

ORDINANCE NO. _____

An ordinance dedicating, accepting, and establishing as part of 98th Street certain real property owned by the City of Los Angeles from Bellanca Avenue to Aviation Boulevard, 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 98th Street, 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
IRREVOCABLE OFFER OF DEDICATION

THOSE PORTIONS OF LOTS 1, 2, 3, AND 20 OF TRACT NUMBER 13375 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED FOR RECORD IN MAP BOOK 267, PAGES 43 AND 44 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING (POB) AT THE NORTHWESTERLY CORNER OF SAID LOT 2;

THENCE CONTINUING ALONG THE SOUTH LINE OF SAID LOT 1, SOUTH 89°49'05" EAST, A DISTANCE OF 13.00 FEET TO THE EAST LINE OF BELLANCA AVENUE AS DESCRIBED IN THE IRREVOCABLE OFFER TO DEDICATE RECORDED DECEMBER 10, 1987 AS DOCUMENT NUMBER 87-1955425, ACCEPTED BY THE CITY OF LOS ANGELES PER RESOLUTION AND RECORDED JANUARY 11, 1989 AS DOCUMENT NUMBER 89-54390, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE CONTINUING ALONG SAID EAST LINE OF BELLANCA AVENUE, NORTH 0°09'57" EAST, A DISTANCE OF 54.70 FEET;

THENCE DEPARTING SAID EAST LINE OF BELLANCA AVENUE, SOUTH 43°05'23" EAST, A DISTANCE OF 21.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 881.00 FEET, A RADIAL THROUGH SAID POINT BEARS NORTH 3°41'32" EAST;

THENCE EASTERLY AND SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE, AN ARC DISTANCE OF 263.00 FEET THROUGH A CENTRAL ANGLE OF 17°06'17";

THENCE SOUTH 69°12'11" EAST, A DISTANCE OF 14.66 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 32.75 FEET TO THE WEST LINE OF THE 60 FOOT WIDE RAILROAD RIGHT OF WAY OF THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY AS DESCRIBED IN THE DEED TO THE REDONDO BEACH RAILWAY COMPANY (PREDECESSOR IN INTEREST TO THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY WHO IS A PREDECESSOR TO SAID AUTHORITY) RECORDED NOVEMBER 3, 1888, IN BOOK 511 OF DEEDS, PAGE 51, RECORDS OF SAID COUNTY;

THENCE ALONG SAID WEST LINE OF THE 60-FOOT-WIDE RAILROAD RIGHT OF WAY, SOUTH 0°10'19" WEST, A DISTANCE OF 147.86 FEET;

THENCE DEPARTING SAID WEST LINE OF THE 60-FOOT-WIDE RAILROAD RIGHT OF WAY, NORTH 90°00'00" WEST, A DISTANCE OF 21.44 FEET;

THENCE NORTH 41°05'24" WEST, A DISTANCE OF 83.57 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET;

THENCE NORTHWESTERLY ALONG SAID TANGENT CURVE, AN ARC DISTANCE OF 12.53 FEET THROUGH A CENTRAL ANGLE OF 28°43'36" TO THE BEGINNING OF A

COMPOUND CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 789.00 FEET;

THENCE NORTHWESTERLY ALONG SAID COMPOUND CURVE, AN ARC DISTANCE OF 221.47 FEET THROUGH A CENTRAL ANGLE OF 16°04'57" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET;

THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID COMPOUND CURVE, AN ARC DISTANCE OF 32.79 FEET THROUGH A CENTRAL ANGLE OF 93°55'41";

THENCE SOUTH 89°49'37" WEST, A DISTANCE OF 6.03 FEET TO SAID EAST LINE OF BELLANCA AVENUE PER TRACT 13375;

THENCE ALONG THE EAST LINE OF BELLANCA AVENUE AS SHOWN ON SAID TRACT 13375, NORTH 0°09'57" EAST, A DISTANCE OF 72.80 FEET TO THE **TRUE POINT OF BEGINNING (TPOB)**.

CONTAINING 0.771 ACRES OR 33,600 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 "C2" 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

4-29-2025
DATE

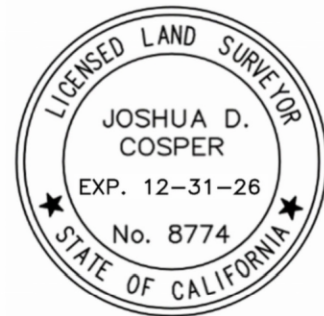
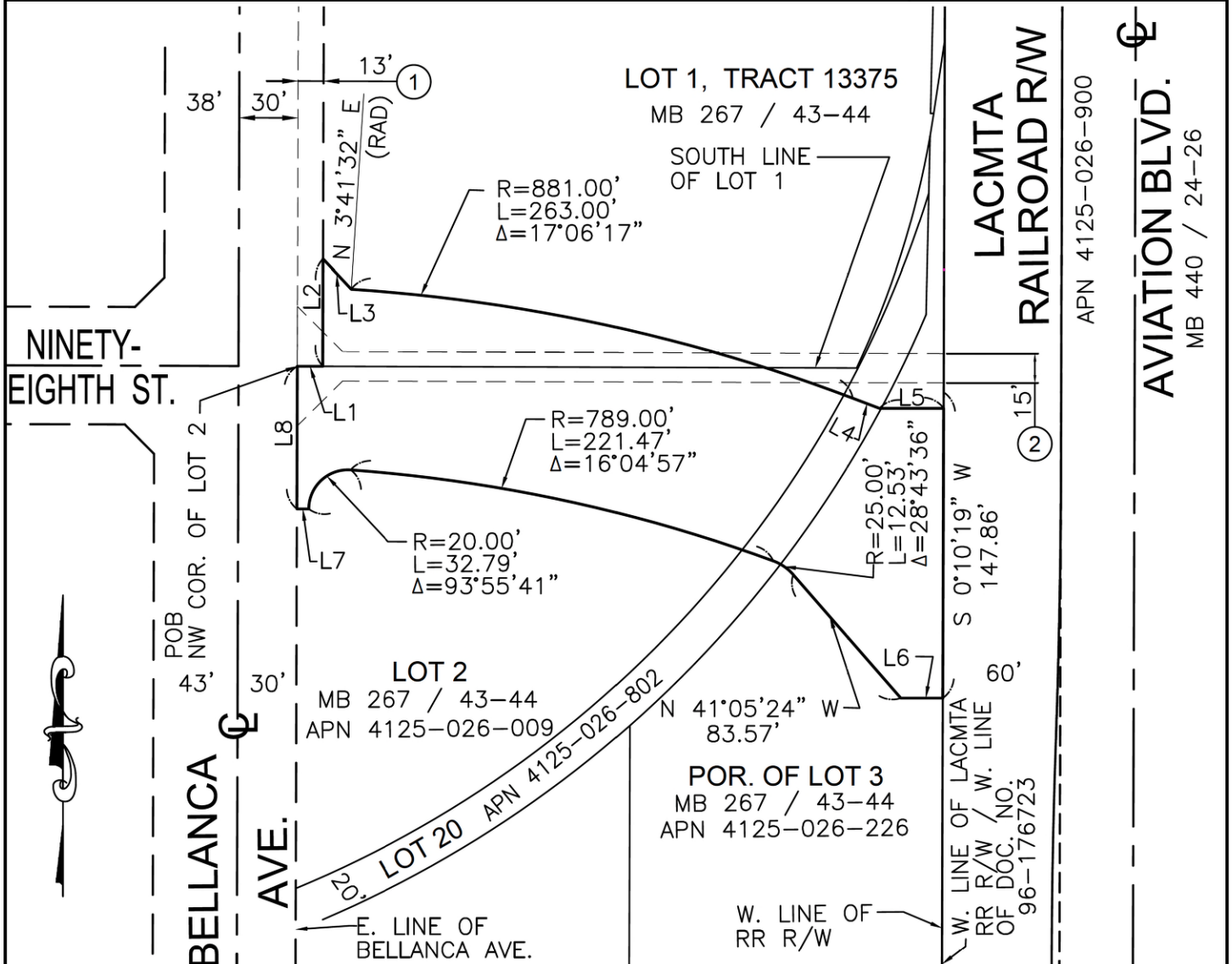


EXHIBIT "B"

TYPE OF INTEREST	AREA
IRREVOCABLE OFFER OF DEDICATION	33,600 SF



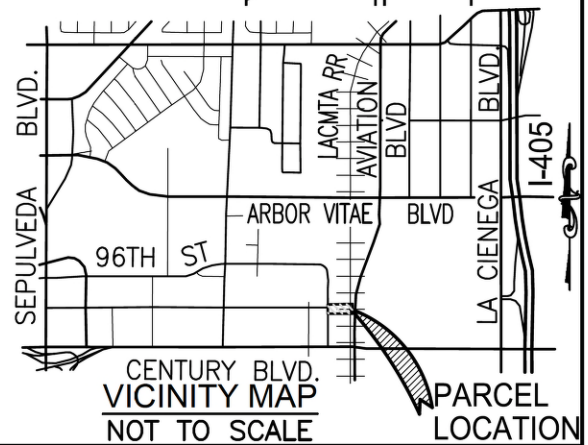
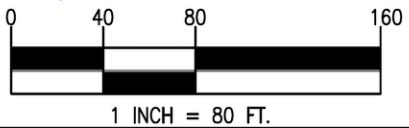
LEGEND

- LIMITS OF DESCRIPTION
- EXISTING RIGHT OF WAY
- EASEMENT AS NOTED
- EXISTING PROPERTY 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.



	DATE	REV. #	PREPARED BY	SHEET NO.	TOTAL SHEETS
	4-29-2025	2	JDC	1	2


EXHIBIT "B"

TYPE OF INTEREST	AREA
IRREVOCABLE OFFER OF DEDICATION	33,600 SF

LINE TABLE		
LINE	LENGTH	BEARING
L1	13.00'	S 89°49'05" E
L2	54.70'	N 0°09'57" E
L3	21.07'	S 43°05'23" E
L4	14.66'	S 69°12'11" E
L5	32.75'	N 90°00'00" E
L6	21.44'	N 90°00'00" W
L7	6.03'	N 89°49'37" W
L8	72.80'	N 0°09'57" E

EXISTING EASEMENTS/DEDICATIONS

- ① STREET DEDICATION
RECORDED 01/11/89 AS
INST. NO. 89-54390.
- ② 15' DRAINAGE EASEMENT TO
THE CITY OF LOS ANGELES
PER MAP BOOK 267, PAGES
43 AND 44.

 MARK THOMAS	DATE	REV. #	PREPARED BY	SHEET NO.	TOTAL SHEETS
	4-29-2025	2	JDC	2	2

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.

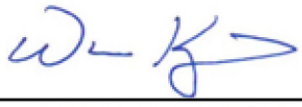
Approved as to Form and Legality

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 11, 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: _____