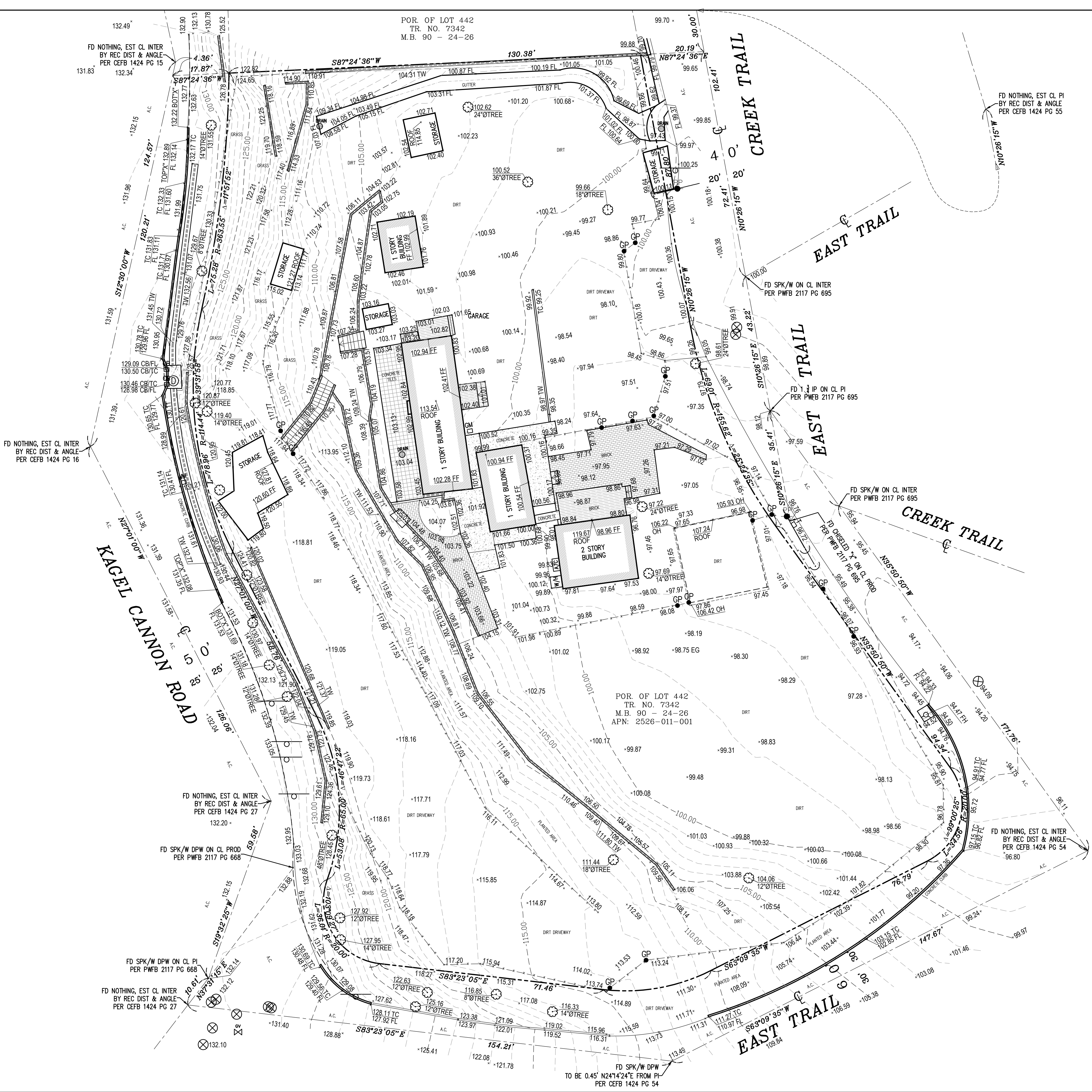




LEGAL DESCRIPTION:

EXHIBIT "A"

LOT 442 OF TRACT NO. 7342, SHEET NOS. 3, 4 AND 5 INCLUSIVE, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 89, PAGES 24 TO 26, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION LYING NORTHERLY OF A LINE DRAWN FROM A POINT IN THE EASTERLY LINE OF SAID LOT 442, DISTANT THEREON SOUTHERLY 89 FEET, MEASURED ALONG SAID EASTERLY LINE OF LOT 442, DISTANT THEREON SOUTHERLY 89 FEET, MEASURED ALONG SAID WESTERLY LINE FROM NORTHWEST CORNER OF SAID LOT 442.

EXCEPT THEREFROM ONE-HALF INTEREST IN OIL, GAS MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN THE DEED RECORDED IN BOOK 8914, PAGE 389, OF OFFICIAL RECORDS.

APN: 2526-011-001

BASIS OF BEARINGS:

THE BEARING NORTH 10° 26' 15" WEST, ON THE CENTERLINE OF CREEK TRAIL AS SHOWN ON TRACT NO. 7342, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 89, PAGES 24-26, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LAND AREA:

CONTAINING AN AREA OF 47747.85 SQ. FT., OR 1.0961 ACRES, MORE OR LESS.

ASSUMED BENCHMARK:

BM ID: (NAVD 1988)
DESCRIPTION: FD SPK/W ON CL INTER OF EAST TRAIL & CREEK TRAIL
ELEV. = 100.00 FT.

SURVEYOR'S NOTE:

1. THIS MAP IS NOT A BOUNDARY SURVEY. NO PROPERTY CORNERS HAVE BEEN SET AS PART OF THIS WORK.

2. SURVEY MONUMENTS FOUND IN THE COURSE OF THIS MAPPING HAVE BEEN SET BY OTHERS, AND USED ONLY AS REFERENCE FOR PURPOSES OF TOPOGRAPHIC MAPPING, WITHOUT THE VERIFICATION OF ITS AGREEMENT WITH APPLICABLE LEGAL DESCRIPTIONS AND SENIORITY OF DEEDS.

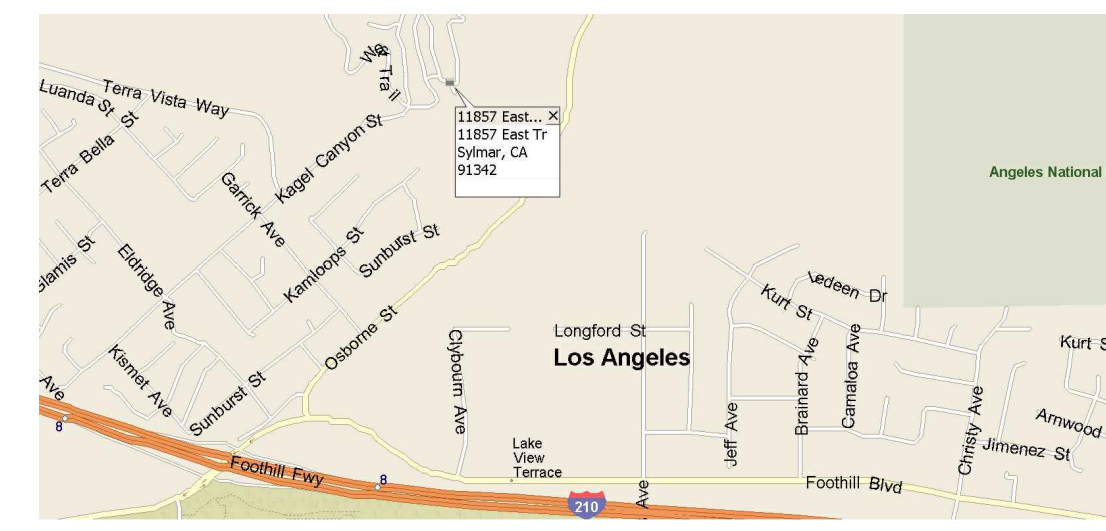
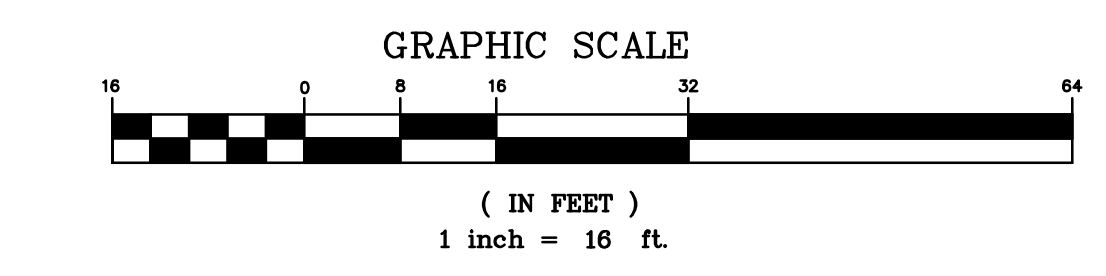
3. RELATION OF TOPOGRAPHIC FEATURES (FENCES, WALLS, TREES, POWER POLES, ETC.) TO PROPERTY LINES SHOWN ON THIS MAP IS SUBJECT TO THE ADJUSTMENTS TO ANY BOUNDARY SURVEY THAT IS TO BE DONE ON THE PROPERTY.

4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS, IF ANY, ARE NOT SHOWN.

REFERENCE DOCUMENT:

PER GRANT DEED
ORDER NO. 2021050148
DATED AS OF: 07/01/2021.

SYMBOLS:	LEGEND:
	APN - ASSESSOR'S PARCEL NUMBER
	A.C. - ASPHALT CONCRETE
	BLDG - BUILDING
	CB - CATCH BASIN
	CEFB - CITY ENGINEER'S FIELD BOOK
	C/L - CENTERLINE
	CONC. - CONCRETE
	EST - ESTABLISH
	FB - FIELD BOOK
	FD - FOUND
	FF - FINISH FLOOR ELEV.
	FL - FLOWLINE ELEV.
	INTER - INTERSECTION
	IP - IRON PIPE
	M.B. - MAP BOOK
	OH - OVERHANG
	PG - PAGE
	PI - POINT OF INTERSECTION
	PROD - PRODUCED (PROLONGED)
	REF - REFERENCE
	SPK/W - SPIKE & WASHER
	TC - TOP OF CURB ELEV.
	TR - TRACT MAP
	TW - TOP OF WALL ELEV.
	--- PROPERTY LINE
	--- CENTERLINE
	--- WALL LINE
	--- BUILDING LINE
	--- FENCE LINE



M&G CIVIL ENGINEERING AND LAND SURVEYING

TITLE: TOPOGRAPHIC SURVEY 11857 EAST TRAIL, SYLMAR, CA 91342		
CLIENT: Ms. Lusine Musat	SCALE: 1" = 16'	JOB NO.: 22-18919
DESIGNED BY: F.G. / MI	DATE: 03/18/2022	REVISION (S):
BDRY BY: GEORGE OGI	SHEET 1	OF 1 SHEET
CHECKED BY: C.D.L.	INFORMATION: 347 S. ROBERTSON BLVD. BEVERLY HILLS, CALIFORNIA 90221 TEL. (310) 659-0871 FAX (310) 659-0845 info@mglansur.com www.mglansur.com	

