- NOT TO SCALE -

N'LY LINE OF LOT 25, TRACT Nº 35045, M.B. 947 / 67-72

LOCATION OF 2"I.P TO BE SET PER TRACT Nº 35045, M.B. 947 / 67-72

S. 33°28'39" W. (RAD.)

S. 87°15'00" W. 213.41'

VARIABLE WIDTH STORM DRAIN EASEMENT OF THE CITY OF RANCHO PALOS VERDES, SUCCESSOR IN INTEREST TO THE COUNTY OF LOS ANGELES, PER TRACT Nº 29300, M.B. 814/77-79
AND
VARIABLE WIDTH INGRESS, EGRESS AND PUBLIC UTILITIES EASEMENT OF SEAGATE ASSOCIATES I PER D 6033/598 O.R.
AND
VARIABLE WIDTH INGRESS, EGRESS AND PUBLIC UTILITIES EASEMENT OF OCEANCREST ASSOCIATES PER D 5975/996 O.R.

ALL AS SHOWN ON TRACT Nº 35045, M.B. 947 / 67-72

1

W'LY & E'LY LINES OF LOT 25, TRACT Nº 35045, M.B. 947 / 67-72

D

LOCATION OF 2"I.P's TO BE SET PER TRACT Nº 35045, M.B. 947 / 67-72

N. 20°54'22" E. 4.71'

C

B

N. 5°58'55" W. (RAD)

Fd. 2"I.P. PER TRACT Nº 27090 M.B. 689/11-12

N. 13°51'14" E. (RAD) 30.00'

N'LY LINE OF INSTRUMENT Nº 3349 RECORDED SEPT. 5, 1973, O.R.

A

H

J

I

Fd. S.&T. PER TRACT Nº 27090, M.B. 689/11-12

SEE DETAIL "A" HEREON

N. 61°47'30" W. 21.00'

71.28'

87.28'

N. 61°47'30" W. 30.00'

16.01'

55.27'

30-

60-

30-

S. 59°12'30" W. 28.00'

S. 28°12'30" W. 30.41'

40.00'

430.43'

Fd. S.&T. PER TRACT Nº 29300, M.B. 814/77-79

SET S.&T.

Fd. 2"I.P. PER TRACT Nº 29300, M.B. 814/77-79 (6" DEEP)

311.64'

G

10.00'

VEHICULAR ACCESS RIGHTS DEDICATED TO THE CITY OF RANCHO PALOS VERDES PER TRACT Nº 35045, M.B. 947 / 67-72

N. 28°12'30" E. 240.36'

160.01'

N. 28°12'30" E. 224.36'

188.08'

N. 28°12'30" E. 281.62'

352.90'

ISLAND VIEW DRIVE

10.00'

N. 61°47'30" W. 10.00'

30'

12.33'

60'

30'

Fd. S.&T., < PT. N'LY LINE LOT 1 TRACT Nº 28205, M.B. 832/35-36 PER SAID TRACT

Fd. S.&T.'s PER TRACT Nº 27090, M.B. 689/11-12

Fd. S.&T. PER TRACT Nº 27090, M.B. 689/11-12

30'

60'

30'

OCEAN CREST DRIVE

N. 59°47'50" W. 155.01'

205.01'

50.00'

Fd. L.A. Co. STD. MON. IN LIEU OF S.&T. PER TRACT Nº 29300, M.B. 814/77-79

N

CURVE DATA

No.	R	Δ	L	T
(A)	20.00'	75°38'44"	26.41'	15.53'
(B)	200.00'	19°50'09"	69.24'	34.97'
(C)	20.00'	116°53'17"	40.80'	32.57'
(D)	1211.00'	7°25'43"	163.52'	96.99'
(E)	30.00'	16°23'09"	22.88'	11.52'
(F)	1100.00'	1°36'54"	26.67'	13.42'
(G)	84.00'	23°42'34"	34.76'	17.63'
(H)	310.00'	7°04'54"	38.32'	19.18'
(I)	310.00'	9°16'02"	50.14'	25.13'
(J)	310.00'	16°20'56"	88.46'	44.53'