BARBED WIRE FENCE
POWER POLE
30" PALM
24" PALM
BARBED WIRE FENCE
24" PALM
6" OAK
CHAINLINK FENCE
8" BLOCK WALL
4' TALL
N 89°38'50" E 137.57'
BEG. CHAINLINK FENCE
6" OAK
WIRE FENCE ALONG
PL IN DISREPAIR
24" PALM
3-8" & 1-12" OLIVES
12" OAK
2-8" & 1-6" PEPPERS
6" OAK
2-12" PEPPERS
5.00'
N 0°27'00" W 70.23'
PARCEL 3
PARCEL 1
24" PALM
4-18" PEPPERS
3" OAK
24" PALM
12" OLIVE
18" OLIVE
18" OLIVE
N 0°27'00" W 199.46'
20" PALM
24" OAK
2-10" OLIVES
N 0°27'00" W 295.17'
N 46°23'32" E 188.59'
3-4" & 2-10" OLIVES
2-6" OAKS
3-3" OAKS
2-6" & 1-8" OLIVES
SANITARY SEWER MANHOLE
RIM ELEV=1469.90
2-10" & 1-12" OLIVES
24" OAK
8" BLOCK WALL
4' TALL
N 0°27'00" W 224.94'
PARCEL 4
3-10" EUCALYPTUS
2- 6" OLIVES
8" PALM
5-3" TO 6" OLIVES
12" OAK
SANITARY SEWER
CLEANOUT - 4"
WOODEN
DECK
SANITARY SEWER
CLEANOUT - 8"
N 0°27'00" W 57.95'
18" OAK
20" EUCALYPTUS -
DISTRESSED
24" EUCALYPTUS
8" EUCALYPTUS
14" OLIVE
1" = 10'
CITRUS BUSH
4-6" OLIVE
6" ELM
1489.57
FS
1489.25
FS
1489.77
FS
WIRE FENCE ALONG
PL IN DISREPAIR
6" OAK
10" LIVE OAK
12" OAK
4-6" OLIVE
N 47°19'24" W 55.59'
38.00'
12" OAK
15" OAK
12" OAK
2-4" EUCALYPTUS
5.00'
PARCEL 2
WATER METER
40.57
92.00'
N 89°33'00" E 137.57'
OLIVE TREE CLUSTER
15" OAK
MCGROARTY ST.
20'
40'
SANITARY SEWER MANHOLE
RIM ELEV=1521.62
POWER POLE #13897M
POWER POLE #133680M

ENNIS ST.

LEGAL DESCRIPTION

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

Parcel I:

That portion of Lot 192 of Western Empire Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 18 Page(s) 162 and 163 of Maps, in the office of the County Recorder of said County.

Beginning at the Westerly line of said Lot 306 feet, Southerly of the Northwesterly corner thereof; thence Easterly parallel with the Northerly line thereof, 132.57 feet to the Easterly line of said Lot; thence Southerly along the Easterly line of said Lot 192, a distance of 70.23 feet, to the most Northerly corner of the land, described in Deed to Andrew Moe and wife, recorded in Book 6827 Page(s) 50, of Deeds, records of said County; thence Southwesterly along the Northwesterly line of said land, 184 feet, more or less, to the Westerly line of said Lot 192; thence Northerly along said Westerly line, 199.46 feet to the point of beginning.

Parcel II:

That portion of Lot 192 of Western Empire Tract, Sheet #4, as per map recorded in Book 18 Page(s) 162 and 163 of Maps, in the office of the County Recorder, described as follows:

Commencing at the Southwesterly corner of said Lot; thence Easterly on the South line of said Lot 40.57
Feet; thence in a Northwesterly direction to a point in the Westerly line of said Lot which is 38 feet North of the Southwest corner of said Lot; thence in a Southerly direction 38 feet to the place of beginning.

Parcel III:

All of that part of Lot 36 of Tract 5667, as per map recorded in Book 90 Page(s) 66 of Maps, in the office of the County Recorder, described as follows:

Beginning at a point on the West line of said Lot 36, North 0°26' West; 225 feet from the Southwest corner of said Lot; thence along the West line of said Lot, North 0°26' West 70.23 feet; thence North 89°33', East, parallel with the South line of said Lot, 5 feet; thence South 0°26' East, parallel with the West line of said Lot, 70.23 feet; thence South 89°33' West, 5 feet to the place of beginning.

Parcel IV:

That portion of Lot 192 of the Western Empire Tract, as per map recorded in Book 18 Page(s) 162 and 163 of Maps, in the office of the County Recorder, described as follows:

Commencing at the Southeast corner of Lot 192; thence Northerly along the Easterly line of Lot 192, a distance of 225 feet; thence Southwesterly, a distance of 184 feet, to a point in the Westerly line of Lot 192; thence Southerly along the said Westerly line of Lot 192, a distance of 58 feet; thence Southeasterly along the Northerly boundary line in La Manzanita Drive a distance of 63 feet to a point in the Southerly line of Lot 192; thence Easterly along the Southerly line of Lot 192, a distance of 92 feet to the point of beginning.

Also the South portion of the 5 foot strip, described as follows:

All that part of Lot 36 of Tract 5667, as per map recorded in Book 90 Page(s) 66, of Maps, in the office of the County Recorder of said county, described as follows:

Beginning at the South west corner of Lot 36; thence North 0°26' West along the West line of said Lot, 225.00 feet; thence North 89°33' East parallel with the South line of said Lot, 5.00 feet; thence South 0°26' East parallel with the West line of said Lot, 225.00 feet to the South line of Lot 36; thence along same South 89°33' West 5.00 feet to the point of beginning.

Point #2 The original survey

BASIS OF BEARINGS:
The basis of bearings for this survey is the centerline of McGroarty St., shown as N 89°33'00" E on the Western Empire Tract , recorded in book 18, pages 162 and 163 in the offices of the Los Angeles County Recorder.

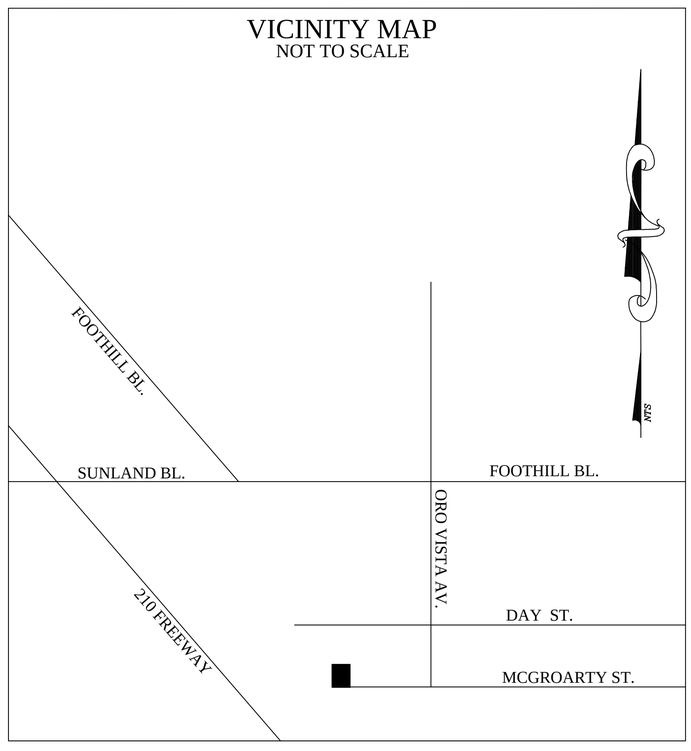
BENCHMARK:
Wire spike in the west curb of Oro Vista Av., 6.30' north of BCR north of Day St.
ELEV=1430.20

SURVEYOR'S STATEMENT:
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Land Surveyors Act at the request of Don Breding in December of 2007.

KRIS J. RIGDON L.S.3587

LICENSED LAND SURVEYOR
KRIS JOSEPH RIGDON
EXP 6-30-08
No. 3587
STATE OF CALIFORNIA

VICINITY MAP
NOT TO SCALE



JOB NO.	27-07
SHT.	1 OF 1 SHT
SCALE	1" = 10'
DRAWN BY	J.C.
DESIGN BY	
CHECK BY	K.R.
APPROVED BY	
DATE	12-14-07

TITLE
TOPOGRAPHIC SURVEY

PROJECT NAME AND LOCATION
8455 MCGROARTY ST.
SUNLAND, CA 91040

PREPARED FOR:
DON BREDING

RIGDON
LAND SURVEYORS
LAND SURVEYS - LAND PLANNING
9918 COMMERCE AVENUE * POST OFFICE BOX 280
TUJUNGA, CALIFORNIA 91042 (818) 352-1476

REV NO.	DESCRIPTIONS