

SCALE: 1" = 50'
1" = 20'

SHEET 1 OF 3 SHEETS

TRACT NO. 69586
IN THE CITY OF LOS ANGELES,
STATE OF CALIFORNIA
FOR SUBDIVISION PURPOSES

FILED
AT REQUEST OF OWNER
38 MIN 3 PM
IN BOOK 1433
AT PAGE 98-100
OF MAP
LOS ANGELES COUNTY, CA
Register-Recorder/County Clerk
By [Signature]
FEE \$ 14.00
O.A. FEE CODE 20 15.00

BEING A SUBDIVISION OF A PORTION OF LOT 24 OF GARDENA TRACT AS PER
MAP RECORDED IN BOOK 43, PAGES 5 AND 6, AND IN BOOK 52, PAGE 73
OF MISCELLANEOUS RECORDS, BOTH RECORDS OF LOS ANGELES COUNTY.

OWNERS STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OR ARE INTERESTED IN THE LAND 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. AND WE HEREBY DEDICATE EASEMENTS TO THE CITY OF LOS ANGELES, FOR THE PURPOSES OF STREETS, HIGHWAYS, AND OTHER PUBLIC RIGHT-OF-WAYS, SHOWN ON SAID MAP WITHIN SAID SUBDIVISION AND WE HEREBY GRANT AND DEDICATE TO THE CITY OF LOS ANGELES AN EASEMENT FOR PUBLIC UTILITY PURPOSES OVER THE STRIP(S) OF LAND SO DESIGNATED ON SAID MAP, WITHIN SAID SUBDIVISION.

15812 VERMONT VILLAS, LLC, OWNER

BY: [Signature] MGR. BY: [Signature]
NAME STEVEN WILLIAM STAPAKIS NAME
TITLE TITLE

NOTARY ACKNOWLEDGEMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF ORANGE

ON 12/30/2021 BEFORE ME, JAY E. LITTEN, A NOTARY PUBLIC, PERSONALLY APPEARED STEVEN WILLIAM STAPAKIS WHO 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/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) 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

SIGNATURE: [Signature]

NAME OF NOTARY: JAY E. LITTEN

COUNTY IN WHICH COMMISSIONED: ORANGE

DATE COMMISSION EXPIRES: 10/13/2025

COMMISSION NUMBER: 2378275



FARMERS AND MERCHANTS BANK OF LONG BEACH, A CA CORP. AS BENEFICIARY UNDER A DEED OF TRUST RECORDED DECEMBER 14, 2021, AS INSTRUMENT NUMBER 20211851844 AND AN ASSIGNMENT OF RENTS RECORDED DECEMBER 14, 2021 AS INSTRUMENT NUMBER 20211851845 BOTH OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

BY: [Signature]
NAME Phillip J. Bond
TITLE ENP & CO

BY: [Signature]
NAME James H. Ketchersid
TITLE SVP

SIGNATURE OMISSIONS:

THE SIGNATURE(S) OF A.E. POMEROY AND G.G. HARRISON, HOLDER OF AN EASEMENT FOR PIPELINES AND AQUEDUCTS PER DOCUMENT RECORDED JUNE 4, 1891 IN BOOK 735, PAGE 40 OF DEEDS, RECORDS OF LOS ANGELES COUNTY, HAS BEEN OMITTED UNDER PROVISIONS OF 66436, SUBSECTION (a)(3)(A)(i-viii) OF THE SUBDIVISION MAP ACT. IT'S INTEREST IS SUCH THAT IT CANNOT RISE INTO A FEE TITLE AND SAID SIGNATURE(S) ARE NOT REQUIRED BY THE LOS ANGELES CITY COUNCIL.

THE SIGNATURE(S) OF THE CITY OF LOS ANGELES, HOLDER OF AN EASEMENT FOR HIGHWAY PURPOSES PER DOCUMENT RECORDED AUGUST 14, 1924 IN BOOK 3142, PAGE 309 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAS BEEN OMITTED UNDER PROVISIONS OF 66436, SUBSECTION (a)(3)(A)(i-viii) OF THE SUBDIVISION MAP ACT. IT'S INTEREST IS SUCH THAT IT CANNOT RISE INTO A FEE TITLE AND SAID SIGNATURE(S) ARE NOT REQUIRED BY THE LOS ANGELES CITY COUNCIL.

BASIS OF BEARINGS:

THE BEARING N 02°01'41" W OF THE CENTERLINE OF AINSWORTH STREET AS SHOWN ON THE MAP OF PARCEL MAP NO. 2000-5400 RECORDED IN BOOK 316, PAGES 94 AND 95 OF PARCEL MAPS, RECORDS OF LOS ANGELES COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

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 ORDINANCES AT THE REQUEST OF 15812 VERMONT VILLAS, LLC IN JUNE 2018. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; 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 BY ME OR UNDER MY DIRECTION; THAT THE MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE READILY RETRACED.

David A. Boyle 12-22-21
DAVID ALAN BOYLE DATE
RCE 18559



NOTARY ACKNOWLEDGEMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

ON January 16, 2022, BEFORE ME, Danielle Shewbridge, A NOTARY PUBLIC, PERSONALLY APPEARED Phillip J. Bond & James H. Ketchersid WHO 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/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) 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

SIGNATURE: [Signature]

NAME OF NOTARY: Danielle Shewbridge

COUNTY IN WHICH COMMISSIONED: Los Angeles

DATE COMMISSION EXPIRES: October 29, 2022

COMMISSION NUMBER: 2265047



LOS ANGELES COUNTY CERTIFICATIONS AND SEALS:

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 OFFICE, BOARD OF SUPERVISORS OF THE
COUNTY OF LOS ANGELES STATE OF CALIFORNIA



BY: [Signature] DATE: 4.27.22
DEPUTY

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$ [Blank] 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 TRACT NO. 69586 AS REQUIRED BY LAW.

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



BY: [Signature] DATE: 4.27.22
DEPUTY

NOTE:

THIS MAP BEING RECORDED AS A SMALL LOT SUBDIVISION PER ORDINANCE NO. 176354.

NOTIFICATION OF STREET LIGHTING
MAINTENANCE ASSESSMENTS

NOTICE IS HEREBY GIVEN that assessments may be levied for the cost of maintenance and energy for any street lighting facilities installed with this subdivision. The initial billing may be for a period of up to three years with subsequent bills annually. For further information call the Bureau of Street Lighting at (213) 847-1500.

CERTIFICATE OF SPECIAL ASSESSMENT

I Herby Certify that according to the records of the City Engineer of the City of Los Angeles none of the lines of lots or parcels of the subdivision shown on this subdivision map will divide any land subject to any special assessment which may be paid in full.

DATE March 17, 2022

City Engineer by [Signature]

CERTIFICATE OF COMPLIANCE

I HEREBY CERTIFY that I have examined this map and that the subdivision as shown hereon is substantially the same as it appeared on the tentative map and any approved alterations thereof; that all provisions of Division 2 of Title 7 of the Government Code, State of California, and of all local ordinances applicable and in effect at the time of the approval of the tentative map have complied with.

DATE March 22, 2022

City Engineer by [Signature]

I HEREBY CERTIFY that I am satisfied that this map is technically correct.

DATE March 22, 2022

Engineer of Surveys [Signature]



CERTIFICATE OF COMPLIANCE

I HEREBY CERTIFY that there is on file in the office of the City Engineer of the City of Los Angeles, County of Los Angeles, State of California a Certificate made by the LAWYERS TITLE COMPANY

of said City Order No. 618650014 Dated FEB 18, 2022 certifying that it appears from the records of said City and County that

15812 Vermont Villas, LLC AND

Farmers and Merchants Bank of Long Beach

are the only persons whose consent is required for the recording of this map by law.

DATE March 22, 2022

City Engineer by [Signature]

CERTIFICATE OF ACCEPTANCE

I HEREBY CERTIFY that the City Council of the City of Los Angeles approved this map and accepted on behalf of the public all offers of dedication shown hereon unless otherwise rejected, except those marked "Future Street", "Future Alley" or "Future Easement" provided that nothing herein contained shall be construed as an acceptance of any improvements made in or upon any street, alley or easement shown on this map.

DATE April 12, 2022

City Clerk

By [Signature] Deputy

SCALE: 1" = 50'

SHEET 2 OF 3 SHEETS

TRACT NO. 69586

IN THE CITY OF LOS ANGELES,

STATE OF CALIFORNIA

BOUNDARY ESTABLISHMENT

ESTABLISHED AT RECORD DISTANCE (90.00')
FROM FOUND PK NAIL AT VERMONT AVE
(WLY) PER CEFB 0479 PG 110

N.W. COR. LOT 24
GARDENA TRACT,
M.R. 43, PGS 5 AND 6

157TH

ALLEY

STREET

420.00'

N88°01'08"E 329.57'

MENLO AVENUE

VERMONT AVENUE (WESTERLY)

PACIFIC ELECTRIC RIGHT OF WAY

VERMONT AVENUE (EASTERLY)

AINSWORTH STREET

S'LY LINE OF INST. NO. 06-2111968 O.R.
ESTABLISHED PARALLEL WITH AND AT RECORD
DISTANCE (530.00') FROM THE
NORTH LINE OF LOT 24, GARDENA TRACT,
M.R. 43, PGS 5 & 6, PER SAID
INSTRUMENT.

N'LY LINE OF INST. NO. 20151321848
O.R. AND INST. NO. 20090417806 O.R.
ESTABLISHED PER SAID INSTRUMENTS.

S'LY LINE OF LOT 24
GARDENA TRACT, MR 43/5-6
ESTB. BY PRORATION PER SAID TRACT

MONUMENT NOTES AND DESCRIPTIONS:

- ① FD PK NAIL & TAG, LS 5411, PER PWFB 0719-1383
- ② FD PK NAIL & TAG, LS 5411, PER PWFB 0719-1398
- ③ INTERSECTION ESTABLISHED BY TIES PER CEFB 17401, PG 12
- ④ ESTABLISHED CENTERLINE INTERSECTION OF 157TH STREET AND AINSWORTH (S'LY) AT 0.34' W/O CENTERLINE INTERSECTION OF AINSWORTH (N'LY) AND 157TH STREET PER CEFB 17401, PG 64
- ⑤ FD NAIL & TAG, IN LIEU OF 2x2, ACCEPTED AS CENTERLINE INTERSECTION PER CEFB 17401, PG 6
- ⑥ FD NAIL & TAG, IN LIEU OF 35M, PER CEFB 17401, PG 59
- ⑦ SET LEAD AND TAG RCE 18339 ON TOP OF WALL
- ⑧ SET LEAD AND TAG RCE 18339 FLUSH IN SIDEWALK
- ⑨ SET LEAD AND TAG RCE 18339 IN WALL FOOTING

E'LY LINE OF INST. NO. 06-2111968
O.R., ESTABLISHED PARALLEL WITH
AND AT RECORD DISTANCE (100.00')
FROM THE W'LY LINE OF AINSWORTH
STREET PER SAID INSTRUMENT.

W'LY LINE OF INST. NO'S. 03-2188914
O.R., 04-1291042 O.R., 00-1734299 O.R.
AND 20131483276 ESTABLISHED PARALLEL
WITH AND AT RECORD DISTANCE (100.00')
FROM THE W'LY LINE OF AINSWORTH
STREET PER SAID INSTRUMENTS.

LEGEND:

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

10.00' EASEMENT OF THE CITY OF LOS ANGELES
FOR HIGHWAY PURPOSES PER DEED RECORDED
AUGUST 14, 1924 IN BOOK 3142, PAGE 309 OF
OFFICIAL RECORDS.

THIS MAP BEING RECORDED AS A SMALL LOT
SUBDIVISION PER ORDINANCE NO. 176354.

ESTABLISHED AT RECORD DISTANCE (90.00')
FROM FOUND PK NAIL AT VERMONT AVE
(WLY) PER CSFB 1695 PG 4.

ALONDRA BOULEVARD

SCALE: 1" = 20'

SHEET 3 OF 3 SHEETS

TRACT NO. 69586
IN THE CITY OF LOS ANGELES,
STATE OF CALIFORNIA

LOT DETAIL SHEET



- NOTES:
- (A) COMMON ACCESS EASEMENT
 - (B) VARIABLE WIDTH PUBLIC UTILITIES EASEMENT TO THE CITY OF LOS ANGELES AS DEDICATED HEREON

PACIFIC ELECTRIC RIGHT OF WAY

VERMONT AVENUE

VERMONT AVENUE

