

Council Meeting of  
June 7, 2011

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

Members of the Council

**SUBJECT: Community Development – Adopt RESOLUTION summarily vacating drainage easement and accept an alternate drainage easement located north of Moreton Street and east of Crenshaw Boulevard**

### **RECOMMENDATION**

Recommendation of the Community Development Director that the City Council adopt a **RESOLUTION** summarily vacating a drainage easement and accept an alternate drainage easement located north of Moreton Street and east of Crenshaw Boulevard.

### **FUNDING**

No funding required.

### **BACKGROUND AND ANALYSIS**

The Community Development Department has received a request from the owner at 2433 Moreton Street (Lots 12 and 13 of Tract 23327) to vacate an existing 6' wide public drainage easement on his property (see Attachment B). The existing easement allows for an existing, approximately 18" X 12" oval, storm drain pipe to convey storm water from the property to the north (Lot 1 of Tract 36962 located in the City of Lomita) to the system of drainage swales along Moreton Street and Dormont Avenue (located in the City of Torrance). This drainage easement is located under the existing building at this location. The applicant wants to remove this easement so his tenant can construct indoor swimming pools inside this building in the vicinity of the easement. A 12' wide, replacement, City, drainage easement has been offered to the City (see Attachment E) located outside the existing building and along the east property line of this property.

The drainage easement to be vacated was originally granted to Los Angeles County on Tract Map 23327 (see Attachment D) on October 16, 1957 as this Tract of land was unincorporated Los Angeles County at that time. This area was then annexed by the City of Torrance as per Ordinance 955 adopted on March 11, 1958 (see Attachment C). This action transferred ownership of the drainage easement, to be vacated, to City of Torrance ownership. The area of the easement to be vacated is 1070 square feet.

The property to the north (located in the City of Lomita), when it was developed into the existing condominium development in 1985, recorded a private easement agreement (Instrument #85-445914) over the easterly 6' of the property at 2433 Moreton Street, for drainage purposes. Although this project still discharged its drainage to the old city easement via sump pump, this new easement path was better located to accept their drainage as it no longer needed to drain under the existing building. The applicant has recently relocated the outlet of the sump pump that serves the neighboring property to the north, to the existing private storm drain easement which is located outside the existing building and along the east property line of 2433 Moreton Street.

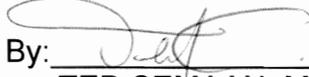
This private easement agreement will remain in force and a new 12' wide City drainage easement will be accepted over this private easement in the Resolution (see attached Resolution and Attachment B). The reason for the new City easement is that it has been the City's policy to maintain drainage devices on private property that accept storm water from across property/City boundary lines. The new City easement will take precedence over the existing private easement agreement.

If this easement vacation request is approved by your Honorable Body, the applicant will abandon the existing oval drain pipe by filling it with sand/cement slurry. A concrete swale already exists along the east property line, so no additional work other than a parkway drain outlet is needed for the new drainage path to function.

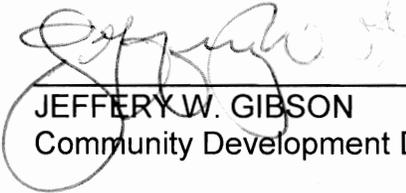
Since the proposed drainage easement to be vacated will be replaced with a new public drainage easement in an alternate location, State law allows for this easement to be vacated summarily. No construction by the City is required as a result of this action by your Honorable Body, but the applicant will be required to properly abandon the existing drain pipe and construct the parkway drain at the outlet of this new drainage swale along the east property line. Both of these items will be constructed prior to finalization of the applicant's building permits for the ongoing building renovation. The Condominium Association Board for the property to the north is in agreement with this action as is the Department of Public Works for the City of Torrance and County of Los Angeles. This action would also simplify maintenance for the City of Torrance Public Works Department as the drainage course would no longer be under an existing building.

Respectfully submitted,

JEFFERY W. GIBSON  
Community Development Director

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

CONCUR:

  
JEFFERY W. GIBSON  
Community Development Director

  
LeROY J. JACKSON  
City Manager

- Attachments:
- Resolution
  - A. Vicinity Map
  - B. Location Sketch
  - C. Ordinance 955 – Annexation document
  - D. Tract Map 23327
  - E. Storm Drain Easement Deed

TS/cks2395



**RESOLUTION 2011-\_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE  
ORDERING THE SUMMARY VACATION OF A DRAINAGE EASEMENT  
AND THE ACCEPTANCE OF AN ALTERNATE DRAINAGE EASEMENT  
LOCATED NORTH OF MORETON STREET EAST OF CRENSHAW  
BOULEVARD IN THE CITY OF TORRANCE**

**WHEREAS**, the County of Los Angeles was granted a drainage easement on Tract Map 23327 recorded in Book 623, Pages 60 – 62, Inclusive of Maps, in the office of the County Recorder of Los Angeles County in the State of California further described as follows:

The easterly 6 feet of Lot 13 of said Tract 23327

**WHEREAS**, the City acquired this easement from Los Angeles County when the City annexed this area of land as per Ordinance 955 which was approved on March 11, 1958;

**WHEREAS**, the original purpose of this easement was to provide a drainage course for the property to the north known as Lot 1 of Tract 36962;

**WHEREAS**, an alternate drainage easement has been provided in Section 2 of this Resolution and in Attachment E to serve the property to the north known as Lot 1 of Tract 36962;

**WHEREAS**, for the purpose of said proposed vacation, the City Council elects to proceed under the Vacation Provision Division 9, Part 3, Chapter 4, beginning with Section 8330 of the Streets and Highways Code;

**WHEREAS**, the City Council finds from the evidence submitted that the drainage easement first described in this Resolution is unnecessary for present or prospective public use;

**NOW THEREFORE, BE IT RESOLVED** by the City Council of the City of Torrance as follows:

**SECTION 1**

That it is hereby found and determined that the drainage easement herein above more particularly described is unnecessary for present and prospective purposes and the public interest requires the vacation thereof.

**SECTION 2**

That the City of Torrance and its assigns, without limitation, does accept an easement over the easterly 12' of Lot 12 of said Tract 23327 for the right at any time to construct, maintain, operate, reconstruct, repair and use for existing and future drainage purposes and that the City Clerk is hereby authorized and directed to cause a certified copy of the easement shown as Attachment E to be recorded by the Office of the County Recorder of the County of Los Angeles.

**SECTION 3**

That the above first described drainage easement is hereby vacated and abandoned and that, from and after the date this Resolution is recorded, these portions no longer constitute an easement for drainage purposes.

**SECTION 4**

That the City Clerk is hereby authorized and directed to cause a certified copy of this Resolution and Attachments A and B to be recorded in the Office of the County Recorder of the County of Los Angeles.

**INTRODUCED, APPROVED AND ADOPTED THIS 7<sup>TH</sup> DAY OF JUNE 2011.**

\_\_\_\_\_  
Mayor Frank Scotto

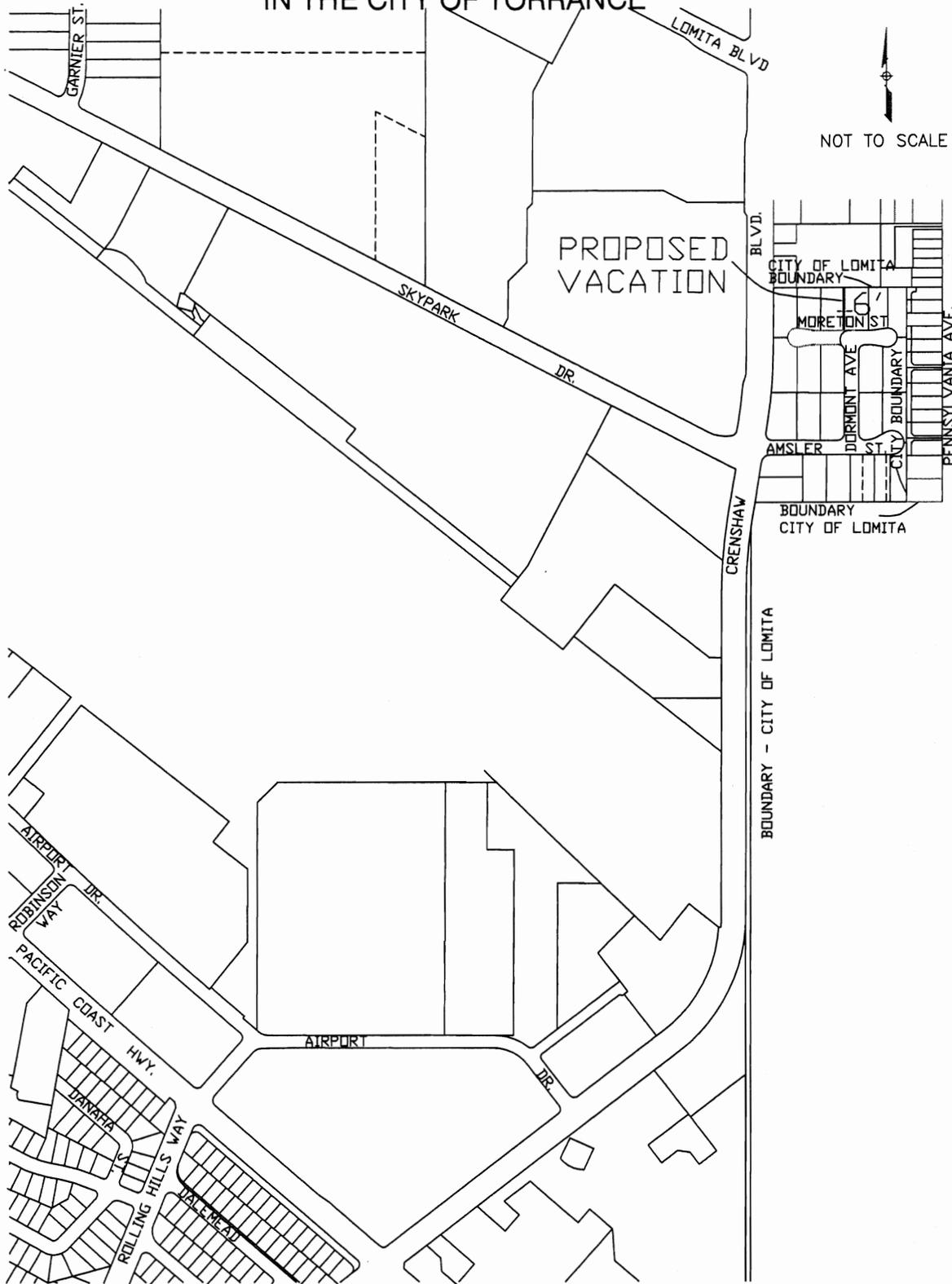
ATTEST:

\_\_\_\_\_  
Sue Herbers, City Clerk

APPROVED AS TO FORM:  
JOHN L. FELLOWS III, City Attorney

By: \_\_\_\_\_  
Patrick Q. Sullivan, Assistant  
City Attorney

PROPOSED VACATION OF A DRAINAGE EASEMENT  
 AND ACCEPTANCE OF AN ALTERNATE DRAINAGE EASEMENT  
 NORTH OF MORETON STREET AND EAST OF CRENSHAW BLVD  
 IN THE CITY OF TORRANCE



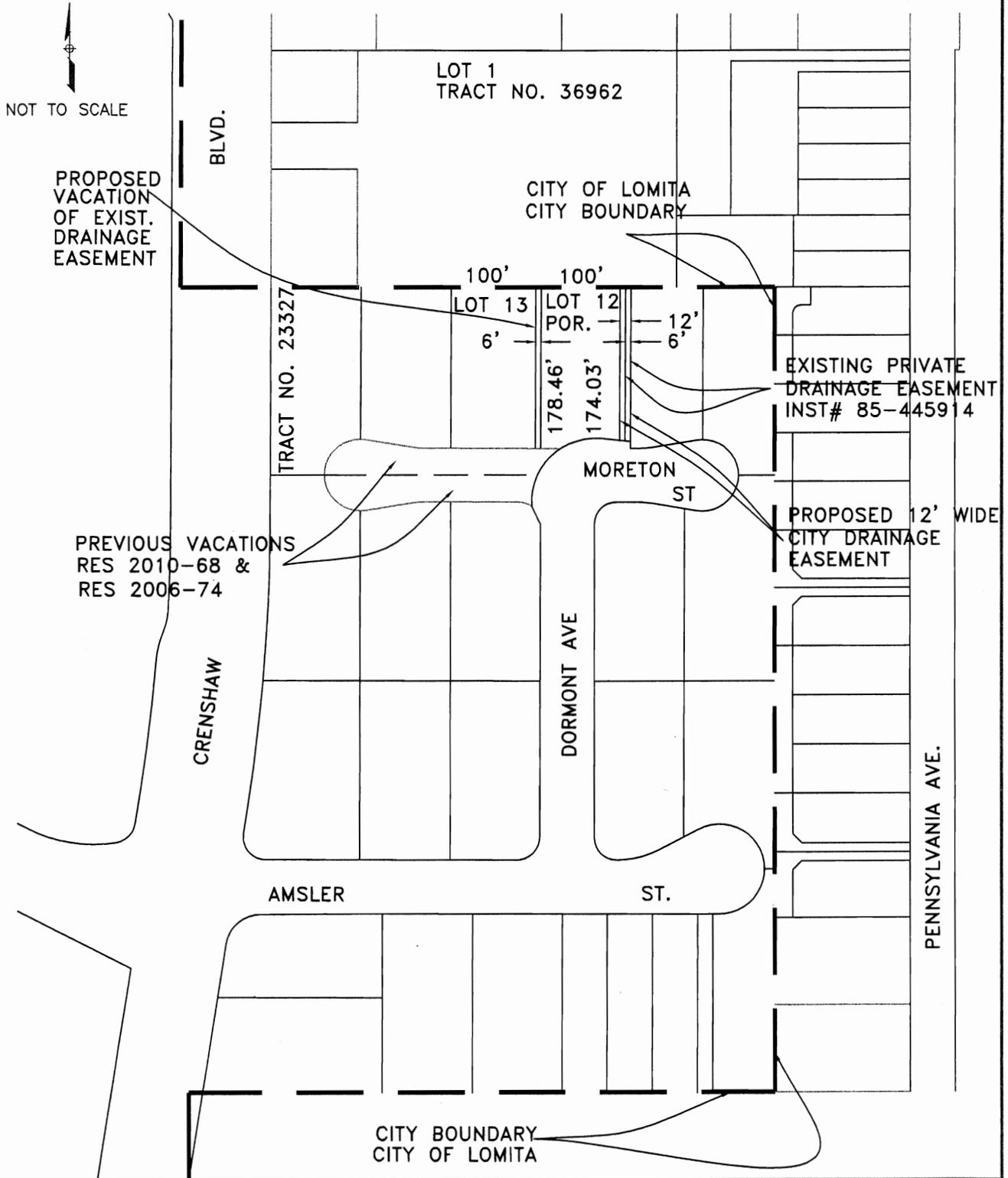
CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

APRIL 2011

VICINITY MAP



# PROPOSED VACATION OF A DRAINAGE EASEMENT AND ACCEPTANCE OF AN ALTERNATE DRAINAGE EASEMENT NORTH OF MORETON STREET AND EAST OF CRENSHAW BLVD IN THE CITY OF TORRANCE



CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

APRIL 2011

LOCATION SKETCH



ORDINANCE NO. 955

2-28-58

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING THE ANNEXATION TO THE SAID CITY OF TORRANCE OF CERTAIN UNINHABITED TERRITORY, DESIGNATED AS "HOWARD INDUSTRIAL ADDITION TO THE CITY OF TORRANCE", IN CONFORMANCE WITH THE PROVISIONS OF "ANNEXATION OF UNINHABITED TERRITORY ACT OF 1939"

WHEREAS, pursuant to Section 35305 of the Government Code of the State of California, the City Council of the City of Torrance, on or about January 14, 1958, received a written petition requesting annexation, and which said petition contained a description of the territory sought to be included in the City, and which said petition was signed by the owners of not less than one-fourth of the land in the territory by area and by assessed value as shown on the last equalized assessment roll of the County of Los Angeles in which said territory is situated; and

WHEREAS, on or about January 14, 1958, the City Council of the City of Torrance adopted Resolution No. 3388 giving notice of proposed annexation of certain territory to the City of Torrance pursuant to Section 35305 of the Government Code of the State of California and designated said territory proposed to be annexed by the name "Howard Industrial Addition to the City of Torrance", and setting a time and place for the hearing of protests thereon; and

WHEREAS, notice of hearing on said proposed annexation was duly and regularly published; and

WHEREAS, all notices of said hearing of January 14, 1958, were made in writing to all persons entitled thereto, in accordance with the provisions of Section 35311 of the Government Code of the State of California; and

WHEREAS, pursuant to said Resolution No. 3388, the 25th day of February, 1958, at the hour of 8:00 o'clock p.m., in the Council Chamber of the City Hall in the City of Torrance was designated as the date and place for hearing on said proposed annexation; and

WHEREAS, at said hearing no protests, either written or oral, were received or filed.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TORRANCE DOES ORDAIN AS FOLLOWS:

SECTION 1.

That the annexation to the City of Torrance of the hereinafter described property is hereby approved, and said property is hereby annexed to and made a part of said City of Torrance:

"HOWARD INDUSTRIAL ADDITION TO THE CITY OF TORRANCE"

Beginning at the northeasterly corner of Tract No. 23327 in unincorporated territory in the County of Los Angeles, State of California, as shown on Map of said Tract, recorded in Book 623, Pages 60, 61 and 62 of Map Records on file in the office of the County Recorder of said County; thence S 0° 10' 20" W. 898.21 feet, to the southeasterly corner of said Tract; thence N. 89° 49' 02" W. along the southerly line of

said Tract and its westerly prolongation thereof to its intersection with the easterly boundary line of the City of Torrance as same existed on December 4, 1957; thence northerly along said easterly boundary line to its intersection with the westerly prolongation of the northerly line of said Tract; thence S 89° 47' 46" E. along said westerly prolongation and the northerly line of said Tract to the point of beginning.

SECTION 2.

The City Clerk is hereby authorized and directed to make, certify under the seal of the City of Torrance, and transmit to the Secretary of the State of California a copy of this ordinance as required by Section 35316 of the Government Code of the State of California.

SECTION 3.

This ordinance shall take effect thirty days after the date of its adoption, and prior to the expiration of fifteen days from the passage thereof shall be published at least once in the Torrance Herald, a semi-weekly newspaper of general circulation, published and circulated in the City of Torrance.

Introduced and approved this 4th day of March, 1958.

Adopted and passed this 11th day of March, 1958.

\_\_\_\_\_  
Mayor of the City of Torrance

ATTEST:

\_\_\_\_\_  
City Clerk of the City of Torrance

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) ss  
CITY OF TORRANCE )

I. A. H. BARTLETT, City Clerk of the City of Torrance, California, DO HEREBY CERTIFY that the foregoing Ordinance was introduced and approved at a regular meeting of the City Council held on the 4th day of March, 1958, and adopted and passed at a regular meeting of said Council held on the 11th day of March, 1958, by the following roll call vote:

AYES: COUNCILMEN: Benstead, Blount, Drale, Jahn and Isen.  
NOES: COUNCILMEN: None.  
ABSENT: COUNCILMEN: None.

\_\_\_\_\_  
City Clerk of the City of Torrance

Boundary of the City of Torrance

LOMITA BLVD.

N 0° 10' 27" E

SCALE 1" = 200'

Exist'g E'ly Bdy City of Torrance

CRENSHAW BLVD.

AMSLER STREET

S 89° 47' 46" E  
560.12'

TRACT

MORETON STREET

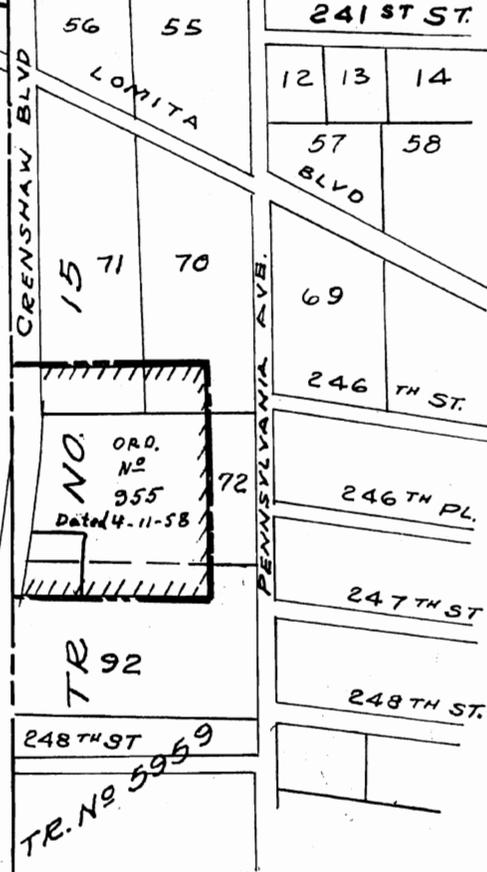
DORMONT AVENUE

NO

PENNSYLVANIA AVENUE

Portion of Lots 72 & 92  
Tr. No. 15

2 3 3 2 7



LOCATION MAP  
SCALE 1" = 600'

$\Delta = 8' 53.48"$   
 $R = 2000$   
 $L = 316.55$   
 $T = 155.59$

R=25

R=25

R=25

R=25

R=25

R=40

232.79

96.58

208.67

60

208.27

150

439.94

898.21'

50° 10' 20" W

351.86'

50

25

25

50

25

25

50

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50

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25



RECORDED  
OCT 16 1957  
18 4 PM  
623  
60

# Tract No. 23327

## In Unincorporated Territory of the County of Los Angeles

BEING A SUBDIVISION OF A PORTION OF LOTS 70, 71, 72 AND 92 OF TRACT NO. 15 AS PER MAP RECORDED IN BOOK 12 PAGE 183 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA.

W. L. Walters

900

We hereby certify that we are the owners of or are interested in the lands included within the subdivision shown on this map within the colored border lines and we consent to the preparation and recording of said map and subdivision and hereby dedicate to the public use all streets and easements shown and proposed also grant to the County of Los Angeles the easements for drainage and other purposes to be designated on said map and all uses incident thereto, including the right to alter, widen, or change the location of any such street or easement, and we further certify that except as shown on a copy of this map on file in the office of the County Road Commissioner, we know of no other easements or structure existing within the easements hereby 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. As a dedication to public use, while all of Crenshaw Boulevard adjacent to this subdivision remain a public highway for such time only, we hereby abandon all easements of whichever ingress and egress to the said Crenshaw Boulevard so that the owners of lots 12, 13, and 14 abutting this highway during such time will have no right of vehicular access whatever to the highway as such except the general easement of travel which belongs to the whole public. If any change of alignment or width of such highway results in the vacation of any part thereof adjacent to this subdivision, such vacation terminates the above dedication as to the part vacated. We hereby grant and dedicate to the County of Los Angeles for public use all sanitary sewers and appurtenant structures within and without said subdivision constructed as part of the improvement thereof.

From any person or persons claiming a right or interest in the lands shown on this map.

I ELLSWORTH J. EPPERSON, hereby certify that I am a Registered Civil Engineer of the State of California, that this map consisting of 3 sheets correctly represents a true and complete survey made under my supervision in December, 1956, that the monuments shown hereon are in place or will be in place not later than August 1st, 1958, that their position and character are correctly shown and said monuments are sufficient to enable the survey to be retraced and that the tie notes to all centerline monuments shown hereon as set by me, will be on file in the office of the County Engineer not later than October 1, 1958.

Ellsworth J. Epperson  
Registered Civil Engineer No. 5828

RICHFIELD OIL CORPORATION, a Delaware Corporation, hereby consents to the preparation and recording of the annexed map and subdivision and to the dedication shown thereon, subject however to the reservation of all minerals, oil, gas, petroleum, naphtha and other hydro-carbon substances, in, on or under said real property, or recoverable thereon or therefrom as reserved to RICHFIELD OIL CORPORATION in Grant Deed dated December 28, 1954 recorded in Book #8785 at pages of the Official Records of Los Angeles County, California.

### INDUSTRIAL CENTERS CORP.

a corporation  
(owner)  
R.C. Platter President  
John D. Howard Secretary

### LUNADA BAY CORPORATION

a corporation  
(owner)  
R.C. Platter President  
Charles Platter Secretary

JAMES N. WARREN (owner) James N. Warren

TERESA F. WARREN (owner) Teresa F. Warren

John Butland  
F. A. Butland  
Assistant to Manager of Land & Lease Dept.

J.R. Jenks  
J. R. Jenks  
Assistant Secretary

State of California } ss.  
County of Los Angeles

On this 17th day of September, in the year 1957, before me --- J. Reynolds ---, a Notary Public in and for said County and State, personally appeared F. A. BUTLAND, known to me to be the Assistant to Manager of Land & Lease Dept., and J. R. JENKS, known to me to be the Assistant Secretary of RICHFIELD OIL CORPORATION, the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.  
My commission expires: Feb. 24, 1958. J. Reynolds  
Notary Public in and for said County and State

State of California } ss.  
County of Los Angeles

On this 24 day of Sept. 1957, before me THE UNDERSIGNED a Notary Public in and for said County and State personally appeared R. C. PLATTER known to me to be the President and John D. Howard known to me to be the Secretary of the INDUSTRIAL CENTERS CORP., the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on the behalf of the corporation herein named and acknowledged to me that such corporation executed the same.

My commission expires: Jan. 13, 1960  
Ronald G. Meda  
Notary Public

State of California } ss.  
County of Los Angeles

On this 27 day of Aug. 1957, before me Louise Wilson a Notary Public in and for said County and State personally appeared TERESA F. WARREN known to me to be the person whose name is subscribed to the within instrument and she acknowledged to me that she executed the same.

My commission expires: July 28, 1958  
Louise Wilson  
Notary Public

State of California } ss.  
County of Los Angeles

On this 27 day of Aug. 1957, before me Louise Wilson a Notary Public in and for said County and State, personally appeared JAMES N. WARREN, known to me to be the person whose name is subscribed to the within instrument and he acknowledged to me that he executed the same.

My commission expires: July 28, 1958  
Louise Wilson  
Notary Public

State of California } ss.  
County of Los Angeles

On this 27 day of Aug. 1957, before me Louise Wilson a Notary Public in and for said County and State, personally appeared TERESA F. WARREN, known to me to be the person whose name is subscribed to the within instrument and she acknowledged to me that she executed the same.

My commission expires: July 28, 1958  
Louise Wilson  
Notary Public

# Tract No. 23327

## In Unincorporated Territory of the County of Los Angeles

BEING A SUBDIVISION OF A PORTION OF LOTS 70, 71, 72 AND 92 OF TRACT NO. 15 AS PER MAP RECORDED IN BOOK 12 PAGE 189 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA.

RECORDED  
INDEXED  
Oct 16 1957  
13  
623  
61

*Shaw*

We hereby certify that we are the owners of or are interested in the lands included within the subdivision shown on this map within the colored border lines, and we consent to the preparation and recordation of said map and subdivision and hereby dedicate to the public use all easements shown on said map, and also grant to the County of Los Angeles the easements for drainage and slope purposes so designated on said map and all uses incident thereto, including the right to make connections there with from any adjoining properties.

We further certify that except as shown on a copy of this map on file in the office of the County Road Commissioner, we know of no easement or structure existing within the easements hereby 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 easement. As a dedication to Public use, while all of Crenshaw Boulevard adjacent to this subdivision remains a Public Highway for such time only, we hereby abandon all easements of vehicular ingress and egress to the said Crenshaw Boulevard to that the owners of lots 15, 16, and 21 adjoining this highway during such time will have no right of vehicular access whatever in the highway as such except the general easement of travel which belongs to the whole Public.

If any change of alignment or width of such highway results in the vacation of any part thereof adjacent to this subdivision, such vacation terminates the above dedication as to the part vacated.

We hereby grant and dedicate to the County of Los Angeles for public use all sanitary sewers and appurtenant structures within and without said subdivision constructed as part of the improvement thereof.

I hereby certify that I have examined this map and that it conforms substantially to the tentative map and all approved alterations thereof; that all provisions of applicable State law and local subdivision ordinances have been complied with; and that I am satisfied that this map is technically correct.

Dated: October 16, 1957

JOHN A. LAMBIE  
COUNTY ENGINEER  
*John A. Lambie* Deputy

As acceptance of rights... On motion approved by the Board of Supervisors...  
It is ordered that the map of TRACT NO. 23327... and the same is hereby approved, that the fee in the office of this Board as security for the payment of taxes and special assessments collected as herein be and the same is also hereby approved in the sum of \$100.00... which is hereby fixed as the required amount of said bond, and that all streets, highways, other public ways and easements shown upon said map and therein offered for dedication be and the same are hereby accepted on behalf of the public. Also the grant of the physical sewers and appurtenant structures offered herein be and the same are hereby accepted on behalf of the public. Also the offer of dedication for abandonment of ingress and egress is hereby accepted.

The Clerk of this Board is directed to endorse on the face of said map a copy of this order substantiated by the seal of the Board of Supervisors.  
I hereby certify that the foregoing order was adopted by the Board of Supervisors at a meeting of said Board held on October 15, 1957  
Herold J. Coffey County Clerk and Executive Clerk of the Board of Supervisors of the County of Los Angeles, State of California.  
*Herold J. Coffey*

**TITLE INSURANCE AND TRUST COMPANY**  
a corporation  
(Trustee)  
under deed of trust recorded in Book 52315, page 356, Official Records.  
*Chris Connor* Vice President  
*Harold P. Tracy* Assistant Secretary

**BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION**  
a National Banking Association  
(Trustee)  
under deed of trust recorded in book 51337 page 286, Official Records.  
*J. H. Brown* Assistant Trust Officer  
*Paul J. ...* Trust Officer

**NARBONNE RANCH WATER COMPANY NUMBER 2**  
a corporation.  
Owner of a blanket easement for water pipes and conduits as recited in deeds recorded in book 3951 page 52 of Deeds, in book 3947 page 85 of Deeds, in book 4825 page 176 of Deeds, and in book 5505 page 270 of Deeds. It is expressly understood that nothing in this consent to easement is not to be considered as any water or limitation upon, the easement or other rights of this company in said area. It is subject to any and all water, water supply, and water service, and distribution, rights, interests, easements, privileges, and equities of record or otherwise, owned, held, possessed, used and/or enjoyed by Narbonne Ranch Water Company No. 2, a corporation.  
*John W. Munson* Secretary

State of California } s.s.  
County of Los Angeles }  
On this 11 day of SEPTEMBER 1957, before me THE UNDERSIGNED a Notary Public in and for said County and State, personally appeared CHRIS CONNOR known to me to be the Vice President and HAROLD P. TRACY known to me to be the Asst. Secretary of the TITLE INSURANCE AND TRUST COMPANY the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on the behalf of the corporation herein named and acknowledged to me that such corporation executed the same as trustee.  
My commission expires: Feb. 26, 1960 *D. E. Pantock* Notary Public

State of California } s.s.  
County of Los Angeles }  
On this 30 day of Sept. 1957, before me THE UNDERSIGNED a Notary Public in and for said County and State, personally appeared J. H. BROWN known to me to be the Trust Officer and PAUL J. ... known to me to be the Trust Officer of BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, a National Banking Association, that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the association herein named and acknowledged to me that such association executed the same.  
My commission expires: November 27, 1960 *Priscilla C. Knapp* Notary Public

State of California } s.s.  
County of Los Angeles }  
On this 17 day of AUG. 1957, before me J. W. MUNSON a Notary Public in and for said County and State, personally appeared J. H. BROWN known to me to be the President and A. E. ... known to me to be the Asst. Secretary of the TITLE INSURANCE AND TRUST COMPANY the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on the behalf of the corporation herein named and acknowledged to me that such corporation executed the same as trustee.  
My commission expires: July 18, 1958 *John W. Munson* Notary Public

State of California } s.s.  
County of Los Angeles }  
On this 17 day of AUG. 1957, before me J. W. MUNSON a Notary Public in and for said County and State, personally appeared D. E. Pantock known to me to be the President and E. J. ... known to me to be the Secretary of the NARBONNE RANCH WATER COMPANY NUMBER 2, the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on the behalf of the corporation herein named and acknowledged to me that such corporation executed the same.  
My commission expires: July 18, 1958 *John W. Munson* Notary Public

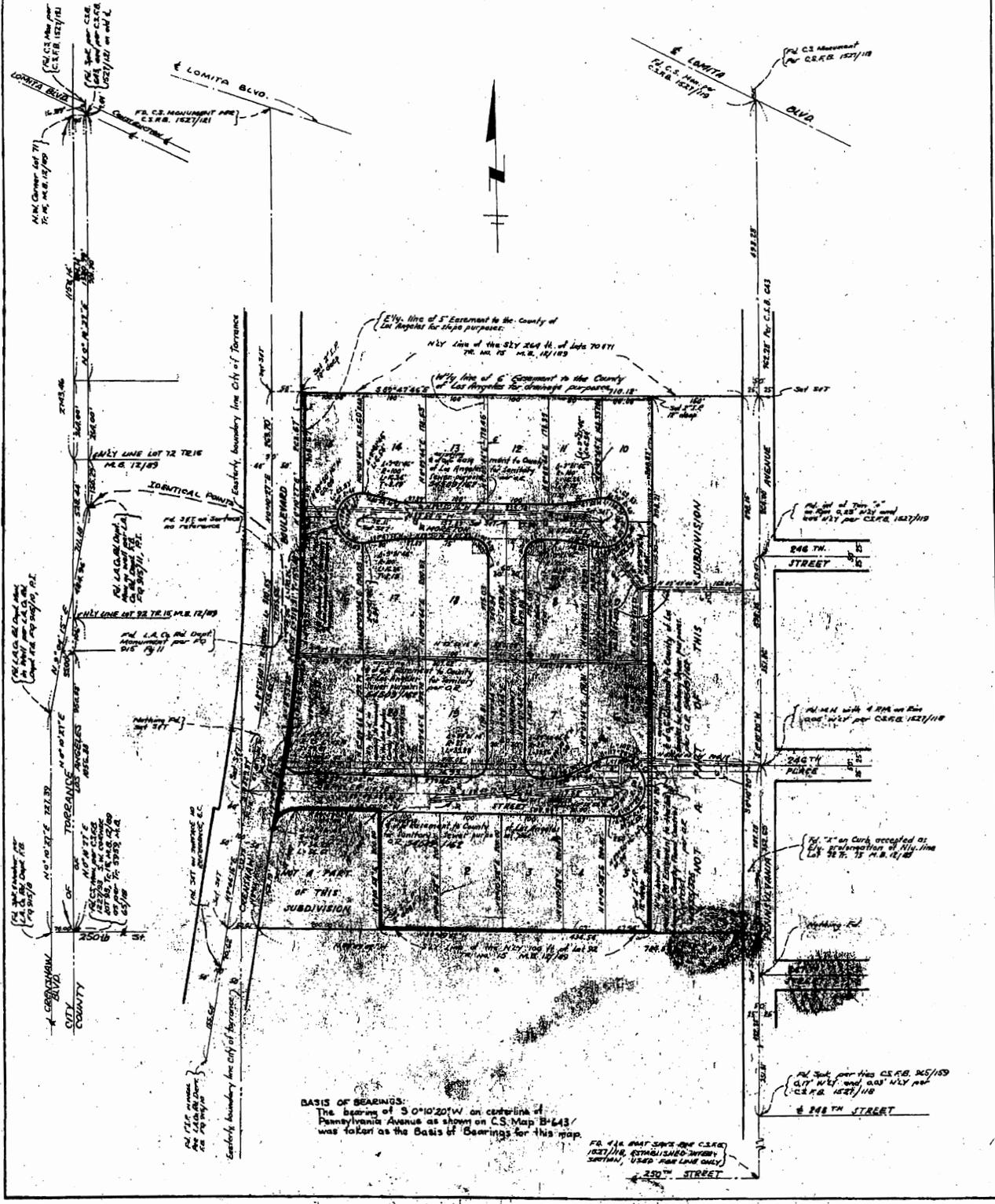
SCALE 1" = 100'

# Tract No. 23327

In Unincorporated Territory of the County of Los Angeles

BEING A SUBDIVISION OF A PORTION OF LOTS 70,  
71, 72 AND 92, TRACT NO. 15, M. B. 12 PAGE 189.

RECORDED  
 REQUEST FOR CHANGE  
 02-16-1957  
 10:00 AM  
 IN BOOK 623  
 AT 6:30  
 BY B. WATERS  
 4275



**BASIS OF BEARINGS:**  
 The bearing of S 0°10'20"W on centerline of  
 Pennsylvania Avenue as shown on C.S. Map B-643/  
 was taken as the Basis of Bearings for this map.

FOR THE STATE OF CALIFORNIA  
 I, B. WATERS, COUNTY CLERK  
 DO HEREBY CERTIFY THAT THE  
 FOREGOING IS A TRUE AND CORRECT  
 COPY OF THE ORIGINAL SURVEY  
 AS FILED IN MY OFFICE.

Schedule E to be provided as a supplemental on  
Monday, June 6, 2011