

ALLEY

BEVERLY BOULEVARD

NEW HAMPSHIRE AVENUE

BERENDO STREET

COUNCIL STREET

LOT 81
TR. NO. 3247
M.B. 37-45
(NOT A PART OF THIS SURVEY)

LOT 82
TR. NO. 3247
M.B. 37-45

LOT 83
TR. NO. 3247
M.B. 37-45
(NOT A PART OF THIS SURVEY)

LEGAL DESCRIPTION:

THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CA, AND IS DESCRIBED AS FOLLOWS:
LOT 82 OF TRACT NO. 3247, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 37, PAGE 45 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5518-026-009

REFERENCE DOCUMENT:

PER PRELIMINARY TITLE REPORT FROM CALIFORNIA BEST TITLE COMPANY
ORDER NO. CBT-21010715
DATED AS OF: NOVEMBER 4, 2021

SCHEDULE B / EASEMENT(S):

NO EASEMENTS PER REFERENCED DOCUMENT.

BASIS OF BEARINGS:

THE BEARING NORTH 00° 15' 45" WEST, ON THE CENTERLINE OF BERENDO STREET AS SHOWN ON TRACT NO. 3247, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 37, PAGE 45, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LAND AREA:

CONTAINING AN AREA OF 7,502.88 SQ. FT., OR 0.1722 ACRES, MORE OR LESS.

BENCHMARK:

BM ID: 12-17728 (NAVD 1988)
DESCRIPTION: SPK 3.5 FT W OF W CURB BERENDO ST., 1 FT S OF BCR
S OF BEVERLY BLVD. N/W COR CB
ELEV. = 283.667 FT.

SURVEYOR'S NOTE:

1. THIS MAP IS NOT A BOUNDARY SURVEY. NO PROPERTY CORNERS HAVE BEEN SET AS PART OF THIS WORK.
2. SURVEY MONUMENTS FOUND IN THE COURSE OF THIS MAPPING HAVE BEEN SET BY OTHERS, AND USED ONLY AS REFERENCE FOR PURPOSES OF TOPOGRAPHIC MAPPING, WITHOUT THE VERIFICATION OF ITS AGREEMENT WITH APPLICABLE LEGAL DESCRIPTIONS AND SENIORITY OF DEEDS.
3. RELATION OF TOPOGRAPHIC FEATURES (FENCES, WALLS, TREES, POWER POLES, ETC.) TO PROPERTY LINES SHOWN ON THIS MAP IS SUBJECT TO THE ADJUSTMENTS TO ANY BOUNDARY SURVEY THAT IS TO BE DONE ON THE PROPERTY.

LEGEND:

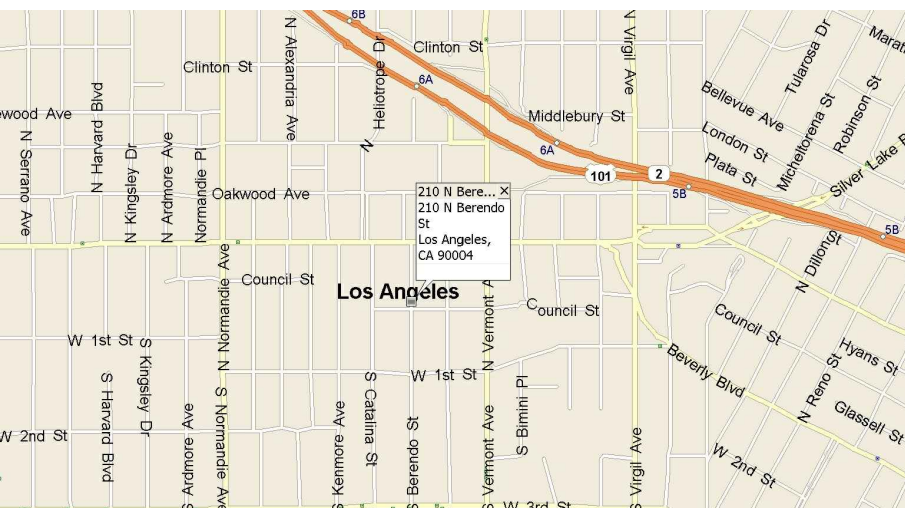
APN	- ASSESSOR'S PARCEL NUMBER	P.C.	- PROPERTY CORNER
A.C.	- ASPHALT CONCRETE	PG	- PAGE
BM	- BENCHMARK	R / PL	- PROPERTY LINE
C/L	- CENTERLINE	PROD	- PRODUCED (PROLONGED)
C.L.F.	- CHAIN LINK FENCE	RCE	- REGISTERED CIVIL ENGINEER
CONC.	- CONCRETE	SPK/W	- SPIKE & WASHER
CONC.	- CONCRETE	TC	- TOP OF CURB ELEV.
EST	- ESTABLISH	TR	- TRACT MAP
FB	- FIELD BOOK	TW	- TOP OF WALL ELEV.
FD	- FOUND		
FF	- FINISH FLOOR ELEV.		
FL	- FLOWLINE ELEV.		
INTER	- INTERSECTION		
L&T	- LEAD & TACK		
M.B.	- MAP BOOK		

---	PROPERTY LINE
---	CENTERLINE
---	WALL LINE
---	BUILDING LINE
---	FENCE LINE
---	OVERHEAD WIRE

SYMBOLS:

- COLUMN
- GAS METER
- GATE POST
- PALM TREE
- POWER POLE

REGISTERED PROFESSIONAL ENGINEER
OFFICIAL A. DE LIDON
Cynthia A. de Lidon
No. C-31604
EXP. 12-31-2022
CIVIL
08/08/2022
(signed)



VICINITY MAP
NOT TO SCALE

M&G CIVIL ENGINEERING AND
LAND SURVEYING

TITLE: TOPOGRAPHIC SURVEY 210 N. BERENDO STREET, LOS ANGELES, CA 90004	
CLIENT: 210 N BERENDO STREET LLC	JOB NO.: 22-19261
SCALE: 1" = 10'	DATE: 06/15/2022
DESIGNED BY: E.G. / WS/SA	REVISION (S): 07/05/2022
DRAWN BY: MK/N.J./Y.S.	07/07/2022
CHECKED BY: C.D.L.	07/13/2022
	SHEET 1 OF 1 SHEET