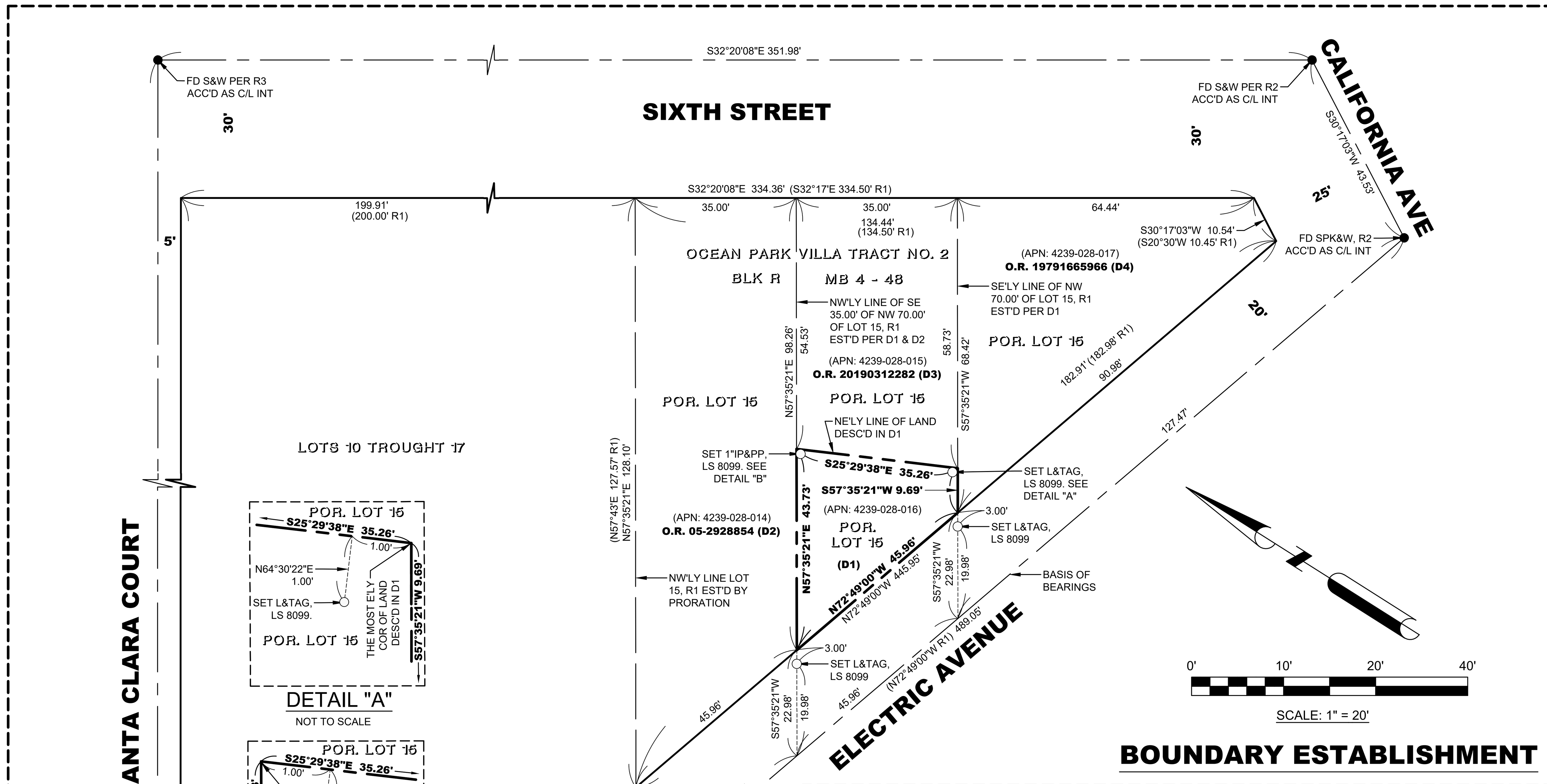


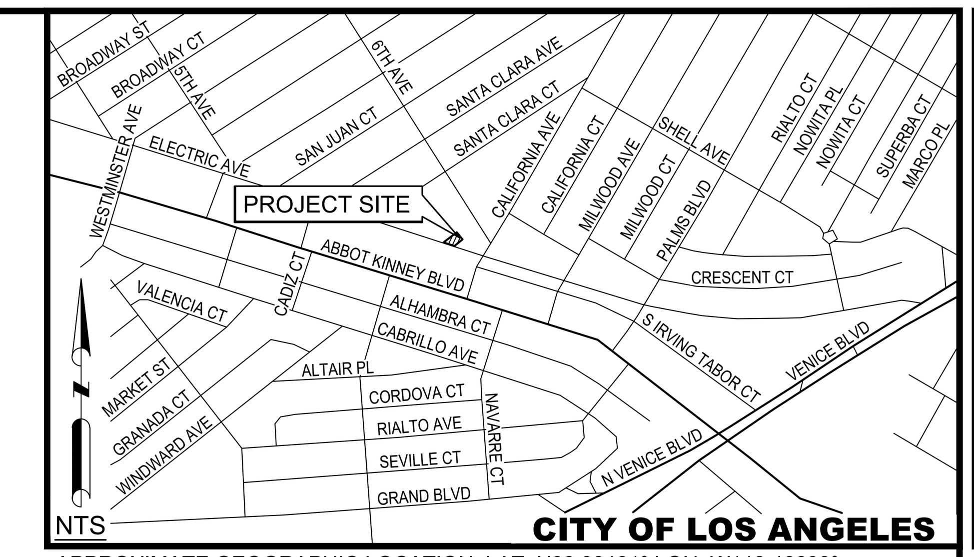
BOUNDARY ESTABLISHMENT

LEGEND:

- PROPERTY / BOUNDARY LINE
- STREET R/W LINE
- CURB LINE (FROM 1"=20' ON TO 1"=200')
- CURB LINE (1"=10', 1"=8', 1"=16')
- CENTER LINE
- FLOW LINE
- LOT LINE / PARCEL LINE
- EASEMENT LINE (W=WIDTH)
- CONTOUR LINE (APPROXIMATE)
- BUILDING FOOT PRINT LINE
- OVERHANG LINE
- CHAINLINK (CHLK) FENCE LINE
- BARBWIRE FENCE LINE
- WOODEN (WDN) FENCE LINE
- WROUGHT IRON (WI) FENCE LINE
- RETAINING (RET) / SCREEN WALL (AS NOTED)
- GUARD RAIL
- EDGE OF ASPHALT PAVING
- ASPH - ASPHALT PAVING
- CONC - CONCRETE PAVING
- AD - AREA DRAIN
- CB - CATCH BASIN W/ACCESS HOLE
- CMH/EMH/FMH/GMH - COMMUNICATION/ELECTRICAL/FIBER OPTIC/GAS MANHOLE
- SMH/SDMH/UMH/WMH - SEWER/STORMDRAIN/UNKNOWN/WATER MANHOLE
- CP/PP/UP - COMMUNICATION/POWER/UTILITY POLE
- CPC/PPC/UPC - COMMUNICATION/POWER/UTILITY POLE AND CONDUIT
- S - SIGN (ALL KINDS)
- GUY ANCHOR
- YARD LIGHT
- GARDEN LIGHT
- PARKING LIGHT
- FIRE HYDRANT
- DS - DOWNSPOUT
- FDC - FIRE DEPARTMENT CONNECTION
- PIV - POST INDICATOR VALVE
- EM/GM/UM/WM - ELECTRICAL/GAS/UNKNOWN/WATER METER
- C/E/FO VLT - COMMUNICATION/ELECTRICAL/FIBER OPTIC VAULT
- G/I/U/W VLT - GAS/IRRIGATION/UNKNOWN/WATER VAULT
- C/E/G RISR - COMMUNICATION/ELECTRICAL/GAS RISER
- P/U/W RISR - PETROLEUM/UNKNOWN/WATER RISER
- C/E/I/TS PNL - COMMUNICATION/ELECTRICAL/IRRIGATION/TRAFFIC SIGNAL PANEL
- DI - DRAIN INLET
- DECIDUOUS TREE IN WELL W/TRUNK DIAMETER
- DRWY - DRIVEWAY
- CO - CLEAN OUT
- OVHG - OVERHANG
- TRANS - TRANSFORMER
- SEC/TRAF CAM - SECURITY/TRAFFIC CAMERA
- FIRE DEPARTMENT CONNECTION
- C/L - STREET CENTERLINE/CONTROL LINE
- P/L - PROPERTY LINE
- 123.4 - TOPOGRAPHIC SPOT ELEVATION, NO LEADER
- BW - BACK OF WALK ELEVATION
- EC - EDGE OF CONCRETE ELEVATION
- EG - EDGE OF GUTTER ELEVATION
- EP - EDGE OF PAVEMENT ELEVATION
- FL - FLOW LINE ELEVATION
- RIM - MANHOLE RIM ELEVATION
- TB - TOP OF BERM ELEVATION
- TC - TOP OF CURB ELEVATION
- TF - TOP OF FOOTING ELEVATION
- TG - TOP OF GRATE ELEVATION
- TW - TOP OF WALL ELEVATION

ABBREVIATIONS:

- ACC'D - ACCEPTED
- APPR - APPROACH
- BLK - BLOCK
- C/L - CENTERLINE / CONTROL LINE
- COR - CORNER
- DIST - DISTANCE
- E'LY, W'LY - EASTERLY, WESTERLY
- EST'D - ESTABLISHED
- FD - FOUND
- INT - INTERSECTION
- L&T - LEAD AND TACK
- L&TAG - LEAD AND TAG
- MB - MAP BOOK
- N'LY, S'LY - NORTHERLY, SOUTHERLY
- P/L - PROPERTY LINE
- PI - POINT OF INTERSECTION
- POT - POINT ON TANGENT
- PROD - PRODUCED
- REF - REFERENCE
- ROW - RIGHT-OF-WAY



APPROXIMATE GEOGRAPHIC LOCATION: LAT: N33.99131° LON: W118.46608°

VICINITY MAP

NOT TO SCALE

NOTES:

LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTHEAST 35 FEET OF THE NORTHWEST 70 FEET, SAID DISTANCES MEASURED ALONG THE NORTHEAST LINE THEREOF LOT IN BLOCK R OF OCEAN PARK VILLA TRACT #2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4 PAGE 48 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHWESTERLY OF A STRAIGHT LINE EXTENDING FROM A POINT IN THE NORTHWEST LINE OF SAID SOUTHEAST 35 FEET DISTANT SOUTHWESTERLY 54.53 FEET FROM THE MOST NORTHERLY CORNER OF SAID LAND SOUTHEASTERLY TO A POINT IN THE SOUTHEAST LINE OF SAID SOUTHEAST 35 FEET, DISTANT SOUTHWESTERLY 58.73 FEET FROM THE MOST EASTERLY CORNER OF SAID LAND.

LEGAL DESCRIPTION SOURCE

GRANT DEED TO JULIAN F. PLUNKETT-DILLON, AND MARTIN TORRES III, WHO ARE MARRIED TO EACHOTHER, AS JOINT TENANTS RECORDED 03/18/2020 AS AN INSTRUMENT NO. 20200317604 OF OFFICIAL RECORDS IN OFFICIAL RECORDS RECORDER'S OFFICE, LOS ANGELES COUNTY, CALIFORNIA.

BASIS OF BEARINGS:

THE BEARING NORTH 72°49'00" WEST OF THE SIDELINE OF ELECTRIC AVENUE SHOWN ON OCEAN PARK VILLA TRACT NO. 2 RECORDED IN BOOK 4 PAGE 48 OF MAPS, RECORDS OF LOS ANGELES COUNTY WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BOUNDARIES:

THE BOUNDARY SOLUTION SHOWN HEREON HAS BEEN DEVELOPED FROM THE REFERENCED LEGAL DESCRIPTION AND IS BASED UPON ANALYSIS OF THE PUBLICLY AVAILABLE RECORD DATA AND LOCATION OF THE RECOVERED CITY, COUNTY AND/OR PRIVATE SURVEY MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.

REFERENCES:

(XXX.XX') - INDICATES RECORD OR CALCULATED FROM RECORD DATA PER REFERENCES SHOWN BELOW. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

- R1 - BLOCK "R" OF OCEAN PARK VILLA TRACT NO. 2, MB 4, PG 48
- R2 - CEFB 108-145, PG 507
- R3 - CEFB 108-145, PG 137
- R4 - CEFB 108-145, PG 130

- D1 - GRANT DEED RECORDED 03/18/20 AS AN INSTRUMENT NO. 20200317604, O.R.
- D2 - GRANT DEED RECORDED 12/01/05 AS AN INSTRUMENT NO. 05-2928854, O.R.
- D3 - GRANT DEED RECORDED 04/09/19 AS AN INSTRUMENT NO. 20190312282, O.R.
- D4 - GRANT DEED RECORDED 02/22/79 AS AN INSTRUMENT NO. 19791665966, O.R.

AREA:

BASED UPON MEASURED BEARINGS AND DISTANCES AS SHOWN HEREON, THE AREA IS:

935 SQ. FEET, 0.0215 ACRES

BENCHMARK:

VERTICAL VALUES SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) UTILIZING CITY OF LOS ANGELES BENCHMARK NO. 16-01255 BEING CITY DISK *MARKED 042* AT W SIDE OF DOORWAY TO VENICE BRANCH PUBLIC LIBRARY; 83FT E OF CTR LINE PROD 6TH AVE N; 39FT S OF S CURB CALIFORNIA AVE, HAVING PUBLISHED ELEVATION OF 13.966 US FEET (2000 ADJUSTMENT).

TOPOGRAPHY:

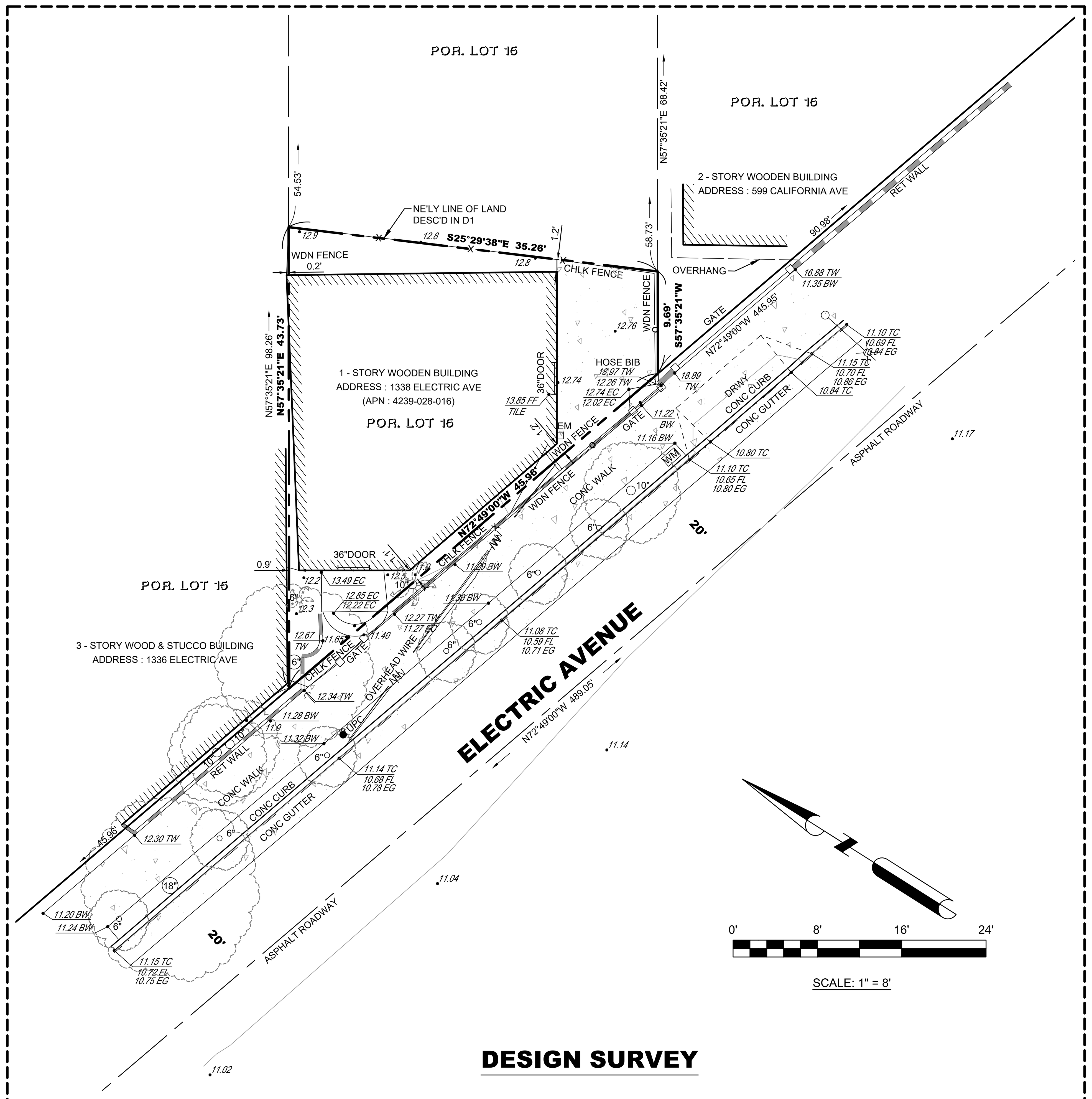
TOPOGRAPHIC DATA WERE GATHERED BY THE GROUND SURVEY METHODS. TOPOGRAPHIC CONTOURS ARE SHOWN AT 1' INTERVAL.

EASEMENTS:

THIS SURVEY DOES NOT INCLUDE REVIEWING PROJECT SITE FOR EXISTENCE OF ANY EASEMENTS. NO EASEMENTS ARE SHOWN HEREON.

UTILITIES:

NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY OR SUBSTRUCTURE. THEREFORE NO ON-SITE UTILITIES, MUNICIPAL/PUBLIC SERVICE FACILITIES OR SUBSTRUCTURES ARE SHOWN ON THIS MAP. FOR INFORMATION REGARDING THESE UTILITIES, FACILITIES OR SUBSTRUCTURES, PLEASE CONTACT THE APPROPRIATE AGENCIES BEFORE THE BEGINNING OF ANY EXCAVATION. STATE LAW REQUIRES BURIED CABLE LOCATOR SERVICE BE CONTACTED PRIOR TO SITE EXCAVATIONS. CALL UNDERGROUND SERVICE ALERT (USA) 1(800) 227-2600 TWO WORKING DAYS PRIOR TO DIGGING OR EXCAVATION.



DESIGN SURVEY

RECORD OF SURVEY REQUIRED:

SOME OF THE PARCEL LINES ESTABLISHED DURING PERFORMANCE OF THIS SURVEY ARE NOT SHOWN ON ANY SUBDIVISION MAP, OFFICIAL MAP, OR RECORD OF SURVEY. THEREFORE, TO COMPLY WITH PARAGRAPH 8762 (B)(5) OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE THE LICENSED LAND SURVEYOR SHALL FILE A RECORD OF SURVEY WITH THE COUNTY SURVEYOR'S OFFICE.

IT IS STRONGLY RECOMMENDED TO MONUMENT PROPERTY CORNERS WITH PERMANENT SURVEY MARKERS, AS WELL AS PREPARE AND FILE A RECORD OF SURVEY WITH THE COUNTY SURVEYOR'S OFFICE OF THE COUNTY OF LOS ANGELES PRIOR TO THE CONSTRUCTION PHASE OF THE PROJECT.

Builoff Surveying & Mapping, Inc.
4004 Schuylkill Dr.
Calabasas, CA 91302
(323)240-2303 | www.builoff.com

DATE: 11/05/20
SCALE: AS SHOWN
CONTOUR INTERVAL: 1'

SEAL: PROFESSIONAL LAND SURVEYOR SERGEI BUILOFF No. 8099 STATE OF CALIFORNIA

DESIGN GROUP
DESIGNED BY: D.S.
DRAWN BY: D.S.
CHECKED BY: S.B.
PREPARED UNDER THE DIRECTION OF: S. Builoff 11/23/2020
SERGEI BUILOFF, LS 8099 DATE

NO.	REVISIONS:	DATE:	BY:	APP'D:

PATH/PLOT DATE:

PREPARED EXCLUSIVELY FOR: ANTHONY VAY

SHEET TITLE: TOPOGRAPHIC AND BOUNDARY SURVEY

PROJECT: SINGLE FAMILY RESIDENCE (APN: 4239-028-016)

ADDRESS: 1338 ELECTRIC AVENUE LOS ANGELES, CALIFORNIA 90291

PROJECT NO. 12390101

SHEET NO. 1 OF 1 SHEETS