

80 612195

(01)

RECORDING REQUESTED BY AND MAIL TO:

Name: City of Rancho Palos Verdes

Address: 30940 Hawthorne Blvd.,

City: Rancho Palos Verdes, CA. 90274

Attn: City Clerk

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
4 MIN. EAST 8 A.M. JUN 25 1980
Recorder's Office

FREE /N

space above this line for recorder's use

Road Deed

For a valuable consideration, receipt of which is hereby acknowledged.,

THE CITY OF RANCHO PALOS VERDES

do hereby grant to the CITY OF RANCHO PALOS VERDES, a municipal corporation, of Los Angeles County, State of California, an easement for public ROAD AND HIGHWAY purposes and incidents thereto, in the following described real property in the CITY OF RANCHO PALOS VERDES, County of Los Angeles, State of California, described as:

LEGAL DESCRIPTION

Being a portion of Lot "H" partition of Rancho Los Palos Verdes allotted to Jotham Bixby by decree of partition in action entitled "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 and a portion of Amendment to Declaration of Taking, recorded December 1, 1954, as Document No. 46253, Page 405 of Official Records of the County of Los Angeles, State of California, and as shown on Map of Tract No. 32110 filed in Book 935, Pages 47 through 51 inclusive of Maps, in the office of the County Recorder, County of Los Angeles, State of California described as follows:

Beginning at the most easterly corner of Lot 2, Tract No. 32110 as shown on map of said tract, said point being also on the westerly sideline of Crenshaw Boulevard 80 feet wide as shown per map of said tract; thence along said tract boundary South 29° 13' 04" West, 530.67 feet; thence departing from said tract boundary, North 74° 13' 03", East, 77.08 feet; thence North 29° 13' 04" East, 203.55 feet to a tangent curve concave westerly having a radius of 120.00 feet; thence northerly along said curve through a central angle of 21° 57' 06" an arc distance of 45.98 feet to a tangent curve concave easterly having a radius of 80.00 feet; thence northerly along said curve through a central angle of 21° 57' 06" an arc distance of 30.65 feet; thence North 29° 13' 04" East, 192.08 feet to a point in the westerly sideline of Crenshaw Boulevard, 80 feet wide, as shown on map of said tract, said westerly sideline being a curve concave westerly having a radius of 5960.00 feet. A radial line through said point bears North 37° 37' 46" East. Thence northerly from last mentioned point along said westerly sideline through a central angle of 0° 23' 19" an arc distance of 40.42 feet to the Point of Beginning.

Dated this 17th day of JUNE, 19 80

Barbara Hein

MAYOR

ATTEST:
Sharon D. Lightner
CITY CLERK

80- 612195

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the written deed or grant to the City of Rancho Palos Verdes, a governmental agency, is hereby accepted by the City and the Grantee consents to the recordation thereof by its duly authorized officer.

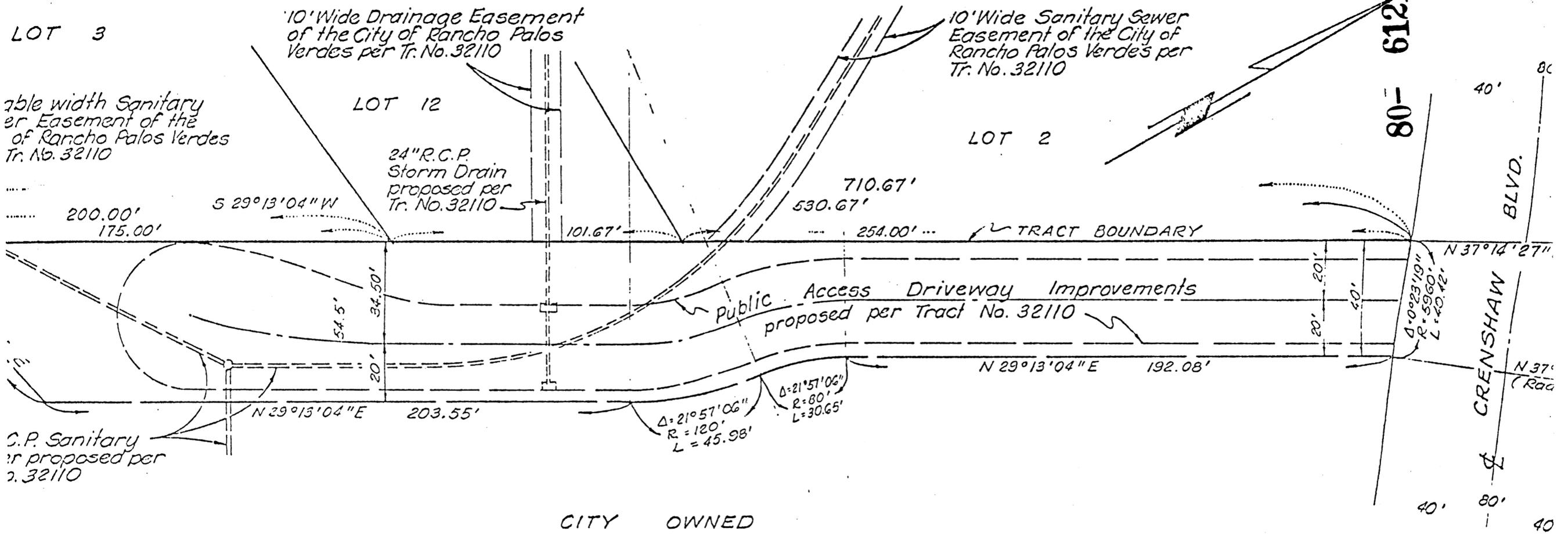
Dated this 17 day of June, 1980

SHARON W. HIGHTOWER, ACTING CITY CLERK
CITY OF RANCHO PALOS VERDES

By Mary Jo Lottus
Deputy Clerk

(2)

TRACT NO. 32110



**PUBLIC ACCESS
 DRIVEWAY
 TRACT NO. 32110**

May 22, 1980

Legal Description

Being a portion of Lot "H" partition of Rancho Los Palos Verdes allotted to Jotham Bixby by decree of partition in action entitled "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 and a portion of Amendment to Declaration of Taking, recorded December 1, 1954, as Document No. 46253, Page 405 of Official Records of the County of Los Angeles, State of California, and as shown on Map of Tract No. 32110 filed in Book 935, Pages 47 through 51 inclusive of Maps, in the office of the County Recorder, County of Los Angeles, State of California described as follows:

Beginning at the most easterly corner of Lot 2, Tract No. 32110 as shown on map of said tract, said point being also on the westerly sideline of Crenshaw Boulevard 80 feet wide as shown per map of said tract; thence along said tract boundary South $29^{\circ}13'04''$ West, 530.67 feet; thence, departing from said tract boundary, North $74^{\circ}13'03''$ East, 77.08 feet; thence North $29^{\circ}13'04''$ East, 203.55 feet to a tangent curve concave westerly having a radius of 120.00 feet; thence northerly along said curve through a central angle of $21^{\circ}57'06''$ an arc distance of 45.98 feet to a tangent curve concave easterly having a radius of 80.00 feet; thence northerly along said curve through a central angle of $21^{\circ}57'06''$ an arc distance of 30.65 feet; thence North $29^{\circ}13'04''$ East, 192.08 feet to a point in the westerly sideline of Crenshaw Boulevard, 80 feet wide, as shown on map of said tract, said westerly sideline being a curve concave westerly having a radius of 5960.00 feet. A radial line through said point bears North $37^{\circ}37'46''$ East. Thence northerly from last mentioned point along said westerly sideline through a central angle of $0^{\circ}23'19''$ an arc distance of 40.42 feet to the Point of Beginning.

80-612195

RECEIVED

CITY OF LOS ANGELES

JUN 3 1980

PUBLIC WORKS DEPT.

70



RANCHO PALOS VERDES

MEMORANDUM

TO: ACTING CITY MANAGER

FROM: DIRECTOR OF PUBLIC WORKS *MAC*

DATE: JUNE 17, 1980

SUBJECT: DEDICATION OF ROAD EASEMENT ON A PORTION OF DEL CERRO PARK

As part of the approval of Tract 32110, it was agreed that the City would dedicate a road easement along the north-westerly edge of the Del Cerro Park property adjacent to that subdivision. This street would provide access to several of the lots in the subdivision as well as to the proposed parking lot for the park. The agreement provides that the developer will quitclaim two access easements which presently run diagonally across the park site and will construct normal improvements within the right-of-way.

RECOMMENDATION:

It is recommended that the City Council: (1) Approve the road easement, authorize the Mayor to sign and the City Clerk to attest; (2) Accept the road easement and direct the City Clerk to record.

aj/jg

Attached: Road Easement Deed
Map

ACTION OF COUNCIL
RANCHO PALOS VERDES

Council approved. Road
easement and accepted
road easement. Directed
Clerk to record.

6/17/80
Date

Mary J. L. Thomas,
City Clerk

COPIES :

Orig. recorded road Deed in
Public Improvement Dept (H. 11.1) 5

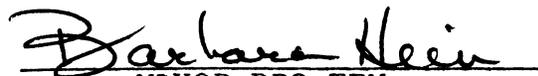
DRIVEWAY AND SEWER AGREEMENT

The Burrell Group, a general partnership, will have recorded title to certain easements for ingress and egress, the legal description of which is attached hereto and incorporated herein as exhibit A, upon the recording of Tract 32110, after the final approval of such tract by the City of Rancho Palos Verdes. The Burrell Group does hereby agree to execute a quitclaim deed for the last referenced easements to the City of Rancho Palos Verdes after the recording of Tract 32110 and upon (1) the dedication of the public access driveway described hereafter, and (2) the satisfaction of the requirements of the Sanitation District and Sanitation Division of the Los Angeles County Engineer regarding the permission to allow the construction and maintenance of a sewer line as described hereafter.

The City of Rancho Palos Verdes, a municipal corporation, as owner of the land described as Tract A-100 in the Amendment to Declaration of Taking recorded as Document No. 3229 on December 1, 1954 in Book 46253 Page 405 of Official Records of the County of Los Angeles does hereby agree to dedicate as a public access driveway the land shown on Tract 32110 as a public access driveway, together with adjacent utility parkway, which dedication will provide vehicle, utility and other infrastructure access to lots 3 and 4 of Tract 32110. The City of Rancho Palos Verdes does hereby agree to allow sewer lines to be constructed and maintained on that portion of the above referenced Tract A-100 shown as sewer lines on Tract 32110. Access for the construction and maintenance of said sewer line will also be allowed by the City of Rancho Palos Verdes. The improvements to said public access driveway, with accompanying utility lines and drainage swales, as well as the sewer lines shall be done in accordance with the conditions of approval of Tract 32110.

Dated: DECEMBER 18, 1979

CITY OF RANCHO PALOS VERDES


MAYOR PRO TEM.

ATTEST:


CITY CLERK

Legal Description of a Joint Use Easement as Filed November 29, 1954 in the United States District Court, Southern District of California Central Division in the Case of United States of America v. 23.23 Acres of Land in the County of Los Angeles, State of California, the Filiorum Corporation, et. al. Case Number 16,887-184 Civil; Recorded as Document No. 3229 on Dec. 1, 1954 in Book 46253 Page 405 of Official Records of the County of Los Angeles

Two parcels of land situate in the County of Los Angeles, State of California, and being those portions of Lot "H" of Rancho Los Palos Verdes allotted to Jotham Bixby by Decree of Partition in Action "Bixby, et.al. vs. Bent, et. al.", Case No. 2373 in the District Court of the 17th Judicial District and entered in Book 4, page 57 of Judgements, in the Superior Court of said County, described as follows:

Parcel 1: A strip of land 60 feet in width and being that portion of said lot "H" allotted to Jotham Bixby, lying 30 feet on each side of the following described center line:

Beginning at a point in a curve concave Southwesterly, having a radius of 5960 feet and a central angle of $8^{\circ}58'25''$, said curve being a portion of the Southwesterly boundary of Crenshaw Boulevard, 80 feet wide, as shown on County Surveyor's Map B-1504, Sheet 2, and described in Deed to said County of Los Angeles, recorded in Book 32445, page 154 of Official Records of said County as having a center line radius of 6000 feet and a center line length of 939.72 feet, said point being distant Northwesterly along said curve 723.56 feet from the Southeasterly terminus thereof and also distant Northwesterly along said curve 634.37 feet from the Southeasterly terminus of the course described in a Deed to Filiorum Corporation recorded in Book 42176, page 310 of Official Records of said County, as Northwesterly along a curve concave Southwesterly and having a radius of 5960 feet, a distance of 844.26 feet; thence from said point of beginning along a radial line of said curve from said point South $38^{\circ}49'04''$ West 219.28 feet to the beginning of a tangent curve concave Southeasterly and having a radius of 100.00 feet; thence Southwesterly along said curve through a central angle of $21^{\circ}34'04''$, a distance of 37.64 feet; thence South $17^{\circ}15'00''$ West 104.69 feet to the point of ending; in a line which bears South $74^{\circ}09'37''$ West.

The side lines of said 60-foot strip to terminate in the lines in which said center line begins and ends.

Parcel 2: A strip of land 50 feet in width and being that portion of said Lot "H" allotted to Jotham Bixby, lying 50 feet Northerly measured at right angles from the following described Southerly line.

Commencing at the point of ending of the above described Parcel 1; thence South $74^{\circ}09'37''$ West 35.81 feet to the POINT OF BEGINNING; thence South $74^{\circ}09'37''$ West 181.30 feet to the point of ending; in a line which bears North $29^{\circ}09'37''$ East.

The Northerly line of said 50-foot strip to be prolonged or shortened so as to terminate in the lines in which said described Southerly line begins and ends.

Containing 0.79 acre, more or less.

EXHIBIT A

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