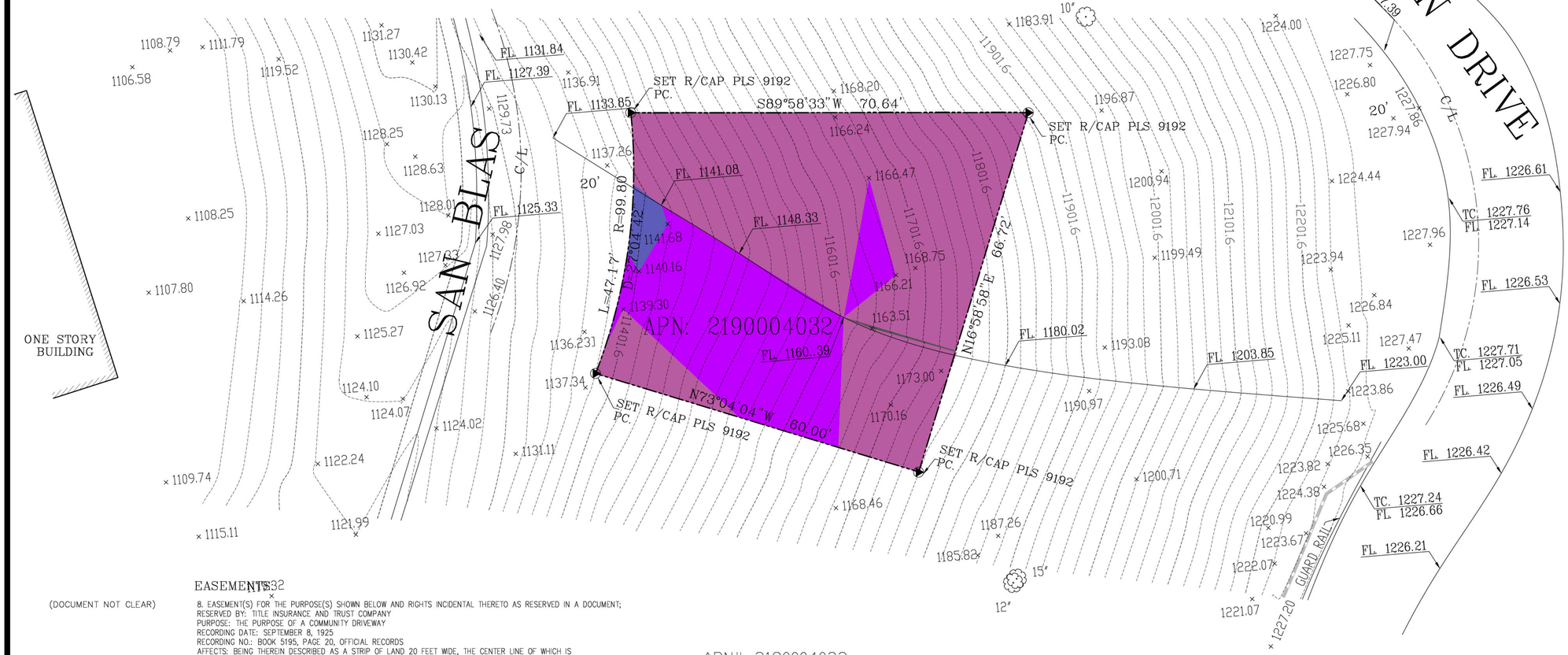
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES. STATE OF CALIFORNIA. AND IS DESCRIBED AS FOLLOWS:

POR OF LOT 4725 , BLOCK 29, TRACT 6170, IN THE CITY OF LOS ANGELES, BOOK 86, PAGES 40-43 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER. APN: 2190-004-032

(Fidelity National Title, ORDER NO.: 00152849-992-SD1-2MM)



EASEMENTS

(DOCUMENT NOT CLEAR)

8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT;
RESERVED BY: TITLE INSURANCE AND TRUST COMPANY
PURPOSE: THE PURPOSE OF A COMMUNITY DRIVEWAY
RECORDING DATE: SEPTEMBER 8, 1925
RECORDING NO.: BOOK 5195, PAGE 20, OFFICIAL RECORDS
AFFECTS: BEING THEREIN DESCRIBED AS A STRIP OF LAND 20 FEET WIDE, THE CENTER LINE OF WHICH IS DESCRIBED AS BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 4687; THENCE SOUTHERLY ALONG THE EAST LINES OF LOTS 4687 TO 4695 INCLUSIVE OF THE MOST SOUTHERLY CORNER OF SAID LOT 4695, AS GRANTED TO OWNERS OF OTHER PARCELS OR LAND ADJOINING SAID DRIVEWAY

(NOT A SURVEY MATTER)

9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PUBLIC UTILITIES AND INCIDENTAL PURPOSES
RECORDING DATE: AUGUST 29, 1932
RECORDING NO.: 805, OFFICIAL RECORDS
AFFECTS: OVER THE SAID LAND FEET OF SAID LAND

(DOCUMENT NOT AVAILABLE)

11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT:
GRANTED TO: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY
PURPOSE: AERIAL AND UNDERGROUND COMMUNICATION STRUCTURES
RECORDING DATE: AUGUST 8, 1949
RECORDING NO: 1577, OFFICIAL RECORDS
AFFECTS: SAID LAND

(DOCUMENT NOT AVAILABLE)
(WRONG DOCUMENT)

12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT:
GRANTED TO: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION
PURPOSE: PUBLIC UTILITIES AND INCIDENTAL PURPOSES
RECORDING NO: BOOK 30223, PAGE 137, OFFICIAL RECORDS
AFFECTS: REAR 4 FEET OF SAID LAND

(BELONG TO LOT# 4691)
(WRONG DOCUMENT)

14. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: POWER LINES AND INCIDENTAL PURPOSES
RECORDING DATE: MAY 11, 1966
RECORDING NO.: 1966-1079, OFFICIAL RECORDS
AFFECTS: OVER THE REAR 4 FEET OF SAID LAND

APN# 2190004032

MAX. RESIDENTIAL FLOOR AREA FORMULA-(R1)

HATCHING	SLOPE BANDS(%)	LOT AREA WITHIN EACH SLOPE BAND (SQ. FT.)		FAR FROM ZONE (TABLE -R1)		MAX. RESIDENTIAL FLOOR AREA ALLOWED WITHIN EACH SLOPE BAND
	0-14.99	0	x	0.45	=	0.00
	15-29.99	0	x	0.45	=	0.00
	30-44.99	62.43	x	0.40	=	24.97
	45-59.99	1036.03	x	0.35	=	362.61
	60-99.99	2446.55	x	0.30	=	733.97
	100+	5.55	x	0.00	=	0.00
MAXIMUM RESIDENTIAL AREA					=	1121.55

0' 5' 10' 20'

GRAPHIC SCALE: 1" = 10'

LEGEND

- BOUNDARY LINE
- TREE
- CONC. BLOCK WALL
- SPOT ELEVATION
- CHAINLINK FENCE
- WOOD FENCE
- ASPHALT
- SMH SEWER MANHOLE
- C/L CENTER LINE

SLOPE ANALYSIS SURVEY

PREPARED FOR:

[redacted]

NOTES:

1. THE LEGAL DESCRIPTION, BOUNDARIES AND EASEMENT SHOWN HEREON ARE PER RECORD DATA
2. MISC. DATA
   TOTAL PROPERTY AREA: 3550 SQ. FT.
3. EASEMENTS ARE NOT PLOTTED.

BENCH MARK:

STRUCTURE ID: 43905104
ELEVATION=1095.80
FD SMH @ CANOGA DRIVE

No.	Revision/Issue	Date

Firm Name and Address

MOLAI LAND & DESIGN
24308 BURBANK BLVD
WOODLAND HILLS, CA 91367
818-325-9225
MOLAI22@YAHOO.COM

PROFESSIONAL LAND SURVEYOR
MOHMAD ALI MOLAI
P.L.S. NO. 9192
STATE OF CALIFORNIA

Project Name and Address

APN. 2190004032

Project 4796	Sheet 1 OF 1
Date 11-05-2021	
Scale 1" = 10'	