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annex 2023-07

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FOR REFERENCE ONLY: 20250168573

**RECORDING REQUEST BY AND
WHEN RECORDED MAIL TO**

NAME: THE LOCAL AGENCY FORMATION COMMISSION

MAILING

ADDRESS: 80 S. LAKE AVE. SUITE 870

CITY,STATE,

ZIP CODE: PASADENA, CA 91101

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE

Certificate of Completion

LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES

CERTIFICATE OF COMPLETION

Boundary Change of City

I, Paul A. Novak, Executive Officer of the Local Agency Formation Commission for the County of Los Angeles, do hereby certify that I have examined the attached documents with respect to the inhabited proposal designated as:

ANNEXATION NO. 2023-07 TO THE CITY OF DUARTE

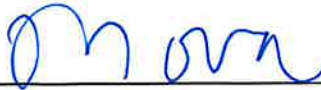
and have found said documents to be in compliance with the resolution of approval adopted by the Local Agency Formation Commission for the County of Los Angeles on **February 12, 2025**.

All of the information required by the State law is contained in the attached documents and by this reference incorporated herein.

The affected territory will be taxed for any existing general indebtedness, if any, of the City.

The effective date of this boundary change of city is the date of recordation of the Certificate of Completion with the Los Angeles County Registrar-Recorder County Clerk.

IN WITNESS WHEREOF, I execute this Certificate
this **17th** day of **March 2025**.



Paul A. Novak, AICP, Executive Officer
Local Agency Formation Commission for the
County of Los Angeles

RESOLUTION NO. 2025-04RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 2023-07 TO THE CITY OF DUARTE"

WHEREAS, HumanGood SoCal ("landowner" or "Applicant") submitted a petition for proceedings, to the Local Agency Formation Commission for the County of Los Angeles (Commission), pursuant to, Division 3, Title 5, of the California Government Code (commencing with § 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for annexation of territory herein described to the City of Duarte (City), amendments to the City of Bradbury and the City of Duarte Spheres of Influence, and withdrawal from County Road District No. 5, all within the County of Los Angeles (County); and

WHEREAS, the proposed annexation consists of approximately 19.02± acres of inhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 2023-07 to the City of Duarte"; and

WHEREAS, a description of the boundaries and map of the proposal are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein; and

WHEREAS, the quality of services provided by the City of Duarte and the desire for local government representation are the principal reasons for the proposed annexation; and

WHEREAS, the Executive Officer has reviewed the proposal and submitted to the Commission a written report, including his recommendations therein; and

WHEREAS, the Executive Officer has given notice of the public hearing pursuant to Government Code §§ 56150-56160, 57025, and 57026, wherein the public hearing notice was published in a newspaper of general circulation in the County of Los Angeles on December 12,

2024, which is at least 21 days prior to the public hearing, and said hearing notice was also mailed to all required recipients by first-class mail on or before the date of newspaper publication; and

WHEREAS, in accordance with Government Code § 56663, mailed notice pursuant to Government Code § 56157 has been given to landowners and registered voters within the affected territory; and the mailed notice discloses that: 1) the potential for the extension or continuation of any previously authorized charge, fee, assessment, or tax by the City of Duarte and/or District in the affected territory, and 2) unless written opposition to the proposal is received before the conclusion of the Commission proceeding on the proposal, the Commission intends to waive protest proceedings; and

WHEREAS, on January 8, 2025, after being duly and properly noticed, this proposal came on for hearing, at which time this Commission heard and received all oral and written testimony, objections, and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer; and

WHEREAS, the Commission, acting as the conducting authority, has the ministerial duty of accepting any written opposition to the proposal and either, waive protest proceedings entirely, pursuant to Government Code § 56663, if no written opposition was received, or pursuant to Government Code § 57002, set the protest hearing for March 12, 2025 at 9:00 a.m., at the Los Angeles County Board of Supervisors Hearing Room, Kenneth Hahn Hall of Administration Room 381-B, located at 500 West Temple Street, Los Angeles, California, 90012.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting in its role as a responsible agency with respect to Annexation No. 2023-07 to the City of Duarte, pursuant to State CEQA Guidelines § 15096, the Commission considered the Negative Declaration prepared by the City of Duarte, as lead agency, on October 8, 2024, together with any comments received during the public review process; and certifies that the Commission has independently reviewed and considered and reached its own conclusions regarding the environmental effects of the Commission's approvals related to the proposed project as shown in the Negative Declaration.
2. The Commission hereby amends the Spheres of Influence of the City of Bradbury and the City of Duarte so as to exclude the affected territory described in Exhibit "A" and "B" from the City of Bradbury, and include the affected territory described in Exhibit "A" and "B" within the City of Duarte, and makes the following determinations in accordance with Government Code § 56425(e):

(1) Present and Planned Land Uses in the Area:

The existing land use consists of a multi-family retirement residential community. No additional development is planned.

(2) Present and Probable Need for Public Facilities and Services in the Area:

The affected territory is located within the County of Los Angeles unincorporated community adjacent to the City of Duarte. General government services, including animal control, land use planning and regulation, law enforcement, fire protection, flood control, library, vector control, park and recreation, road maintenance, solid waste, street lighting, water, wastewater, and other services are provided by either the city, county, or a special district.

The affected territory consists of a multi-family retirement residential community which requires organized governmental services. The affected territory will require governmental facilities and services indefinitely.

(3) Present Capacity of Public Facilities and Adequacy of Public Services that the Agency Provides or is Authorized to Provide:

The City of Duarte currently provides municipal services to over 6,000 parcels of land. The annexation would add 1 (one) more parcel and 251 residents to the service area.

The City of Duarte indicated that it has the ability to provide services to the affected territory once the annexation is complete.

(4) Existence of Any Social or Economic Communities of Interest:

The proposal will have no adverse effect with respect to the fair treatment of people of all races and incomes, or the location of public facilities or services.

(5) Disadvantaged Unincorporated Communities:

There are no Disadvantaged Unincorporated Communities (DUCs) within or adjacent to the affected territory according to data obtained and extracted from the Census Bureau of the United States Department of Commerce 2016-2020 American Community Survey (ACS).

3. The Commission finds the number of written opposition filed by landowners and registered voters is 0.
4. Mailed notice has been provided pursuant to Government Code § 56663 on December 12, 2024.

5. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
6. The affected territory consists of 19.02± acres, is inhabited, and is assigned the following short form designation: "Annexation No. 2023-07 to the City of Duarte".
7. Annexation No. 2023-07 to the City of Duarte is hereby approved, subject to the following terms and conditions:
 - a. HumanGood SoCal agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
 - b. The effective date of the annexation shall be the date of recordation of the Certificate of Completion with the Los Angeles County Registrar-Recorder/County Clerk.
 - c. Recordation of the Certificate of Completion shall not occur prior to the conclusion of the 30-day reconsideration period provided under Government Code § 56895.
 - d. All fees due to LAFCO, the County of Los Angeles (including, but not limited to, fees owed to the County Assessor and/or the Registrar-Recorder/County Clerk), and the State of California Board of Equalization; shall be paid by the Applicant, in full, prior to LAFCO's filing the Certificate of Completion. Failure to pay any

and all fees due to LAFCO, the County of Los Angeles, and the State Board of Equalization, within one year of the Commission approval of this change of organization/reorganization, will result in the change of organization/reorganization being terminated pursuant to Government Code §57001 unless, prior to expiration of that year, the Commission authorizes an extension of time for that completion.

- e. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the City of Duarte.
- f. The regular County assessment roll shall be utilized by the City of Duarte.
- g. The affected territory will be taxed for any existing general indebtedness, if any, of the City of Duarte.
- h. Annexation of the affected territory described in Exhibits "A" and "B" to the City of Duarte.
- i. The map and geographic description of the affected territory shall comply with all requirements of LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and the State of California Board of Equalization. If LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and/or the State of California Board of Equalization require changes, the map and geographic description shall be revised and all associated costs shall be the responsibility of the applicant.
- j. Withdrawal of affected territory from County Road District No. 5.
- k. Upon the effective date of the annexation, all right, title, and interest of the County, including but not limited to, the underlying fee title or easement where

owned by the County, in any and all sidewalks, trails, landscaped areas, street lights, property acquired and held for future road purposes, open space, signals, storm drains, storm drain catch basins, local sanitary sewer lines, sewer pump stations and force mains, water quality treatment basins and/or structures, and water quality treatment systems serving roadways and bridges shall vest in the City of Duarte.

- l. Upon the effective date of the annexation, the City of Duarte shall be the owner of, and responsible for, the operation, maintenance, and repair of all of the following property owned by the County: public roads, adjacent slopes appurtenant to the roads, street lights, traffic signals, mitigation sites that have not been accepted by regulatory agencies but exist or are located in public right-of-way and were constructed or installed as part of a road construction project within the annexed area, storm drains and storm drain catch basins within street right-of-way and appurtenant slopes, medians and adjacent property.
- m. Upon the effective date of the annexation, the City of Duarte shall do the following: (1) assume ownership and maintenance responsibilities for all drainage devices, storm drains and culverts, storm drain catch basins, appurtenant facilities (except regional Los Angeles County Flood Control District (LACFCD) facilities for which LACFCD has a recorded fee or easement interest and which have been accepted into the LACFCD system), site drainage, and all master plan storm drain facilities that are within the annexation area and are currently owned, operated and maintained by the County ; (2) accept and adopt

- the County of Los Angeles Master Plan of Drainage (MPD), if any, which is in effect for the annexation area. Los Angeles County Department of Public Works Department (LACDPW) should be contacted to provide any MPD which may be in effect for the annexation area. Deviations from the MPD shall be submitted to the Chief Engineer of LACFCD/Director of LACDPW for review to ensure that such deviations will not result in diversions between watersheds and/or will not result in adverse impacts to LACFCD's flood control facilities; (3) administer flood zoning and Federal Emergency Management Agency floodplain regulations within the annexation area; (4) coordinate development within the annexation area that is adjacent to any existing flood control facilities for which LACFCD has a recorded easement or fee interest, by submitting maps and proposals to the Chief Engineer of LACFCD/Director of LACDPW, for review and comment.
- n. Within thirty (30) days of the effective date of the annexation, the City of Duarte shall notify all utility providers providing service in the City of Duarte (including, but not limited to, providers of electricity, natural gas, retail water, and/or telecommunications (cable/internet/landline telephone/wireless telephone/video) of the approved annexation; and, further, the City of Duarte shall notify said utility providers that payment of a Utility User's Tax to the County of Los Angeles is no longer required; and, if applicable, payment of any applicable City Utility User's Tax shall be transmitted to the City of Duarte thereafter.
- o. Except to the extent in conflict with "a" through "n", above, the general terms

and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code § 57325) shall apply to this annexation

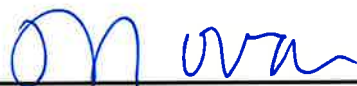
8. Pursuant to Government Code § 56663, the Commission finds that all the following have occurred: 1) mailed notice pursuant to Government Code § 56157 has been given to landowners and registered voters within the affected territory; 2) the mailed notice discloses the potential for the extension or continuation of any previously authorized charge, fee, assessment, or tax by the City of Duarte and/or District in the affected territory; 3) the mailed notice discloses that unless written opposition to the proposal is received before the conclusion of the Commission proceeding on the proposal, the Commission intends to waive protest proceedings; and 4) no written opposition to the proposal from landowners or registered voters have been submitted before the conclusion of the proceeding/hearing. Therefore, pursuant to Government Code § 56663, the Commission hereby waives protest proceedings.
9. The Commission hereby orders the inhabited territory described in Exhibits "A" and "B" annexed to the City of Duarte.
10. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code § 56882.
11. The Executive Officer is directed to transmit a copy of this resolution to the City of Duarte, upon the Applicant's payment of the applicable fees required by Government Code § 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code § 57200, *et seq.*

12. Pursuant to Government Code § 56883, the Executive Officer may make non-substantive corrections to this resolution to address any technical defect, error, irregularity, or omission.

PASSED AND ADOPTED this 12th day of February 2025.

MOTION:	Finlay	SECOND: McCallum	APPROVED: 7-0-0
AYES:	Bell (Alt, for VACANT), Finlay, Lee, Lewis, McCallum, Mirisch, Dear		
NOES:	None.		
ABSTAIN:	None.		
ABSENT:	Barger, Horvath		

**LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES**



Paul A. Novak, AICP
Executive Officer

**JOINT RESOLUTION BETWEEN THE BOARD OF SUPERVISORS OF THE
COUNTY OF LOS ANGELES AND THE CITY COUNCIL OF THE
CITY OF DUARTE APPROVING AND ACCEPTING THE NEGOTIATED EXCHANGE OF
PROPERTY TAX REVENUE RESULTING FROM THE ANNEXATION OF TERRITORY
KNOWN AS ANNEXATION NO. 2023-07 TO THE CITY OF DUARTE AND WITHDRAWAL
FROM COUNTY ROAD DISTRICT NO. 5**

WHEREAS, pursuant to Section 99 of the Revenue and Taxation Code, for specified jurisdictional changes, the governing bodies of affected agencies shall negotiate and determine the amount of property tax revenue to be exchanged between the affected agencies; and

WHEREAS, the Board of Supervisors of the County of Los Angeles, as governing body of the County, and the County of Los Angeles Road District No. 5, and the City Council of the City of Duarte have determined that the amount of property tax revenue to be exchanged among their respective agencies as a result of the proposal identified as Annexation No. 2023-07 to the City of Duarte, which includes the annexation of approximately 19+ acres of inhabited territory located in the County of Los Angeles, is as set forth below; and

WHEREAS, upon annexation of the proposed area to the City of Duarte, the territory shall be withdrawn from the County Road District No. 5; and

WHEREAS, the area identified for annexation of territory is shown in the attachment.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

The negotiated exchange of property tax revenues between the County of Los Angeles, CFPD, the City of Duarte, resulting from Annexation No. 2023-07 to the City of Duarte is approved and accepted.

A. Annexation of Territory to the City of Duarte:

1. The negotiated exchange of property tax revenues between the County of Los Angeles and the City of Duarte, resulting from the proposal identified as Annexation 2023-07 to the City of Duarte is approved and accepted for the annexation area within Tax Rate Area 03386.

2. For the fiscal year commencing in the year after the filing of the statement of boundary change for Annexation 2023-07 to the City of Duarte with the Board of Equalization pursuant to Government Code sections 54902 and 57204, and every fiscal year thereafter, property tax revenue received by County Road District No. 5, attributable to Annexation 2023-07 to the City of Duarte, shall be transferred to the County, and the County Road District No. 5 share in the annexation area shall be reduced to zero.

3. For the fiscal year commencing in the year after the filing of the statement of boundary change for Annexation 2023-07 to the City of Duarte with the Board of Equalization pursuant to Government Code sections 54902 and 57204, a base of Zero Dollars (\$0) in property tax revenue, and .067446216 of the annual property tax increment, attributable to Annexation No. 2023-07 to the City of Duarte shall be transferred from the County of Los Angeles to the City of Duarte.

4. The City of Duarte acknowledges that from and after the effective date of Annexation No. 2023-07, the City will be responsible for the enforcement of flood plain management regulations within the area annexed by the City and shall assume responsibility for administering compliance with the National Flood Insurance Program in connection with the area annexed by the City of Duarte.

5. Within thirty (30) days of the recordation of the Certificate of Completion, the City of Duarte shall notify all public utilities as defined in section 216 of the California Public Utilities Code that are providing service (including, but not limited to, providers of electricity, retail water, natural gas, and telecommunications) in the affected territory subject to the City's jurisdiction that the public utilities are required to make necessary changes to impacted customer accounts within ninety (90) days of the recordation of the Certificate of Completion consistent with Government Code Section 56886.1, including adjustments or cessation in payment of the Utility User Tax resulting from such annexation, when applicable.

PASSED, APPROVED AND ADOPTED this 13th day of February, 2024 by the following vote:

AYES: FINLAY, KANG, LEWIS, MARTIN DEL CAMPO, TRUONG

ABSENT: SCHULZ

NOES: NONE

ABSTAIN: GARCIA



Mayor
City of Duarte

ATTEST:



City Clerk
City of Duarte

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(Signed in Counterpart)

The foregoing resolution was on the 7th day of May, 2024, adopted by the Board of Supervisors of the County of Los Angeles and ex officio as the governing body of all other agencies, authorities, and districts, including special assessment and taxing districts, referenced in this resolution for which said Board so acts.



JEFF LEVINSON
Interim Executive Officer,
Clerk of the Board of Supervisors,
County of Los Angeles

By 
Deputy

APPROVED AS TO FORM:

DAWYN R. HARRISON
County Counsel

By 
Deputy

/

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/

/

/

Approved by LAFCO

TM

Taylor Morris

**EXHIBIT A
GEOGRAPHIC DESCRIPTION
ANNEXATION NO. 2023-07
TO THE CITY OF DUARTE**

THOSE PORTIONS OF LOTS 2, 6 AND 7 OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 10 WEST, SAN BERNADINO BASE AND MERIDIAN, OF THE SUBDIVISION OF THE RANCHO AZUSA DE DUARTE, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6, PAGES 80 TO 82 INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS A WHOLE AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF BRAEWOOD DRIVE AND ROYAL OAKS DRIVE AS PER TRACT 28198 RECORDED IN BOOK 732, PAGES 58 AND 59 OF MAPS, IN SAID OFFICE OF THE COUNTY RECORDER;

L0: THENCE ALONG THE CENTERLINE OF ROYAL OAKS DRIVE NORTH 89°23'00" EAST 200.05 FEET TO THAT CERTAIN COURSE DESCRIBED AS "SOUTH 00°30'05" EAST, 556.56 FEET" ON THE EXISTING GENERAL SOUTHERLY BOUNDARY OF THE CITY OF BRADBURY AS ADOPTED BY RESOLUTION OF THE LOS ANGELES COUNTY BOARD OF SUPERVISORS JUNE 4, 1957 AND FILED BY THE SECRETARY OF STATE JULY 26, 1957, AND THE **TRUE POINT OF BEGINNING**;

THENCE ALONG SAID EXISTING GENERAL SOUTHERLY BOUNDARY LINE THROUGH THE FOLLOWING COURSES:

L1: THENCE NORTH 00°30'49" EAST, 536.56 FEET;
L2: THENCE NORTH 03°05'49" WEST, 333.66 FEET;
L3: THENCE NORTH 66°12'29" EAST, 235.99 FEET;
L4: THENCE NORTH 14°12'30" EAST, 303.79 FEET;
L5: THENCE NORTH 42°39'10" EAST, 341.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 61.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 73°20'28" WEST;
C1: THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 65°22'59", A DISTANCE OF 69.61 FEET;
L6: THENCE SOUTH 48°43'27" EAST, 155.40 FEET;
L7: THENCE SOUTH 07°26'08" WEST, 323.97 FEET;
L8: THENCE SOUTH 05°12'34" WEST, 95.56 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 142.00 FEET;
C2: THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°32'54", A DISTANCE OF 63.32 FEET;
L9: THENCE SOUTH 20°20'20" EAST, 71.26 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 178.98 FEET;
C3: THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°58'26", A DISTANCE OF 74.89 FEET TO THE BEGINNING OF A

**EXHIBIT A
GEOGRAPHIC DESCRIPTION
ANNEXATION NO. 2023-07
TO THE CITY OF DUARTE**

44 REVERSE CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 110.00
45 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 45°41'14"
46 EAST;
47 C4: THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF
48 50°53'02", A DISTANCE OF 97.69 FEET TO THE BEGINNING OF A REVERSE
49 CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 235.00 FEET, A
50 RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 83°25'44" WEST;
51 C5: THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF
52 21°08'01", A DISTANCE OF 86.68 FEET;
53 L10: THENCE SOUTH 14°33'45" EAST, 15.19 FEET TO THE BEGINNING OF A
54 TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 755.00
55 FEET;
56 C6: THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF
57 16°25'33", A DISTANCE OF 216.45 FEET;
58 L11: THENCE SOUTH 01°51'48" WEST, 344.37 FEET TO THE EXISTING NORTHERLY
59 BOUNDARY LINE OF THE CITY OF DUARTE AS ADOPTED BY RESOLUTION OF
60 THE LOS ANGELES COUNTY BOARD OF SUPERVISORS JUNE 18, 1957 AND FILED
61 BY THE SECRETARY OF STATE AUGUST 22, 1957;
62 L12: THENCE LEAVING SAID GENERAL EXISTING SOUTHERLY BOUNDARY LINE OF
63 THE CITY OF BRADBURY AND ALONG SAID EXISTING NORTHERLY BOUNDARY
64 LINE OF THE CITY OF DUARTE SOUTH 89°23'00" WEST, 719.11 FEET TO THE
65 SOUTHERLY TERMINUS OF SAID COURSE DESCRIBED AS "SOUTH 00°30'05"
66 EAST, 556.56 FEET";
67 L13: THENCE ALONG SAID EXISTING GENERAL SOUTHERLY BOUNDARY LINE NORTH
68 00°30'49" EAST 20.00 FEET TO THE **TRUE POINT OF BEGINNING**;

69
70 CONTAINING: 19.02 ACRES MORE OR LESS

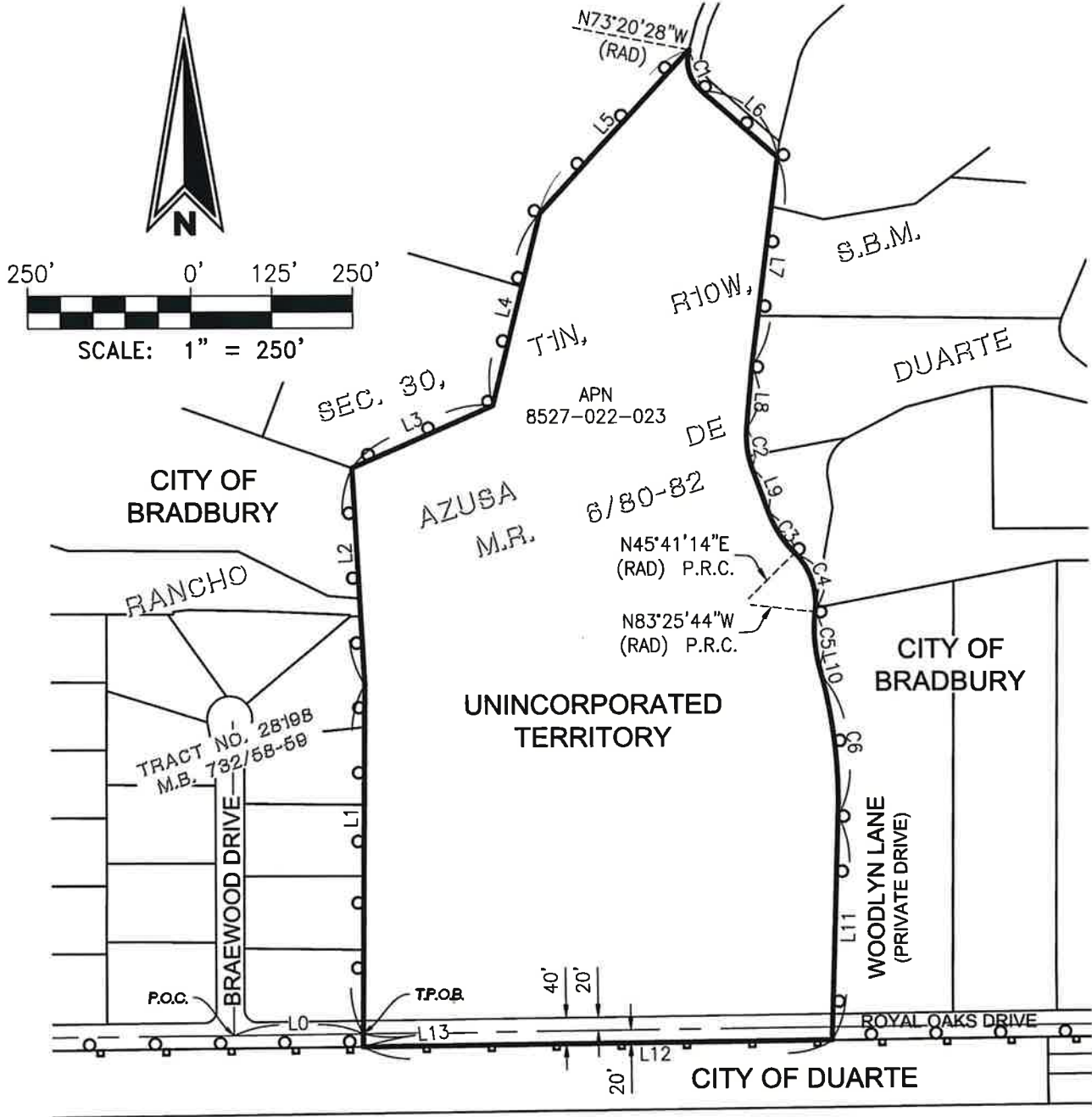
71
72 AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A
73 PART HEREOF.
74

75
76 THIS DESCRIPTION WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN
77 CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.
78

79
80
81
82 

83 KURT R. TROXELL, P.L.S. 7854
84 DATE PREPARED: 10/02/2023





THIS ANNEXATION IS COMPRISED OF 19.02 ACRES

BEARINGS AND DISTANCES SHOWN HEREON ARE BASED
ON RECORD OF SURVEY NO. 15535 M.B. 225/37

SEE SHEET 2 FOR LEGEND,
VICINITY MAP, AND LINE AND
CURVE DATA.

Approved by LAFCO

TM

PREPARED BY ME OR UNDER MY DIRECT SUPERVISION:

KRT
KURT R. TROXELL, L.S. 7854

10/02/2023



FUSCOE
ENGINEERING
15535 Sand Canyon Ave 949.474.1960
Suite 100
Irvine, California 92618 fuscoe.com

EXHIBIT "B"

ANNEXATION NO. 2023 - 07

TO THE CITY OF DUARTE

DATE: October 2, 2023
SCALE: AS NOTED
JN: 4132-001 LAFCO.dwg
DRAWN BY: SM
CHECKED BY: KT

SHEET 1 OF 2

