

PARCEL MAP NO. 84969

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

BEING A SUBDIVISION OF A PORTION OF TRACT NO. 8636, FILED IN BOOK 124, PAGES 34 THROUGH 36, INCLUSIVE OF MAPS, TOGETHER WITH THOSE PORTIONS OF THE ALLEYS, PORTION OF ROSELLE AVENUE (FORMERLY KNOWN AS ROSE AVENUE), PORTION OF CORDARY AVENUE, PORTION OF FLORWOOD AVENUE (FORMERLY KNOWN AS FLORENCE AVENUE), AND PORTION OF THE WEST HALF OF DOTY AVENUE, ALL AS VACATED ON ORDINANCE NO. 329 RECORDED IN BOOK 18542, PAGE 132 OF OFFICIAL RECORDS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

DATE OF FIELD SURVEY: APRIL, 2025

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.

THE CITY OF HAWTHORNE, A MUNICIPAL CORPORATION OF THE STATE OF CALIFORNIA.

BY: _____

NAME: ALEX VARGAS

ITS: MAYER OF CITY OF HAWTHORNE

COUNTY TAX CERTIFICATES

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.

DATE: _____

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

BY: _____

DEPUTY

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 TAXERS ON THE LAND SHOWN ON MAP OF PARCEL MAP NO. 84078 AS REQUIRED BY LAW.

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

BY: _____

DEPUTY

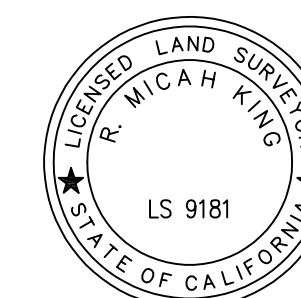
DATE: _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A TRUE AND COMPLETE FIELD SURVEY BY ME OR UNDER MY DIRECTION IN APRIL 2025, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF CITY OF HAWTHORNE. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN 24 MONTHS FROM THE FILING DATE OF THIS MAP; AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

RICHARD MICAH KING
PLS 9181

DATE: 10/15/2025



NOTARY ACKNOWLEDGMENT

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 _____

COUNTY OF _____

ON _____ BEFORE ME, _____ 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 AND OFFICIAL SEAL.

SIGNATURE _____

MY PRINCIPAL PLACE OF BUSINESS IS
IN _____ COUNTY

MY COMMISSION EXPIRES _____

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING HAVE BEEN OMITTED:

UNION OIL COMPANY OF CALIFORNIA, HOLDER OF AN EASEMENT FOR PIPE LINE AND INCIDENTAL PURPOSES, RECORDED IN BOOK 13803, PAGE 233 OF OFFICIAL RECORDS.

COUNTY OF LOS ANGELES, HOLDER OF AN EASEMENT FOR PUBLIC ROAD, HIGHWAY PURPOSES AND INCIDENTAL PURPOSES, RECORDED IN BOOK 14795, PAGE 142 OF OFFICIAL RECORDS.

GENERAL PETROLEUM CORPORATION, HOLDER OF AN EASEMENT FOR PIPE FOR CARRYING AND TRANSPORTING GAS ACROSS AND INCIDENTAL PURPOSES, RECORDED AS INSTRUMENT NO. 2341, IN BOOK 26745, PAGE 85 OF OFFICIAL RECORDS AND IN THE DOCUMENT ENTITLED "ASSIGNMENT DEED" RECORDED AS INSTRUMENT NO. 3971 OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AS INSTRUMENT NO. 4897, IN BOOK D2426, PAGE 511 OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AS INSTRUMENT NO. 4043 OF OFFICIAL RECORDS.

COUNTY SANITATION DISTRICT NO. 5 OF LOS ANGELES COUNTY, HOLDER OF AN EASEMENT FOR SEWER PURPOSES, AND THE RIGHT TO CONSTRUCT, MAINTAIN, RECONSTRUCT, USE AND OPERATE AND INCIDENTAL PURPOSES, RECORDED AS INSTRUMENT NO. 4192 OF OFFICIAL RECORDS.

CITY ENGINEER'S CERTIFICATE

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

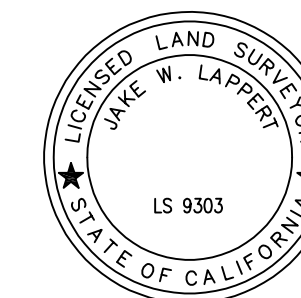
MANOUCHEHR DAVID ESFANDI
SENIOR ENGINEER, CITY OF HAWTHORNE
R.C.E. 43912, EXP. JUNE 30, 2027



CONSULTING CITY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY 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 THAT I AM SATISFIED THAT THIS MAP TECHNICALLY CORRECT IN ALL RESPECTS NOT CERTIFIED TO BY THE CITY ENGINEER.

JAKE W. LAPPERT
CONTRACT SURVEYOR, CITY OF HAWTHORNE
L.S. 9303



CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HAWTHORNE, BY MOTION ADOPTED AT ITS SESSION HELD ON _____, 2025 APPROVED THE ATTACHED MAP.

DAYNA WILLIAMS-HUNTER
CITY CLERK, CITY OF HAWTHORNE

SPECIAL ASSESSMENT CERTIFICATE

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS LEVIED UNDER THE JURISDICTION OF THE CITY OF HAWTHORNE TO WHICH THE LAND INCLUDED IN THE WITHIN SUBDIVISION OR ANY PART THEREOF IS SUBJECT AND WHICH MAY BE PAID IN FULL, HAVE BEEN PAID IN FULL.

MARIE POINDEXTER-HORNBACK
CITY TREASURER, CITY OF HAWTHORNE

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF EL SEGUNDO BOULEVARD AS SHOWN ON PARCEL MAP NO. 24523, FILED IN PARCEL MAP BOOK 274, PAGES 46 AND 47, BEING NORTH 89°58'30" EAST.

REFERENCES

- R1 PARCEL MAP NO. 24523, P.M.B. 274, PAGES 46-47.
- R2 P.W.F.B. 0818/1604-1605.
- R3 P.W.F.B. 0818/1326-1327.
- R4 P.W.F.B. 0818/1328-1329.
- R5 P.W.F.B. 0818/1458-1459.
- R6 P.W.F.B. 0818/1466-1467.
- R7 P.W.F.B. 0818/1598-1599.
- R8 P.W.F.B. 0818/1600-1601.
- R9 P.W.F.B. 0818/1602-1603.
- R10 P.W.F.B. 0818/1468-1469.

EASEMENT NOTES

- A** AN EASEMENT IN FAVOR OF UNION OIL COMPANY OF CALIFORNIA, A CORPORATION FOR PIPE LINE NOT EXCEEDING THREE (3) INCHES IN INTERNAL DIAMETER FOR THE TRANSPORTATION OF OIL, GAS, WATER AND/OR OTHER SUBSTANCES, WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 26, 1935 IN BOOK 13803, PAGE 233 OF OFFICIAL RECORDS.
- B** AN EASEMENT IN FAVOR OF THE COUNTY OF LOS ANGELES FOR PUBLIC ROAD, HIGHWAY PURPOSES AND INCIDENTAL PURPOSES, RECORDED MARCH 04, 1937 IN BOOK 14795, PAGE 142 OF OFFICIAL RECORDS.
- C** INDICATES THE CENTERLINE OF AN EASEMENT IN FAVOR OF GENERAL PETROLEUM CORPORATION, ITS ASSIGNS AND SUCCESSORS FOR PIPE FOR CARRYING AND TRANSPORTING GAS ACROSS AND INCIDENTAL PURPOSES, RECORDED MARCH 19, 1948 AS INSTRUMENT NO. 2341, IN BOOK 26745, PAGE 85 OF OFFICIAL RECORDS. (NO WIDTH PROVIDED IN SAID DOCUMENT)
- D** AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION ITS SUCCESSORS AND ASSIGNS FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 08, 1964 AS INSTRUMENT NO. 4897, IN BOOK D2426, PAGE 511 OF OFFICIAL RECORDS.
- E** AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 11, 1968 AS INSTRUMENT NO. 4043 OF OFFICIAL RECORDS.
- F** AN EASEMENT IN FAVOR OF COUNTY SANITATION DISTRICT NO. 5 OF LOS ANGELES COUNTY, A BODY CORPORATE AND POLITIC FOR RIGHT OF WAY FOR SEWER PURPOSES, AND THE RIGHT TO CONSTRUCT, MAINTAIN, RECONSTRUCT, USE AND OPERATE AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 25, 1972 AS INSTRUMENT NO. 4192 OF OFFICIAL RECORDS.

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STATE OF CALIFORNIA

**BOUNDARY ESTABLISHMENT
AND EASEMENT DETAIL**

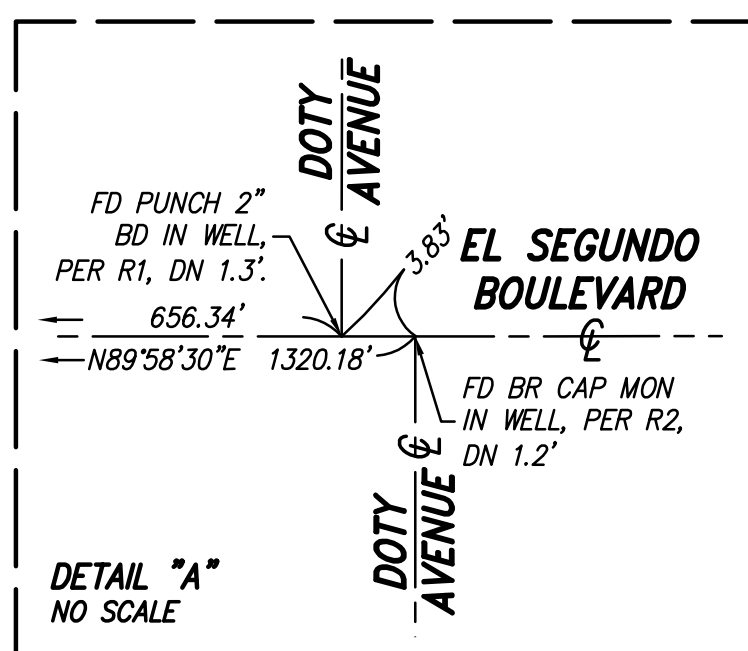
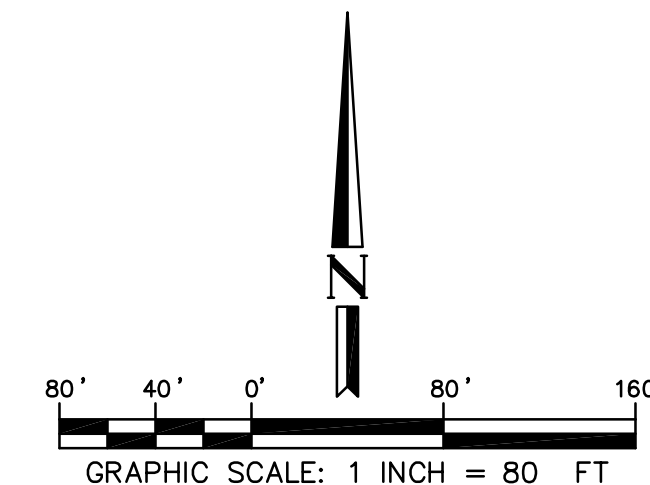
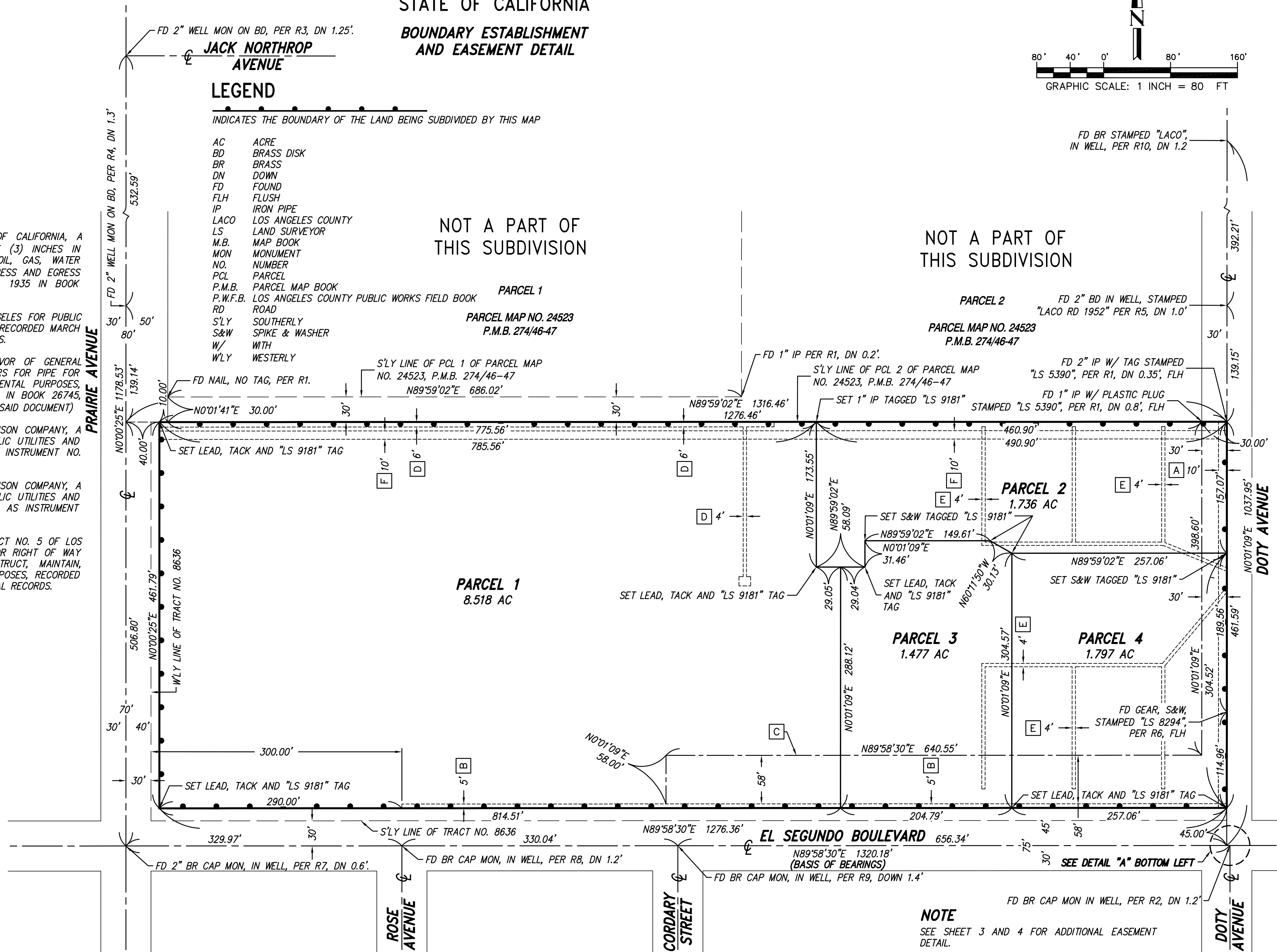
LEGEND

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP

AC	ACRE
BD	BRASS DISK
BR	BRASS
DN	DOWN
FD	FOUND
FLH	FLUSH
IP	IRON PIPE
LACO	LOS ANGELES COUNTY
LS	LAND SURVEYOR
M.B.	MAP BOOK
MON	MONUMENT
NO.	NUMBER
PCL	PARCEL
P.M.B.	PARCEL MAP BOOK
P.W.F.B.	LOS ANGELES COUNTY PUBLIC WORKS FIELD BOOK
RD	ROAD
S'LY	SOUTHERLY
S&W	SPIKE & WASHER
W/	WITH
W'LY	WESTERLY

NOT A PART OF
THIS SUBDIVISION

NOT A PART OF
THIS SUBDIVISION

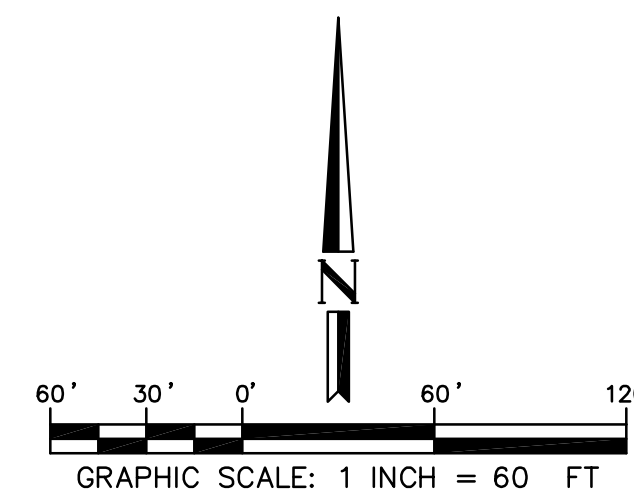


NOTE
SEE SHEET 3 AND 4 FOR ADDITIONAL EASEMENT
DETAIL.

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EASEMENT DETAIL

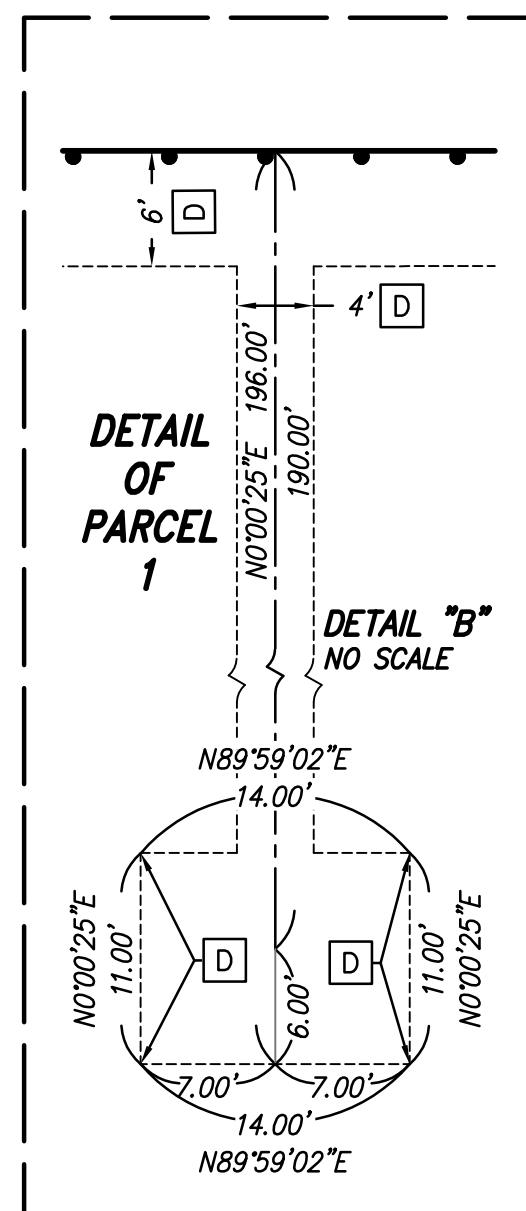
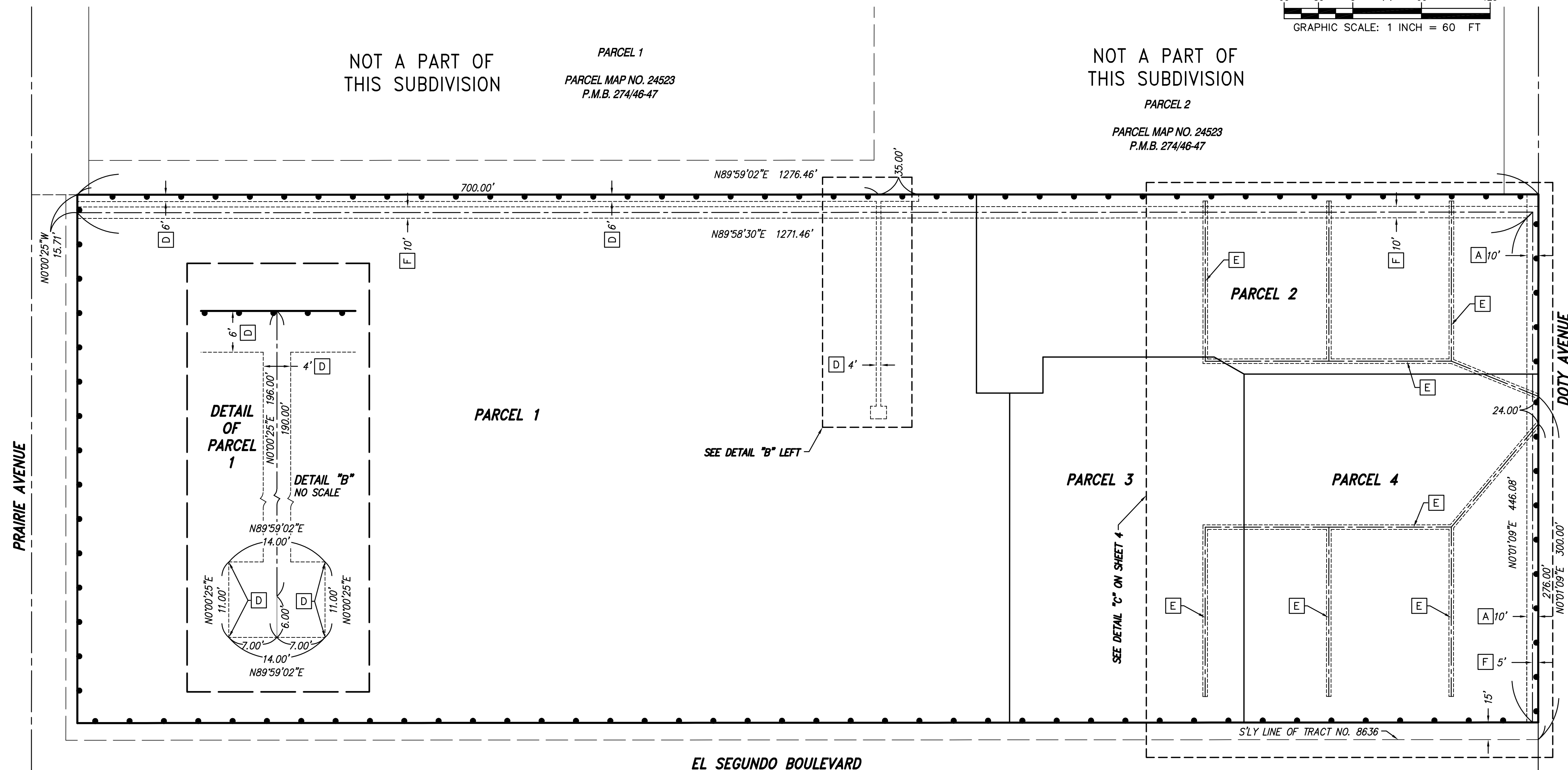


NOT A PART OF
THIS SUBDIVISION

PARCEL 1
PARCEL MAP NO. 24523
P.M.B. 274/46-47

NOT A PART OF
THIS SUBDIVISION

PARCEL 2
PARCEL MAP NO. 24523
P.M.B. 274/46-47



DETAIL "B"
NO SCALE

SEE DETAIL "B" LEFT

SEE DETAIL "C" ON SHEET 4

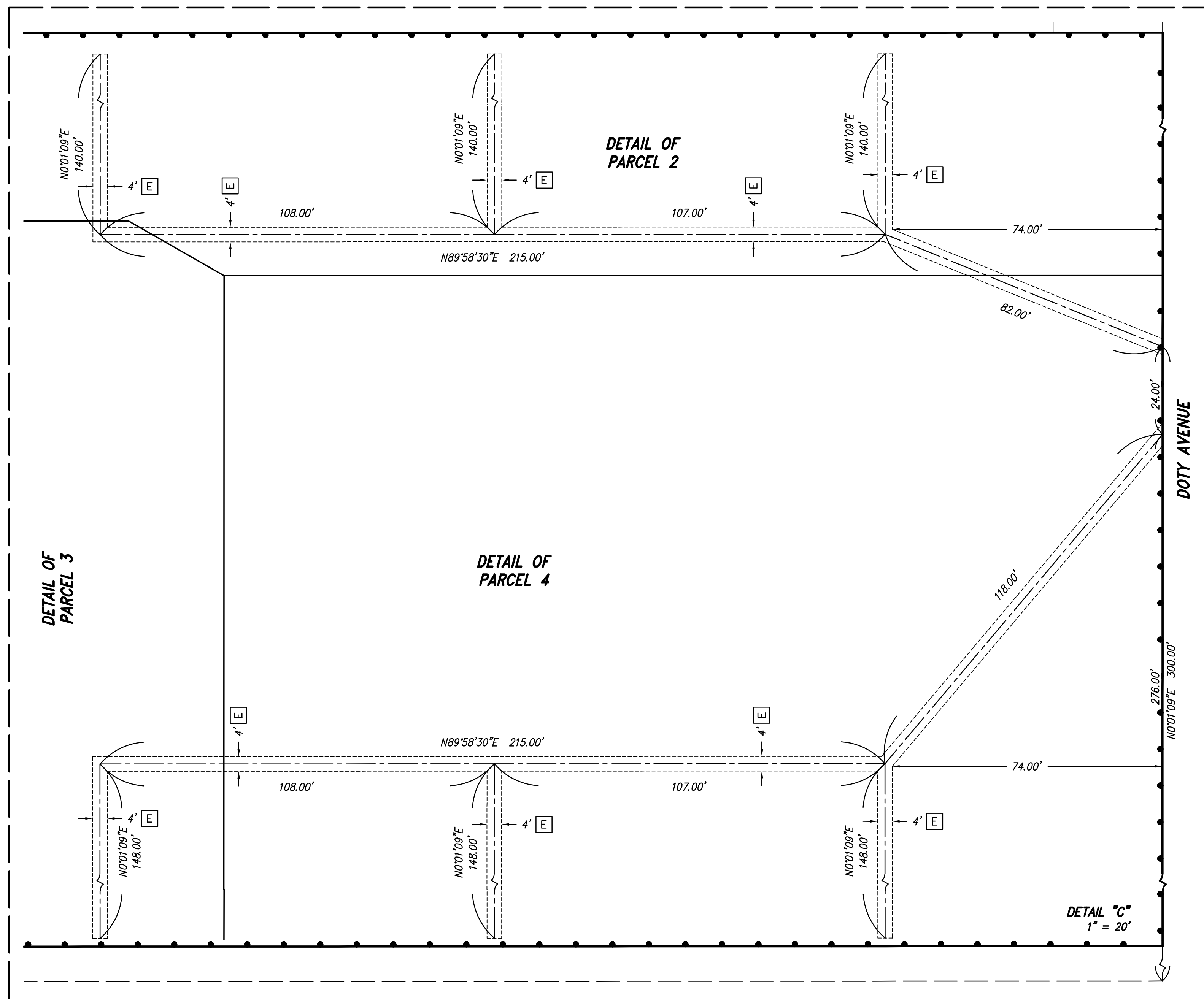
S'LY LINE OF TRACT NO. 8636

NOTE
SEE SHEET 2 FOR BOUNDARY ESTABLISHMENT,
LEGEND, EASEMENT DETAIL AND EASEMENT NOTES.
SEE SHEET 4 FOR EASEMENT DETAIL "C".

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

EASEMENT DETAIL "C"



NOTE
SEE SHEET 2 FOR BOUNDARY ESTABLISHMENT,
LEGEND, EASEMENT DETAIL AND EASEMENT NOTES.
SEE SHEET 3 FOR ADDITIONAL EASEMENT DETAIL.