

**SURVEY AND TOPOGRAPHY**

FOR  
JAY BARTROFF  
461 S PROSPECT AVENUE  
MANHATTAN BEACH, CA 90266  
PHONE 310-913-5382

**JOB ADDRESS**

461 S PROSPECT AVENUE  
MANHATTAN BEACH, CA 90266

**LEGAL DESCRIPTION**

LOT 12,  
TRACT NO. 20589  
M.B. 544-23-24  
APN 4168-017-006

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 KW CHECK BY TS

DRAWN ON JULY 2, 2020

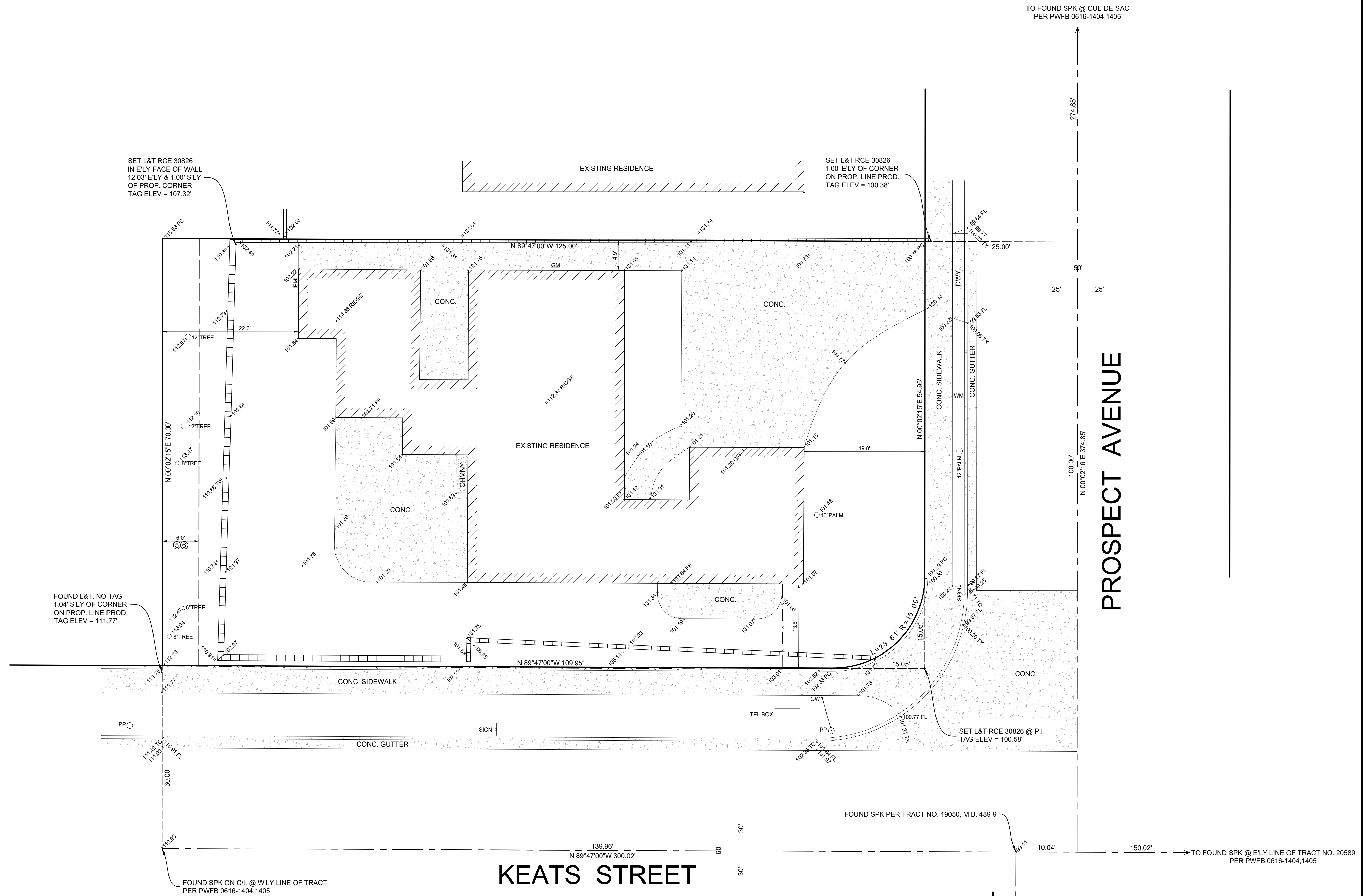
REVISIONS

**LEGEND**

	EXISTING BUILDING		BRICK
	CONCRETE		WOOD DECK
	+106.76 EXISTING ELEVATION		
	100 EXISTING CONTOUR		
	BLOCK WALL		
	EXISTING FENCE		
	BCR BEGINNING OF CURB RETURN		
	CL CENTERLINE		
	C.L.F. CHAIN-LINK		
	ELY EASTERLY		
	EM ELECTRIC METER		
	FD FOUND		
	FE FENCE		
	FF FINISH FLOOR		
	FH 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		
	SBW SPIKE AND WASHER		
	SLY SOUTHERLY		
	SPK SPIKE		
	SSSC SANITARY SEWER CLEAN OUT		
	SSMH SANITARY SEWER MANHOLE		
	STK STAKE / STAKE & TAG		
	STLT STREET LIGHT		
	TC TOP OF CURB		
	TW TOP OF WALL / T.O.W.		
	TX TOP 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.

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**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.  
⑤ ITEM #5 - EASEMENT FOR POLE LINES AND RIGHTS INCIDENTAL PURPOSES RECORDED IN BOOK 46926, PAGE 345 OF O.R.  
⑥ ITEM #6 - EASEMENT FOR POLE LINES, CONDUITS AND RIGHTS INCIDENTAL PURPOSES RECORDED IN BOOK 47050, PAGE 1452 OF O.R.

USA NATIONAL TITLE COMPANY  
TITLE REF NO. 061523426-20  
DATED AUGUST 16, 2016



SCALE 1" = 8'