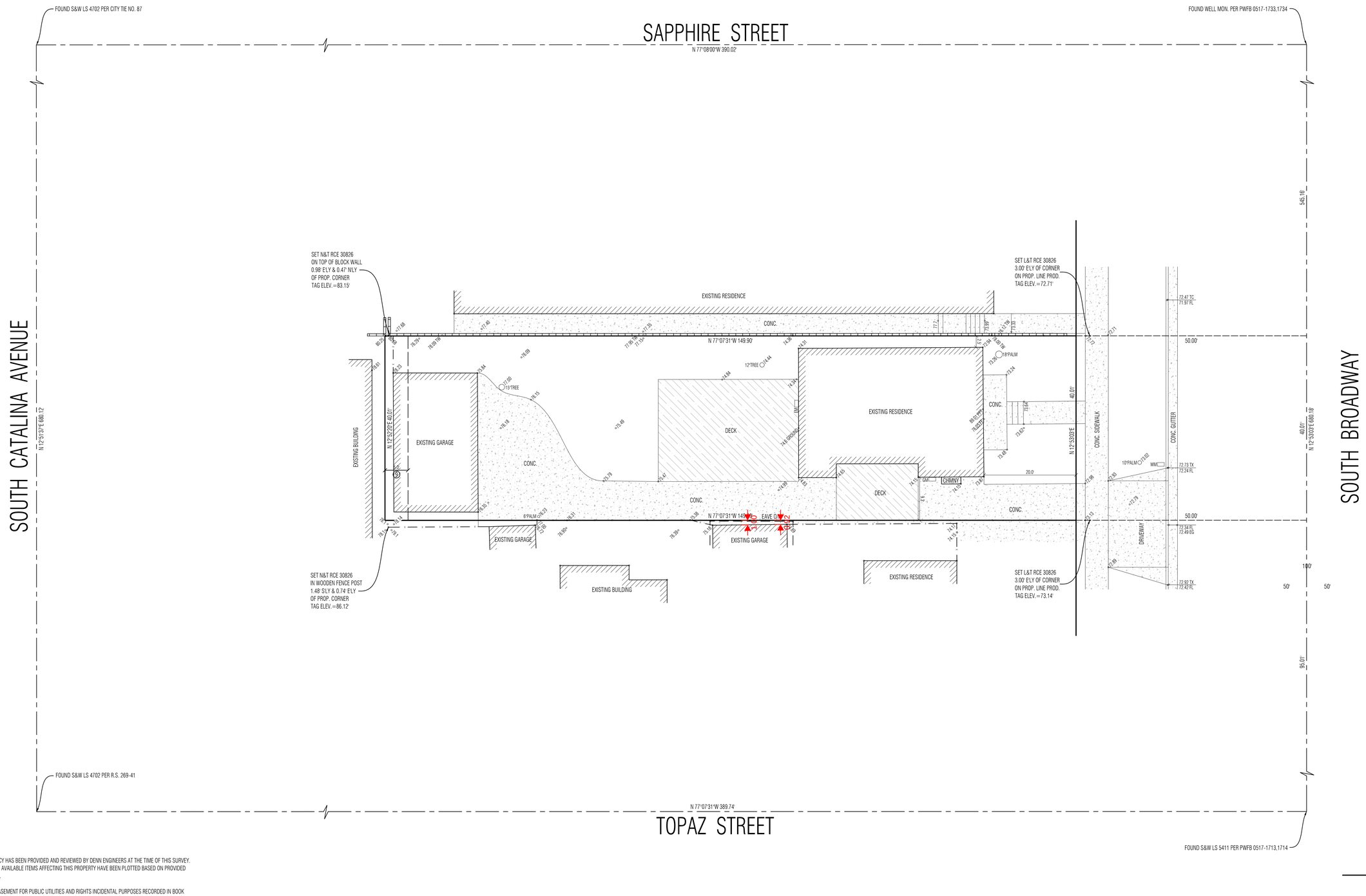

NOTE:
A TITLE POLICY HAS BEEN PROVIDED AND REVIEWED BY DENN ENGINEERS AT THE TIME OF THIS SURVEY. ANY READILY AVAILABLE ITEMS AFFECTING THIS PROPERTY HAVE BEEN PLOTTED BASED ON PROVIDED DOCUMENTS.

(9) ITEM #9 - EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL PURPOSES RECORDED IN BOOK 20206, PAGE 98 OF OFFICIAL RECORDS.

USA NATIONAL TITLE COMPANY, INC.
ORDER NO. 072333794-30
DATED FEBRUARY 7, 2023

DENN ENGINEERS
3914 DEL AMO BLVD, SUITE 921
TORRANCE, CA 90503 (310) 542-9433

SURVEY AND TOPOGRAPHY

FOR
MJ PROPERTY INVESTMENTS
MANOJ NARANG
720 RITA STREET
REDONDO BEACH, CA 90277
PHONE (310) 800-0510

JOB ADDRESS

627 S BROADWAY
REDONDO BEACH, CA 90277

LEGAL DESCRIPTION

LOT 2, BLOCK 184
TOWNSITE OF REDONDO BEACH
M.R. 39-1-17
APN 7508-009-004

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

REGISTERED PROFESSIONAL ENGINEER
GARY J. ROEHL
R.C.E. 30826
CIVIL
STATE OF CALIFORNIA

GARY J. ROEHL R.C.E. 30826

DRAWN BY	KW	CHECK BY	TS

DRAWN ON MARCH 8, 2023

REVISIONS
REVISIONS

LEGEND

EXISTING BUILDING
BRICK
CONCRETE
WOOD DECK
+106.76 EXISTING ELEVATION
EXISTING CONTOUR
BLOCK WALL
X EXISTING FENCE

BCR	BEGINNING OF CURB RETURN
CATV	CABLE TV PULL BOX
CONC.	CONCRETE
CHMNY	CHIMNEY
CEFB	CITY ENGINEERS FIELD BOOK
C/L	CENTERLINE
C.L.F. / W.I.F.	CHAIN LINK FENCE / WROUGHT IRON FENCE
E'LY	EASTERLY
EG	EDGE OF GUTTER
EM	ELECTRIC METER
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
GFF	GARAGE FINISH FLOOR
GM	GAS METER
GUY / GW	GUY WIRE
I.P.	IRON PIPE MONUMENT
L&T	LEAD AND TACK / TAG MONUMENT
MH	MANHOLE (SANITARY SEWER / STORM DRAIN)
N'LY	NORTHERLY
N&T	NAIL AND TAG MONUMENT
PB	PULL BOX (EDISON / TRAFFIC / STREET LIGHT
PB (CONT)	TELEPHONE / CABLE TV)
PC	PROPERTY CORNER / PROP. CORNER
PL	PROPERTY LINE / PROP. LINE
PP / UP	POWER POLE / UTILITY POLE
PPT	PARAPET
PWFB	PUBLIC WORKS FIELD BOOK
R.R.	RAIL ROAD
RDFB	ROAD DEPARTMENT FIELD BOOK
R.S.	RECORD OF SURVEY
SPK / S&W	SPIKE / SPIKE AND WASHER MONUMENT
S'LY	SOUTHERLY
SSCO	SANITARY SEWER CLEANOUT
STK / STK&T	STAKE / STAKE AND TAG MONUMENT
STLT / LT	STREET LIGHT POLE / LIGHT POLE
TC	TOP OF CURB
TX / BX	TOP OF APRON / BOTTOM OF APRON
W'LY	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 THIS SURVEY PLAT FOR OFFSET DIMENSIONS. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION BY PHONE AT: (310) 542-9433, M-F 8:00 AM TO 5:00 PM.

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JOB NO. 23-076