

26858

351/51

BOOK 351 PAGE 51

SHT 1 OF 1 SHT
SCALE: VARIESRECORD OF SURVEY
IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES
STATE OF CALIFORNIAFOR: ARCHDIOCESE OF LOS ANGELES EDUCATION & WELFARE CORP.
BEING A SURVEY OF LOTS 1 TO 9, INCLUSIVE, AND LOT 11, IN BLOCK 8
OF BOULEVARD HEIGHTS, IN BOOK 7, PAGES 10 & 11
OF MAPS, RECORDS OF LOS ANGELES COUNTY.

COMMENTS:

NO SURVEY MONUMENTS WERE FOUND OR SET UNLESS NOTED HEREON. ALL MONUMENTS FOUND OR SET ARE FLUSH UNLESS OTHERWISE NOTED.

NO GUARANTEE AND/OR WARRANTY EXPRESSED OR IMPLIED IS MADE AS TO THE CORRECTNESS AND/OR COMPLETENESS OF THIS MAP TO ANY USER OF SAID MAP NOT HAVING A DIRECT CONTRACT WITH HENNON SURVEYING & MAPPING, INC., SUBJECT TO PROVISIONS OF THE PROFESSIONAL LAND SURVEYORS' ACT OF THE STATE OF CALIFORNIA.

EXISTING EASEMENTS & DEEDS:

1. ARCHDIOCESE OF LOS ANGELES EDUCATION & WELFARE CORPORATION AND ARCHDIOCESE OF LOS ANGELES TOGETHER OWN SUBJECT PROPERTY BY VARIOUS DEEDS LISTED HEREON AND BY ASSUMED ADDITIONAL DEEDS NOT AVAILABLE TO SURVEYOR AT THIS TIME.

2. SURVEYOR IS NOT AWARE OF ANY EXISTING PLOTTABLE EASEMENTS OF RECORD AFFECTING THE HEREON DESCRIBED SUBJECT PROPERTY.

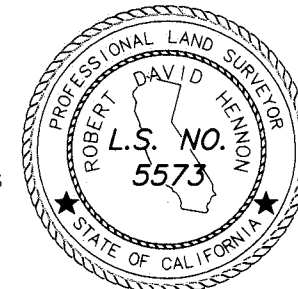
STATEMENT OF PURPOSE:

THE PURPOSE OF THIS RECORD OF SURVEY IS TO COMPLY WITH SECTION 8762 (a) THROUGH (e) OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA (A.K.A. THE "PROFESSIONAL LAND SURVEYORS' ACT").

SURVEYOR'S STATEMENT:

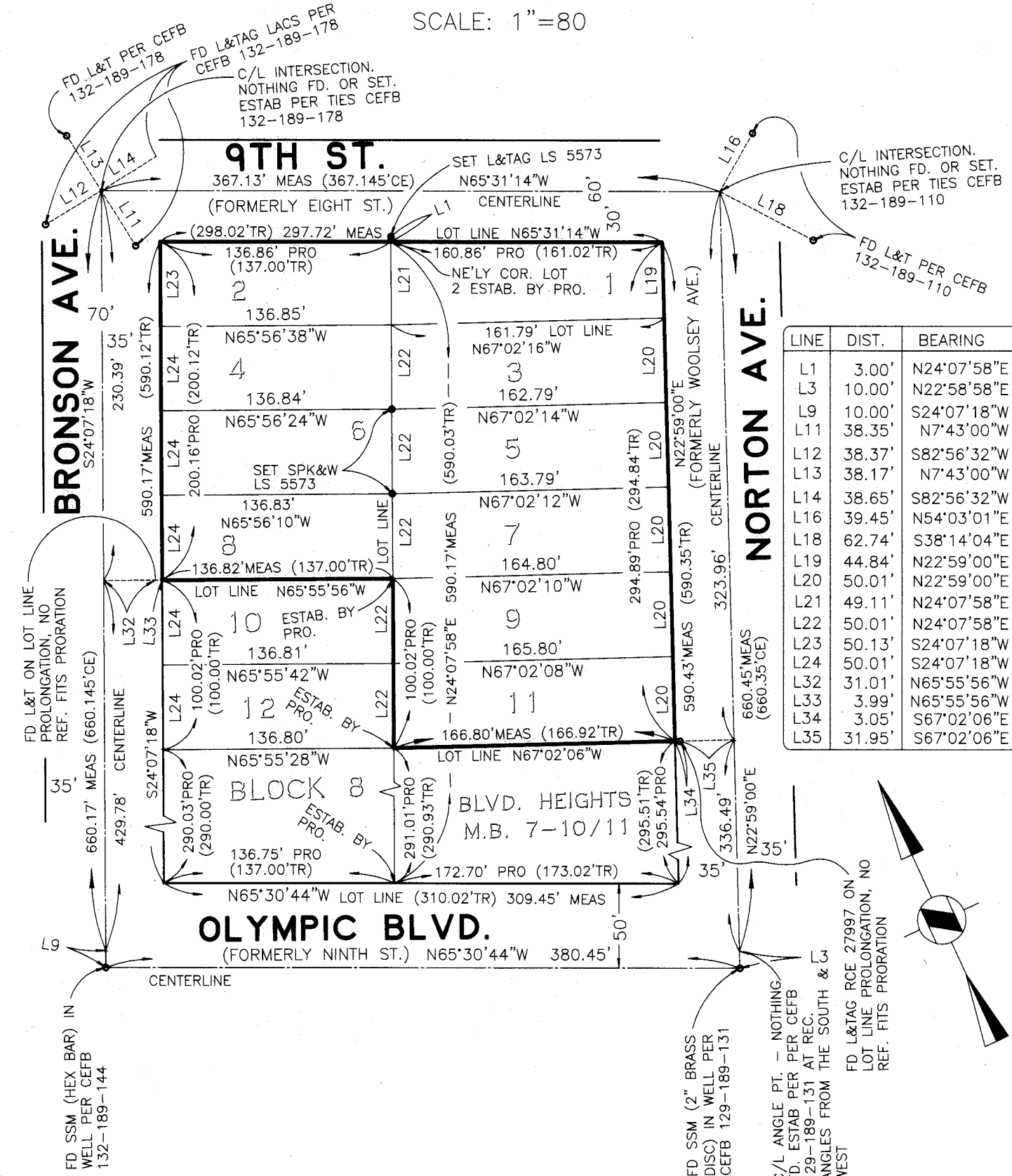
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF ARCHDIOCESE OF LOS ANGELES EDUCATION & WELFARE CORPORATION DURING NOVEMBER, 2022.

DATE SIGNED: AUGUST 7, 2023

Robert D. Hennon
ROBERT D. HENNON, PLS 5573 EXP. 9-30-26

BLOCK/BOUNDARY ESTABLISHMENT:

SCALE: 1"=80



PROPOSED LADWP POWER FACILITIES EASEMENT:

THAT PORTION OF LOTS 2, 4, AND 6 OF BLOCK 8 OF BOULEVARD HEIGHTS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGES 10 AND 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

THE BEARING OF N22°59'00"E ALONG THE NORTHWESTERLY LINE OF NORTON AVENUE, SHOWN AS WOOLSEY AVENUE, 70 FEET IN WIDTH, ON MAP OF BOULEVARD HEIGHTS, RECORDED IN BOOK 7, PAGES 10 AND 11 OF MAPS, WAS TAKEN AS THE BASIS OF BEARINGS HEREON.

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 2, OF BLOCK 8, OF BOULEVARD HEIGHTS TRACT, AS PER SAID MAP RECORDED IN SAID BOOK 7, PAGES 10 AND 11 OF MAPS, IN SAID RECORDER'S OFFICE; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINES OF SAID LOTS 2, 4 AND 6, S24°07'58"W 129.07 FEET; THENCE LEAVING SAID LINE N65°52'02"W 91.07 FEET; THENCE S24°07'58"W 1.00 FEET; THENCE N85°52'02"W 12.00 FEET; THENCE N24°07'58"E 19.00 FEET; THENCE S65°52'02"E 12.00 FEET; THENCE S24°07'58"W 13.50 FEET; THENCE S65°52'02"E 87.20 FEET; THENCE N24°07'58"E 124.60 FEET TO THE NORTHEAST LINE OF SAID LOT 2; THENCE ALONG SAID NORTHEAST LINE S65°31'14"E 4.50 FEET TO THE POINT OF BEGINNING.

UNDERLYING DEEDS:

DEED 1 (REFERENCED HEREON AS DD1): CORP. GRANT DEED REC. FEB. 27, 1953 AS INST. NO. 4676 IN BOOK 41057 PAGE 103, O.R.

THE LAND DESCRIBED IN CORPORATION GRANT DEED TO THE ARCHDIOCESE OF LOS ANGELES EDUCATION & WELFARE CORPORATION RECORDED FEBRUARY 27, 1953 AS INSTRUMENT NO. 4676 IN BOOK 41057 PAGE 103 OF OFFICIAL RECORDS.

LOTS 3, 5, 6, 7 AND 8 OF BLOCK 8 OF BOULEVARD HEIGHTS TRACT, COUNTY OF LOS ANGELES.

EXCEPT THE NORTHEASTERLY 23 FEET OF LOT 3 MEASURED AT THE SOUTHEAST AND NORTHWEST LINES THEREOF.

DEED 2 (REFERENCED HEREON AS DD2): CORP. GRANT DEED REC. FEB. 23, 1967 AS INST. NO. 2580, O.R.

THE LAND DESCRIBED IN CORPORATION GRANT DEED TO THE ARCHDIOCESE OF LOS ANGELES EDUCATION & WELFARE CORPORATION RECORDED FEBRUARY 23, 1967 AS INSTRUMENT NO. 2580, OFFICIAL RECORDS.

#63 ST. GREGORY NAZIANZEN - LOS ANGELES

THE NORTHWESTERLY 107 FEET AND THE SOUTHEASTERLY 30 FEET OF THE SOUTHWESTERLY 25 FEET OF LOT 4, BLOCK 8 OF BOULEVARD HEIGHTS, AS PER BOOK 7, PAGE 10 OF MAPS, OFFICIAL RECORDS, COUNTY OF LOS ANGELES.

DEED 3 (REFERENCED HEREON AS DD3) GRANT DEED REC. MAY 18, 1965 AS INSTR. NO. 1454, O.R.

THE LAND DESCRIBED IN GRANT DEED TO THE ROMAN CATHOLIC ARCHBISHOP OF LOS ANGELES, A CORPORATION SOLE, RECORDED MAY 18, 1965 AS INSTRUMENT NO. 1454, OFFICIAL RECORDS.

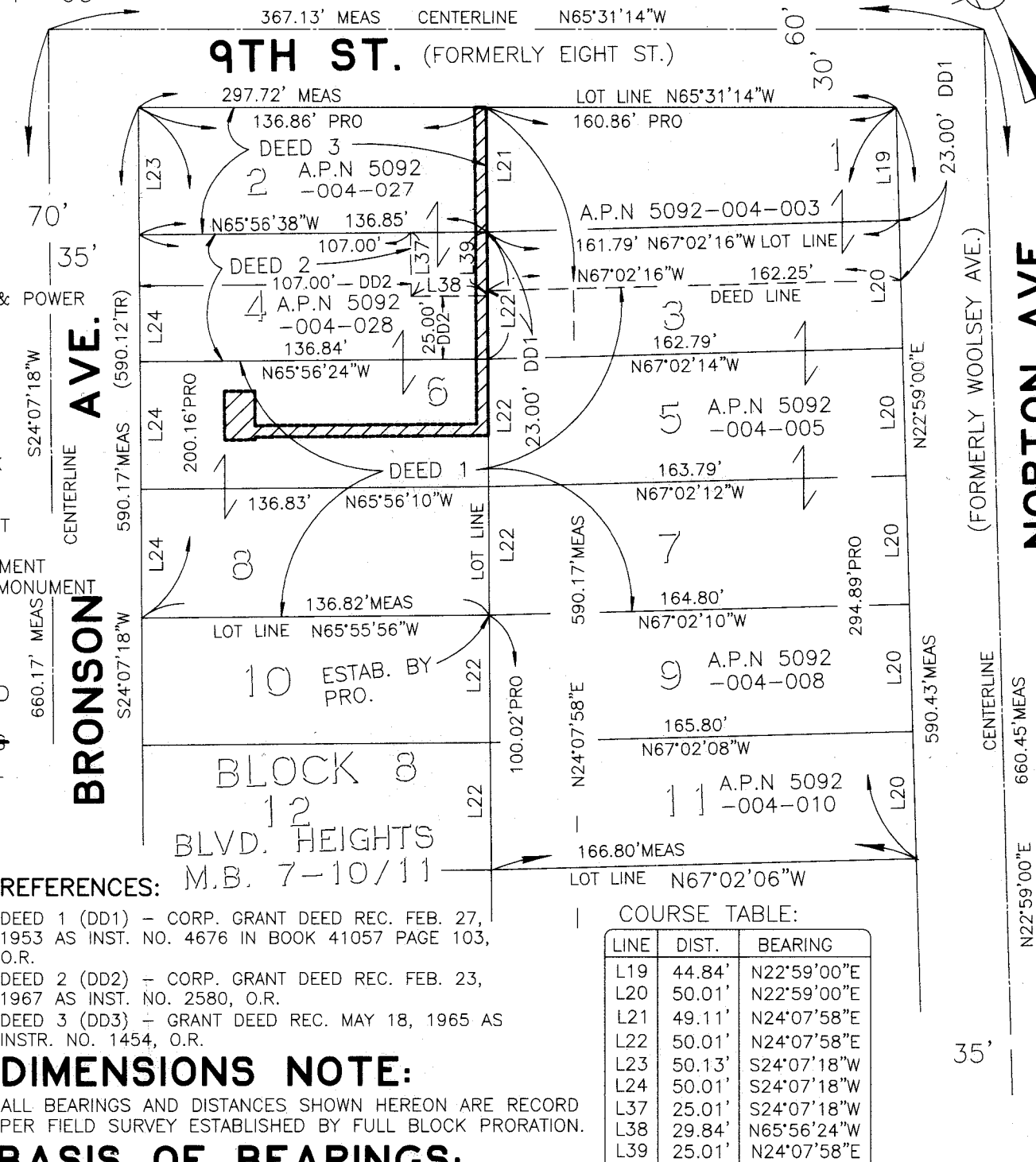
REAL PROPERTY IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS:

LOT 2, BLOCK 8 OF BOULEVARD HEIGHTS, AS PER MAP RECORDED IN BOOK 7, PAGES 10 AND 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SURVEYOR'S NOTE: CLIENT'S TITLE COMPANY (EQUITY TITLE) WAS NOT ABLE TO FIND A DEED REFERENCE FOR THE PORTION OF APN 5092-004-027 LYING WITHIN LOT 4, BUT FEELS CONFIDENT IT IS OWNED BY THE ARCHDIOCESE OF LOS ANGELES.

UNDERLYING DEED DETAIL:

SCALE: 1"=60

REFERENCES:
DEED 1 (DD1) - CORP. GRANT DEED REC. FEB. 27, 1953 AS INST. NO. 4676 IN BOOK 41057 PAGE 103, O.R.
DEED 2 (DD2) - CORP. GRANT DEED REC. FEB. 23, 1967 AS INST. NO. 2580, O.R.
DEED 3 (DD3) - GRANT DEED REC. MAY 18, 1965 AS INSTR. NO. 1454, O.R.

DIMENSIONS NOTE:

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD PER FIELD SURVEY ESTABLISHED BY FULL BLOCK PRORATION.

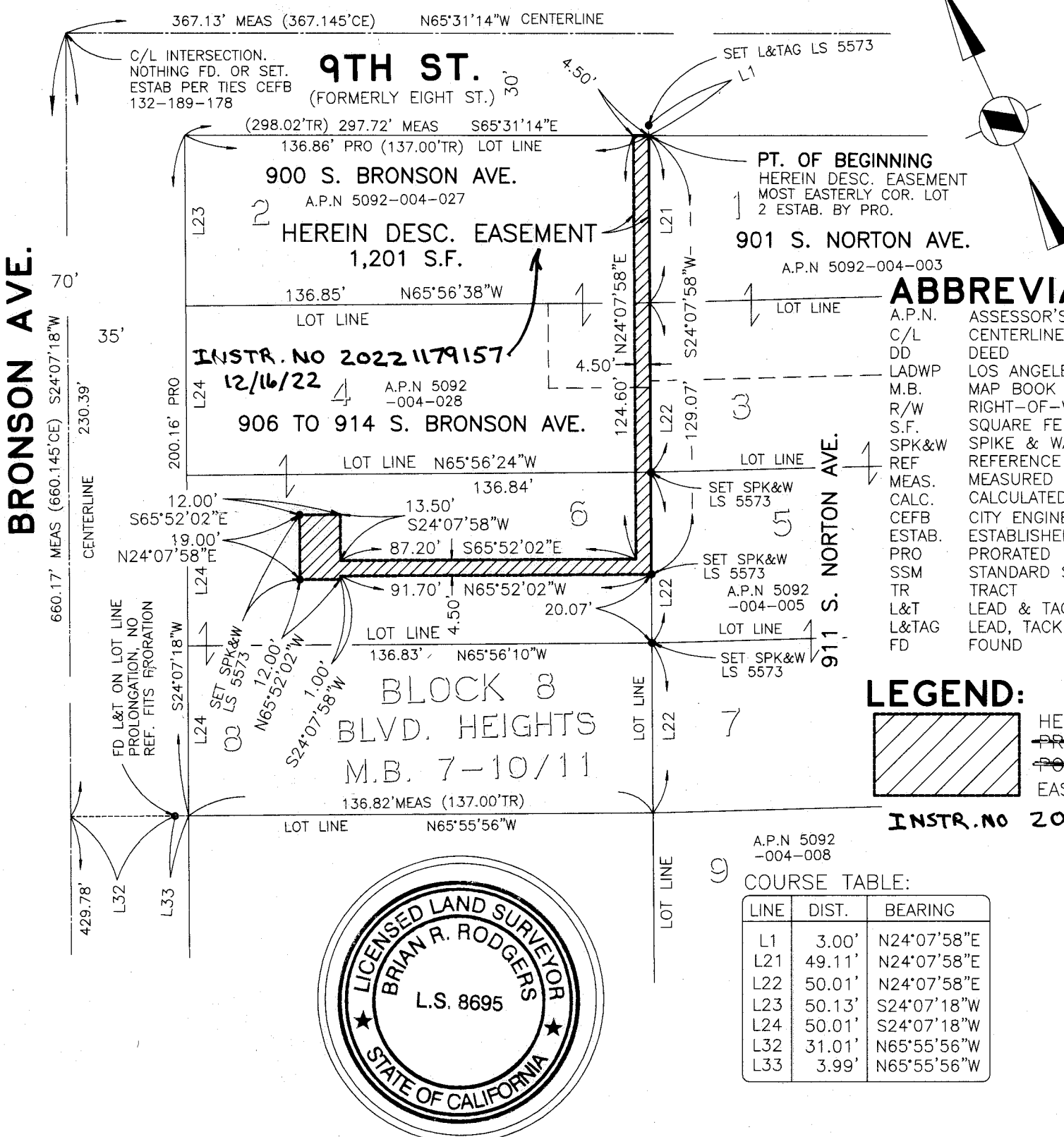
BASIS OF BEARINGS:

THE BEARING OF N22°59'00"E ALONG THE NORTHWESTERLY LINE OF NORTON AVENUE, SHOWN AS WOOLSEY AVENUE, 70 FEET IN WIDTH, ON MAP OF BOULEVARD HEIGHTS, RECORDED IN BOOK 7 PAGES 10 AND 11 OF MAPS, WAS TAKEN AS THE BASIS OF BEARINGS HEREON.

HSM 4287

PROPOSED LADWP POWER FACILITIES EASEMENT:

SCALE: 1"=40



ABBREVIATIONS:

A.P.N. ASSESSOR'S PARCEL NO.
C/L CENTERLINE
DD DEED
LADWP LOS ANGELES DEPT. WATER & POWER
M.B. MAP BOOK
R/W RIGHT-OF-WAY
S.F. SQUARE FEET
SPK&W SPIKE & WASHER
REF. REFERENCE
MEAS. MEASURED
CALC. CALCULATED
CEFB CITY ENGINEER'S FIELD BOOK
ESTAB. ESTABLISHED
PRO. PRORATED
SSM STANDARD SURVEY MONUMENT
TR. TRACT
L&T LEAD & TACK SURVEY MONUMENT
L&TAG LEAD, TACK & TAG SURVEY MONUMENT
FD FOUND

LEGEND:

HEREIN DESCRIBED
PROPOSED LADWP
POWER FACILITIES
EASEMENT PARCEL

LINE	DIST.	BEARING
L1	3.00'	N24°07'58"E
L21	49.11'	N24°07'58"E
L22	50.01'	N24°07'58"E
L23	50.13'	S24°07'18"W
L24	50.01'	S24°07'18"W
L32	31.01'	N65°55'56"W
L33	3.99'	N65°55'56"W

COURSE TABLE:

LINE	DIST.	BEARING
L1	3.00'	N24°07'58"E
L21	49.11'	N24°07'58"E
L22	50.01'	N24°07'58"E
L23	50.13'	S24°07'18"W
L24	50.01'	S24°07'18"W
L32	31.01'	N65°55'56"W
L33	3.99'	N65°55'56"W

COUNTY SURVEYOR'S STATEMENT:

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 15TH DAY OF AUGUST 2023

BY: Brian R. Rodgers

DEPUTY COUNTY SURVEYOR

LA CADASTRAL MAP 132B189

COUNTY RS # 26858

SUBMITTED TO COUNTY: FEB. 19, 2023

DATE: FEB. 12, '23	LA DIST MAP: 140.5A175
SCALE: VARIES	FILE: 4287-EASE.DWG
APN VARIES	THOM GUIDE PG 633-63
SHEET ONE OF ONE	PROJECT NO.: 4287

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