

ORDINANCE NO. _____

An ordinance dedicating, accepting, and establishing as part of the easterly side of Bellanca Avenue certain real property owned by the City of Los Angeles located at the intersection of 96th Street and Bellanca Avenue, all public streets of the City.

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. The Council of the City of Los Angeles hereby finds and determines that the public interest, convenience, and necessity require an easement for public street purposes over City-owned real property described and depicted respectively in Exhibits A and B below. Accordingly, such real property is hereby dedicated, accepted, and established as part of the easterly side of Bellanca Avenue, a public street of the City.

Sec. 2. Pursuant to Section 252 of the Charter of the City of Los Angeles, this ordinance shall become effective upon publication

EXHIBIT "A"
LEGAL DESCRIPTION

THAT PORTION OF LOT 4 OF TRACT NUMBER 13622, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 293 PAGES 30 AND 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF NINETY-EIGHTH STREET, WITH A WIDTH OF 60 FEET, WITH THE CENTERLINE OF BELLANCA AVENUE, WITH A WIDTH OF 71 FEET, AS SHOWN ON MAP FILED FOR RECORD IN BOOK 301 OF RECORDS OF SURVEY, PAGES 21-42, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE ALONG THE CENTERLINE OF SAID BELLANCA AVENUE, NORTH $0^{\circ}09'57''$ EAST, A DISTANCE OF 578.92 FEET TO THE INTERSECTION OF THE WESTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT 4 WITH SAID CENTERLINE OF BELLANCA AVENUE;

THENCE ALONG SAID WESTERLY PROLONGATION SOUTH $89^{\circ}48'11''$ EAST, A DISTANCE OF 30.00 FEET TO THE INTERSECTION OF THE EAST LINE OF SAID BELLANCA AVENUE WITH THE SOUTH LINE OF SAID LOT 4 AS SHOWN ON SAID RECORD OF SURVEY, SAID POINT BEING THE **POINT OF BEGINNING (POB)**;

THENCE CONTINUING ALONG THE SOUTH LINE OF SAID LOT 4, SOUTH $89^{\circ}48'11''$ EAST, A DISTANCE OF 13.00 FEET TO A LINE PARALLEL WITH AND DISTANT EASTERLY 43.00 FEET, MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF BELLANCA AVENUE;

THENCE ALONG SAID PARALLEL LINE, NORTH $0^{\circ}09'57''$ EAST, A DISTANCE OF 6.72 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 193.00 FEET;

THENCE NORTHERLY AND NORTHWESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 192.49 FEET THROUGH A CENTRAL ANGLE OF $57^{\circ}08'34''$;

THENCE NORTH $56^{\circ}58'37''$ WEST, A DISTANCE OF 19.24 FEET TO THE INTERSECTION OF THE NORTHWESTERLY LINE OF SAID LOT 4 WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF BELLANCA AVENUE AS SHOWN ON SAID TRACT NUMBER 13622, SAID POINT IS THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 200.00 FEET, A RADIAL THROUGH SAID POINT BEARS NORTH $33^{\circ}01'23''$ EAST;

THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF BELLANCA AVENUE, SOUTHEASTERLY AND SOUTHERLY, AN ARC DISTANCE OF 199.42 FEET THROUGH A CENTRAL ANGLE OF $57^{\circ}07'45''$;

THENCE CONTINUING ALONG SAID EAST LINE OF BELLANCA AVENUE, SOUTH $0^{\circ}09'57''$ WEST, A DISTANCE OF 11.30 FEET TO THE **POINT OF BEGINNING (POB)**.

CONTAINING 0.038 ACRES OR 1,635 SQUARE FEET, MORE OR LESS.

BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), 2010.00 EPOCH, ZONE 5. THE DISTANCES SHOWN HEREIN ARE GROUND DISTANCES. GRID DISTANCES MAY BE OBTAINED BY DIVIDING GROUND DISTANCES BY THE COMBINATION FACTOR OF 0.99998033.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND BY THIS REFERENCE MADE PART HEREOF.

PREPARED UNDER MY SUPERVISION:



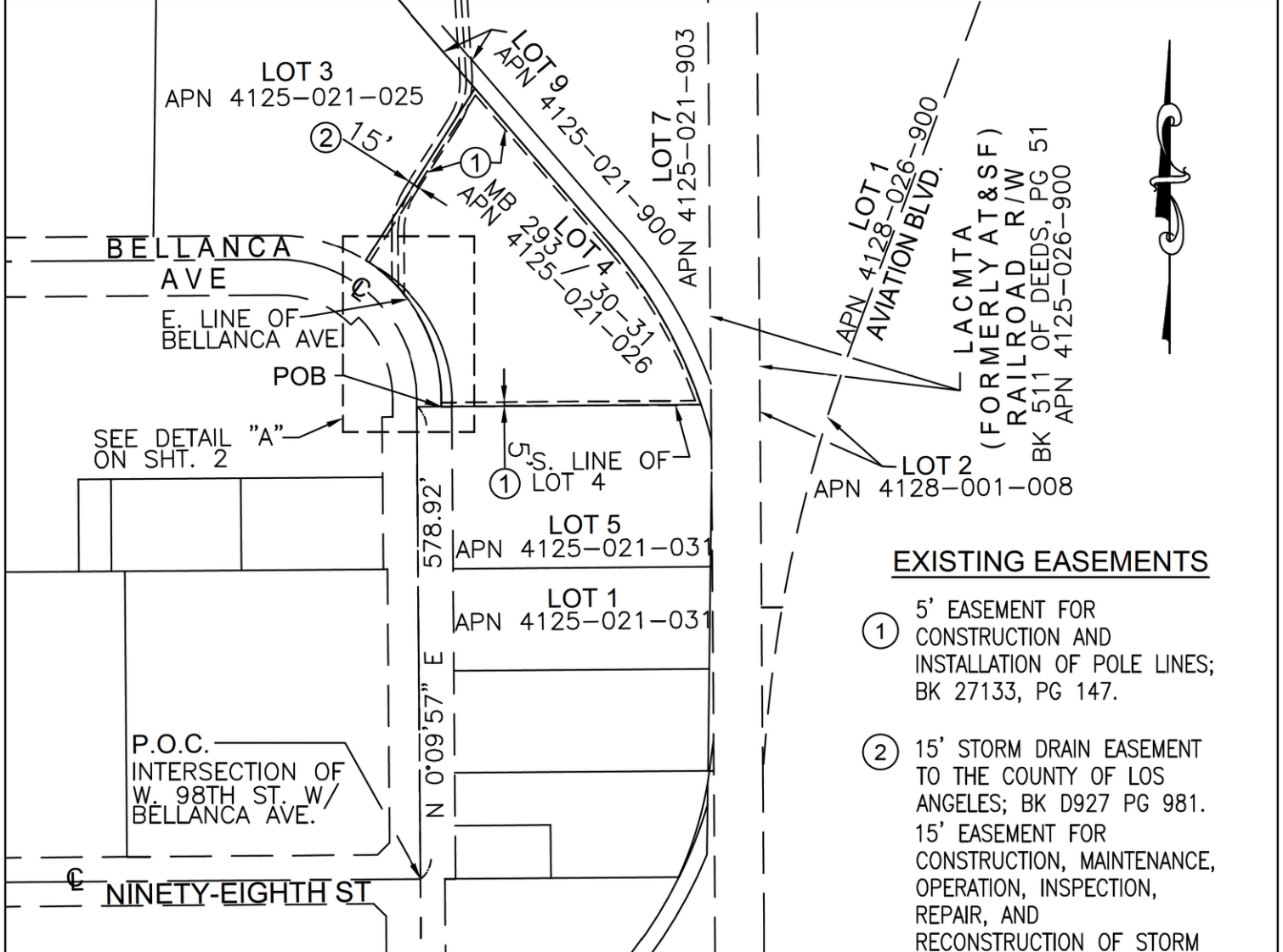
JOSHUA D. COSPER, P.L.S.
P.L.S. 8774, EXP. 12-31-26

6-16-2025
DATE



EXHIBIT "B"

PARCEL #	TYPE OF INTEREST	AREA	APN
4-2	PERMANENT ROADWAY EASEMENT	1635 SF	4125-021-026



EXISTING EASEMENTS

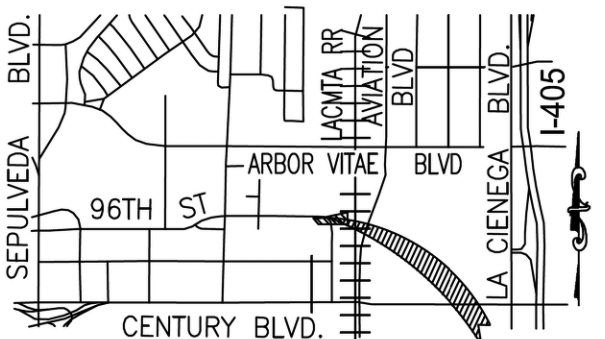
- ① 5' EASEMENT FOR CONSTRUCTION AND INSTALLATION OF POLE LINES; BK 27133, PG 147.
- ② 15' STORM DRAIN EASEMENT TO THE COUNTY OF LOS ANGELES; BK D927 PG 981. 15' EASEMENT FOR CONSTRUCTION, MAINTENANCE, OPERATION, INSPECTION, REPAIR, AND RECONSTRUCTION OF STORM DRAIN; BK D1451 PG 185.

LEGEND

	LIMITS OF DESCRIPTION
	EXISTING RIGHT OF WAY
	EASEMENT AS NOTED
	EXISTING PROPERTY LINE
	TIE LINE

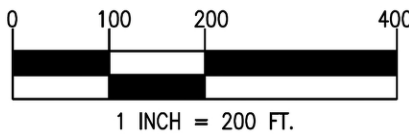
NOTES

THE BASIS OF BEARINGS FOR THIS SURVEY IS CCS83, ZONE 5 (2010.00)
 DISTANCES SHOWN HEREIN ARE GROUND DISTANCES. GRID DISTANCES MAYBE OBTAINED BY DIVIDING GROUND DISTANCES BY THE COMBINATION FACTOR OF 0.99998033



VICINITY MAP
NOT TO SCALE

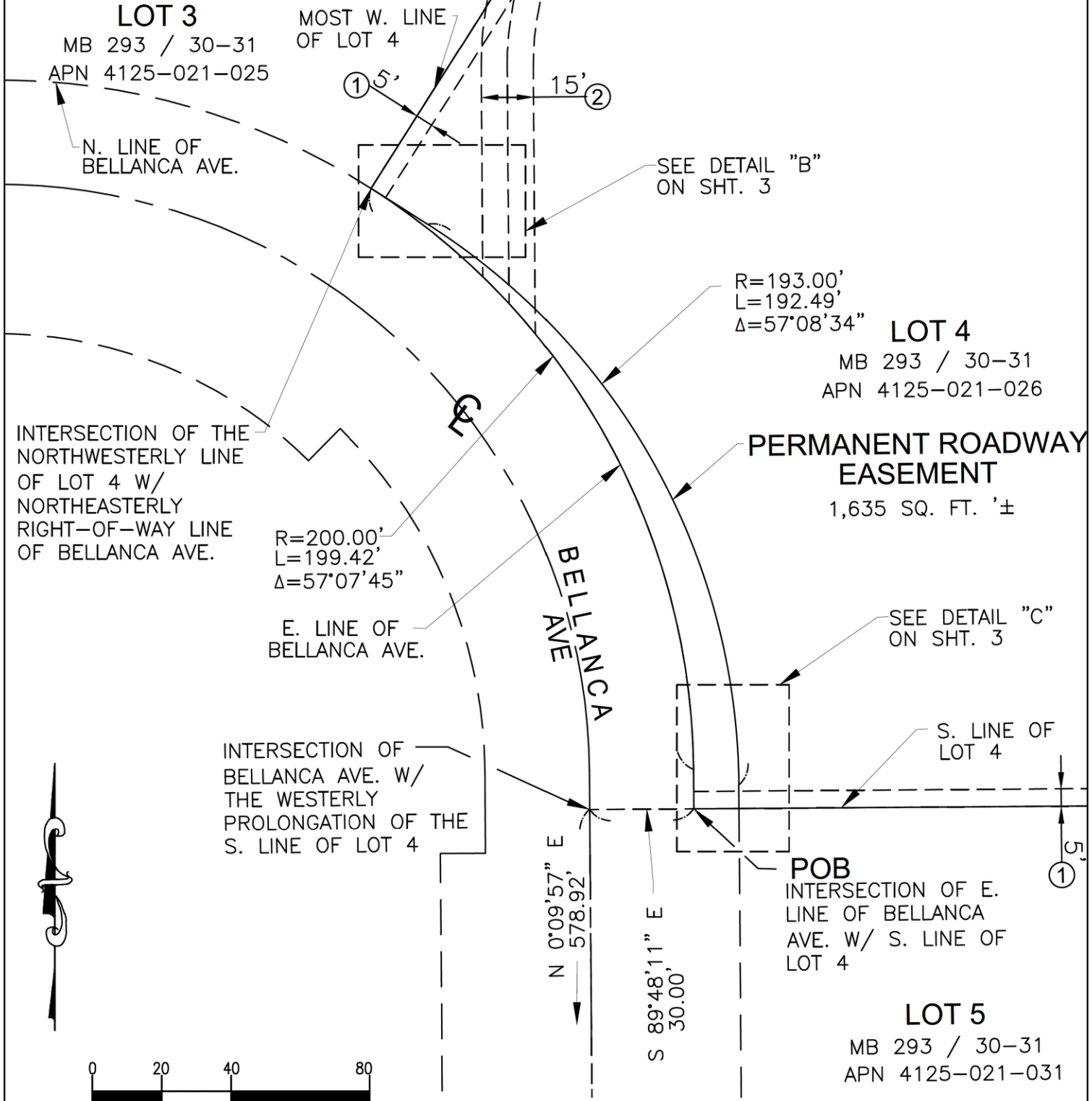
PARCEL
LOCATION



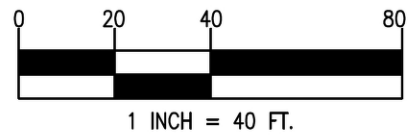
 MARK THOMAS	DATE	REV. #	PREPARED BY	SHEET NO.	TOTAL SHEETS
	6-16-2025	2	JDC	1	3


EXHIBIT "B"

PARCEL #	TYPE OF INTEREST	AREA	APN
4-2	PERMANENT ROADWAY EASEMENT	1635 SF	4125-021-026



DETAIL "A"
1 INCH = 40 FEET



 MARK THOMAS	DATE	REV. #	PREPARED BY	SHEET NO.	TOTAL SHEETS
	6-16-2025	2	SYS	2	3

Sec. 3. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.


Approved as to Form and Legality

Approved as to Description


HYDEE FELDSTEIN SOTO, City Attorney

BUREAU OF ENGINEERING

By: _____


SARO BALIAN
Assistant City Attorney

By: _____


WILLIAM KNIGHT
Engineer of Surveys

Date: February 17, 2026

Date: February 5, 2026

File No. _____

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles.

CITY CLERK

MAYOR

Ordinance Passed: _____

Approved: _____