

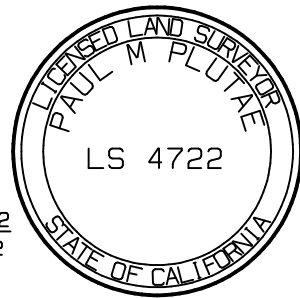
RECORD OF SURVEY

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING AN INITIAL SURVEY OF A PORTION OF LOT 5, HOPE HEIGHTS, AS PER MAP RECORDED IN BOOK 13 PAGE 51 OF MAPS, RECORDS OF SAID COUNTY

SURVEYORS STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS ACT AT THE REQUEST OF ROBERT A. WEST AND KAREN J. REINHARD IN FEBRUARY OF 2012.



PAUL M. PLUTAE
FEBRUARY 20 2012
L.S. 4722

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N 0° 09' 30" E OF THE WEST SIDELINE OF MAR VISTA AVENUE AS SHOWN ON MAP OF TRACT NO. 1220 PER MAP RECORDED IN BOOK 17 PAGE 193 OF MAPS, RECORDS OF SAID COUNTY.

TAXATION HISTORY

Line	Direction	Distance
L1	N 0° 04' 44" E	0.37'
L2	S 89° 55' 25" E	25.00'
L3	S 89° 51' 50" E	24.94'
L4	S 89° 55' 16" E	15.37'
L5	S 89° 55' 16" E	25.06'
L6	S 89° 46' 43" E	25.00'
L7	S 89° 55' 16" E	15.27'
L8	N 89° 50' 30" W	29.89'
L9	N 89° 50' 30" W	29.98'
L10	N 89° 46' 43" W	30.00'
L11	N 89° 50' 30" W	29.95'
L12	N 89° 50' 30" W	28.99'
L13	N 89° 51' 50" W	30.00'
L14	N 89° 55' 25" W	30.00'
L15	N 89° 49' 40" W	30.00'
L16	N 89° 48' 51" W	30.11'
L17	N 89° 48' 51" W	30.00'

A SEARCH OF THE TAXATION RECORDS AT THE ASSessorS ARCHIVES REVEALED THAT IN 1917, ALL OF LOT 5, HOPE HEIGHTS, WAS HELD BY A GARRIE K. OHDE.

IN 1926 OHDE GRANTED TO CUTLER, BY DEED REC IN BK. 3519 PAGE 248, ALL OF LOT 5 EXCEPT THE EAST 180 FEET.

THE TAXATION RECORDS THEN SHOW A 1926 GRANT FROM THE REMAINDER OF LOT 5 FOR THE SUBJECT PARCEL OF THIS SURVEY, SHOWN ON THIS SURVEY AS INST. NO. 85-700284, O.R.

THE FINAL GRANT WAS DONE IN 1927, WHICH IS SHOWN ON THIS SURVEY AS INST. NO. 03 1772952, O.R.

A COPY OF THE TAXATION RECORDS HAS NOT AND WILL NOT BE PROVIDED TO THE RECORD OF SURVEY DIVISION OF L.A. CO. DEPT. OF PUBLIC WORKS

SURVEYORS NOTE / COMMENTS

THIS SURVEY IS FILED TO SHOW THE MONUMENTATION OF THE LANDS SHOWN, FOUND OR SET, AND METHOD OF ESTABLISHMENT OF THE LANDS AS REQUIRED BY SECTION 8762 (b) (5) OF THE PROFESSIONAL LAND SURVEYORS ACT.

ALL SET MONUMENTS TAGGED LS 4722

● - FOUND OR SET MONUMENT AS NOTED.

NOTE 'A'

HOPE HEIGHTS WAS A SUBDIVISION OF A PORTION OF A HOMESTEAD GRANT THAT WAS DEEDED PRIOR TO 1886. THE PLAT OF 'G.A. SWARTWOUTS SUBDIVISION' REC. IN M.R. 7 PAGE 73 NOTES THIS HOMESTEAD AS BEING 1304.82 FEET NORTH BY 393 FEET EAST OF THE EAST LINE OF MAIDEN LANE. THIS SURVEY HAS ATTEMPTED TO MAINTAIN THE ORIGINAL NORTH/SOUTH DIMENSION OF SAID HOMESTEAD, I.E. 1304.8 FEET.

NOTE 'B'

HOPE HEIGHTS DOES INDEED SHOW GRAPHICALLY THAT THE NORTH LINE OF LOT 5 OF HOPE HEIGHTS IS THE EXTENSION OF THE CENTERLINE OF BOSTON AVENUE. HOWEVER, THE RECORDED DISTANCE BETWEEN THE CENTERLINES OF BOSTON AVE AND BROOKLYN AVENUE (M.R. 7-73), NOW KNOWN AS MORADA PLACE, IS SHORT BY +/- 0.4 FEET AS MEASURED (PWFD 1724 PAGE 633) YET THE CENTERLINE DISTANCE FROM MORADA PLACE TO NEW YORK AVENUE MEASURES +/- 0.03' FROM ITS RECORD VALUE. HOPE HEIGHTS IS ALSO SPECIFIC IN ITS OVERALL DIMENSIONS OF 1304.8 FEET FROM NEW YORK AVENUE TO ITS NORTH LINE. THEREFORE, THE NORTH LINE OF SAID HOPE HEIGHTS CANNOT BE FIXED ON THE CENTERLINE EXTENSION EAST OF BOSTON AVENUE AS SHOWN ON R.S. 93 PAGE 81 AND MAINTAIN THE HOMESTEAD GRANT OF 1304.8 FEET

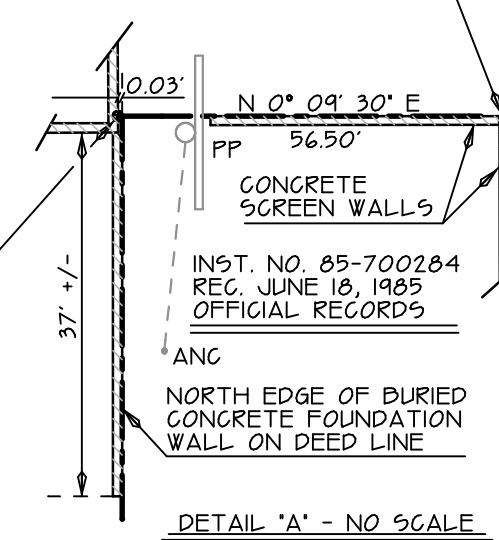
ASSESSOR PARCEL LINES

THE ASSessor PARCEL LINES SHOWN AS A DASHED LIGHT LINE WERE APPROXIMATED TO THE FOUND SURVEY MONUMENTS, SOME OF WHICH DO NOT HAVE A FILED RECORD.

THE ASSOCIATED MONUMENTS MAY OR MAY NOT BE IN A CORRECT SURVEY POSITION AND NO ASSUMPTION IS TO BE MADE THAT THIS SURVEY JUSTIFIES OR REJECTS THOSE MONUMENTS.

SET LEAD/TAG IN NORTH FACE OF CONCRETE WALL RUNNING WEST ON LOT LINE PRODUCED FACE OF WALL IS 0.03' SOUTH OF DEED CORNER TAG IS +/- 4.5' ABOVE GRADE

SET LEAD/TAG IN TOP OF CONCRETE SCREEN WALL ON +/- WALL C/L. TAG IS OFFSET 0.24' E AND 0.58' SOUTH OF DEED CORNER



COUNTY SURVEYORS STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS ACT THIS _____ DAY OF _____ 2012

