

# Agenda Report

November 14, 2011

**TO:** Honorable Mayor and City Council  
**FROM:** Department of Public Works  
**SUBJECT:** **APPROVAL OF FINAL TRACT MAP NO. 069503, BEING THE CONSOLIDATION OF TWO LAND LOTS INTO ONE LAND LOT AND THE CREATION OF EIGHT AIR PARCELS FOR CONDOMINIUM PURPOSES, AT 1350 NORTH EL MOLINO AVENUE**

## **RECOMMENDATION:**

It is recommended that the City Council:

1. Adopt a resolution to approve Final Tract Map No. 069503;
2. Accept the offer of easement dedications for street purposes as shown on said map;
3. Abandon those portions of the easement for storm drainage and incidental purposes within the boundary of this map, which were conveyed to the City of Pasadena in document recorded in Book 4302, Page 170 of Deeds, Records of Los Angeles County, not shown on said map; and
4. Authorize the City Clerk to execute the Certificate on the map showing the City's approval of said map.

## **HEARING OFFICER RECOMMENDATION:**

The tentative map was approved on September 19, 2007 and the exercise of the right granted must be commenced within two years. The original entitlement was valid until September 19, 2009.

In 2008, the State passed Senate Bill 1185, which automatically granted a one year extension to all approved tentative maps. In 2009, the State passed Assembly Bill 333, which mandated that all tentative maps that have been approved and have not expired by July 15, 2009 and that will expire before January 1, 2021, shall be automatically extended by 24 months. This extension is in addition to the one year extension granted by Senate Bill 1185.

Therefore, the amended expiration date of the subject final tract map is September 19, 2012.

**BACKGROUND:**

The subject Final Tract Map, being the consolidation of two land lots into one land lot and the creation of eight air parcels for condominium purposes, at 1350 North El Molino Avenue, was reviewed and approved in tentative form by the Subdivision Committee on September 19, 2007.

The developer's engineer has completed the final map, which has been reviewed by the City's consultant. Said map is now ready for City Council's approval prior to recordation in the office of the County Recorder. The developer has complied with or provided surety for all the conditions of approval required by the City, including monumentation. Included among these conditional requirements was a dedication of the land necessary to provide a 25-foot radius property line corner rounding at the northeast corner of the intersection of El Molino Avenue and Washington Boulevard for street purposes.

In addition, a license agreement with the City is required for the installation of any private improvements within the storm drain easement. It is necessary for the city to abandon portions of the existing easement in order to avoid conflicts with the encroachment of the building footings within the proposed license area. Those portions of the existing easement that are being abandoned are not necessary for the public purpose of the easement and will not hinder the City's use of said easement.

The site was previously occupied by a one-story vacant commercial building. Construction on the condominium project began in 2007, and is approximately 90 percent complete.

The project consisting of eight condominium units is not required to comply with the Inclusionary Housing Requirements of Pasadena Municipal Code Title 17, Chapter 17.42. The requirements of the Tenant Protection Ordinance - Pasadena Municipal Code (PMC) Chapter 9.75 are not applicable because the project did not involve the displacement of residential tenants.

**COUNCIL POLICY CONSIDERATION:**

The proposed Final Tract map is in conformance with the City Council 2009-2012 Strategic Plan Goal to support and promote the quality of life and the local economy. It is also consistent with the applicable general and specific plans as specified in Section 65450 of the California Government Code in that the proposed density of the Final Tract Map is below the maximum density allowed for the Central District Specific Plan classification under the General Plan, and is consistent with the size and character of other residential lots in the vicinity of the site. The Final Tract Map is also consistent with the following General Plan Objectives and Policies: Objective 15 (Housing Conditions), Policy 15.1 (Size and Types), and Policy 15.2 (Increase Supply).

**ENVIRONMENTAL ANALYSIS:**

The approval of a Final Tract map is ministerial and therefore no action pursuant to the California Environmental Quality Act is required. For purposes of background information, the following is the environmental review history of this item. An Initial Environmental Study was prepared for the project and a Negative Declaration without mitigation was recommended. Comments on the Initial Study and Negative Declaration were received from November 29, 2006 to December 20, 2006. It has been determined that no further environmental review was required.

**FISCAL IMPACT:**

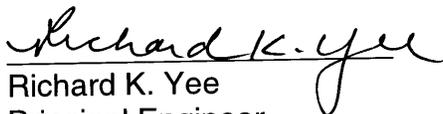
The developer has paid for all costs to prepare and process the subdivision documents. Approval of this action will generate additional revenue to the City in an amount to be determined at property sale in the form of property taxes.

Respectfully submitted,



\_\_\_\_\_  
SIOBHAN FOSTER  
Director  
Department of Public Works

Prepared by:



\_\_\_\_\_  
Richard K. Yee  
Principal Engineer

Approved by:



\_\_\_\_\_  
MICHAEL J. BECK  
City Manager

**RESOLUTION NO.**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA APPROVING FINAL TRACT MAP NO. 069503, BEING THE CONSOLIDATION OF TWO LAND LOTS INTO ONE LAND LOT AND THE CREATION OF EIGHT AIR PARCELS FOR CONDOMINIUM PURPOSES, AT 1350 NORTH EL MOLINO AVENUE

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Tract Map No. 069503 on September 19, 2007;

WHEREAS, the Department of Public Works of the City has determined that the developer of said parcel has complied with all conditions of approval and other standards and requirements imposed by the City;

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

1. The final map for Tract Map No. 069503, being the consolidation of two land lots into one land lot and the creation of eight air parcels for condominium purposes, at 1350 North El Molino Avenue, presented herewith, is approved;
2. The offer of easement dedications for street purposes as shown on said map, presented herewith, is approved;
3. The abandonment of those portions of the easement for storm drainage and incidental purposes within the boundary of this map, which were conveyed to the City of Pasadena in document recorded in Book 4302, Page 170 of Deeds, Records of Los Angeles County, not shown on said map, as those portions of the existing easement that are being abandoned are not necessary for the public purpose of the easement and will not hinder the City's use of said easement, presented herewith, is approved; and
4. The City Clerk is authorized and directed to execute the Certificate on the map showing the City's approval of said map.

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Adopted at the \_\_\_\_\_ meeting of the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2011, by the following vote:

AYES:

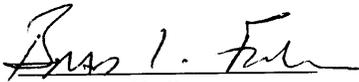
NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
MARK JOMSKY, City Clerk

Approved as to form:



Brad L. Fuller  
Assistant City Attorney

1 LOT  
14,761 SQ. FT. GROSS  
14,642 SQ. FT. NET

SHEET 1 OF 3 SHEETS

# TRACT NO. 69503

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

BEING A SUBDIVISION OF PORTIONS OF LOTS 16 AND 17 OF TRACT  
NO. 2013, AS PER MAP RECORDED IN BOOK 21, PAGE 113 OF  
MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES

**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.

WASHINGTON PARK CLASSICS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, (OWNER)

BY: *Joel C. Bryant*  
JOEL C. BRYANT, MANAGING MEMBER

**BENEFICIARY:**

THE CENTURY COMMUNITY LENDING COMPANY, LLC, A CALIFORNIA LIMITED  
LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, AS THEIR INTEREST MAY  
APPEAR, AS BENEFICIARY UNDER A DEED OF TRUST RECORDED JUNE 19, 2009  
AS INSTRUMENT NO. 20090927593, OF OFFICIAL RECORDS, RECORDS OF LOS  
ANGELES COUNTY.

*Ronald M. Griffith*  
NAME RONALD M. GRIFFITH  
TITLE President & CEO

**BENEFICIARY:**

PASADENA COMMUNITY DEVELOPMENT COMMISSION, A PUBLIC BODY, CORPORATE  
AND POLITICAL, BENEFICIARY UNDER A DEED OF TRUST RECORDED JULY 18, 2007  
AS INSTRUMENT NO. 20071695810, OF OFFICIAL RECORDS, RECORDS OF LOS  
ANGELES COUNTY.

*Shen Mermell*  
NAME Shen Mermell  
TITLE Assistant City Manager

SEE SHEET 2 FOR NOTARY ACKNOWLEDGEMENTS

**CONDOMINIUM NOTE:**

THIS SUBDIVISION IS APPROVED AS A 8-UNIT CONDOMINIUM PROJECT,  
WHEREBY THE OWNERS OF THE UNITS OF AIR SPACE WILL HOLD AN  
UNDIVIDED INTEREST IN THE COMMON AREAS THAT WILL, IN TURN,  
PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENTS FOR THE  
UNITS.

**SIGNATURE OMISSION NOTE:**

THE SIGNATURE OF THE CITY OF PASADENA, HOLDER OF AN EASEMENT  
FOR STORM DRAINAGE AND INCIDENTAL PURPOSES RECORDED IN BOOK  
4302 PAGE 170 OF DEEDS, RECORDS OF LOS ANGELES COUNTY, HAS  
BEEN OMITTED UNDER PROVISIONS OF SECTION 66436 (a)3A(i-viii) OF  
THE SUBDIVISION MAP ACT. AS THEIR INTEREST IS SUCH THAT IT  
CANNOT RIPEN INTO A FEE AND SAID SIGNATURE IS NOT REQUIRED BY  
THE LOCAL AGENCY.

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

BY \_\_\_\_\_  
DEPUTY DATE

**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 WASHINGTON PARK CLASSICS, LLC  
ON MARCH 18, 2007. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE  
CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT THE MONUMENTS  
ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THE NOTES  
FOR ALL CENTERLINE MONUMENTS NOTED AS "SET" ARE ON FILE IN THE OFFICE OF  
THE CITY ENGINEER, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE  
CONDITIONALLY APPROVED TENTATIVE MAP.

*Alfred J. Thelwell*  
ALFRED J. THELWELL DATE  
LS NO. 6999 EXPIRES: 9/30/2013



**BASIS OF BEARINGS:**  
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING  
S89°51'00"E OF THE CENTERLINE OF WASHINGTON BOULEVARD, AS SHOWN  
ON THE MAP OF TRACT NO. 2013 FILED IN BOOK 21 PAGE 113 OF MAPS,  
RECORDS OF SAID COUNTY

**CITY ENGINEER'S CERTIFICATE:**

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT IT CONFORMS  
SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS  
THEREOF; THAT ALL PROVISIONS OF SUBDIVISION ORDINANCES OF THE CITY OF  
PASADENA APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE  
BEEN COMPLIED WITH; AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT  
66442 (a) (1), (2) AND (3) HAVE BEEN COMPLIED WITH.

DATE \_\_\_\_\_ BY: *Daniel A. Rix*  
DANIEL A. RIX, RCE 38689  
CITY ENGINEER, CITY OF PASADENA

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT IT COMPLIES WITH ALL  
PROVISIONS OF STATE LAW APPLICABLE AT THE TIME OF APPROVAL OF THE  
TENTATIVE MAP; AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT IN  
ALL RESPECTS NOT CERTIFIED BY THE CITY ENGINEER

DATE 10/3/2011 BY: *Ryan M. Versteeg*  
DATE RYAN M. VERSTEEG, PLS 7809



**CITY CLERK CERTIFICATE:**

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF PASADENA BY  
RESOLUTION NO. \_\_\_\_\_ PASSED ON \_\_\_\_\_ DAY OF \_\_\_\_\_  
2011 APPROVED THE ATTACHED MAP AND ACCEPTED THE STREET DEDICATION  
AS SHOWN ON SAID MAP/LAND DID ALSO APPROVE SAID MAP PURSUANT TO SECTION 66436 (g)  
OF THE SUBDIVISION MAP ACT.

DATE \_\_\_\_\_ BY: \_\_\_\_\_  
CITY CLERK - CITY OF PASADENA

**CITY CLERK ABANDONMENT NOTE:**

PURSUANT TO SECTION 66436(g) OF THE SUBDIVISION MAP ACT, THE FILING OF THIS TRACT MAP  
CONSTITUTES ABANDONMENT OF THE FOLLOWING:

THOSE PORTIONS OF THE EASEMENT FOR STORM DRAINAGE AND INCIDENTAL PURPOSES WITHIN THE  
BOUNDARY OF THIS MAP, WHICH WERE CONVEYED TO THE CITY OF PASADENA IN DOCUMENT  
RECORDED IN BOOK 4302, PAGE 170 OF DEEDS, RECORDS OF LOS ANGELES COUNTY, NOT SHOWN ON  
THIS MAP.

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$ \_\_\_\_\_  
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. 69503 AS REQUIRED BY LAW.

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

BY \_\_\_\_\_  
DEPUTY DATE

1 LOT  
14,761 SQ. FT. GROSS  
14,642 SQ. FT. NET

SHEET 2 OF 3 SHEETS

# TRACT NO. 69503

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

BEING A SUBDIVISION OF PORTIONS OF LOTS 16 AND 17 OF TRACT  
NO. 2013, AS PER MAP RECORDED IN BOOK 21, PAGE 113 OF  
MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES )  
ON SEPT 19, 2011, BEFORE ME, CYNTHIA T. CASTALCO, A NOTARY  
PUBLIC, PERSONALLY APPEARED JOEL S. ROVANT

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.

SIGNATURE [Signature]  
NAME PRINTED CYNTHIA T. CASTALCO  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY PRINCIPAL PLACE OF BUSINESS IS  
IN LOS ANGELES COUNTY  
MY COMMISSION NO. 1898227  
MY COMMISSION EXPIRES AUG. 10, 2014

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES )  
ON SEPT 26, 2011, BEFORE ME, ALDRIN ALLISON, A NOTARY  
PUBLIC, PERSONALLY APPEARED STEVE MERRILL

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.

SIGNATURE [Signature]  
NAME PRINTED ALDRIN E. ALLISON  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY PRINCIPAL PLACE OF BUSINESS IS  
IN LOS ANGELES COUNTY  
MY COMMISSION NO. 1898227  
MY COMMISSION EXPIRES AUG. 8, 2013

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES )  
ON SEPT 20, 2011, BEFORE ME, MARIA E. OBLEDO, A NOTARY  
PUBLIC, PERSONALLY APPEARED RONALD M. GRIFFITH

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.

SIGNATURE [Signature]  
NAME PRINTED MARIA E. OBLEDO  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY PRINCIPAL PLACE OF BUSINESS IS  
IN LOS ANGELES COUNTY  
MY COMMISSION NO. 1887373  
MY COMMISSION EXPIRES MAR. 11, 2014

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES )  
ON \_\_\_\_\_, BEFORE ME, \_\_\_\_\_, A NOTARY  
PUBLIC, PERSONALLY APPEARED \_\_\_\_\_

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.

SIGNATURE \_\_\_\_\_  
NAME PRINTED \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY PRINCIPAL PLACE OF BUSINESS IS  
IN \_\_\_\_\_ COUNTY  
MY COMMISSION NO. \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

# TRACT NO. 69503

IN THE CITY OF PASADENA  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
FOR CONDOMINIUM PURPOSES

### LEGEND

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

### BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING S89°51'00"E OF THE CENTERLINE OF WASHINGTON BOULEVARD, AS SHOWN ON THE MAP OF TRACT NO. 2013 FILED IN BOOK 21 PAGE 113 OF MAPS, RECORDS OF SAID COUNTY

- ① EASEMENT GRANTED TO CITY OF PASADENA FOR STORM DRAINAGE AND INCIDENTAL PURPOSES REC. IN BOOK 4302 PAGE 170 OF DEEDS, RECORDS OF LOS ANGELES COUNTY, ESTABLISHED AS SHOWN ON CITY OF PASADENA, DEPARTMENT OF PUBLIC WORKS PLAN NO. 8031.
- ② AREA DEDICATED TO THE CITY OF PASADENA FOR STREET PURPOSES

FD LEAD & TACK ON TOP OF CURB PER CITY ENG. CL. TIES F.B. 1254-L X-136 ACCEPTED AS A POINT ON CL. PROD.

FD CONC. MAIL AND 5 LAT TIES ALL FIT CITY ENG. CL. TIES F.B. 1547-L X-146 ACCEPTED AS C.L. INTERSECTION. REPLACED WITH S&W STAMPED LS 8999.

CURVE TABLE		
CURVE CL	RADIUS	LENGTH
CI	404.20'	78.07'
		10°24'10"

FD L&T ON TOP OF CURB PER CITY ENG. CL. TIES F.B. 1254-L X-136 ACCEPTED AS A POINT ON CL. PROD.

FD NOTHING POINT FALLS ON MANHOLE, NOTHING SET AT INTERSECTION. ESTAB. BY REC. DIST. (13.78') PER CITY ENG. CL. TIES F.B. 1254-L X-136 ACCEPTED AS C.L. INTERSECTION. FD 2 LAT TIES, NO TAG, FITS SAID F.B. SET 3 MORE LAT TIES, TAGGED LS 8999.

ANGLE POINT, FD NOTHING, ESTAB. BY REC. DIST. (30.01') AND REC. ANGLE FROM C.L. RIO GRANDE STREET PER CITY ENG. CL. TIES F.B. 1254-L X-136. SET S&W STAMPED LS 8999. FD 2 LAT TIES FIT CITY ENG. CL. TIES F.B. 1254-L X-137. SET 2 MORE LAT TIES, TAGGED LS 8999.

SET LAT TAGGED LS 8999. N89°51'00"W 1.00' FROM PROP. COR.

SET LAT TAGGED LS 8999. N89°51'00"W 1.00' FROM PROP. COR.

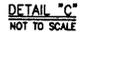
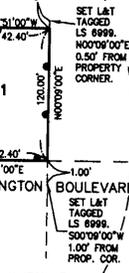
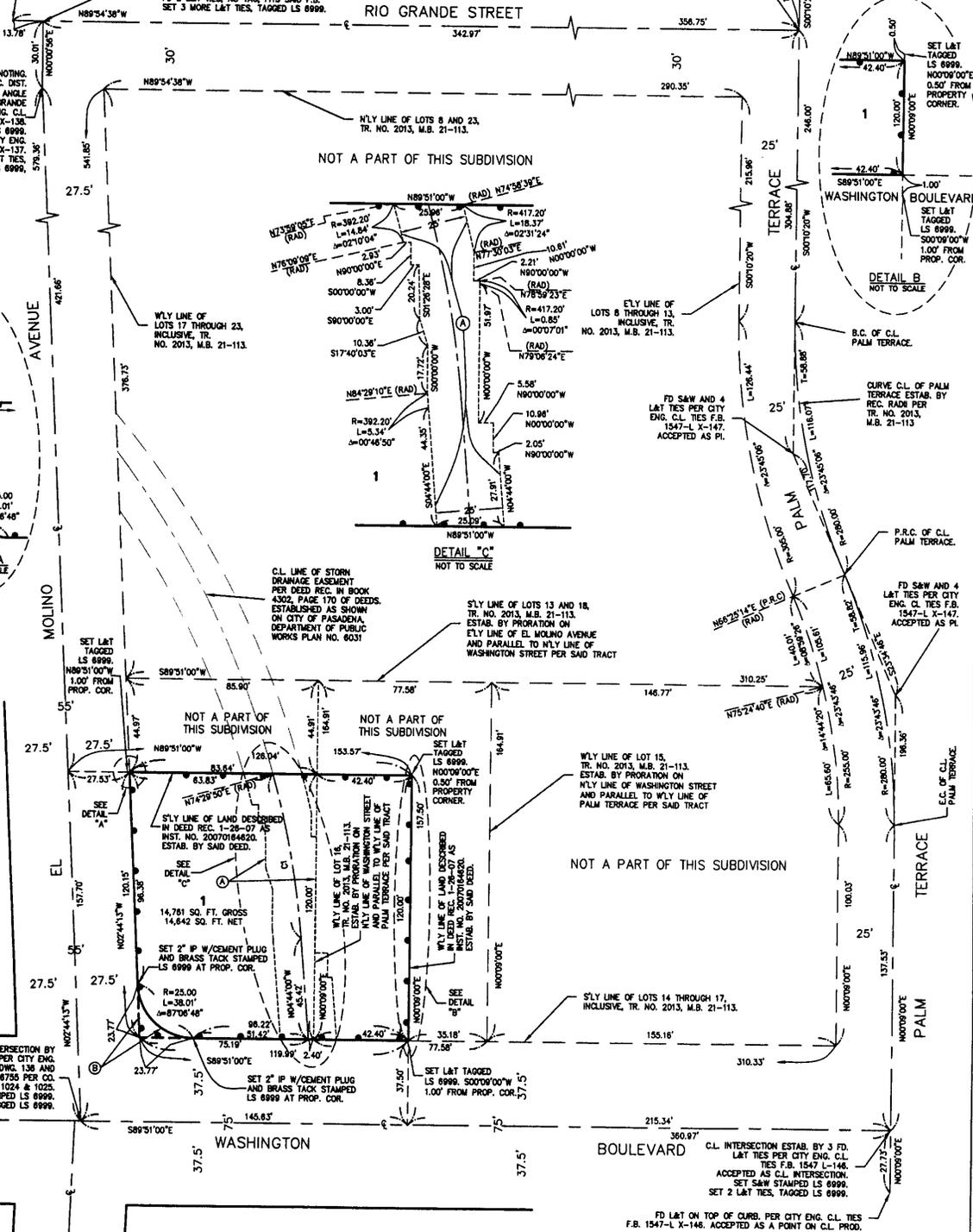
SET LAT TAGGED LS 8999. N89°51'00"W 1.00' FROM PROP. COR.

SET LAT TAGGED LS 8999. N89°51'00"W 1.00' FROM PROP. COR.

SET LAT TAGGED LS 8999. N89°51'00"W 1.00' FROM PROP. COR.

SET LAT TAGGED LS 8999. N89°51'00"W 1.00' FROM PROP. COR.

ESTAB. C.L. INTERSECTION BY 2 FD. LAT TIES PER CITY ENG. CL. TIES F.B. 1254-L DING. 136 AND 1 FD. LAT TAGGED LS 8999 PER C.I. LA P.M.B. 1724, PAGES 1024 & 1025. SET S&W STAMPED LS 8999. SET 1 LAT TIES TAGGED LS 8999.



WLY LINE OF LOT 15, TR. NO. 2013, M.B. 21-113. ESTAB. BY PRORATION ON ELY LINE OF EL MOLINO AVENUE AND PARALLEL TO WLY LINE OF WASHINGTON STREET PER SAID TRACT

WLY LINE OF LOT 16, TR. NO. 2013, M.B. 21-113. ESTAB. BY PRORATION ON ELY LINE OF WASHINGTON STREET AND PARALLEL TO WLY LINE OF PALM TERRACE PER SAID TRACT

WLY LINE OF LOT 17, TR. NO. 2013, M.B. 21-113. ESTAB. BY PRORATION ON ELY LINE OF WASHINGTON STREET AND PARALLEL TO WLY LINE OF PALM TERRACE PER SAID TRACT

WLY LINE OF LOT 18, TR. NO. 2013, M.B. 21-113. ESTAB. BY PRORATION ON ELY LINE OF WASHINGTON STREET AND PARALLEL TO WLY LINE OF PALM TERRACE PER SAID TRACT

WLY LINE OF LOT 19, TR. NO. 2013, M.B. 21-113. ESTAB. BY PRORATION ON ELY LINE OF WASHINGTON STREET AND PARALLEL TO WLY LINE OF PALM TERRACE PER SAID TRACT

WLY LINE OF LOT 20, TR. NO. 2013, M.B. 21-113. ESTAB. BY PRORATION ON ELY LINE OF WASHINGTON STREET AND PARALLEL TO WLY LINE OF PALM TERRACE PER SAID TRACT