

1 PARCEL
4,596 SQ. FT.

SHEET 1 OF 2 SHEET

PARCEL MAP No. 74754

IN THE CITY OF HERMOSA BEACH, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT 117 OF WALTER
RANSOM CO'S VENABLE PLACE, AS PER MAP
RECORDED IN BOOK 9 PAGE 150 OF MAPS IN
THE OFFICE OF THE COUNTY RECORDER OF SAID
COUNTY.

FOR CONDOMINIUM PURPOSES

SUBDIVIDER'S STATEMENT:

I HEREBY STATE THAT I AM THE SUBDIVIDER OF THE LANDS INCLUDED WITHIN THE
SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND I CONSENT
TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

YEFIM SKLYAR

RECORD OWNER IS: 719 1ST PLACE, LLC

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)
) SS
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 _____
NAME OF NOTARY _____
COUNTY IN WHICH COMMISSIONED _____
DATE COMMISSION EXPIRES _____
COMMISSION NUMBER _____

CONDOMINIUM NOTE:

THE SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 2 (TWO) UNITS, WHEREBY
THE OWNERS OF THE UNITS OF AIR SPACE WILL HOLD AN UNDIVIDED INTEREST IN THE
COMMON AREAS THAT WILL, IN TURN, PROVIDE NECESSARY ACCESS AND UTILITY
EASEMENTS FOR THE UNITS.

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 PARCEL MAP NO. 74754 AS REQUIRED BY LAW.

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

BY: _____ DATE _____
DEPUTY

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: _____ DATE _____
DEPUTY

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A TRUE AND
COMPLETE FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION IN JUNE 2016 IN
CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL
ORDINANCE AT THE REQUEST OF 719 1ST PLACE, LLC ON JUNE 29, 2016. I HEREBY STATE
THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY
APPROVED TENTATIVE MAP, IF ANY; THAT ALL THE MONUMENTS ARE OF THE CHARACTER
AND OCCUPY POSITIONS INDICATED; THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE
THE SURVEY TO BE RETRACED.

CHRISTOPHER W. VASSALLO, P.L.S. 8418
MY REGISTRATION EXPIRES 12/31/2018

8/22/2018
DATE



BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 76°34'00" E OF THE
CENTERLINE OF 2ND STREET AS SHOWN ON TRACT MAP NO. 53116, FILED IN BOOK 1262,
PAGES 99 AND 100 OF MAPS, RECORDS OF LOS ANGELES COUNTY.

CITY ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT IT CONFORMS SUBSTANTIALLY TO
THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF
LOCAL ORDINANCES OF THE CITY OF HERMOSA BEACH APPLICABLE AT THE TIME OF
APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT ALL PROVISIONS
OF THE SUBDIVISION MAP ACT SECTION 66450 (a)(1)(2) AND (3) HAVE BEEN COMPLIED WITH.

BY: _____ DATE _____
ANDREZEJ V. BROZYNA, R.C.E. NO. 58833
CITY ENGINEER, CITY OF HERMOSA BEACH

SPECIAL ASSESSMENT'S CERTIFICATE:

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

CITY TREASURER, CITY OF HERMOSA BEACH DATE

CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH BY MOTION
ADOPTED AT ITS SESSION ON THE _____ DAY OF _____ 20____, APPROVED THE
ANNEXED MAP.

CITY CLERK, CITY OF HERMOSA BEACH DATE

PLANNING COMMISSION'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ANNEXED MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE
MAP APPROVED BY THE PLANNING COMMISSION ON _____ DAY OF _____ 20____.

SECRETARY OF PLANNING, CITY OF HERMOSA BEACH DATE

COUNTY ENGINEER'S CERTIFICATE:

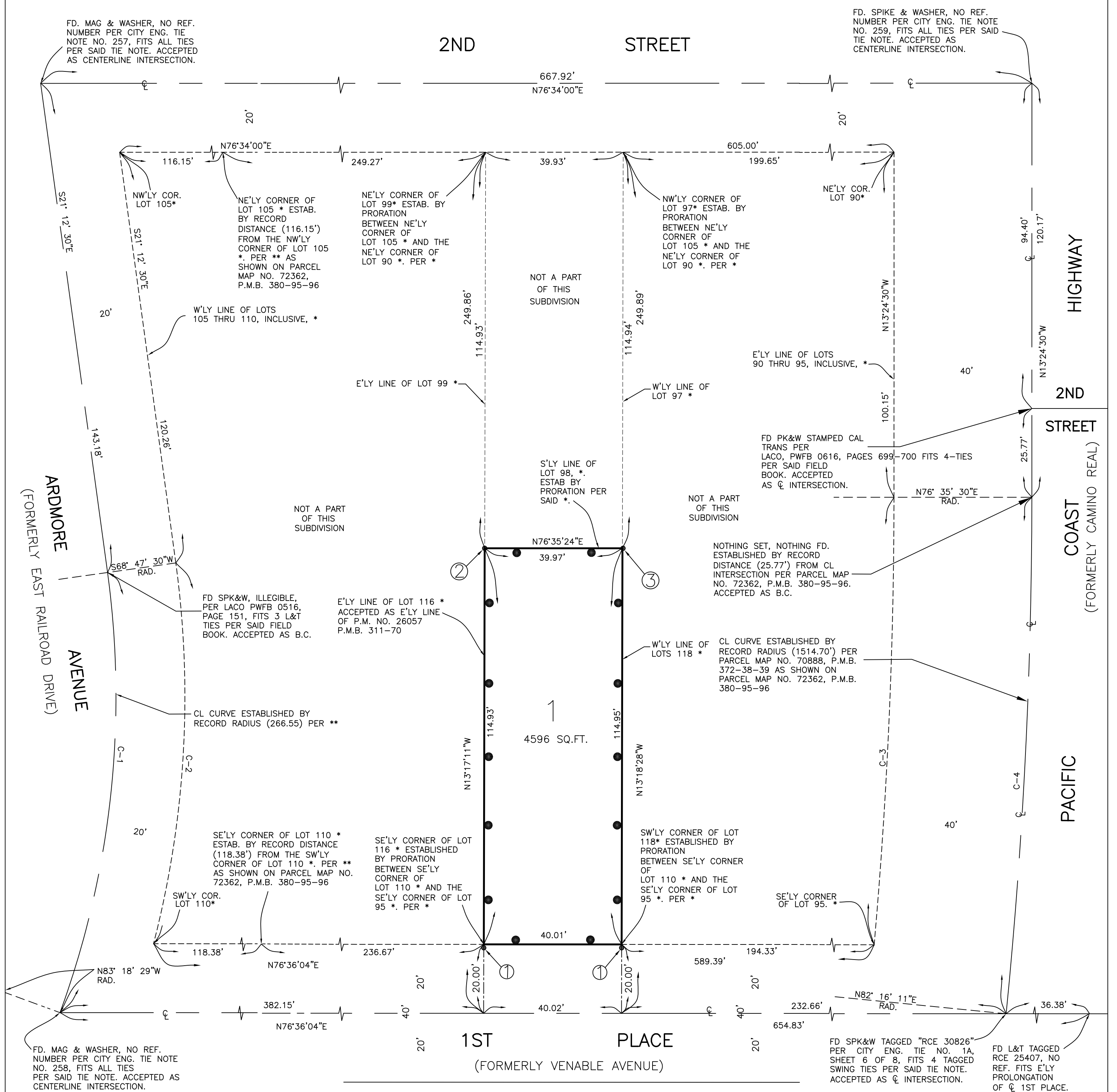
I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT IT COMPLIES WITH ALL
PROVISIONS OF STATE LAW APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP;
AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT IN ALL RESPECTS NOT
CERTIFIED BY THE CITY ENGINEER.

COUNTY ENGINEER

BY: _____ DATE _____
FABRIZIO PACHANO, DEPUTY
L.S. NO. 7274

SHEET 2 OF 2 SHEET

IN THE CITY OF HERMOSA BEACH, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA



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

* WALTER RANSOM CO'S VENEABLE PLACE, M.B. 9-150.
 ** TRACT NO. 53116, M.B. 1262-99-100.
 ① SET L&T LS 8418 1.00' O/S SE'LY ON PROPERTY LINE PROD.
 ② SET L&T LS 8418 ON CORNER (TOP OF WALL)
 ③ SET 2" I.P. LS 8418 ON CORNER

<u>CURVE DATA</u>				
<u>CURVE</u>	<u>RADIUS</u>	<u>TANGENT</u>	<u>LENGTH</u>	<u>DELTA</u>
C-1	266.55'	66.21'	129.80'	27°54'01"
C-2	286.55'	56.40'	111.38'	22°16'17"
C-3	1474.70'	65.06'	130.03'	5°03'07"
C-4	1514.70'	75.12'	150.11'	5°40'41"