

1287 / 24

1287 24

13 LOTS
3.92 ACRES

TRACT No. 52666

SHEET 1 OF 3 SHEETS

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

BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP No. 8744, AS PER
MAP FILED IN BOOK 132, PAGES 3 AND 4 OF PARCEL MAPS, IN THE
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PIAI ENGINEERING INC.

04 0330516

04-0330516

FILED
AT REQUEST OF OWNER
3200 PV DRIVE WEST LLC
21 4pm

#1 BOOK 1287

AT PAGE 24-26

OF MAPS
LOS ANGELES COUNTY, CA

Registered Professional Engineer

BY S. Uemoto

FILE # 14-

DA Fee 27

Map + Grant

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. WE HEREBY DEDICATE TO THE PUBLIC USE ALL
STREETS, HIGHWAYS AND OTHER PUBLIC WAYS SHOWN ON SAID MAP, AND ALSO
DEDICATE TO THE CITY OF RANCHO PALOS VERDES THE EASEMENTS FOR PUBLIC
UTILITY AND SANITARY SEWER PURPOSES SO DESIGNATED ON SAID MAP AND ALL
INCIDENT THERETO, INCLUDING THE RIGHT TO MAKE CONNECTIONS THEREWITH
FROM ANY ADJOINING PROPERTIES. WE FURTHER STATE THAT WE KNOW OF NO
EASEMENT OR STRUCTURE WITHIN THE EASEMENTS HEREIN OFFERED FOR
DEDICATION TO THE PUBLIC, OTHER THAN PUBLICLY OWNED WATER LINES,
SEWERS, OR STORM DRAINS, THAT WE WILL GRANT NO RIGHT OF 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 PALOS VERDES
DRIVE WEST WITHIN OR ADJACENT TO THIS SUBDIVISION REMAINS A PUBLIC
STREET, WE HEREBY ABANDON ALL RIGHTS OF DIRECT VEHICULAR INGRESS AND
EGRESS FROM ABUTTING LOTS TO THE SAID STREET. IF ANY PORTION OF SAID
STREET WITHIN OR ADJACENT TO THIS SUBDIVISION IS VACATED, SUCH VACATION
TERMINATES THE ABOVE DEDICATION AS TO THE PART VACATED.

ENGINEER'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 MARSHALL ESTAFANAN IN
MARCH, 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 OR WILL BE IN PLACE
WITHIN TWENTY-FOUR MONTHS FROM THE FILING OF THIS MAP; THAT SAID MONUMENTS
ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RE-Traced AND THAT THE RE-
NOTES TO ALL CENTERLINE MONUMENTS SHOWN AS TO BE SET WILL BE ON
FILE IN THE OFFICE OF THE CITY ENGINEER WITHIN TWENTY-FOUR MONTHS
FROM THE FILING DATE SHOWN HEREON.



Victor J. Piai
VICTOR J. PIAI R.C.E. 20327
EXPIRES 3-30-05

OWNER:
3200 PV DRIVE WEST, LLC, A LIMITED LIABILITY COMPANY

Michelle S. Piai

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES | SS.

ON APRIL 17, 2003, BEFORE ME LORENA AVILA, A NOTARY PUBLIC
PERSONALLY APPEARED MARSHALL ESTAFANAN
PERSONALLY KNOWN TO ME OR 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
THEY HEREBY ABANDON ALL RIGHTS OF DIRECT VEHICULAR INGRESS AND
EGRESS FROM ABUTTING LOTS TO THE SAID STREET. IF ANY PORTION OF SAID
STREET WITHIN OR ADJACENT TO THIS SUBDIVISION IS VACATED, SUCH VACATION
TERMINATES THE ABOVE DEDICATION AS TO THE PART VACATED.

Lorena Avila
NOTARY PUBLIC - LORENA AVILA
PRINCIPAL OFFICE IN LOS ANGELES COUNTY
MY COMMISSION EXPIRES 02-16-04

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 02° 51' 55" W
OF THE CENTERLINE OF VIA VICTORIA AS SHOWN ON THE MAP OF PARCEL MAP
No. 8744, P.M.B. 132-3-4.

CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF RANCHO PALOS
VERDES, BY MOTION, AT ITS SESSION ON THE 18 DAY OF March
2003, APPROVED THE ANNEXED MAP AND ACCEPTED ON BEHALF OF THE
PUBLIC, SUBJECT TO IMPROVEMENT, THE OFFER OF DEDICATION FOR ALL
STREETS, HIGHWAYS AND OTHER PUBLIC WAYS TOGETHER WITH THE OFFER OF
DEDICATION FOR EASEMENTS FOR SANITARY SEWERS AND PUBLIC UTILITIES AS
SHOWN ON SAID MAP AND THE OFFER OF DEDICATION FOR ABANDONMENT OF
THE RIGHTS OF INGRESS AND EGRESS, AND THE SAME IS HEREBY ACCEPTED
ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, PURSUANT TO
SECTION 66477.1 OF THE SUBDIVISION MAP ACT.

01-27-2004
DATE *Jo Purcell*
CITY CLERK OF THE CITY OF RANCHO PALOS VERDES

JAVAD MIRTORABI AND GITY MIRTORABI, BENEFICIARIES UNDER A DEED OF TRUST
RECORDED JULY 2, 1998 AS INSTRUMENT No. 98-1121880, OFFICIAL RECORDS

Javad Mirtorabi
JAVAD MIRTORABI

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES | SS.

ON APRIL 17, 2003, BEFORE ME LORENA AVILA, A NOTARY PUBLIC
PERSONALLY APPEARED JAVAD MIRTORABI AND GITY MIRTORABI PERSONALLY KNOWN
TO ME OR 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.

Lorena Avila
NOTARY PUBLIC - LORENA AVILA
PRINCIPAL OFFICE IN LOS ANGELES COUNTY
MY COMMISSION EXPIRES 02-16-04

CITY ENGINEER'S STATEMENT:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT IT CONFORMS
SUBSTANTIALLY TO THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS
THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ANY
LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE
MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH; AND I AM SATISFIED THAT THE
MAP IS TECHNICALLY CORRECT.

4-18-03
DATE *Donald R. Winslow*
DONALD R. WINSLOW, R.C.E. 14214, CITY ENGINEER
R.C.E. No. EXPIRES MARCH 31, 2005



I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN
FILED AND DEPOSITS HAVE BEEN MADE THAT ARE
REQUIRED UNDER THE PROVISIONS OF SECTIONS 66428
AND 66493 OF THE SUBDIVISION MAP ACT.

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

BY *Debra Pae* 2-12-04
DEPUTY



I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF
\$ 25,200.00 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.
52666 AS REQUIRED BY LAW.

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

BY *Debra Pae*
DEPUTY 2-12-04

1287 / 25

W 1261 Page 25

SCALE: 1" = 40'

SHEET 2 OF 3 SHEETS

TRACT No. 52666

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

SIGNATURE OMISSIONS:

THE FOLLOWING SIGNATURES HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66438(a)(3A)-(4)) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY:

THE SIGNATURES OF CALIFORNIA WATER SERVICE COMPANY, A CORPORATION, SUCCESSOR TO PALOS VERDES WATER COMPANY, EASEMENT HOLDER FOR WATER PIPES BY DEED RECORDED IN BOOK D1904 PAGE 395, OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

THE SIGNATURES OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, EASEMENT HOLDER FOR PUBLIC UTILITIES BY DEED RECORDED IN BOOK 49908 PAGE 1, OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

THE SIGNATURE OF CALIFORNIA WATER SERVICE COMPANY, A CORPORATION, SUCCESSOR TO PALOS VERDES WATER COMPANY, EASEMENT HOLDER FOR PIPE LINES BY DEED RECORDED IN BOOK 12886 PAGE 274, OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

THE SIGNATURE OF CALIFORNIA WATER SERVICE COMPANY, A CORPORATION, SUCCESSOR TO PALOS VERDES WATER COMPANY, EASEMENT HOLDER FOR PUMP AND PIPE LINES BY DEED RECORDED IN BOOK 35405 PAGE 212, OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

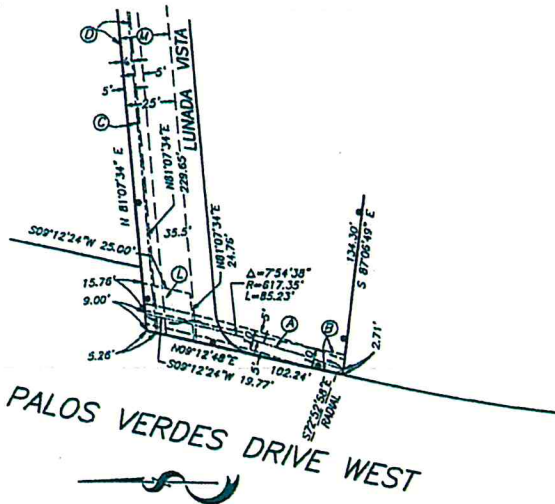
THE SIGNATURE OF THE CITY OF PALOS VERDES, A MUNICIPAL CORPORATION, EASEMENT HOLDER FOR SLOPE PURPOSES BY DEED RECORDED IN BOOK 49051 PAGE 371, OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

THE SIGNATURE OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, EASEMENT HOLDER FOR POLES AND CONDUITS BY DEED RECORDED IN BOOK 26667 PAGE 499, OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

THE FOLLOWING SIGNATURES HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66438(a)(3B) OF THE SUBDIVISION MAP ACT SINCE BY REASON OF CHANGED CONDITION, LONG DISUSE OR LACHES, SAID INTEREST APPEARS TO BE NO LONGER OF PRACTICAL USE OR VALUE AND SAID SIGNATURE(S) ARE IMPOSSIBLE OR IMPRACTICAL TO OBTAIN:

THE SIGNATURE(S) OF PALOS VERDES CORPORATION, A CORPORATION, THEIR SUCCESSORS OR ASSIGNS, EASEMENT HOLDER FOR ROAD, PUBLIC UTILITIES AND BRIDLE TRAIL PURPOSES AS DISCLOSED BY DEED RECORDED IN BOOK 21634 PAGE 150, OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

SUBJECT EASEMENT HAS BEEN ELIMINATED ON ADJACENT PROPERTY, THROUGH SITE INSPECTION AND SEARCH OF PUBLIC RECORDS NO SUCCESSOR OR ASSIGNS TO THE EASEMENT HOLDER HAS BEEN LOCATED, NO ACTIVE REPRESENTATIVE OF PALOS VERDES CORPORATION, NOR ANY ACTIVE SUCCESSOR TO PALOS VERDES CORPORATION HAS BEEN LOCATED.



DETAIL "A"

EASEMENT NOTES

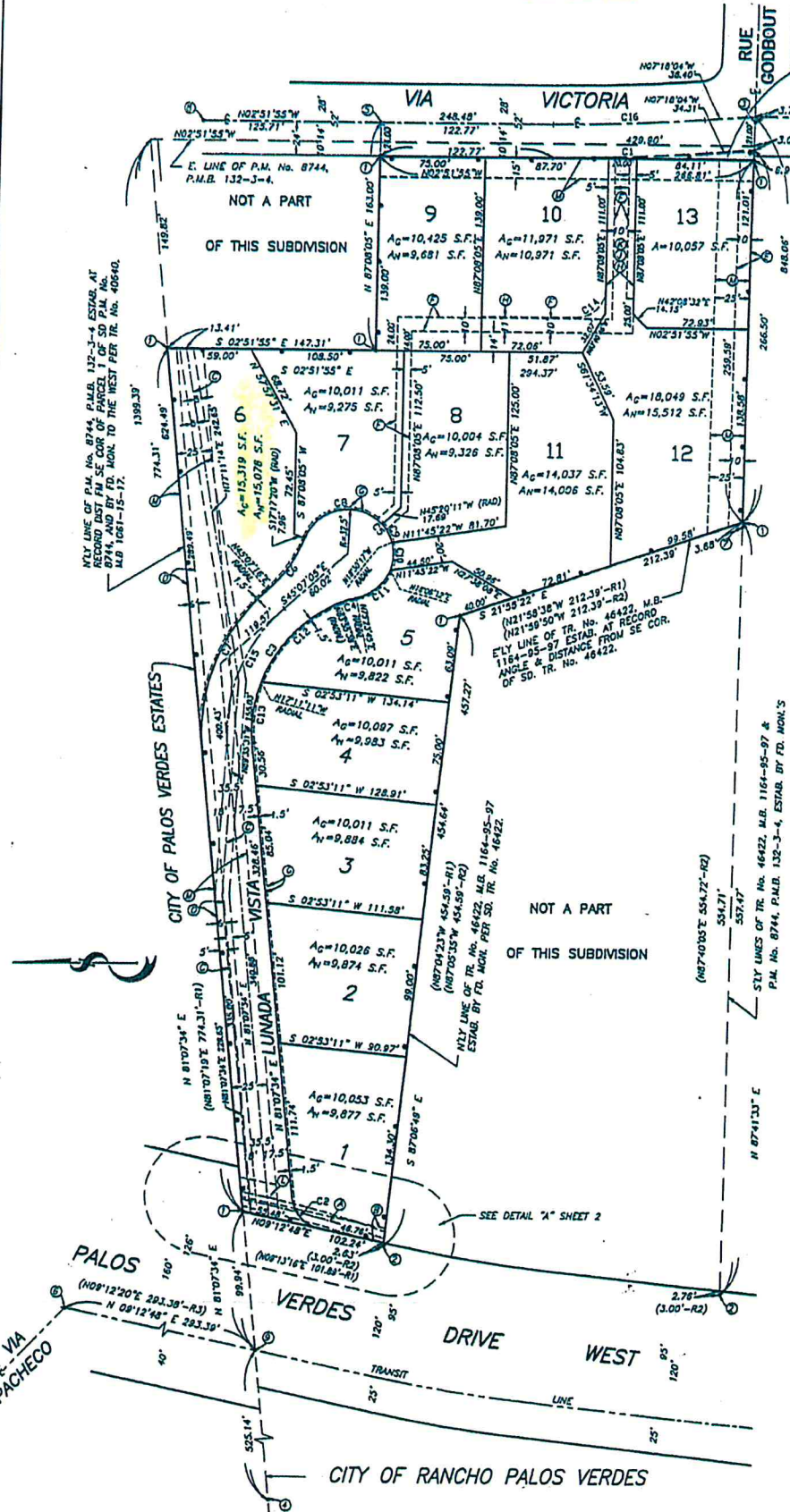
- ① CENTERLINE OF 10 FOOT WIDE EASEMENT OF CAL WATER SEVICE CO. FOR PIPE LINE PURPOSES PER BOOK 12886-274, O.R.
- ② 10 FOOT WIDE SLOPE EASEMENT OF THE CITY OF RANCHO PALOS VERDES PER BOOK 49051-371, O.R.
- ③ CENTERLINE OF 10 FOOT WIDE EASEMENT OF CAL WATER SERVICE CO. FOR WATER PIPELINES PER BOOK D-1904-395, O.R.
- ④ 6 FOOT WIDE EASEMENT OF SO. CAL. EDISON CO. POLE LINE PURPOSES PER BOOK 49908-1, O.R.
- ⑤ EASEMENT OF CALIFORNIA WATER SERVICE COMPANY FOR PUMP AND PIPELINE PURPOSES PER DEED RECORDED IN BOOK 35405, PAGE 212, O.R.
- ⑥ EASEMENT OF PALOS VERDES CORPORATION FOR ROAD, PUBLIC UTILITIES AND BRIDLE TRAIL PURPOSES PER DEED RECORDED IN BOOK 21634 PAGE 150, O.R.

SCALE: 1" = 50'

SHEET 3 OF 3 SHEETS

TRACT No. 52666

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



EASEMENT NOTES

- Ⓐ CENTERLINE OF 10 FOOT WIDE EASEMENT OF CAL. WATER SERVICE CO. FOR PIPE LINE PURPOSES PER BOOK 12886-274, O.R.
- Ⓑ 10 FOOT WIDE SLOPE EASEMENT OF THE CITY OF RANCHO PALOS VERDES PER BOOK 49031-371, O.R.
- Ⓒ CENTERLINE OF 10 FOOT WIDE EASEMENT OF CAL. WATER SERVICE CO. FOR WATER PIPELINES PER BOOK 0-1904-305, O.R.
- Ⓓ 6 FOOT WIDE EASEMENT OF SO. CAL. Edison CO. POLE LINE PURPOSES PER BOOK 49308-1, O.R.
- Ⓔ 10 FOOT WIDE EASEMENT OF SO. CAL. Edison CO. FOR POLES AND CONDUITS PER BOOK 28667-199, O.R.
- Ⓕ EASEMENT TO BE DEDICATED TO THE CITY OF RANCHO PALOS VERDES FOR SANITARY SEWER PURPOSES.
- Ⓖ EASEMENT TO BE DEDICATED TO THE CITY OF RANCHO PALOS VERDES FOR PUBLIC UTILITY PURPOSES.
- Ⓗ EASEMENT FOR LOT 8 FOR INGRESS AND EGRESS PURPOSES TO BE RESERVED IN DOCUMENTS.
- Ⓙ EASEMENT FOR LOT 10 FOR INGRESS AND EGRESS PURPOSES TO BE RESERVED IN DOCUMENTS.
- Ⓚ EASEMENT FOR LOT 13 FOR INGRESS AND EGRESS PURPOSES TO BE RESERVED IN DOCUMENTS.
- Ⓛ EASEMENT OF CALIFORNIA WATER SERVICE COMPANY FOR PUMP AND PIPELINE PURPOSES PER DEED RECORDED IN BOOK 33403, PAGE 212, O.R.
- Ⓜ EASEMENT OF PALOS VERDES CORPORATION FOR ROAD, PUBLIC UTILITIES AND BRIDLE TRAIL PURPOSES PER DEED RECORDED IN BOOK 21634 PAGE 150, O.R.

LEGEND

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

- ① SET 2" I.P. WITH TAG, RCE 20327
- ② FD. LEAD & TAG, RCE 20367 PER TRACT No. 46422, M.B. 1164-95-97.
- ③ FD. SPIKE & WASHER, NO REFERENCE, ACCEPTED AS BEING ON CENTERLINE INTERSECTION OF ELY. PROL. OF S'LY LINE OF LOT 3 OF P.M. No. 8744, P.M.B. 132-3-4.
- ④ FD. 1-1/2" I.P. WITH TAG, RCE 22504 IN LIEU OF 2" I.P. PER TRACT No. 40840, M.B. 1061-15-17.
- ⑤ FD. SPIK., NO REFERENCE, ACCEPTED AS BEING ON CENTERLINE PROL. OF S'LY LINES OF PARCEL MAP No. 8744, P.M.B. 132-3-4 AND TRACT No. 46422, M.B. 1164-95-97.
- ⑥ FD. PUNCHED SPIK., NO REFERENCE, ACCEPTED AS BEING ON INTERSECTION OF SURVEY LINE OF PALOS VERDES DRIVE WEST & CENTERLINE OF VIA PACHECO.
- ⑦ FD. 2X2 & PIN, NO REFERENCE, ON S'LY LINE OF TRACT No. 46422, M.B. 1164-95-97.
- ⑧ FD. R.R. SPIKE, NO REFERENCE, ACCEPTED AS BEING ON CENTERLINE OF VIA VICTORIA.
- ⑨ NOTHING FD. OR SET, INTERSECTION PT. ESTAB. AT RECORD DISTANCE FROM FD. MON. PER TR. No. 40840, M.B. 1061-15-17.

- R1 - PARCEL MAP No. 8744, P.M.B. 132-3-4
- R2 - TRACT No. 46422, M.B. 1164-95-97.
- R3 - PARCEL MAP No. 13746, P.M.B. 135-75-76.

CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH
C1	4°26'09"	1420.97'	110.01'
C2	71°54'46"	25.00'	31.38'
C3	72°48'04"	100.00'	127.06'
C4	11°28'07"	60.00'	12.01'
C5	230°06'23"	32.50'	123.06'
C6	27°49'56"	95.00'	46.15'
C7	33°39'48"	133.50'	127.69'
C8	117°22'29"	32.50'	66.57'
C9	26°49'54"	32.50'	15.22'
C10	36°36'29"	32.50'	20.77'
C11	57°17'39"	32.50'	32.50'
C12	46°44'27"	100.00'	81.58'
C13	26°03'37"	100.00'	45.48'
C14	90°00'00"	200.00'	31.42'
C15	53°45'21"	117.50'	110.24'
C16	4°26'09"	1396.97'	108.15'