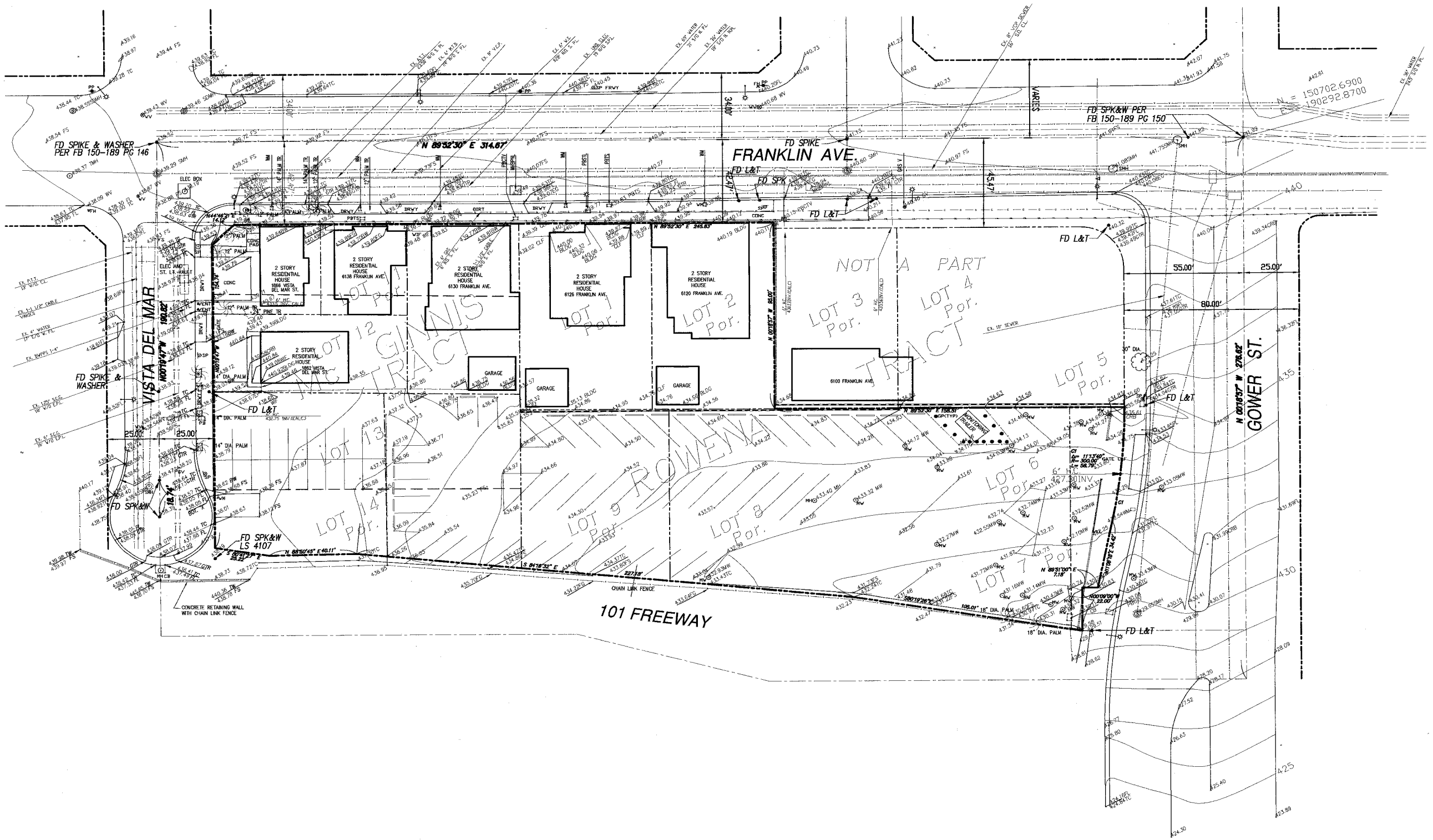

LEGAL DESCRIPTION:

PORTION OF LOTS 1, 2 AND 6 TO 9 OF ROWENA TRACT AND PORTION OF LOTS 11 TO 14 OF MC GINNIS TRACT AS RECORDED IN MAP BOOK 10 PAGE 142 AND BOOK 4 PAGE 78 LOS ANGELES COUNTY, CALIFORNIA

BASIS OF BEARINGS:

THE BEARING NORTH 89° 52' 30" EAST, ALONG THE CENTERLINE OF FRANKLIN AVENUE AS SHOWN ON MAP OF ROWENA TRACT BEING A SUBDIVISION OF LOT 1 VISTA DEL MAR TRACT AND LOT 15 MC. GINNIS TRACT AS RECORDED IN MISC. RECORDS BOOK 60 PAGE 46 AND BOOK 4 PAGE 78 LOS ANGELES COUNTY, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCH MARK:

BENCH MARK NO. 20630, ELEVATION: 442.624 FT., DESCRIBED AS FOLLOWS:
WIRE SPIKE IN N CURB FRANKLIN AVENUE; 4 FEET E OF BC RET E OF GOWER STREET E END CB.

LAND AREA:

CONTANING AN AREA OF ~~60424~~ 52,419 SQ.FT. OR 1.387 ACRES, MORE OR LESS.

LEGEND:

A/C	ASPHALT CONCRETE	FH.O.	FIRE HYDRANT
BW	BACK OF WALK		STREET LIGHT
CB	CATCH BASIN		POWER POLE
℄/CL	CENTERLINE	WM	WATER METER
C.L.F.	CHAIN LINK FENCE		WATER VALVE
CONC	CONCRETE		STORM DRAIN MANHOLE
DIA	DIAMETER		ELECTRIC MANHOLE
DRWY	DRIVEWAY		SEWER MANHOLE
ELEC	ELECTRIC		TELEPHONE MANHOLE
EP	EDGE OF PAVEMENT		SIGN POST
FB	FIELD BOOK		WATER VAULT
FD	FOUND		CATCH BASIN
FG	FINISH GRADE		TREE
FL	FLOWLINE		PALM TREE
FS	FINISH SURFACE		CURB
GTR	GUTTER		CATCHBASIN w/ MANHOLE
INV	INVERT		PROPERTY LINE
LS	LAND SURVEYOR		ADJACENT PROPERTY LINE
L & T	LEAD & TACK		CENTERLINE
MW	MONITORING WELL		BUILDING LINE
PG	PAGE		WALL
℗/PL	PROPERTY LINE		GAS LINE
PLTR	PLANTER		ELECTRIC LINE
PVMT.	PAVEMENT		SEWER LINE
SDMH	STORM DRAIN MANHOLE		CABLE LINE
SPK&W	SPIKE & WASHER		TELEPHONE LINE
SMH	SEWER MANHOLE		WATER LINE
ST.LT.	STREET LIGHT		CHAIN LINK FENCE
TC	TOP OF CURB		WOOD FENCE
TR	TREE		
W.I.	WROUGHT IRON		
WM	WATER METER		
WV	WATER VAULT		

N

SCALE: 1" = 20'

20 10 0 20 40

GRAPHIC SCALE

CHRISTOPHER A. JOSEPH & ASSOCIATES
Environmental Planning and Research

Figure III-1
Existing Site Plan