

VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 11 NORTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON APRIL 8, 1971, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY LINE OF BENEDICT CANYON DRIVE, 60 FEET WIDE AS DESCRIBED IN THE DEED TO THE CITY OF LOS ANGELES, BOOK 1276, PAGE 33, OFFICIAL RECORDS, SAID POINT BEING THE NORTHWESTERLY TERMINUS OF THAT CERTAIN CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 190 FEET AND A LENGTH OF 90.50 FEET; THENCE ALONG SAID NORTHEASTERLY LINE, NORTH 29° 32' 32" WEST 33.21 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 44° 40' EAST 34.70 FEET; THENCE SOUTH 21° 41' EAST 44.80 FEET; THENCE NORTH 89° 14' 23" EAST 137.40 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF SAID BENEDICT CANYON DRIVE; THENCE ALONG SAID SOUTHWESTERLY LINE, SOUTH 59° 16' 37" EAST 187.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 294.1 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2° 47' 11" AN ARC DISTANCE OF 33.80 FEET; A RADIAL LINE TO SAID POINT BEARS SOUTH 59° 16' 37" WEST THENCE SOUTH 89° 56' 06" WEST 75.00 FEET; THENCE NORTH 22° 13' WEST 49.26 FEET TO A POINT IN SAID NORTHEASTERLY LINE OF BENEDICT CANYON DRIVE; THENCE NORTHEASTERLY ALONG SAID CURVE DESCRIBED AS BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 90 FEET, THROUGH A CENTRAL ANGLE OF 2° 17' 21" AN ARC DISTANCE OF 90.50 FEET; THENCE NORTH 39° 23' 22" WEST 33.23 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THE FOLLOWING:

CONTAINING AN AREA OF 64,439 SQ. FT., OR 1.4793 ACRES, MORE OR LESS.

BENCHMARK:
STRUCTURE ID: 4710104
FOUND SENER MH @ CL INTER
BENEDICT CANYON DR & N/O LEBE DR
ELEV. = 880.00 FT.

BEGINNING AT A POINT IN THE NORTHEASTERLY LINE OF BENEDICT CANYON DRIVE, 60 FEET WIDE, AS DESCRIBED IN THE DEED TO THE CITY OF LOS ANGELES, BOOK 1276, PAGE 33, OFFICIAL RECORDS, SAID POINT BEING THE NORTHWESTERLY TERMINUS OF THAT CERTAIN CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 190 FEET AND A LENGTH OF 90.50 FEET; THENCE ALONG SAID NORTHEASTERLY LINE, NORTH 29° 32' 32" WEST 33.21 FEET; THENCE NORTH 44° 40' EAST 34.70 FEET; THENCE SOUTH 21° 41' EAST 44.80 FEET; THENCE NORTH 89° 14' 23" EAST 137.40 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF SAID BENEDICT CANYON DRIVE; AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE ALONG SAID SOUTHWESTERLY LINE, SOUTH 59° 16' 37" EAST 187.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 294.1 FEET; THENCE SOUTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 33.80 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 49.1 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 32' AN ARC DISTANCE OF 48.33 FEET TO THE NORTHEASTERLY TERMINUS OF SAID CURVE; THENCE ALONG THE NORTHERLY LINE OF SAID LOT B, SOUTH 87° 17' 46" WEST 28.00 FEET TO A POINT IN THE NORTHEASTERLY LINE OF SAID BENEDICT CANYON DRIVE, 60 FEET WIDE; THENCE ALONG SAID DRIVE, NORTH 49° 31' 02" WEST 39.9 FEET THAT BEARS SOUTH 08° 27' 32" WEST FROM THE TRUE POINT OF BEGINNING; THENCE ALONG SAID LAND 27° 32' EAST 139.9 FEET TO SAID TRUE POINT OF BEGINNING.

APN: 4382-022-010

REFERENCE DOCUMENT:

PER GRANT DEED
INSTRUMENT NO. 2014116617
DATED AS OF: 10/22/2014

BASIS OF BEARINGS:

THE BEARING NORTH 21° 45' 14" WEST, ON THE CENTERLINE OF BENEDICT CANYON DRIVE AS SHOWN ON TRACT NO. 11446, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 210, PAGES 19-22, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LAND AREA:

CONTAINING AN AREA OF 64,439 SQ. FT., OR 1.4793 ACRES, MORE OR LESS.

BENCHMARK:

STRUCTURE ID: 4710104
FOUND SENER MH @ CL INTER
BENEDICT CANYON DR & N/O LEBE DR
ELEV. = 880.00 FT.

SURVEYOR'S NOTE:

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

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.

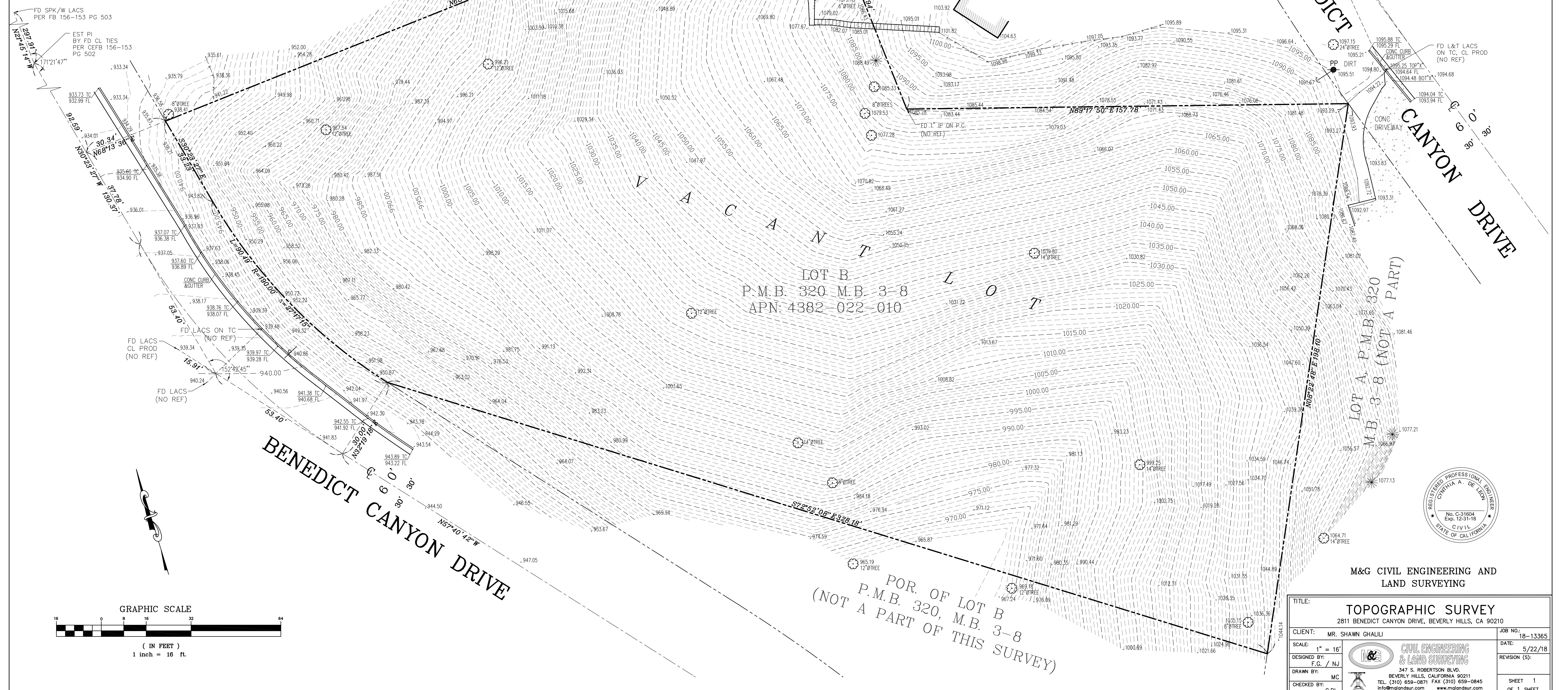
RELATION OF TOPOGRAPHIC FEATURES (FENCES, WALLS, TREES, POWER POLES, ETC.) TO PROPERTY LINES SHOWN ON THIS MAP IS SUBJECT TO THE ADJUSTMENTS TO ANY TOPOGRAPHIC SURVEY THAT IS TO BE DONE ON THE PROPERTY.

LEGEND:

- | | |
|-----------------------------------|------------------------|
| APN - ASSESSOR'S PARCEL NUMBER | PP - PINE TREE |
| CEFB - CITY ENGINEER'S FIELD BOOK | PP - POWER POLE |
| C/L - CENTERLINE | PP - POWER POLE ANCHOR |
| FB - FIELD BOOK | PP - SEWER MANHOLE |
| FD - FOUND | PP - SIGN POST |
| FL - FLOWLINE ELEV. | PP - TREE |
| L&T - LEAD & TACK | |
| MB - MAP BOOK | |
| PG - PAGE | |
| PROD - PRODUCED (PROLONGED) | |
| REF - REFERENCE | |
| TC - TOP OF CURB ELEV. | |
| TR - TRACT MAP | |

SYMBOLS:

- | | |
|-----|---------------|
| --- | PROPERTY LINE |
| --- | CENTERLINE |
| --- | BUILDING LINE |
| --- | FENCE LINE |



LOT B
P.M.B. 320 M.B. 3-8
APN: 4382-022-010

LOT A, P.M.B. 320
M.B. 3-8 (NOT A PART)

POR. OF LOT B
P.M.B. 320, M.B. 3-8
(NOT A PART OF THIS SURVEY)



M&G CIVIL ENGINEERING AND
LAND SURVEYING

TITLE: TOPOGRAPHIC SURVEY		
2811 BENEDICT CANYON DRIVE, BEVERLY HILLS, CA 90210		
CLIENT: MR. SHAWN GHALILI	JOB NO.: 18-13365	DATE: 5/22/18
SCALE: 1" = 16'	DESIGNED BY: F.G. / NJ	REVISION (S):
DRAWN BY: MC	CHECKED BY: C.D.L.	SHEET 1 OF 1 SHEET

