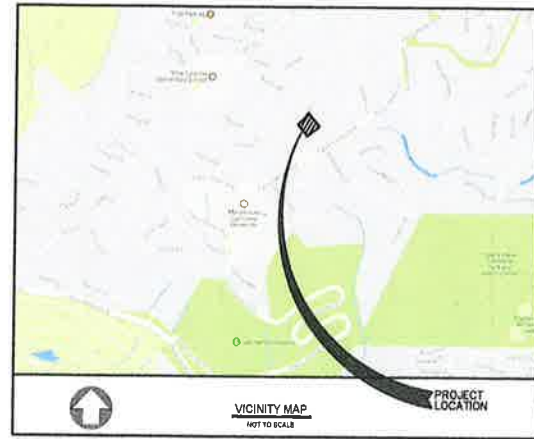


PLOT PLAN



ABBREVIATIONS:

- AC ASPHALT CONCRETE
- AVL AVOIDANCE
- BM BENCHMARK
- BSW BACK OF SIDEWALK
- C.B. CATCH BASIN
- CONC. CONCRETE
- FF FINISH FLOOR
- FL FLOW LINE
- MANHOLE
- NG NATURAL OBSTACLE
- P.A. PLANTER AREA
- TO TOP CURB
- TW TOP WALL
- WM WATER METER

LEGEND

BUILDING	[Symbol]
MAILBOX	[Symbol]
BOLIVARY TREE/NO SIZE	[Symbol]
WATER METER	[Symbol]
MANHOLE	[Symbol]
CONTROL POINT	[Symbol]
CONCRETE AREA	[Symbol]
EXISTING CONTOUR	[Symbol]
PROPERTY LINE	[Symbol]

LEGAL DESCRIPTION

EXISTING LEGAL DESCRIPTION:
PANEL 1
 APR 1988-001-028
 PARCEL 1 OF PARCEL MAP NO. 18424, IN THE CITY OF RANCHO PALMS VERDES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 237, PAGES 84 AND 85, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THAT PORTION OF SAID PARCEL 1 OF SAID PARCEL MAP WHICH IS DESCRIBED AS FOLLOWS:
 SAID PARCEL CONTAINING 0.4981 SQUARE FEET OR 0.0726 ACRES, MORE OR LESS.
PANEL 2
 APR 1988-001-028
 PARCEL 2 OF PARCEL MAP NO. 18424, IN THE CITY OF RANCHO PALMS VERDES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 237, PAGES 84 AND 85, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THAT PORTION OF SAID PARCEL 2 OF SAID PARCEL MAP WHICH IS DESCRIBED AS FOLLOWS:
 PROPOSED LEGAL DESCRIPTION:
PANEL 1
 PARCEL 1 OF PARCEL MAP NO. 18424, IN THE CITY OF RANCHO PALMS VERDES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 237, PAGES 84 AND 85, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THAT PORTION OF SAID PARCEL 1 OF SAID PARCEL MAP WHICH IS DESCRIBED AS FOLLOWS:
 BEGINNING AT THE WEST NORTHEASTLY CORNER OF SAID PARCEL 1, THENCE SOUTH 58° 40' 00" EAST ALONG THE SOUTHWESTERLY LINE OF LOT 1 OF SAID PARCEL MAP 18424, SAID LINE ALSO BEING THE NORTHEASTERLY LINE OF SAID LOT 2, 81.78 FEET, THENCE SOUTH 40° 40' 00" EAST 26.00 FEET TO AN ANGLE POINT IN SAID SOUTHWESTERLY LINE OF SAID LOT 1, THENCE LEAVING SAID LINE AT A RIGHT ANGLE, THENCE SOUTH 41° 00' 00" WEST, 24.00 FEET, THENCE NORTH PARALLEL TO SAID SOUTHWESTERLY LOT LINE NORTH AND 207° 50' 00" WEST, 30.00 FEET, THENCE NORTH 58° 00' 00" WEST, 88.19 FEET TO THE NORTHEASTLY LINE OF SAID LOT 2, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH, 80° 47' 00" WEST, THENCE ALONG SAID SOUTHWESTERLY LOT LINE THROUGH A CORNER ANGLE OF 90° 00' 00" AN ARC DISTANCE OF 28.40 FEET TO THE POINT OF BEGINNING, SAID LINE ALSO BEING THE SOUTHWESTERLY LINE OF CREST ROAD, A PUBLIC STREET 50 FEET IN WIDTH FROM CENTERLINE.
 SAID PARCEL CONTAINING 21,707 SQUARE FEET, OR 0.5113 ACRES, MORE OR LESS.
PANEL 2
 PARCEL 2 OF PARCEL MAP NO. 18424, IN THE CITY OF RANCHO PALMS VERDES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 237, PAGES 84 AND 85, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THEREFROM THE FOLLOWING THAT PORTION OF SAID LOT 2, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE WEST NORTHEASTLY CORNER OF SAID PARCEL 1, THENCE SOUTH 58° 40' 00" EAST ALONG THE SOUTHWESTERLY LINE OF LOT 1 OF SAID PARCEL MAP 18424, SAID LINE ALSO BEING THE NORTHEASTERLY LINE OF SAID LOT 2, 81.78 FEET, THENCE SOUTH 40° 40' 00" EAST 26.00 FEET TO AN ANGLE POINT IN SAID SOUTHWESTERLY LINE OF SAID LOT 1, THENCE LEAVING SAID LINE AT A RIGHT ANGLE, THENCE SOUTH 41° 00' 00" WEST, 24.00 FEET, THENCE NORTH PARALLEL TO SAID SOUTHWESTERLY LOT LINE NORTH AND 207° 50' 00" WEST, 30.00 FEET, THENCE NORTH 58° 00' 00" WEST, 88.19 FEET TO THE NORTHEASTLY LINE OF SAID LOT 2, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH, 80° 47' 00" WEST, THENCE ALONG SAID SOUTHWESTERLY LOT LINE THROUGH A CORNER ANGLE OF 90° 00' 00" AN ARC DISTANCE OF 28.40 FEET TO THE POINT OF BEGINNING, SAID LINE ALSO BEING THE SOUTHWESTERLY LINE OF CREST ROAD, A PUBLIC STREET 50 FEET IN WIDTH FROM CENTERLINE.
 SAID PARCEL CONTAINING 23,463 SQUARE FEET OR 0.5387 ACRES, MORE OR LESS.

DATE: _____
 BY: _____
 REVISIONS: _____
 NO. _____
 PROJECT NO. 20170065.00
 SCALE 1" = 20'
 DATE 06/31/2017
 DRAWN BY: _____
 CHECKED BY: _____
 DATE: _____
 SHEET NO. 1
 OF 1 SHEETS

JMC²
 JAMES M. CHAMBERLAIN, INC.
 11111 WILSON AVENUE, SUITE 100
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 www.jmc2.com

3027 CREST ROAD, RANCHO PALMS VERDES, LOS ANGELES, CALIFORNIA

LOT LINE ADJUSTMENT - PLOT PLAN