

LOT LINE ADJUSTMENT LLA


SHEET 1 OF 7

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

BEING AN ADJUSTMENT OF THOSE PORTIONS OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 12 WEST,
IN THE RANCHO LOS ALAMITOS, TOGETHER WITH LOT 1 OF LOT LINE ADJUSTMENT NO. 1502-18,
RECORDED FEBRUARY 16, 2017 AS INSTRUMENT NO. 2017-0193573,
OFFICIAL RECORDS OF SAID COUNTY

SURVEYOR'S CERTIFICATE:

THIS PLAT MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND
IS BASED UPON CRITERIA ESTABLISHED BY THE DIRECTOR OF PUBLIC
WORKS AND IN CONFORMANCE WITH THE APPLICABLE LOCAL ORDINANCE
AT THE REQUEST OF CALIFORNIA STATE UNIVERSITY, LONG BEACH RESEARCH
FOUNDATION, A CALIFORNIA NONPROFIT CORPORATION.


BRIAN L. THIENES
P.L.S. NO. 5750
REG. EXP. DEC. 31, 2019

10 / 17 / 19
DATE

**DIRECTOR OF PUBLIC WORKS CERTIFICATE:**

THIS PLAT WAS EXAMINED FOR CONFORMANCE WITH THE REQUIREMENTS
OF CHAPTER 20.20 OF THE LONG BEACH MUNICIPAL CODE THIS _____
DAY OF _____, 20__.

DIRECTOR OF PUBLIC WORKS/BY: _____

Last Update: 10/17/19
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PREPARED BY:

 **Thienes Engineering, Inc.**
CIVIL ENGINEERING • LAND SURVEYING
14349 FIRESTONE BOULEVARD
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LOT LINE ADJUSTMENT LLA

SHEET 2 OF 7

FINAL PLOT PLAN FOR
LOT LINE ADJUSTMENT

IN THE CITY OF LONG BEACH,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING AN ADJUSTMENT OF THOSE PORTIONS OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 12 WEST,
IN THE RANCHO LOS ALAMITOS, TOGETHER WITH LOT 1 OF LOT LINE ADJUSTMENT NO. 1502-18,
RECORDED FEBRUARY 16, 2017 AS INSTRUMENT NO. 2017-0193573,
OFFICIAL RECORDS OF SAID COUNTY

EXISTING LEGAL DESCRIPTIONS:

EXISTING LOT 1:

THAT PORTION OF THE WEST HALF OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 12 WEST, IN THE
RANCHO LOS ALAMITOS, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,
BOUNDED AS FOLLOWS:

BOUNDED ON THE NORTHWEST BY THE SOUTHEASTERLY LINE OF THE LAND DESCRIBED IN PARCEL 3 IN
THE FINAL DECREE OF CONDEMNATION FOR LOS CERRITOS CHANNEL ENTERED IN LOS ANGELES
SUPERIOR COURT CASE NO. 622968, A CERTIFIED COPY BEING RECORDED NOVEMBER 08, 1955 AS
INSTRUMENT NO. 2499, IN BOOK 49471, PAGE 50 OF SAID OFFICIAL RECORDS; BOUNDED ON THE
SOUTHWEST BY THE NORTHEASTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO SOUTHERN
CALIFORNIA EDISON COMPANY, RECORDED MAY 22, 1963 AS INSTRUMENT NO. 4370, OFFICIAL RECORDS,
AND BOUNDED ON THE EAST BY THE EAST LINE OF THE NORTHWEST QUARTER AND THE SOUTHWEST
QUARTER OF SAID SECTION 2.

EXISTING LOT 2:

THAT PORTION OF THE EAST HALF OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 12 WEST, IN THE
RANCHO LOS ALAMITOS, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,
DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH AND SOUTH CENTER LINE OF SAID SECTION, SAID POINT BEING
THE SOUTHWESTERLY TERMINUS OF THAT CERTAIN COURSE DESCRIBED AS HAVING A BEARING OF NORTH
36° 11' 54" EAST AND A LENGTH OF 75.39 FEET IN THE EASEMENT TO THE LOS ANGELES COUNTY
FLOOD CONTROL DISTRICT, DATED NOVEMBER 05, 1942 AND RECORDED FEBRUARY 04, 1943 IN BOOK
19794, PAGE 293, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;
THENCE NORTH 36° 11' 54" EAST 75.39 FEET TO THE BEGINNING OF THAT CERTAIN CURVE DESCRIBED
AS BEING CONCAVE TO THE WEST AND HAVING A RADIUS OF 578.44 FEET IN THE EASEMENT TO THE
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, DATED SEPTEMBER 07, 1955 AND RECORDED
NOVEMBER 15, 1955 IN BOOK 49527, PAGE 336 OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY
RECORDER OF SAID COUNTY; THENCE NORTHERLY, ALONG SAID CURVE, 152.30 FEET; THENCE SOUTH
89° 49' 57" EAST 29.23 FEET; THENCE SOUTH 00° 10' 03" WEST 304.46 FEET TO THE BEGINNING OF
A TANGENT CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 1950 FEET; THENCE SOUTHERLY,
ALONG SAID CURVE, 335.15 FEET; THENCE NORTH 49° 00' 29" WEST 154.99 FEET TO SAID NORTH AND
SOUTH CENTER LINE; THENCE ALONG SAID CENTER LINE, NORTH 00° 10' 03" EAST 342.19 FEET TO
THE POINT OF BEGINNING.

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LOT LINE ADJUSTMENT LLA

SHEET 3 OF 7

FINAL PLOT PLAN FOR
LOT LINE ADJUSTMENT

IN THE CITY OF LONG BEACH,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING AN ADJUSTMENT OF THOSE PORTIONS OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 12 WEST,
IN THE RANCHO LOS ALAMITOS, TOGETHER WITH LOT 1 OF LOT LINE ADJUSTMENT NO. 1502-18,
RECORDED FEBRUARY 16, 2017 AS INSTRUMENT NO. 2017-0193573,
OFFICIAL RECORDS OF SAID COUNTY

EXISTING LEGAL DESCRIPTIONS:

EXISTING LOT 3:

LOT 1 OF LOT LINE ADJUSTMENT NO. 1502-18, RECORDED FEBRUARY 16, 2017 AS INSTRUMENT NO.
2017-0193573, OFFICIAL RECORDS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

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LOT LINE ADJUSTMENT LLA

SHEET 4 OF 7

FINAL PLOT PLAN FOR
LOT LINE ADJUSTMENT

IN THE CITY OF LONG BEACH,
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BEING AN ADJUSTMENT OF THOSE PORTIONS OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 12 WEST,
IN THE RANCHO LOS ALAMITOS, TOGETHER WITH LOT 1 OF LOT LINE ADJUSTMENT NO. 1502-18,
RECORDED FEBRUARY 16, 2017 AS INSTRUMENT NO. 2017-0193573,
OFFICIAL RECORDS OF SAID COUNTY

PROPOSED LEGAL DESCRIPTION:

PROPOSED LOT 1:

THOSE PORTIONS OF THE EAST HALF AND THE WEST HALF, BOTH OF SECTION 2, TOWNSHIP 5 SOUTH,
RANGE 12 WEST, IN THE RANCHO LOS ALAMITOS, IN THE CITY OF LONG BEACH, COUNTY OF LOS
ANGELES, STATE OF CALIFORNIA, BOUNDED AS FOLLOWS:

BOUNDED ON THE NORTHWEST BY THE SOUTHEASTERLY LINE OF THE LAND DESCRIBED IN PARCEL 3 IN
THE FINAL DECREE OF CONDEMNATION FOR LOS CERRITOS CHANNEL ENTERED IN LOS ANGELES
SUPERIOR COURT CASE NO. 622968, A CERTIFIED COPY BEING RECORDED NOVEMBER 08, 1955 AS
INSTRUMENT NO. 2499, IN BOOK 49471, PAGE 50 OF SAID OFFICIAL RECORDS;

BOUNDED ON THE SOUTHWEST BY THE NORTHEASTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO
SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED MAY 22, 1963 AS INSTRUMENT NO. 4370, OFFICIAL
RECORDS;

BOUNDED ON THE EAST BY THE WESTERLY LINE OF STUDEBAKER ROAD, 100.00 FEET WIDE, ALSO BEING
THE WESTERLY LINE OF LOT 2 OF LOT LINE ADJUSTMENT NO. 1502-18, RECORDED FEBRUARY 16, 2017
AS INSTRUMENT NO. 2017-0193573, OFFICIAL RECORDS OF THE COUNTY OF LOS ANGELES;

AND BOUNDED ON THE NORTH BY THAT CERTAIN COURSE IN THE WESTERLY LINE OF SAID LOT 2,
DESCRIBED AND SHOWN AS HAVING A BEARING AND DISTANCE OF "NORTH 89°49'57" WEST 29.22", ON
SAID LOT LINE ADJUSTMENT.

PROPOSED LOT 2:

LOT 1 OF LOT LINE ADJUSTMENT NO. 1502-18, RECORDED FEBRUARY 16, 2017 AS INSTRUMENT NO.
2017-0193573, OFFICIAL RECORDS OF THE COUNTY OF LOS ANGELES, EXCEPTING THEREFROM THAT
PORTION OF SAID LOT 1 LYING SOUTHERLY OF A LINE PARALLEL WITH AND DISTANT SOUTHERLY 309.55
FEET MEASURED AT RIGHT ANGLES FROM THE NORTHERLY LINE OF SAID LOT 1.

PROPOSED LOT 3:

LOT 1 OF LOT LINE ADJUSTMENT NO. 1502-18, RECORDED FEBRUARY 16, 2017 AS INSTRUMENT NO.
2017-0193573, OFFICIAL RECORDS OF THE COUNTY OF LOS ANGELES, EXCEPTING THEREFROM THAT
PORTION OF SAID LOT 1 LYING NORTHERLY OF A LINE PARALLEL WITH AND DISTANT SOUTHERLY 309.55
FEET MEASURED AT RIGHT ANGLES FROM THE NORTHERLY LINE OF SAID LOT 1.

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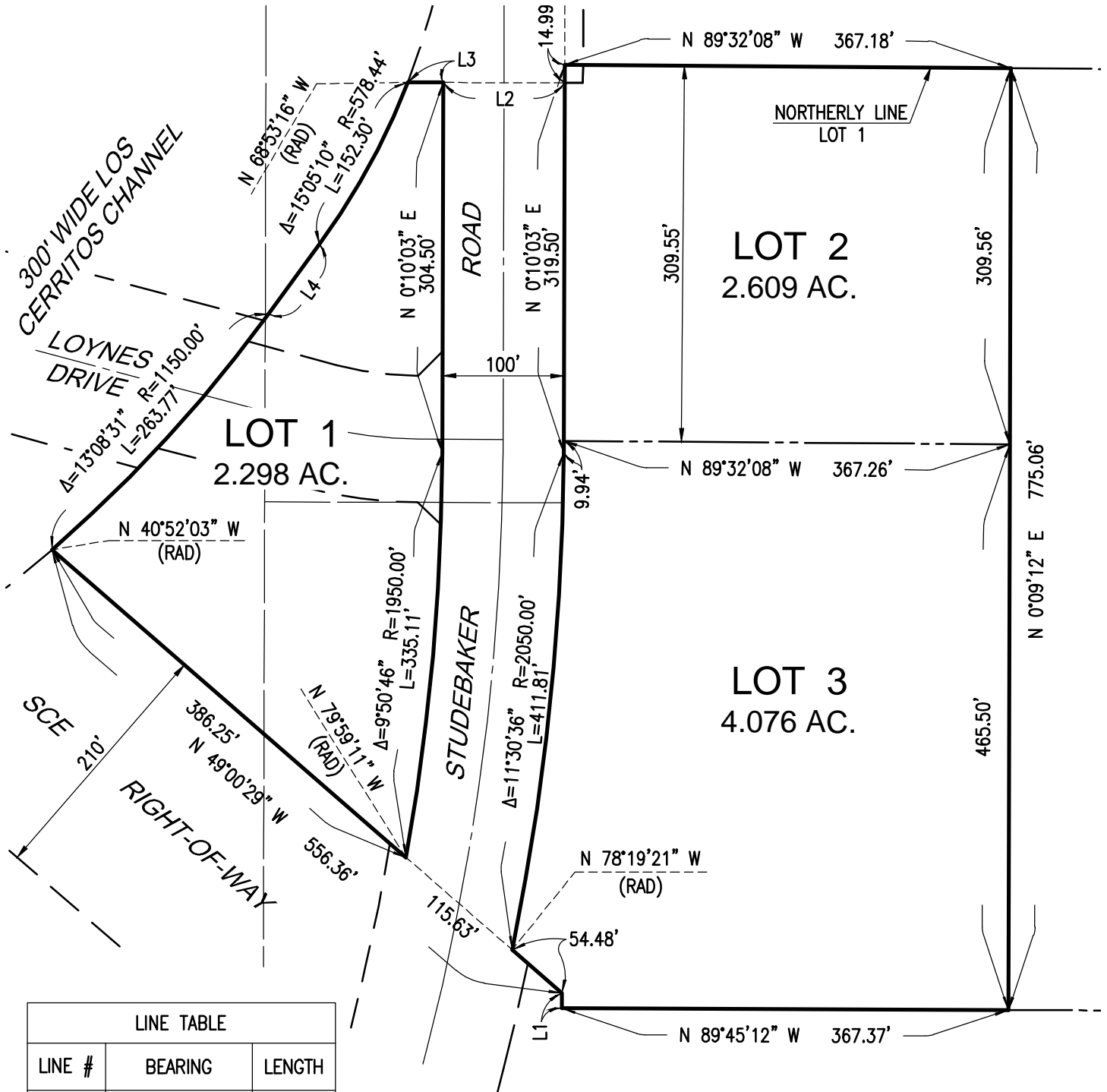
AREA:

PROPOSED LOT 1: 2.298 AC.
PROPOSED LOT 2: 2.609 AC.
PROPOSED LOT 3: 4.076 AC.

SCALE: 1" = 120'

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SHEET 5 OF 7

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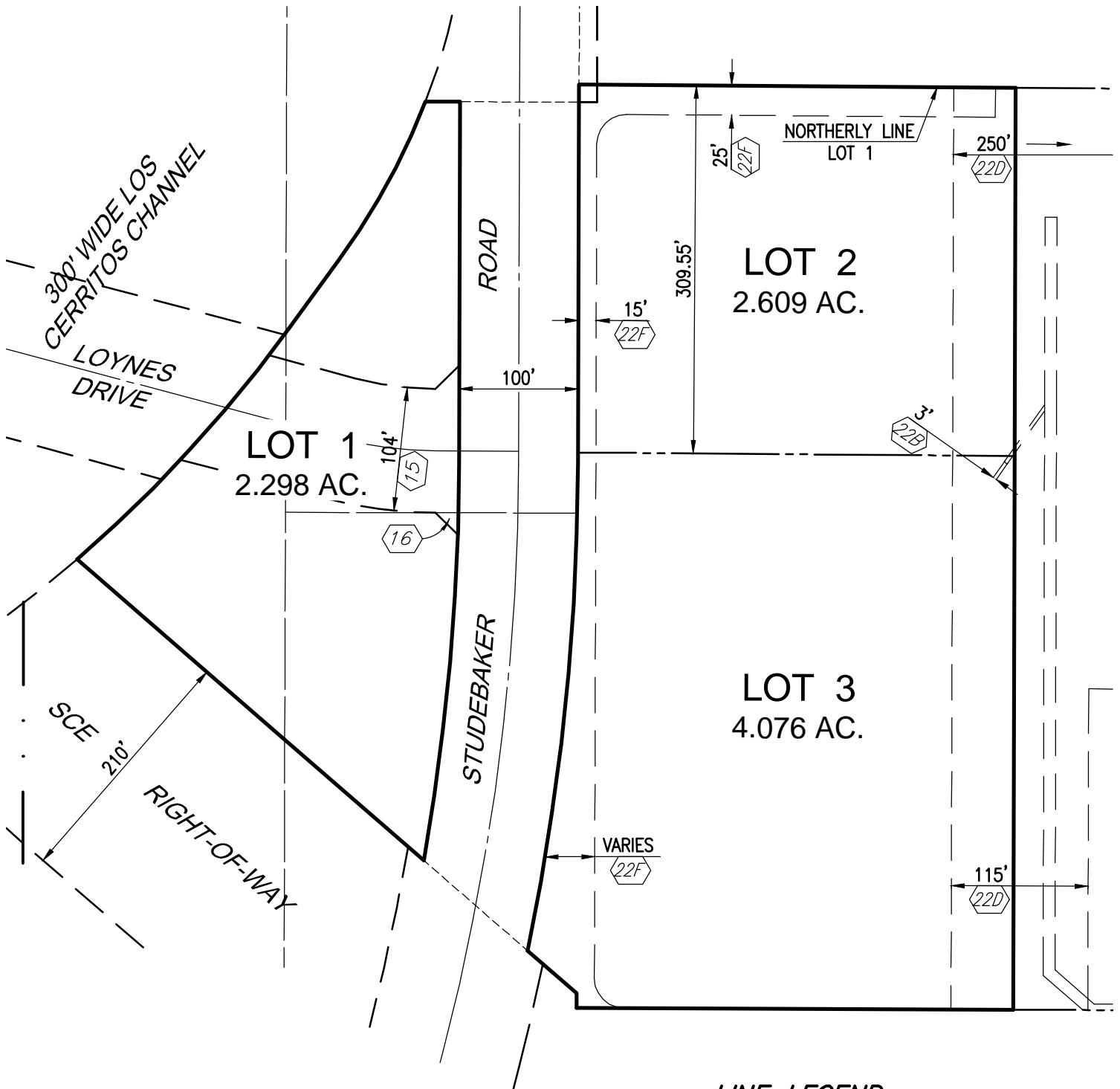
SCALE: 1" = 120'

LOT LINE ADJUSTMENT LLA

SHEET 6 OF 7

FINAL PLOT PLAN FOR
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IN THE CITY OF LONG BEACH,
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NOTE:

SEE SHEET X FOR
EASEMENT NOTES.

LINE LEGEND:

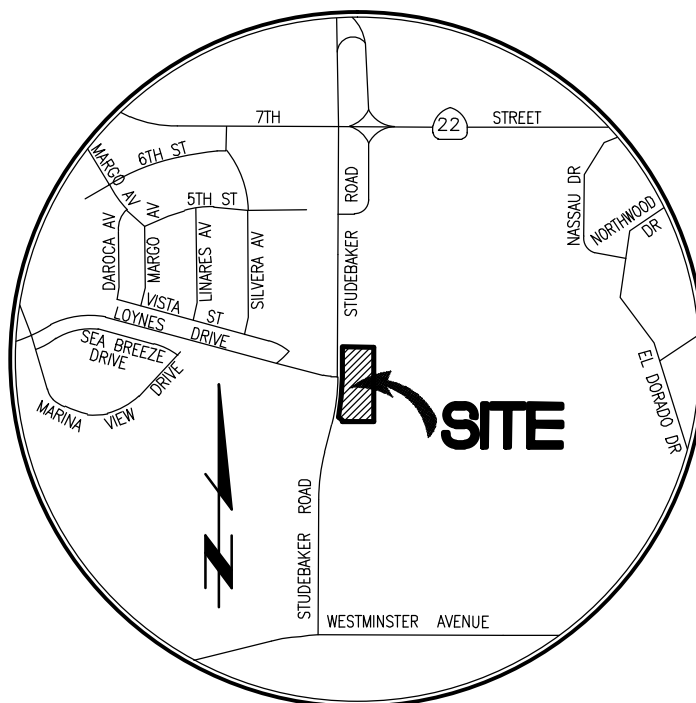
- INDICATES NEW LOT LINE
- INDICATES LOT LINE TO BE REMOVED
- - - - - INDICATES EASEMENT LINE

LOT LINE ADJUSTMENT LLA

SHEET 7 OF 7

FINAL PLOT PLAN FOR
LOT LINE ADJUSTMENT

IN THE CITY OF LONG BEACH,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



VICINITY MAP

N.T.S.

EXISTING EASEMENT NOTES:

- 15 AN EASEMENT FOR STREET AND ALLEY AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF LONG BEACH IN THE DOCUMENT RECORDED SEPTEMBER 07, 1965 AS INSTRUMENT NO. 2354 OF OFFICIAL RECORDS.
- 16 AN EASEMENT FOR STREET AND INCIDENTAL PURPOSES, IN FAVOR OF THE COUNTY OF LOS ANGELES IN THE DOCUMENT RECORDED JANUARY 11, 1966 AS INSTRUMENT NO. 3245 OF OFFICIAL RECORDS.
- 22 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED MARCH 15, 2001 AS INSTRUMENT NO. 91-0424640 OF OFFICIAL RECORDS.
(EXHIBIT B PLOTTED HEREON AS 22B)
(EXHIBIT D PLOTTED HEREON AS 22D)
(EXHIBIT F PLOTTED HEREON AS 22F).

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