

L.L.A. _____ - _____

**FINAL PLOT PLAN FOR LOT LINE ADJUSTMENT
IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA**

BEING AN ADJUSTMENT OF THE BOUNDARY COMMON TO A PORTION OF LOT 3, TRACT NO. 14693, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 383 PAGE 39 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH:

BEING AN ADJUSTMENT OF THE BOUNDARY COMMON LOT 14 AND TO A PORTION OF LOT 30 IN BLOCK 11, TRACT NO. 2964, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 37 PAGE 35 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SURVEYOR'S CERTIFICATE:

THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON CRITERIA ESTABLISHED BY THE DIRECTOR OF PUBLIC WORKS AND IN CONFORMANCE WITH APPLICABLE LOCAL ORDINANCE AT THE REQUEST OF WATT DEVELOPMENT COMPANY, LLC. A CALIFORNIA LIMITED LIABILITY COMPANY, IN FEBRUARY 2017.



**BRUCE G. HALL
P.L.S. NO. 4743**

03/15/17

DATE



DIRECTOR OF PUBLIC WORKS CERTIFICATE:

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE WITH THE REQUIREMENTS OF CHAPTER 20.20 OF THE LONG BEACH MUNICIPAL CODE THIS _____ DAY OF _____, 2017.

DIRECTOR OF PUBLIC WORKS/BY: _____

NOTE:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF ATLANTIC AVENUE BEING NORTH 0°03'20" WEST, AS SHOWN ON TRACT NO. 14693, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 383 PAGE 39 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

A RECORD OF SURVEY IS BEING FILED WITH THE LOS ANGELES COUNTY SURVEYOR'S OFFICE.

BRUCE HALL LAND SURVEYOR, INC.

5732 MIDDLECOFF DRIVE
HUNTINGTON BEACH, CA 92649
(714) 840-4380

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TITLE SHEET

FINAL PLOT PLAN FOR LOT LINE ADJUSTMENT
IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

EXISTING LEGAL DESCRIPTIONS:

PARCEL 1: (APN 7145-012-015)

THE SOUTH 50 FEET OF LOT 3 IN TRACT NO. 14693, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 383 PAGE 39 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SAID PARCEL CONTAINS 6,004 SQUARE FEET OR 0.138 ACRES, MORE OR LESS.

PARCEL 2: (APN 7145-012-016)

LOT 14 IN BLOCK 11, TRACT NO. 2964, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 37 PAGE 35 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SAID PARCEL CONTAINS 12,963 SQUARE FEET OR 0.298 ACRES, MORE OR LESS.

PARCEL 3: (APN 7145-012-026)

THE WESTERLY 45.20 FEET OF LOT 30 IN BLOCK 11, TRACT NO. 2964, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 37 PAGE 35 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SAID PARCEL CONTAINS 3,164 SQUARE FEET OR 0.073 ACRES, MORE OR LESS.

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EXISTING LEGAL DESCRIPTION
EXHIBIT A

FINAL PLOT PLAN FOR LOT LINE ADJUSTMENT
IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

ADJUSTED LEGAL DESCRIPTION:

LOT 1:

THE SOUTH 50 FEET OF LOT 3 IN TRACT NO. 14693, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 383 PAGE 39 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH:

LOT 14 IN BLOCK 11, TRACT NO. 2964, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 37 PAGE 35 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH:

THE WESTERLY 45.20 FEET OF LOT 30 IN BLOCK 11, TRACT NO. 2964, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 37 PAGE 35 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SAID PARCEL CONTAINS 22,131 SQUARE FEET OR 0.508 ACRES, MORE OR LESS.

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ADJUSTED PARCELS 1, 2, AND 3
LEGAL DESCRIPTION

EXHIBIT B

FINAL PLOT PLAN FOR LOT LINE ADJUSTMENT
IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES
STATE OF CALIFORNIASURVEYOR NOTES:

- ① RE-ESTABLISHED PARALLEL TO EAST LINE OF TRACT NO. 14693, M.B. 383/39
- ② EAST LINE OF TRACT NO. 14693, M.B. 383/39.
- ③ RIGHT-OF-WAY LINE PER TRACT NO. 2964, M.B. 37/35
- ④ FOUND GEAR HEAD SPIKE & WASHER STAMPED "LS 5203", FLUSH PER PWFB 0423-1207
- ⑤ FOUND 2 1/2" BRASS CAP, STAMPED "+ CITY OF LONG BEACH MON NO 1694" IN WELL PER PWFB 0423-1057
- ⑥ SEARCHED, FOUND NOTHING. RE-ESTABLISHED BY PROPORTION PER TRACT NO. 2964, M.B. 37/35
- ⑦ FOUND LEAD & TACK, TAGGED "LS 8294" IN WALK PER PWFB 0423-1177, ON PROPERTY LINE PROLONGATION
- ⑧ FOUND NAIL & TAGGED "RCE 29104", NO REFERENCE, AT PROPERTY CORNER FLUSH.
- ⑨ FOUND LEAD & TACK, TAGGED "RCE 29104" IN WALK, NO REFERENCE, ON PROPERTY LINE PROLONGATION.
- ⑩ ESTABLISHED AS THE EASTERLY LINE OF THE WESTERLY 45.20 FEET OF LOT 30 IN BLOCK 11 OF TRACT NO. 2964, M.B. 37/35 PER GRANT DEED RECORDED JULY 20, 2009 IN INSTRUMENT NO. 20091089152, OF OFFICIAL RECORD.
- ⑪ SEARCHED, FOUND NOTHING. RE-ESTABLISHED BY PROPORTION BETWEEN POINT "A" AND POINT "B"
- ⑫ SEARCHED, FOUND NOTHING. RE-ESTABLISHED BY INTERSECTION.
- ⑬ FOUND 2 1/2" DIAMETER BRASS CAP WITH PUNCHED MARK, STAMPED "CITY OF LONG BEACH 1975" IN WELL, DOWN 1 FOOT PER PWFB 0423-941
- ⑭ FOUND 2 1/2" BRASS CAP, STAMPED "CITY OF LONG BEACH MON 1115A" IN WELL WITH PUNCH MARK PER PWFB 0423-1053
- ⑮ ESTABLISHED AS THE NORTHERLY LINE OF THE SOUTH 50 FEET OF LOT 3 OF TRACT NO. 14693, M.B. 383/39 PER GRANT DEED RECORDED FEBRUARY 5, 2016 OF INSTRUMENT NO. 20160134890, OF OFFICIAL RECORDS.
- ⑯ FOUND 1 1/2" IRON PIPE, STAMPED "J. HOLM RCE 14705 K. TAIT RCE 14900", NO REFERENCE, AT PROPERTY CORNER FLUSH.

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NOTES

FINAL PLOT PLAN FOR LOT LINE ADJUSTMENT
IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

LINE DATA:

L1 -	N00°02'00"W	72.98'	(72.96' R2)
L2 -	N00°02'00"W	70.02'	(70' R2)
L3 -	N00°02'00"W	143.00'	(142.96' R2)
L4 -	N00°02'00"W	70.01'	(70' R2)
L5 -	N00°00'40"W	13.12'	(13.12' R2)
L6 -	N00°00'40"W	70.02'	(70' R2)
L7 -	N00°00'40"W	50.00'	
L8 -	N00°00'40"W	109.03'	(109.06' R1)
L9 -	N00°03'20"W	12.80'	(12.80' R2)
L10 -	N00°03'20"W	70.01'	(70' R2)
L11 -	N89°59'18"E	65.03'	(65' R1)
L12 -	N89°59'18"E	120.09'	(120.11' R1)
L13 -	N89°59'18"E	120.07'	(120.11' R1)
L14 -	N00°02'00"W	159.03'	(159.05' R1)
L15 -	N00°02'00"W	50.00'	
L16 -	N00°02'00"W	109.03'	(109.06' R1)
L17 -	N89°59'20"E	120.03'	(120.04' R1)
L18 -	N89°59'20"E	185.06'	(185.04' R1), (185' R2)
L19 -	N89°59'18"E	110.23'	
L20 -	N89°59'18"E	45.20'	
L21 -	N89°59'12"E	45.20'	
L22 -	N89°59'18"E	139.92'	
L23 -	N00°02'00"W	70.01'	
L24 -	N00°02'00"W	2.97'	
L25 -	N89°59'18"E	3.00'	
L26 -	N89°59'20"E	65.03'	(65' R1)
L27 -	N89°59'12"E	139.95'	

CURVE DATA:

C1 - R=59.95'	(R=59.95')
Δ=90°02'40"		Δ=90°03'00" R2	
L=94.22'		L=94.22'	
C2 - R=60.05'	(R=60.05')
Δ=89°59'59"		Δ=89°57'00" R2	
L=94.33'		L=94.27'	

LEGEND:

R1	TRACT NO. 14693, M.B. 383/39
R2	TRACT NO. 2964, M.B. 37/35
—————	PROPOSED LOT LINE
- - - - -	EXISTING LOT LINE TO BE REMOVED
—————	EXISTING LOT LINE TO REMAIN
- - - - -	CENTERLINE

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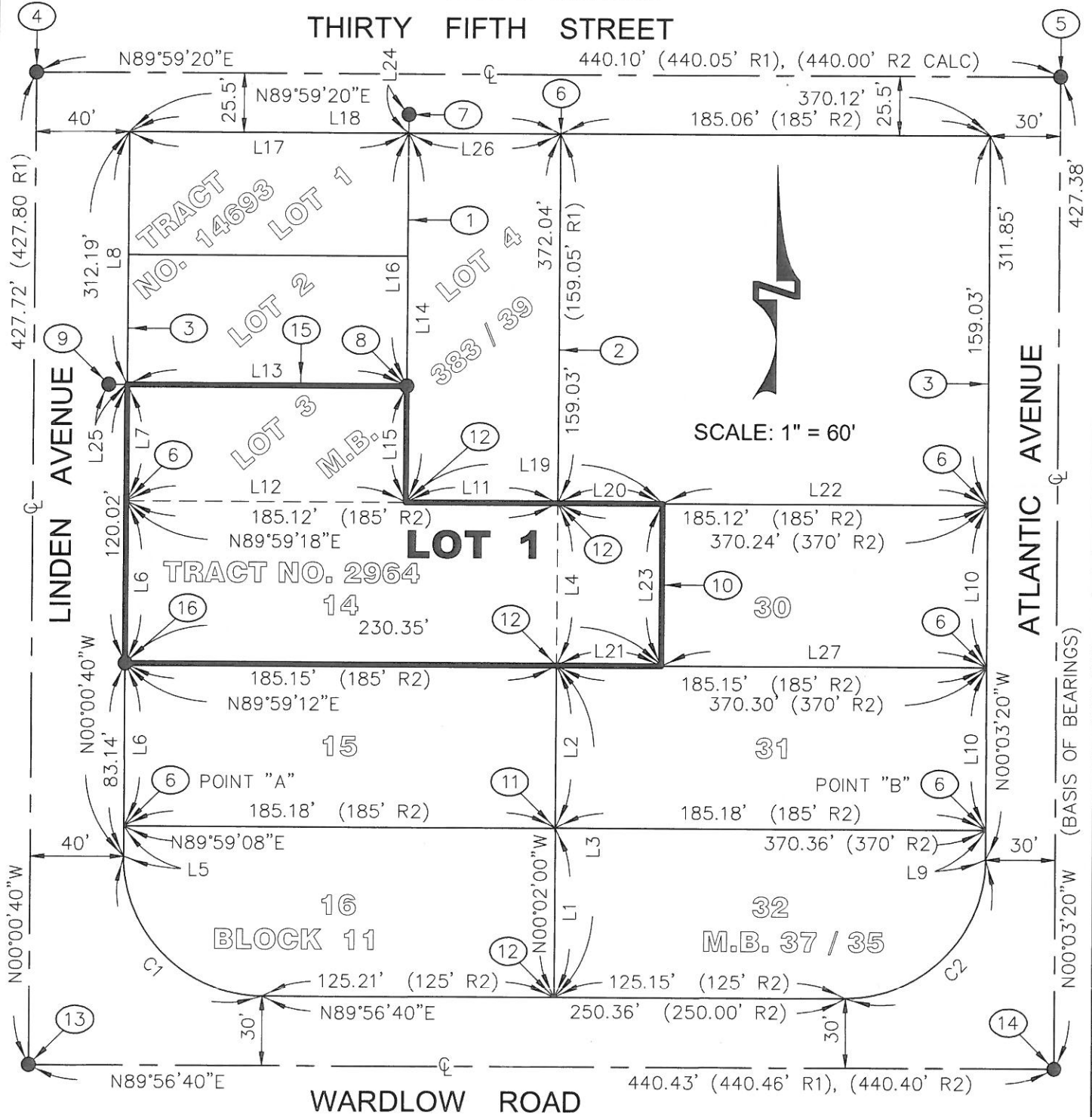
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EXHIBIT MAP
LEGEND, LINE, & CURVE DATA

L.L.A. _____

FINAL PLOT PLAN FOR LOT LINE ADJUSTMENT
IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA



SCALE: 1" = 60'

BRUCE HALL LAND SURVEYOR, INC.

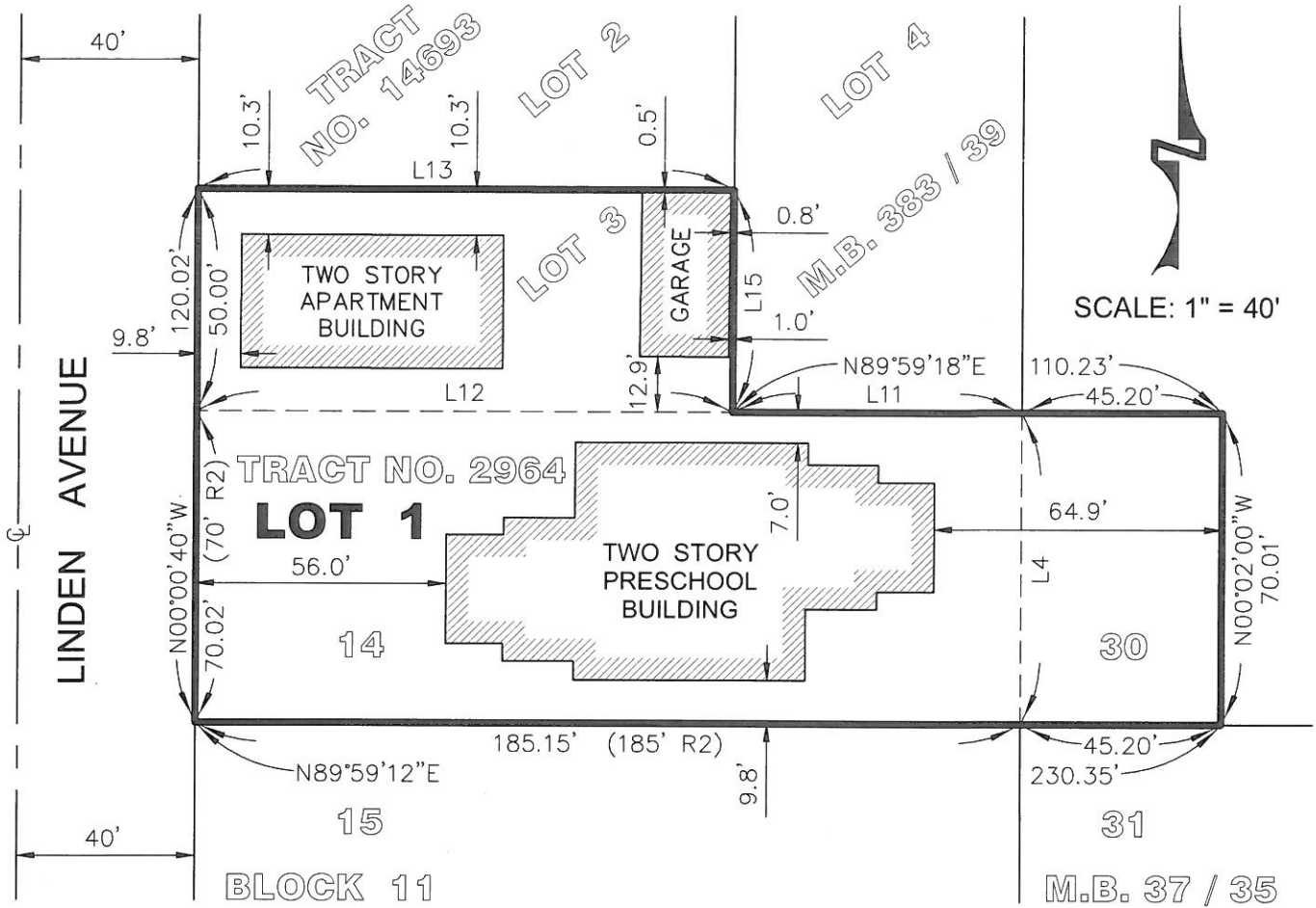
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EXHIBIT MAP

L.L.A. _____ - _____






FINAL PLOT PLAN FOR LOT LINE ADJUSTMENT
IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA



LINE DATA:

L4	-	N00°02'00"W	70.01'	(70' R2)
L11	-	N89°59'18"E	65.03'	(65' R1)
L12	-	N89°59'18"E	120.09'	(120.11' R1)
L13	-	N89°59'18"E	120.07'	(120.09' R1)
L15	-	N00°02'00"W	50.00'	

LEGEND:

R1	TRACT NO. 14693, M.B. 383/39
R2	TRACT NO. 2964, M.B. 37/35
	PROPOSED LOT LINE
	EXISTING LOT LINE TO BE REMOVED
	EXISTING LOT LINE TO REMAIN
	CENTERLINE
	EXISTING BUILDING

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SITE PLAN