

OFFICIAL MAP NO. 1 OF THE CITY OF BURBANK

CONSISTING OF BRYANTS SUBDIVISION, AS SHOWN ON THE MAP RECORDED IN BOOK 34, PAGE 2, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA, AND THE CONTIGUOUS PUBLIC STREETS OF THE CITY OF BURBANK AND THE TRAVELED ALLEY IN BRYANTS SUBDIVISION, ALL CORRESPONDING TO THE ACTUAL PHYSICAL POSSESSION OF THE 28 LOTS IN BRYANTS SUBDIVISION BY THE RESPECTIVE RECORD OWNERS AND OCCUPIERS THEREOF AND AS DETERMINED BY THE SURVEY MADE UNDER THE DIRECTION OF F.C. BUTCHER, PUBLIC WORKS DIRECTOR OF THE CITY OF BURBANK.

BACKGROUND AND PURPOSES OF THIS MAP

Reference is made to the following maps recorded in the office of the County Recorder of Los Angeles County, which are herein after referred to by their hereinafter respectively preceding numbers, for particulars as to the matters hereinafter set forth:

1. "Map showing subdivision of Rancho Providencia & Scott Tract Los Angeles Co. Cal.", consisting of Blocks 1 to 136, inclusive, recorded on May 19, 1887, in Book 17, Pages 15 to 18, inclusive, of Miscellaneous Records;
2. "Map of the Providencia Land Water and Development Co's Subdivision of lots 1 and 2 Blk 86 of the Scott Tract. Being amendatory to a map of the same lots as recorded in Book 17, Pages 15, 16, 17 and 18, Los Angeles Co Cal Records", also known as Bryants Subdivision, recorded on July 25, 1888, in Book 34, Page 2 of Miscellaneous Records;
3. "Map Showing Subdivision of Rancho Providencia and Scott Tract resurveyed and replatted at request of the Providencia Land Water and Development Co.", consisting of Blocks 1 to 136, inclusive, recorded on January 12, 1892, in Book 43, Pages 47 to 59, inclusive, of Miscellaneous Records;
4. "Tract No. 992 Being a subdivision of Lot 1, Blk 86 of the Rancho Providencia and Scott Tract as recorded in Book 43, Pages 47 to 59 of Misc. Records of Los Angeles County California", consisting of Lots 1 to 20, inclusive, recorded on August 31, 1910, in Book 16, Page 179 of Maps; and
5. "Record of Survey" of "a portion of the street center lines within Bryant's Subdivision as per map recorded in Book 34, Page 2, Records of Los Angeles County and Lots 1 and 2, Block 86 of Rancho Providencia and Scott Tract as recorded in Book 43, Pg 47 - 59 of Miscellaneous Records of Los Angeles County", recorded on November 28, 1967 as Document No. 3284 in Book 83, Page 85 of Records of Surveys.

The title sheet of "1" states that "All areas are calculated to center of streets up to and along which all measurements are taken" As shown on "1": Block 86 consists of lots 1, 2, 3 and 4, containing respectively 10.89, 11.15, 9.86 and 9.86 acres of land, and lies between Verdugo Avenue and Providencia Avenue, respectively on the northwesterly and southeasterly sides of the Block, and between an unnamed street, hereinafter called "A Street" (situated between the southwesterly side of the Southern Pacific Railroad Company railroad right of way and the northeasterly side of Lots 1 and 2), and Crescent Street, respectively on the northeasterly and southwesterly sides of the Block; and this map shows centerlines drawn in all of the streets abutting this Block, excepting Providencia Avenue, but no street widths are called out on the map.

The resubdivision of Block 86 accomplished by "2" divided that Block into:

- (a) A parcel of land shown and called out as "R. H. Bryant", called out as containing 3.30 acres of land, situated contiguous to the southwesterly side of the railroad right of way, shown and called out as "S.P.R.R.", but without the above mentioned "A Street";
- (b) A tract shown and called out as "Bryants Subdivision", consisting of Lots 1 and 28, inclusive, all shown and called out as 150 feet deep, separated from the "R. H. Bryant" parcel by a 60-foot-wide street called "Flower St." lying between "Verdugo Ave." 60 feet wide, and "Providencia Ave.", 60 feet wide, Lots 1 to 14 being situated contiguous to the southwesterly side of Flower Street and separated from Lots 15 to 28 by a 15-foot-wide alley, with Lots 15 to 28 abutting the northeasterly side of an unnamed street, hereinafter called "B Street", 60 feet wide, and said alley;
- (c) Two other parcels of land situated contiguous to the southwesterly side of "B Street" and respectively shown and called out as containing 5.09 and 5.40 acres of land, the southwesterly lines of said parcels being the southwesterly lines of Lots 1 and 2 of Block 86.

On "2": the centerlines of Verdugo Avenue and Providencia Avenue are shown; the southwesterly corner of Lot 1 of Block 86 is shown located at the intersection of the centerline of Verdugo Avenue with the southwesterly line of the last mentioned two parcels of land produced in a northwesterly direction; and the southeasterly corner of Lot 2 of Block 86 is shown located at the intersection of the centerline of Providencia Avenue with said southwesterly line produced in a southeasterly direction; and the distance between the southwesterly side of "B Street", 60 feet wide, and the southwesterly line of the last mentioned two parcels of land, i.e., the southwesterly line of Lots 1 and 2 of Block 86, measured along the southeasterly line of Verdugo Avenue, is shown and called out as 607.35 feet, and the same distance measured along the northwesterly line of Providencia Avenue is shown and called out as 686.15 feet.

The title sheet of "3" states that "All areas are calculated to center of Streets up to and along which all measurements are taken except where same is noted on Map." On "3" the resubdivision of Lots 1 and 2 of Block 86 which was accomplished by "2" is shown conformably to the latter, except as follows: A new unnamed street, hereinafter called "C Street", is shown and is called out as 50 feet wide; one-half of the width of this new street appears to be situated upon portions of the above mentioned 5.09 and 5.40 acre parcels of land; but nevertheless these are called out as "5.09 a. exclusive of St." and "5.4 a. exclusive of St."

On "4": "B Street" is shown and called out as "Varney St.", 60 feet wide, and "C Street" is shown and called out as "Lake Ave.", 50 feet wide; the distance between the southwesterly line of Varney Street and the northeasterly line of Lake Avenue, measured along the southeasterly line of Verdugo Avenue, is called out as 607.35 feet as on "2"; and the southwesterly corner of Lot 2 of Block 86 is shown and called out as situated at the southeasterly corner of Lot 1 of Tract No. 992 on the northeasterly line of Lake Avenue.

From the foregoing the following inconsistency appears: One-half of the width of Lake Avenue, which is now Lake Street, as shown on "3" and "4", is situated upon portions of Lots 1 and 2 of Block 86 as shown on "1" and "2". The above mentioned call of 607.35 feet on "2" and "4" relates to two different points of beginning. On "2" the point of beginning is what is now the centerline of Lake Street, and on "4" it is the northeasterly line of Lake Avenue, now Lake Street. The difference between these points of beginning is 25 feet, measured at right angles to the centerline of Lake Street. This is substantiated by the callout on "4" of the westerly corner of Lot 2 of Block 86 as situated on the northeasterly line of Lake Avenue, now Lake Street.

City of Burbank was incorporated in 1911, and all property covered by "1", "2", "3" and "4" was then included within its territorial boundaries, but as of the date of incorporation Varney Street and Flower Street had not been improved.

Varney Street, at the location shown on "4", was improved in 1923. In the year 1930 Flower Street, at the location shown on "2" and "3", was improved conformably to the City's Street Plan 1136. This Plan provided for a roadway 30 feet wide between curb faces, with a four-foot-wide parkway on the northeasterly side of the street and a 26-foot-wide parkway on its southwesterly side. This Plan indicates that structures then existed in Flower Street as shown on "2" up to a line situated one foot from the curb on the southwesterly side of the street, i.e. that structures then existed for a distance of 25 feet within Flower Street as shown on "2".

The alley situated in Bryants Subdivision as shown on "2" has never been improved, although a traveled but unimproved alley has existed for many years in Bryants Subdivision.

In the year 1967 the City caused "5" to be made and recorded. This survey established that the alley shown on "2" was overlaid with improvements and determined the location of the centerline of the traveled alley. Ancillary to this it was found that the traveled alley is approximately 15 feet wide. The survey also ascertained that a shortage of land of approximately two and one-half feet existed in Bryants Subdivision as shown on "2" between Verdugo Avenue and Providencia Avenue.

A minor realignment of Flower Street northwesterly of Providencia Avenue to the intersection of these streets was effected by the vacation of a portion of Flower Street ordered by Resolution No. 14,465 of the Council of the City of Burbank, recorded on February 27, 1967 as Document No. 1494, in Book D-3567, Page 896 of Official Records, in the office of the County Recorder of Los Angeles County, California, and pursuant to: (a) the Director's Deed from State of California, acting by and through its Director of Public Works, to City of Burbank, a municipal corporation, recorded on June 27, 1968, as Document No. 2820, in Book D4047, Page 777 of said Official Records; and (b) the Grant Deed from Lester C. Lawrence to City of Burbank, a municipal corporation, recorded on October 23, 1970 as Document No. 68, in Book D4868, Page 466 of said Official Records, and re-recorded on November 12, 1970, as Document No. 76, in Book D4885, Page 396 of said Official Records, by which Deeds the City acquired the fee simple estate in the land required for this public street realignment. Thereafter the City realigned and reconstructed Flower Street between Verdugo Avenue and Providencia Avenue compatibly with this vacation and conveyance.

This public improvement again focused attention upon the discrepancies existing between the recorded maps mentioned hereinabove and led to petitions by property owners of land included within Bryants Subdivision to the City of Burbank requesting that proceedings be commenced to establish and correct the boundary lines of the lots and public alley within Bryants Subdivision and the adjacent public streets of the City of Burbank.

Pursuant to Resolution No. 16,853 of the Council of the City of Burbank, passed and adopted on July 30, 1974, entitled "A Resolution of the Council of the City of Burbank Directing the Public Works Director to Prepare an Official Map of Bryants Subdivision", this Official Map has been prepared by the Public Works Director of the City of Burbank conformably to the provisions of Division 4, Part 2, Chapter 3, Sections 11650 to 11658, inclusive, of the Business and Professions Code and a careful survey of all of the land shown hereon made under the direction of the Public Works Director. This Map shows the 28 lots in Bryants Subdivision in conformity with the actual occupancy thereof, without showing the record boundary lines of lots in the subdivision, and the existing public streets and traveled alley within the subdivision.

RESOLUTION NO. 16,899

A RESOLUTION OF THE COUNCIL OF THE CITY OF BURBANK ADOPTING OFFICIAL MAP NO. 1 OF THE CITY OF BURBANK.

THE COUNCIL OF THE CITY OF BURBANK RESOLVES, DETERMINES AND ORDERS AS FOLLOWS:

Section 1. That Official Map No. 1 of the City of Burbank, consisting of two sheets, prepared and submitted by F.C. Butcher, Public Works Director of the City of Burbank, now regularly before this Council and made under the direction and with the approval of this Council and in conformity with its Resolution No. 16,853, passed and adopted on July 30, 1974, is hereby approved and adopted as Official Map No. 1 of the City of Burbank, all in accordance with the provisions of Division 4, Part 2, Chapter 3, Sections 11650 to 11658, inclusive, of the Business and Professions Code, for the purposes set forth and referred to on this Official Map.

Section 2. That upon execution of the certificate of the Mayor and Members of the Council set forth on the Official Map, the City clerk of this City is ordered and directed to join in the execution of such certificate and to affix the City Seal to the Official Map and thereupon to record the same in the office of the County Recorder of Los Angeles County, California.

PASSED and ADOPTED this 27th day of August, 1974.

Attest:
Evelyn L. Haley, City Clerk
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES: SS)
CITY OF BURBANK)



I, Evelyn L. Haley, City Clerk of the City of Burbank, do hereby certify that the foregoing resolution was duly and regularly passed and adopted by the Council of the City of Burbank at its regular meeting held on the 27th day of August, 1974, by the following vote:

AYES: Councilmen Ayers, Cook, Gilbert, Rudell, and Stefano
NOES: Councilman None
ABSENT: Councilman None

Vincent Stefano, Jr.
Mayor of the City of Burbank

THIS IS TO CERTIFY that the foregoing is a full, true and correct copy of Resolution No. 16,899 of the Council of the City of Burbank, passed and adopted on August 27, 1974.

Vincent Stefano, Jr.
Mayor and Councilman
William B. Rudell
Councilman
James D. Cook
Councilman
Evelyn L. Haley
Evelyn L. Haley, City Clerk of the City of Burbank and ex officio Clerk of the City Council



I, F. C. Butcher, hereby certify: That I am and at all times herein mentioned was the Public Works Director of the City of Burbank, a municipal corporation and chartered city; that this Official Map, consisting of two sheets, was made by me under the direction and with the approval of the City Council of the City of Burbank and in conformity with its Resolution No. 16,853, passed and adopted on July 30, 1974; and that this Official Map complies with the provisions of Division 4, Part 2, Chapter 3, Sections 11,650 to 11,658, inclusive, of the Business and Professions Code.

Dated this 21st day of August, 1974.



F. C. Butcher
F. C. Butcher, P.C.E. 7887
Public Works Director
of the City of Burbank

FILED
AT REQUEST OF 2590
CITY OF BURBANK
SEP. 4, 1974
21 MIN. 11A.M.
IN BOOK 5
AT PAGE 24
OFFICIAL MAPS
LOS ANGELES COUNTY CALIF.
COUNTY RECORDER
By [Signature] DEPUTY FRSE

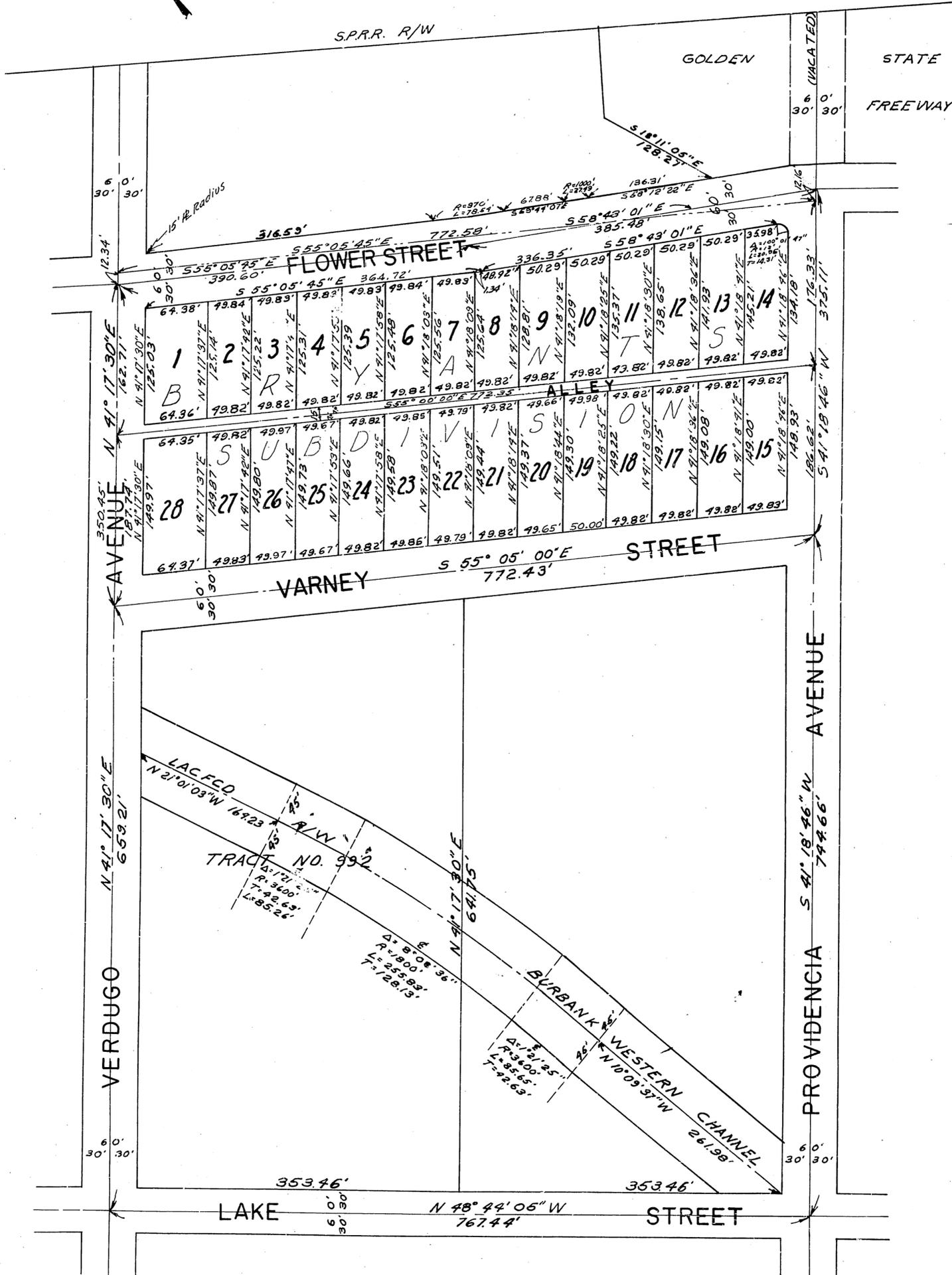
BK 5
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COUNTY ENGINEER'S COPY

OFFICIAL MAP NO. 1 OF THE CITY OF BURBANK

THE BEARINGS AND DISTANCES ALONG THE CENTERLINES OF FLOWER STREET, VERDUGO AVENUE, LAKE STREET, PROVIDENCIA AVENUE, VARNEY STREET AND ALLEY, ARE AS SHOWN ON THE "RECORD OF SURVEY" RECORDED ON NOVEMBER 28, 1967 AS DOCUMENT NO. 3284 IN BOOK 83, PAGE 85, OF RECORDS OF SURVEYS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

FILED WITH LOS ANGELES
COUNTY RECORDER
SEP 4 1974



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