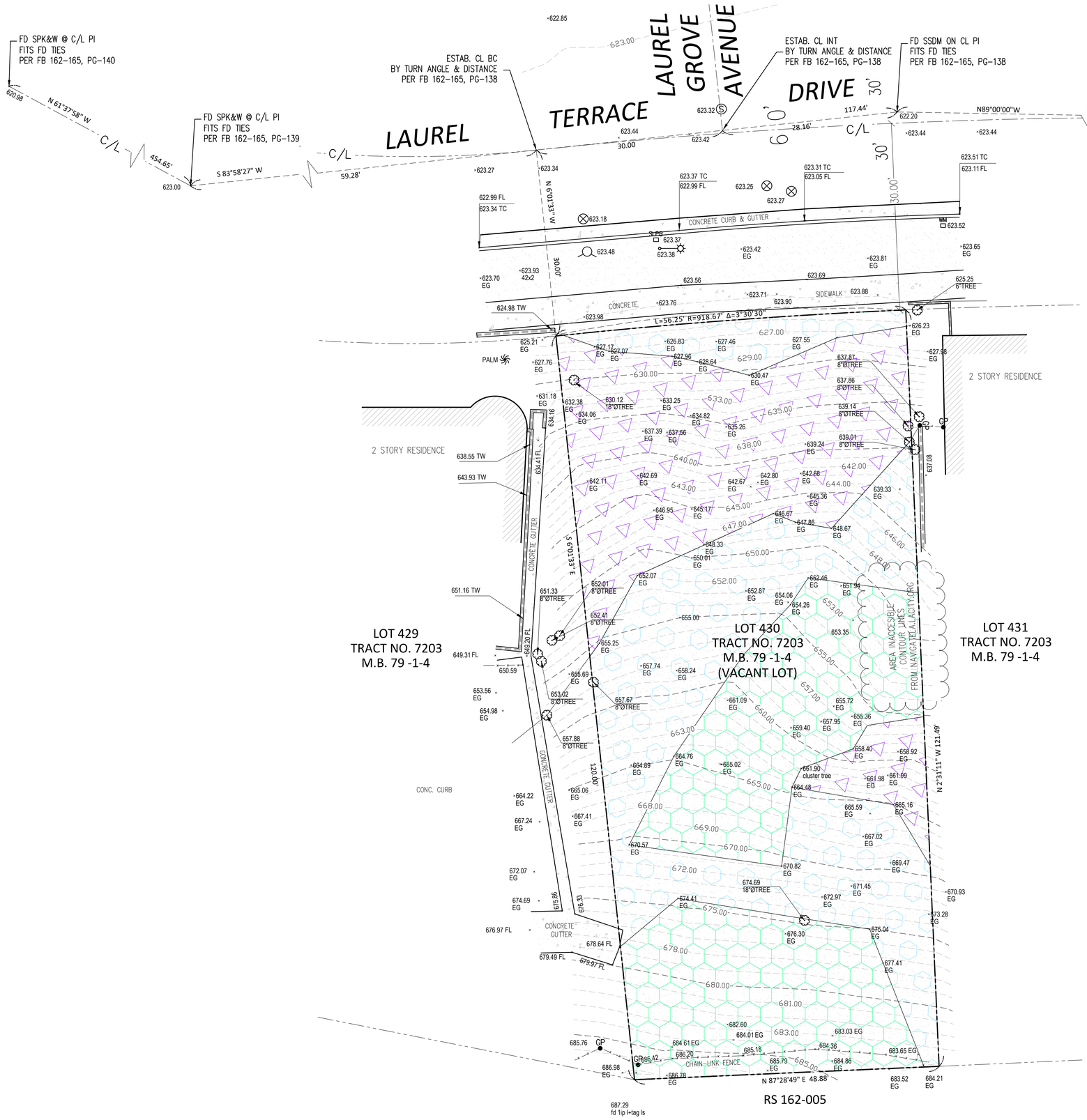


LEGAL DESCRIPTION:

THE LAND REFERRED TO IN THIS SURVEY IS SITUATED IN THE CITY OF STUDIO CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 430 OF TRACT NO. 7203 AS PER MAP RECORDED IN BOOK 79, PAGES 1 THROUGH 4, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 2376-005-013

BASIS OF BEARINGS:

THE BEARING NORTH 89° 00' 00" WEST, ON THE CENTERLINE OF LAUREL TERRACE DRIVE AS SHOWN ON TRACT NO. 7203, IN THE CITY OF STUDI CITY, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 79, PAGES 1 THROUGH 4, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LAND AREA:

CONTAINING AN AREA OF 6358.04 SQ. FT., OR 0.14596 ACRES, MORE OR LESS.

BENCHMARK:

BM ID: 08-15420 (NAVD 1988)
DESCRIPTION/LOCATION: MBE SPIKE IN W CURB LAUREL GROVE AVE 35.6FT S OF B C
RET AT S W COR VENTURA BLVD
ELEVATION = 617.991 FT.

LEGEND:

APN – ASSESSOR'S PARCEL NUMBER
B.C. – BEGINNING OF CURVE
C/L;CL – CENTERLINE
CONC. – CONCRETE
EG – EXISTING GRADE
EST – ESTABLISH
FB – FIELD BOOK
FD – FOUND
FL – FLOWLINE ELEV.
FS – FINISH SURFACE ELEV.
INT – INTERSECTION
L&T – LEAD & TACK
M.B. – MAP BOOK
PG – PAGE
PI – POINT OF INTERSECTION
SSDM – STANDARD SURVEY DISC MONUMENT
S&W – SPIKE & WASHER
TC – TOP OF CURB ELEV.
TW – TOP OF WALL ELEV.

PROPERTY LINE
CENTERLINE
WALL LINE
BUILDING LINE
FENCE LINE

SYMBOLS:

FH – FIRE HYDRANT
GP – GATE POST
PALM TREE
S – SEWER MANHOLE
STREET LIGHT
SLPB – STREET LIGHT BOX
TREE
WM – WATER METER
WV – WATER VALVE

HILLSIDE AREA MAX. RESIDENTIAL FLOOR AREA FORMULA

HATCHING	SLOPE BANDS(%)	LOT AREA WITHIN EACH SLOPE BAND (SQ. FT.)		FAR FROM THE ZONE (TABLE RE1-1)		MAX. RESIDENTIAL FLOOR AREA ALLOWED WITHIN EACH SLOPE BAND
	0-14.99	0.00	X	0.45	=	0.00
	15-29.99	0.00	X	0.45	=	0.00
	30-44.99	2,218.15	X	0.40	=	887.26
	45-59.99	2,261.52	X	0.35	=	791.53
	60-99.99	1,878.37	X	0.30	=	565.11
	100 +	0.00	X	0.00	=	0.00
	TOTAL LOT AREA =	6,358.04		TOTAL MAXIMUM RFA =		2,243.90

SURVEYOR'S NOTE:

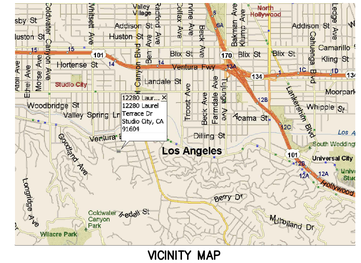
THIS SLOPE ANALYSIS MAP WAS PREPARED BASED ON THE GUIDELINES PROVIDED BY THE CITY OF LOS ANGELES TO COMPLY WITH THE SINGLE FAMILY ZONE HILLSIDE ORDINANCE NO. 181,624 AND 184,802.

THE CALCULATED RESIDENTIAL FLOOR AREA (RFA) SHOWN ON THIS MAP, ALSO SHOWN ON THE JOINT REFERRAL FORM ATTACHED HEREWITH, IS SUBJECT TO VERIFICATION, ADJUSTMENTS IF ANY, AND APPROVAL BY THE CITY DIRECTOR OF PLANNING OR HIS/HER DESIGNEE.

GRAPHIC SCALE

8 0 4 8 16 32

(IN FEET)
1 inch = 8 ft.



VICINITY MAP
NOT TO SCALE

M&G CIVIL ENGINEERING
AND LAND SURVEYING

LICENSED LAND SURVEYOR
ANDERSON CHRYSOSTOMO
No. 9216
EXP. 09-30-2027
STATE OF CALIFORNIA

TITLE:
SLOPE ANALYSIS SURVEY
12280 W. LAUREL TERRACE DR., STUDIO CITY, CA 91604

CLIENT: ADELE TAYLOR
JOB NO.: 26-23490
SCALE: 1" = 8'
DATE: 07/13/2026
DESIGNED BY: F.G. / J.G.
DRAWN BY: P.B.
CHECKED BY: A.C.
REVISION (S):
SHEET 1 OF 1 SHEET

M&G CIVIL ENGINEERING & LAND SURVEYING
347 S. ROBERTSON BLVD.
BEVERLY HILLS, CALIFORNIA 90211
TEL. (310) 659-0871 FAX (310) 659-0845
info@mglandsur.com www.mglandsur.com

S:\DRAWINGS\26-23490.DWG (0)