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LEADSHEET



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TORRANCE, CA 90503

SHEET 1 OF 6 SHEETS

CONDOMINIUM PLAN
FOR
PARCEL 1, PARCEL MAP NO. 76038
IN THE CITY OF REDONDO BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

AS PER MAP FILED IN BOOK 418 PAGES 11 AND 12 OF PARCEL MAPS IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY, DIAGRAMMATIC FLOOR PLANS OF THE BUILDINGS AS BUILT ON SAID LAND AND CERTIFICATE AS REQUIRED BY CALIFORNIA CIVIL CODE SECTIONS 4285 AND 4290.

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF, RECORD HOLDERS OF SECURITY INTERESTS THEREIN, OR ARE INTERESTED IN THE LAND INCLUDED WITHIN THE PROJECT SHOWN ON THIS MAP AND THAT WE CONSENT TO THE RECORDATION OF THIS PLAN PURSUANT TO CHAPTER 1, PART 5, DIVISION 4 OF THE CIVIL CODE.

CRAIG R. CASNER, AN UNMARRIED MAN
(OWNER)

Craig R. Casner

CRAIG R. CASNER

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THE DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

ON February 28, 2023 BEFORE ME, Stacy R. Straus

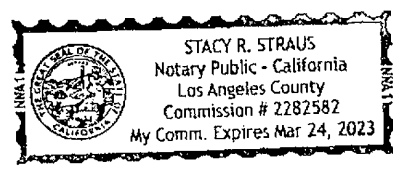
A NOTARY PUBLIC, PERSONALLY APPEARED Craig R. Casner

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE *Stacy R. Straus*



CONDOMINIUM PLAN
FOR
PARCEL 1, PARCEL MAP NO. 76038
GENERAL NOTES AND DEFINITIONS

1. This condominium project is composed of a common area and 2 units.
2. The common area of this project is the land and real property, including all improvements constructed thereon within the boundary lines of Parcel 1 of Parcel Map No. 76038 in the City of Redondo Beach, County of Los Angeles, State of California, as per parcel map filed in Book 418 Pages 11 and 12, inclusive, of Parcel Maps, in the office of the County Recorder of said county, except there from those portions shown and defined herein as units 1 through 2, inclusive.
3. The following are not part of a unit: bearing walls, columns, vertical supports, floors, roofs, foundations, beams, balcony railings, pipes, ducts, flues, chutes, conduits, wires, and other utility installations, wherever located except the outlets thereof when located within the unit.
4. A unit shall mean a separate interest in space and includes that spatial element of a condominium which is not owned in common with other owners of other condominiums in the project the boundaries of which are shown and defined herein. The units of this project are numbered 1 through 2, inclusive. A unit consists of all of those elements bearing an identical number designation. The prefix number designation of an element coincides with the number of that unit of which it is a part. The suffix number designation of an element coincides with the level upon which such element is located. Whenever reference is made to any of Units 1 through 2, inclusive, it shall be construed that reference is made to the unit as a whole and to each and all of its component elements.
5. This plan and the dimensions shown hereon are intended to conform to Civil Code Section 4285 which requires diagrammatic floor plans of the building built or to be built thereon in sufficient detail to identify each unit, its relative location and approximate dimensions. The dimensions shown hereon are not intended to be sufficiently accurate to use for computation of floor area or airspace volume in any or all of the units.
6. These diagrammatic plans intentionally omit detailed information of internal partitioning within individual units. Likewise, such details as protrusions of vents, beams, columns, window casings, and other such features are not intended to be reflected on this plan.
7. Each of those areas shown on this plan bearing the letter designation "A" is an element of a unit consisting of a dwelling area. The lateral boundaries of each such element are the interior surfaces of the perimeter walls, windows and doors thereof at the limits indicated on the respective portions thereof. The lower vertical boundary of each such element is the interior surface of the floor thereof and the upper vertical boundary of each such element is the interior surface of the ceiling thereof, both at the limits shown hereon. Each such element includes the respective portions of the building and improvements lying within said boundaries (except as stated in Note 3 above) and the airspace so encompassed.

CONDOMINIUM PLAN
FOR
PARCEL 1, PARCEL MAP NO. 76038

8. Each of those areas shown on this plan bearing the letter designation:
"B" and "B'" is a portion of the exclusive use common area consisting of a balcony.
"DW" is a portion of the exclusive use common area consisting of a driveway area.
"Y" is a portion of the exclusive use common area consisting of a yard.
The lateral and vertical boundaries of each such area are the exterior surfaces of the perimeter walls, windows, and doors of the adjacent building structure, where such surfaces adjoin such area and the interior surfaces of the perimeter walls, floors, and ceilings of each such area where such surfaces exist. Otherwise, the lateral and vertical boundaries of each such area are vertical and horizontal planes at the dimensions and elevations shown hereon for each such area where such surfaces exist. Each such area includes only the airspace encompassed by said boundaries for the unit bearing the identical number designation.
9. Each of those areas shown on this plan bearing the letter designation "G" is an element of a unit consisting of a garage area. The lateral boundaries of each such element are the interior surfaces of the perimeter walls, windows, and doors thereof at the limits indicated on the respective portions thereof. The lower vertical boundary of each such element is the interior surface of the floor thereof and the upper vertical boundary of each such element is the interior surface of the ceiling thereof, both at the limits shown hereon. Each such element includes the respective portions of the building and improvements lying within the said boundaries (except as stated in Note 3 above) and the airspace so encompassed.
10. The upper vertical limit of each element and exclusive use common area is a horizontal plane described as "U.E." The lower vertical limit of each element and exclusive use common area is a horizontal plane described as "L.E."
11. Included as parts of an element are those areas, if any, which lie between the upper limits, shown as U.E. hereon, and the finished ceilings above the upper limits and within the horizontal dimensions of said elements.
12. All ties to elements are at right angles to the lines they join, unless otherwise indicated. Element and exclusive use common area boundary lines intersect at right angles or 135-degree angles, unless otherwise indicated.
13. Common walls between units are 0.8' thick unless otherwise specified. All other walls are 0.4' thick unless otherwise specified.
14. The physical boundaries of a condominium unit, or of a condominium unit reconstructed in substantial accordance with the original plans, thereof, shall be conclusively presumed to be its boundaries rather than the metes and bounds expressed hereon, regardless of the settling or lateral movement of the building and regardless of minor variance between boundaries shown hereon and those of the building.

CONDOMINIUM PLAN
FOR
PARCEL 1, PARCEL MAP NO. 76038
CERTIFICATIONS

I hereby certify that I am a professional registered civil engineer of the State of California and that this condominium plan, consisting of 6 sheets, represents the boundary of the land included within this project and the "as-built" location of the units therein based upon construction plans and field inspection.



Gary J. Roehl R.C.E. 30826
Exp.: 3-31-24



BENCHMARK:

L & T off of the northeast corner of Parcel Map No. 76038 as filed in Parcel Map Book 418 Pages 11 and 12. Assumed elevation is 201.66'

BASIS OF BEARING:

The bearings shown hereon are based on a bearing N 00°07'00" W of the centerline of Harkness Lane as shown on Parcel Map No. 76038 as filed in Parcel Map Book 418 Pages 11 and 12.

SCALE: 1" = 20'

SHEET 5 OF 6 SHEETS



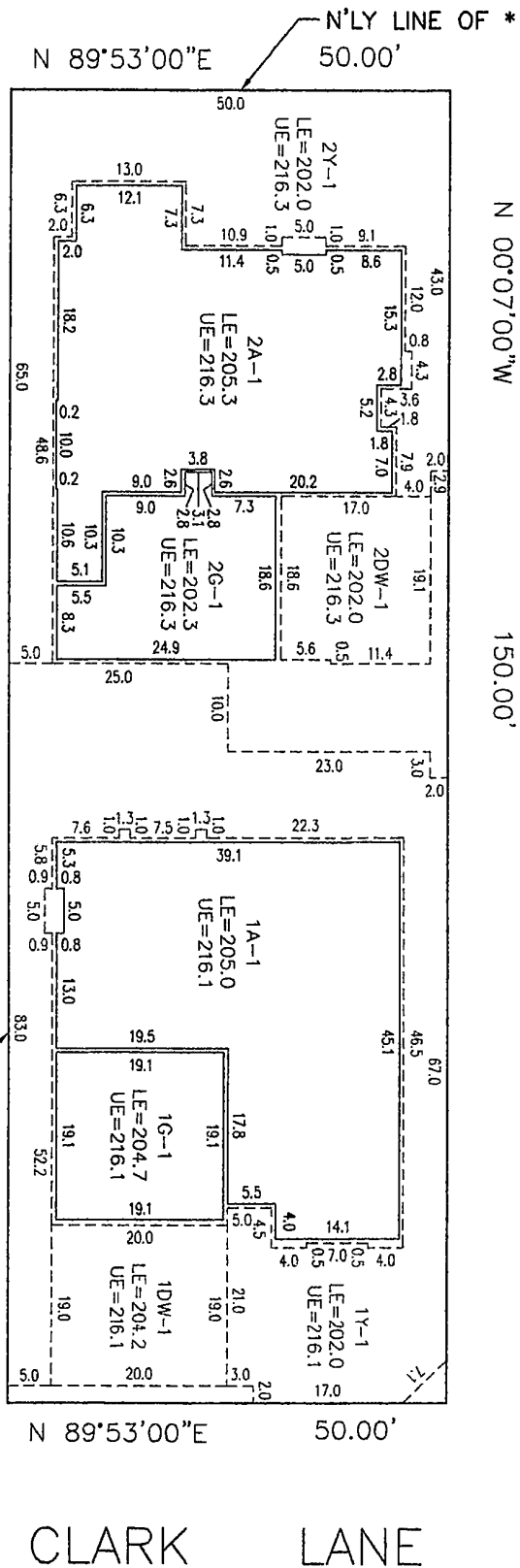
CONDOMINIUM PLAN

FOR PARCEL 1, PARCEL MAP NO. 76038

FIRST LEVEL

* PARCEL 1, PARCEL MAP NO. 76038

HARKNESS LANE



N 00°07'00"W

150.00'

W'LY LINE OF *

N'LY LINE OF *
50.00'

N 89°53'00"E 50.00'

CLARK LANE

SCALE: 1" = 20'

SHEET 6 OF 6 SHEETS



CONDOMINIUM PLAN

FOR

PARCEL 1, PARCEL MAP NO. 76038

SECOND LEVEL

* PARCEL 1, PARCEL MAP NO. 76038

HARKNESS LANE

CLARK LANE

