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BASIS OF BEARINGS: N 65°07'00" E SHOWN AS THE CENTERLINE OF 26TH ST. OF SHAKESPEARE TRACT, M.B. 9/190 AS FILED IN THE RECORDS OF LOS ANGELES COUNTY.

E.E.
 LAND SURVEYING

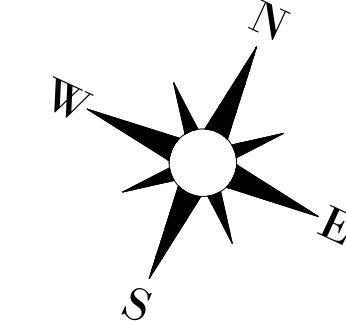
PROJECT NOTES:

LOT AREA = 2481 S.F.

ASSUMED BENCHMARK:

FND SMH IN FRONT OF E'LY NEIGHBOR PROPERTY
 EL= 125.47' AS SHOWN HEREON

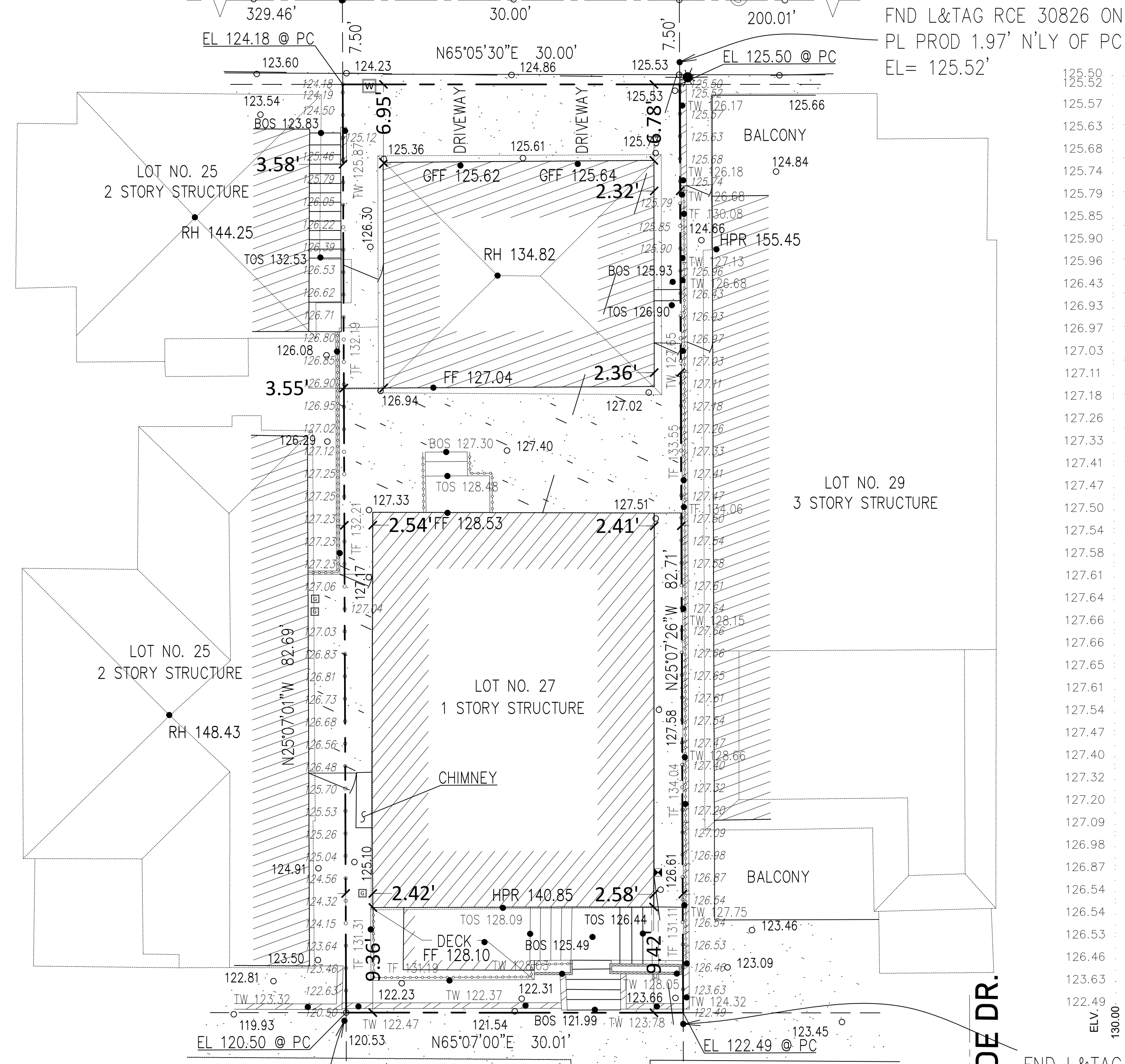
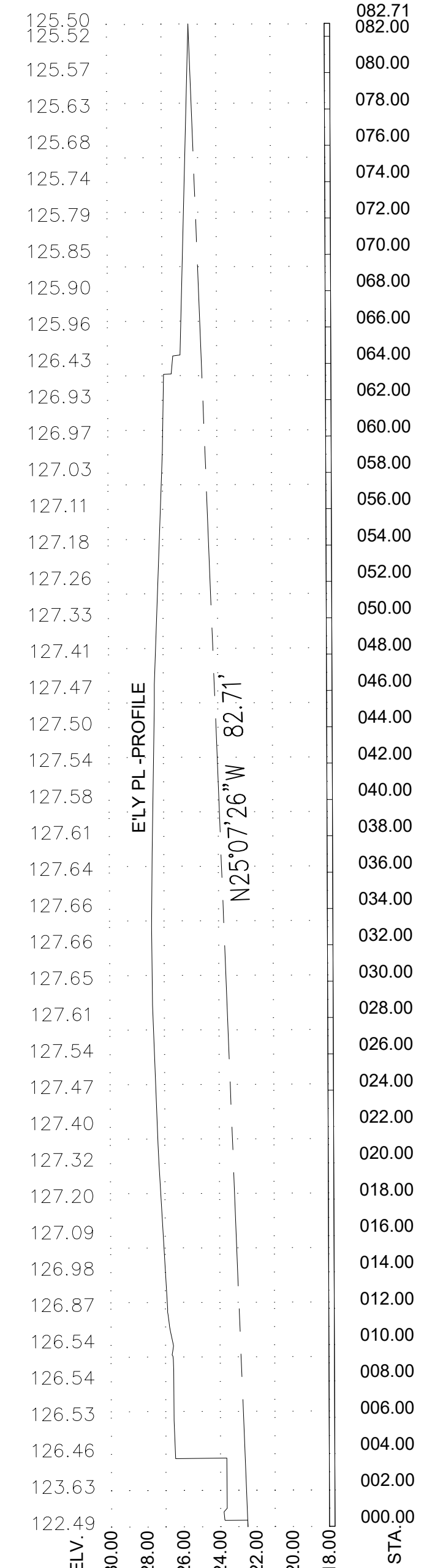
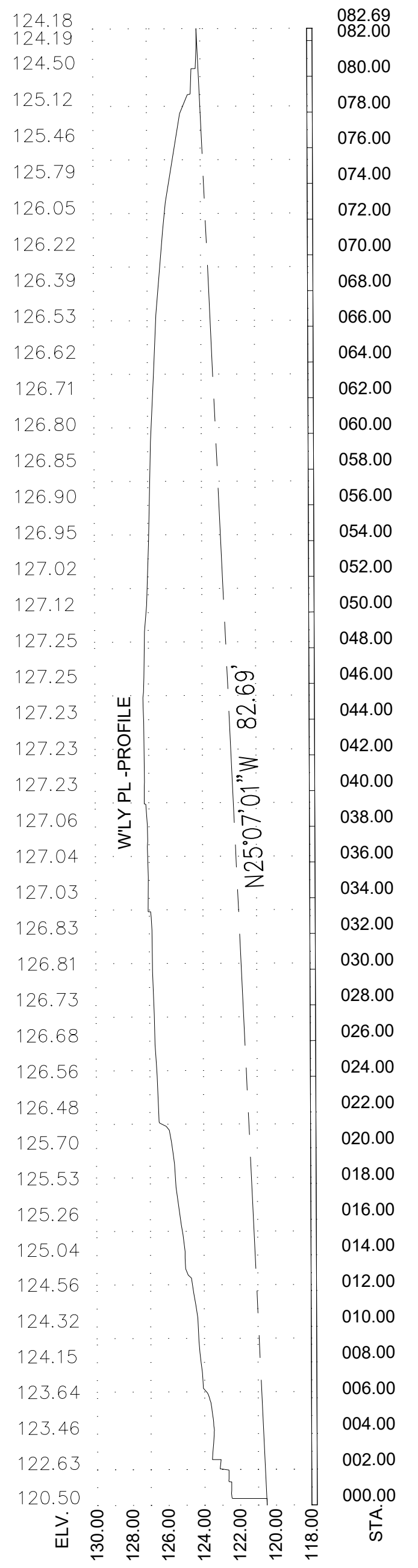
CLIENT:
 TOOMEY
 PROJECT NO.
 25-239
 DATE:
 08/20/25
 ASSESSOR'S I.D. NUMBER:
 APN: 4181-024-026
 LEGAL DESCRIPTION
 LOT 27, BLK. 112
 SHAKESPEARE
 M.B. 9/190



FND L&TAG LS 4142 ON
 PL PROD 7.5' N'LY OF PC
 EL= 123.81'

27TH CT.
 N65°05'30"E 559.47'

FND L&TAG RCE 30826 ON
 PL PROD 1.97' N'LY OF PC
 EL= 125.52'



DATE OF REVISIONS:	ITEM

MAP ISSUE DATE: 09/18/2025
 DRAFTED BY: M.A.P.

ABBREVIATIONS:

AB	AGGREGATE BASE
AC	ASPHALT PAVEMENT
AD	AREA DRAIN
BM	BENCHMARK
BOS	BOTTOM OF STAIRS
BOW	BACK OF WALK
BRMP	BOTTOM OF RAMP
BS	BOTTOM OF SLOPE
CB	CATCH BASIN
CBW	CONCRETE BLOCK WALL
CF	CURB FACE
CLF	CHAIN LINK FENCE
CONC	CONCRETE
E	EAST
EG	EDGE OF GUTTER
ELEV	ELEVATION
EM	ELECTRIC METER
EMH	ELECTRIC MANHOLE
EP	EDGE OF PAVEMENT
EPB	ELECTRIC PULL BOX
EV	ELECTRIC VALVE
EEH	EDGE OF EAVE HEIGHT
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FIRE HYDRANT
FLW	FLOW LINE
FND	FIND
FW	FACE OF WALK
FS	FINISHED SURFACE
GB	GRADE BREAK
GM	GAS METER
GV	GAS VALVE
HPR	HIGHEST POINT OF ROOF
ICV	IRRIGATION CONTROL VALVE
IE	INVERT ELEVATION
IP	IRON PIPE
LT	LEAD & TACK
MP	METAL POST
N	NORTH
NC	NATURAL GROUND ELEVATION
O/S	OFFSET
OWH	OVERHEAD WIRE
PB	PULL BOX
PC	PROPERTY CORNER
PLS	PROFESSIONAL LAND SURVEYOR
PLT	PARKING LOT LIGHT
PM	PARKING METER POST
PP	POWER POLE
PROD	PRODUCED
RCE	REGISTERED CIVIL ENGINEER
RH	RIDGE HEIGHT
RW	RETAINING WALL
S	SOUTH
SB	SPLASH BOX
SDMH	STORM DRAIN MANHOLE
SMH	SEWER MANHOLE
SPB	SIGNAL PULL BOX
STL	STREET LIGHT
SW	SPIKE & WASHER
TEB	TEMPORARY BENCHMARK
TC	TOP OF CURB
TELMH	TELEPHONE MANHOLE
TG	TOP OF GRATE ELEVATION
TOS	TOP OF STAIRS
TR	TRE
TS	TRAFFIC SIGNAL
TP	TOP OF PARAPET
TW	TOP OF WALL
TX/BX	TOP/BOTTOM OF X
W	WEST
WFENCE	WOOD FENCE
WFENCE	WROUGHT IRON FENCE
WM	WATER METER
WV	WATER VALVE

CONVEX SURVEY

SITE ADDRESS:
 333 26th St, Hermosa Beach, CA 90254

LICENSED LAND SURVEYOR

ALL MAPS, PLATS, REPORTS, DESCRIPTIONS, OR OTHER DOCUMENTS ARE PREPARED UNDER THE RESPONSIBLE CHARGE OF A LICENSED LAND SURVEYOR, LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA, MICHAEL A. PROFET, LS 9806
 PURSUANT TO THE PROFESSIONAL LAND SURVEYOR'S ACT BUSINESS AND PROFESSIONS CODE SECTION 8700-8805.



PREPARED BY:
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LEGEND & BLOCKS

SYMBOLS	HATCHING & LINE TYPE
○	BRICK PAVERS
○	BUILDING
○	ASPHALT
○	CONCRETE
○	STONE PAVERS
○	TILE PAVERS
○	WOOD DECK
○	BRICK WALL
○	CONCRETE BLOCK WALL
○	CENTER LINE
○	CHAIN LINK FENCE
○	PLASTER WALL
○	PROPERTY LINE
○	POWER LINE
○	IRON FENCE
○	RETAINING WALL
○	ROOF LINE
○	STONE WALL
○	WALL FENCE
○	WOOD FENCE
○	DRAINAGE
○	TREE

FND L&TAG RCE 22024 0.73'
 S'LY & 0.17' W'LY OF PC,
 PERPENDICULAR THERETO,
 EL= 120.50'

20' TC 119.78
 FL 119.17

20.00 TC 120.39
 FL 119.80

TC 121.40
 FL 120.94

20.00 TC 122.48
 FL 122.08

20' TC 123.37
 FL 122.87

325.40' 119.46 120.16 121.20 122.16 200.06' 123.28

N65°07'00"E 555.47'

26TH ST.

FND L&TAG RCE 30826 ON
 PL PROD. 1.00' S'LY OF PC.
 EL= 122.49'

TITLE POLICY NOTE:
 A TITLE REPORT HAS BEEN PROVIDED AND REVIEWED BY EAGLE EYE LAND SURVEYING AT THE TIME OF THIS SURVEY.

CHICAGO TITLE
 TITLE NUMBER: 112513509-JT
 DATED AS OF JULY 30, 2025

NO PLOTTABLE EASEMENTS PER SAID DOCUMENT

