1397/83

BOOK 1397 PAGE 83

1 LOT
63,060 SQ.FT.

TRACT NO. 62317

SHEET 1 OF 2 SHEETS

IN THE CITY OF ROLLING HILLS ESTATES
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

FOR CONDOMINIUM PURPOSES

06/13/2017
20170652324

FILED
AT REQUEST OF OWNER
43 MIN PAST 2 PM
IN BOOK 1397
AT PAGE 83-84
OF MAPS
LOS ANGELES COUNTY, CA.
Registrar-Recorder/County Clerk
by _____ Deputy
FEE $ 11.00

D.A. FEE Code 20 $ 300

BEING A SUBDIVISION OF LOT 18 AND A PORTION OF LOT 19, TRACT NO. 24460, AS PER MAP RECORDED IN BOOK 648 PAGES 96 THROUGH 100, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF AND HAVE RECORD TITLE INTEREST 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.

ANASTASI DEVELOPMENT COMPANY, L.L.C.,
A CALIFORNIA LIMITED LIABILITY COMPANY (OWNER)

BY: ANASTASI DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION,

BY: Wayne G. Anastasi
WAYNE G. ANASTASI (PRESIDENT AND TREASURER)

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THE DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

ON June 30, 2016, BEFORE ME, Christina L. Ballard, NOTARY PUBLIC, PERSONALLY APPEARED Wayne G. Anastasi, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/~~ARE~~ SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/~~SHE/THEY~~ EXECUTED THE SAME IN HIS/~~HER/THEIR~~ AUTHORIZED CAPACITY(~~IES~~) AND THAT BY HIS/~~HER/THEIR~~ SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.
SIGNATURE: Christina L Ballard
PRINTED NAME: Christina L. Ballard
MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY
MY COMMISSION NO. 2093864
MY COMMISSION EXPIRES: January 12, 2019

WELLS FARGO BANK, AS BENEFICIARY UNDER DEED OF TRUST RECORDED JANUARY 29, 2015 AS INSTRUMENT NO. 20150106622, OF OFFICIAL RECORDS.

BY: Kay Skidmore
KAY SKIDMORE, VICE PRESIDENT
BY: _____

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THE DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

ON ~~June~~ July 5, 2016, BEFORE ME, Elsa N. Arce, NOTARY PUBLIC, PERSONALLY APPEARED Kay Skidmore, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT ~~HE~~/SHE/~~THEY~~ EXECUTED THE SAME IN ~~HIS~~/HER/~~THEIR~~ AUTHORIZED CAPACITY(~~IES~~) AND THAT BY ~~HIS~~/HER/~~THEIR~~ SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.
SIGNATURE: _____
PRINTED NAME: Elsa N. Arce
MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY
MY COMMISSION NO. 2021479
MY COMMISSION EXPIRES: April 22, 2017

THE SIGNATURE OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF A SYSTEM FOR THE TRANSMISSION OF ELECTRICAL ENERGY, BY DEED RECORDED SEPTEMBER 16, 2015, AS INSTRUMENT NO. 20151147011 OF OFFICIAL RECORDS, HAS BEEN OMITTED PURSUANT TO THE PROVISIONS OF SECTION 66436 (a)(3)(A)(v–iii) OF THE SUBDIVISION MAP ACT, AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE.

ENGINEER'S STATEMENT:
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A TRUE AND COMPLETE FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION IN FEBRUARY, 2014, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF ANASTASI DEVELOPMENT COMPANY.

I HEREBY STATE THAT THIS TRACT MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED; AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

REGISTERED PROFESSIONAL ENGINEER GARY J. ROEHL No. 30826 CIVIL STATE OF CALIFORNIA

Gary J. Roehl 6/24/16
GARY J. ROEHL R.C.E. 30826
EXPIRATION: 03–31–18

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING S54°20'15"E OF THE CENTERLINE OF DEEP VALLEY DRIVE, AS SHOWN ON TRACT NO. 24460, AS PER MAP RECORDED IN BOOK 648, PAGES 96 THROUGH 100, INCLUSIVE, OF MAPS, RECORDS OF SAID COUNTY.

CONDOMINIUM NOTE:
THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 60 (SIXTY) UNITS, WHEREBY THE OWNERS OF THE UNITS OF AIR SPACE WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS THAT WILL, IN TURN, PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENTS FOR THE UNITS.

REGISTERED PROFESSIONAL ENGINEER ELROY L KIEPKE No. C022382 CIVIL STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT IT CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF SUBDIVISION ORDINANCES OF THE CITY OF ROLLING HILLS ESTATES, APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT SECTION 66442(a)(1)(2) AND (3) HAVE BEEN COMPLIED WITH.

7/18/16 — DATE:
Elroy L Kiepke — CITY ENGINEER OF THE CITY OF ROLLING HILLS ESTATES
R.C.E. NO. EXP. DATE:

CITY TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS LEVIED UNDER THE JURISDICTION OF THE CITY OF ROLLING HILLS ESTATES, 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.

4/13/2017 — DATE:
CITY TREASURER, CITY OF ROLLING HILLS ESTATES

CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ROLLING HILLS ESTATES BY MOTION ADOPTED AT ITS SESSION ON THE 28 DAY OF MARCH 2005/17, APPROVED THE ANNEXED MAP.

4/13/2017 — DATE:
CITY CLERK, CITY OF ROLLING HILLS ESTATES

PROFESSIONAL LAND SURVEYOR DAVID O. KNELL PLS No. 5301 STATE OF CALIFORNIA

CITY SURVEYOR'S STATEMENT:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT IT CONFORMS WITH THE MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

7-15-2016 — DATE:
David O. Knell — CITY SURVEYOR OF THE CITY OF ROLLING HILLS ESTATES

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.

COUNTY OF LOS ANGELES CALIFORNIA

EXECUTIVE OFFICER, BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY Fabrizio Partamian — DEPUTY
6/13/2017 — DATE

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF $ 236,850.00 HAS BEEN FILED WITH THE EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON MAP OF TRACT NO. 62317 AS REQUIRED BY LAW.

COUNTY OF LOS ANGELES CALIFORNIA

EXECUTIVE OFFICER, BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY Fabrizio Partamian — DEPUTY
6/13/2017 — DATE

1397/84

BOOK 1397 PAGE 84

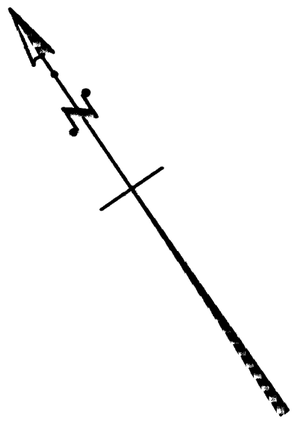
SCALE: 1"=50'

SHEET 2 OF 2 SHEETS

TRACT NO. 62317

IN THE CITY OF ROLLING HILLS ESTATES
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

FOR CONDOMINIUM PURPOSES



LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP

* TRACT NO. 24460, M.B. 648-96-100

DRYBANK DRIVE

FD RAILROAD SPIKE PER RECORD OF SURVEY 257-72. ACCEPTED AS CL INTERSECTION.

FD N&T, NO REF

NOTHING FOUND, NOTHING SET. ESTABLISHED B.C. RECORD DISTANCE (67.42') FROM P.I. PER *

FD S&T PER LACO SUR FB 3009-21. ACCEPTED AS P.I.

67.42'

DEEP VALLEY DRIVE

N 54°20'15"W 729.20'

6.0' 30' 30'

167.84' 225.00' 268.94'

30.00' 30.00' 30.00'

N 35°39'45"E

N 54°20'15"W 225.00'

200.00' 268.94'

FD L&T RCE 7191, NO REF 1.00' N'LY OF CORNER ON PROPERTY LINE PROD.

NW'LY CORNER OF LOT 19, *. ESTABLISHED BY RECORD DISTANCE (293.94') FROM B.C. PER *.

FD L&T RCE 26120, NO REF, 1.00' N'LY OF CORNER ON PROPERTY LINE PROD.

B.C. OF THE S'LY SIDELINE OF DEEP VALLEY DRIVE

NE'LY CORNER OF LOT 17, *. ESTABLISHED BY RECORD DISTANCE (493.94') FROM B.C. PER *.

25.00' 25'

1

63,060 SQ FT

349.65' 279.65' 280.74' 280.88' 350.88'

E'LY LINE OF LOT 17, *. ESTABLISHED BY RECORD ANGLE FROM DEEP VALLEY DRIVE PER *

W'LY LINE OF LOT 19, *. ESTABLISHED BY RECORD ANGLE FROM DEEP VALLEY DRIVE PER *

W'LY LINE OF THE LAND DESCRIBED IN DEED RECORDED SEPTEMBER 24, 1999 AS INSTRUMENT NO. 991824755, O.R. ESTABLISHED PER SAID DEED.

N 35°39'45"E N 35°39'45"E N 35°39'45"E

18' x 24' EASEMENT OF SOUTHERN CALIFORNIA EDISON PER DEED RECORDED 9/16/15 AS INST. NO. 20151147011.

24' 18' 25'

SET S&W RCE 30826

SET L&T RCE 30826 14.25' S'LY OF CORNER ON PROP. LINE PROD.

25.00'

CITY OF ROLLING HILLS ESTATES
CITY OF RANCHO PALOS VERDES

200.00'

N 54°01'31"W 225.00'

CITY OF ROLLING HILLS ESTATES
CITY OF RANCHO PALOS VERDES

40.00' 40.00'

40' 8.0' 40'

929.95' 225.00' 409.74'

N 54°01'31"W 1564.69'

INDIAN PEAK ROAD

FD MAG NAIL PER PARCEL MAP NO. 70957, P.M.B. 365-24-27. ACCEPTED AS P.I.

FD LACO RD DEPT WELL MONUMENT, 10" DN PER PARCEL MAP NO. 70957, P.M.B. 365-24-27. ACCEPTED AS P.I.