

# TRACT NO. 15593

IN THE CITY OF LOS ANGELES

BEING A SUBDIVISION OF LOT 19, TRACT NO. 3194 AS PER MAP RECORDED IN BOOK 38 PAGE 68 OF MAPS RECORDS OF LOS ANGELES COUNTY; ALSO A PORTION OF THE FRANCISCO HIGUERA 1355.1 ACRE ALLOTMENT IN THE RANCHO RINCON DE LOS BUEYES, HAD IN CASE NO. 2636 OF THE DISTRICT COURT OF CALIFORNIA, IN AND FOR LOS ANGELES COUNTY.

SEABOARD ENGINEERING CO.  
MARK A. ROBIN, REGISTERED CIVIL ENGINEER NO. 2059

RECORDED  
OCT 19 1951  
23 MIN PAST 3 PM  
IN BOOK 419  
AT PAGE 15  
OF MAP RECORDS  
LOS ANGELES COUNTY, CALIF.  
NAME B. BEATTY,  
COUNTY RECORDER  
S. Walter  
DEPUTY  
500

### BASIS OF BEARINGS

THE BEARING N. 55 24' 23" W. OF THE CENTER LINE OF MANNING AVENUE, AS SHOWN ON MAP OF TRACT NO. 15299, RECORDED IN BOOK 407, PAGE 67 AND 8 OF MAPS RECORDS OF LOS ANGELES COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS, SHOWN ON THIS MAP.

We hereby certify that we are the owners of or are interested in the land included within the subdivision shown on the annexed map, and we consent to the preparation and recordation of said map and subdivision, as shown within the colored border lines; and we hereby dedicate to the public use all streets, Drives, Places, Walks and Avenue shown on said map within said subdivision; and we hereby dedicate to the City of Los Angeles easements for public utility purposes over the strips of land so designated on said map and we hereby dedicate for public use for street purposes Lots 247 and 248 designated as future street, on said map within said subdivision reserving to ourselves for the use of ourselves and successive owners of said Lots 247 and 248 any and all ordinary uses of said Lots except the construction of buildings thereon until such time as the legislative body shall accept the same for street purposes. As a dedication to public use, while all of Manning Avenue within and adjacent to this subdivision remains a public highway, and for such time only, we hereby abandon all rights of vehicular ingress and egress from Lots 162, 163, 176 and 177 to the said Avenue so that the owners of said Lots 162, 163, 176 and 177 abutting this highway during such time as said lots remain in a residential zone 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 adjoining this subdivision such vacation terminating the above dedication to the use of the Department of Water, we hereby grant and dedicate to the City of Los Angeles forever, for the use of the Department of Water, maintenance and removal, and replacement at any time and from time to time of lines of pipes, valves, manholes, service and distribution connections and all appurtenances, structures and equipment necessary or convenient of any kind, of every sort and type of machinery and equipment necessary or convenient for the purpose of transporting, conveying, distributing water, in, under, on, over and across each and every strip of land shown and designated on said map as a water line right-of-way and no building or other structure shall ever be placed, constructed or maintained within any such right-of-way.

COUNTRY CLUB T.H. CORP.  
S. J. DUNITZ, PRESIDENT  
Mary E. Umbarger, SECRETARY

PACIFIC MUTUAL LIFE INSURANCE COMPANY  
Norman Adams, ASSISTANT SECRETARY

CITY OF LOS ANGELES  
MAYOR: Harold Akers  
CITY CLERK: WALTER C. PETERSON  
BY: J. F. Schwartzlose, DEPUTY

TITLE INSURANCE AND TRUST COMPANY  
E. H. BOOTH, JR., VICE PRESIDENT  
A. A. MARTIN, ASST. SECRETARY

SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA  
VICE-PRESIDENT: [Signature]  
SECRETARY: Milford Springer

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF LOS ANGELES APPROVED THE ATTACHED MAP AND ACCEPTED ON BEHALF OF THE PUBLIC ALL THE STREETS, ROADS, ALLEYS, HIGHWAYS AND EASEMENTS SHOWN ON SAID MAP AND THE AIDED FUNDATION EXCEPT THOSE STRIPS MARKED "FUTURE STREET" AND "FUTURE ALLEY" PROVIDED THAT NOTHING HEREIN CONTAINED SHALL BE CONSTRUED AS AN ACCEPTANCE OF ANY IMPROVEMENTS MADE IN OR UPON ANY STREET, ROAD, ALLEY, HIGHWAY, OR EASEMENT SHOWN ON THIS MAP.  
Oct. 17 1951 CITY CLERK WALTER C. PETERSON  
By: J. F. Schwartzlose, DEPUTY

I, MARK A. ROBIN, hereby certify that I am a Registered Civil Engineer of the State of California, and that this map consisting of SEVEN sheets, correctly represents a survey made under my supervision APRIL, 1951 that the survey is true and complete as shown, that the monuments shown hereon actually exist, or will be in place not later than MAY 1, 1952 that their positions and character are correctly shown, and that said monuments are sufficient to enable the survey to be retraced.

Mark A. Robin  
REGISTERED CIVIL ENGINEER, CERTIFICATE No. 2059

STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES } SS  
On this 7th day of SEPTEMBER, 1951 before me S. J. DUNITZ, a Notary Public in and for said County personally appeared ALBERT E. MARKS known to me to be the President, and MARY E. UMBARGER known to me to be the Secretary of COUNTRY CLUB T.H. CORP.,

the Corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged that said corporation executed the same.

S. J. Dunitz  
NOTARY PUBLIC

STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES } SS  
On this 25th day of September, 1951 before me T. S. Burnette, a Notary Public in and for said County personally appeared T. S. Burnette known to me to be the Vice-President, and Norman Adams known to me to be the Asst. Secretary of PACIFIC MUTUAL LIFE INSURANCE CO.,

the Corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged that said corporation executed the same.

Jessie Hudson  
NOTARY PUBLIC

STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES } SS  
On this 26th day of SEPTEMBER, 1951 before me E. J. MAJORS, a Notary Public in and for said County personally appeared E. H. BOOTH, JR. known to me to be the Vice-President, and A. A. MARTIN known to me to be the Asst. Secretary of 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 behalf of the corporation therein named, and acknowledged that said corporation executed the same.

E. J. Majors  
NOTARY PUBLIC

STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES } SS  
On this 24th day of September, 1951 before me John D. Day, a Notary Public in and for said County personally appeared J. D. Wright known to me to be the Vice-President, and Milford Springer known to me to be the Secretary of SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA

the Corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged that said corporation executed the same.

John D. Day  
NOTARY PUBLIC

STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES } SS  
On this 19th day of October, 1951 before me Menos B. Wilson, a Notary Public in and for said County personally appeared Harold A. Henry known to me to be the Acting Mayor, and J. F. Schwartzlose known to me to be the Deputy City Clerk of CITY OF LOS ANGELES

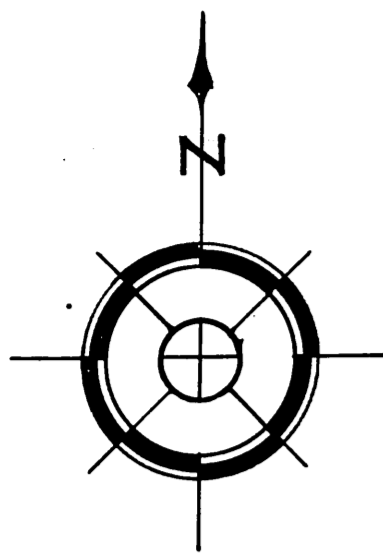
the Corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged that said corporation executed the same.

Menos B. Wilson  
NOTARY PUBLIC

# TRACT NO. 15593

IN THE CITY OF LOS ANGELES  
SEABOARD ENGINEERING COMPANY

Oct. 19, 1951  
23 3 P.M.  
419  
16



Structure  
Free



SHEET

Approved Oct. 19, 1951  
County Surveyor  
By *S. D. Querton* Deputy

S.E.E.

I hereby certify that a good and sufficient bond in the sum of \$7,800.00  
duly approved by the Board of Supervisors of the County of Los Angeles,  
has been filed with said Board as security for the payment of taxes and  
special assessments collected as taxes on land shown on map of  
TRACT NO. 15593  
Harold J. Oshy, County Clerk and Ex-officio Clerk of the Board  
of Supervisors of the County of Los Angeles, State of California.  
By *Mary E. Morrison* Deputy

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS OF THIS  
MAP IN CHARGE WHICH ARE APPLICABLE TO THE  
SUBDIVISION HEREIN SHOWN HAVE BEEN  
CORRECTLY CALCULATED AND  
G. J. ATTARIAN  
10/15 1951 *J. Creech*

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP  
AND THAT THE SUBDIVISION SHOWN HEREON IS  
SUBSTANTIALLY CORRECT AND ACCORDS WITH THE  
TENTATIVE MAP FILED IN THE OFFICE OF THE COUNTY  
CLERK OF LOS ANGELES COUNTY, CALIFORNIA, ON  
OCTOBER 10, 1951.  
LLOYD ALDRICH  
DATE OCT. 10 1951  
*Lloyd Aldrich*

I HEREBY CERTIFY THAT I AM THE COUNTY CLERK OF THE  
COUNTY OF LOS ANGELES, CALIFORNIA.  
TITLES INSURANCE AND TRUST COMPANY  
3459933 OCT 8  
Country Club T.H. Corp.  
Southern Counties Gas Company of Calif., City of Los Angeles  
Pacific Mutual Life Insurance Company, Title Insurance  
and Trust Company  
LLOYD ALDRICH  
DATE OCT. 10 1951  
*Lloyd Aldrich*

SCALE: 1" = 60'

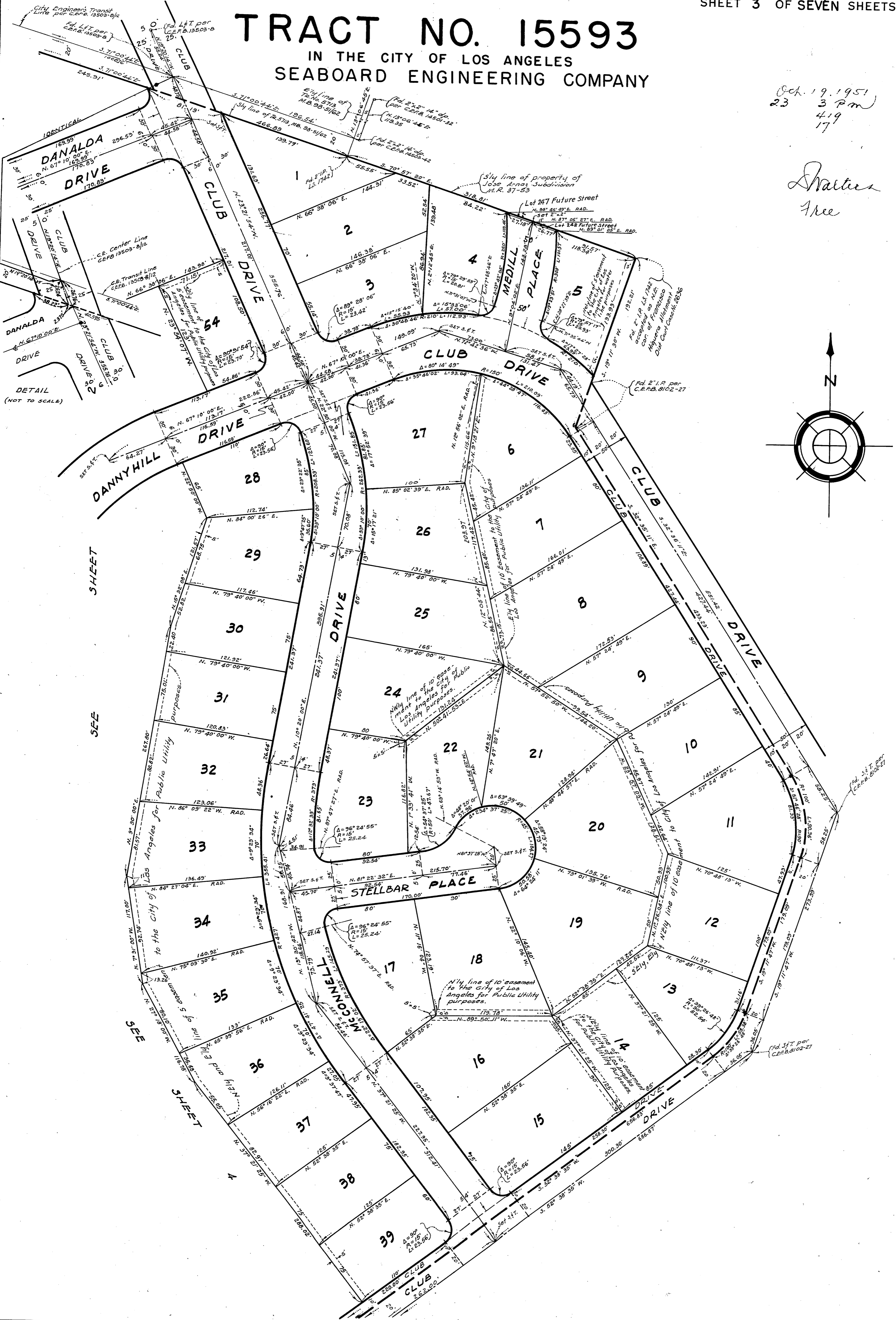
SHEET 3 OF SEVEN SHEETS

# TRACT NO. 15593

IN THE CITY OF LOS ANGELES  
SEABOARD ENGINEERING COMPANY

Oct. 19, 1951  
23 3 P.M.  
419  
17

*Watters*  
Free

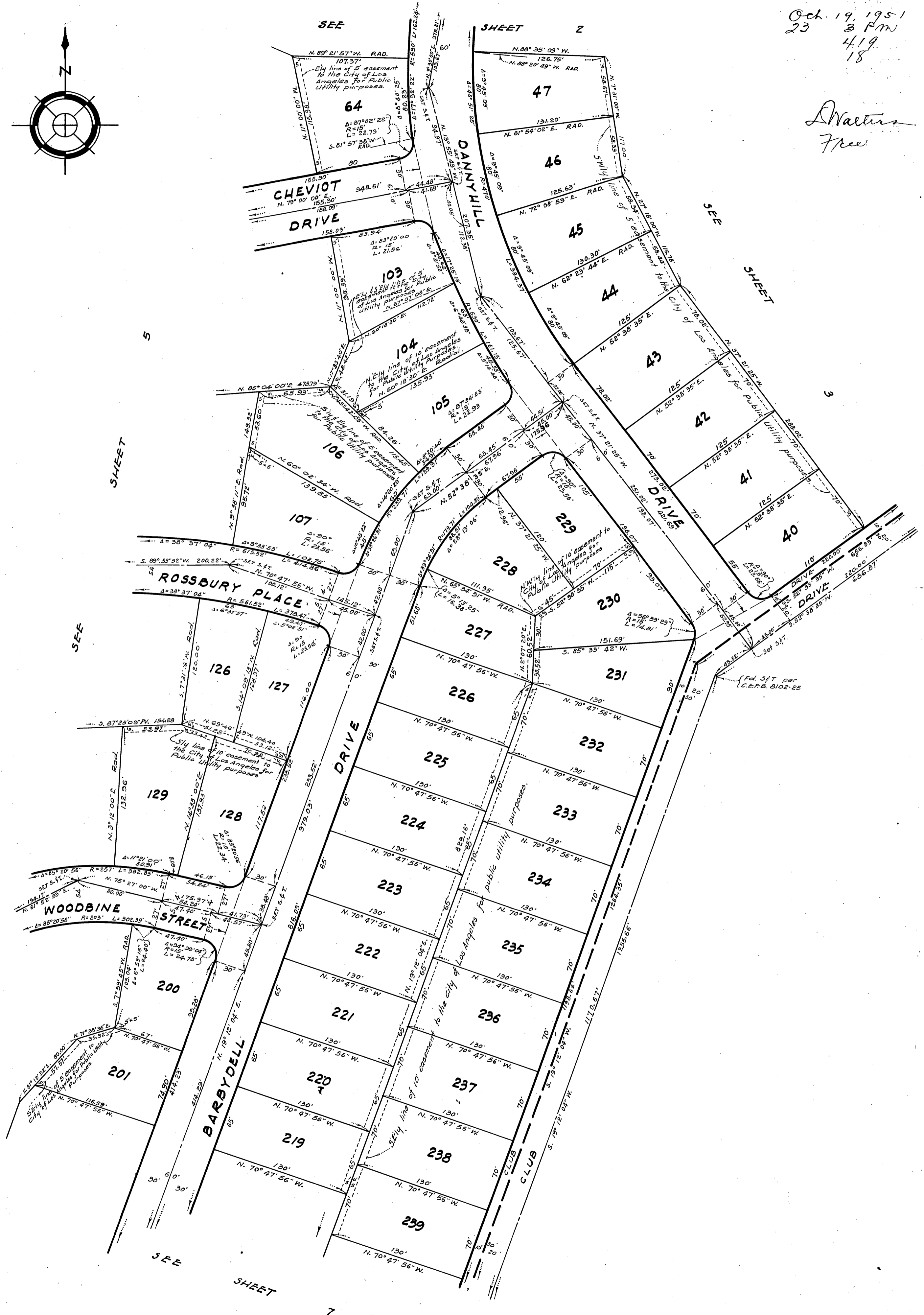
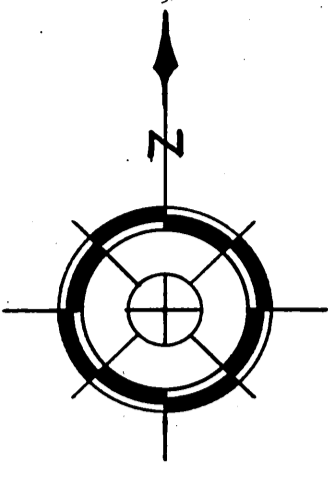


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IN THE CITY OF LOS ANGELES  
SEABOARD ENGINEERING COMPANY

Oct. 19, 1951  
3 PM  
419  
18

*Walters  
Free*



SHEET 5

SHEET 2

SEE SHEET

SEE

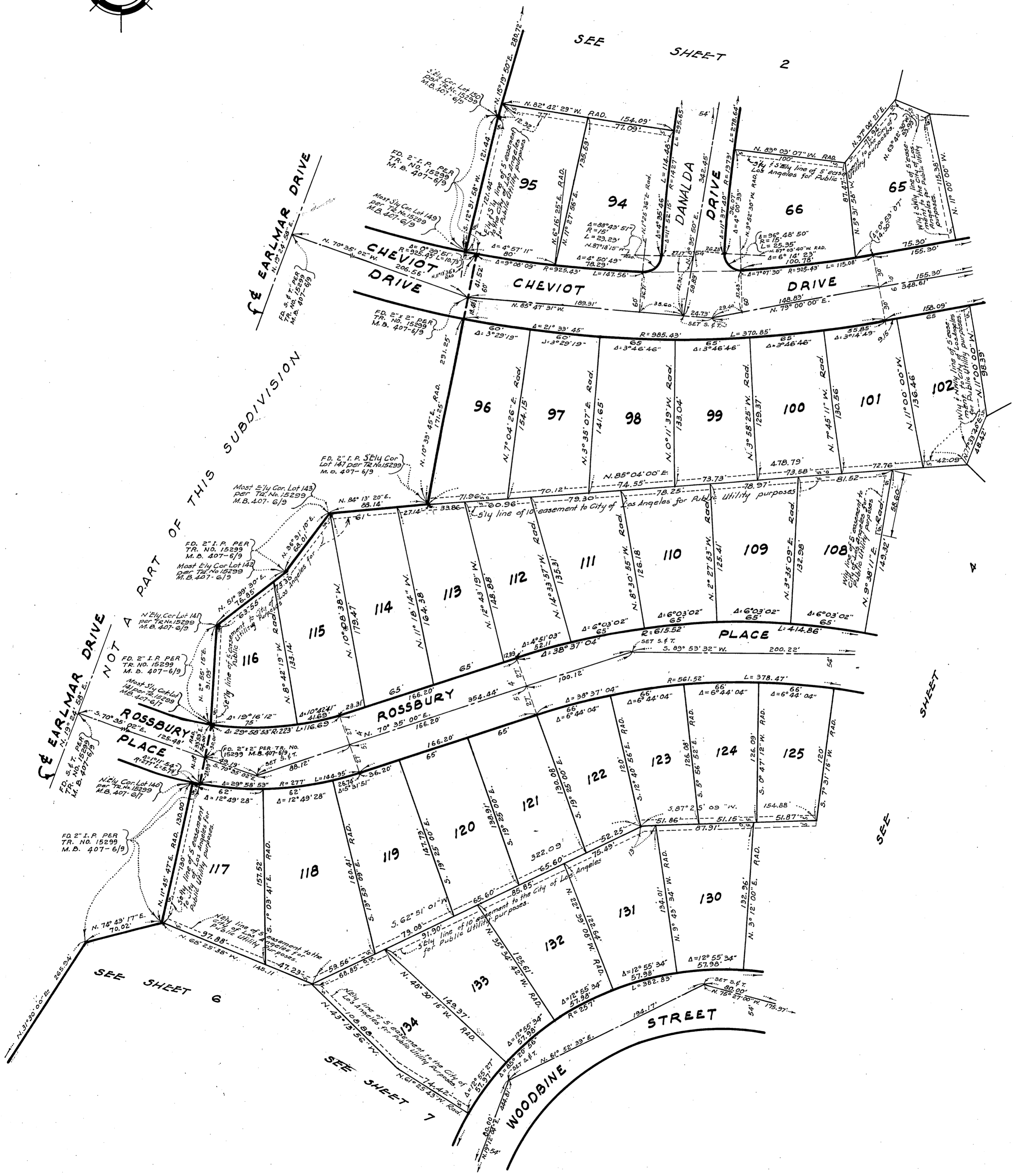
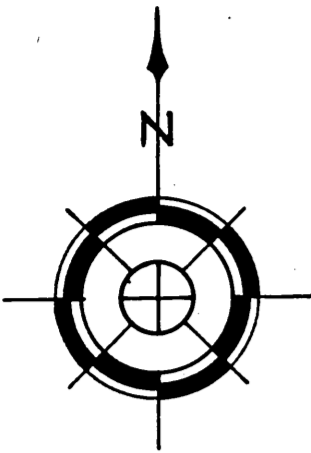
SEE SHEET 7

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IN THE CITY OF LOS ANGELES  
SEABOARD ENGINEERING COMPANY

Oct. 19, 1951  
23 3 P.M.  
419  
19

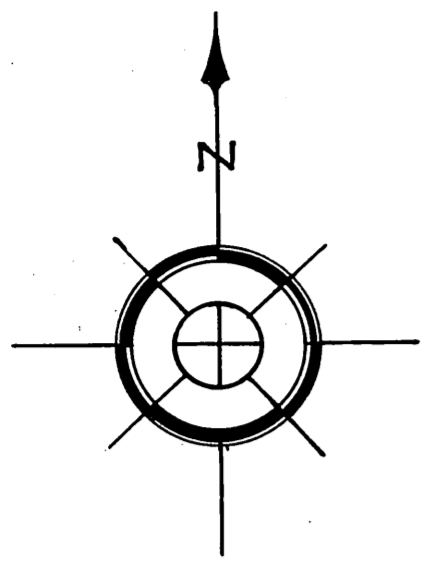
Structures  
Free



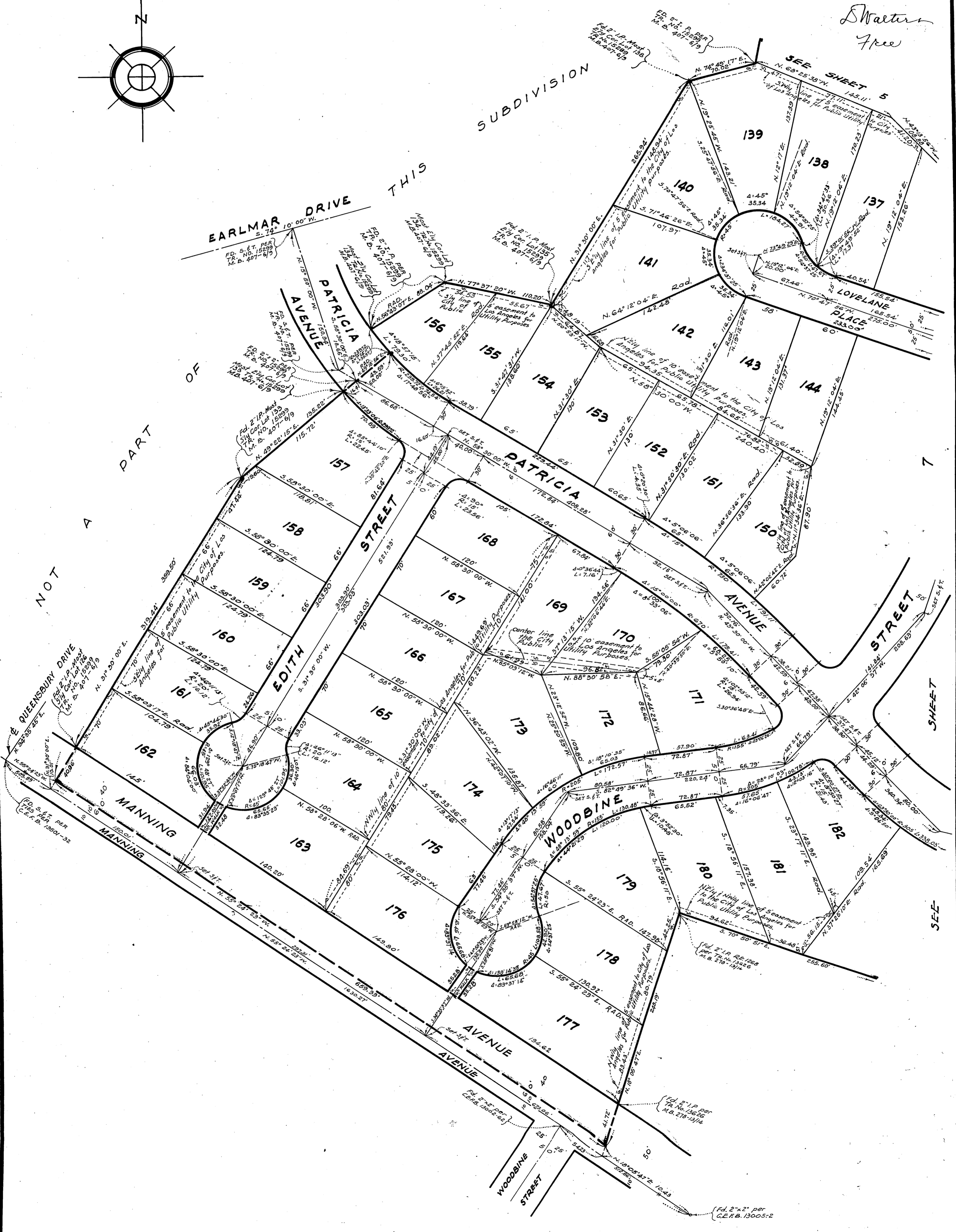
# TRACT NO. 15593

IN THE CITY OF LOS ANGELES  
SEABOARD ENGINEERING COMPANY

Oct. 19, 1951  
23 3 P.M.  
419  
20



Walters  
Free



NOT A PART OF

SUBDIVISION

SEE SHEET 5

7

SHEET

SEE

FD. 5.4 T. PER  
TR. NO. 15593  
M.B. 407-6/9

FD. 5.4 T. PER  
TR. NO. 15593  
M.B. 407-6/9

FD. 5.4 T. PER  
TR. NO. 15593  
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TR. NO. 15593  
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FD. 5.4 T. PER  
TR. NO. 15593  
M.B. 407-6/9

FD. 5.4 T. PER  
TR. NO. 15593  
M.B. 407-6/9

QUEENSBURY DRIVE

EARLMAR DRIVE

PATRICIA AVENUE

EDITH STREET

MANNING AVENUE

WOODBINE AVENUE

WOODBINE STREET

LOVELANE PLACE

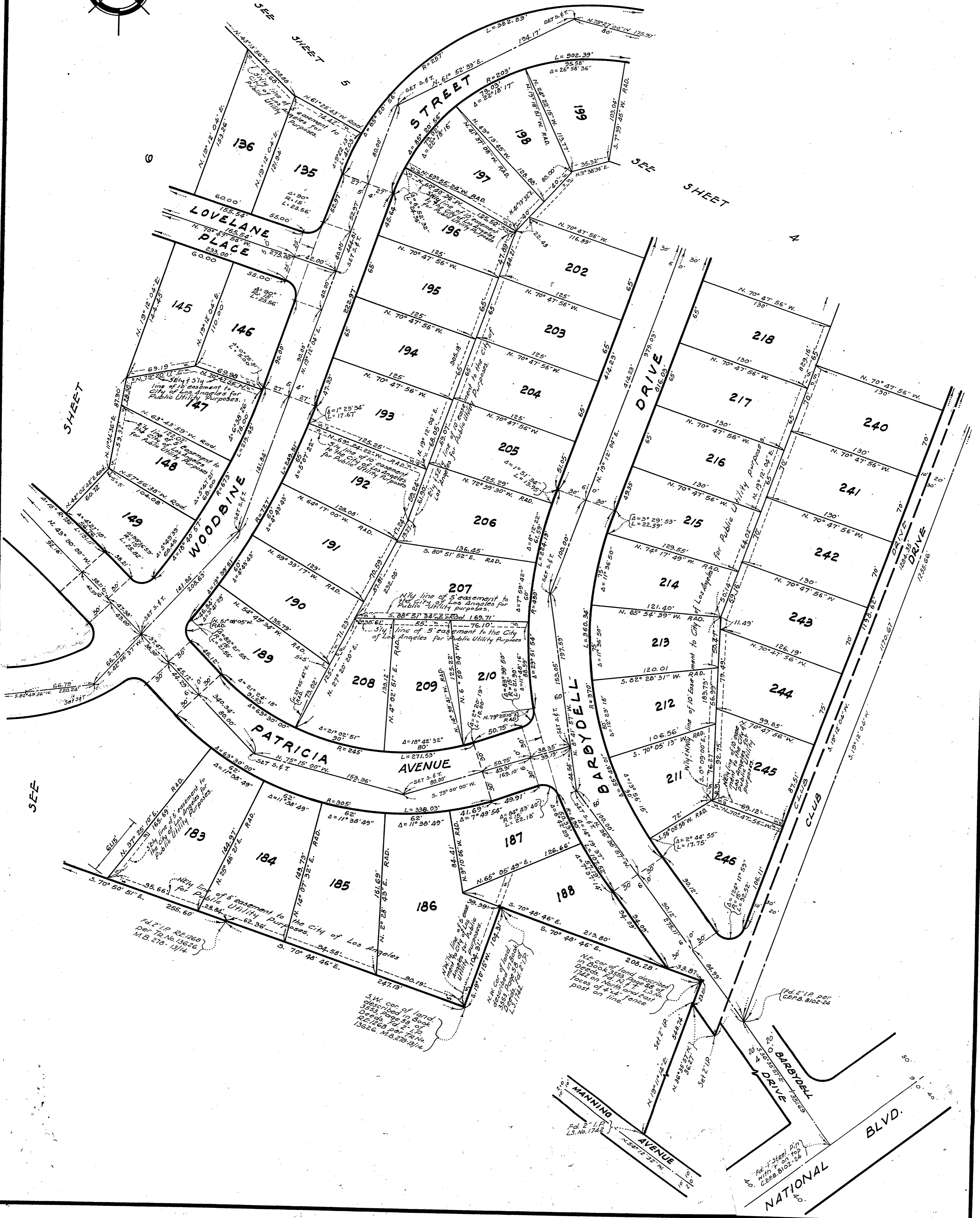
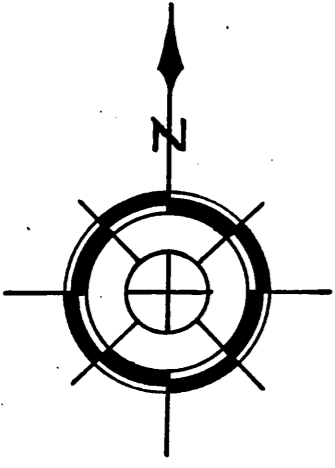
SEE SHEET 5

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IN THE CITY OF LOS ANGELES  
SEABOARD ENGINEERING COMPANY

Oct. 19, 1951  
3 P.M.  
419  
21

*Swatters*  
Free



Fd. 2<sup>nd</sup> 1<sup>st</sup> RE 1260  
per Tr. No. 13625  
M.S. 218-1314

S.W. cor. of land  
described in book  
Deeds, page 39, 40  
of Vol. 1260 per Tr. No.  
13625, M.S. 218-1314

N.E. cor. of land described  
in book Deeds, page 58 of  
Vol. 1260 per Tr. No.  
13625, M.S. 218-1314

Fd. 2<sup>nd</sup> 1<sup>st</sup> per  
C.E.R.B. 8102-24

Fd. 1<sup>st</sup> 2<sup>nd</sup> per  
C.E.R.B. 8102-24