

BEING A SUBDIVISION OF  
LOT 102 OF TRACT NO. 4161, RECORDED IN BOOK 46,  
PAGE 32, OF MAPS IN THE OFFICE OF THE LOS ANGELES  
COUNTY RECORDER

TOTAL AREA: 5,399 SQUARE FEET  
PARCEL "A" AREA: 2,351 SQUARE FEET  
PARCEL "B" AREA: 3,048 SQUARE FEET

PROPOSED TWO-UNIT CONDOMINIUM DEVELOPMENT  
ZONING, CURRENT AND PROPOSED: R2  
FEMA FLOOD HAZARD ZONING: ZONE X, AREA OF MINIMAL FLOOD HAZARD,  
FIRM NO. 06037C1595F, EFFECTIVE 09/26/2008.

OWNER AND SUBDIVIDER:

F. BAR AND A. KENDALL 1997 REVOCABLE TRUST AND NICOLAS KENDALL-BAR  
2502 CALIFORNIA AVENUE  
SANTA MONICA, CA 90403

MAP PREPARED BY:

MATTHEW J. SCHMAHL, PLS 9264  
6436 NEW GATE WAY  
YORBA LINDA, CA 92886  
(562) 908-0570

NOTE:  
THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, AND  
SHOWS ALL EASEMENTS OF RECORD AS REPORTED IN THE PRELIMINARY TITLE  
REPORT PREPARED BY CHICAGO TITLE COMPANY AS ORDER NO. 111814592JM,  
DATED OCTOBER 22, 2018.

EASEMENT NOTES:

1. BOOK 99, PAGE 373 OF OFFICIAL RECORDS (REC. MAR. 3, 1883):  
WATER DITCH EASEMENT TO ELIPDIO J. HIGUERA. EASEMENT IS NOT  
PRACTICABLE UPON SUBJECT LOT.
2. BOOK 502, PAGE 130 OF OFFICIAL RECORDS (REC. OCT. 10, 1921):  
3'-WIDE PUBLIC UTILITIES EASEMENT TO LOS ANGELES TRUST AND  
SAVINGS BANK ALONG THE LINES OF SUBJECT LOT "WHERE  
PRACTICABLE, IF NOT PRACTICABLE, ELSEWHERE OVER THE LOT AS  
CONVENIENT.
3. BOOK 34966, PAGE 346 OF OFFICIAL RECORDS (REC. NOV. 28, 1950):  
UTILITY POLE EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY,  
POLES TO BE PLACED WITHIN 1 FOOT OF THE NORTHEASTERLY (REAR)  
LINE OF SUBJECT LOT.

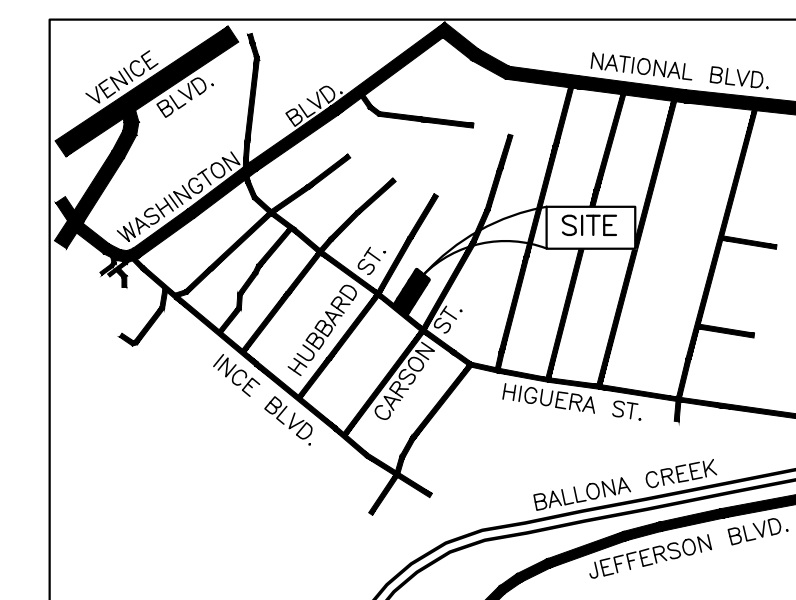
NOTES:

1. NO GAS WILL BE PROVIDED TO THE SITE. OTHERWISE, UTILITIES WILL BE PROVIDED BY:
  - GOLDEN STATE WATER COMPANY
  - SOUTHERN CALIFORNIA EDISON
  - AT&T COMMUNICATIONS
  - SPECTRUM CABLE
2. ROOF-MOUNTED PHOTOVOLTAIC PANELS WILL ALSO BE PROVIDED.
3. SEWER IS AVAILABLE AND WILL CONNECT TO THE EXISTING SEWER IN HIGUERA ST.
4. ALL EXISTING STRUCTURES TO BE DEMOLISHED.
5. PER PRELIMINARY TITLE REPORT, NO EASEMENTS AFFECT THE SITE EXCEPT THOSE MENTIONED ABOVE.

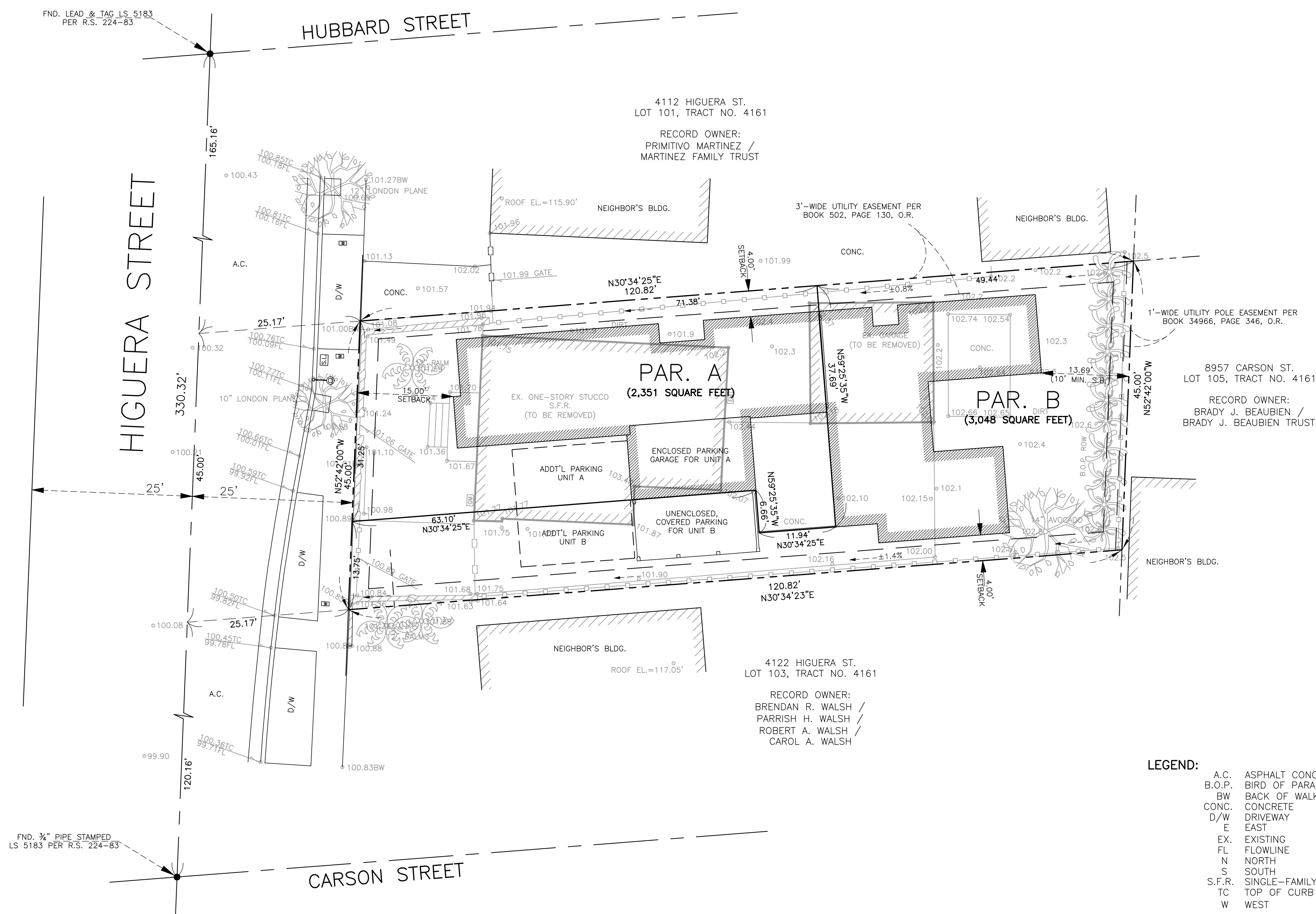
SURVEY BENCHMARK:

SEWER MANHOLE RIM AT THE INTERSECTION OF CARSON ST. AND HIGUERA ST.  
ASSUMED RIM ELEV= 100.00 FEET

VICINITY MAP  
(NO SCALE)



JOB NO. 12186



LEGEND:

A.C. ASPHALT CONCRETE  
B.O.P. BIRD OF PARADISE  
BW BACK OF WALK  
CONC. CONCRETE  
D/W DRIVEWAY  
E EAST  
EX. EXISTING  
FL FLOWLINE  
N NORTH  
S SOUTH  
S.F.R. SINGLE-FAMILY RESIDENCE  
TC TOP OF CURB  
W WEST

|                                                                                       |                          |
|---------------------------------------------------------------------------------------|--------------------------|
|  | BUILDING LINE (EXISTING) |
|  | BUILDING LINE (PROPOSED) |
|  | CENTERLINE               |
|  | ELECTRIC METER           |
|  | GAS METER                |
|  | LIGHT POLE               |
|  | PARCEL BOUNDARY          |
|  | SPOT ELEVATIONS          |
|  | STREET LIGHT BOX         |
|  | SUBDIVISION BOUNDARY     |
|  | WATER METER              |