

1 LOT
17,300 Sq. Ft.

TRACT NO. 74898

SHEET 1 OF 2 SHEETS

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

BEING A SUBDIVISION OF A PORTION OF LOT 30
OF TRACT NO. 2982, AS PER MAP RECORDED IN
BOOK 35, PAGE 31 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 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.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: ALL STREET, HIGHWAYS, AND OTHER PUBLIC WAYS SHOWN ON SAID MAP.

AMIR AATARI SHARGHI, TRUSTEE OF THE AMIR AATARI TRUST, DATED DECEMBER 13, 2013 (OWNER)
AMIR AATARI TRUST, DATED DECEMBER 13, 2013

BY: AMIR AATARI SHARGHI, TRUSTEE

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 _____, 2021, BEFORE ME _____, NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT, THE PERSONS OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS 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 _____
COMMISSION No. _____
DATE COMMISSION EXPIRES _____

SPECIAL ASSESSMENT'S CERTIFICATE:

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS LEVIED UNDER THE JURISDICTION OF THE CITY OF CARSON, 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.

CITY TREASURER, CITY OF CARSON

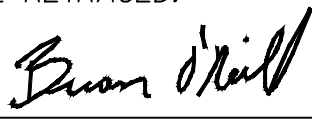
I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT.

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 TRUE AND COMPLETE FIELD SURVEY BY ME OR UNDER MY DIRECTION IN AUGUST 2018 IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF AMIR AATARI SHARGHI, TRUSTEE OF THE AMIR AATARI TRUST, DATED DECEMBER 13, 2013. 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; THAT THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.


BRIAN G. O'NEILL L.S. 8958 AUG. 4, 2023
DATE



BASIS OF BEARINGS:

THE BASIS OF BEARINGS ARE BASED ON THE BEARING NO° 16' 05"W OF THE CENTERLINE OF DOLORES STREET AS SHOWN ON MAP OF TRACT NO. 60114, RECORDED IN BOOK 1315, PAGES 88 TO 89 OF MAPS, RECORDS OF SAID 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 SUBDIVISION ORDINANCES OF THE CITY OF CARSON APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT SECTION 66442(a)(1)(2) AND (3) HAVE BEEN COMPLIED WITH.

GILBERT M. MARQUEZ, R.C.E. 58567 DATE _____
CITY ENGINEER, CITY OF CARSON

COUNTY 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 THIS MAP IS TECHNICALLY CORRECT IN ALL RESPECTS NOT CERTIFIED BY THE CITY ENGINEER.

COUNTY SURVEYOR
BY: _____ DATE _____
FABRIZIO G. PACHANO
L.S. NO. 7274

CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF CARSON BY MOTION ADOPTED AT ITS SESSION ON THE _____ DAY OF _____, 2023 APPROVED THE ATTACHED MAP AND ACCEPTED ON BEHALF OF THE PUBLIC THE DEDICATION OF ALL STREETS, HIGHWAYS AND OTHER PUBLIC WAYS AS SHOWN ON SAID MAP.

CITY CLERK, CITY OF CARSON DATE _____

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. 74898 AS REQUIRED BY LAW.

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

BY _____ DEPUTY _____ DATE _____

SIGNATURE OMISSIONS:

THE SIGNATURE OF DOMINGUEZ WATER COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR PIPELINES AND WATER DISTRIBUTION PURPOSES BY DEED RECORDED NOVEMBER 9, 1922, IN BOOK 1515, PAGE 265 OF OFFICIAL RECORDS, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a)(3)(A)(i-viii) OF THE SUBDIVISION MAP ACT; AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE. (SAID EASEMENT IS BLANKET IN NATURE)

THE SIGNATURE OF CHICAGO TITLE INSURANCE COMPANY, A MISSOURI CORPORATION, SUCCESSOR BY MERGER TO TITLE INSURANCE AND TRUST COMPANY, A CALIFORNIA CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES BY DEED RECORDED DECEMBER 15, 1923, IN BOOK 2811, PAGE 345 OF OFFICIAL RECORDS, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a)(3)(A)(i-viii) OF THE SUBDIVISION MAP ACT; AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE. (SAID EASEMENT IS BLANKET IN NATURE)

THE SIGNATURE OF SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES BY DEED RECORDED NOVEMBER 24, 2021, 1923, AS INSTRUMENT NO. 20211745917 OF OFFICIAL RECORDS, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a)(3)(A)(i-viii) OF THE SUBDIVISION MAP ACT; AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE. (SAID EASEMENT IS NOT PLOTTED AS IT IS INDETERMINATE IN NATURE)

CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR FIVE (5) RESIDENTIAL UNITS, 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 EASEMENT FOR THE UNITS.

TRACT No. 74898

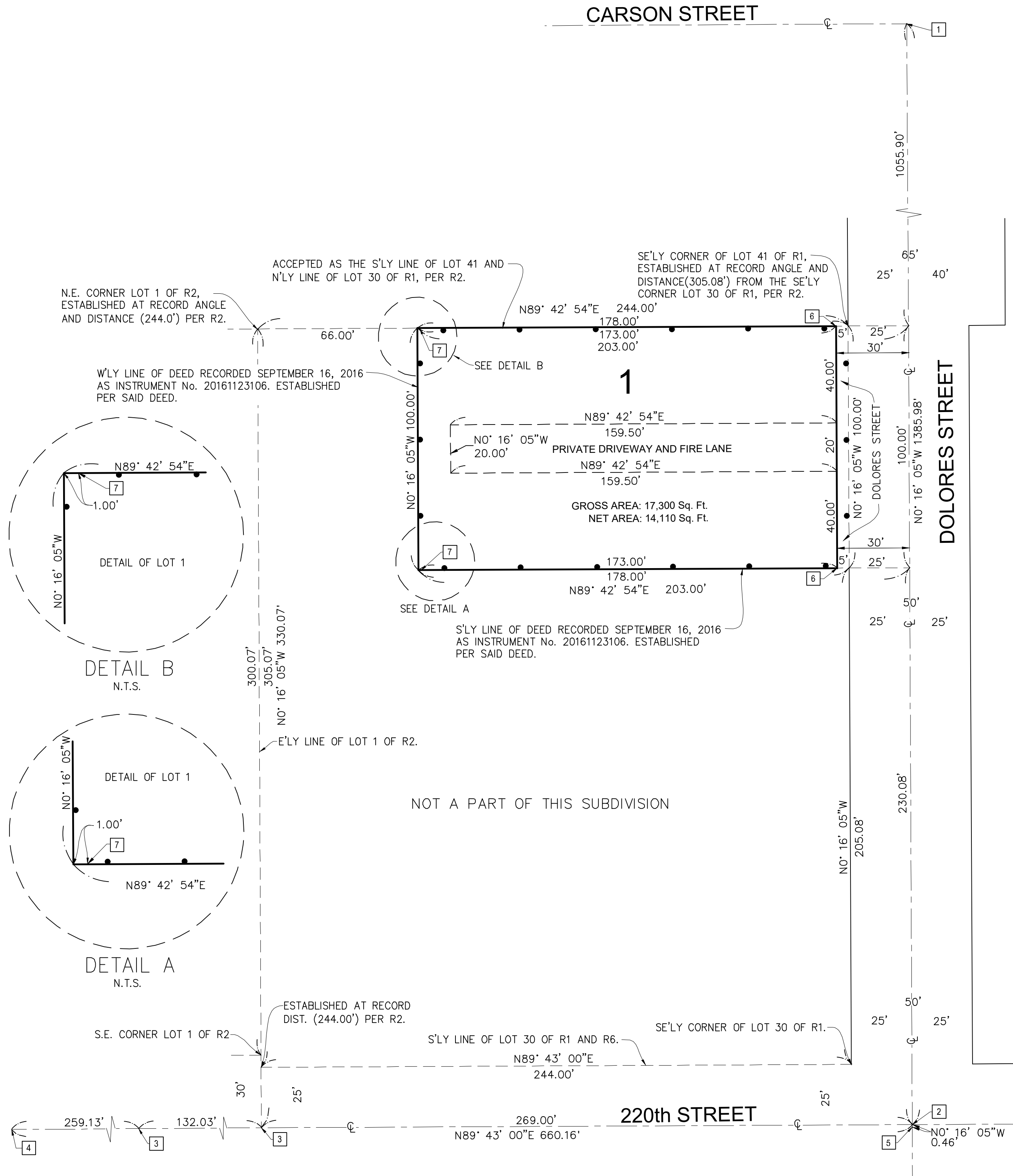


IN THE CITY OF CARSON,
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

FOR CONDOMINIUM PURPOSES

LEGEND:

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



DETAIL B
N.T.S.

DETAIL A
N.T.S.

MONUMENT NOTES:

- [1] FD. S&W L.S. 5347 PER R3.
- [2] FD. S&W L.S. 4142 PER R4. FITS TIES PER R5.
- [3] FD. S&W R.C.E. 29664 PER R2.
- [4] FD. S&W L.S. 5750 PER R2.
- [5] FD. SPIKE, NO REF.
- [6] SET LEAD & TACK, TAGGED L.S. 8958, 6.00' E'LY OF PROP. CORNER ON P.L. PROD.
- [7] SET LEAD & TACK, TAGGED L.S. 8958, ON TOP WALL, 1.00' E'LY OF PROPERTY CORNER ON PROPERTY LINE.

REFERENCES:

- R1 TRACT No. 2982, M.B. 35, PG. 31
- R2 TRACT No. 60114, M.B. 1315, PGS. 88-89
- R3 R.S. 243-7
- R4 R.S. 301-100
- R5 CEFB 2589-20
- R6 INST. No. 20161123106, RECORDED SEPT. 16, 2016.