

950/14

SCALE: 1" = 60'

TRACT NO. 32977

IN THE CITY OF RANCHO PALOS VERDES
STATE OF CALIFORNIA

FILED
AT REQUEST OF OWNER
JUN 17 1980
27 MIN PAST 3 P.M.
IN BOOK 950
AT PAGE 14
OF MAP RECORDS
LOS ANGELES COUNTY, CALIF.
Registrar-Recorder

BEING A SUBDIVISION OF A PORTION OF LOT H, PARTITION OF THE RANCHO LOS PALOS VERDES, ALLOTTED TO JOTHAM BIXBY BY DECREE OF PARTITION IN ACTION "BIXBY ET AL VS BENT ET AL" AS SHOWN ON THE MAP FILED IN CASE NO 2373 IN THE DISTRICT COURT OF 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 THE SAID COUNTY, RECORDS OF LOS ANGELES COUNTY.

80-586788
80-586788
Deputy 7.00

MAP & GRANT

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. AS A DEDICATION TO PUBLIC USE, WHILE ALL OF PALOS VERDES DRIVE SOUTH AND SEACOVE DRIVE WITHIN OR ADJACENT TO THIS SUBDIVISION REMAIN PUBLIC STREETS, WE HEREBY ABANDON ALL RIGHTS OF DIRECT VEHICULAR INGRESS AND EGRESS FROM ABUTTING LOTS TO THE SAID STREETS. IF ANY PORTION OF SAID STREETS WITHIN OR ADJACENT TO THIS SUBDIVISION ARE VACATED, SUCH VACATION TERMINATES THE ABOVE DEDICATION AS TO THE PART VACATED. WE ALSO HEREBY DEDICATE TO THE CITY OF RANCHO PALOS VERDES THE RIGHT TO RESTRICT THE ERECTION OF BUILDINGS OR OTHER STRUCTURES WITHIN THOSE AREAS DESIGNATED ON THE MAP AS FLOOD HAZARD AREAS. WE ALSO HEREBY DEDICATE TO THE CITY OF RANCHO PALOS VERDES THE RIGHT TO PROHIBIT THE CONSTRUCTION OF RESIDENTIAL STRUCTURES WITHIN THE COMMON AREAS, EXCEPT FOR COMMON RECREATIONAL FACILITIES AND APPURTENANCES SUBJECT TO THE APPROVAL OF THE CITY OF RANCHO PALOS VERDES.

KENNETH K. WONG, OWNER.

Kenneth K. Wong
KENNETH K. WONG.

ALICE V.L. WONG, OWNER OF SUCH INTEREST AS INFERRED BY HIS JOINDER IN THE DEED OF TRUST RECORDED MARCH 7TH 1979 AS INSTRUMENT NO. 79-255540.

Alice V.L. Wong
ALICE V.L. WONG.

ENGINEERS 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 ON NOVEMBER 14, 1977; THAT THE MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE IN PLACE, THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE READILY RETRACED.

Darryl E. Dalcin
DARRYL E. DALCIN R.C.E. 27707
J. H. EDWARDS CO., INC.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 5°00'00" W, OF THE CENTERLINE OF CLIPPER ROAD AS SHOWN ON TRACT NO 14649, M.B. 345/23-26.

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS

ON THIS 25TH DAY OF FEBRUARY 1980, BEFORE ME DARRYL E. DALCIN, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED KENNETH K. WONG, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.



Darryl E. Dalcin
NOTARY PUBLIC

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 *Lucia Huggan* DEPUTY



I HEREBY CERTIFY THAT A SECURITY DEPOSIT IN THE AMOUNT OF \$ 3,000 HAS BEEN FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON LAND SHOWN ON MAP OF

TRACT NO. 32977 AS REQUIRED BY LAW. JAMES S. MIZE, EXECUTIVE OFFICER-CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA. BY *Lucia Huggan* DEPUTY

NOTES:

OWNERSHIP OF THE COMMONLY OWNED LOT NO 5 SHALL BE VESTED IN A HOMEOWNERS ASSOCIATION MADE UP OF THE OWNERS OF THE RESIDENTIAL LOTS. MEMBERSHIP IN THE HOMEOWNERS ASSOCIATION SHALL BE INSEPARABLE FROM OWNERSHIP IN INDIVIDUAL LOTS.

PORTIONS OF LOT 5 ARE SUBJECT TO FLOOD HAZARD

MONUMENT NOTE:

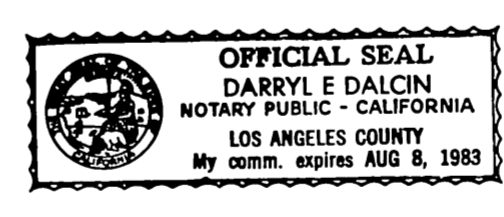
ALL 2" IRON PIPES SHOWN ON THIS MAP HAVE BEEN SET 12" DEEP UNLESS OTHERWISE SPECIFIED AND ARE FILLED WITH CONCRETE AND BEARING A METAL TAG STAMPED "R.C.E. 27797."

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 HOMEOWNERS ASSOCIATION IS INSEPARABLE FROM OWNERSHIP IN THE INDIVIDUAL LOTS.

NOTE: A SOIL REPORT WAS PREPARED ON OCTOBER 22, 1976 BY WESTERN LABORATORIES, JULES A JUGE JR. R.C.E. NO 9597

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS

ON THIS 25TH DAY OF FEBRUARY 1980 BEFORE ME DARRYL E. DALCIN, A NOTARY PUBLIC, IN AND FOR SAID STATE, PERSONALLY APPEARED ALICE V. L. WONG, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.



Darryl E. Dalcin
NOTARY PUBLIC

CITY CLERK 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.

4/15/80 DATE *Mary Jo Lottus, Rep.*
CITY CLERK OF THE CITY OF RANCHO PALOS VERDES

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF RANCHO PALOS VERDES BY MOTION PASSED ON 15TH DAY OF APRIL, 1980 APPROVED THE ATTACHED MAP AND ALSO ACCEPTED THE DEDICATION OF ABANDONMENT OF THE RIGHT OF INGRESS AND EGRESS AND ALSO ACCEPTED THE BUILDING RESTRICTION RIGHTS AS DEDICATED AND ALSO ACCEPTED THE RIGHT TO PROHIBIT THE CONSTRUCTION OF RESIDENTIAL STRUCTURES AS DEDICATED.

4/15/80 DATE *Mary Jo Lottus, Rep.*
CITY CLERK OF THE CITY OF RANCHO PALOS VERDES

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 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.
DATE MAR 17 1980 *George J. Franceschini*

GEORGE J. FRANCESCHINI
DEPUTY 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.

JUN 17 1980 DATE BY *Robert J. Davis*
COUNTY ENGINEER
DEPUTY

950/15

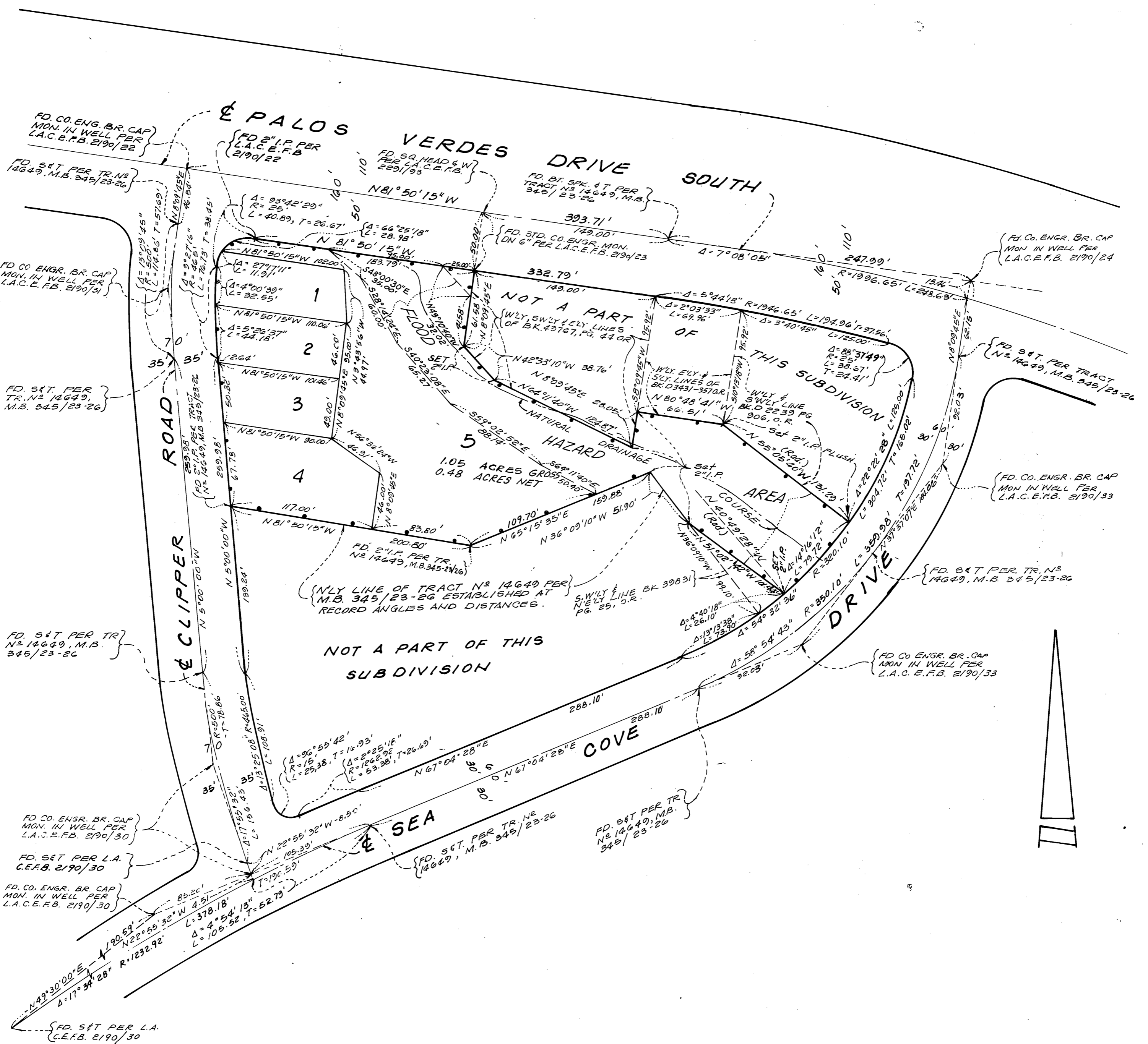
SCALE: 1" = 60'

TRACT NO. 32977

IN THE CITY OF RANCHO PALOS VERDES
STATE OF CALIFORNIA

FILED WITH LOS ANGELES
REGISTRAR-RECORDER
JUN 17 1980

INDICATES THE BOUNDARY OF THE
LAND BEING SUBDIVIDED BY THIS MAP.



NOTE:
PORTIONS OF LOT 5 ARE
SUBJECT TO FLOOD HAZARD