

REVISION	BY



PROJECT INFORMATION

TOPOGRAPHIC DATA:
 THE TOPOGRAPHIC INFORMATION SHOWN HEREON WAS PREPARED FROM A FIELD SURVEY BY JACK LITTLE COMPANY IN FEBRUARY 2023.

BASIS OF BEARINGS:
 THE BEARING N 32°59'00" E OF THE SIDELINE OF STEVENSON AVENUE, AS SHOWN ON THAT RECORD OF SURVEY, AS PER MAP RECORDED IN BOOK 18 PAGES 21 AND 22 OF MAPS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

ZONING:
 THIS PROPERTY IS IN THE ZONE A-1 (LIGHT AGRICULTURE)

DEFINITIVE INFORMATION SHOULD BE OBTAINED FROM THE ZONING CODE ITSELF AND FROM CONSULTATION WITH THE DEPARTMENT OF BUILDING AND SAFETY.

PROJECT BENCHMARK:
 ASSUMED DATUM (100.00') ON FD. 3/4" I.P. AT CL INT. OF KAGEL CANYON ROAD & STEVENSON AVENUE

SITE AREA:
 NET AREA: 14,407.95 SQ. FT. OR 0.33 ACRES

LEGAL DESCRIPTION:
 LOTS 155, 156, 158, 160, 161 AND 162 OF L.S. MAP, AS PER MAP RECORDED IN R.S. BOOK 18, PAGES 21 AND 22 OF OFFICIAL RECORDS IN THE COUNTY OF LOS ANGELES.

ASSESSORS PARCEL NO. 2845-005-011, 012, 014, 016, 017, 018.

TITLE REPORT INFORMATION:
 THIS PROJECT WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT AND ANY EASEMENTS THAT MAY BE CONTAINED WITHIN SAID REPORT ARE NOT SHOWN HEREON.

LEGEND

AC	ASPHALTIC CONCRETE	—	PROPERTY LINE
C.E.F.B.	CITY ENGINEER FIELD BOOK	—G15—	EXISTING CONTOUR
CL	CENTERLINE	—□—□—	WOOD FENCE
CSFB	COUNTY SURVEYOR'S FIELD BOOK	20.1	SPOT ELEVATION
EG	EDGE OF GUTTER	[Hatched]	AC PAVED
ELEV	ELEVATION	[Arrow]	INDICATES LOTS HELD AS ONE PER L.A. CO. ASSESSOR MAP
EP	EDGE OF PAVEMENT		
FD	FOUND		
L&T	LEAD & TACK		
PL	PROPERTY LINE		
PROD.	PRODUCED		
P.W.F.B.	PUBLIC WORKS FIELD BOOK		
5#W	SPIKE & WASHER		

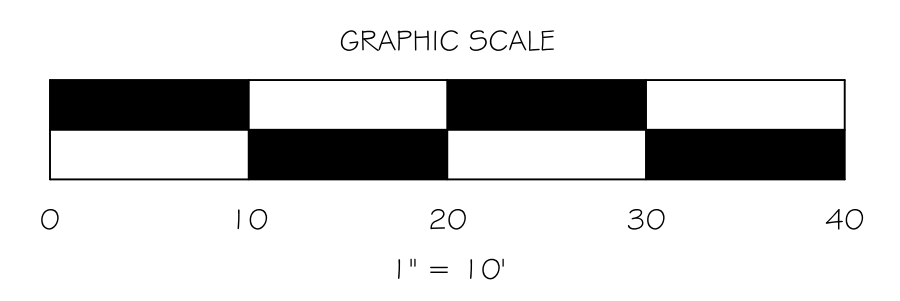
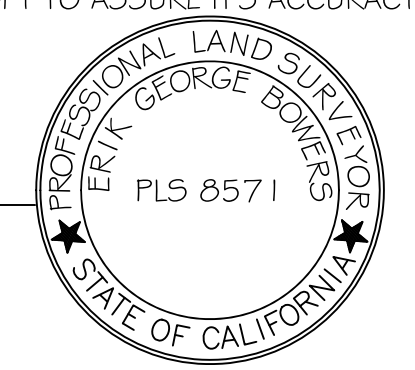
SLOPE BAND ANALYSIS DATA TABLE/ LEGEND

SLOPE HATCH	SLOPE BAND(%)	AREA (sq.ft.)	SITE %
[Hatched]	0-14.99	12,862.0	89.3%
[Hatched]	15-29.99	1358.7	9.4%
[Hatched]	30-44.99	187.3	1.3%
[Hatched]	45-59.99	0	0
[Hatched]	60-99.99	0	0
[Hatched]	100+	0	0

NOTE:
 ONLY A SIGNED AND SEALED COPY OF THIS SURVEY REPRESENTS A TRUE COPY OF OUR WORK PRODUCT; ANY COPIES CREATED FROM ELECTRONIC FILES OR OTHER METHODS MUST BE COMPARED TO A SIGNED AND SEALED COPY TO ASSURE ITS ACCURACY AND COMPLETENESS.

PREPARED UNDER THE DIRECTION OF:

ERIK G. BOWERS, L.S. 8571



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 LICENSED LAND SURVEYORS
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TOPOGRAPHIC SURVEY OF
 VACANT LAND: A.P.N. 2845-005-011,012,014,016 TO 018
 FOR FRANCISCO ARIAS
 UNINCORPORATED TERRITORY CALIFORNIA

DATE:	2/22/23
SCALE:	1" = 10'
PROJ.:	53-011-23
DRN. BY:	LN
SHEET NO.:	1
OF 1 SHEETS	