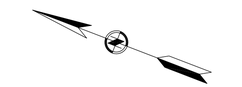
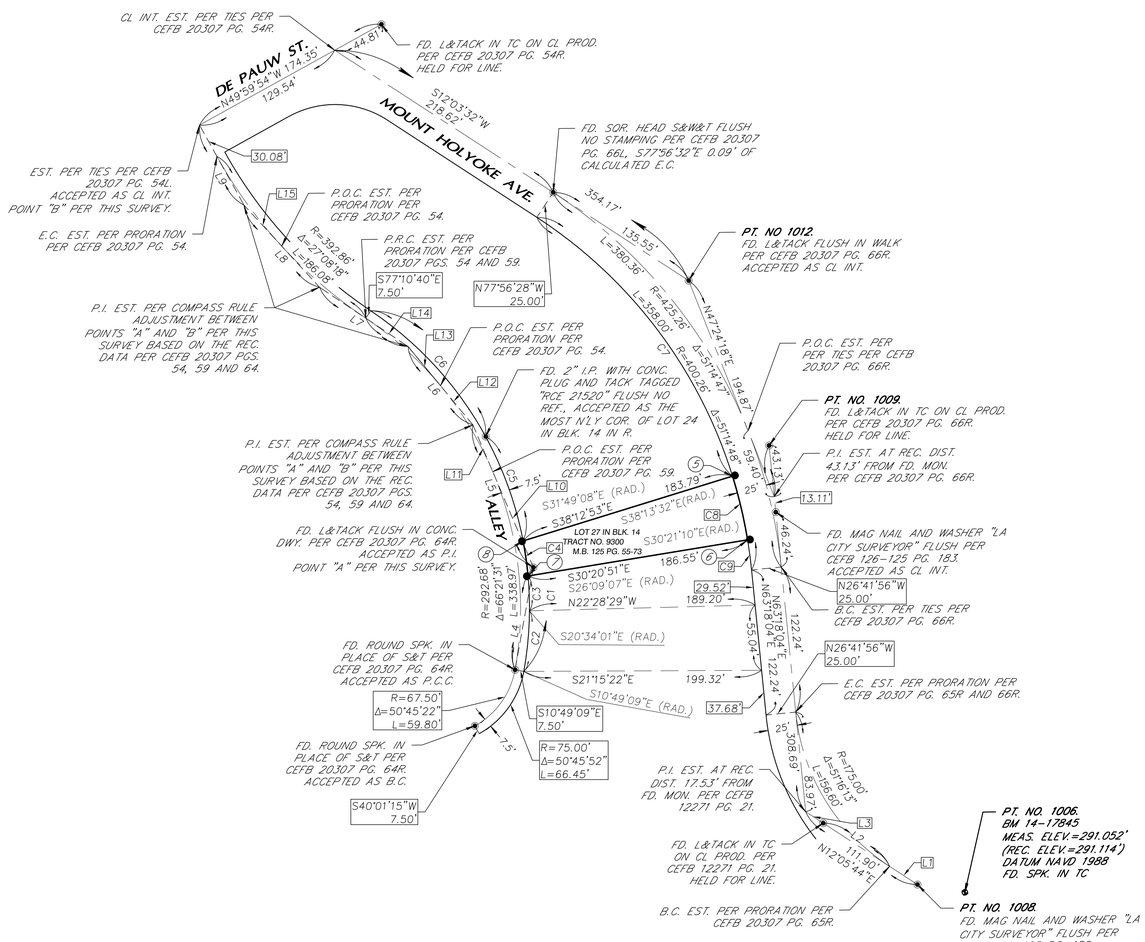
BOUNDARY ESTABLISHMENT



60' 30' 0' 30' 60' 120'

GRAPHIC SCALE
SCALE : 1"= 60'



LINE TYPE LEGEND:

- CENTER LINES
- BOUNDARY LINES FOR THE SUBJECT PROPERTY
- STREET RIGHT-OF-WAY LINES
- RECORD TRACT/LOT LINES
- SURVEY LINES

SYMBOL LEGEND:

- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- (NO.) SEE SURVEYOR'S NOTES

SURVEY ABBREVATIONS:

R – TRACT NO. 9300, M.B. 125 PG. 55–78
APN – ASSESSOR'S PARCEL NUMBER
BM – BENCHMARK
BLK. – BLOCK
B.C. – BEGIN OF CURVE
CEFB – COUNTY ENGINEER FIELD BOOK
CL – CENTERLINE
COR. – CORNER
CONC. – CONCRETE
DIST. – DISTANCE
DN. – DOWN
EST. – ESTABLISHED
E.C. – END OF CURVE
FD. – FOUND
INT. – INTERSECTION
I.P. – IRON PIPE
MEAS. – MEASURED
MON. – MONUMENT
M.B. – MAP BOOK
L&TACK – LEAD AND TACK
PG. – PAGE
P.I. – POINT OF INTERSECTION
PL – PROPERTY LINE
PROD. – PRODUCED
P.C.C. – POINT OF COMPOUND CURVE
P.O.C. – POINT ON CURVE
P.R.C. – POINT OF REVERSE CURVE
REC. – RECORD
REF. – REFERENCE
SPK. – SPIKE
S&T – SPIKE AND TIN
S&W – SPIKE AND WASHER
S&W&T – SPIKE AND WASHER AND TIN
TC – TOP OF CURVE

BENCH MARK DATA:

CITY OF LOS ANGELES SURVEY DIVISION BM DATA
DATUM: NAVD 1988
ADJUSTMENT 2000
BM: 14–17845
MEAS. ELEV.=291.052 US SURV. FEET
REC. ELEV.=291.114' US SURV. FEET
DESCRIPTION: FD. WIRE SPK. IN E CURB OF MOUNT HOLYOKE; 1' S OF BC CURB RETURN S'LY OF EARLHAM ST.

ID	BM ID	REC. ELEV. [FEET]	POINT #	MEAS. ELEV. [FEET]	ELEV. DIF. [FEET]	ADJ. ELEV. [FEET]
1	14–17845	291.114	1006	291.052	+0.062	–

NOTE:
REC., ELEV. INDICATES ORTHOMETRIC HEIGHT PER LA CITY BM DATA.
MEAS. ELEV. INDICATES ORTHOMETRIC HEIGHT CALCULATED BASED ON GEIOD 2018 AND ELLIPSOIDAL HEIGHT (ELLIPSOID GRS–80) OBTAINED PER GEODETIC AND TERRESTRIAL OBSERVATIONS.

CURVE DATA:

CURVE DATA				
CURVE NO.	LENGTH	RADIUS	DELTA	TANGENT
C1	347.66'	300.18	66°21'31"	196.28
C2	51.07'	300.18	9°44'52"	25.60
C3	29.26'	300.18	5°35'06"	14.64
C4	29.69'	300.18	5°40'01"	14.86
C5	93.38'	300.18	17°49'25"	47.07
C6	144.26'	300.18	27°32'06"	73.55
C7	277.50'	400.26	39°43'24"	144.59
C8	55.00'	400.26	7°52'23"	27.54
C9	25.50'	400.26	3°39'01"	12.75

LINE DATA:

LINE DATA		
LINE NO.	BEARING	DISTANCE
L1	N12°05'44"E	27.96'
L2	N12°05'44"E	66.41'
L3	N12°05'44"E	17.53'
L4	N79°09'15"E	87.28'
L5	N45°59'25"E	129.83'
L6	N29°24'22"E	85.30'
L7	N12°48'46"E	89.40'
L8	N26°23'47"E	93.52'
L9	N39°57'46"E	76.77'
L10	N45°59'25"E	87.19'
L11	N45°59'25"E	42.64'
L12	N29°24'22"E	42.65'
L13	N29°24'22"E	42.65'
L14	N12°48'46"E	42.65'
L15	S26°23'47"W	46.76'

SURVEYOR'S NOTES:

R – TRACT NO. 9300, M.B. 125 PG. 55–78

(5) THE MOST E'LY COR. OF LOT 27 IN BLK. 14 IN R, EST. PER PRORATION PER SAID R. FD. L&TACK TAGGED "LS 3985" FLUSH IN WALK ON PL PROD., NO REF., S38°12'53"E 2.07' OF SAID COR.

(6) THE MOST S'LY COR. OF LOT 27 IN BLK. 14 IN R, EST. PER PRORATION PER SAID R. SET L&TACK TAGGED "PLS 8330" FLUSH IN WALK ON PL PROD., S30°20'51"E 2.00' OF SAID COR.

(7) THE MOST W'LY COR. OF LOT 27 IN BLK. 14 IN R, EST. PER PRORATION BETWEEN THE MOST W'LY COR. OF LOT 29 AND THE MOST N'LY COR. OF LOT 24, ALL IN BLK. 14 IN R. SET GEAR S&W STAMPED "PLS 8330" FLUSH IN A.C. ON PL PROD., N30°20'51"W 1.00' OF SAID COR.

(8) THE MOST N'LY COR. OF LOT 27 IN BLK. 14 IN R, EST. PER PRORATION BETWEEN THE MOST W'LY COR. OF LOT 29 AND THE MOST N'LY COR. OF LOT 24, ALL IN BLK. 14 IN R. SET GEAR S&W STAMPED "PLS 8330" FLUSH IN A.C. ON PL PROD., N38°12'53"W 1.00' OF SAID COR. FD. C–NAIL AND TAG STAMPED "PLS 4625" FLUSH IN A.C., NO REF., ON PL PROD., N38°12'53"W 1.74' OF SAID COR.

COORDINATE TABLE:

PT. NO.	NORTHING	EASTING	GROUND NORTHING	GROUND EASTING	ELIP. HEIGHT	ORTH. ELEV.	NAD83 LATITUDE N	NAD83 LONGITUDE W
1001	1,836,995.379	6,400,927.206	1,836,995.379	6,400,927.206	178.215	294.842		
1008	1,836,825.734	6,400,735.648	1,836,825.733	6,400,735.646	174.889	291.533		
1009	1,837,073.843	6,401,034.873	1,837,073.843	6,401,034.873	180.085	296.704		
1012	1,837,186.355	6,401,139.797	1,837,186.356	6,401,139.799	182.325	298.932		
CBHS	1,873,407.563	6,371,105.168	1,873,407.881	6,371,104.907	935.974	1,050.335	34° 08' 18.81589"	118° 37' 47.25876"
LFRS	1,857,239.931	6,436,697.441	1,857,240.107	6,436,697.753	484.200	598.928	34° 05' 42.24796"	118° 24' 46.13121"
VIMT	1,868,800.492	6,405,999.691	1,868,800.770	6,405,999.734	1,818.831	1,932.975	34° 07' 35.20671"	118° 30' 51.84757"
WRHS	1,807,431.725	6,432,010.309	1,807,431.467	6,432,010.580	28.082	145.952	33° 57' 29.34259"	118° 25' 39.34455"

UNITS: US SURVEY FEET
GROUND NORTHING & GROUND EASTING: COORDINATES CALCULATED BASED ON GRID COORDINATES AND COMBINED SCALE FACTOR.
HORIZONTAL DATUM: CCS 83, ZONE 5, CSRC EPOCH 2017.50
VERTICAL DATUM: NAVD 88; ORTHOMETRIC HEIGHTS CALCULATED BASED ON GEIOD18 AND ELLIPSOIDAL HEIGHTS (ELLIPSOID GRS–80) OBTAINED PER GPS OBSERVATIONS.
MAPPING ANGLE γ FOR PT. 1001 = –0°18'08"
COMBINED SCALE FACTOR FOR PT. 1001 = 0.99999254163

SITE ADDRESS:

533 NORTH MOUNT HOLYOKE
LOS ANGELES, CA 90272

ASSESSOR'S PARCEL NUMBER:

A.P.N. 4412–016–025

SITE AREA:

GROSS AREA = 7,833 SQ. FT.

LEGAL DESCRIPTION:

LOT 27 IN BLOCK 14 OF TRACT NO. 9300, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 125 PAGES 55 TO 78 INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

DATUM:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE 5, NORTH AMERICAN DATUM 1983 (NAD83) CSRC EPOCH 2017.50, AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS OPERATING REFERENCE STATIONS (CGPS) VIMT AND LFRS BEING SOUTH 69°21'50" EAST AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC).

REFERENCED BEARINGS FROM OTHER DOCUMENTS/DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE BEARING OF NORTH 63°18'04" EAST OF THE SIDELINE OF MOUNT HOLYOKE AVENUE AS DETERMINED BY THIS SURVEY IS SHOWN AS NORTH 62°30'34" EAST ON TRACT NO. 9300 AS PER MAP RECORDED IN BOOK 125 PAGES 55 TO 78 INCLUSIVE OF MISCELLANEOUS MAPS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

ALL DISTANCES SHOWN ON THIS MAP ARE GROUND VALUES UNLESS OTHERWISE SPECIFIED.
THE GROUND VALUES WERE CALCULATED BASED ON THE GRID COORDINATES OF ALL MEASURED POINTS ADJUSTED TO THE CSRC CONTINUOUS OPERATING REFERENCE STATIONS CBHS, LFRS, VIMT AND WRHS.
SAID STATIONS ARE ACCEPTED AS FIXED CONTROL POINTS WITHOUT ANY WEIGHTS FOR THE PURPOSE OF ADJUSTING OF ALL MEASURED POINTS.
ALL MEASURED POINTS AS SHOWN ON THIS MAP DO NOT EXCEED 2 CM NETWORK ACCURACY ERROR IN REFERENCE TO SAID STATIONS.

LATITUDE, LONGITUDE AND ELLIPSOIDAL HEIGHT OF SAID REFERENCE STATIONS ARE PUBLISHED (RECORDED) IN THE HORIZONTAL CONTROL NETWORK ADJUSTED BY CALIFORNIA SPATIAL REFERENCE CENTER, EPOCH 2017.50 (NAD83). THE HORIZONTAL ACCURACIES FOR THE CSRC STATIONS SHOWN HEREON EXCEED FEDERAL GEODETIC DATA COMMITTEE (FGDC) 5MM NETWORK ACCURACY AT THE 95% CONFIDENCE LEVEL.

THE AVERAGE COMBINED SCALE FACTOR OF 0.9999912604906 WAS USED TO OBTAIN GROUND DISTANCES.
(GRID DISTANCE = GROUND DISTANCE x COMBINED SCALE FACTOR).

ALL POINTS ON THIS MAP WERE MEASURED IN REFERENCE TO SET GPS REFERENCE POINT NO. 1001 (SET L&TACK AND TAG FLUSH IN WALK).

FOR REFERENCE SEE COORDINATE TABLE.

SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA; THAT THIS MAP, CONSISTING OF 2 SHEETS, REPRESENTS A SURVEY MADE UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.

EASEMENTS ARE NOT PLOTTED.

IF UNDERGROUND PUBLIC UTILITIES, OTHER SUBSTRUCTURES OR ZONE AND SETBACK DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM RELIABLE AND RESPONSIBLE SOURCES NOT CONNECTED WITH THIS COMPANY. NO GUARANTY, WARRANTY OR REPRESENTATION, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OF SUCH INFORMATION OR DATA.

6–12–2025
MICHAL H. KAZNOCHA, PLS DATE
PROFESSIONAL LAND SURVEYOR
PLS–8330 EXP. 12–31–25

PROFESSIONAL LAND SURVEYOR
MICHAL H. KAZNOCHA
No. 8330
STATE OF CALIFORNIA

SURVEY PREPARED BY:

CenterGeo
Surveying and Mapping Solutions
2828 CALLE QUEBRACHO
THOUSAND OAKS, CA 91360
TEL: (323)401–7776
E–MAIL: KAZ@CENTERGEO.US
WEB: WWW.CENTERGEO.US

BOUNDARY, SITE AND TOPOGRAPHIC SURVEY

SHOWING

LOT 27 IN BLOCK 14 OF TRACT NO. 9300

M.B. 125 PG. 55-78

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

PREPARED BY OR UNDER THE DIRECTION OF:

PROFESSIONAL LAND SURVEYOR
MICHAL H. KAZNOCHA
No. 8330
STATE OF CALIFORNIA

MICHAL H. KAZNOCHA, P.L.S. 8330
6/12/25
DATE

DATE OF SURVEY:	6/07/25
SURVEYED:	MHK
DRAWN:	MHK,TCF
CHECKED:	MHK
DRAWING SCALE:	1"=60'
JOB NUMBER:	25–014

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SURVEY PREPARED FOR:

LINDA ANDREWS AND MARTIN KAPPEYNE
533 N. MOUNT HOLYOKE AVE.
LOS ANGELES, CA 90272

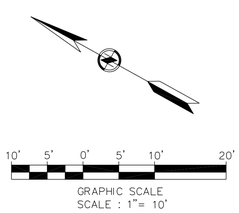
SHEET NO.

1

OF 3 SHEETS

PLOT DATE: Jun 13, 2025 - 11:47am
P:\projects\Kaznocha\2025\25-014 - 533 North Mount Holyoke Los Angeles\Survey\Boundary & Topo\533 MOUNT HOLYOKE 25014.dwg

SITE AND TOPOGRAPHIC SURVEY MAP



LINE TYPE LEGEND:

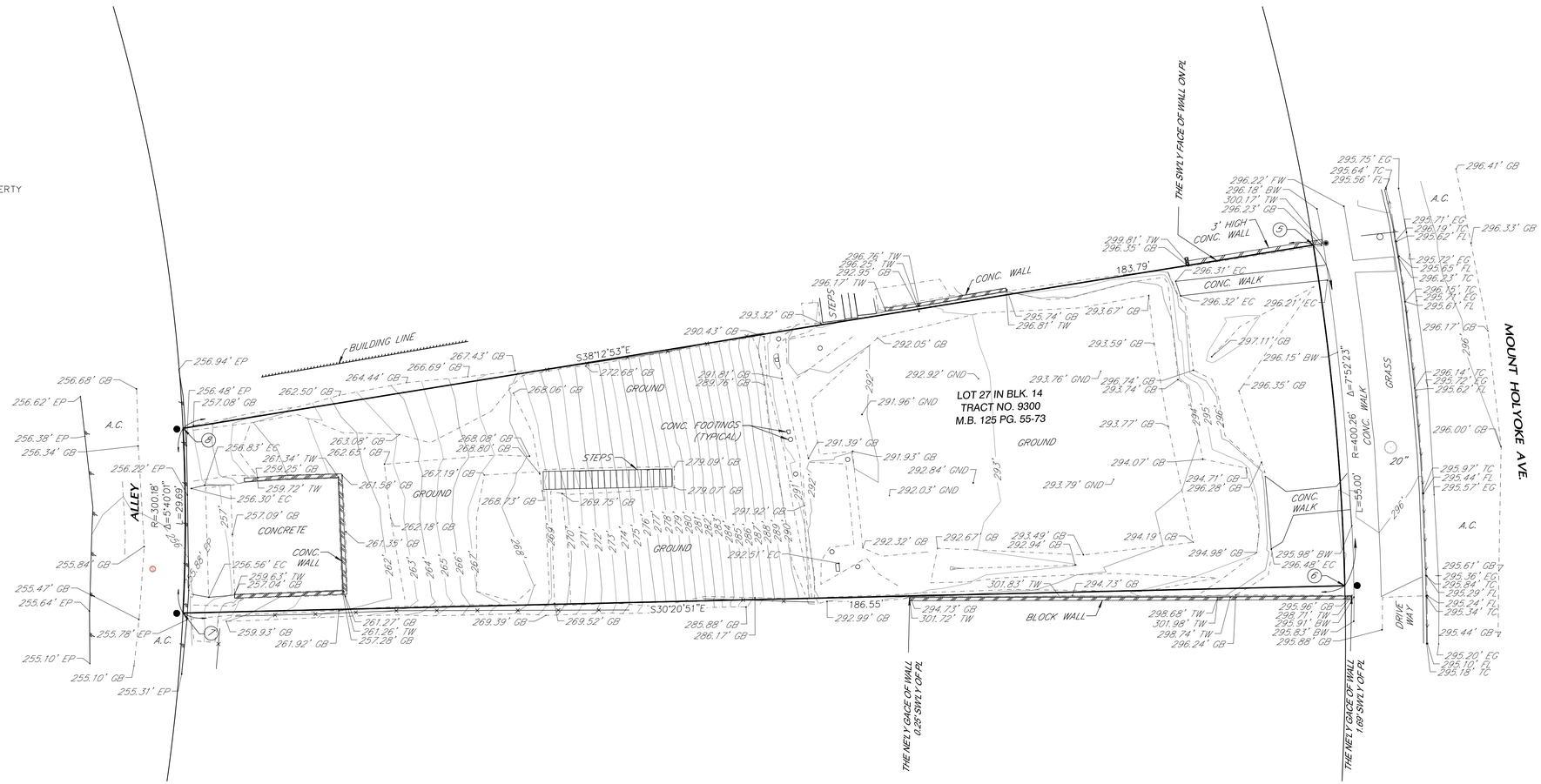
- BOUNDARY LINES FOR THE SUBJECT PROPERTY
- STREET RIGHT-OF-WAY LINES
- WALLS
- FLOW LINES
- AC PAVING
- CHAIN LINK FENCE
- GRADE BREAK

SYMBOL LEGEND:

- FOUND MONUMENT AS NOTED ON SHEET 1
- SET MONUMENT AS NOTED ON SHEET 1
- (NO.) SEE SURVEYOR'S NOTES ON SHEET 1
- SIGN
- TREE
- SEWER MAN HOLE

SURVEY ABBREVIATIONS:

A.C. – ASPHALT CONCRETE
BLK. – BLOCK
BW – BACK OF WALK
CLF – CHAIN LINK FENCE
CONC. – CONCRETE
EC – EDGE OF CONCRETE
EG – EDGE OF GUTTER
EP – EDGE OF PAVEMENT
FL – FLOW LINE
FS – FINISH SURFACE
GB – GRADE BREAK
GM – GAS METER
GND. – GROUND
M.B. – MAP BOOK
PL – PROPERTY LINE
TC – TOP OF CURB
TW – TOP OF WALL
WM – WATER METER



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BOUNDARY, SITE AND TOPOGRAPHIC SURVEY

SHOWING

LOT 27 IN BLOCK 14 OF TRACT NO. 9300

M.B. 125 PG. 55-78

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

PREPARED BY OR UNDER THE DIRECTION OF:

PROFESSIONAL LAND SURVEYOR
MICHAL H. KAZNOCHA
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STATE OF CALIFORNIA

MICHAL H. KAZNOCHA, P.L.S. 8330

6/12/25
DATE

DATE OF SURVEY:	6/07/25
SURVEYED:	MHK
DRAWN:	MHK,TCF
CHECKED:	MHK
DRAWING SCALE:	1"=10'
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LOS ANGELES, CA 90272

SHEET NO.

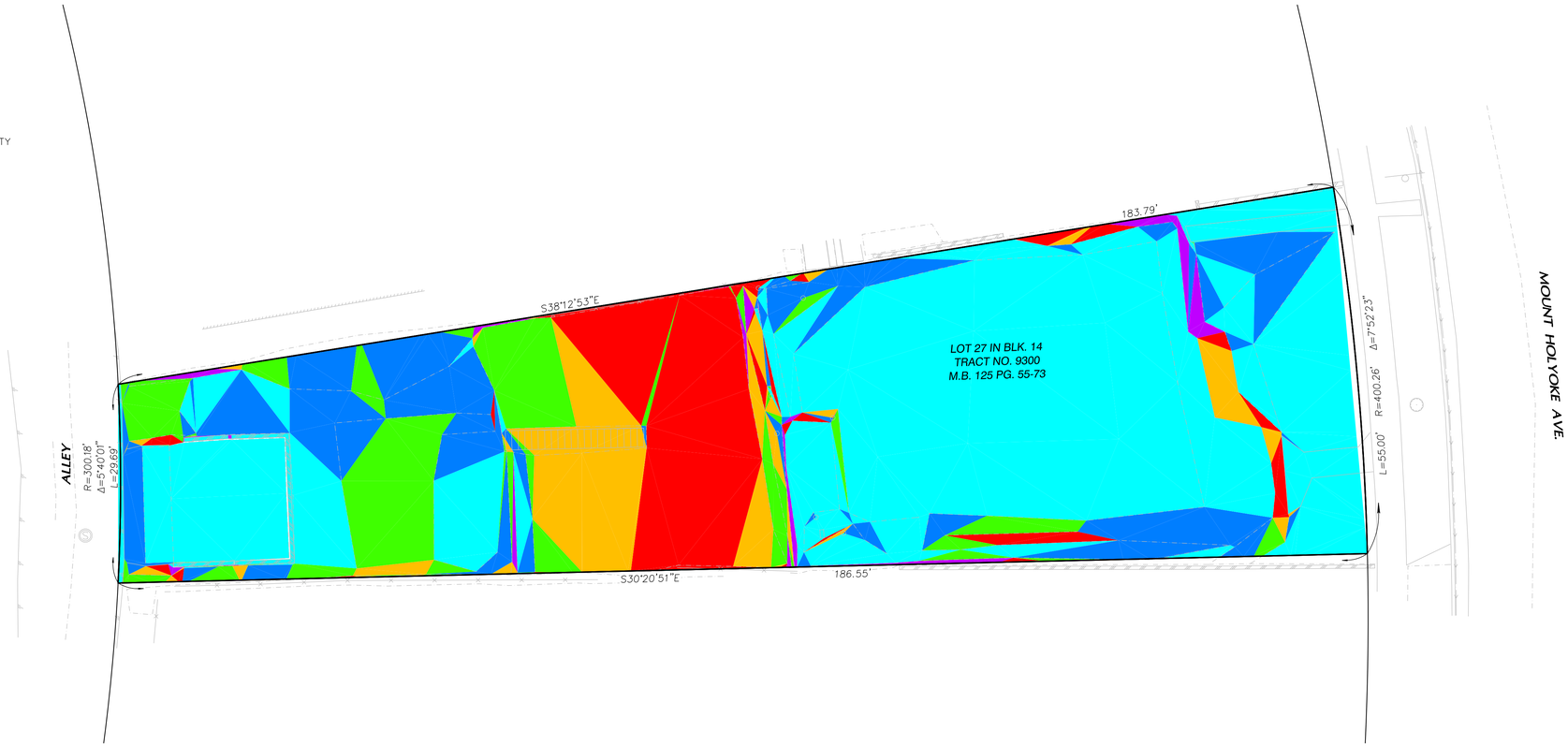
2

OF 3 SHEETS

SLOPE ANALYSIS MAP

10' 5' 0' 5' 10' 20'

GRAPHIC SCALE
SCALE : 1"= 10'



LINE TYPE LEGEND:

- BOUNDARY LINES FOR THE SUBJECT PROPERTY
- STREET RIGHT-OF-WAY LINES
- WALLS
- FLOW LINES
- AC PAVING
- CHAIN LINK FENCE
- GRADE BREAK

SYMBOL LEGEND:

- SIGN
- TREE
- SEWER MAN HOLE

SITE ADDRESS:

533 NORTH MOUNT HOLYOKE
LOS ANGELES, CA 90272

ASSESSOR'S PARCEL NUMBER:

A.P.N. 4412-016-025

SITE AREA:

GROSS AREA = 7,833 SQ. FT.

ZONE:

R1-1 (ONE-FAMILY ZONE).

SLOPE BAND ANALYSIS:

SLOPES					R1	
Color	Range Beg.	Range End	Percent	Area	RFAR	RFA
	0.00	14.99	53.1	4159.6	0.45	1871.8
	15.00	29.99	14.9	1165.8	0.45	524.6
	30.00	44.99	10.6	828.4	0.40	331.4
	45.00	59.99	8.0	915.4	0.35	219.6
	60.00	99.99	11.7	136.4	0.30	274.6
	100.00	999.99	1.7	0	0.00	0.00
				7833		3222.0

MAX. RESIDENTIAL FLOOR AREA = 3,222 SQ. FT.

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BOUNDARY, SITE AND TOPOGRAPHIC SURVEY

SHOWING

LOT 27 IN BLOCK 14 OF TRACT NO. 9300

M.B. 125 PG. 55-78

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

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MICHAL H. KAZNOCHA, P.L.S. 8330

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SHEET NO.

3

OF 3 SHEETS