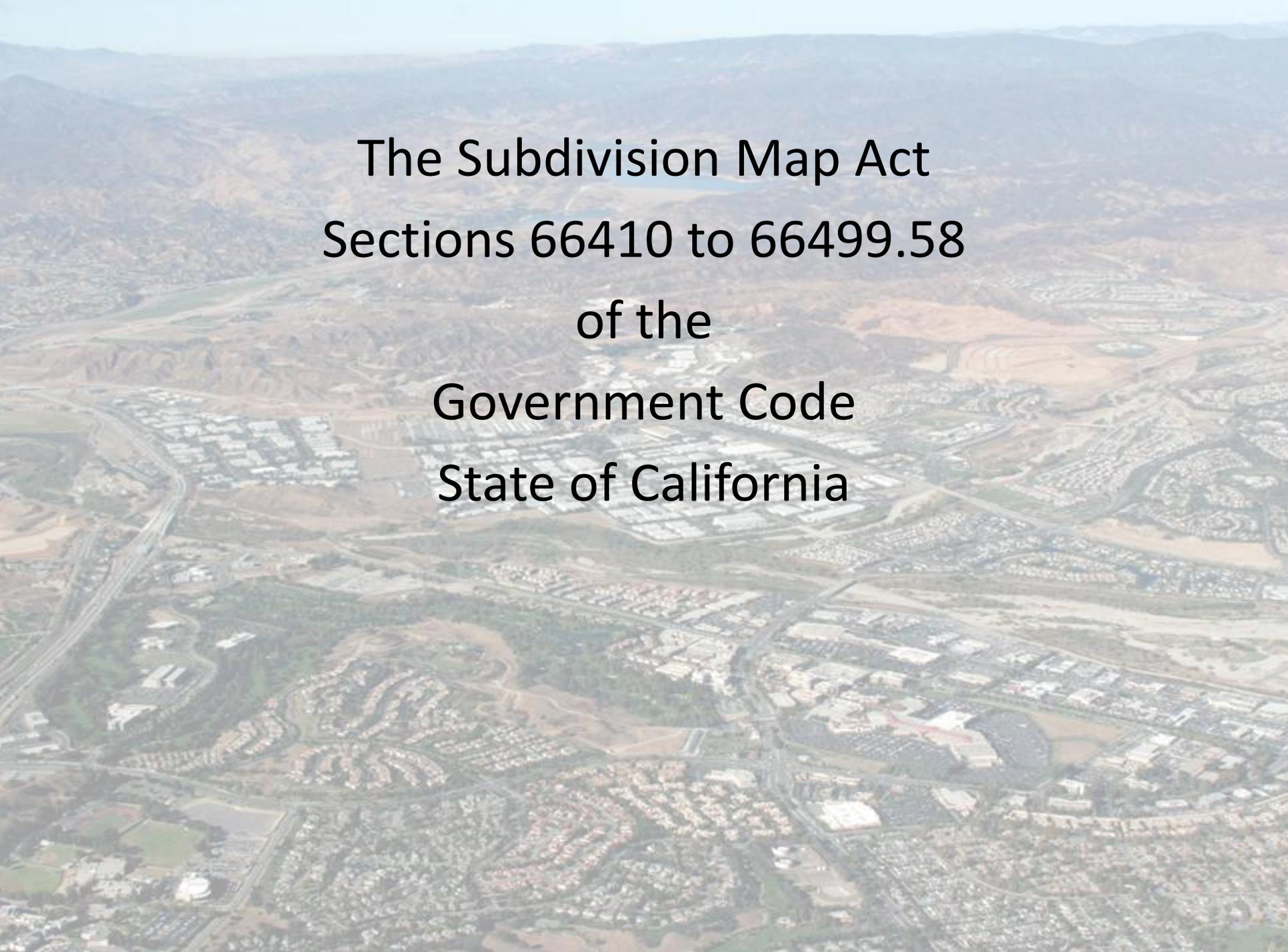


California Land Surveyors Association Los Angeles Chapter

Subdivision Map Act
Tentative Map Process
Final Map Process
LACoSurveyor on Twitter
DMR/Land Records
LDDTS
Final Map Procedure Manual
Record of Surveys & Corner Records
Monument Preservation

August 2010

Presented by: Los Angeles County Public Works
Deputy County Surveyor Team

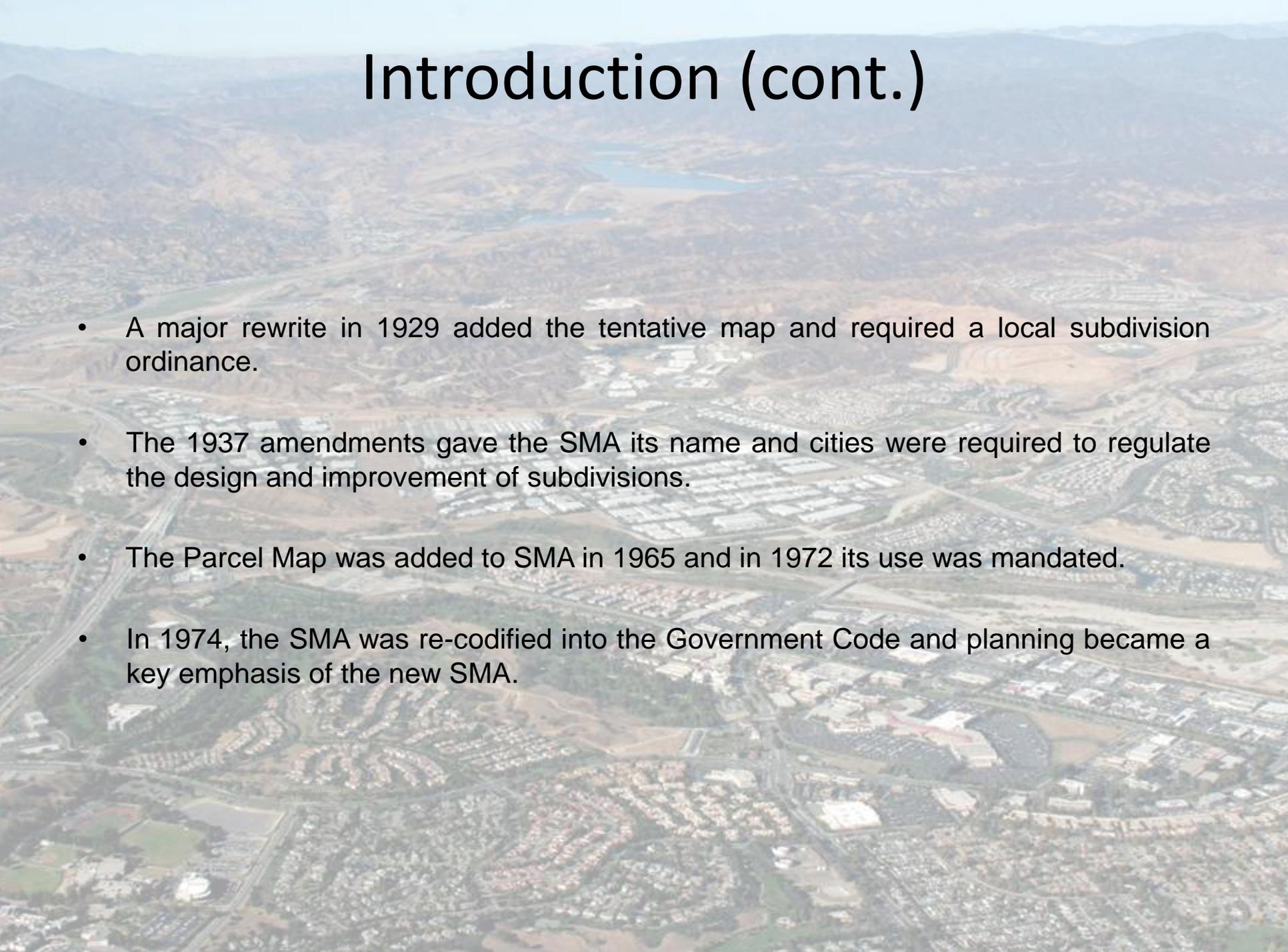
An aerial photograph of a city and its surrounding landscape. The city is densely packed with buildings and roads, with a prominent highway on the left side. The surrounding area is hilly and mountainous, with some greenery and open land. The sky is clear and blue.

The Subdivision Map Act
Sections 66410 to 66499.58
of the
Government Code
State of California

Introduction

- The Subdivision Map Act (SMA), when enacted in 1893, consisted of just one page
- There were more than 200 subdivisions in San Diego County alone prior to 1893.
- The first SMA required only that a map be acknowledged and certified by the owner, show the precise length and width of each lot intended for sale, and areas dedicated for public streets and parks.
- The map also had to be filed in the office of the County Recorder.
- Starting in 1901, a subdivision map needed City approval.
- In 1913, the SMA required that a surveyor prepare and certify the map.

Introduction (cont.)

An aerial photograph of a city valley, likely San Diego, showing a mix of residential and commercial areas, roads, and green spaces. In the background, there are mountains under a clear sky. A large body of water is visible in the upper middle part of the image.

- A major rewrite in 1929 added the tentative map and required a local subdivision ordinance.
- The 1937 amendments gave the SMA its name and cities were required to regulate the design and improvement of subdivisions.
- The Parcel Map was added to SMA in 1965 and in 1972 its use was mandated.
- In 1974, the SMA was re-codified into the Government Code and planning became a key emphasis of the new SMA.

1893 Map Act Statute

CHAPTER LXXX

An Act requiring the recording of maps of cities, towns, additions to cities or towns, or subdivisions of lands into small lots or tracts for the purpose of sale, and providing a penalty for the selling or offering for sale any lots or tracts in cities, towns, additions to cities, towns, subdivisions, or additions thereto, before such maps are filed and recorded.

[Approved March 9, 1893]

The People of the State of California, represented in Senate and Assembly, do enact as follows:

SECTION 1. Whenever any city, town, or subdivision of land into lots, or any addition to any city, town, or such subdivision, shall be laid out into lots for the purposes of sale, the proprietor or proprietors thereof shall cause to be made out an accurate map or plat thereof, particularly setting forth and describing:

Map or plat of lots to be made.

First—All the parcels of ground within such city, town, addition, or subdivision, reserved for public purposes, by their boundaries, courses, and extent, whether they be intended for avenues, streets, lanes, alleys, courts, commons, or other public uses; and,

Description of that reserved for public purposes.

Second—All lots intended for sale, either by number or letter, and their precise length and width.

For sale.

SECTION 2. Such map or plat shall be acknowledged by the proprietor, or if any incorporated company, by the chief officer thereof, before some officer authorized by law to take the acknowledgment of conveyances of real estate.

Must be acknowledged.

SECTION 3. The map or plat so made, acknowledged, and certified, shall be filed in the office of the County Recorder of the county in which the city, town, addition, or subdivision is situated.

Recorded.

SECTION 4. Every person who sells, or offers for sale, any lot within any city, town, subdivision, or addition, before the map or plat thereof is made out, acknowledged, filed, as herein provided, is guilty of a misdemeanor, and upon conviction thereof shall be punished by a fine of not less than twenty-five dollars, and not more than five hundred dollars, or by imprisonment in the county jail not to exceed six months, or both such fine and imprisonment.

Penalty for violation.

SMA Purposes

- Prevent fraud and exploitation
- Regulate the division of real property.
- Control the design of improvements.
- Protect public health and safety.
- Encourage and facilitate orderly community development.
- Protect public & private property interests.
- Coordinate planning with community patterns established by local authorities
- Ensure proper improvements are constructed so the area does not become a burden on the taxpayers

California Government Code (20 Titles)

Title 7 – Planning & Land Use (3 Divisions)

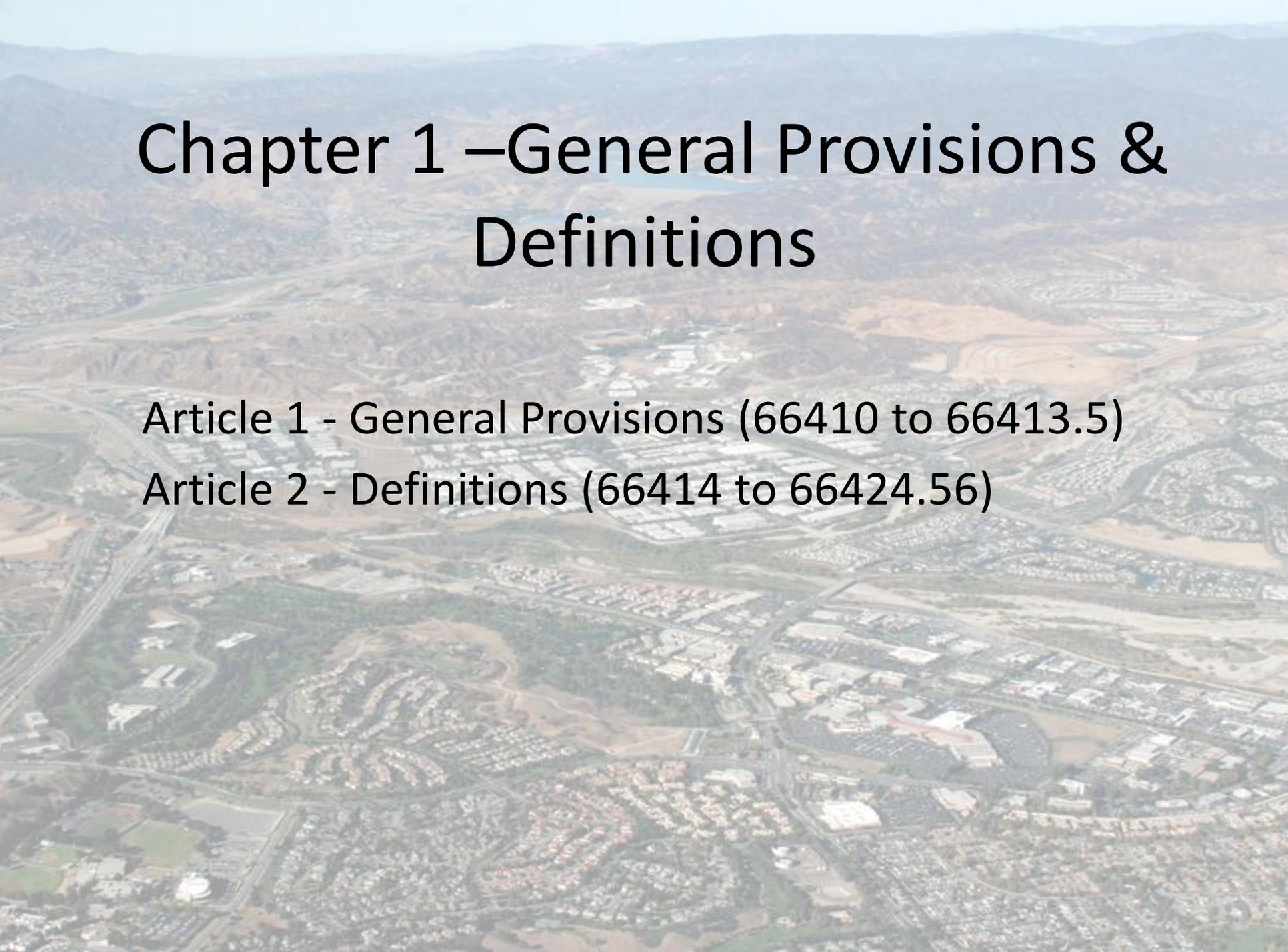
Division 1 – Planning & Zoning

Subdivision Map Act

Division 2 – Subdivisions

- Chapter 1 – General Provisions & Definitions
- Chapter 2 – Maps
- Chapter 3 – Procedure
- Chapter 4 – Requirements
- Chapter 4.5 – Development Rights
- Chapter 5 – Improvement Security
- Chapter 6 – Reversions & Exclusions
- Chapter 7 – Enforcement & Judicial Review

Division 3 – Official Maps

An aerial photograph of a city valley, likely Las Vegas, showing a mix of residential and commercial buildings, roads, and green spaces. The city is nestled in a valley with mountains visible in the distance under a clear sky.

Chapter 1 –General Provisions & Definitions

Article 1 - General Provisions (66410 to 66413.5)

Article 2 - Definitions (66414 to 66424.56)

Article 1 - Key General Provisions

- 66411 - The regulation and control of the design and improvement of subdivisions are vested in the legislative bodies of local agencies.
- 66412.6 – Any parcel created prior to March 4, 1972, shall be conclusively presumed to have been lawfully created if the parcel resulted from a division of land in which fewer than five parcels were created; and there was no local ordinance regulating parcel maps.

Key General Provisions (cont.)

66412 – SMA **shall not** apply to the following:

- Leases of apartments, offices, stores or similar space
- Mobilehome and trailer parks
- Mineral, oil and gas leases
- Land dedicated for cemetery purposes
- Lot line adjustments
- Leasing of land for wind-powered electrical generation
- Leasing of land for telecommunication facilities
- Leasing land for agricultural purposes
- University of California property for the sale of on campus housing for faculty

Article 2 - Key Definitions

66415	Advisory Agency:
66417	County Surveyor
66418	Design
66418.1	Development
66418.2	Environmental Subdivision
66419	Improvement
66420	Local agency
66421	Local Ordinance
66423	Subdivider
66424	Subdivision
66424.5	Tentative map
66424.6	Designated Remainder

Chapter 2 - Maps

Article 1 - General Provisions (66425 to 66431)

Article 2 - Final Maps (66433 to 66443)

Article 3 - Parcel Maps (66444 to 66450)

General Provisions

66425 – Chapter 2 governs the necessity for tentative, final and parcel maps.

66426 - A Tentative Map and Final Map shall be required for all subdivisions creating five or more parcels, condominium units or dwelling units except where any one of the following types of subdivisions occur:

- Before division, the land contains less than 5 acres with approved access and no dedications or improvements
- Each parcel created has 20 acres or more and each parcel has approved access to a publicly maintained road
- The land to be divided has approved access and approved street alignments/widths and is Zoned for commercial or industrial use
- Each parcel created has not less than 40 acres or is not less than a quarter of a quarter section
- Environmental Subdivision

A Tentative Map (if required by local ordinance) and a Parcel Map are required for all of the above final map exceptions. The above projects may also qualify to receive a waiver from filing a parcel map. A local ordinance is required to provide a procedure for waiving the filing of a Parcel Map

Final Maps

66433 – The form and content of final maps shall be governed by the provisions of this article.

66434 – Final maps shall be prepared by a licensed land surveyor or a civil engineer licensed prior to 1/1/1982

Form and content:

- legibly drawn in black ink on reproducible film; 18" x 26" size map sheets;
- sufficient survey and math information to locate all monuments and retrace any and all interior and exterior boundary lines;
- bearing and distances for straight lines;
- radii and arc length or chord bearings and lengths for all curves and any information to determine center of curves and ties to existing monuments;
- each parcel shall be numbered, each street named, the subdivision number and legal description shall be shown;
- exterior boundary shall be distinctively shown and along with the relationship to surrounding surveys;
- designated remainder shown if applicable; notation/reference to additional information required by local ordinance pursuant to Section 66434.2

Final Maps (cont.)

66434.2 – If required by local ordinance, additional information shall be filed or recorded with the final map along with a statement that it is only for informational purposes describing the conditions as of the date of filing, is derived from public records/reports and is not intended to effect record title interest. Additional survey and map information may include: building setback lines, flood hazard zones, seismic lines/setbacks, geologic mapping and archaeological sites.

66434.5 – Soil and geology reports for the subdivision shall be kept on file for public inspection.

66435 – Prior to filing, the map shall include all the appropriate certificates, statements and acknowledgements may be combined where appropriate.

66435.1 – Local agencies may require certificates, statements and acknowledgements to be made by separate instrument to be recorded concurrently with the final map being filed for record.

66435.2 – If certificates, statements and acknowledgements are made by separate instrument, a recording reference to the separate document shall appear on the final map.

Final Maps (cont.)

66436 – A statement, signed by and acknowledged by all parties having a record title interest in the subdivided real property, consenting to the preparation and recordation of the final map is required except as follows:

- A lien
- For trust deeds, only the beneficiary or the trustee, but not both need to sign
- Owners of certain interests that cannot ripen into fee title may be omitted, provided their name and the nature of the property interest is stated on the final map
- Real property originally patented by the state or federal government where an interest was reserved

Final Maps (cont.)

- 66439 – Dedications of interests in the real property for specified purposes shall be made by statement on the final map, signed and acknowledged by those parties having record title interest in the real property being subdivided.
- 66440 – The final map shall contain a certificate or statement by the clerk stating that the map was approved and accepted, accepted subject to improvement or rejected, on behalf of the public, any real property offered for dedication for public use.
- 66441 – The final map shall include a statement from the surveyor or engineer that prepared the map.
- 66442 – The final map shall include a statement by the County Surveyor and/or the City Engineer.
- 66442.5 – A specific prescribed engineer/surveyor statement shall appear on the final map
- 66443 – In addition, the final map shall include any certificates, statements and acknowledgements required by local ordinance.

SHEET 1 OF 16 SHEETS
62 LOTS
107.34 ACRES

1329/53
**VESTING
TRACT NO. 52584-01**

JAN 29 2007

BOOK 249 PAGE 53

66434(d)

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF
LOS ANGELES, STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF SECTIONS 2 AND 3, TOWNSHIP
4 NORTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN.

FILED
AT REQUEST OF OWNER

MIN
PAST 2 P.M.

BOOK 1329

AT PAGE 53-68

OF MAP
LOS ANGELES COUNTY, CA

Regions-Recorder/County Clerk

BY *Adeline*

FEE \$ 53.00

DA FEE COPY 3.00



SURVEYORS CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE. AT THE REQUEST OF LOS VALLES COMPANY ON OCTOBER 1, 2004, I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THAT THE MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON 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 GENERAL MONUMENTS SHOWN AS TO BE SET WILL BE ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS WITHIN TWENTY-FOUR MONTHS FROM THE FILING DATE SHOWN HEREON.



James I. Palaris
JAMES I. PALARIS, L.S. No. 4755
EXPIRATION DATE: 9-30-07

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N00°7'51"E ON THE WESTERLY LINE OF TRACT NO. 44850, AS SHOWN ON THE MAP FILED IN MAP BOOK 1251 PAGES 81 THROUGH 81 INCLUSIVE, RECORDS OF LOS ANGELES COUNTY.

ALL 2" IRON PIPE ARE TO BE SET FLUSH

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

66434(d)

PPD PROJECT NOTE:

THIS SUBDIVISION TRACT 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.

66443

OPEN SPACE NOTE:

LOTS 60 THROUGH 61 INCLUSIVE ARE APPROVED AS OPEN SPACE LOTS TO BE HELD IN COMMON BY THE OWNERS OF LOTS 1 THRU 59, INCLUSIVE, OR BY ANY SUCCESSORS IN INTEREST OF ANY LOTS CREATED BY THE FURTHER DIVISION OF SAID LOTS.

FLOOD CONTROL DISTRICT ACCEPTANCE NOTE

UNDER THE AUTHORITY CONFERRED BY RESOLUTION DULY AND REGULARY ADOPTED BY THE BOARD OF SUPERVISORS OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT ON THE 6th DAY OF MARCH, 1962, A CERTIFIED COPY OF WHICH WAS RECORDED IN BOOK 01545, PAGE 439, OF OFFICIAL RECORDS OF LOS ANGELES COUNTY, AND AMENDED BY SUPPLEMENTAL RESOLUTION ON THE 23rd DAY OF DECEMBER, 1969, THE UNDERSIGNED HEREBY ACCEPTS THE INTEREST IN REAL PROPERTY COVERED BY THE WITHIN DEDICATION OR GRANT TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT. A GOVERNMENTAL AGENCY AND CONSENTS TO THE RECORDATION ON BEHALF OF SAID DISTRICT.

66440

DATE: *Dennis Hunter*
BY: *1/29/2007*

L.A.C.F.E.D. CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY THAT THE INTEREST IN REAL PROPERTY COVERED BY THE WITHIN GRANT TO LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 36, VAL VERDE, A GOVERNMENTAL AGENCY, IS HEREBY ACCEPTED AND THE GRANTEE CONSENTS TO THE RECORDATION THEREOF.

66440

DATE: *1/29/2007*
BY: *Mel Kauf*
ASSISTANT DEPUTY DIRECTOR
WATERWORKS AND SEWER MAINTENANCE DIVISION

MAP
← GRANT

66436

66439

66436

66436(a)(2)

66436(a)(2)

LOS VALLES COMPANY, L.P., A CALIFORNIA LIMITED PARTNERSHIP, OWNER
AND OWNER OF OFFSITE EASEMENTS
By: *LVC Management Company, Inc., a California corporation, its general partner*

BY: *Don G. Palmer, Jr.* NAME: *Don G. Palmer, Jr.*
TITLE: *President*

LOS VALLES LAND AND GOLF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BENEFICIARY UNDER DEED OF TRUST RECORDED FEBRUARY 6, 2006, AS INSTRUMENT NO. 06-027916, OFFICIAL RECORDS.

By: *Palmer - Los Valles, LLC, a Delaware limited liability company, a Manager and a Member*
By: *Palmer Investments, Inc., a California corporation, the Manager and a Member*

BY: *Don G. Palmer, Jr.* NAME: *Don G. Palmer, Jr.*
TITLE: *President*

STAR FINANCIAL INC., A MARYLAND CORPORATION, BENEFICIARY UNDER DEED OF TRUST RECORDED NOVEMBER 14, 2006, AS INSTRUMENT NO. 20062514562, OFFICIAL RECORDS.

BY: *Pete Leaf* NAME: *PETE LEAF*
TITLE: *SENIOR VICE PRESIDENT*

ACKNOWLEDGMENTS ON SHEET 2 OF 16
PORTIONS OF LOTS 1-7, 42-46, 52, 54, 56, 57, 59 AND 60 ARE SUBJECT TO GEOLOGICAL HAZARD

1329/54

BOOK 1349 PAGE 54

SHEET 2 OF 16 SHEETS

66436(a)(3)

VESTING TRACT NO. 52584-01

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SIGNATURE OMISSIONS

- THE SIGNATURES FOLLOWING OWNERS OF EASEMENT RIGHTS HAVE BEEN OMITTED PURSUANT TO SECTION 66436 (c) (3) (A) (1)-(W) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CAN NOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY.
- ✓ THE COUNTY OF LOS ANGELES, OWNER OF AN EASEMENT FOR ROAD PURPOSES AND INCIDENTAL PURPOSES AS DISCLOSED BY DOCUMENT RECORDED IN 5682, PAGE 306, OFFICIAL RECORDS.
- ✓ THE COUNTY OF LOS ANGELES, OWNER OF AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY PURPOSES AS DISCLOSED BY DOCUMENT RECORDED OCTOBER 24, 2000 AS INSTRUMENT NO. 00-1663986 OFFICIAL RECORDS. (HASLEY CANYON ROAD)
- ✓ THE COUNTY OF LOS ANGELES, OWNER OF AN EASEMENT FOR DRAINAGE PURPOSES AND APPURTENANT STRUCTURES AS DISCLOSED BY DOCUMENT RECORDED OCTOBER 24, 2000 AS INSTRUMENT NO. 00-1663987, OFFICIAL RECORDS.
- ✓ THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, A BODY CORPORATE AND POLITICAL, OWNERS OF A PERPETUAL EASEMENT FOR FLOOD CONTROL PURPOSES AS DISCLOSED BY DOCUMENT RECORDED OCTOBER 24, 2000 AS INSTRUMENT NO. 00-1663990 OFFICIAL RECORDS.
- ✓ THE COUNTY OF LOS ANGELES, OWNER OF AN EASEMENT FOR SLOPE PURPOSES, AND APPURTENANT STRUCTURES AS DISCLOSED BY DOCUMENT RECORDED OCTOBER 24, 2000 AS INSTRUMENT NO. 00-1663991 OFFICIAL RECORDS.

THE SIGNATURE(S) OF THE FOLLOWING OWNERS OF THE INTEREST SET FORTH HAVE BEEN OMITTED PURSUANT TO SECTION 66436(a) (3) (C) 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.

- ✓ THE UNITED STATES OF AMERICA, HOLDER OF AN INTEREST IN, OR RIGHTS TO, MINERALS, WHICH MAY INCLUDE BUT WHICH MAY NOT BE LIMITED TO, OIL, GAS, OR OTHER HYDROCARBON SUBSTANCES, AS DISCLOSED BY DOCUMENT RECORDED MAY 7, 1947, IN BOOK 24335, PAGE 391, OFFICIAL RECORDS.
- ✓ EDMOND H BURNS and FLORENCE H BURNS, HOLDERS OF OIL, GAS, PETROLEUM, HYDROCARBON AND OTHER KINDRED SUBSTANCE'S RIGHTS PER DOCUMENT RECORDED MAY 19, 1969 IN BOOK D-5373, PAGE 520 OFFICIAL RECORDS.
- ✓ LEA STEVENS MCGILLIVRAE HOLDER OF OIL, GAS AND OTHER RIGHTS PER DOCUMENT RECORDED MARCH 12, 1956 IN BOOK 30563 PAGE 48 OFFICIAL RECORDS.
- ✓ ANGELA HARRISON, HOLDER OF ALL OIL, GAS MINERAL AND OTHER HYDROCARBONS RIGHTS PER DOCUMENT RECORDED JULY 24, 1963 AS INSTRUMENT NO. 351, IN BOOK D2115, PAGE 150 OFFICIAL RECORDS.
- ✓ LORETTA J. MAEDER and etal, HOLDER OF ALL OIL, GAS, MINERAL AND OTHER HYDROCARBONS RIGHTS PER DOCUMENT RECORDED APRIL 15, 1963 IN BOOK D-1991, PAGE 718 OFFICIAL RECORDS.
- ✓ THE NEWMALL LAND AND FARMING COMPANY, A CALIFORNIA LIMITED PARTNERSHIP, HOLDER OF ALL OIL, GAS, MINERAL AND OTHER HYDROCARBONS RIGHTS PER DOCUMENT RECORDED DECEMBER 6, 1999 AS INSTRUMENT NO. 99-2241409 AND APRIL 23, 2001 AS INSTRUMENT NO. 01-0669940, BOTH OFFICIAL RECORDS.
- ✓ ADREA ALLEN GONZALES, JASON PAUL ALLEN, ELM, HOLDER OF ALL OIL, GAS, MINERAL AND OTHER HYDROCARBONS RIGHTS PER DOCUMENT RECORDED FEBRUARY 14, 2003 AS INSTRUMENT NO. 03-0470027 AND JULY 26, 2003 AS INSTRUMENT NO. 03-0213-546, BOTH OFFICIAL RECORDS.
- ✓ AMERICAN ENERGY OPERATIONS, INC. A CALIFORNIA CORPORATION, HOLDER OF ALL OIL, GAS, MINERAL AND OTHER HYDROCARBONS RIGHTS PER DOCUMENT RECORDED FEBRUARY 26, 2003 AS INSTRUMENT NO. 03-0470030 AND JULY 26, 2003 AS INSTRUMENT NO. 03-0213-552, BOTH OFFICIAL RECORDS.

ABANDONMENT CERTIFICATE:

I HEREBY CERTIFY THAT PURSUANT TO SECTION 66434 (g) OF THE SUBDIVISION MAP ACT, THE FILING OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF THE EASEMENT FOR ROAD PURPOSES DEDICATED TO THE COUNTY OF LOS ANGELES PER DOCUMENT RECORDED IN BOOK 5682, PAGE 306, AND THOSE EASEMENTS FOR DRAINAGE PURPOSES DEDICATED TO THE COUNTY OF LOS ANGELES PER DOCUMENT RECORDED OCTOBER 24, 2000 AS INSTRUMENT NO. 00-1663987, AND THE EASEMENTS FOR SLOPE PURPOSES DEDICATED TO THE COUNTY OF LOS ANGELES PER DOCUMENT RECORDED OCTOBER 24, 2000 AS INSTRUMENT NO. 00-1663991, ALL OFFICIAL RECORDS IN THE COUNTY OF LOS ANGELES, NOT SHOWN ON THIS MAP.

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

By: Dennis Hunter
DEPUTY

ABANDONMENT NOTE:

UNDER THE AUTHORITY CONFERRED BY SECTION 21.16.080 OF TITLE 21, SUBDIVISIONS OF THE LOS ANGELES COUNTY CODE, THE FILING OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF THOSE FLOOD CONTROL EASEMENTS ACQUIRED BY THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT RECORDED OCTOBER 24, 2000 AS INSTRUMENT NO. 00-1663990 OFFICIAL RECORDS, THE COUNTY OF LOS ANGELES, NOT SHOWN ON THIS MAP.

DATE: 1/29/2007 BY: Dennis Hunter

STATE OF California }
COUNTY OF Los Angeles } SS.
ON Nov. 23, 2006 BEFORE ME, Elena M. Occhipinti NOTARY PUBLIC
PERSONALLY APPEARED Dan S. Palmer, Jr.
PERSONALLY KNOWN TO ME (OR PROVIDED 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 CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) ON THE ENTIRETY UPON BEHALF OF WHOM THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL.
SIGNATURE: [Signature]
NOTARY PUBLIC Elena M. Occhipinti # 1329224
PRINT NAME: COMMISSION NUMBER
MY COMMISSION EXPIRES Jan. 10, 2007
MY PRINCIPAL BUSINESS IS IN Los Angeles COUNTY
MY COMMISSION NO. 1329224



STATE OF Connecticut }
COUNTY OF Hartford } SS.
ON December 8, 2006 BEFORE ME, Joy Johnson A NOTARY PUBLIC
PERSONALLY APPEARED Peter Johnson
PERSONALLY KNOWN TO ME (OR PROVIDED 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 CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) ON THE ENTIRETY UPON BEHALF OF WHOM THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL.
SIGNATURE: [Signature]
NOTARY PUBLIC Joy Johnson # 144649
PRINT NAME: COMMISSION NUMBER
MY COMMISSION EXPIRES March 31, 2011
MY PRINCIPAL BUSINESS IS IN Hartford COUNTY
MY COMMISSION NO. 144649



STATE OF California }
COUNTY OF Los Angeles } SS.
ON Nov. 23, 2006 BEFORE ME, Elena M. Occhipinti NOTARY PUBLIC
PERSONALLY APPEARED Dan S. Palmer, Jr.
PERSONALLY KNOWN TO ME (OR PROVIDED 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 CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) ON THE ENTIRETY UPON BEHALF OF WHOM THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL.
SIGNATURE: [Signature]
NOTARY PUBLIC Elena M. Occhipinti # 1329224
PRINT NAME: COMMISSION NUMBER
MY COMMISSION EXPIRES Jan. 10, 2007
MY PRINCIPAL BUSINESS IS IN Los Angeles COUNTY
MY COMMISSION NO. 1329224



STATE OF _____ }
COUNTY OF _____ } SS.
ON _____ BEFORE ME, _____ A NOTARY PUBLIC
PERSONALLY APPEARED _____
PERSONALLY KNOWN TO ME (OR PROVIDED 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 CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) ON THE ENTIRETY UPON BEHALF OF WHOM THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL.
SIGNATURE: _____
NOTARY PUBLIC _____
PRINT NAME: COMMISSION NUMBER
MY COMMISSION EXPIRES _____
MY PRINCIPAL BUSINESS IS IN _____ COUNTY
MY COMMISSION NO. _____

66499.201/2

66436

SCALE: 1"=400'

SHEET 3 OF 16 SHEETS

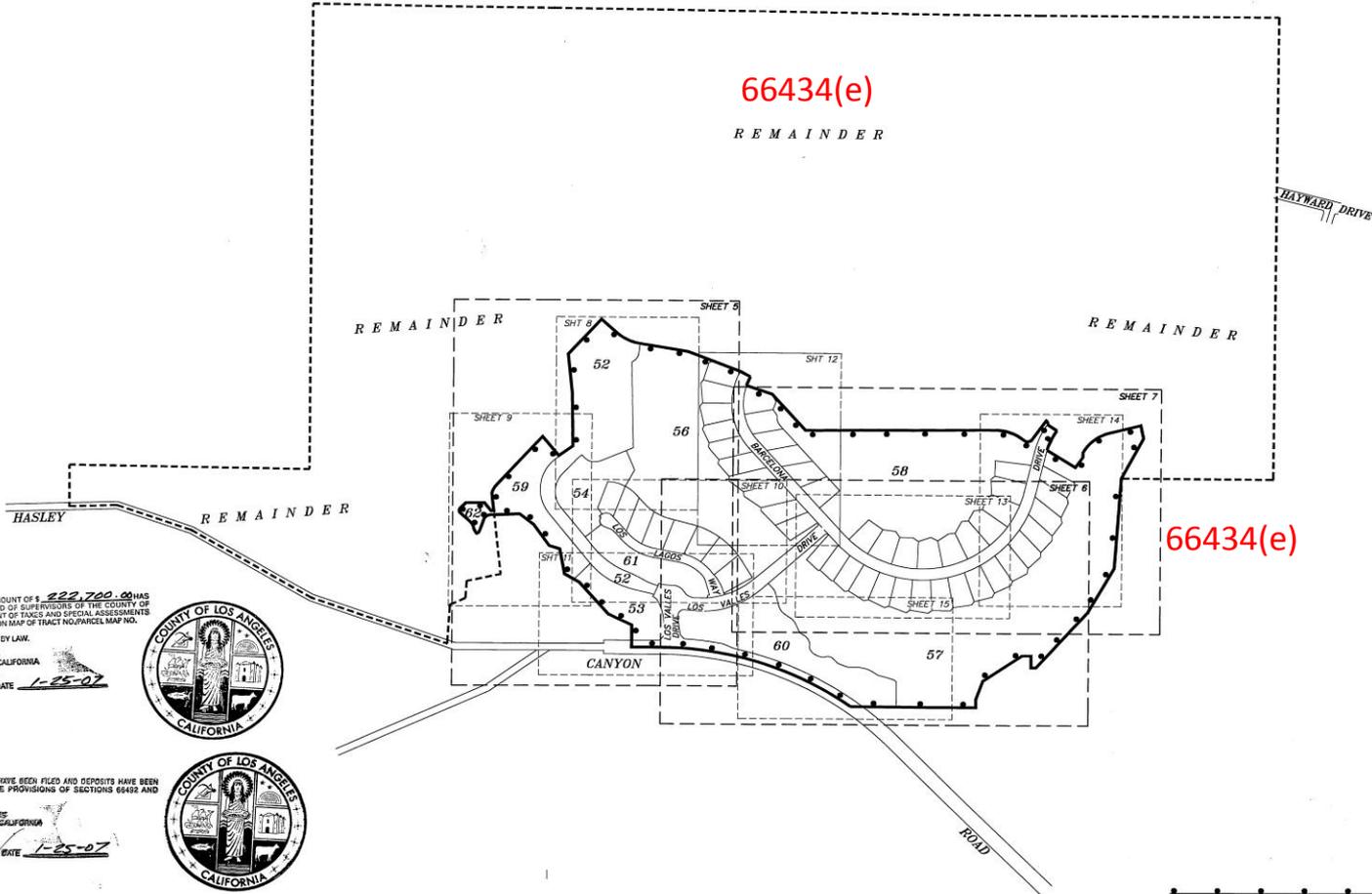
VESTING TRACT NO. 52584-01 IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SHEET INDEX

SHEET 4

66434(e)

REMAINDER



66434(e)

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$ 222,700.00 HAS BEEN FILED WITH THE CLERK OF THE 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. PARCEL MAP NO. 52584-01 AS REQUIRED BY LAW.

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

BY: *[Signature]* DATE: 1-25-07
DEPUTY

66493



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 GOVERNMENT CODE.

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

BY: *[Signature]* DATE: 1-25-07
COMPTROLLER

66492



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

1329/55

TRACT NO. 52584-01 PAGE 55

1329/68
VESTING
TRACT NO. 52584-01
 IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF
 LOS ANGELES, STATE OF CALIFORNIA
 LINE AND CURVE TABLES

1329/68
 1329/68 PAGE 68
 SHEET 16 OF 16

LINE TABLE		
LINE	BEARING	LENGTH (FO)
L1	N47°28'23"W	12.00 (FO)
L2	S47°28'23"W	12.00 (FO)
L3	N60°21'09"W	30.51 (FO)
L4	N41°31'32"W	31.22 (FO)
L5	S37°00'46"E	45.00 (FO)
L6	S00°00'00"W	13.00 (FO)
L7	N13°22'46"W	3.14 (FO)
L8	N62°56'46"W	11.00 (FO)
L9	S43°36'33"W	88.00 (FO)
L10	N08°28'45"E	11.00 (FO)
L11	N80°11'41"W	10.00 (FO)
L12	N74°49'01"W	18.00 (FO)
L13	N32°12'36"E	24.00 (FO)
L14	N68°08'36"E	24.00 (FO)
L15	N42°30'24"E	25.00 (FO)
L16	N43°34'50"E	25.00 (FO)
L17	N18°30'33"E	25.00 (FO)
L18	N47°30'03"E	24.50 (FO)
L19	N24°34'36"E	22.00 (FO)
L20	N83°21'09"E	28.00 (FO)
L21	N07°18'42"W	26.50 (FO)
L22	N02°22'27"W	34.00 (FO)
L23	N14°20'21"W	28.00 (FO)
L24	N67°10'31"E	34.00 (FO)
L25	N48°27'51"E	25.00 (FO)
L26	N56°20'38"W	84.00 (FO)
L27	N01°36'46"W	74.38 (FO)
L28	N07°18'26"E	22.38 (FO)
L29	N02°05'54"E	10.21 (FO)
L30	N01°38'36"E	32.87 (FO)
L31	N43°45'46"E	66.46 (FO)
L32	N80°10'07"E	48.18 (FO)
L33	N67°25'58"W	64.00 (FO)
L34	N08°10'31"E	25.00 (FO)
L35	N01°30'00"E	21.00 (FO)
L36	N41°36'00"E	24.00 (FO)
L37	N52°22'48"E	23.00 (FO)
L38	N08°19'51"E	23.00 (FO)
L39	N43°30'30"E	26.50 (FO)
L40	N11°38'10"E	24.00 (FO)
L41	N64°30'22"E	25.87 (FO)
L42	N48°38'20"W	25.84 (FO)
L43	N01°13'49"E	18.89 (FO)
L44	N41°22'54"W	66.40 (FO)
L45	N56°22'49"W	30.00 (FO)
L46	N08°11'30"E	9.00 (FO)
L47	N13°30'33"W	44.72 (FO)
L48	N01°30'30"E	37.00 (FO)
L49	N48°32'02"E	4.80 (FO)
L50	N80°21'09"W	27.84 (FO)
L51	N02°01'58"E	68.01 (FO)
L52	N89°31'55"W	50.04 (FO)
L53	N48°30'00"E	48.18 (FO)
L54	N41°36'33"W	42.86 (FO)
L55	N52°36'33"W	37.00 (FO)
L56	N28°30'33"W	46.31 (FO)
L57	N41°30'00"E	14.30 (FO)
L58	N64°28'46"W	17.15 (FO)
L59	N43°31'37"E	13.27 (FO)
L60	N44°30'27"E	31.29 (FO)
L61	N68°29'08"W	36.24 (FO)
L62	N68°11'33"E	48.38 (FO)
L63	N08°14'52"W	35.82 (FO)
L64	N24°48'36"W	47.48 (FO)
L65	N42°30'33"W	37.00 (FO)
L66	N42°30'33"W	36.20 (FO)
L67	S42°30'00"W	2.00 (FO)
L68	N28°48'42"E	65.00 (FO)
L69	S27°28'27"E	40.00 (FO)
L70	S74°18'58"W	65.00 (FO)
L71	N02°32'10"E	40.00 (FO)
L72	N02°32'10"E	40.00 (FO)
L73	N07°26'52"E	57.84 (FO)
L74	N07°26'52"E	48.00 (FO)
L75	N07°16'52"E	8.82 (FO)
L76	N74°30'33"W	36.20 (FO)
L77	N74°30'33"W	36.20 (FO)
L78	N74°30'33"W	16.58 (FO)

LINE TABLE		
LINE	BEARING	LENGTH (FO)
L80	N77°27'22"W	22.11 (FO)
L81	N01°30'33"W	74.66 (FO)
L82	N08°21'24"E	31.00 (FO)
L83	N01°30'33"W	84.84 (FO)
L84	N68°27'02"E	10.00 (FO)
L85	N89°27'02"E	28.11 (FO)
L86	N41°34'42"E	20.00 (FO)
L87	N86°46'15"W	112.14 (FO)
L88	N46°52'11"E	116.62 (FO)
L89	N43°12'58"W	2.30 (FO)
L90	N02°30'33"E	30.00 (FO)
L91	N02°30'33"E	30.00 (FO)
L92	N41°36'33"W	21.87 (FO)
L93	N41°36'33"W	21.87 (FO)
L94	N68°27'02"E	14.49 (FO)
L95	N83°53'46"E	40.62 (FO)
L96	N86°13'37"E	14.00 (FO)
L97	N08°34'12"E	14.00 (FO)
L98	N08°34'12"E	14.00 (FO)
L99	N42°30'24"E	18.87 (FO)
L100	N42°30'24"E	18.86 (FO)
L101	N02°13'36"E	80.00 (FO)
L102	N86°41'20"W	84.84 (FO)
L103	N42°30'24"E	10.00 (FO)
L104	N42°30'24"E	10.00 (FO)
L105	S00°00'00"W	42.00 (FO)
L106	S11°14'53"E	412.00 (FO)
L107	N42°30'24"E	126.00 (FO)
L108	N48°20'48"W	162.50 (FO)
L109	N42°30'24"E	162.50 (FO)
L110	N42°30'24"E	30.00 (FO)
L111	N38°51'01"W	30.00 (FO)
L112	N44°30'33"W	30.00 (FO)
L113	N43°20'08"W	30.00 (FO)
L114	N43°20'08"W	30.00 (FO)
L115	N48°18'27"E	11.13 (FO)
L116	N48°18'27"E	11.13 (FO)
L117	N12°36'10"E	80.00 (FO)
L118	N86°10'26"E	30.37 (FO)
L119	N42°30'24"E	30.00 (FO)
L120	N48°18'27"E	14.00 (FO)
L121	N42°30'24"E	14.00 (FO)
L122	S42°30'24"E	31.24 (FO)
L123	N48°18'27"E	11.13 (FO)
L124	N42°30'24"E	22.00 (FO)
L125	N42°30'24"E	22.00 (FO)
L126	S11°12'27"E	454.00 (FO)
L127	N12°36'10"E	22.50 (FO)
L128	N12°36'10"E	22.50 (FO)
L129	N12°36'10"E	22.50 (FO)
L130	N12°36'10"E	22.50 (FO)
L131	N12°36'10"E	22.50 (FO)
L132	N12°36'10"E	22.50 (FO)
L133	N12°36'10"E	22.50 (FO)
L134	N12°36'10"E	22.50 (FO)
L135	N12°36'10"E	22.50 (FO)
L136	N12°36'10"E	22.50 (FO)
L137	N12°36'10"E	22.50 (FO)
L138	N12°36'10"E	22.50 (FO)
L139	N12°36'10"E	22.50 (FO)
L140	N12°36'10"E	22.50 (FO)
L141	N12°36'10"E	22.50 (FO)
L142	N12°36'10"E	22.50 (FO)
L143	N12°36'10"E	22.50 (FO)
L144	N12°36'10"E	22.50 (FO)
L145	N12°36'10"E	22.50 (FO)
L146	N12°36'10"E	22.50 (FO)
L147	N12°36'10"E	22.50 (FO)
L148	N12°36'10"E	22.50 (FO)
L149	N12°36'10"E	22.50 (FO)
L150	N12°36'10"E	22.50 (FO)
L151	N12°36'10"E	22.50 (FO)
L152	N12°36'10"E	22.50 (FO)
L153	N12°36'10"E	22.50 (FO)
L154	N12°36'10"E	22.50 (FO)
L155	N12°36'10"E	22.50 (FO)
L156	N12°36'10"E	22.50 (FO)
L157	N12°36'10"E	22.50 (FO)
L158	N12°36'10"E	22.50 (FO)
L159	N12°36'10"E	22.50 (FO)
L160	N12°36'10"E	22.50 (FO)
L161	N12°36'10"E	22.50 (FO)
L162	N12°36'10"E	22.50 (FO)
L163	N12°36'10"E	22.50 (FO)
L164	N12°36'10"E	22.50 (FO)
L165	N12°36'10"E	22.50 (FO)
L166	N12°36'10"E	22.50 (FO)
L167	N12°36'10"E	22.50 (FO)
L168	N12°36'10"E	22.50 (FO)
L169	N12°36'10"E	22.50 (FO)
L170	N12°36'10"E	22.50 (FO)
L171	N12°36'10"E	22.50 (FO)
L172	N12°36'10"E	22.50 (FO)
L173	N12°36'10"E	22.50 (FO)
L174	N12°36'10"E	22.50 (FO)
L175	N12°36'10"E	22.50 (FO)
L176	N12°36'10"E	22.50 (FO)
L177	N12°36'10"E	22.50 (FO)
L178	N12°36'10"E	22.50 (FO)
L179	N12°36'10"E	22.50 (FO)
L180	N12°36'10"E	22.50 (FO)
L181	N12°36'10"E	22.50 (FO)
L182	N12°36'10"E	22.50 (FO)
L183	N12°36'10"E	22.50 (FO)
L184	N12°36'10"E	22.50 (FO)
L185	N12°36'10"E	22.50 (FO)
L186	N12°36'10"E	22.50 (FO)
L187	N12°36'10"E	22.50 (FO)
L188	N12°36'10"E	22.50 (FO)
L189	N12°36'10"E	22.50 (FO)
L190	N12°36'10"E	22.50 (FO)
L191	N12°36'10"E	22.50 (FO)
L192	N12°36'10"E	22.50 (FO)
L193	N12°36'10"E	22.50 (FO)
L194	N12°36'10"E	22.50 (FO)
L195	N12°36'10"E	22.50 (FO)
L196	N12°36'10"E	22.50 (FO)
L197	N12°36'10"E	22.50 (FO)
L198	N12°36'10"E	22.50 (FO)
L199	N12°36'10"E	22.50 (FO)
L200	N12°36'10"E	22.50 (FO)

CURVE TABLE			
CURVE	DETA	LENGTH	RADIUS
C1	12°29'46"	16.84	80.00
C2	25°30'24"	42.82	80.00
C3	01°23'24"	17.20	866.00
C4	03°24'14"	4.41	400.00
C5	00°16'24"	10.82	800.00
C6	10°24'14"	21.36	110.00
C7	02°33'40"	10.03	386.00
C8	02°29'27"	26.10	412.00
C9	24°17'01"	40.11	14.00
C10	77°20'24"	16.19	13.00
C11	08°38'05"	21.20	13.00
C12	10°17'38"	23.44	13.00
C13	02°30'24"	3.84	376.00
C14	08°54'28"	10.81	215.00
C15	02°30'24"	3.84	376.00
C16	07°35'52"	5.97	215.00
C17	11°24'26"	38.84	182.24
C18	00°58'26"	6.89	500.00
C19	04°14'11"	36.87	500.00
C20	02°38'21"	17.82	800.00
C21	03°43'52"	29.58	455.00
C22	03°43'52"	37.28	455.00
C23	86°30'00"	20.42	13.00
C24	08°54'28"	23.07	542.00
C25	03°43'52"	37.28	455.00
C26	02°30'24"	3.84	376.00
C27	04°14'11"	36.87	500.00
C28	04°14'11"	36.87	500.00
C29	00°30'24"	10.82	800.00
C30	08°30'24"	45.60	318.00
C31	00°30'24"	10.82	800.00
C32	26°38'44"	40.20	87.00
C33	10°12'58"	62.61	14.00
C34	10°24'48"	85.93	44.00
C35	02°26'26"	18.41	44.00
C36	01°28'10"	62.54	44.00
C37	08°18'26"	47.62	318.00
C38	01°18'27"	12.84	454.00
C39	27°23'21"	23.21	50.00
C40	41°23'21"	37.78	45.00
C41	31°53'20"	46.87	80.00
C42	01°23'21"	18.11	50.00
C43	25°28'12"	86.00	65.00
C44	01°23'21"	18.11	50.00
C45	38°35'41"	25.40	40.00
C46	85°22'02"	45.84	40.00
C47	22°17'11"	12.21	30.00
C48	23°18'11"	32.54	80.00
C49	32°33'01"	84.42	176.00
C50	33°24'14"	13.70	40.00
C51	02°30'24"	10.82	800.00
C52	12°29'24"	17.82	80.00
C53	12°29'24"	17.82	80.00
C54	17°08'04"	86.20	424.00
C55	12°29'24"	17.82	80.00
C56	12°29'24"	17.82	80.00
C57	25°33'21"	9.20	22.00
C58	13°42'21"	36.10	150.00
C59	04°18'28"	86.20	800.00
C60	01°23'21"	92.88	70.00
C61	40°30'11"	90.82	122.00
C62	01°23'21"	38.18	386.00
C63	21°28'03"	43.89	115.00
C64	69°28'45"	87.01	80.00
C65	14°28'29"	30.08	116.00
C66	17°05'26"	110.38	370.00
C67	08°11'49"	14.89	86.00
C68	05°52'24"	38.86	454.00
C69	01°23'21"	45.87	500.00
C70	22°38'41"	40.00	30.00

CURVE TABLE			
CURVE	DETA	LENGTH	RADIUS
C71	01°20'20"	44.16	1854.00
C72	20°28'24"	78.00	350.00
C73	20°31'11"	87.60	122.40
C74	02°30'24"	10.82	800.00
C75	04°38'53"	36.51	450.00
C76	20°28'24"	78.00	350.00
C77	26°11'27"	66.36	172.50
C78	18°18'18"	42.89	122.50
C79	21°18'18"	44.16	1854.00
C80	00°38'24"	0.57	30.00
C81	08°34'36"	13.94	130.00
C82	01°30'18"	14.74	839.72
C83	01°30'18"	14.74	1334.00
C84	02°30'24"	10.82	800.00
C85	02°30'24"	10.82	800.00
C86	01°30'18"	14.74	839.72
C87	53°58'10"	65.84	70.00
C88	21°30'24"	36.30	70.00
C89	42°34'46"	60.07	110.00
C90	21°17'02"	40.67	110.00
C91	02°38'21"</		

Parcel Maps

66444 – The contents and form of parcel maps shall be governed by the provisions of this article.

66445 - Parcel maps shall be prepared by a licensed land surveyor or a civil engineer licensed prior to 1/1/1982.

Form and content:

- legibly drawn in black ink on reproducible film; 18" x 26" size map sheets;
- sufficient survey and math information to locate all monuments and retrace any and all interior and exterior boundary lines;
- bearing and distances for straight lines;
- radii and arc length or chord bearings and lengths for all curves and any information to determine center of curves and ties to existing monuments;
- each parcel shall be numbered, each street named, the subdivision number and legal description shall be shown;
- exterior boundary shall be distinctively shown and along with the relationship to surrounding surveys;
- designated remainder shown if applicable; notation/reference to additional information required by local ordinance pursuant to Section 66434.2

Parcel Maps – (cont.)

- Shall contain a statement signed and acknowledged by all parties having any record title interest in the real property being subdivided, consenting to the preparation and recordation of the parcel map, except that less inclusive requirements may be provided by local ordinance.
- If there are no offers or dedications required, the subdivider may sign a parcel map containing four or fewer parcels.
- If the subdivider does not have any record title ownership interest in the land being subdivided, the local agency may require that he provide satisfactory evidence that the owner has given his or her consent to the proposed subdivision.
- If the parcel map was prepared based on a field survey, the map shall contain a statement by the responsible engineer or surveyor
- All public streets to be left in place shall be clearly delineated on the map since the filing of the parcel map will constitute abandonment of public streets and easements not shown on the parcel map.

66447 – Dedications and offers may be made by separate instrument and recorded concurrently with the parcel map.

66448 – Parcel Map shall be based on a field survey in conformance with the PLS Act if required by local ordinance; otherwise it may be compiled from record data when sufficient recorded or filed survey monumentation exists to enable the retracement of the exterior boundary lines and the establishment of the interior parcel lines.

66449 – Form and content of record engineer or surveyor statement

66450 – Content of City Engineer and County Surveyor Certificate/Statement

2 PARCELS
AREA: 14,491 S.F.

PARCEL MAP NO. 70141

IN THE CITY OF ROSEMEAD
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PARCEL 6 OF PARCEL MAP
RECORDED IN BOOK 7 PAGE 76 OF PARCEL MAPS, IN THE
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SHEET 1 OF 2 SHEETS

DEC 17 2009

FILED

AT RECORDER'S OFFICE

51

IN BOOK 365

AT PAGE 20-21

LOC.

RECORD

BY

FILE # 1110

\$ 3,000 DA



SUBDIVIDERS' STATEMENT:

WE HEREBY STATE THAT WE ARE THE SUBDIVIDERS OF THE LINES 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.

Tu Dam
TU DAM (SUBDIVIDER)

Kent Huynh
KENT HUYNH (SUBDIVIDER)

RECORD OWNERS:

RECORD OWNERS ARE TU DAM AND KENT HUYNH.

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES }

ON 12-20-2009 BEFORE ME COSY D CHAU
A NOTARY PUBLIC, PERSONALLY APPEARED TU DAM AND KENT HUYNH WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT, THE PERSONS OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS 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

NAME: COSY D CHAU

[Signature]
NOTARY PUBLIC IN AND FOR
SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS IN
LOS ANGELES COUNTY;
MY COMMISSION EXPIRES: 12-04-2011
MY COMMISSION NO. 1225502

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N07°16'55"W OF THE CENTER LINE OF DELTA STREET PER MAP RECORDED IN BOOK 7, PAGE 76, OF PARCEL MAPS, IN THE COUNTY RECORDER OFFICE OF LOS ANGELES COUNTY.

RECORD EASEMENT/WATER RIGHTS HOLDERS:

RICHARD GARVEY, HOLDER OF WATER RIGHTS, BY DEED RECORDED IN BOOK 1104, PAGE 257 AND BY DEED RECORDED IN BOOK 1224, PAGE 304, AND BY DEED RECORDED IN BOOK 1262, PAGE 26, ALL OF DEEDS, RECORDS OF LOS ANGELES COUNTY.

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.

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

BY Juanita B. Galano DATE 12/17/09
DEPUTY



I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$
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 PARCEL MAP NO. 70141 AS REQUIRED BY LAW.

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

BY _____ DATE _____
DEPUTY

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF KENT HUYNH ON APRIL 27, 2007. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, THAT THE MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE IN PLACE, THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Jack C Lee
JACK C LEE
L.S. #807
EXPIRES: 6-30-2010



CITY ENGINEER'S 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 ROSEMEAD, APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND ALL PROVISIONS OF THE SUBDIVISION MAP ACT, SECTION 66442 (a) (1), (2) AND (3) HAVE BEEN COMPLIED WITH.

DATED OCTOBER 20, 2009

[Signature]
CITY ENGINEER
OF CITY OF ROSEMEAD



SPECIAL ASSESSMENTS CERTIFICATE

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS LEVIED UNDER THE JURISDICTION OF THE CITY OF ROSEMEAD 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.

10/20/09 Alicia Mollata
DATE CITY CLERK - CITY OF ROSEMEAD

CITY SURVEYOR'S STATEMENT:

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

DATED: 1-20-09

Devi's O. Cuern
CITY SURVEYOR
OF CITY OF ROSEMEAD

L.S. NO. 5301
MY REGISTRATION EXPIRES 12-31-2009



Signed by Subdivider

66445(e)

MAP

66445(i)

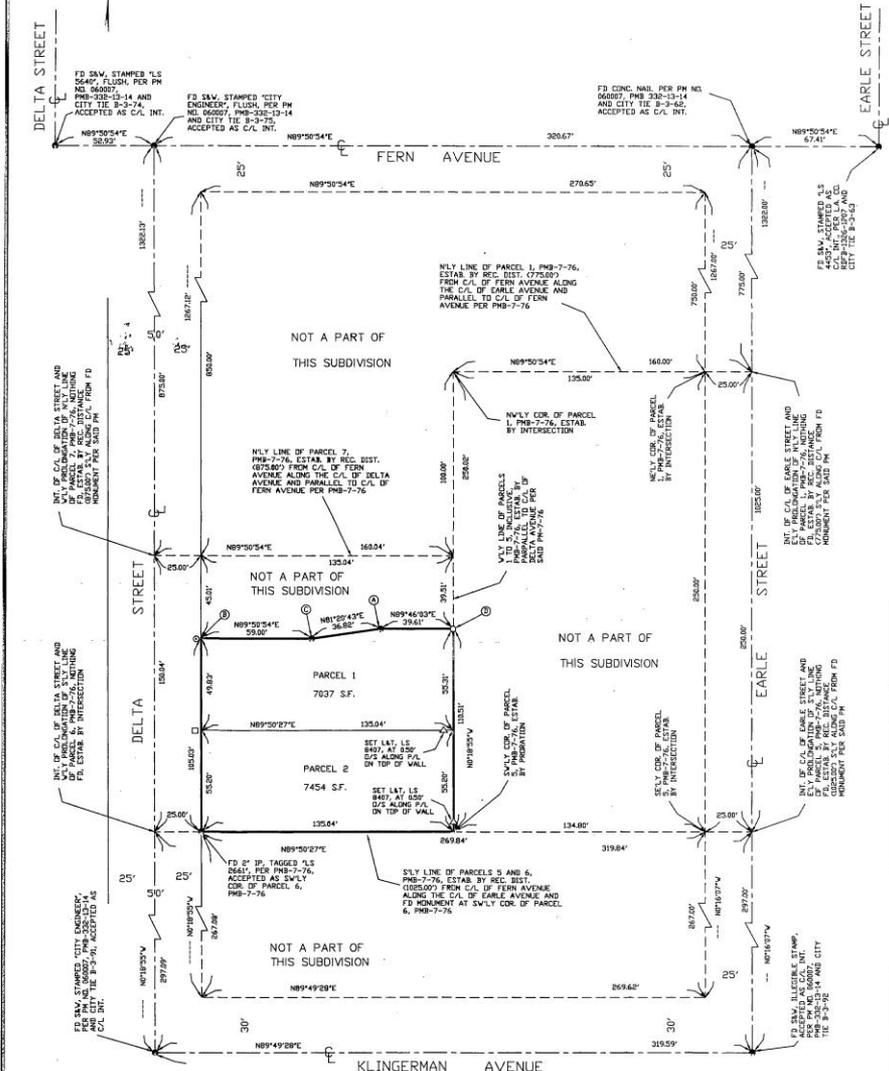
66449

66450(a)(1), (2), (3)

66450(a)(4)

PARCEL MAP NO. 70141

IN THE CITY OF ROSEMEAD
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



SURVEYOR'S NOTES:

- INDICATES MONUMENT AS NOTED
- ▲ INDICATES SET LAT. TAGGED LS 8407
- INDICATES LAT. TAGGED LS 8407 AT 2.00' O/S FROM NWLY CORNER OF PARCEL 6, PMB-7-76, ALONG P/L PROLONGATION
- INDICATES SET LAT. TAGGED LS 8407 AT 2.00' O/S FROM NWLY CORNER OF PARCEL 2, PM NO. 70141, ALONG P/L PROLONGATION
- INDICATES SET LAT. TAGGED LS 8407 AT CONCRETE FOOTING AT 2.00' E/S AND 2.00' W/S FROM S'LY COR. OF PAR. 7, PMB-7-76

BOUNDARY NOTES:

- ① FD LAT. TAGGED 'LS 2641, ACCEPTED AS AP OF PARCEL 7, PMB-7-76
- ② S'WLY COR. OF PAR. 7, PMB-7-76, ESTAB. BY PROBATION PER SAID PM
- ③ FD OF IR. TAGGED 'LS 2641, ACCEPTED AS AP ALONG S'LY LINE OF PAR. 7, PMB-7-76
- ④ S'LY COR. OF PAR. 7, PMB-7-76, ESTAB. BY PROBATION BETWEEN S'VLY COR. OF PAR. 5, PMB-7-76 AND N'LY COR. OF PAR. 7, PMB-7-76 PER SAID PM

LEGEND

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

Scale: 1" = 30' PARCEL MAP NO. 70904 SHEET 1 OF 1 SHEET

One Parcel 2,590 Sq. Feet, Gross 7,481 Sq. Feet, Net DEC 22 2009 IN THE CITY OF REDONDO BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA Being a Subdivision of a Portion of Lot 6, in Block 59 of Redondo Villa Tract, as per map recorded in Book 10, Pages 82 and 83 of Maps, in the Office of the County Recorder of Said County.

FILED AT REQUEST OF OWNER 20 MEN PAST 3:00 PM IN BOOK 365 AT PAGE 43 REGISTERED RECORDER COUNTY CLERK OF LOS ANGELES COUNTY, CA

FOR CONDOMINIUM PURPOSES

OWNER'S STATEMENT: We hereby state that we are the owner of or 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 Public use all streets, highways and other Public ways shown on said Map.

SURVEYOR'S STATEMENT: This map was prepared by me or under my direction and was compiled from Record Data in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of Seyedkamaledin Shenasiazari and Perry Hussein Shenasani on October 15, 2009. I hereby state that this Parcel Map substantially conforms to the approved or conditionally approved tentative map if any.



CITY ENGINEER'S CERTIFICATE: I hereby certify that I have examined this map and found it to conform substantially to the tentative map and all approved alterations thereof, that all provisions of the Subdivision Ordinances of the City of Redondo Beach applicable at the time of approval of the tentative map and all provisions of the Subdivision Map Act Section 66450 (a) (1) (2) and (3) have been complied with, and pursuant to the authority conferred by Resolution NR 750 of the City of Redondo Beach on September 22, 1992, I hereby accept dedication for Public Street Purposes as shown on this map.



COUNTY ENGINEER'S CERTIFICATE: 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 by the City Engineer.

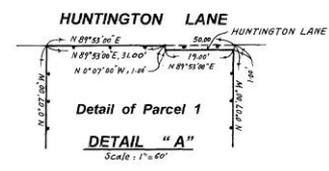
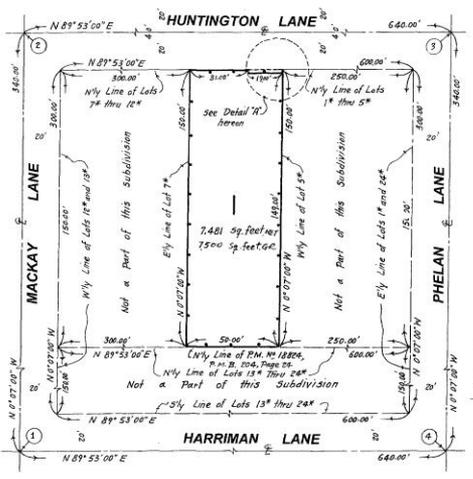


Executive Officer, Board of Supervisors of the County of Los Angeles, State of California. Date: 12/21/09 By: [Signature] Deputy

State of California } ss. County of Los Angeles } On this 8th day of December, 2009 before me, Alex Lira a Notary Public, personally appeared Seyedkamaledin Shenasiazari and Perry Hussein Shenasani, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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 and official seal.

RECORD DATA: Record Data from Redondo Villa Tract, Filed in Book 10, Pages 82 and 83 of Maps, Records of Los Angeles County.

CONDOMINIUM NOTE: This subdivision is approved as a condominium project for two 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.



- LEGEND: 1 Found Spike and Washer, 2" down, Stamp illegible, No Reference. Fits all Ties per City Eng. Tie No. 481. Accepted as centerline intersection. 2 Found Spike and Washer, Flush, Stamped L.S. 5850, No Reference. Fits all Ties per City Eng. Tie No. 482. Accepted as centerline intersection. 3 Found Punched Bolt, 2" down, Stamp illegible, No Reference. Fits all Ties per City Eng. Tie No. 493. Accepted as centerline intersection. 4 Found Spike and Washer, 2" down, stamp illegible, No Reference. Fits all Ties per City Eng. Tie No. 494. Accepted as centerline intersection. * Refers to Block 59 of Redondo Villa Tract, M.B. 10, Pages 82 and 83. ———— Indicates the boundary of the land being subdivided by this Map.

Signed by owner

MAP - CFSK

66448

2 PARCELS
25,893 SQ. FT.

JUL 20 2009

PARCEL MAP NO. 69391

IN THE CITY OF TEMPLE CITY
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP, AS PER MAP
FILED IN BOOK 2, PAGE 60, OF PARCEL MAPS, IN THE OFFICE OF
THE COUNTY RECORDER OF SAID COUNTY



SHEET 1 OF 3 SHEETS

FILED
AT REQUEST OF OWNER

20 MIN 3:04 PM

IN BOOK 365

AT PAGE 44-46

REGISTER RECORDER COUNTY CLERK
Mona Reyes

DA 43

No signature required by local ordinance if no offers or dedications required

MAP

RECORD OWNERS ARE HENRY CHO CHANG CHEN AND GRACE SHU-CHEN

SIGNATURE OMISSION NOTES

THE SIGNATURES OF THE PARTIES NAMED HEREINAFTER AS OWNERS OF THE INTEREST SET FORTH, HAVE BEEN OMITTED PURSUANT TO THE PROVISIONS OF SECTION 66436 (c) 3A (-VII) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

METROPOLITAN BANK AND TRUST COMPANY, A CORPORATION, LOS ANGELES TRUST & SAVINGS BANK, A CORPORATION, OR SUNNY VIEW WATER COMPANY, A CORPORATION, HOLDERS OF AN EASEMENT FOR WATER PIPE LINES PURPOSES BY DEED RECORDED IN BOOK 5288 PAGE 135, OF DEEDS, RECORDS OF LOS ANGELES COUNTY.

SUNNY SLOPE WATER COMPANY, A CORPORATION, HOLDER OF EASEMENTS FOR WATER PIPE LINES PURPOSES BY DEEDS RECORDED IN BOOK 6678 PAGE 304 AND IN BOOK 6681 PAGE 247, BOTH OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR POLES AND WIRES PURPOSES BY DEED RECORDED MARCH 30, 1960 IN BOOK D797 PAGE 775, AS INSTRUMENT NO. 3507, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, SUCCESSOR BY MERGER WITH SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES PURPOSES BY DEED RECORDED APRIL 29, 1960 IN BOOK D830 PAGE 936, AS INSTRUMENT NO. 4563, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

THE CITY OF TEMPLE CITY, HOLDER OF AN EASEMENT FOR SANITARY SEWER PURPOSES BY DEED RECORDED JULY 12, 1960 IN BOOK D908 PAGE 174, AS INSTRUMENT NO. 4836, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

IOLA R. BAYS, HOLDER OF AN EASEMENT FOR INGRESS, EGRESS, SEWER AND PUBLIC UTILITIES PURPOSES BY DEED RECORDED OCTOBER 7, 1960 IN BOOK D999 PAGE 827, AS INSTRUMENT NO. 2101, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

SURVEYOR'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 JUNE, 2008, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF HENRY CHO CHANG CHEN AND GRACE SHU-CHEN, ON MAY 22, 2007. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; AND THAT THE NOTES FOR ALL CENTERLINE MONUMENTS AND ALL CENTERLINE THE MONUMENTS NOTED AS "SET" ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER.

Alfred J. Thelwell
ALFRED J. THELWELL DATE 9.30.09
LS NO. 6999 EXPIRES: 9/30/2011



BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N89°18'00"W OF THE CENTERLINE OF BROADWAY AS SHOWN ON THE MAP OF TRACT NO. 9751 RECORDED IN BOOK 128, PAGE 79, OF MAPS, RECORDS OF SAID COUNTY.

CITY ENGINEER'S 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 TEMPLE CITY 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.

11/29/2009
DATE
Dennis F. Hunter
DENNIS F. HUNTER, DEPUTY
R.C.E. NO. 36624 EXPIRES: 6/30/2010



CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS LEVIED UNDER THE JURISDICTION OF THE CITY OF TEMPLE CITY 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.

12-16-2009
DATE
Anna Kaba
CITY TREASURER - CITY OF TEMPLE CITY

COUNTY ENGINEER'S CERTIFICATE

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 BY THE CITY ENGINEER.

12/01/2009
DATE
Dennis F. Hunter
DENNIS F. HUNTER, DEPUTY
LS NO. 8539 EXPIRES: 12/31/2010

CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF TEMPLE CITY BY MOTION PASSED ON 12-15-09 APPROVED THE ATTACHED MAP.

12-16-09
DATE
Mary R. Handreich
CITY CLERK - CITY OF TEMPLE CITY

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$ _____ 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 PARCEL MAP NO. 69391 AS REQUIRED BY LAW.

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

BY _____ DEPUTY DATE _____
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.

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

BY *Juliano D. Paulano* 12/21/09
DEPUTY DATE



SCALE: 1" = 30'

SHEET 2 OF 3 SHEETS

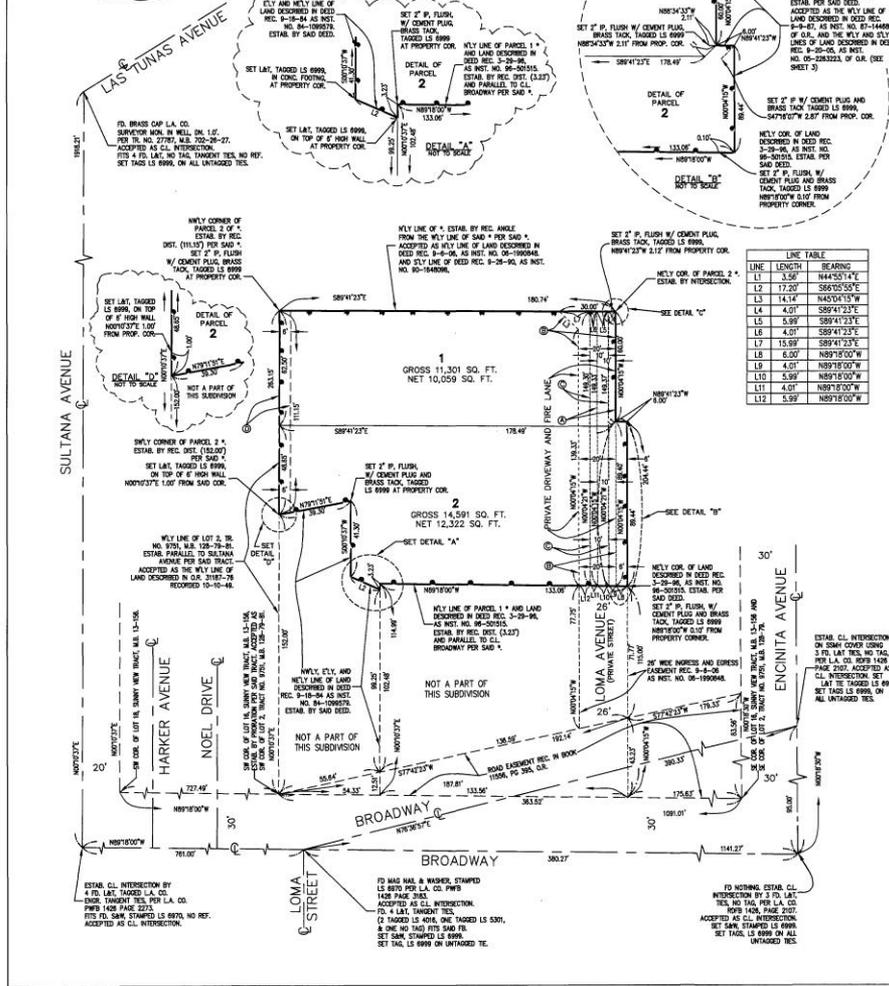
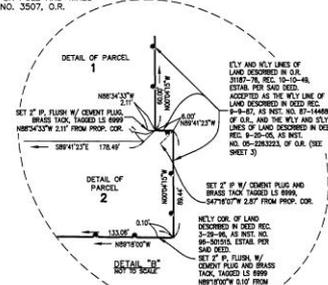
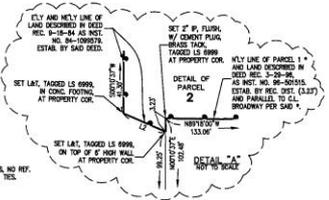
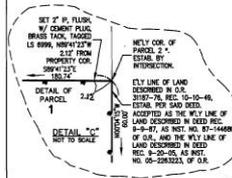
PARCEL MAP NO. 69391

IN THE CITY OF TEMPLE CITY
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

- ① 10' WIDE EASEMENT OF SOUTHERN CALIFORNIA GAS COMPANY FOR PUBLIC UTILITY PURPOSES REC. 4-29-1963 IN BOOK D330 PAGE 536 AS INST. NO. 4553, O.R.
- ② VARIABLE WIDTH EASEMENT OF IOLA R. BAYS FOR INGRESS, EGRESS, SEWER AND PUBLIC UTILITIES PURPOSES REC. 10-7-1960 IN BOOK D999 PAGE 827 AS INST. NO. 2101, O.R.
- ③ 10' WIDE EASEMENT OF CITY OF TEMPLE CITY FOR SANITARY SEWER PURPOSES REC. 7-12-1960 IN BOOK D908 PAGE 174 AS INST. NO. 4836, O.R.
- ④ 6" WIDE EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY FOR POLE AND WIRES PURPOSES REC. 3-30-1960 IN BOOK D797 PAGE 776 AS INST. NO. 3507, O.R.

* PARCEL MAP, BOOK 2, PAGE 60.
SEE SHEET 3 FOR DETAIL OF BOUNDARY LINES ESTABLISHMENT

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



LINE	LENGTH	BEARING
L1	3.50'	N44°55'14"E
L2	17.00'	S89°55'25"E
L3	14.14'	N45°04'13"W
L4	4.01'	S89°41'23"E
L5	5.97'	S89°41'23"E
L6	4.01'	S89°41'23"E
L7	15.97'	S89°41'23"E
L8	6.00'	N89°18'00"W
L9	4.01'	N89°18'00"W
L10	5.97'	N89°18'00"W
L11	4.01'	N89°18'00"W
L12	5.97'	N89°18'00"W

FD. BRASS CAP L.A. CO.
IMPRESSION IN HILL SH. L.S.
FOR PL. NO. 27787, M.B. 702-20-27.
ACCEPTED AS C.L. INTERSECTION.
FITS 4 FT. L&T. NO TAG, SHAWNT TEE, NO REF.
SET TAGS LS 8999, ON ALL UNTAGGED TIES.

WLY CORNER OF PARCEL 2 OF 4
ESTAB. BY REC. DIST. (151.07') PER S&D #
SET 2" P. FLUSH W/ CEMENT PLUG AND BRASS TACK TAGGED LS 8999 AT PROPERTY COR.

WLY CORNER OF PARCEL 1 AND LAND DESCRIBED IN DEED REC. 3-29-96, AS INST. NO. 86-109976, ESTAB. BY REC. DIST. (133') AND PARALLEL TO C.L. BROADWAY PER S&D #.

SET 2" P. FLUSH W/ CEMENT PLUG AND BRASS TACK TAGGED LS 8999 AT PROPERTY COR.

WLY CORNER OF PARCEL 1 AND LAND DESCRIBED IN DEED REC. 3-29-96, AS INST. NO. 86-109976, ESTAB. BY REC. DIST. (133') AND PARALLEL TO C.L. BROADWAY PER S&D #.

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WLY CORNER OF PARCEL 1 AND LAND DESCRIBED IN DEED REC. 3-29-96, AS INST. NO. 86-109976, ESTAB. BY REC. DIST. (133') AND PARALLEL TO C.L. BROADWAY PER S&D #.

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WLY CORNER OF PARCEL 1 AND LAND DESCRIBED IN DEED REC. 3-29-96, AS INST. NO. 86-109976, ESTAB. BY REC. DIST. (133') AND PARALLEL TO C.L. BROADWAY PER S&D #.

ESTAB. C.L. INTERSECTION BY F.D. L&T. TAGGED L.A. CO. IMPR. TANGENT TEE, PER L.A. CO. IMPR. L&T. P&D 2221. FITS F.D. SAW, STAMPED LS 8999, NO REF. ACCEPTED AS C.L. INTERSECTION.

FD NOTHING ESTAB. C.L. INTERSECTION BY 3" P. L&T. TEE, NO TAG, PER L.A. CO. IMPR. L&T. P&D 2221. FITS F.D. SAW, STAMPED LS 8999, NO REF. ACCEPTED AS C.L. INTERSECTION. SET TAGS LS 8999 ON ALL UNTAGGED TIES.

FD S&D WAS A WORKER, STAMPED LS 8999 FOR L.A. CO. IMPR. L&T. P&D 2221. FITS F.D. SAW, STAMPED LS 8999, NO REF. ACCEPTED AS C.L. INTERSECTION. SET TAGS LS 8999 ON ALL UNTAGGED TIES.

FD A L&T. TANGENT TEE, FITS 4 TAGS LS 8999, ONE TAG TAGGED LS 8999, ONE TAG NO TAG FITS S&D FL. SET S&D, STAMPED LS 8999. SET TAGS LS 8999 ON UNTAGGED TIES.

FD S&D WAS A WORKER, STAMPED LS 8999 FOR L.A. CO. IMPR. L&T. P&D 2221. FITS F.D. SAW, STAMPED LS 8999, NO REF. ACCEPTED AS C.L. INTERSECTION. SET TAGS LS 8999 ON ALL UNTAGGED TIES.

FD NOTHING ESTAB. C.L. INTERSECTION BY 3" P. L&T. TEE, NO TAG, PER L.A. CO. IMPR. L&T. P&D 2221. FITS F.D. SAW, STAMPED LS 8999, NO REF. ACCEPTED AS C.L. INTERSECTION. SET TAGS LS 8999 ON ALL UNTAGGED TIES.

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Chapter 3 - Procedures

Article 1 - General Provisions (66451 to 66451.7)

Article 2 - Merger of Parcels (66451.10 to 66451.23)

Article 3 - Un-merger of Parcels (66451.30 to 66451.33)

Article 4 - Tentative Maps (66452 to 66452.13)

Article 2.5 - New Rental Housing: Conversion (66452.50 to 66452.51)

Article 3 - Review of TM by Other Agencies (66453 to 66455.9)

Article 4 - Final Maps (66456 to 66462.5)

Article 5 - Parcel Maps (66463 to 66463.5)

Article 6 - Filing Maps With County Recorder (66464 to 66468.2)

Article 7 - Correction and Amendment of Maps (66469 to 66472.1)

Tentative Maps

66452 – Tentative map shall be filed with the clerk of the advisory agency or as designated by local ordinance. This is usually the agency’s Planning Department. A vesting tentative map shall be filed and processed in the same manner as a tentative map except as otherwise provided by this Division 2 or by a local ordinance. At the time a vesting tentative map is filed it shall have printed conspicuously on its face the words “Vesting Tentative Map”.

66452.1 – Provides time limits for the advisory agency to act within 50 days whether they are authorized to make decisions or are an advisory body to the legislative body.

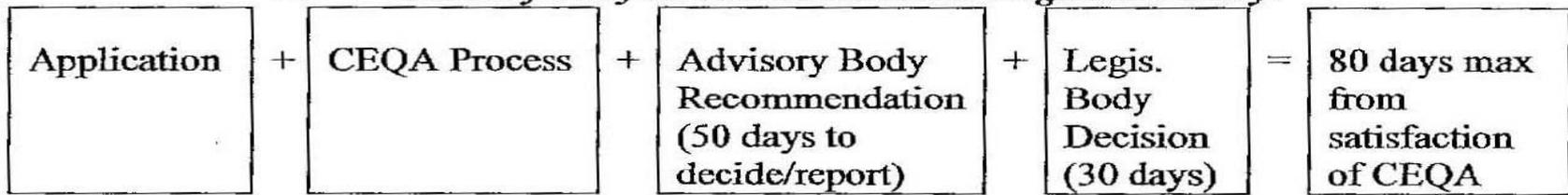
66452.2 – Provides time limits for the legislative body to act within 30 days or 50 days, depending on whether there is an advisory agency.

66452.3 – Subdivider shall receive staff’s written report at least three days prior to the hearing or action.

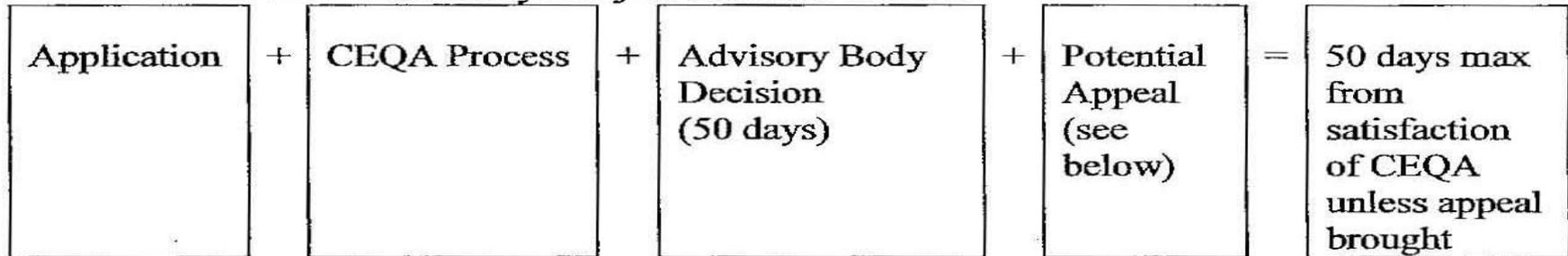
66452.4 – Tentative Map is deemed complete if local agency takes no action within prescribed time limits and is entitled to get a written certification of approval.

66452.5 – Provides provisions and time limits for appealing decisions.

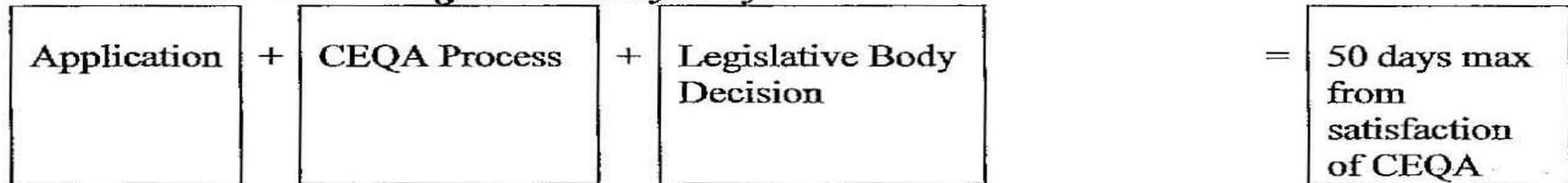
▣ **Advisory Body Recommendation to Legislative Body.**



▣ **Advisory Body as Decision Maker.**

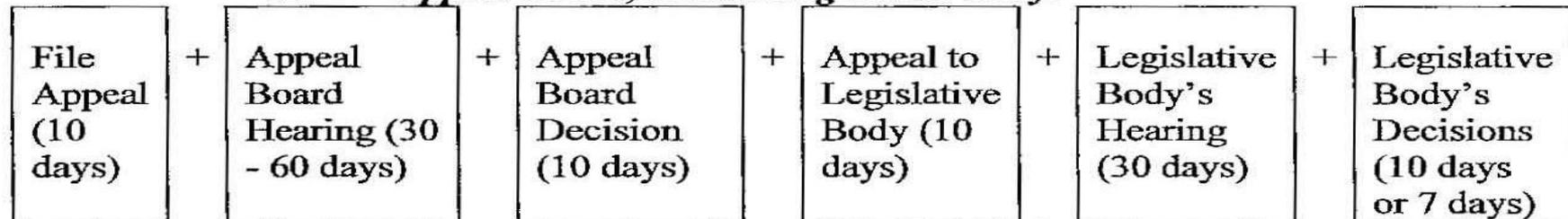


▣ **Legislative Body Only.**



(d) Appeal Options.

▣ **Appeal Board, then to Legislative Body.**



= approx. 100 - 130 days

Tentative Maps (cont.)

Length of Tentative Map Approval “Initial & Extended Life”

- 66452.6(a)(1) - Initial approval good for two or three years, depending on local ordinance
- 66452.6(a)(1) - Recording a phased final maps extends approval 3 yrs for each map recorded, up to total of 10 yrs (less the initial approval) if the map is conditioned to construct offsite public improvements exceeding a certain dollar amount.
- 66452.6(e) - A Tentative Map may get discretionary extensions of up to 6 additional yrs by the approval body.
- 66452.6(b)(1) - Development Moratorium: the life is “stayed” up to five years, depending on length of the moratorium.
- 66452.6(c) – Litigation: the life is “stayed” up to five years, depending on the length of pending litigation. Must be approved by the City or County before valid.

Tentative Maps (cont.)

Length of Tentative Map Approval

“Initial & Extended Life”

- 66452.11, 66452.13, 66452.21 , 66452.22 - “Special “ legislative extensions - 2 yrs. - 9/13/1993; 1yr. - 5/15/1996; 1 yr. - 7/15/2008 ; 2 yrs - 7/15/2009
- 66452.6(a)(1) - If there is a Development Agreement, the Tentative Map and other permits are good for the term of the development agreement.
- 66452.6(d) - The expiration of a Tentative Map stops all action and it cannot be revived. A new Tentative Map must be applied for, processed and approved. However, if a “**Timely Filing**” is made, subsequent actions by the local agency including but not limited to processing, approving and recording may lawfully occur after the tentative map expiration date. Delivery to the County Surveyor shall be deemed a “**Timely Filing**” for the purposes of this section.

Gov't Code 66452.6(d) allows a city/county to take action on a final map, after the expiration of the tentative map, so long as the final map was delivered to the city engineer/county surveyor prior to the tentative map's expiration. Based on *McPherson* and *Ailanto Properties*, the permissible scope of the actions that can be taken after tentative map expiration cannot include **substantive** corrections to the filed final map or actions by the developer to satisfy tentative map conditions. Once a tentative map has expired, the only action on a “**Timely Filed**” final map that can occur is the **unilateral processing** by the city/county. If the final map is approvable as submitted, the city/county's unilateral processing can lawfully result in the ultimate approval of the final map. However, if the final map, as submitted, is deficient in some manner, the unilateral processing would necessarily result in rejection or denial. For more details refer to: *McPherson v. City of Manhattan Beach* 78 Cal.App.4th 1252, 93 Cal.Rptr.2d 725, (Cal.App. 2 Dist.2000) and *Ailanto Properties, Inc. v. City of Half Moon Bay*, 142 Cal.App.4th 572, 48 Cal.Rptr.3d 340, (Cal.App. 1 Dist. 2006).

How Long Can A Vesting Tentative Map Requiring a Final Map Stay Alive Given The Perfect Storm?

- 2 years
- 6 years
- 12 years
- 18 years
- 26 years
- 32 years
- 42 years

Take advantage of every possibility!!!

The Answer!

2 years – Initial Life

6 years – “Special” legislative extensions

8 years – File three phased unit maps

6 years – Request six discretionary extensions

5 years – maximum “stay” for a development moratorium

5 years – maximum “stay” for pending litigation

32 years

Final Maps

66456 – After approval of a tentative map, the subdivider may cause the real property, or any part thereof, to be surveyed and a final map prepared in accordance with the approved tentative map and its conditions.

66456.1 – Multiple final maps may be filed from one tentative map.

66456.2 – Provides for time limits related to the local agencies review and approval of improvement plans which shall be prepared by a licensed civil engineer. The local agency may have to contract out the plan review if they cannot meet the time limits.

66457 – A final or parcel map conforming to an approved tentative map may be filed with the legislative body for approval after all required certificates and/or statements have been signed and where necessary acknowledged.

Final Maps (cont.)

66458 – The legislative body shall approve the map at the meeting it receives the map or at its next regularly scheduled meeting. If the map does not conform, they shall disapprove the map. If the required timelines are not met and the map conforms, it shall be deemed approved. The legislative body may delegate the approval of maps and the acceptance/rejection of dedications and offers to a designated official (i.e. County Engineer/Surveyor).

66462 – If required public improvements have not been completed prior to approval of the final map, the subdivider shall enter into an improvement agreement with the local agency to complete the improvements within a specified timeframe at the subdivides expense. The subdivider shall provide security to guarantee performance of the agreement. The legislative body may delegate to a designated official, the authority to enter into the subject improvement agreement.

66462.5 – A local agency may not refuse to approve a final map which requires the subdivider to construct off-site improvements on land in which the subdivider nor the local agency has sufficient title or interest. The local agency will have 120 days to initiate condemnation proceedings or enter into an agreement with the subdivider to acquire the property . If no agreement has been entered into and no condemnation proceedings initiated within the 120 days, the condition to construct the off-site improvements shall be deemed waived.

Parcel Maps

66463 – Procedures for processing, approving and modifying parcel maps shall be provided by local ordinance. Sections 66477.1, 66477.2 and 66477.3 relating to dedications and offers of dedications on final maps shall apply to parcel maps.

66463.1 – A subdivider may file multiple parcel maps related to an approved tentative map.

66463.5 – Expiration of tentative maps that require a parcel map is similar to Section 66452.6 for tentative maps that require a final map except that this section does not provide for the automatic three year extension for recording a phased parcel map. The maximum life of a tentative map requiring a parcel map is 24 years.

Filing Maps With the County Recorder

66464 – Unless otherwise provided for by the County, if the map is not subject to the tax security requirements under Section 66493, after approval of the final or parcel map by the city, the city clerk shall transmit the map to the County Recorder. If the final or parcel map is subject to Section 66493, after the tax security has been deposited with, approved and certified by the clerk of the board of supervisors, the county shall transmit the map to the County Recorder. If the map is in the unincorporated county, after approval, the map shall be transmitted ultimately to the County Recorder.

66466 – The County Recorder (CR) shall examine the map within 10 days and either accept it or reject it for filing. If rejected, the CR shall notify all parties within 10 days and efforts taken to correct the deficiency (usually an out of date acknowledgement, smudged signature or illegible text). If accepted, the map shall be certified thereon with the map book and page.

66467 – Nothing shall prevent a final or parcel map of a subdivision from being filed with the CR where one is not required by the SMA, provided the map meets the form and content requirements of the SMA and local ordinance.

Filing Maps With the County Recorder (cont.)

66468 – The filing and recording of a final or parcel map shall automatically and finally determine the validity of such map and shall impart constructive notice.

66468.1 – Whenever separate documents are to be recorded concurrently with the final or parcel map, the CR shall complete the cross reference to each concurrently recorded document.

66468.2 – The Board of Supervisors may authorize another county officer to perform the duties of the clerk of the Board of Supervisors and approve the security for payment of taxes provided that officer also performs the other duties required of the clerk of the Board of Supervisors.

BOOK 329 PAGE 53

2007

FILED
AT REQUEST OF OWNER

28 MIN PAST 2 P.M.

IN BOOK 1329

AT PAGE 53-68

OF MAPS
LOS ANGELES COUNTY, CA.

Registrar-Recorder/County Clerk

BY Adela Rea
Deputy

FEE \$ 53.00

D.A. FEE Code 20 \$ 2.00

66466(c)

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT
OF \$... 41,900.⁰⁰ HAS BEEN FILED WITH THE
CLERK OF THE 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./PARCEL MAP NO. 44104 AS
REQUIRED BY LAW.

EXECUTIVE OFFICER-CLERK
OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF LOS ANGELES STATE OF
CALIFORNIA

BY Dennis Hunter

DEPUTY



I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN
FILED AND DEPOSITS HAVE BEEN MADE THAT ARE RE-
QUIRED UNDER THE PROVISIONS OF SECTIONS 66422 AND
66493 OF THE SUBDIVISION MAP ACT.

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

Dennis Hunter

DEPUTY



66482
66483

Corrections and Amendments of Maps

66469 – After a final or parcel map is recorded, it may be amended by a certificate of correction or an amending map for any of the following reasons:

- To correct an error in course or distance.
- To show an omitted course or distance.
- To correct an error in the legal description.
- Change in engineer/surveyor setting monuments.
- To show the proper location or character of any monument which has been changed in location or character when the original location was shown incorrectly.
- To correct any additional information filed per 66434.2 if such change does not create any additional burden on the present owner and does not alter any property interest.
- To correct any other type of map error or omission as approved by the county/city surveyor that does not alter any property interest such as lot numbers, street names and identification of adjacent record maps.

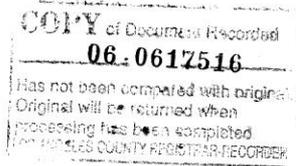
Certificates of Correction

RECORDING REQUESTED BY:

WARREN W. WILLIAMS, JR – LS 7038
(Engineer/surveyor)

WHEN RECORDED RETURN TO:

Donald L. Wolfe
County Engineer
County of Los Angeles
900 S. Fremont Ave
Third Floor, Land Development Division
Alhambra, CA 91803



SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRACT MAP CERTIFICATE OF CORRECTION

City of Carson
County of Los Angeles
State of California

The following corrections or additions are hereby made to Tract No. 54179, filed in book 1289, Page(s) 14 through 15, inclusive, of Maps, in the office of the Recorder of Los Angeles County:

The following is hereby corrected on said map:

1. At the southwest corner, a lead, tack and tag "LS 7038" was set in a concrete walk in lieu of a 2" iron pipe with tag "LS 7038".
2. At the southeast corner, a lead, tack and tag "LS 7038" was set on top of a block wall in lieu of a 2" iron pipe with tag "LS 7038".
3. At the northeast corner, a lead, tack and tag "LS 7038" was set in a concrete walk, N00°08'21"W, 1.00' from the actual corner, in lieu of a 2" iron pipe with tag "LS 7038".
4. At the northwesterly corner of Lot 1 of said Tract, at the northerly terminus of that course in the west line of said lot, shown as "N00°08'13"W 330.24'", a lead, tack and tag "LS 7038" was set in a concrete walk in lieu of a 2" iron pipe with tag "LS 7038".

Engineer's/Survevor's Certificate

I hereby certify that this Certificate of Correction was prepared by me or under my direction on February 7, 2006, and the changes shown hereon are as provided for in section 66469 of the Subdivision Map Act.

Signed W. Williams Jr
Print Name: WARREN WILLIAMS, Jr.
L.S. No. 7038
Registration Expires:
09/30/06



County Engineer's Certificate

I hereby certify that I have examined this Certificate of Correction and the only changes made are those set forth in section 66469 of the Subdivision Map Act.

Dated this 21st day of March, 2006.

Signed Fabrizio G. Pacheco
Print Name: Donald L. Wolfe
L.S. No. 7274
Registration Expires: 12-31-06



Listed below are the present fee owners of real property affected by this correction of addition:

Andrew Moine and Beverly Moine as Trustees of the 1995 Moine Family Trust

Corrections and Amendments of Maps (cont.)

66470 – The amended map (AM) or certificate of correction (COC) shall be prepared by and signed by a licensed surveyor. An amended map shall conform to the requirements of 66434 if a final map and 66445(a) to (d) (f) to i), inclusive if a parcel map. The AM or COC shall show the corrections made and the names of the fee owners as of the date the original map was recorded. Within 60 days, the CR shall send a copy to county surveyor who shall maintain an index of recorded COCs.

66471 - The amended map (AM) or certificate of correction (COC) shall be reviewed and certified by the City Surveyor or the County Surveyor, depending on jurisdiction. A COC shall be reviewed by the agency within 20 working days. If corrections are required, the COC shall be reviewed within 10 working days upon resubmittal and then presented to the CR.

66472 – The certified AM or COC shall be filed with the CR. The CR shall index the names of the fee owners reflected on the original map and the tract number in the general index and map index respectively. The original map shall be deemed to have been conclusively corrected and thereafter shall impart constructive notice of those corrections.

66472.1 – If authorized by local ordinance, in additions to the amendments authorized by Section 66469, a recorded map may be modified by an AM or COC if the local agency finds that there are changes in circumstances that make any or all of the conditions of approval for the map no longer appropriate or necessary and that the modifications do not alter any right, title or interest in the real property reflected on the recorded map. The local agency must also find the modified map conforms to Section 66474 (grounds for denial). A public hearing shall be conducted as provided for in Section 66451.3. The local agency hearing shall confine the hearing to consideration of only the proposed modification.

Chapter 4 - Requirements

Article 1 - General

Article 2 - Advisory Agencies

Article 3 - Dedications

Article 3.5 - Public Access to Public Resources

Article 4 - Reservations

Article 5 - Fees

Article 6 - Reimbursement

Article 7 - Soils Reports

Article 8 - Taxes and Assessments

Article 9 - Monuments

General

66473 – A local agency shall disapprove a map for failure to satisfy the conditions of approval. The local agency's decision shall include a finding which details the conditions or requirements that were not met. The local ordinance shall include a procedure for waiver of the provisions of this section when the failure of the map is a result of a technical and inadvertent error which in the local agency's determination, does not materially affect the validity of the map.

General (cont.)

66473.7 – A subdivision containing 500 or more units shall provide a written verification that the water company has a sufficient water supply to provide water service over the next 20 year period, including normal, dry and multiple dry years.

General (cont.)

66474 – A local agency shall deny a Tentative Map or Parcel Map (which did not require a TM) if it makes any of the following findings:

- Map is not consistent with GP and/or SP.
- Design and improvements are not consistent with GP and/or SP.
- Site is not physically suitable to the type of development.
- Site is not physically suitable to the proposed density of the development.
- Design and improvements are likely to cause environmental damage or substantially and avoidably injure fish or wildlife and their habitat.
- Design and improvements are likely to cause serious public health problems.
- Design and improvements will conflict easements acquired by the public at large for access through the subdivision. The local agency may approve a map if they find that equivalent alternate access will be provided.

General (cont.)

66474.1 – A local agency shall not deny approval of a final or parcel map for the proposed subdivision if it finds that the map is in substantial conformance with the previously approved tentative map.

66474.2 – The date an application for a tentative map was deemed complete is the basis for standards to be applied to approval of the tentative map. However, if a local agency had initiated proceedings and published notices regarding the proposed regulations, they may apply the enacted regulation at the time they approve or deny the tentative map.

66473.3 – A local agency may condition, or deny a permit, approval, extension or entitlement if it determines any of the following:

- Failure to do so would place the residents of the subdivision or the immediate community, or both in a condition dangerous to their health and/or safety.
- The condition or denial is required, in order to comply with state or federal law.

An approved or conditionally approved tentative or vesting tentative map shall not limit a legislative body from imposing reasonable conditions on subsequent required approvals or permits necessary for the development and authorized by the ordinances, policies and standards described in Sections 66474.2 or 66498.1

General (cont.)

66474.10 – If engineering and land surveying conditions are imposed on a tentative map, those conditions shall be reviewed by the appropriate agency's licensed engineer or surveyor to determine compliance with generally accepted engineering or survey practices.

Dedications

66475 – A local ordinance may require subdivisions to provide a dedication or irrevocable offer of dedication for streets, alleys, including access rights, drainage easements, public utility easements and other public easements.

66475.1 – When a subdivider is required to dedicate streets for public use, he may be required to provide additional dedication for bicycle paths.

66475.2 – A local ordinance can require a subdivision to dedicate additional easements and provide for transit facilities such as turnouts, benches, shelters, landing pads and similar facilities that benefit residents of the subdivision. For condo conversion type projects subdividing airspace in existing buildings, only fees in lieu of dedications may be required.

66475.3 – A local ordinance may require that solar access easements be provided to ensure each proposed parcel receives light across adjacent parcels.

Dedications (cont.)

66477.5 – Local agency shall record a certificate attached to the final or parcel map when land is granted in fee title. The certificate shall state: 1) name and address of subdivider; 2) legal description of property; 3) a statement that the property will be reconveyed to the subdivider if the local agency no longer has a public purpose for the property. The certificate is not required for open space, parks or schools.

66476 – A local ordinance may require that dedications provide for the waiver of direct access to a street from an abutting parcel within the subdivision.

66477 – A local ordinance may require the dedication of park land and/or the payment of fees.

66477.1 – Any offer of dedication must be accepted or rejected by the legislative body and a statement to that effect shall be included on the final or parcel map. The legislative body may also accept into the county road system pursuant to Section 941 of the Streets & Highways Code, any road for which a dedication has been accepted.

Dedications (cont.)

66478 – A local ordinance may provide for the subdivider to provide land for an elementary school site. The school district must pay for the land within certain restrictions and record a certificate of acceptance that agrees to sell back the land to the subdivider if not used within 10 years.

66477.2 – Offers of dedication for street, utility, storm drain easements continue if rejected by the legislative body at the time the final or parcel map records. The offer may be accepted by the legislative body at any time in the future through a resolution. Access dedications to various types of water bodies from public streets generally expire three years after they are offered if initially rejected. If a lake or reservoir is owned by a public entity, the offer expires 5 years after rejection.

66477.3 – The acceptance of an offer of dedication on a final map shall not be effective until the map is filed in the office of the CR.

TRACT NO. 45025

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

THIS TRACT NO. 45025 IS ORDERED THAT THE DEED OF TRACT NO. 45025 BE HEREBY APPROVED.

BEING A SUBDIVISION OF A PORTION OF GOVERNMENT LOT 1 OF THE NORTHWEST ONE-QUARTER OF FRACTIONAL SECTION 4, T. 11 N., R. 11 W., S.B.M.

KEITH ENGINEERING.

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 STATE LAW AND LOCAL SUBDIVISION ORDINANCES 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.

DATE: 5-10-88 BY ARGENT V. BROWN Deputy

FILED BY REQUEST OF OWNER MAY 11 1988 3pm BOOK 1107 PAGE 80

98 757846

66477.1

THIS IS TO CERTIFY THAT THE INTEREST IN REAL PROPERTY CONVEYED BY THE WITHIN DEDICATION OR GRANT TO THE COUNTY OF LOS ANGELES, A GOVERNMENTAL AGENCY, IS HEREBY ACCEPTED AND THE GRANTEE CONSENTS TO THE RECORDED THEREOF BY ITS AUTHORIZED OFFICER.

I HEREBY CERTIFY THAT THE FOREGOING ORDER WAS ADOPTED BY THE BOARD OF SUPERVISORS AT A MEETING HELD 5-10-88

EXECUTIVE OFFICER-CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES ARGENT V. BROWN Deputy



OWNER'S CERTIFICATE.

WE HEREBY CERTIFY THAT WE ARE 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 PUBLIC USE ALL STREETS, HIGHWAYS, AND OTHER PUBLIC WAYS SHOWN ON SAID MAP.

WE FURTHER CERTIFY THAT, WE KNOW OF NO EASEMENT OR STRUCTURE EXISTING WITHIN THE EASEMENTS HERIN 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.

AND ALSO DEDICATE TO THE COUNTY OF LOS ANGELES THE EASEMENTS FOR SANITARY SEWER PURPOSES SO DESIGNATED ON SAID MAP AND ALL USES INCIDENT THERETO, INCLUDING THE RIGHT TO MAKE CONNECTIONS THEREWITH FROM ANY ADJOINING PROPERTIES.

AND ALSO DEDICATE TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT THE EASEMENTS FOR COVERED STORM DRAINS AND APPROPRIATE STRUCTURES AND INGRESS & EGRESS PURPOSES AND DESIGNATED ON SAID MAP AND ALL USES INCIDENT THERETO, INCLUDING THE RIGHT TO MAKE CONNECTIONS THEREWITH FROM ANY ADJOINING PROPERTIES.

AS A DEDICATION TO PUBLIC USE, WHILE ALL OF ESBEX DRIVE AND FORT TEJON ROAD WITHIN OR ADJACENT TO THIS SUBDIVISION REMAIN PUBLIC STREETS, WE HEREBY ABANDON ALL RIGHTS OF DIRECT INGRESS AND EGRESS FROM LOTS 113, 114, 115, AND 116, TO FORT TEJON ROAD AND FROM LOT 62 TO ESBEX DRIVE AS TO ANY PORTION OF SAID STREETS WITHIN OR ADJACENT TO THIS SUBDIVISION IS VACATED, SUCH VACATION TERMINATES THE ABOVE DEDICATION AS TO THE PART VACATED. WE HEREBY GRANT LOTS 113, 114, 115 & 116, IN FEE SIMPLE TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES, THE RIGHT TO PROHIBIT THE CONSTRUCTION OF RESIDENTIAL BUILDING WITHIN LOTS 113, 114, 115 & 116.

KATHAN AND BROAD LAND COMPANY, A CALIFORNIA CORPORATION, OWNER Norman Titcher Vice President

FIRST AMERICAN TITLE COMPANY OF LOS ANGELES, A CALIFORNIA CORPORATION TRUSTEE UNDER A DEED OF TRUST RECORDED APRIL 18, 1986, AS INSTRUMENT NO. 66-403170 OF OFFICIAL RECORDS.

MAX BREWER, SR VICE PRESIDENT CAROL MIYASAKI ASSISTANT SECRETARY

FLOOD CONTROL DISTRICT ACCEPTANCE NOTE: UNDER THE AUTHORITY CONFERRED BY RESOLUTION DULY AND REGULARLY ADOPTED BY THE BOARD OF SUPERVISORS OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT ON THE 6TH DAY OF MARCH, 1982, A CERTIFIED COPY OF WHICH WAS RECORDED IN BOOK 11543, PAGE 430 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY AND AMENDED BY SUPPLEMENTAL RESOLUTION ON THE 25TH DAY OF DECEMBER, 1989, THE UNDERIGNED HEREBY ACCEPTS THE INTEREST IN REAL PROPERTY CONVEYED BY THE WITHIN DEDICATION OR GRANT TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, A GOVERNMENTAL AGENCY AND CONSENTS TO THE RECORDED ON BEHALF OF SAID DISTRICT.

DATE 5/5/88 BY Roger W. Buyer

PURSUANT TO SECTION 66499.201(2) OF THE SUBDIVISION MAP ACT, THE FILING OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF THOSE ACCESS RESTRICTIONS CLAIMED BY THE COUNTY OF LOS ANGELES BY INSTRUMENT NO. 66-1467602, RECORDED 10/29/86 NOT SHOWN ON THIS MAP.

ENGINEER'S CERTIFICATE.

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, THAT THIS FINAL MAP, CONSISTING OF SIX SHEETS, IS A TRUE AND COMPLETE SURVEY AS SHOWN, AND WAS MADE BY ME OR UNDER MY DIRECTION IN JULY, 1985, 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 CENTER LINE MONUMENTS SHOWN AS TO BE SET WILL BE ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS WITHIN TWENTY-FOUR MONTHS FROM THE FILING DATE SHOWN HEREIN.

BASIS OF BEARINGS.

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N00°20'35"W OF THE NORTHWEST ONE-QUARTER OF FRACTIONAL SECTION 4, T. 11 N., R. 11 W., S.B.M. AS SHOWN ON RECORD OF SURVEYS RECORDED 69, PAGE 33 OF RECORD OF SURVEYS.

SIGNATURE OMISSION NOTES.

THE SIGNATURE OF PALMDALE IRRIGATION DISTRICT, EASEMENT HOLDER FOR WATER DISTRIBUTION PURPOSES AS DISCLOSED BY DEED RECORDED IN BOOK 11500, PAGE 784, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66492 OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IT CANNOT BE REPRODUCED IN A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY. SAID EASEMENT IS BLANKET IN NATURE.

STATE OF CALIFORNIA) COUNTY OF LOS ANGELES) BEFORE ME, THE UNDERIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED AND appeared before me, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the president, and acknowledged to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the vice president of the corporation that executed the within instrument and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

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.

EXECUTIVE OFFICER-CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA ARGENT V. BROWN Deputy



STATE OF CALIFORNIA) COUNTY OF LOS ANGELES) BEFORE ME, THE UNDERIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED AND appeared before me, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the vice president, and acknowledged to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the assistant secretary of the corporation that executed the within instrument and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors, as trustee.



Cynthia F. Anderson Notary Public

ARLENE DADDIO Notary Public LOS ANGELES COUNTY NOT COMAR. Exp. 11-28-87

vt map of Grant

65-0-3,4 309-257

Fees

66483 – A local ordinance may impose storm drain and sewer fees for offsite planned improvements subject to certain requirements.

66483.1 – Surplus funds shall be handled as following: 1) if less than 5% of the amount expended, they can be transferred to the general fund for O&M costs of the facilities; 2) used for construction of modified facilities within the improvement area;3) refunded in accordance with Section 66483.2

66483.2 – Surplus funds remaining shall be refunded proportionately to each current property owner. After 2 years, any funds not claimed can be transferred to the general fund.

66484 – A local ordinance may impose a fee for the construction of bridges and major thoroughfares .

66484.3 – Specific authorities for fees collected for bridge and major thoroughfares have been provided to Orange County.

66484.5 – A local ordinance may impose a fee for the construction of ground water recharge facilities.

Taxes and Assessments

66492 – Subdivider shall provide evidence from the Tax Collector that all current taxes that are due and payable have been paid prior to approval of the final map by the local agency.

66493 – Subdivider shall provide a security deposit to guarantee the payment of current taxes which are due, but not yet payable. The tax security requirement occurs in Los Angeles County between January 1st and October 1st.

66494 – Delinquent taxes may be paid from the tax security deposit if they become delinquent.

66491.1 – The Board of Supervisors may, by resolution authorize any county officer to perform the duties required of the Clerk of the Board of Supervisors under this Article.

Monuments

66495 – The surveyor shall set sufficient durable monuments to conform to the standards of the PLS Act so another surveyor may readily retrace the survey shown on the final or parcel map. He shall also set additional monuments as required by local ordinance. At least one exterior boundary line of the land being subdivided shall be monumented or referenced before the map records.

66496 – Interior monuments need not be set at the time the map records if the surveyor certifies on the map that they will be set on or before a certain date and the subdivider furnishes security guaranteeing payment of the costs of setting the monuments.

66497 – The surveyor shall provide the subdivider and the City/County Surveyor written notice within 5 days after the monuments have been set. The subdivider shall provide written evidence of payment to the surveyor to get the security released, or may direct the local agency to pay the surveyor directly. If the surveyor is not paid, they may request payment from the monument security. The local agency has 3 months to pay the surveyor.

66498 – If a surveyor is not willing, able or refuses to set the monuments, the City/County Surveyor or a selected licensed consultant may set the monuments. The former surveyor may release his obligation to set the monuments to the selected surveyor by sending a letter to the City/County Surveyor. When the monuments are set, the substitute surveyor shall amend the filed map pursuant to Sections 66469 to 66472. All provisions relating to payment shall apply to services performed by the substitute surveyor.

Improvement Security

66499 – Whenever the subdivider is required to furnish a security in connection with the performance of any act or agreement, the security shall be on of the following at the discretion of the local agency: 1) surety bond; 2) a deposit of money or negotiable bonds; 3) instrument of credit; 4) lien on the property if the agency finds that it is not in the public's interest to require the improvements to be installed sooner than 2 years after recordation of the map; 5) Any form of security, including security interest in real property acceptable to the local agency and specified in a local ordinance. Any contract or security interest in real property entered into as security for performance of conditions of approval shall be recorded with the CR.

66499.1 – Surety bonds furnished for security of faithful performance shall be substantially in the specified form shown in Section 66499.1

66499.2 - Surety bonds furnished for security of labor and materials shall be substantially in the specified form shown in Section 66499.2

66499.3 – Security to guarantee faithful performance shall not be less than 50% or more than 100% of the total estimated cost of the improvements or act to be performed, plus an additional amount not less than 50% or more than 100% of the total estimated cost of labor, materials and equipment for the improvement or performance of the required act. Under certain circumstances, a California Non-profit Corporation may provide security in a different manner. Subject to the limitations of Section 66499.9, a local agency may increase the security to include a one year warranty against defective work or materials.

66494.4 – There shall also be an amount added to the security to cover reasonable legal costs and expenses in successfully enforcing the secured obligation.

Improvement Security (cont.)

- 66499.5 – If the subdivision improvements are being installed pursuant to a special assessment district, by local ordinance and at the local agency's discretion, the improvement security may be reduced by the amount of the security required to be provided by the contractor under the special assessment act.
- 66499.6 - Money, negotiable bonds and instruments of credit shall be a trust fund to guarantee performance and shall not be subject to enforcement of a money judgment by any creditors of the depositor until the obligation secured thereby is performed to the satisfaction of the local agency.
- 66499.7 – The security furnished by the subdivider shall be released in whole or in part at specified points and within certain prescribed time frames.
- 66498.8 – In all cases where the performance of an obligation for which the security is required is subject to the approval of another agency, the security shall not be released until the other agency has issued its satisfaction. If they do not respond within two months, it shall be conclusively deemed that the work was done to their satisfaction.
- 66499.9 – The limitation of liability upon the security given for the faithful performance of any act or agreement shall be limited to: 1) the performance of the work; 2) the performance of any changes in work not to exceed 10% of the original estimate; the warranty of work for one year; and 4) reasonable expenses including attorney's fees.
- 66499.10 - Where the security is conditioned upon the payment to the contractor for the performance of the work and takes the form of money or negotiable bonds, a suit to recover may be maintained against the holder of the deposit; if a surety bond, the suit shall be against the surety; where the security takes the form of an instrument of credit, the suit shall be against the financial institution.

Court Decisions

- Bright v. Board of Supervisors (1977)
 - ✓ Eliminated “quartering”
- Youngblood v. Board of Supervisors (1978)
 - ✓ A tentative map gives a vested right to proceed with project
- Nolan v. CA Coastal Comm. (1987)
 - ✓ A condition must have a nexus (connection) to the project
- Dolan v. City of Tigard (1994)
 - ✓ A condition must be proportional to the project size
- Gardner v. Sonoma County (2003)
 - ✓ Lots created on pre -1893 maps may not be legal.

Tentative Map Processes in Los Angeles County

- Application review
- CEQA determination
- Subdivision Committee review/meeting
- Public Hearing
- Advisory Agency decision

21.40.040 Contents--Information and documents required.

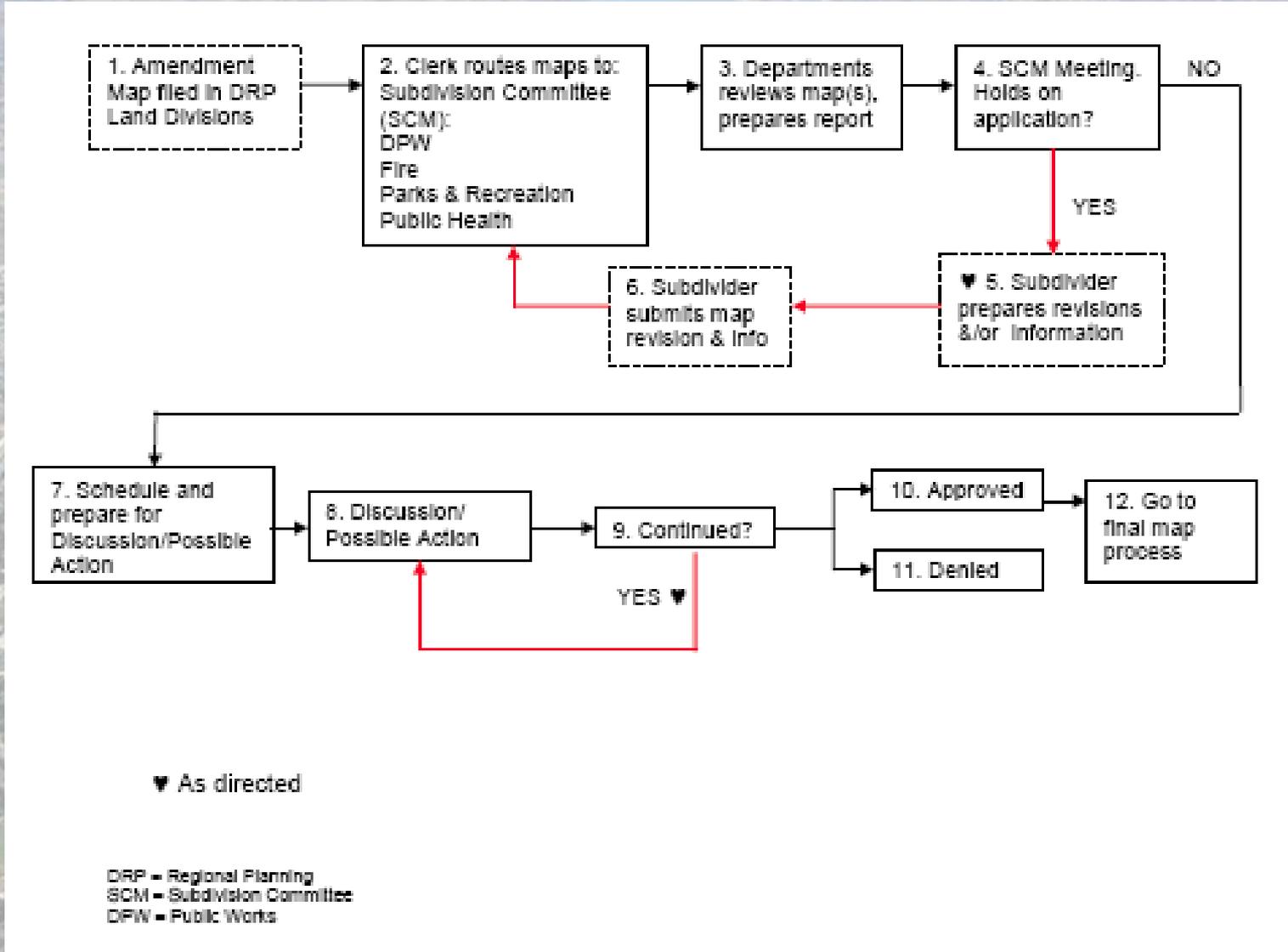
A. The tentative map shall show and contain, or be accompanied by, the following matters as an aid to the advisory agency in its consideration of the design of the division land:

1. The map number;
2. Sufficient legal description of the land as to define the boundaries of the proposed division of land;
3. Name and address of subdivider and of registered civil engineer or licensed surveyor who prepared the tentative map;
4. The locations, names and existing widths of all adjoining highways, streets or ways;
5. The width and approximate grades of all highways, streets and ways within such proposed division of land;
6. The widths and approximate locations of all existing and proposed easements, whether public or private, including but not limited to those for roads, drainage, sewage disposal, fire fighting access and public utility purposes. The subdivider or his agent shall certify by an affidavit or by a declaration made under penalty of perjury pursuant to Section 2015.5 of the Code of Civil Procedure that all existing easements of record are shown on the tentative map;
7. Approximate radius of all curves;
8. The approximate lot layout and the approximate dimensions of each lot;
9. Approximate locations of all areas subject to inundation or storm water overflow, and the locations, widths and directions of flow of all watercourses;
10. Source of water supply, if any;

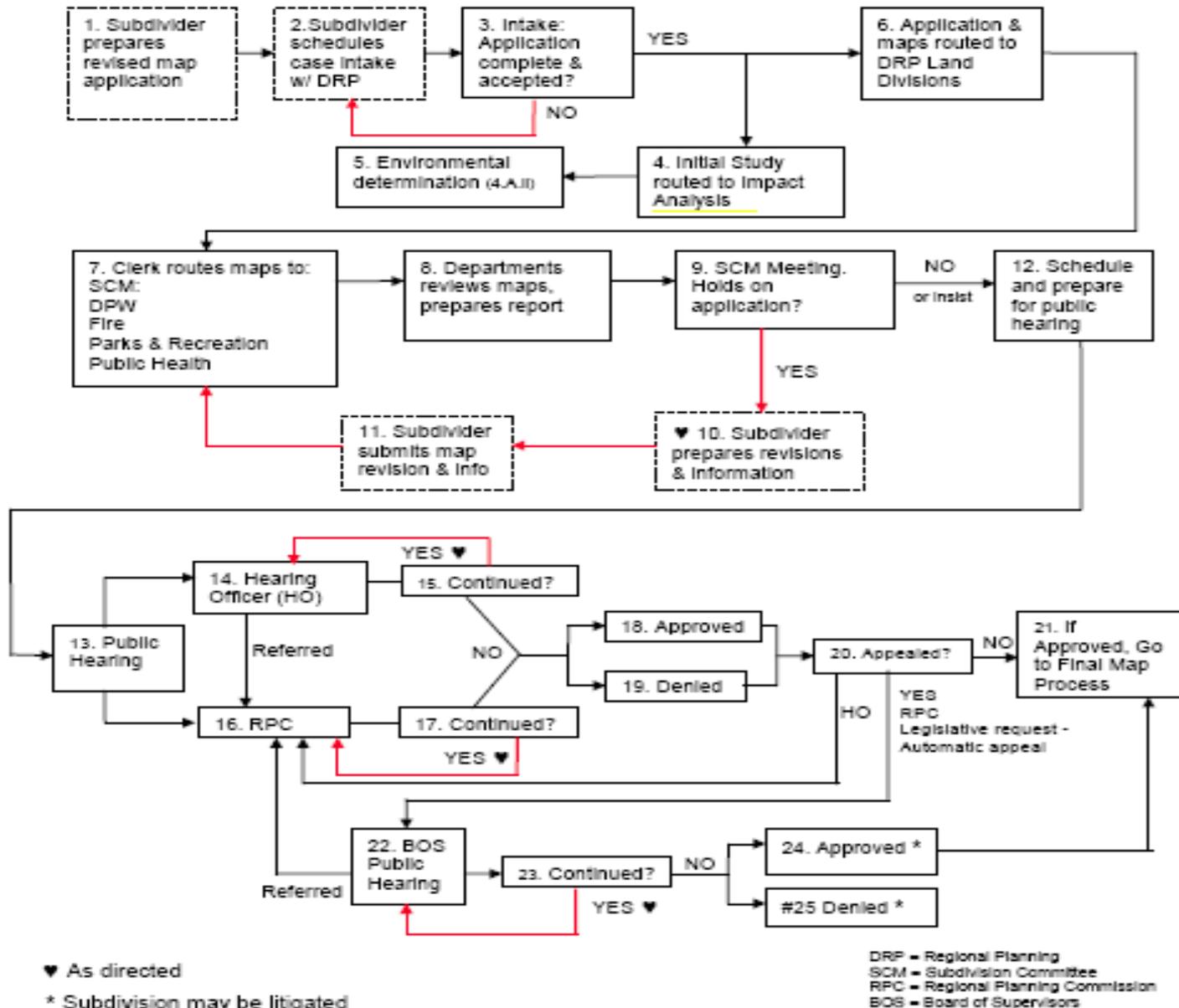
11. Proposed method of sewage disposal. Where public sewers are not available and where private sewage disposal systems will be utilized, the results of percolation tests shall be submitted in accordance with the recommendations of the health officer. The location of any existing sewage disposal system which is proposed to remain in the division of land shall be shown on the tentative map;
12. The proposed use of the property, including the number of dwelling units contained in each of the following:
 - a. Detached single-family residences;
 - b. Attached single-family residences (townhouses), two-family residences and/or apartment houses containing fewer than five dwelling units;
 - c. Apartment houses containing five or more dwelling units; and
 - d. Mobile homes;
13. Proposed public areas, if any;
14. Approximate contours at sufficient intervals to determine existing topography and all proposed grading. Proposed grading shall be shown in a manner that clearly demonstrates compliance with Appendix Chapter 33 (of Title 26 of the Los Angeles County Code);
15. Date, North point and scale;
16. Number for each lot;
17. Approximate location of each area covered by trees, with a statement of the nature of the cover and the kind and approximate location of all trees standing within the boundaries of the proposed public rights-of-way;
18. Approximate location and outline to scale of each building or structure which is not to be moved in the development of the division of land;
19. Each street shown by its actual street name or by temporary name or letter for purposes of identification until the proper name of such street is determined;

20. When required by the county engineer, a geological report, prepared by an engineering geologist certified by the State Board of Registration for Geologists of the State of California, which states whether or not the property to be divided is subject to an existing or potential geological hazard and which discusses how geological conditions will affect the proposed development. The report shall be submitted in hardcopy format and also in an electronic version on a compact disc in Adobe® Portable Document Format (PDF) with searchable text. The report shall include the engineering geologist's seal, signature, license number, and the date on which the engineering geologist signed and affixed his or her seal to the report;
 21. In a division of land consisting of a condominium project as defined in Section 1350 of the Civil Code, a community apartment project as defined in Section 11004 of the Business and Professions Code, or a lease project as defined in this Title 21, a tentative map shall comply with the requirements of Section 21.16.015. In a mobile home division of land, as defined in this Title 21, a tentative map shall show the general location of all buildings, structures and mobile home spaces to be maintained or constructed, and the means of access thereto;
 22. A written statement by the registered civil engineer or land surveyor as to whether or not he will set boundary monuments prior to filing with the county recorder of the final map;
 23. A statement of the existing zoning and, if a zone change is proposed, the requested zoning for all real property within the division of land;
 24. A vicinity map showing the location of the division in relating to the nearest existing cross streets;
 25. Three prints of the most recent assessor Map Book page or pages covering the proposed division of land;
 26. Such other information as the advisory agency may require.
- B. If it is impossible or impracticable to place upon the tentative map any matter required by this section, such information shall be submitted with the map.

Minor Changes to Approved Tentative Map



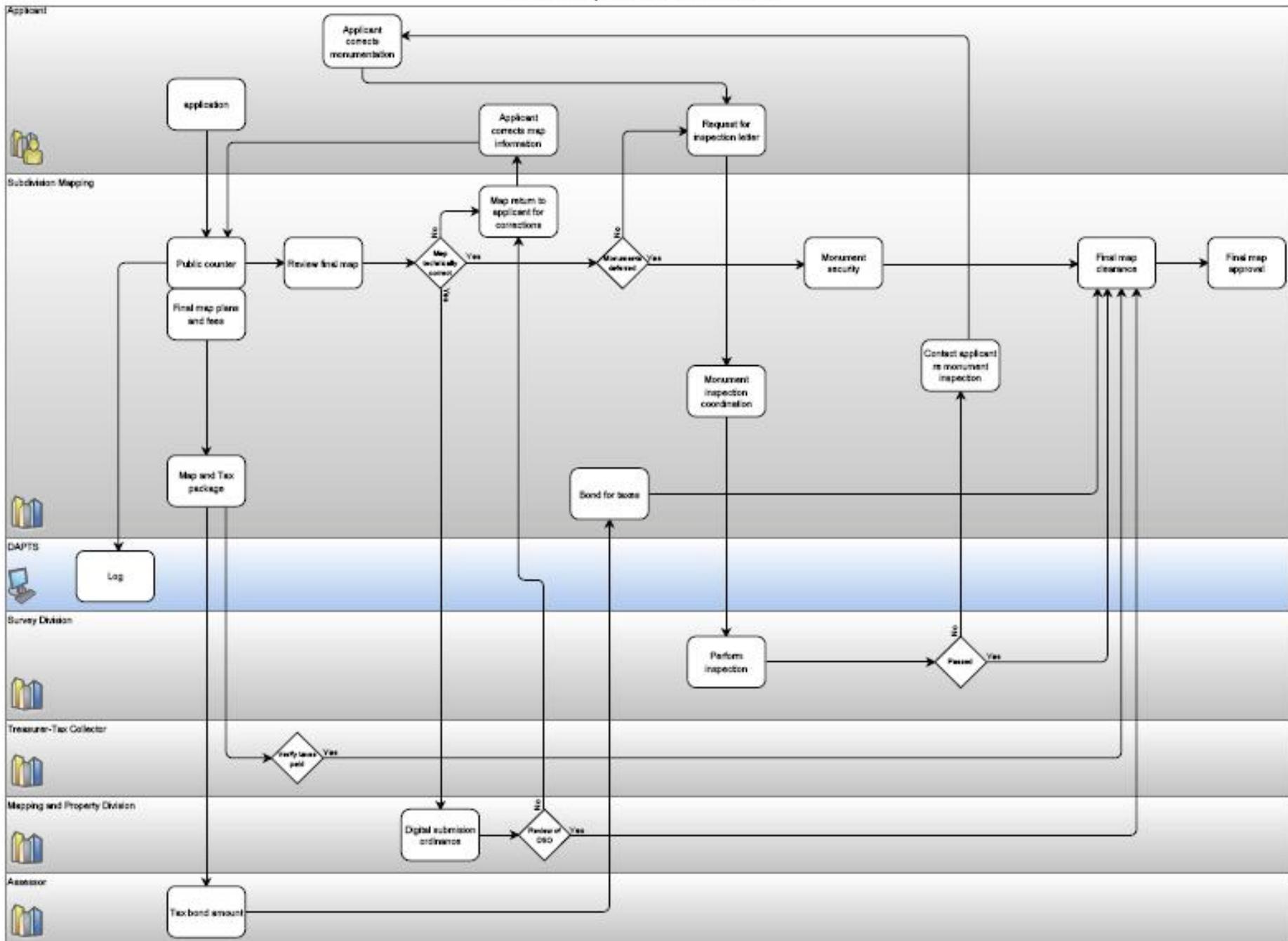
Major Changes to an Approved Tentative Map



Final Map Review Process

- Technical accuracy
- Conditions of approval Subdivision Committee clearances
- Title verification
- Tentative map life/expiration
- Tax bond/tax clearance
- Improvement agreement & security
- Monument inspection
- Advisory Agency approval
- Delivery to the County Recorder

Final Map Technical Review



21.44.020 Evidence of title.

The evidence of title required by Section 66465 of the Subdivision Map Act shall be a **certificate of title or a policy of title insurance** issued by a title company authorized by the laws of the state of California to write the same, showing the names of all persons having any record title interest in the land to be subdivided, together with the nature of their respective interests therein. In the event that any dedication is to be made for public use of any property shown on any such final map of land in unincorporated territory of the county of Los Angeles, the said certificate of title or policy of title insurance shall be issued for the benefit and protection of the county of Los Angeles. Such certificate or policy shall be dated and delivered upon request of the county surveyor when such final map is ready for recordation.

21.44.050 Matters required for submittal.

At the time of submittal of the final tract map or parcel map, or prints thereof, the following matters shall be submitted to the county engineer as an aid in the processing of the final maps:

- A. Complete copies of all deeds referenced on the map or required for the interpretation of deeds referenced on the map;
- B. Complete copies of all field-book pages referenced on the map;
- C. Complete copies of all other documents and information referenced on the map;
- D. Mathematical traverses, in a form acceptable to the county engineer, of the boundary of the division of land, block boundaries, not-a-part areas, centerline loops, and each lot or parcel shown on the map;
- E. A print of the most recent assessor Map Book page or pages covering the proposed division of land.

MAPPING SPECIFICATIONS

- 21.44.100 Title sheet--Contents.
- 21.44.120 Boundary lines for divisions of land.
- 21.44.130 Evidence determining boundaries.
- 21.44.140 Orientation of map and map sheets.
- 21.44.150 Title, scale, north point, number and cross references.
- 21.44.160 Block designation.
- 21.44.170 Lot numbers.
- 21.44.180 Bearings and lengths of lines.
- 21.44.190 Curve data.
- 21.44.200 Area designation.
- 21.44.210 City boundary lines.
- 21.44.220 Highway and street names.
- 21.44.230 Highway widths and centerlines.
- 21.44.240 Easements--Identification.
- 21.44.250 Easements--Designation on map.
- 21.44.260 Easements--Lines, ties and other evidence.
- 21.44.270 Easements--Widths and ties.
- 21.44.280 Easements--Bearings on lot lines.
- 21.44.290 Easements--Notes and figures.
- 21.44.300 Easements--Dedication.

Subdivision Monuments

21.20.020 Boundary monuments--Location and materials.

Each final map or parcel map shall show durable monuments found or set at or near each boundary corner and at intermediate points, approximately 1,000 feet apart, or at such lesser distances as may be made necessary by topography or culture to insure accuracy in the reestablishment of any point or line without unreasonable difficulty. The precise position and the character of each such monument shall be shown on such map. Such durable monument shall be not less substantial than an iron pipe of a two-inch outside diameter, not less than two and one-half feet in length, with plug and tack, and set at least two feet into the ground, or of such other character and stability as may be approved by the county engineer. For the purpose of this Title 21, a lead and tack set in permanent concrete or masonry shall be considered as a durable monument. The approximate elevation of the top of each such monument with respect to the surface of the ground shall be shown on said map. (Ord. 9071 § 11 (part), 1966: Ord. 4478 Art. 7 § 112, 1945.)

Subdivision Monuments

21.20.030 Street centerline monuments.

A. Whenever necessary in the opinion of the county surveyor, centerline monuments shall be set to mark the intersections of streets, intersections of streets with the tract boundary, or to mark either the beginning and end of curves or the points of intersection of tangents thereof, or other intermediate points.

B. Each such monument shall be not less durable and substantial than:

1. In asphaltic concrete or cement concrete pavements, a lead and track;
2. In un-surfaced graveled or oiled surfaces, a two-inch iron pipe set not less than 12 inches below the surface, or at such depth as may be approved by the county surveyor;
3. In bituminous macadam pavements, a spike not less than six inches long. (Ord. 5584 § 4 (part) 1952; Ord. 4478 Art. 7 § 113, 1945.)

Subdivision Monuments

21.20.040 Centerline intersection monuments--Notes to county surveyor.

A. For each centerline intersection monument set, the engineer or surveyor under whose supervision the survey has been made shall furnish to the county surveyor a set of notes showing clearly the ties between such monument and a sufficient number (normally four) of durable distinctive reference points or monuments.

B. Such reference points or monuments may be leads and tacks in sidewalks, or two-inch by two-inch stakes set back of the curb line and below the surface of the ground, or such substitute therefore as appears to be not more likely to be disturbed.

C. Such set of notes shall be of such quality, form and completeness, and shall be on paper of such quality and size, as may be necessary to conform to the standardized office records of the county surveyor. All such notes shall be indexed and filed by the county surveyor as a part of the permanent public records of this office. (Ord. 4478 Art. 7 § 114, 1945.)

Subdivision Monuments

2" I.P. w/ Tack & Tag



6" Spike & Washer



Subdivision Monuments

Lead, Tack & Tag

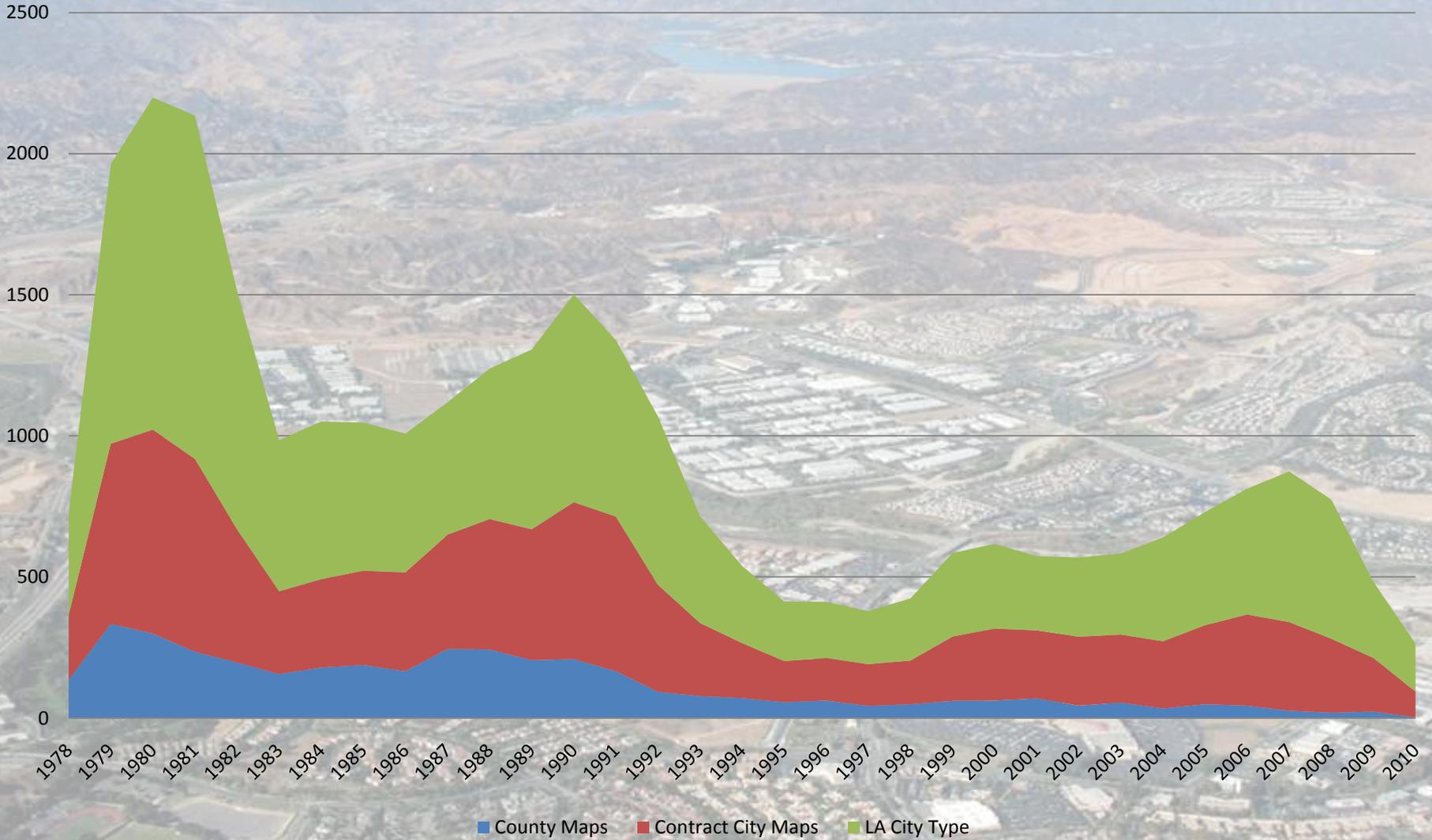


LACoSurveyor on Twitter



<http://twitter.com/lacosurveyor>

Trends in Recorded Subdivisions



DMRnet Webpage



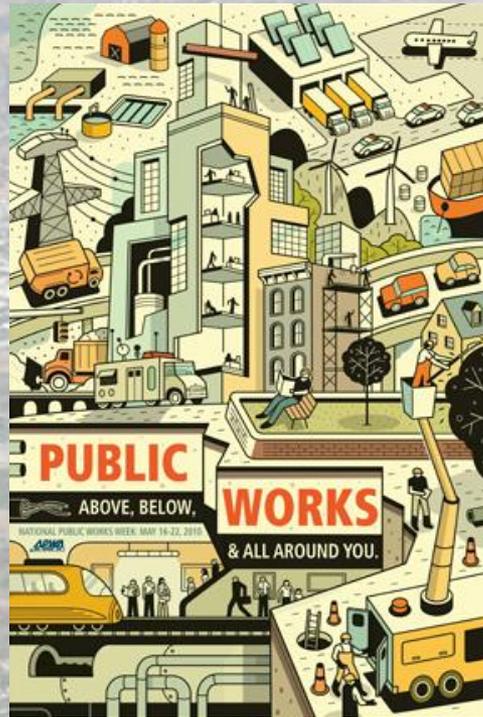
<http://dpw.lacounty.gov/ldd/dmrnet/>

Land Records Webpage



<http://dpw.lacounty.gov/apps/survey/landrecords/>

Land Development Division Tracking System (LDDTS)



<http://apps.intranet/prmts/laddts/Default.aspx?>

GUIDE FOR THE PREPARATION

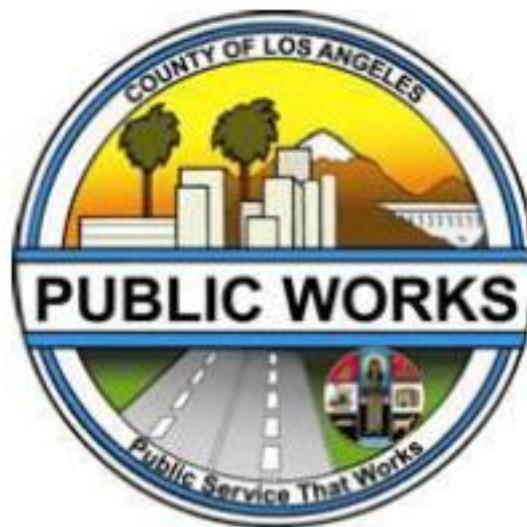
OF

FINAL MAPS & PARCEL MAPS

GAIL FARBER

DIRECTOR

LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS



DRAFT February 18, 2010

PREPARED BY:

DENNIS F. HUNTER, PLS PE
DEPUTY COUNTY SURVEYOR

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An aerial photograph of a city and its surrounding landscape. The city is densely packed with buildings and roads, with a prominent highway on the left side. The surrounding area is hilly and mountainous, with some greenery and a few lakes or reservoirs. The sky is clear and blue.

Record of Surveys & Corner Records

Monument Preservation



Questions?

