

LOT MERGER NO. ____-21

SHEET 1 OF 5

FINAL PLOT PLAN FOR
LOT MERGER

ATTACHMENT F

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

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 ALERE PROPERTY GROUP, LLC.


BRIAN L. THIENES
P.L.S. NO. 5750
REG. EXP. DEC. 31, 2021

07 / 22 / 21
DATE



DIRECTOR OF PUBLIC WORKS CERTIFICATE:

THIS PLAT WAS EXAMINED FOR CONFORMANCE WITH THE REQUIREMENTS OF CHAPTER 20.28 OF THE LONG BEACH MUNICIPAL CODE THIS _____ DAY OF _____, 2021.

DIRECTOR OF PUBLIC WORKS/BY: _____

NOTE:

THE DIRECTION OF NORTH SHOWN HEREON PER MAP OF THE TOWN OF SEABRIGHT, M.B. 23/43 AND M.B. 55/2.

Last Update: 07/22/21
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PREPARED BY:

 **Thienes Engineering, Inc.**
CIVIL ENGINEERING • LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH. (714) 521-4811 FAX (714) 521-4173

APN: 7271-007-005
APN: 7271-008-014
APN: 7271-008-016

SHEET 2 OF 5

EXHIBIT "A"

LOT MERGER NO. _____-21

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

PROPOSED LEGAL DESCRIPTION:

LOT 1:

PARCEL "A" AS SHOWN ON GRANT OF CERTIFICATE OF COMPLIANCE NO. 1411-08C, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED FEBRUARY 6, 2015 AS INSTRUMENT NO. 20150139308, OF OFFICIAL RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE LAND DESCRIBED IN "GRANT DEED", IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, AS PER DOCUMENT RECORDED DECEMBER 29, 2010 AS INSTRUMENT NO. 20101933672, OF OFFICIAL RECORDS, IN THE OFFICE OF SAID COUNTY RECORDER; LYING NORTHERLY OF THE NORTHERLY LINE OF THE VACATED 14TH STREET (60.00 FEET WIDE), AND SOUTHERLY OF THE NORTHERLY LINE OF THE VACATED COWLES STREET (60.00 FEET WIDE). TOGETHER WITH THE EASTERLY 110.00 FEET OF THE LAND DESCRIBED IN SAID "GRANT DEED" LYING NORTHERLY OF THE NORTHERLY LINE OF THE VACATED COWLES STREET (60.00 FEET WIDE), AND SOUTHERLY OF THE CENTERLINE OF THE VACATED 15TH STREET (60.00 FEET WIDE).

TOGETHER WITH THAT PORTION OF THE LAND DESCRIBED IN "GRANT DEED", IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER DOCUMENT RECORDED DECEMBER 29, 2010 AS INSTRUMENT NO. 20101933672, OF OFFICIAL RECORDS, IN THE OFFICE OF SAID COUNTY RECORDER, LYING SOUTHERLY OF THE NORTHERLY LINE OF VACATED 14TH STREET (60.00 FEET WIDE) AS DESCRIBED IN SAID GRANT DEED.

LOT 1 CONTAINING: 289,866 SQUARE FEET OR 6.65 ACRES ±


SURVEYOR:

PREPARED UNDER THE SUPERVISION OF:

Last Update: 07/22/21
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BRIAN L. THIENES
P.L.S. NO. 5750
REG. EXP. DEC. 31, 2019

07 / 22 / 21
DATE



APN: 7271-007-005
APN: 7271-008-014
APN: 7271-008-016

EXHIBIT "B"

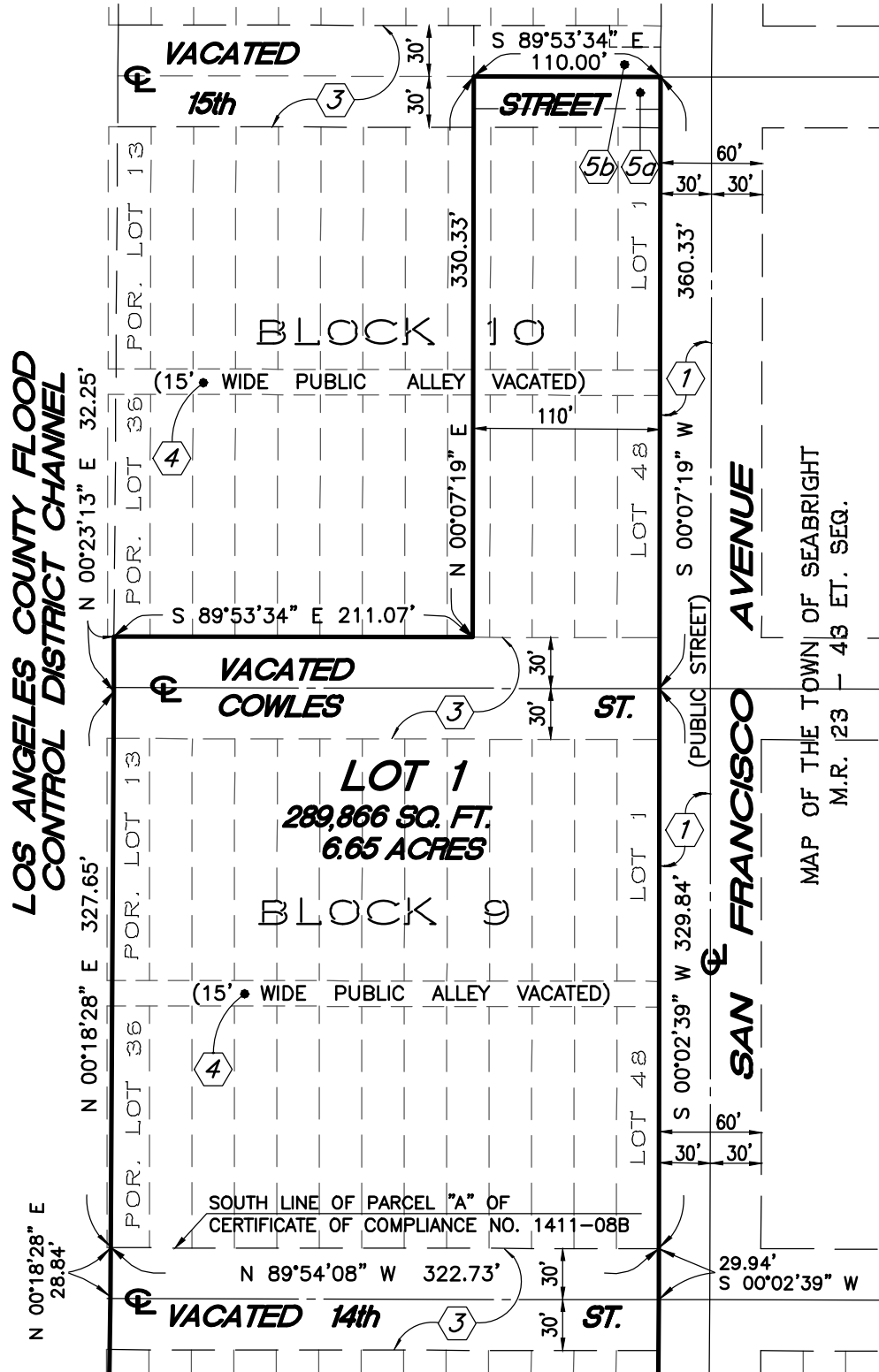
LOT MERGER NO. _____-21

SHEET 3 OF 5

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



SCALE: 1" = 80'



LEGEND:

INDICATES LOT 1 AS DESCRIBED
IN EXHIBIT "A"
CONTAINS: 289,865 SQ. FT.
6.65 ACRES ±



SEE SHEET 4

NOTE:

SEE SHEET 5 FOR
EXISTING EASEMENT NOTES.

APN: 7271-007-005
APN: 7271-008-014
APN: 7271-008-016

SHEET 4 OF 5

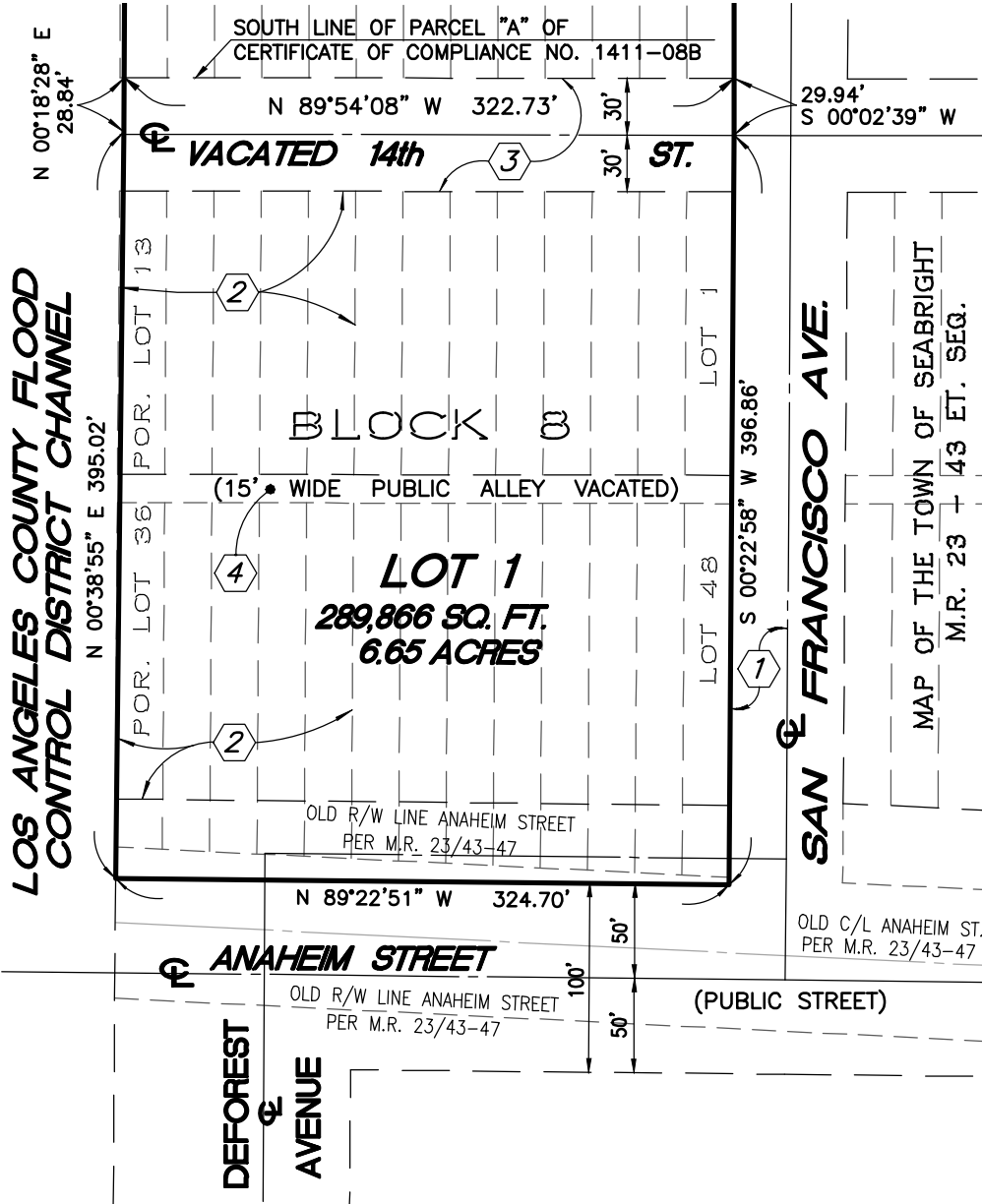
EXHIBIT "B"

LOT MERGER NO. _____-21

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

SEE SHEET 3

SCALE: 1" = 80'



LEGEND:

INDICATES LOT 1 AS DESCRIBED
IN EXHIBIT "A"
CONTAINS: 289,865 SQ. FT.
6.65 ACRES ±



Last Update: 07/22/21
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NOTE:

SEE SHEET 5 FOR
EXISTING EASEMENT NOTES.

APN: 7271-007-005
APN: 7271-008-014
APN: 7271-008-016

SHEET 5 OF 5

EXHIBIT "B"
LOT MERGER NO. _____-21
IN THE CITY OF LONG BEACH,
COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA

EXISTING EASEMENT NOTES:

- ① AN EASEMENT FOR PUBLIC STREETS AS DELINEATED OR OFFERED FOR DEDICATION ON MAP OF THE TOWN OF SEABRIGHT, M.R. 23 / 43-47. (BLANKET OVER THE WEST HALF OF SAN FRANCISCO AVENUE 30.00 HALF-WIDTH)
- ② EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO, RECORDED DECEMBER 28, 2007 AS INSTRUMENT NO. 20072857194 AND RECORDED DECEMBER 28, 2007 AS INSTRUMENT NO. 20072857194, OF OFFICIAL RECORDS, AND RECORDED OCTOBER 20, 2009 AS INSTRUMENT NO. 20091586470 OF OFFICIAL RECORDS. (EASEMENT PLOTTED HEREON.)
- ③ EASEMENTS FOR UTILITY LINES AND ACCESS FOR MAINTENANCE AS RESERVED IN VACATION RESOLUTION NO. 10-0150, RECORDED DECEMBER 17, 2010 AS INSTRUMENT NO. 2010-1870726 AND DECEMBER 23, 2010 AS INSTRUMENT NO. 2010-1904672, BOTH OF OFFICIAL RECORDS. (PORTIONS OF SAID EASEMENTS ARE ONSITE AND ARE BLANKET OVER VACATED 60' WIDE 14th STREET, 60' WIDE COWLES STREET, 60' WIDE 15th STREET AND 80' WIDE 16th STREET) (UTILITY EASEMENTS RESERVED BY SAID DOCUMENTS ARE CURRENTLY BEING PROCESSED FOR VACATION WITH THE CITY OF LONG BEACH)
- ④ VACATIONS LISTED IN RESOLUTION NO. C-783 AND FINAL ORDER ADOPTED IN RESOLUTION NO. C-922, BOTH ON FILE IN CITY CLERK'S OFFICE, CITY OF LONG BEACH.
- ⑤ PERTAINS TO AN EASEMENT AGREEMENT BETWEEN ALERE PROPERTY GROUP AND THE CITY OF LONG BEACH, RECORDED MAY 19, 2005 AS INSTRUMENT NO. 20150579494, OF OFFICIAL RECORDS.
 - ⑤a INDICATES "ALERE" EASEMENT AREA FOR ACCESS AND UTILITIES.
 - ⑤b INDICATES "CITY" EASEMENT AREA FOR ACCESS AND UTILITIES.


SURVEYOR:

PREPARED UNDER THE SUPERVISION OF:

Last Update: 07/22/21
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PREPARED BY:

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

07 / 22 / 21
DATE



LOT MERGER NO. _____ - 21

APN: 7271-007-005, APN: 7271-008-014 and APN: 7271-008-016

Job No. 3881

Street: San Francisco Ave, Vacated Cowles, 14th & 15th Streets

Prepared By:

Thienes Engineering, Inc.

14349 Firestone Boulevard

La Mirada, CA 90638

(714) 521-4811 attn: Kevin Moxley

kevin@thieneseng.com

Begins at the Southwest Corner

North: 1743398.2301' East: 6499568.1139'

Segment #1 : Line

Course: N0° 38' 55"E Length: 395.02'
North: 1743793.2248' East: 6499572.5856'

Segment #2 : Line

Course: N0° 18' 28"E Length: 28.84'
North: 1743822.0644' East: 6499572.7405'

Segment #3 : Line

Course: N0° 18' 28"E Length: 327.65'
North: 1744149.7097' East: 6499574.5005'

Segment #4 : Line

Course: N0° 23' 13"E Length: 32.25'
North: 1744181.9589' East: 6499574.7183'

Segment #5 : Line

Course: S89° 53' 34"E Length: 211.07'
North: 1744181.5639' East: 6499785.7880'

Segment #6 : Line

Course: N0° 07' 19"E Length: 330.36'
North: 1744511.9232' East: 6499786.4911'

Segment #7 : Line

Course: S89° 52' 41"E Length: 110.00'
North: 1744511.6891' East: 6499896.4908'

Segment #8 : Line

Course: S0° 07' 19"W Length: 360.34'
North: 1744151.3499' East: 6499895.7239'

Segment #9 : Line

Course: S0° 02' 39"W Length: 329.83'
North: 1743821.5200' East: 6499895.4697'

Segment #10 : Line

Course: S0° 02' 39"W Length: 29.94'
North: 1743791.5800' East: 6499895.4466'

Segment #11 : Line

Course: S0° 22' 58"W Length: 396.86'
North: 1743394.7289' East: 6499892.7953'

Segment #12 : Line

Course: N89° 22' 51"W Length: 324.70'
North: 1743398.2377' East: 6499568.1142'

Perimeter: 2876.87' Area: 289,866.45 Sq. Ft.

Error Closure:

0.0075 Course: N2° 41' 23"E

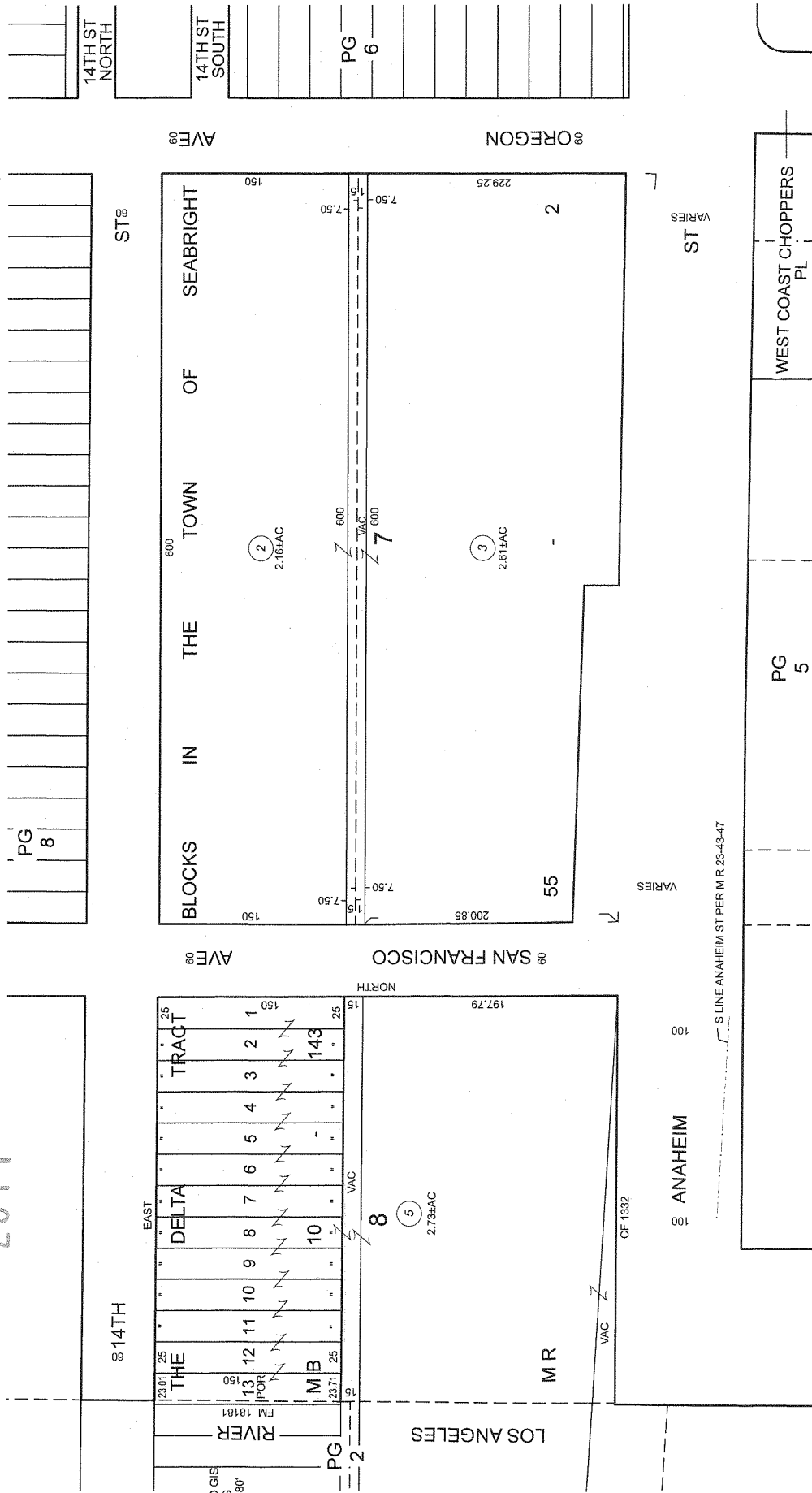
Error North: 0.00753 East: 0.00035

Precision 1: 383581.33



2011

MAPPING AND GIS
SERVICES
SCALE 1" = 80'



STREET LINES PER MR 55-2 ARE CONSIDERED THE LOT LINES
IN THIS TRACT ALTHOUGH THE DIVISIONS OF SOME LOTS ARE
MEASURED FROM THE CENTERLINES OF THE STREETS