

Honorable Mayor and Members
of the City Council
City Hall
Torrance, California

Members of the Council

SUBJECT: Community Development –Approve Final Tract Map No. 53319

RECOMMENDATION

The Community Development Director recommends that the City Council approve Final Tract Map No. 53319, creating 5 lots, subdivided by Toyota Motor Sales USA, Inc., and located south of 195th Street, between Van Ness Avenue and Western Avenue, which substantially conforms to and meets all conditions of approval of the Tentative Map.

FUNDING

No funding required.

BACKGROUND AND ANALYSIS

Tentative Tract Map No. 53319 (Attachment A) was approved by the Planning Commission on November 15, 2000. A time extension was approved by the Planning Commission on October 16, 2002 for two years. The tentative map was automatically extended for 3 more years to November 15, 2007, because Toyota Motor Sales USA, Inc. was required to construct over \$150,000 in off-site improvements, not adjacent to the subdivision (as per Subdivision Map Act Section 66452.6). This property is located in the M-2, Heavy Manufacturing District and located south of 195th Street, between Van Ness Avenue and Western Avenue (Attachment B).

The subdivider has completed the following public improvements, which are conditions of the project:

1. Restriped Torrance Boulevard at Crenshaw Boulevard to provide a third westbound through lane.
2. Widened and restriped Western Avenue at 195th Street to provide a separate southbound right-turn lane.

- 3. Restriped Del Amo Boulevard at Van Ness Avenue to provide a second eastbound left-turn lane.
- 4. Constructed public storm drain pipes and sewer pipes in the Toyota property from north side of Del Amo Boulevard to south of 195th Street.
- 5. Constructed a deceleration lane for the driveways on Western Avenue.
- 6. Constructed driveways on Western Avenue to commercial radius type with depressed back of walk and wheelchair ramps.
- 7. Constructed missing public sidewalk along project boundaries.

The subdivider has obtained permits and posted bonds to complete the following public improvements, which are also conditions of the project:

- 1. Widen the north side of 190th Street between the Interstate-405 southbound ramps and Western Avenue to provide a separate westbound right-turn-only lane and a third westbound through lane on 190th Street.
- 2. Widen southbound Western Avenue at 190th Street to provide a separate southbound right-turn only lane to 190th Street. Modify traffic signal accordingly.

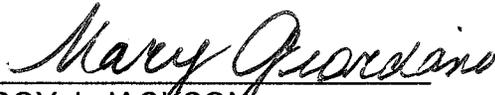
The developer has paid all the appropriate fees and all conditions required to be completed prior to recording the final map have been met.

Respectfully submitted,

JEFFERY W. GIBSON
Community Development Director

By: 
TED SEMAAN, Manager
Transportation Planning,
Development Engineering &
Records Division

CONCUR:


for LeROY J. JACKSON
City Manager
Attachment: A. Final Tract Map No. 53319
B. Vicinity Map
CW/cks1825-1


JEFFERY W. GIBSON
Community Development Director

5 LOTS
55.50 ACRES

SHEET 1 OF 8 SHEETS

TRACT NO. 53319

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

BEING A SUBDIVISION OF PARCEL 1, AS SHOWN ON PARCEL MAP NO. 24743, FILED IN BOOK 303, PAGES 44 TO 52 INCLUSIVE OF PARCEL MAPS AND A PORTION OF THE 639.07 ACRE TRACT WHICH WAS ALLOTTED TO GUADALUPE MARCELINE DOMINGUEZ AND A PORTION OF THE 638.94 ACRE TRACT WHICH WAS ALLOTTED TO MARIA DE LOS REYES DOMINGUEZ BOTH BY A FINAL DECREE OF PARTITION OF THE RANCHO SAN PEDRO, LOS ANGELES SUPERIOR COURT CASE NO. 3284, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
TORRANCE DIV-00-136.

MCE CONSULTANTS, LEONARD C. STILES, P.L.S. 5023, JUNE, 2002

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION:

TOYOTA MOTOR SALES U.S.A., INC., A CALIFORNIA CORPORATION, (OWNER)

BY: Robert Pitts
ROBERT PITTS VICE PRESIDENT

NOTARY ACKNOWLEDGMENTS

STATE OF CALIFORNIA
COUNTY OF Los Angeles

ON Sept. 29, 2002, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Robert Pitts, PERSONALLY KNOWN TO ME OR PROVED TO ME, ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/ST/ THEY EXECUTED THE SAME IN HIS/HERS/ THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HERS/ THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT. WITNESS MY HAND:

WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC IN AND FOR SAID STATE

SIGNATURE Julie A. McDonough
PRINTED NAME Julie A. McDonough

MY PRINCIPAL PLACE OF BUSINESS IS
IN Los Angeles COUNTY
MY COMMISSION EXPIRES Dec. 5, 2007
MY COMMISSION NO. 1453948



SIGNATURE OMISSIONS

THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS LISTED BELOW HAVE BEEN OMITTED UNDER PROVISIONS OF SECTION 66436(c)(3)(I)-(VIII) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

HARVEY MACHINE COMPANY, INC., A CORPORATION, FOR DRAINAGE AS DISCLOSED BY DEED RECORDED OCTOBER 28, 1952, AS INSTRUMENT NO. 1557 IN BOOK 4071, PAGE 389, OFFICIAL RECORDS OF LOS ANGELES COUNTY.
CALIFORNIA WATER SERVICE COMPANY, A CALIFORNIA CORPORATION, SUCCESSOR BY MERGER TO THE DOMINGUEZ WATER COMPANY, A CALIFORNIA CORPORATION, FOR A WATER DISTRIBUTION SYSTEM AS DISCLOSED BY DEED RECORDED NOVEMBER 9, 1922 AS INSTRUMENT NO. 1030 IN BOOK 1515, PAGE 265, SAID EASEMENT IS BLANKET IN NATURE; FOR WATER PIPELINES AS DISCLOSED BY DEEDS RECORDED FEBRUARY 13, 1942, AS INSTRUMENT NO. 1508 IN BOOK 1802, PAGE 332, AND RECORDED SEPTEMBER 30, 1987 AS INSTRUMENT NO. 87-1569700, ALL OF OFFICIAL RECORDS OF LOS ANGELES COUNTY.

BENTLEWEN PACIFIC COAST STEEL CORPORATION, A DELAWARE CORPORATION, FOR DRAINAGE AS DISCLOSED BY DEED RECORDED MARCH 16, 1955 AS INSTRUMENT NO. 3662 IN BOOK 47206, PAGE 285, OFFICIAL RECORDS OF LOS ANGELES COUNTY.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR OVER-HEAD ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATIONS SYSTEMS, AS DISCLOSED BY DEED RECORDED SEPTEMBER 23, 1969 AS INSTRUMENT NO. 2892 IN BOOK D4505, PAGE 544, FOR UNDERGROUND SYSTEMS AND COMMUNICATION SYSTEMS AS DISCLOSED BY DEED RECORDED OCTOBER 25, 1980 AS INSTRUMENT NO. 90-1809049, FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AS DISCLOSED IN A DEED RECORDED APRIL 21, 2004 AS INSTRUMENT NO. 04-0574528 AND FOR OVERHEAD AND UNDERGROUND ELECTRICAL ENERGY AS DISCLOSED IN A DEED RECORDED APRIL 26, 2003 AS INSTRUMENT NO. 03-1163236, ALL OF OFFICIAL RECORDS OF LOS ANGELES COUNTY.

CALIFORNIA WATER SERVICE COMPANY, A CALIFORNIA CORPORATION, SUCCESSOR BY MERGER TO DOMINGUEZ WATER CORPORATION, A CALIFORNIA CORPORATION, FOR UNDERGROUND MAINS, PIPES AND PIPELINES AS DISCLOSED BY DEED RECORDED AUGUST 20, 1971 AS INSTRUMENT NO. 3346 IN BOOK D5166, PAGE 204, OFFICIAL RECORDS OF LOS ANGELES COUNTY. SAID EASEMENT IS BLANKET IN NATURE.

CITY OF TORRANCE, A MUNICIPAL CORPORATION, FOR SANITARY SEWER AS DISCLOSED BY DEEDS RECORDED MAY 30, 1990 AS INSTRUMENT NO. 90-965257 AND NO. 90-965268; FOR PUBLIC UTILITY AND PLANTING PURPOSES, RECORDED MAY 16, 1991 AS INSTRUMENT NO. 91-715035 FOR TRAFFIC LAMPS AND SIGNAL SERVICES STREET, PUBLIC UTILITY AND PLANTING AS DISCLOSED BY DEED RECORDED DECEMBER 8, 1995 AS INSTRUMENT NO. 95-1956787; FOR STORM DRAINS AS DISCLOSED BY DEED RECORDED JULY 2, 1996 AS INSTRUMENT NO. 96-1048981; FOR PLANTING AND PUBLIC UTILITY AS DEDICATED ON THE MAP OF PARCEL NO. 22909 FILED IN BOOK 245, PAGES 39 TO 44, OF PARCEL MAPS FOR PUBLIC STREET AND HIGHWAY PURPOSES AS DISCLOSED IN A DEED RECORDED FEBRUARY 4, 2002, AS INSTRUMENT NO. 03-342586 AND RE-RECORDED FEBRUARY 16, 2003, AS INSTRUMENT NO. 03-389501, ALL OF OFFICIAL RECORDS OF LOS ANGELES COUNTY.

SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, FOR PIPELINES, TRANSPORTATION OF GAS, PETROLEUM AND OTHER SUBSTANCES AND APPURTENANCES AS DISCLOSED BY DEEDS RECORDED JULY 3, 1990 AS INSTRUMENTS NO. 90-1176397 AND NO. 90-1176398, AND FOR ONE OR MORE PIPELINES AS DISCLOSED BY DEED RECORDED MAY 30, 1990 AS INSTRUMENT NO. 90-965268, AND DISCLOSED BY DEED RECORDED JULY 19, 2002 AS INSTRUMENT NO. 02-1884719 ALL OF OFFICIAL RECORDS OF LOS ANGELES COUNTY.

TOYOTA MOTOR SALES, U.S.A., INC., A CALIFORNIA CORPORATION, FOR STORM DRAIN AND SEWER AS DISCLOSED BY DEED RECORDED JULY 2, 1996 AS INSTRUMENT NO. 96-1048964, OFFICIAL RECORDS OF LOS ANGELES COUNTY.

THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS LISTED BELOW HAVE BEEN OMITTED UNDER PROVISIONS OF SECTION 66436(c)(3)(I)-(VIII) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

DOMINGUEZ ESTATE COMPANY, A CALIFORNIA CORPORATION, SUCCESSOR OR ASSIGNEE, THE OWNERS OF OIL AND MINERAL RIGHTS DISCLOSED BY DEED RECORDED APRIL 19, 1967 AS INSTRUMENT NO. 555 IN BOOK D3611 PAGE 898; JUNE 2, 1967 AS INSTRUMENT NO. 616 IN BOOK D3660 PAGE 80, BOTH OF OFFICIAL RECORDS.

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 TOYOTA MOTOR SALES U.S.A., INC. IN JUNE, 2002. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. 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.

Leonard C. Stiles
LEONARD C. STILES, P.L.S. 5023
MY REGISTRATION EXPIRES 12-31-07



BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF 195TH STREET SHOWN AS N89°54'45"E SHOWN ON PARCEL MAP NO. 24743, P.M.B. 303, PAGES 44 TO 52.

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT IT CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF, AND THAT ALL PROVISIONS OF LOCAL SUBDIVISION ORDINANCES OF THE CITY OF TORRANCE 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 THE CITY RECORDS.

DATE _____ CITY ENGINEER - CITY OF TORRANCE
Theodore C. Symons, L.S. 8041
License Expires 4/30/07

CITY TREASURER'S CERTIFICATE

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

DATE _____ CITY TREASURER OF THE CITY OF TORRANCE

CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF TORRANCE, BY MOTION ADOPTED AT ITS SESSION ON THE _____ 20____ APPROVED THE ATTACHED MAP.

DATE _____ CITY CLERK OF THE CITY OF TORRANCE

TRACT NO. 53319

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

MCE CONSULTANTS, LEONARD C. STILES, P.L.S. 5023, JUNE, 2002

MONUMENT NOTES

• DENOTES FOUND MONUMENTS

- 1 FD. SPIKE AND WASHER, L.S. 2996 PER PARCEL MAP NO. 24743 P.M.B. 303/44-52, ON CENTERLINE.
- 3 FOUND NOTHING, ESTABLISHED BY THE T-52-C-30 SHEET 3 OF 5, NOTHING SET, POINT FALLS UNDER BUILDING.
- 4 FD. 2" IRON PIPE, L.S. 5490, NO REFERENCE ACCEPTED AS BEING N0023'56"W, 0.05' FROM NORTHEAST CORNER, PARCEL 1, PER PARCEL MAP NO. 24743 P.M.B. 303/44-52.
- 5 FD. SPIKE AND WASHER, L.A.CO., PER PARCEL MAP NO. 24743 P.M.B. 303/44-52 AND CITY OF TORRANCE THE 057-193, PAGE 102, ACCEPTED AS CENTERLINE INTERSECTION.
- 5 FD. SPIKE AND WASHER, NO REFERENCE, ACCEPTED AS B.C., P.I. AND E.C. MONUMENTS, PER CITY OF TORRANCE THE 057-193, PAGE 101. B.C. AND E.C. NOT HELD, P.I. HELD FOR LINE.
- 7 FD. SPIKE AND WASHER, NO REFERENCE, SHOWN AS BC AND EC MONUMENTS PER CITY OF TORRANCE THE 057-193, PAGE 100, NOT HELD.
- 8 FD. SPIKE AND WASHER, L.A.CO.D.P.W. PER CITY OF TORRANCE THE 057-193, PAGE 100, ACCEPTED AS P.I. HELD FOR LINE.
- 9 FD. SPIKE AND WASHER, L.A.CO.D.P.W. PER CITY OF TORRANCE THE 054-193, PAGE 102, ACCEPTED AS BEING N0023'56"W 7.42' FROM THE INTERSECTION OF WESTERN AVENUE AND DEL AMO BOULEVARD, HELD FOR LINE PER SAID THE PAGE.
- 10 FD. 2 PUNCHED RAILROAD SPIKE AND WASHERS PER FIELD BOOK 40, PAGE 23.
- 11 FD. 2" IRON PIPE, L.S. 5490, IN LIEU OF L & TAG, L.S. 5490, PER PARCEL MAP NO. 24743 P.M.B. 303/44-52, ACCEPTED AS BEING ON THE NORTH LINE OF PARCEL 4, PER PARCEL MAP NO. 24743 P.M.B. 303/44-52 AND S89°58'37"W, 0.10' FROM NORTHEAST CORNER OF PARCEL 4.
- 12 FD. 2" IRON PIPE, L.S. 5490, PER PARCEL MAP NO. 24743 P.M.B. 303/44-52, ACCEPTED AS THE NORTHWEST CORNER OF PARCEL 3, PER PARCEL MAP NO. 24743 P.M.B. 303/44-52.
- 13 FD. CONCRETE NAIL, NO REFERENCE, ON CENTERLINE, SET SPIKE AND WASHER.
- 14 FD. P.K. NAIL, NO REFERENCE, ON CENTERLINE, SET SPIKE AND WASHER.
- 15 FD. LEAD AND TAG, L.S. 5490, IN LIEU OF 2" IRON PIPE, L.S. 2304, PER PARCEL MAP NO. 24743 P.M.B. 303/44-52, ACCEPTED AS BEING NORTHWEST CORNER, PARCEL 2, PER PARCEL MAP NO. 24743 P.M.B. 303/44-52.
- 16 FD. 2" IRON PIPE, L.S. 5490 IN LIEU OF 2" IRON PIPE, L.S. 2304, PER PARCEL MAP NO. 24743 P.M.B. 303/44-52, ACCEPTED AS BEING THE B.C. OF A 700.00' RADIUS CURVE IN THE NORTH LINE OF PARCEL 2, PER PARCEL MAP NO. 24743 P.M.B. 303/44-52.
- 17 FD. 2" IRON PIPE, L.S. 5490 IN LIEU OF 2" IRON PIPE, L.S. 2304, PER PARCEL MAP NO. 24743 P.M.B. 303/44-52, ACCEPTED AS BEING S84°26'22"W, 0.05' FROM E.C. OF A 700.00' RADIUS CURVE IN THE NORTH LINE OF SAID PARCEL 2, PER PARCEL MAP NO. 24743 P.M.B. 303/44-52.
- 18 FD. SPIKE AND WASHER, L.A.CO. ENGINEER, PER CAL TRANS CORNER RECORD DOC. NO. 324, ACCEPTED AS BEING THE INTERSECTION OF 195TH STREET AND NEW CENTERLINE OF WESTERN AVENUE.
- 19 FD. LEAD AND TAG, PER PARCEL MAP NO. 24743 P.M.B. 303/44-52.
- 20 FD. LEAD AND TACK, NO REFERENCE, ACCEPTED AS P.R.C., WEST LINE PARCEL 1, PER PARCEL MAP NO. 24743 P.M.B. 303/44-52.
- 21 FD. LEAD AND TACK, NO REFERENCE, ACCEPTED AS B.C., 25.00' RADIUS CURVE, PARCEL 1, PER PARCEL MAP NO. 24743 P.M.B. 303/44-52.
- 22 FD. 1 1/2" IRON PIPE, L.S. 5490, NO REFERENCE, ACCEPTED AS E.C., 25.00' RADIUS CURVE, PARCEL 1, PER PARCEL MAP NO. 24743 P.M.B. 303/44-52.
- 23 FOUND P.K. NAIL AND WASHER, L.S. 5411, NO REFERENCE, FITS TIES PER CAL TRANS FIELD NOTES 99-270, PAGE 35, ACCEPTED AS CENTERLINE INTERSECTION 195TH STREET AND VAN NESS (SOUTH).
- 24 MANHOLE AT INTERSECTION, 195TH STREET AND VAN NESS (NORTH), INTERSECTION ESTABLISHED USING FOUND 4-P.K. NAIL AND WASHER TANGENT TIES, L.S. 5411, NO REFERENCE.
- 1 FOUND NOTHING, SET SPIKE AND WASHER BY TIES, PER CITY OF TORRANCE THE T-52-C-30 SHEET 4 OF 5.
- 2 FOUND CONCRETE NAIL, NO REFERENCE, FITS TIES PER CITY OF TORRANCE THE T-52-C-30 SHEET 4 OF 5, ACCEPTED AS CENTERLINE INTERSECTION. SET SPIKE AND WASHER.
- 3 SET SPIKE AND WASHER. L.S. 5023
- 4 SET LEAD AND TAG. L.S. 5023

SEE SHEET 5 FOR BOUNDARY ESTABLISHMENT NOTES.

EASEMENT NOTES

- 7 AN EASEMENT OF THE CALIFORNIA WATER SERVICE COMPANY, A CALIFORNIA CORPORATION, SUCCESSOR BY MERGER TO THE DOMINGUEZ WATER CORPORATION, A CALIFORNIA CORPORATION, FOR A WATER DISTRIBUTION SYSTEM PER DOCUMENT RECORDED NOVEMBER 9, 1922 AS INSTRUMENT NO. 1030 IN BOOK 1515, PAGE 265, OFFICIAL RECORDS. BLANKET IN NATURE.
- 8 30' WIDE EASEMENT OF THE CALIFORNIA WATER SERVICE COMPANY, A CALIFORNIA CORPORATION, SUCCESSOR BY MERGER TO THE DOMINGUEZ WATER CORPORATION, A CALIFORNIA CORPORATION, FOR WATER PIPE LINE PURPOSES PER DOCUMENT RECORDED FEBRUARY 13, 1942 AS INSTRUMENT NO. 508 IN BOOK 19023, PAGE 332, OFFICIAL RECORDS.
- 9 10' WIDE EASEMENT OF THE HARVEY MACHINE COMPANY, INC., A CORPORATION, FOR A CHANNEL OR PIPE PURPOSES FOR DRAINAGE OF WATER FROM PRECIPITATION PER DOCUMENT RECORDED OCTOBER 28, 1952 AS INSTRUMENT NO. 1557 IN BOOK 40171, PAGE 389, OFFICIAL RECORDS.
- 10 15' WIDE EASEMENT OF THE BETHLEHEM PACIFIC COAST STEEL CORPORATION, A DELAWARE CORPORATION, FOR A CHANNEL OR PIPE PURPOSES FOR DRAINAGE OF WATER FROM PRECIPITATION PER DOCUMENT RECORDED MARCH 16, 1955 AS INSTRUMENT NO. 3662 IN BOOK 47206, PAGE 286, OFFICIAL RECORDS.
- 11 8' WIDE EASEMENT OF THE SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR OVERHEAD ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEM PURPOSES PER DOCUMENT RECORDED SEPTEMBER 23, 1959 AS INSTRUMENT NO. 2880 IN BOOK D4505, PAGE 544, OFFICIAL RECORDS.
- 12 AN EASEMENT OF THE CALIFORNIA WATER SERVICE COMPANY, A CALIFORNIA CORPORATION, SUCCESSOR BY MERGER TO THE DOMINGUEZ WATER CORPORATION, A CALIFORNIA CORPORATION, FOR UNDERGROUND WATER MAINS, PIPES, AND PIPELINES PER DOCUMENT RECORDED AUGUST 20, 1971 AS INSTRUMENT NO. 3346 IN BOOK D 5166, PAGE 204, OFFICIAL RECORDS. SAID EASEMENT IS BLANKET IN NATURE.
- 13 10' WIDE EASEMENT OF THE CITY OF TORRANCE, A MUNICIPAL CORPORATION, FOR SANITARY SEWER PURPOSES, PER DOCUMENT RECORDED MAY 30, 1990 AS INSTRUMENT NO. 90-965267, OFFICIAL RECORDS.
- 14 10' WIDE EASEMENT OF SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, FOR PIPELINE PURPOSES FOR THE TRANSPORTATION OF GAS, PETROLEUM PRODUCTS AND OTHER SUBSTANCES AND APPURTENANCES PER DOCUMENT RECORDED JULY 3, 1990 AS INSTRUMENT NO. 90-1176397, OFFICIAL RECORDS.
- 15 10' WIDE EASEMENT OF SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, FOR PIPELINE PURPOSES FOR THE TRANSPORTATION OF GAS, PETROLEUM PRODUCTS AND OTHER SUBSTANCES PER DOCUMENT RECORDED JULY 3, 1990 AS INSTRUMENT NOS. 90-1176397 AND 90-1176398, OFFICIAL RECORDS.
- 16 5' WIDE EASEMENT OF THE CITY OF TORRANCE, A MUNICIPAL CORPORATION, FOR PLANTING AND PUBLIC UTILITY PURPOSES, SHOWN ON PARCEL MAP NO. 22909 IN BOOK 245, PAGES 39 TO 44 OF PARCEL MAPS.
- 17 VARIABLE WIDTH EASEMENT OF THE CITY OF TORRANCE, A MUNICIPAL CORPORATION, FOR FUTURE PUBLIC UTILITIES, RECONSTRUCT TRAFFIC LOOPS AND OTHER TRAFFIC SIGNAL DEVICE PURPOSES, RECORDED DECEMBER 8, 1995 AS INSTRUMENT NO. 95-1356787, OFFICIAL RECORDS.
- 18 25' WIDE EASEMENT OF THE CITY OF TORRANCE, A MUNICIPAL CORPORATION, FOR SANITARY SEWER AND STORM DRAIN PURPOSES PER DOCUMENT RECORDED JULY 2, 1996 AS INSTRUMENT NO. 96-048561, OFFICIAL RECORDS.
- 19 25' WIDE EASEMENT OF TOYOTA MOTOR SALES, U.S.A., INC., A CALIFORNIA CORPORATION, FOR STORM DRAIN AND SEWER PURPOSES PER DOCUMENT RECORDED JULY 2, 1996 AS INSTRUMENT NO. 96-048564, OFFICIAL RECORDS.
- 20 10' WIDE EASEMENT OF THE DOMINGUEZ WATER COMPANY, FOR WATER PIPELINE PURPOSES PER DOCUMENT RECORDED SEPTEMBER 30, 1987 AS INSTRUMENT NO. 87-1569700, OFFICIAL RECORDS.
- 21 10' WIDE EASEMENT OF THE CITY OF TORRANCE, A MUNICIPAL CORPORATION, FOR SANITARY SEWER AND APPURTENANT STRUCTURE PURPOSES PER DOCUMENT RECORDED MAY 30, 1990 AS INSTRUMENT NO. 90-965266, OFFICIAL RECORDS.
- 22 10' WIDE EASEMENT OF SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION, FOR ONE OR MORE PIPELINE PURPOSES PER DOCUMENT RECORDED MAY 30, 1990 AS INSTRUMENT NO. 90-965268, OFFICIAL RECORDS.
- 23 AN EASEMENT OF THE SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR UNDERGROUND SYSTEMS AND COMMUNICATION SYSTEM PURPOSES PER DOCUMENT RECORDED OCTOBER 25, 1990 AS INSTRUMENT NO. 90-1809049, OFFICIAL RECORDS. SAID EASEMENT IS INDETERMINATE IN NATURE.
- 24 A BLANKET EASEMENT FOR EXISTING AND FUTURE PUBLIC UTILITIES UPON AND OVER THOSE PORTIONS OF SAID LAND DESCRIBED THEREIN AS "STREET EASEMENT" AS RESERVED BY THE CITY OF TORRANCE IN RESOLUTION NO. 95-112 OF THE CITY COUNCIL OF THE CITY OF TORRANCE ORDERING THE VACATION OF 195TH STREET BETWEEN WESTERN AVENUE AND GRAMERCY PLACE, A CERTIFIED COPY OF WHICH WAS RECORDED DECEMBER 8, 1995 AS INSTRUMENT NO. 95-1956787, OFFICIAL RECORDS.
- 25 AN EASEMENT OF SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, FOR PIPES, CONDUITS AND APPURTENANCES PER DOCUMENT RECORDED JULY 19, 2002, AS INSTRUMENT NO. 02-1584715, SAID EASEMENT IS INDETERMINATE IN NATURE.
- 26 5' WIDE EASEMENTS OF THE CITY OF TORRANCE, A MUNICIPAL CORPORATION, FOR PUBLIC UTILITY AND PLANTING PURPOSES RECORDED MAY 16, 1991 AS INSTRUMENT NO. 91-715035, OFFICIAL RECORDS.
- 27 A VARIABLE WIDTH EASEMENT OF THE SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS PER DOCUMENT RECORDED APRIL 21, 2004 AS INSTRUMENT NO. 04-0974528, OFFICIAL RECORDS.
- 28 A VARIABLE WIDTH EASEMENT OF THE SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR OVERHEAD AND UNDERGROUND ELECTRICAL ENERGY PER DOCUMENT RECORDED APRIL 25, 2003 AS INSTRUMENT NO. 03-1183236, OFFICIAL RECORDS.
- 29 AN EASEMENT FOR PUBLIC STREET AND HIGHWAY PURPOSES TO THE CITY OF TORRANCE, A MUNICIPAL CORPORATION, PER DOCUMENT RECORDED FEBRUARY 4, 2003, AS INSTRUMENT NO. 03-142596 AND RE-RECORDED FEBRUARY 10, 2003, AS INSTRUMENT NO. 03-339501, OFFICIAL RECORDS.

TRACT NO. 53319

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

MCE CONSULTANTS, LEONARD C. STILES, P.L.S. 5023, JUNE, 2002

LEGEND:

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

SEE SHEET 2 FOR MONUMENT NOTES.

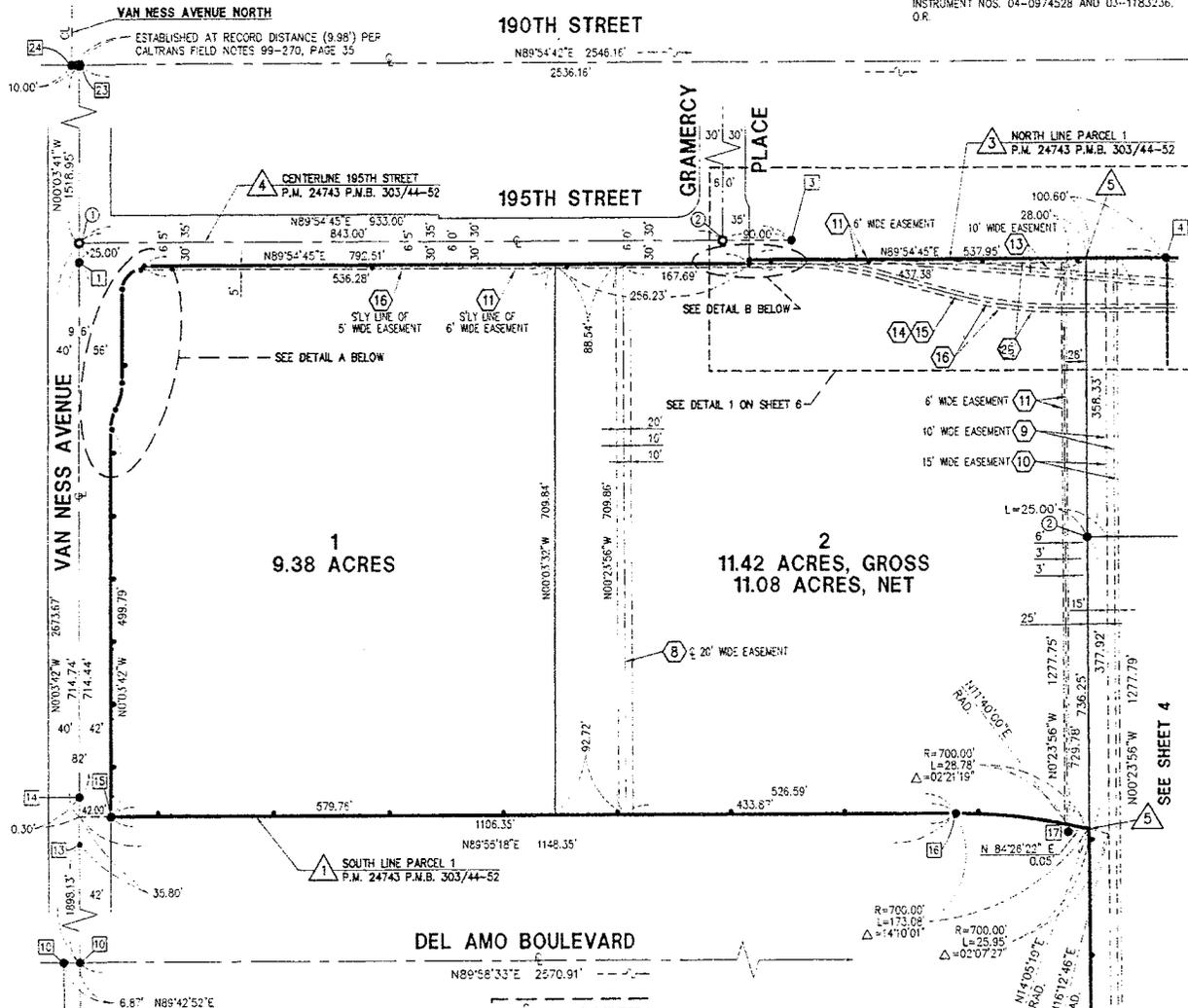
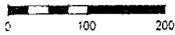
SEE SHEET 5 FOR BOUNDARY ESTABLISHMENT NOTES.

SEE SHEET 2 FOR EASEMENT NOTES.

SEE SHEET 7 FOR EDISON CO. EASEMENTS INSTRUMENT NOS. 04-0974528 AND 03-1183236, O.R.



SCALE: 1"=100'



LINE TABLE

LINE	LENGTH	BEARING
L1	120.00	N00°03'42"W
L2	6.73	N41°54'50"E

CURVE TABLE

CURVE	Δ	RADIUS	LENGTH
C1	26°16'05"	57.73	26.47'
C2	26°16'05"	77.79	35.96'
C3	189°58'17"	25.90	39.26'

DETAIL A
SCALE: 1"=50'

DETAIL B-1
SCALE: 1"=25'

DETAIL B
SCALE: 1"=25'

SEE SHEET 4

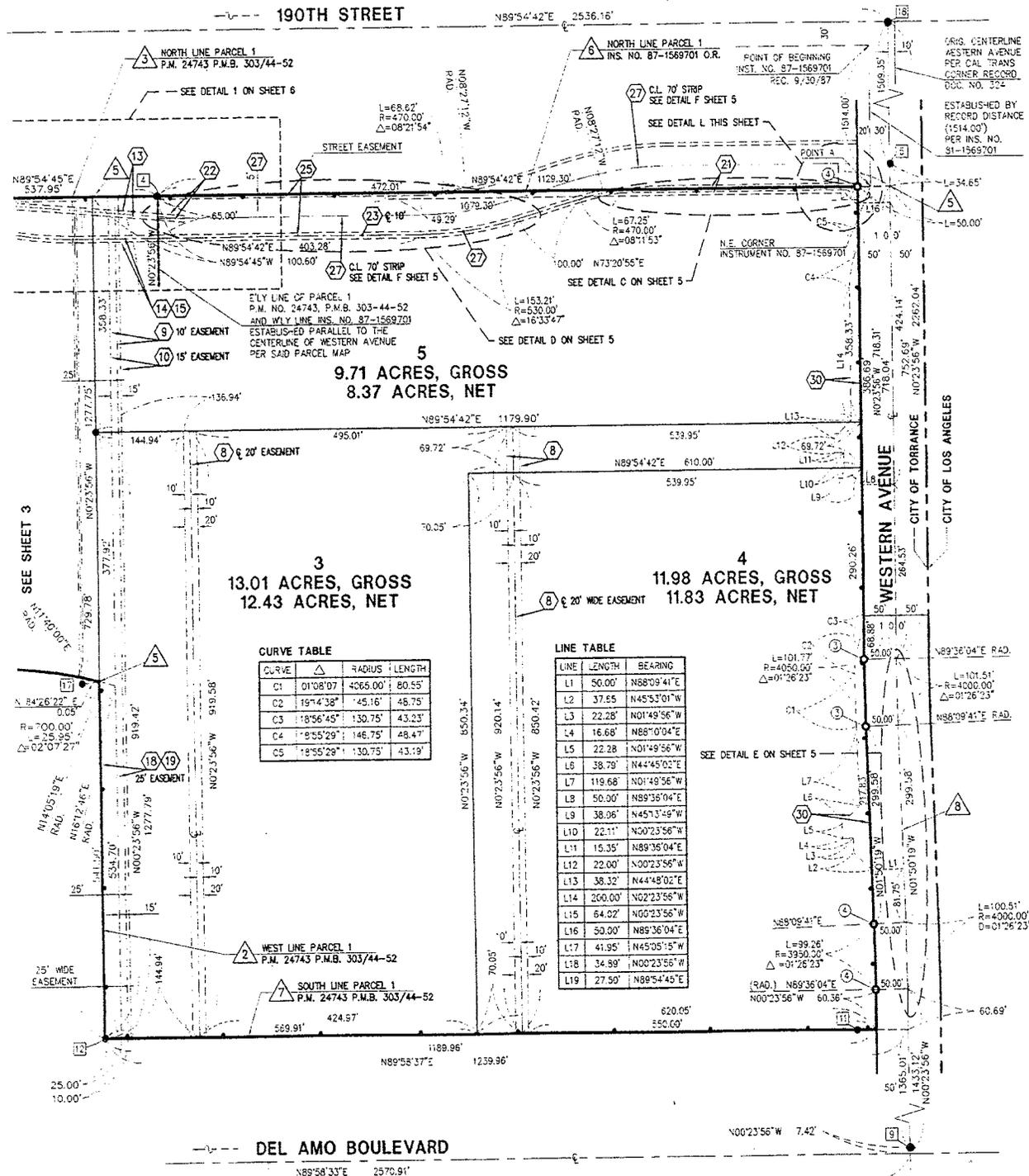
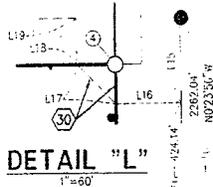
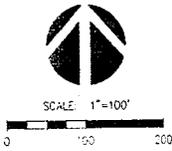
TRACT NO. 53319

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

MCE CONSULTANTS, LEONARD C. STILES, P.L.S. 5023, JUNE, 2002

LEGEND:

- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.
- SEE SHEET 2 FOR MONUMENT NOTES.
- SEE SHEET 5 FOR BOUNDARY ESTABLISHMENT NOTES.
- SEE SHEET 2 FOR EASEMENT NOTES.
- SEE SHEET 7 FOR EDISON CO. EASEMENTS INSTRUMENT NOS. 04-0874528 AND 03-1183236, O.R.



CURVE TABLE

CURVE	Δ	RADIUS	LENGTH
C1	01°08'07"	4065.00'	80.55'
C2	19°44'38"	145.16'	48.75'
C3	18°56'45"	130.75'	43.23'
C4	9°55'29"	146.75'	48.47'
C5	18°56'28"	130.75'	43.19'

LINE TABLE

LINE	LENGTH	BEARING
L1	50.00'	N88°09'41"E
L2	37.65'	N45°53'01"W
L3	22.28'	N01°49'56"W
L4	16.68'	N88°10'04"E
L5	22.28'	N01°49'56"W
L6	38.79'	N44°45'02"E
L7	119.68'	N01°49'56"W
L8	50.00'	N89°36'04"E
L9	38.06'	N45°13'49"W
L10	22.11'	N00°23'56"W
L11	15.35'	N89°36'04"E
L12	22.00'	N00°23'56"W
L13	38.32'	N44°48'02"E
L14	250.00'	N02°23'56"W
L15	64.02'	N00°23'56"W
L16	50.00'	N89°36'04"E
L17	41.95'	N45°05'15"W
L18	34.99'	N00°23'56"W
L19	27.50'	N89°54'45"E

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

MCE CONSULTANTS, LEONARD C. STILES, P.L.S. 5023, JUNE, 2002

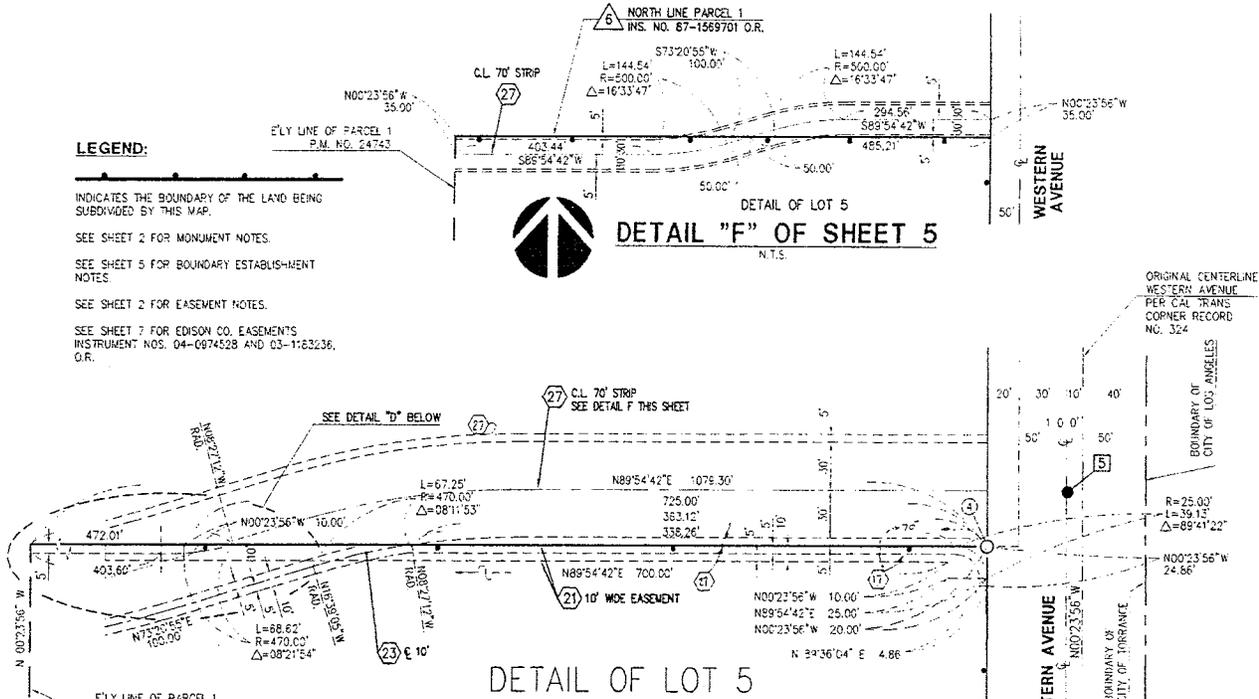
LEGEND:

- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.
- SEE SHEET 2 FOR MONUMENT NOTES.
- SEE SHEET 5 FOR BOUNDARY ESTABLISHMENT NOTES.
- SEE SHEET 2 FOR EASEMENT NOTES.
- SEE SHEET 7 FOR EDISON CO. EASEMENTS. INSTRUMENT NOS. 04-0974528 AND 03-1163236, O.R.



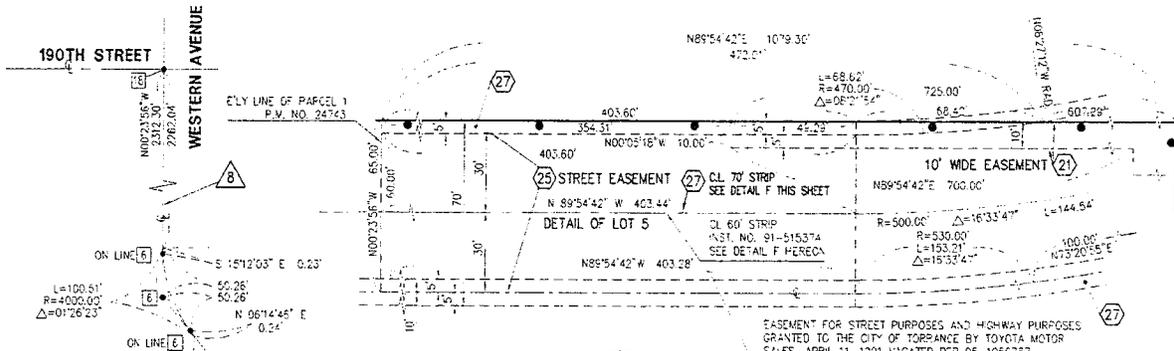
DETAIL "F" OF SHEET 5

N.T.S.



DETAIL "C" OF SHEET 4

N.T.S.



DETAIL "D" OF SHEET 4

1"=30'

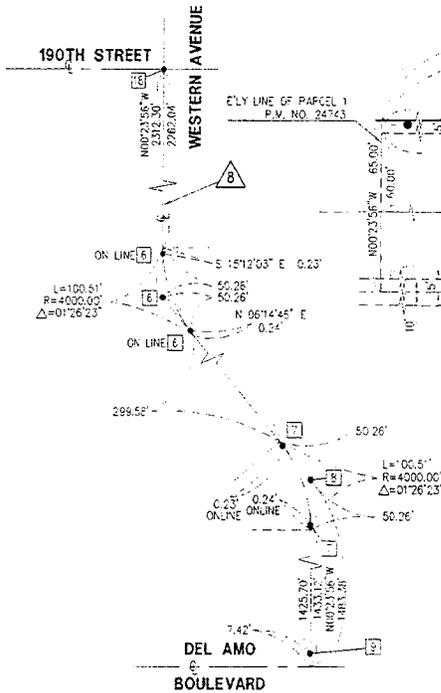
BOUNDARY ESTABLISHMENT NOTES

- ESTABLISHED HOLDING FOUND MONUMENTS (5) AND (8)
- ESTABLISHED HOLDING FOUND MONUMENT (12) AND PARALLEL TO THE ESTABLISHED CENTERLINE OF WESTERN AVENUE HAVING A BEARING OF N 00°23'56" W PER SAID PARCEL MAP
- ESTABLISHED BY HOLDING FOUND MONUMENTS
- ESTABLISHED BY HOLDING TIES NO. (1) AND FOUND MONUMENT (3)
- ESTABLISHED BY INTERSECTION.
- ESTABLISHED PARALLEL WITH THE CENTERLINE OF 190TH STREET, AND WESTERLY THROUGH POINT A.
- ESTABLISHED BY HOLDING FOUND MONUMENTS
- THE CURVES AND CENTERLINE OF WESTERN AVENUE WERE ESTABLISHED BY HOLDING FOUND MONUMENT (8) AT 190TH, THE FOUND MONUMENTS (5) AND (8) AT THE P1'S AND FOUND MONUMENT (3) AT DEL AMO BLVD., AND FITTING THE RECORD 4000.00' RADIUS CURVES (PER CITY OF TORRANCE DC 057-162, PAGES 100 AND 101) TANGENT TO THE CENTERLINE. FOUND MONUMENTS AT THE 90'S AND 80'S WERE NOT HELD.



DETAIL "E" OF SHEET 4

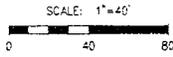
N.T.S.



TRACT NO. 53319

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

MCE CONSULTANTS, LEONARD C. STILES, P.L.S. 5023, JUNE, 2002



LEGEND:

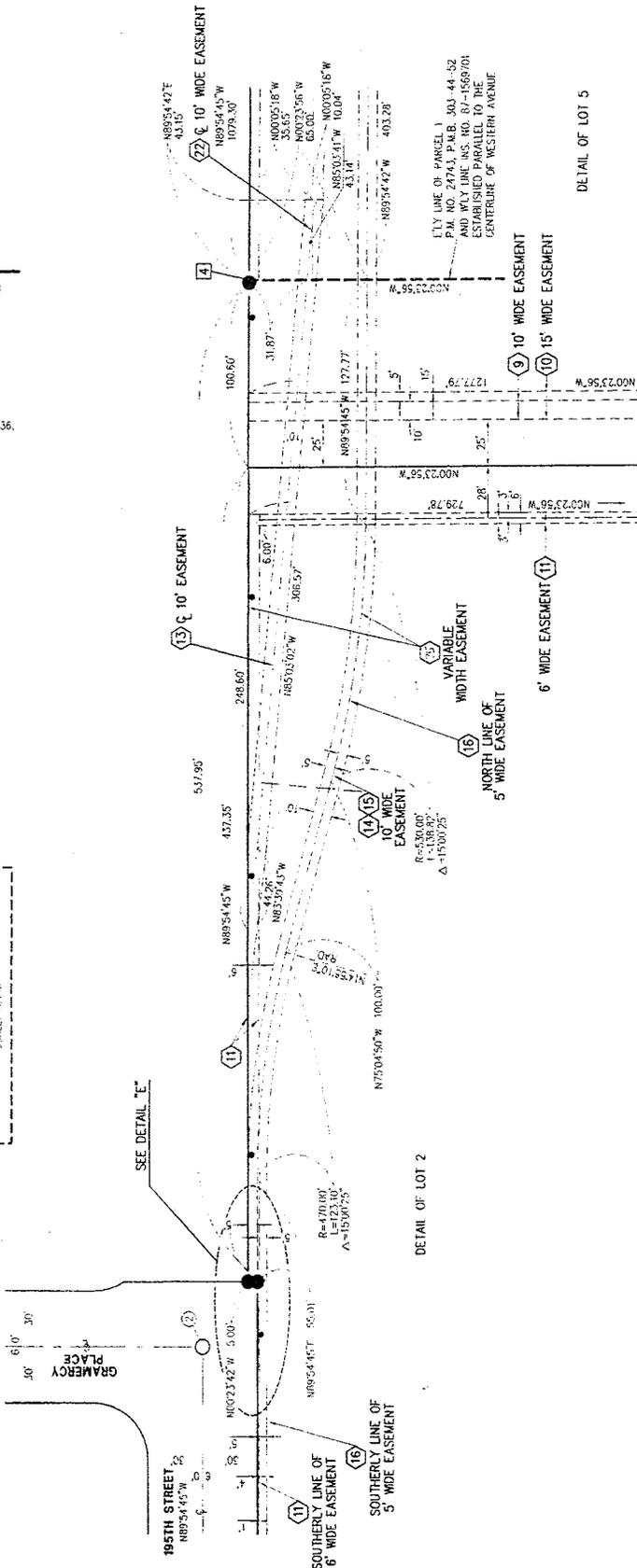
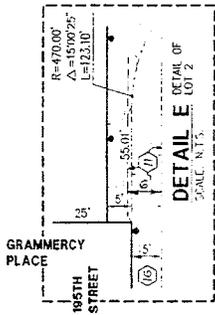
INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

SEE SHEET 2 FOR MONUMENT NOTES.

SEE SHEET 5 FOR BOUNDARY ESTABLISHMENT NOTES.

SEE SHEET 2 FOR EASEMENT NOTES.

SEE SHEET 7 FOR EDISON CO. EASEMENTS INSTRUMENT NOS. 04-097452B AND 03-116323B, O.P.



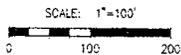
DETAIL 1 OF SHEET 3 AND 4

SCALE: 1" = 40'

TRACT NO. 53319

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

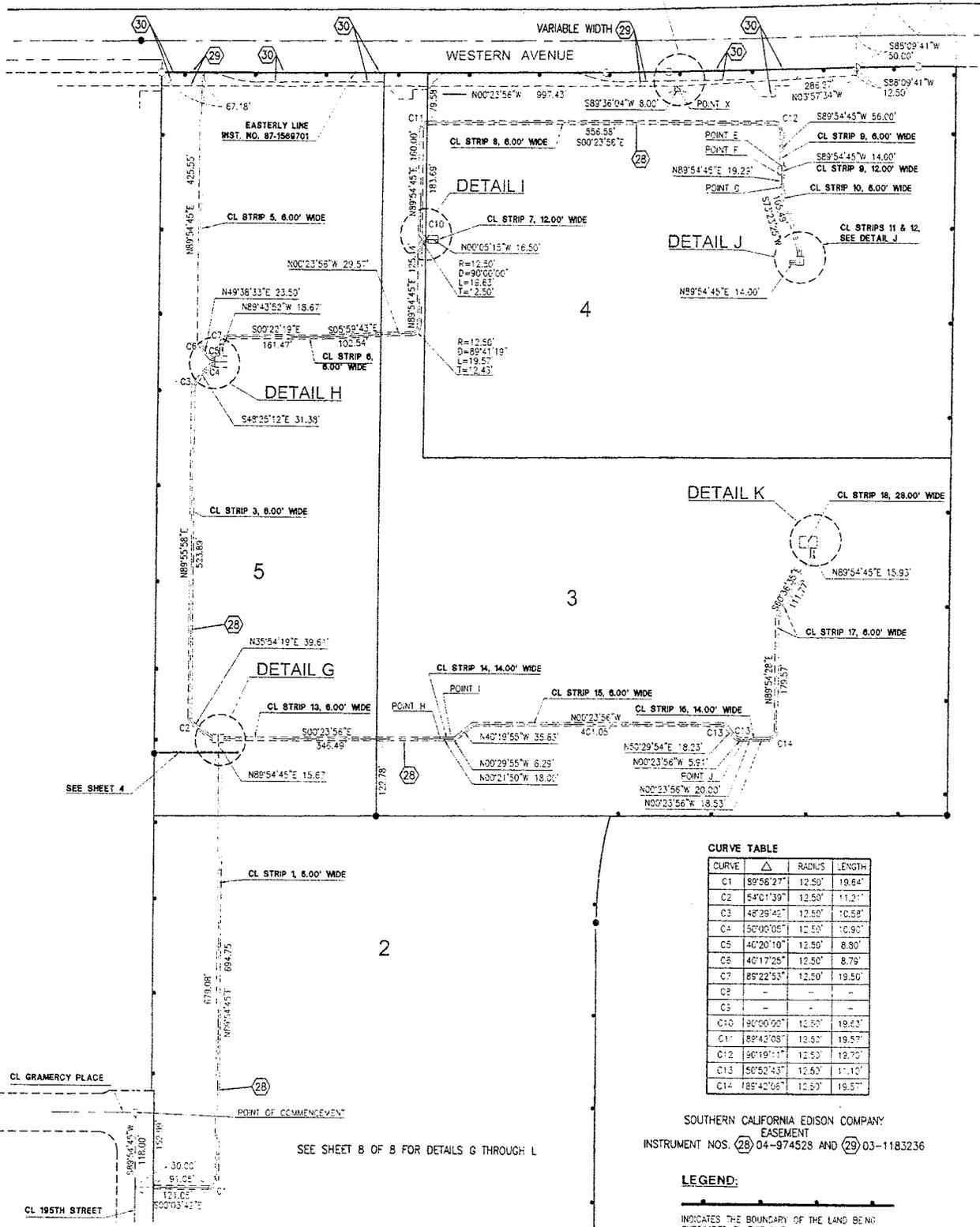
MCE CONSULTANTS, LEONARD C. STILES, P.L.S. 5023, JUNE, 2002



DETAIL L

SEE SHEET 4 FOR LOCATION AND DIMENSIONS OF (30)

L=100.5'
R=4000.00'
D=01°26'23"



DETAIL K

CURVE TABLE

CURVE	Δ	RADIUS	LENGTH
C1	89°58'27"	12.50'	19.64'
C2	54°01'39"	12.50'	11.21'
C3	48°29'42"	12.50'	10.58'
C4	50°00'05"	12.50'	10.90'
C5	40°20'10"	12.50'	8.80'
C6	40°17'25"	12.50'	8.79'
C7	85°22'53"	12.50'	19.50'
C8	-	-	-
C9	-	-	-
C10	90°00'00"	12.50'	19.63'
C11	89°42'08"	12.50'	19.57'
C12	90°19'11"	12.50'	12.70'
C13	50°52'43"	12.50'	11.10'
C14	88°42'06"	12.50'	19.57'

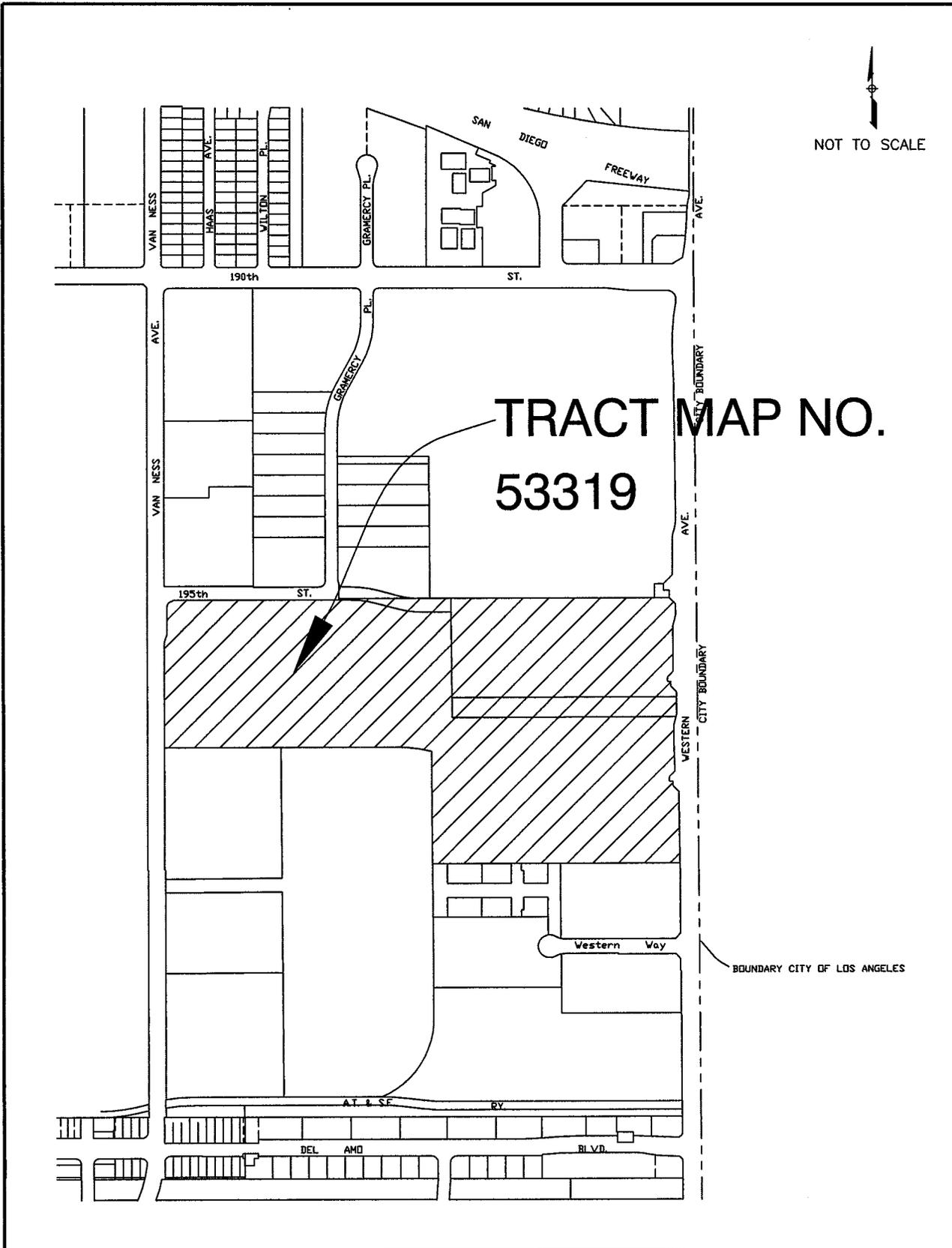
SOUTHERN CALIFORNIA EDISON COMPANY
EASEMENT
INSTRUMENT NOS. (28) 04-974528 AND (29) 03-1183236

LEGEND:

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

SEE SHEET B OF 8 FOR DETAILS G THROUGH L

SEE SHEET 4



TRACT MAP NO.
53319

CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

SEPT. 2006

VICINITY MAP