

SURVEY AND TOPOGRAPHY

FOR
TERRI MILLER
919 LALOMA ROAD
PASADENA, CA. 91105
(626) 824-2336

JOB ADDRESS

300 KUHN DRIVE (1161 DUNCAN DRIVE)
MANHATTAN BEACH, CA 90266

LEGAL DESCRIPTION

PORTION OF LOT 33
TRACT NO. 14274
M.B. 312-9-9
APN: 4168-020-019

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF PROFESSIONAL LAND SURVEYORS' ACT

GARY J. ROEHL R.C.E. 30826

DRAWN BY CT CHECK BY TS/MW

DRAWN ON JUNE 2, 2017

REVISIONS NOVEMBER 22, 2017

REVISIONS ADDED EAS CORNER ELEVATIONS

LEGEND

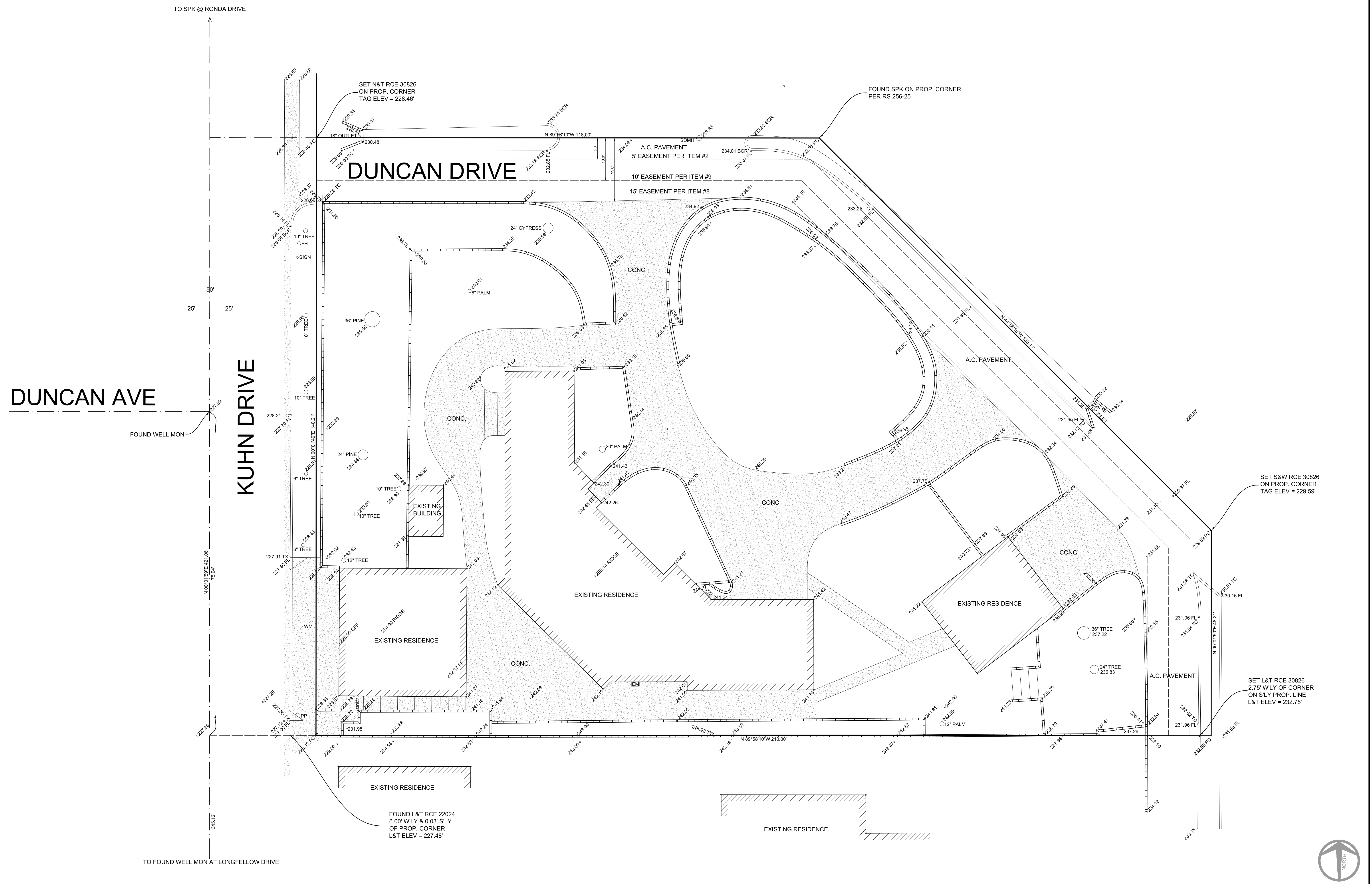
| | | | |
|--|--------------------------------------|--|-----------------------------------|
| | EXISTING BUILDING | | BRICK |
| | CONCRETE | | WOOD DECK |
| | +106.76 EXISTING ELEVATION | | EXISTING CONTOUR |
| | BLOCK WALL | | EXISTING FENCE |
| | BCR BEGINNING OF CURB RETURN | | CL CENTERLINE CHAIN-LINK |
| | ELY EASTERLY | | EM ELECTRIC METER |
| | FD FOUND | | FE FENCE |
| | FF FINISH FLOOR | | FFH FIRE HYDRANT |
| | FL FLOW LINE | | GFF GARAGE FINISH FLOOR |
| | GM GAS METER | | GW GUY WIRE |
| | L&T LEAD AND TAG | | MH MANHOLE |
| | NLY NORTHERLY | | PC PROPERTY CORNER / PROP. CORNER |
| | PL/PL PROPERTY LINE / PROP. LINE | | PP POWER POLE |
| | PPT PARAPET | | SWW SPIKE AND WASHER |
| | Sly SOUTHERLY | | SPK SPIKE |
| | SSCO SANITARY SEWER CLEAN OUT | | SSMH SANITARY SEWER MANHOLE |
| | STK STAKE | | STLT STREET LIGHT |
| | TC TOP OF CURB | | TW TOP OF WALL / T.O.W. |
| | TX/BX TOP / BOTTOM OF DRIVEWAY APRON | | Wly WESTERLY |
| | WM WATER METER | | |

NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDINGS UNLESS OTHERWISE NOTED.

BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION AT (310) 542-9433, M-F 8:00 AM TO 5:00 PM.

COPYRIGHT

ANY CHANGES OR MODIFICATIONS MADE TO THIS PLAN WITHOUT WRITTEN CONSENT OF DENN ENGINEERS SHALL RELIEVE DENN ENGINEERS FROM ANY LIABILITY OR DAMAGE RESULTING FROM SUCH CHANGES OR MODIFICATIONS, INCLUDING ANY ATTORNEY'S FEES OR COSTS INCURRED IN ANY PROCEEDING THAT DENN ENGINEERS MAY BE JOINED.



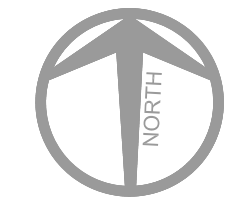
DUNCAN AVE

KUHN DRIVE

DUNCAN DRIVE

NOTE:
A TITLE POLICY HAS BEEN PROVIDED AND REVIEWED BY DENN ENGINEERS AT THE TIME OF THIS SURVEY. ANY READILY AVAILABLE ITEMS AFFECTING THIS PROPERTY HAVE BEEN PLOTTED BASED ON PROVIDED DOCUMENTS.

PIONEER NATIONAL TITLE INSURANCE COMPANY
ORDER NO. 00061871-2
DATED MARCH 5, 1981



SCALE 1" = 10'