

SURVEY AND TOPOGRAPHY

FOR
JUSTIN BREVOORT
336 THE STRAND, UNIT A
HERMOSA BEACH, CA 90254
PHONE 310-529-9944

JOB ADDRESS

237 MONTREAL STREET
LOS ANGELES, CA 90293

LEGAL DESCRIPTION

LOT 37, BLOCK 17
TRACT NO. 8557
M.B. 103-1-3
APN 4116-012-004

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 XX

DRAWN ON JANUARY 31, 2022

REVISIONS

REVISIONS

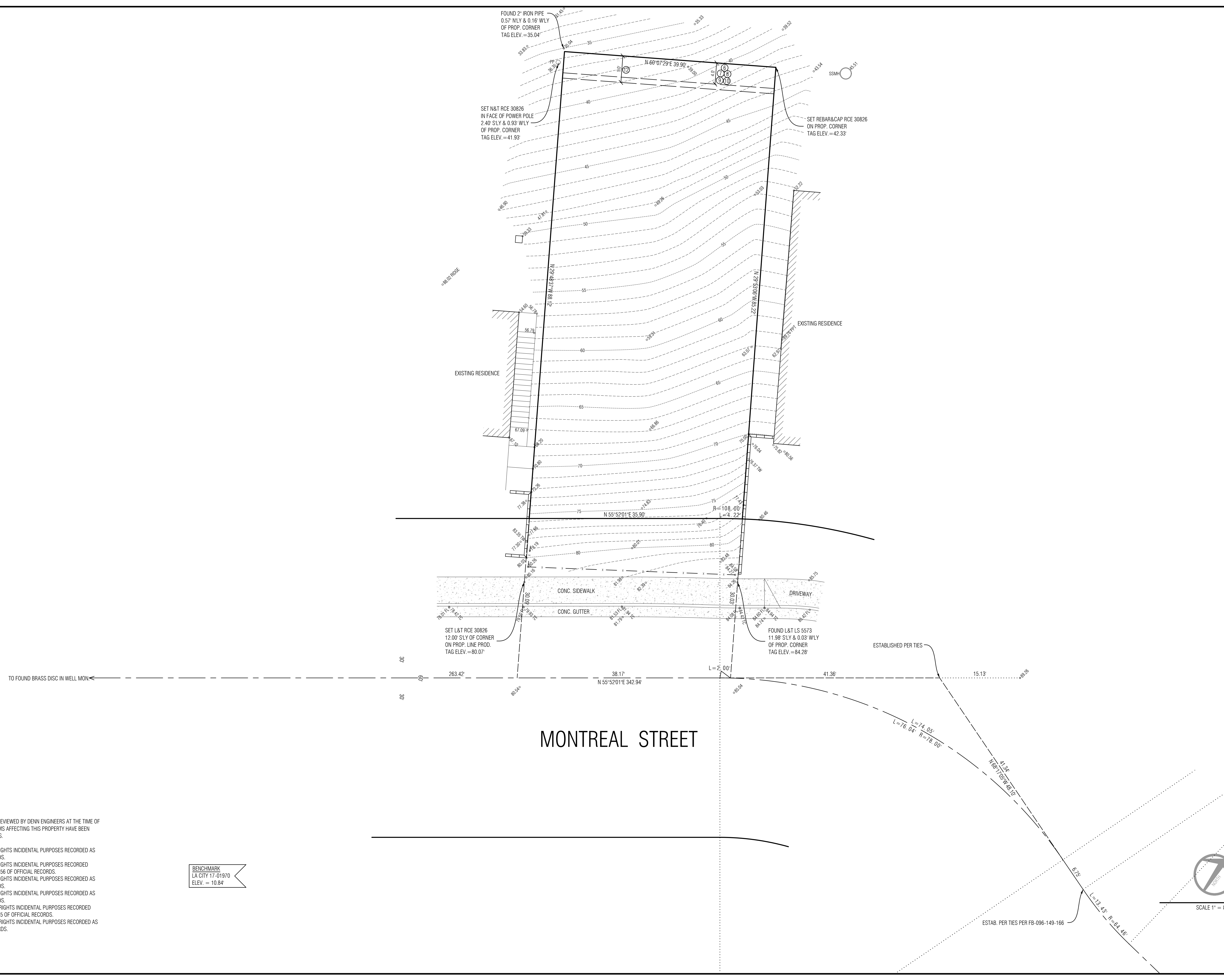
LEGEND

	EXISTING BUILDING		BRICK
	CONCRETE		WOOD DECK
	+106.76 EXISTING ELEVATION		EXISTING CONTOUR
	BLOCK WALL		EXISTING FENCE
BCR	BEGINNING OF CURB RETURN		
CATV	CABLE TV PULL BOX		
CONC.	CONCRETE		
CHIMNY	CHIMNEY		
CEFB	CITY ENGINEERS FIELD BOOK		
CA	CENTERLINE		
C.L. / W.L.F.	CHAIN LINE FENCE / WROUGHT IRON FENCE		
ELY	EASTERLY		
EG	EDGE OF GUTTER		
EM	ELECTRIC METER		
FF	FINISH FLOOR		
PH	FIRE HYDRANT		
FL	FLOW LINE		
GFF	GARAGE FINISH FLOOR		
GM	GAS METER		
GLY / GW	GLY WIRE		
I.P.	IRON PIPE MONUMENT		
L&T	LEAD AND TACK TAG MONUMENT		
MH	MANHOLE (SANITARY SEWER / STORM DRAIN)		
NLY	NORTHERLY		
N&T	NAIL AND TAG MONUMENT		
PB	PULL BOX (EDISON / TRAFFIC / STREET LIGHT)		
PB (CONT)	TELEPHONE / CABLE TV		
PC	PROPERTY CORNER / PROSP. CORNER		
PL	PROPERTY LINE / PROP. LINE		
PP / UP	POWER POLE / UTILITY POLE		
PRM	PARADET		
PWFB	PUBLIC WORKS FIELD BOOK		
R.R.	RAIL ROAD		
R&B	ROAD DEPARTMENT FIELD BOOK		
R.S.	RECORD OF SURVEY		
SPK / S&W	SPIKE / SPIKE AND WASHER MONUMENT		
S&S	SOUTHERLY		
SSOD	SANITARY SEWER CLEANOUT		
STK / ST&T	STAKE / STAKE AND TAG MONUMENT		
STL / LT	STREET LIGHT POLE / LIGHT POLE		
TC	TOP OF CURB		
TX / BK	TOP OF APRON / BOTTOM OF APRON		
WLY	WESTERLY		
WM	WATER METER		

NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDING UNLESS OTHERWISE NOTED. BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THIS SURVEY PLAN FOR OFFSET DIMENSIONS. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION BY PHONE 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.

- ⑥ ITEM #6 - EASEMENT FOR UTILITIES AND RIGHTS INCIDENTAL PURPOSES RECORDED AS BOOK 19641, PAGE 67 OF OFFICIAL RECORDS.
- ⑦ ITEM #7 - EASEMENT FOR UTILITIES AND RIGHTS INCIDENTAL PURPOSES RECORDED FEBRUARY 15, 1950 AS BOOK 3478, PAGE 256 OF OFFICIAL RECORDS.
- ⑧ ITEM #8 - EASEMENT FOR UTILITIES AND RIGHTS INCIDENTAL PURPOSES RECORDED AS BOOK 7028, PAGE 175 OF OFFICIAL RECORDS.
- ⑨ ITEM #9 - EASEMENT FOR UTILITIES AND RIGHTS INCIDENTAL PURPOSES RECORDED AS BOOK 7124, PAGE 248 OF OFFICIAL RECORDS.
- ⑩ ITEM #10 - EASEMENT FOR UTILITIES AND RIGHTS INCIDENTAL PURPOSES RECORDED FEBRUARY 15, 1950 AS BOOK 3521, PAGE 65 OF OFFICIAL RECORDS.
- ⑪ ITEM #12 - EASEMENT FOR UTILITIES AND RIGHTS INCIDENTAL PURPOSES RECORDED AS BOOK 31992, PAGE 320 OF OFFICIAL RECORDS.

BENCHMARK
LA CITY 17-01970
ELEV. = 10.84'