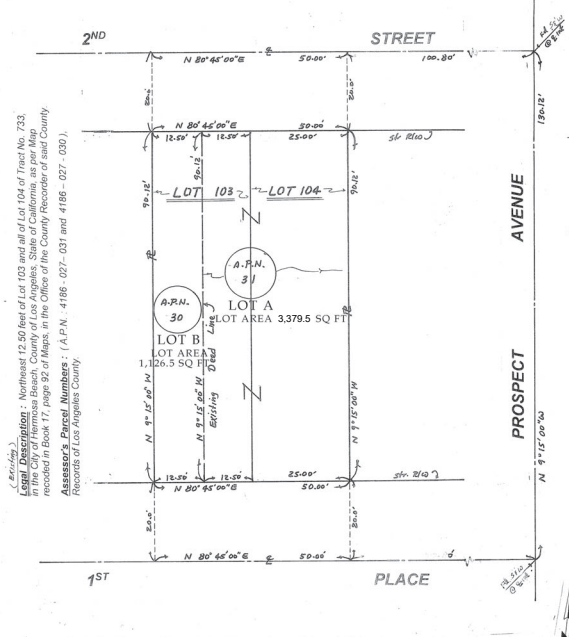
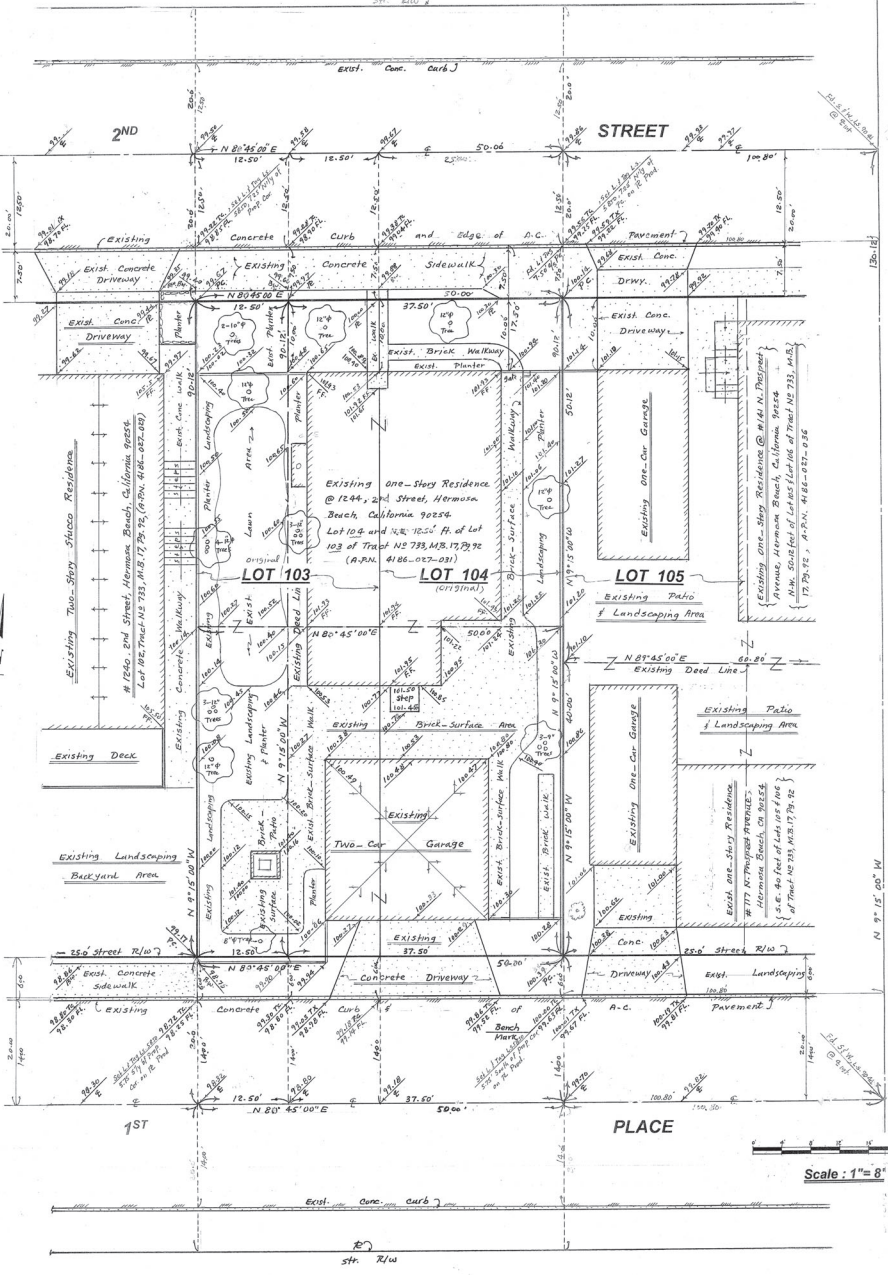
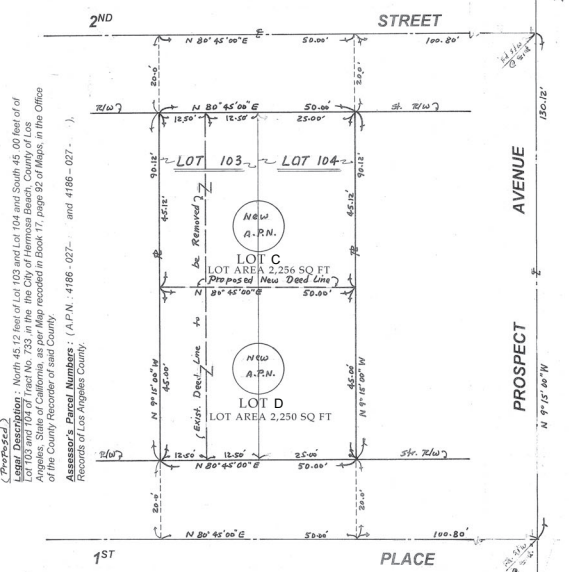


Existing Boundary Conditions for Property Located at:
1244 2nd Street, Hermosa Beach, California 90254

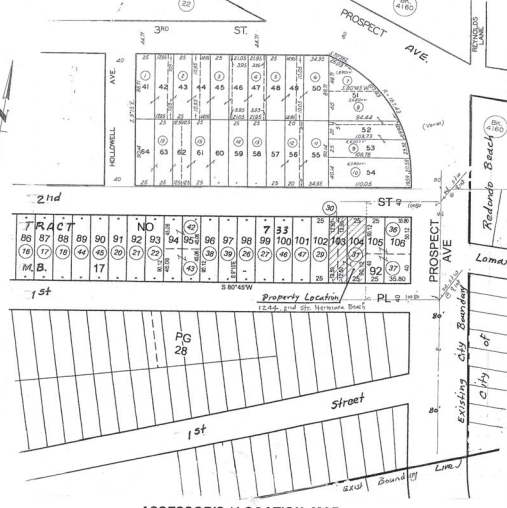


Proposed Lot Line Adjustment for Property Located at:
1244 2nd Street, Hermosa Beach, California 90254

Scale: 1"=15'



4186 27



ASSESSOR'S / LOCATION MAP
 Not To Scale

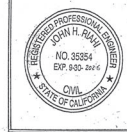
PROPERTY DATA

Property Address: 1244, 2nd Street, Hermosa Beach, California 90254.
Record Owners: Marshal Eshahani Tel.: (310)213-6708.
Property Area: 4,506 Square Feet = 0.1034 Acres, plus or minus.
Legal Description: Northeast 12.50 feet of Lot 103 and all of Lot 104 of Tract No. 733, in the City of Hermosa Beach, County of Los Angeles, State of California, as per Map recorded in Book 17, page 92 of Maps, in the Office of the County Recorder of said County.
Assessor's Parcel Numbers: (A.P.N.: 4186-027-031 and 4186-027-030), all Records of Los Angeles County.
Zoning: Single - Family Residential property, R-1, Allowed for Type V Construction.
Topography: As shown on the Boundary & Topographic Survey Map hereon.
Utilities: All utilities are available in the abutting Public Streets of the subject property.
Easements: No Title Report was provided by the Record Owner. No study nor depiction of any easement have been made by this Survey Map. Based on the field inspection alone it appears no easement encumber this property.
Severance Disposal: Disposed of into the existing public sewer system, in 2nd Street.
Storm Drainage: Drainage runoffs of the property is currently percolating partially into the ground within the property and partially surface flow into the abutting Public Streets.
Existing Structures: One one - story, single family residence with one detached two car Garage, concrete driveway, brick surface walks and patios with several palm trees, lawn and landscaping areas as shown on the Survey Map hereon.
Bench Mark: Found L & tag, R.C.E. 22424, on top of existing concrete curb, 6.0 feet south of the southeasterly property corner on property line prod. is taken as the Bench Mark with an assumed elevation = 100.00, as shown on the Survey Map hereon.
Basis of Bearings: The Bearing N 80° 45' 00" E of the centerline of 2nd Street, as shown on the Map of Tract No. 733, M.B. 17, Page 92 is taken as the Basis of Bearings for the Boundary and Topographic Survey Map of the subject property.

BOUNDARY & TOPOGRAPHIC SURVEY MAP

For a Single-Family Residential Property, Located at:
1244, 2nd Street, Hermosa Beach, California 90254

Date: Nov 24, 2022



Riahi Engineering & Surveying
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 M.S. in Environmental Engineering
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