

TRACT NO. 32110

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

BEING A SUBDIVISION OF 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.

SOUTH BAY ENGINEERING CORPORATION

THE BEARING OF N. 53°08'25" W. OF THE CENTERLINE OF CRENSHAW BOULEVARD AS SHOWN ON MAP OF TRACT NO. 24872, RECORDED IN BOOK 645, PAGES 30 TO 32 OF MAPS, RECORDS OF LOS ANGELES COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

ALL 2" I.P.'S SHOWN AS "SET" ARE SET 12" BELOW THE FINISHED SURFACE OF THE GROUND.
A 1/2" I.P. IS TO BE SET 6" BELOW THE FINISHED SURFACE OF THE GROUND AT ALL LOT CORNERS NOT MONUMENTED.

OWNER'S 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 RESIDENTIAL BUILDINGS WITHIN LOT 12, EXCEPT FOR RECREATIONAL FACILITIES, UNINHABITABLE FACILITIES FOR THE CONSERVATION OF WATER AND CONSERVATION AND PRODUCTION OF ENERGY, AND APPURTENANCES.

WE HEREBY DEDICATE TO THE CITY OF RANCHO PALOS VERDES THE EASEMENTS FOR SANITARY SEWER, PUBLIC UTILITIES AND STORM DRAIN PURPOSES SO DESIGNATED ON SAID MAP AND ALL USES INCIDENT THERE TO, INCLUDING THE RIGHT TO MAKE CONNECTIONS THEREWITH FROM ANY ADJOINING PROPERTIES.

AS A DEDICATION TO PUBLIC USE, WHILE ALL OF CRENSHAW BOULEVARD WITHIN OR ADJACENT TO THIS SUBDIVISION REMAINS A PUBLIC STREET, WE HEREBY ABANDON ALL RIGHTS, EXCEPT FOR THE DRIVEWAYS FOR LOTS 1 AND 2, AND FOR THE PRIVATE STREET FOR LOTS 5 THROUGH 11 INCLUSIVE, OF DIRECT VEHICULAR INGRESS AND EGRESS TO THE SAID STREET, IF ANY PORTION OF SAID STREET WITHIN OR ADJACENT TO THIS SUBDIVISION IS VACATED, SUCH VACATION TERMINATES THE ABOVE DEDICATION AS TO THE PART VACATED.

WE FURTHER CERTIFY 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.

WE HEREBY OFFER TO THE PUBLIC USE THE PRIVATE STREETS SHOWN ON SAID MAP WHICH SHALL HAVE CEASED TO REMAIN CLOSED OR POSTED AND SHALL HAVE BEEN OPENED TO THE PUBLIC TRAVEL FOR A PERIOD OF THREE MONTHS OR MORE.

WE DO HEREBY, AND FOR OUR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, AND ASSIGNS, JOINTLY AND SEVERALLY AGREE THAT ALL PRIVATE AND FUTURE STREETS AND ALL FUTURE STREETS SHOWN ON THIS MAP WILL ACCEPT DRAINAGE WATER DISCHARGED FROM ANY ADJOINING STREET, WHETHER IT BE A PUBLIC STREET OR A PRIVATE AND FUTURE STREET, AND FURTHER AGREE THAT THE CITY OF RANCHO PALOS VERDES IS HEREBY HELD FREE AND CLEAR OF ANY CLAIMS OR DAMAGES ARISING FROM SAID DRAINAGE.

TIM BURRELL AND JUDITH F. BURRELL, OWNERS

Tim Burrell
TIM BURRELL, OWNER

Judith F. Burrell
JUDITH F. BURRELL, OWNER

THE BURRELL GROUP, A GENERAL PARTNERSHIP, OWNER

BY: Kenneth R. Burrell Jr.
KENNETH R. BURRELL JR., PARTNER

BY: Lorna M. Burrell
LORNA M. BURRELL, PARTNER

BY: Tim Burrell
TIM BURRELL, PARTNER

BY: Judith F. Burrell
JUDITH F. BURRELL, PARTNER

BY: Bruce Burrell
BRUCE BURRELL, PARTNER

BY: Tim Burrell Trustee
LAUREL ALLISON BURRELL TRUST, PARTNER
TIM BURRELL, AS TRUSTEE

BY: Tim Burrell Trustee
JEFFREY MICHAEL BURRELL TRUST, PARTNER
TIM BURRELL, AS TRUSTEE

THE SIGNATURE OF PALOS VERDES CORPORATION, AS DISCLOSED BY DEED RECORDED IN BOOK 10795, PAGE 45 OF OFFICIAL RECORDS, 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. SAID EASEMENT IS FOR UTILITY PURPOSES AND IS BLANKET IN NATURE.

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

Robert Mize
DEPUTY



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.

DEC 21 1979

COUNTY ENGINEER

DATE BY Frank Carter
DEPUTY

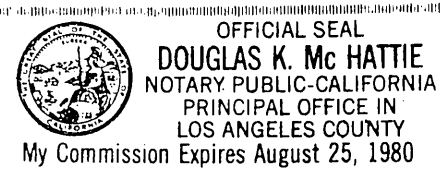
ENGINEER'S CERTIFICATE :

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA; THAT THIS FINAL MAP, CONSISTING OF 5 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 THIS MAP; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT THE NOTES TO ALL CENTERLINE MONUMENTS SHOWN AS "TO BE SET" WILL BE ON FILE IN THE OFFICE OF THE COUNTY ENGINEER WITHIN TWENTY-FOUR MONTHS FROM THE FILING DATE SHOWN HEREON AND THAT THE 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

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } 55

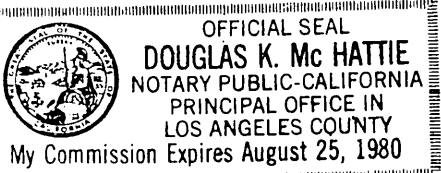
ON THIS 17 DAY OF JULY, 1979 BEFORE ME DOUGLAS K. McHATTIE, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED TIM BURRELL AND JUDITH F. BURRELL, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.



Douglas K. McHattie
NOTARY PUBLIC

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } 55

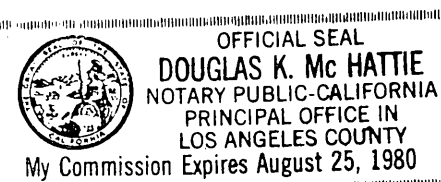
ON THIS 17 DAY OF JULY, 1979 BEFORE ME DOUGLAS K. McHATTIE, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED KENNETH R. BURRELL JR., LORNA M. BURRELL, TIM BURRELL, JUDITH F. BURRELL, AND BRUCE BURRELL, KNOWN TO ME TO BE THE PARTNERS OF THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.



Douglas K. McHattie
NOTARY PUBLIC

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } 55

ON THIS 17 DAY OF JULY, 1979 BEFORE ME DOUGLAS K. McHATTIE, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED TIM BURRELL KNOWN TO ME TO BE THE TRUSTEE OF THE TRUSTS THAT EXECUTED THE WITHIN INSTRUMENT, SAID TRUSTS BEING KNOWN TO ME TO BE THE PARTNERS OF THE BURRELL GROUP, THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE TRUSTS AND ACKNOWLEDGED TO ME THAT SUCH TRUSTS EXECUTED THE SAME AS SUCH PARTNERS AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.



Douglas K. McHattie
NOTARY PUBLIC

NOTE: PORTIONS OF LOT 12 IN AND ADJACENT TO THE NATURAL DRAINAGE COURSES ARE SUBJECT TO FLOOD HAZARD.

RESIDENTIAL PLANNED DEVELOPMENT:

THIS SUBDIVISION IS APPROVED AS A RESIDENTIAL PLANNED DEVELOPMENT PROJECT, WHEREBY THE COMMON AREAS WILL BE HELD IN FEE BY AN ASSOCIATION MADE UP OF THE OWNERS OF THE INDIVIDUAL LOTS. MEMBERSHIP IN THE HOME-OWNER'S ASSOCIATION IS INSEPARABLE FROM OWNERSHIP IN THE INDIVIDUAL LOTS.

TRACT NO. 32110

IN THE CITY OF RANCHO PALOS VERDES,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
SOUTH BAY ENGINEERING CORPORATION

CITY CLERK CERTIFICATE

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF RANCHO PALOS VERDES BY MOTION ADOPTED ON THE 18 DAY OF DEC. 1979, APPROVED THE ATTACHED MAP AND ACCEPTED THE SANITARY SEWER, PUBLIC UTILITIES AND STORM DRAIN EASEMENTS, THE RIGHT TO RESTRICT THE ERECTION OF BUILDINGS OR OTHER STRUCTURES IN FLOOD HAZARD AREAS, THE RIGHT TO PROHIBIT THE CONSTRUCTION OF RESIDENTIAL BUILDINGS WITHIN LOT 12 EXCEPT STRUCTURES THAT ARE APPROPRIATELY DESIGNED FOR SUCH AREA, AND THE DEDICATION OF ABANDONMENT OF VEHICULAR ACCESS RIGHTS SHOWN HEREON AND REJECTED THE OFFER OF DEDICATION OF THE PRIVATE STREET, AND SET ASIDE THE LAND FOR SANITARY SEWER PURPOSES AS SHOWN ON SHEET 4 HEREIN.

DEC. 19, 1979
DATE

George W. Wundewlin, Def. City Clerk
CITY CLERK OF THE CITY OF RANCHO PALOS VERDES

CITY ENGINEER CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND THAT IT CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF LOCAL 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.

DEC 6 1979

DATE

Coleman H. Jenkins, C.E. 7447

ASSESSMENTS CERTIFICATE

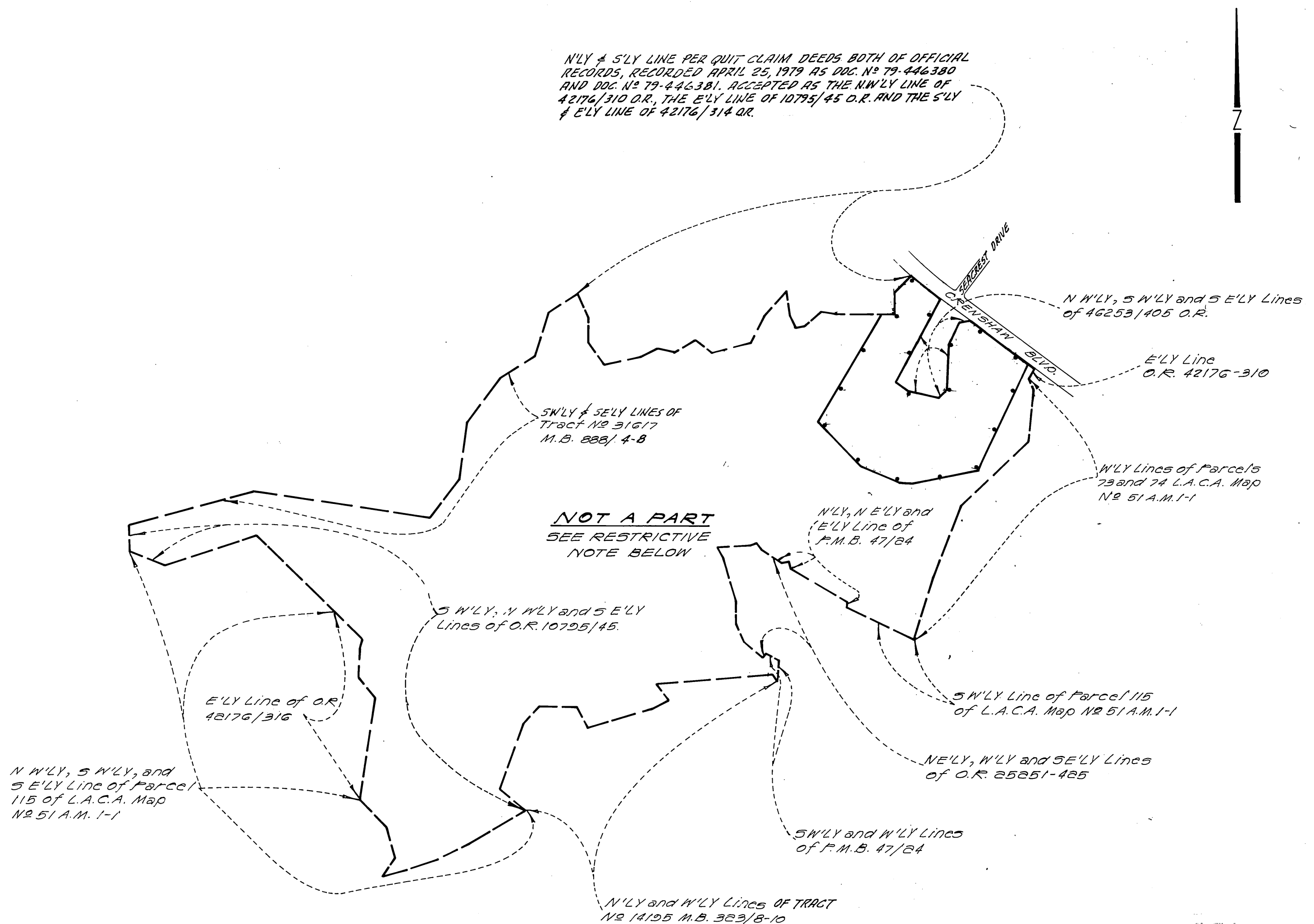
I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS LEVIED UNDER THE JURISDICTION OF THE CITY OF RANCHO PALOS VERDES TO WHICH THE LAND INCLUDED IN THE WITHIN SUBDIVISION OR ANY PART THEREOF IS SUBJECT, ANY WHICH MAY BE PAID IN FULL, HAVE BEEN PAID IN FULL.

DEC. 19, 1979

DATE

George W. Wundewlin, Def. City Clerk
CITY CLERK OF THE CITY OF RANCHO PALOS VERDES

N'LY & S'LY LINE PER QUIT CLAIM DEEDS BOTH OF OFFICIAL RECORDS, RECORDED APRIL 25, 1979 AS DOC. NO. 79-446380 AND DOC. NO. 79-446381. ACCEPTED AS THE NW'LY LINE OF 42176/310 O.R., THE E'LY LINE OF 10795/45 O.R. AND THE S'LY & E'LY LINE OF 42176/314 O.R.



LEGEND

--- Indicates the Boundary of the Land being Subdivided by this Map.

RESIDENTIAL PLANNED DEVELOPMENT

THIS SUBDIVISION IS APPROVED AS A RESIDENTIAL PLANNED DEVELOPMENT PROJECT, WHEREBY THE COMMON AREAS WILL BE HELD IN FEE BY AN ASSOCIATION MADE UP OF THE OWNERS OF THE INDIVIDUAL LOTS. MEMBERSHIP IN THE HOMEOWNER'S ASSOCIATION IS INSEPARABLE FROM OWNERSHIP IN THE INDIVIDUAL LOTS.

NOT A PART RESTRICTIVE NOTE -

THIS NOT A PART PORTION MAY NOT BE SOLD, LEASED, FINANCED, OR TRANSFERRED, NOR SHALL CONSTRUCTION OF ANY BUILDING THEREON BE COMMENCED OR OCCUPANCY THEREOF BE ALLOWED UNTIL FULL COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND THE CITY SUBDIVISION ORDINANCE HAVE BEEN FULFILLED. THIS STATEMENT SHALL BE DEEMED TO BE CONSTRUCTIVE NOTICE OF SUCH PROHIBITION TO ALL SUCCESSORS IN INTEREST IN SUCH PROPERTY.

935/50

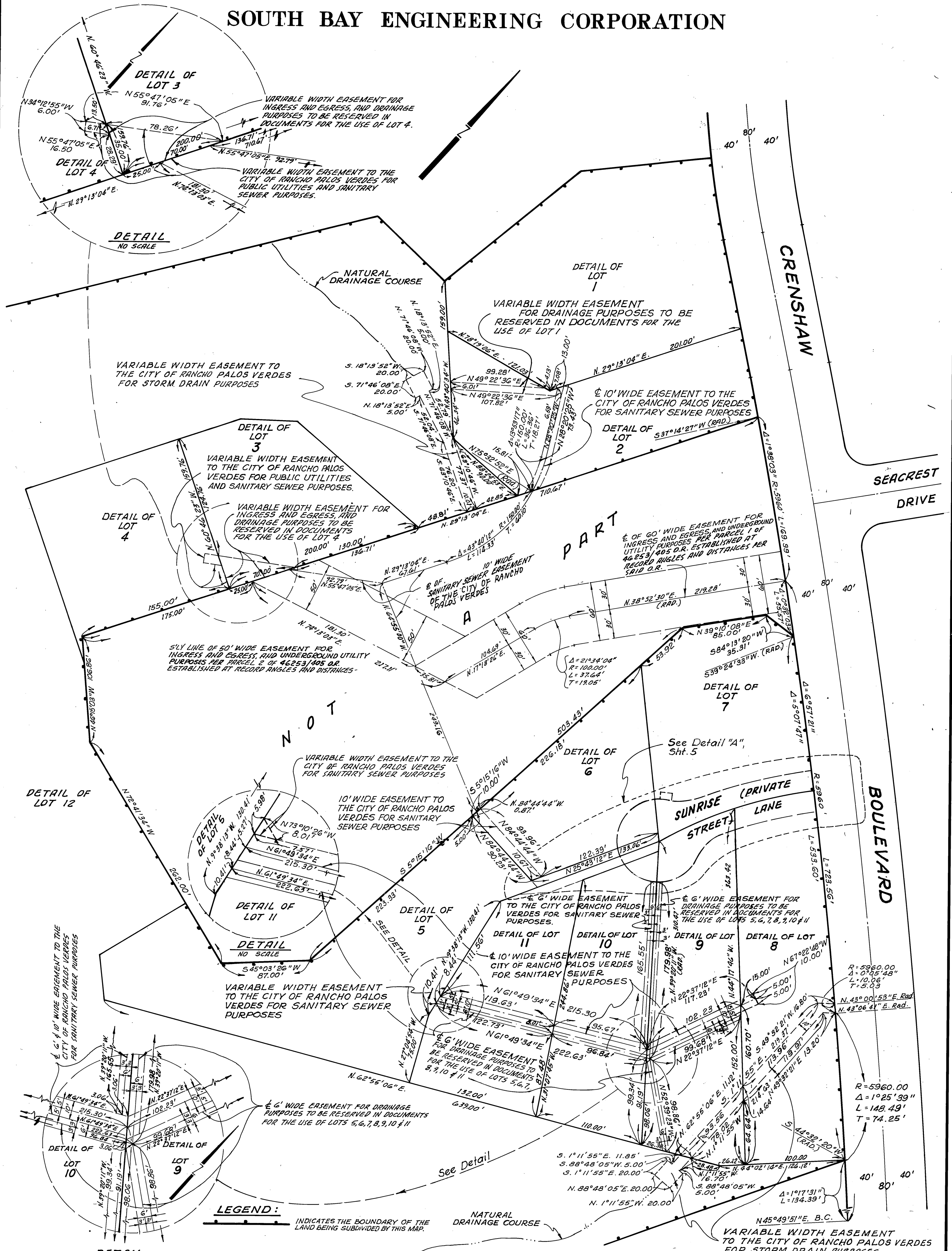
SCALE: 1" = 60'

SHEET 4 OF 5 SHEETS

TRACT NO. 32110

IN THE CITY OF RANCHO PALOS VERDES,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
SOUTH BAY ENGINEERING CORPORATION

FILED WITH LOS ANGELES
COUNTY RECORDER
DEC 21 1979



TRACT NO. 32110

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

SOUTH BAY ENGINEERING CORPORATION

CURVE DATA

Nº	R	Δ	L	T
A	379.00'	00°23'02"	2.54'	1.27'
B	379.00'	12°41'04"	83.90'	42.12'
C	421.00'	15°20'07"	112.68'	56.68'
D	75.00'	29°33'00"	38.68'	19.78'
E	40.00'	13°17'19"	9.28'	4.66'
F	40.00'	91°38'46"	63.98'	4.117'
G	40.00'	14°28'39"	10.11'	5.08'
H	40.00'	14°28'39"	10.11'	5.08'
I	40.00'	50°34'44"	35.31'	18.90'
J	40.00'	61°47'17"	43.13'	23.93'
K	75.00'	38°58'22"	51.02'	26.54'
L	5960.00'	00°12'07"	21.00'	10.50'
M	5960.00'	00°12'07"	21.00'	10.50'
N	40.00'	8°37'37"	6.02'	3.02'
O	40.00'	4°-19'-33"	3.02'	1.51'
P	40.00'	4°-18'-04"	3.00'	1.50'
Q	40.00'	8°-37'-37"	6.02'	3.02'
R	40.00'	4°-18'-04"	3.00'	1.50'
S	40.00'	4°-19'-33"	3.02'	1.51'

Variable width reciprocal easement for ingress and egress and drainage purposes to be reserved in documents for the use of Lots 5 and 11.

Variable width easement to the City of Rancho Palos Verdes for sanitary sewer purposes.

Variable width easement to the City of Rancho Palos Verdes for sanitary sewer purposes.

Variable width easement to the City of Rancho Palos Verdes for public utilities and sanitary sewer purposes.

Variable width reciprocal easement for ingress and egress and drainage purposes to be reserved in documents for the use of Lots 5, 6, 7, 8, 9, 10 and 11.

T	40.00'	4°39'42"	3.26'	1.63'
U	40.00'	8°37'37"	6.02'	3.02'
V	75.00'	4°35'19"	6.01'	3.01'
W	75.00'	24°57'41"	32.67'	16.60'
X	379.00'	13°04'06"	86.44'	43.41'
Y	40.00'	246°15'24"	171.92'	
Z	6000.00'	2°45'26"	288.74'	144.40'
AA	6000.00'	4°54'31"	514.02'	257.17'
BB	5960.00'	1°30'47"	157.39'	78.70'
CC	5960.00'	3°37'00"	376.21'	188.17'
DD	5960.00'	1°18'40"	136.39'	68.20'
EE	5960.00'	3°24'53"	355.21'	177.66'
FF	400.00'	23°29'30"	164.00'	83.17'
GG	400.00'	11°44'45"	82.00'	41.14'
HH	400.00'	11°44'45"	82.00'	41.14'

6' Wide Easement to the City of Rancho Palos Verdes for sanitary sewer purposes.

6' Wide Easement for drainage purposes to be reserved in Documents for the use of Lots 5, 6, 7, 8, 9, 10 and 11.

DETAIL "A"

No Scale

Indicates the boundary of the land being subdivided by this map