13979

BOOK 208 PAGE 65 208 /65 65

SCALE: 1" = 30'

07/18/07

20071701253

# RECORD OF SURVEY

SHEET 1 OF 1 SHEETS

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

BEING A SURVEY OF PORTIONS OF LOTS 27, 28 AND 29
OF TRACT NO. 15736, M.B. 463-5/8.

FILED AT REQUEST OF Benson
22 MIN PAST 1pm
IN BOOK 208
AT PAGE 65
OF RECORD OF SURVEY
LOS ANGELES COUNTY, CA.
Registrar-Recorder/County Clerk
BY N. Sone
Deputy
FEE $ 8
2DA

**COUNTY SURVEYOR'S STATEMENT**
This map has been examined in accordance with section 8766 of the Professional Land Surveyors' Act
This 17TH day of JULY 2007
County Surveyor
Deputy

LICENSED LAND SURVEYOR CURT M. O'BRYAN L.S. 6388 EXP. 12/31/08 STATE OF CALIFORNIA

Note:
This map is being filed to show the method used to establish the lines of said property, in compliance with subdivision (b)(4) and (b)(5) of Section 8762, Article 5, Chapter 15 of the Business and Professions Code (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 SURVEYOR'S ACT AT THE REQUEST OF DENNIS SULLIVAN IN AUGUST, 2006.

W. R. BENSON L.S. NO. 4503
EXPIRES 9/30/2008

LICENSED LAND SURVEYOR W.R. BENSON [EXPIRES 9-30-08] L.S. No. 4503 STATE OF CALIFORNIA

BASIS OF BEARINGS:
THE BEARING NORTH 18° 33' 40" EAST OF THE CENTERLINE OF LONGVIEW VALLEY ROAD, AS SHOWN ON MAP OF TRACT NO. 15736, RECORDED IN BOOK 463 PAGES 5 TO 8 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

**NOTES:**

1) ALL LOTS SHOWN HEREON ARE IN TRACT NO. 15736, M.B. 463-5/8. [R1]

2) NW COR. OF LOT 21 ESTAB. AT REC. DISTANCE ALONG E'LY LINE OF BEVERLY GLEN BL. FROM MOANA WALK PER R1.

3) CORNERS OF LOTS 22-28 INCLUSIVE ABUTTING ON BEVERLY GLEN BL. ESTAB. BY PRORATION BETWEEN NW COR. OF LOT 21 AND R/W B.C. BEVERLY GLEN BL. TO S.

RECORD DISTANCE PER R1 = 648.03'
CALCULATED FROM MEASUREMENTS = 647.93'

THIS IS A PRORATION FACTOR OF ~0.015 FT. PER 100 FT.; THE LOT CORNERS IN QUESTION ARE WITHIN 120' OF THE R/W B.C., SO THE DIFFICIENCY AMOUNTS TO LESS THAN 0.02' OVER THE WIDTH OF THE LOTS STAKED.

4) FRONT CORNERS OF LOTS 27-29 INCLUSIVE ESTAB. AT REC. DISTANCE ALONG ARC PER MAP OF SAID TR.

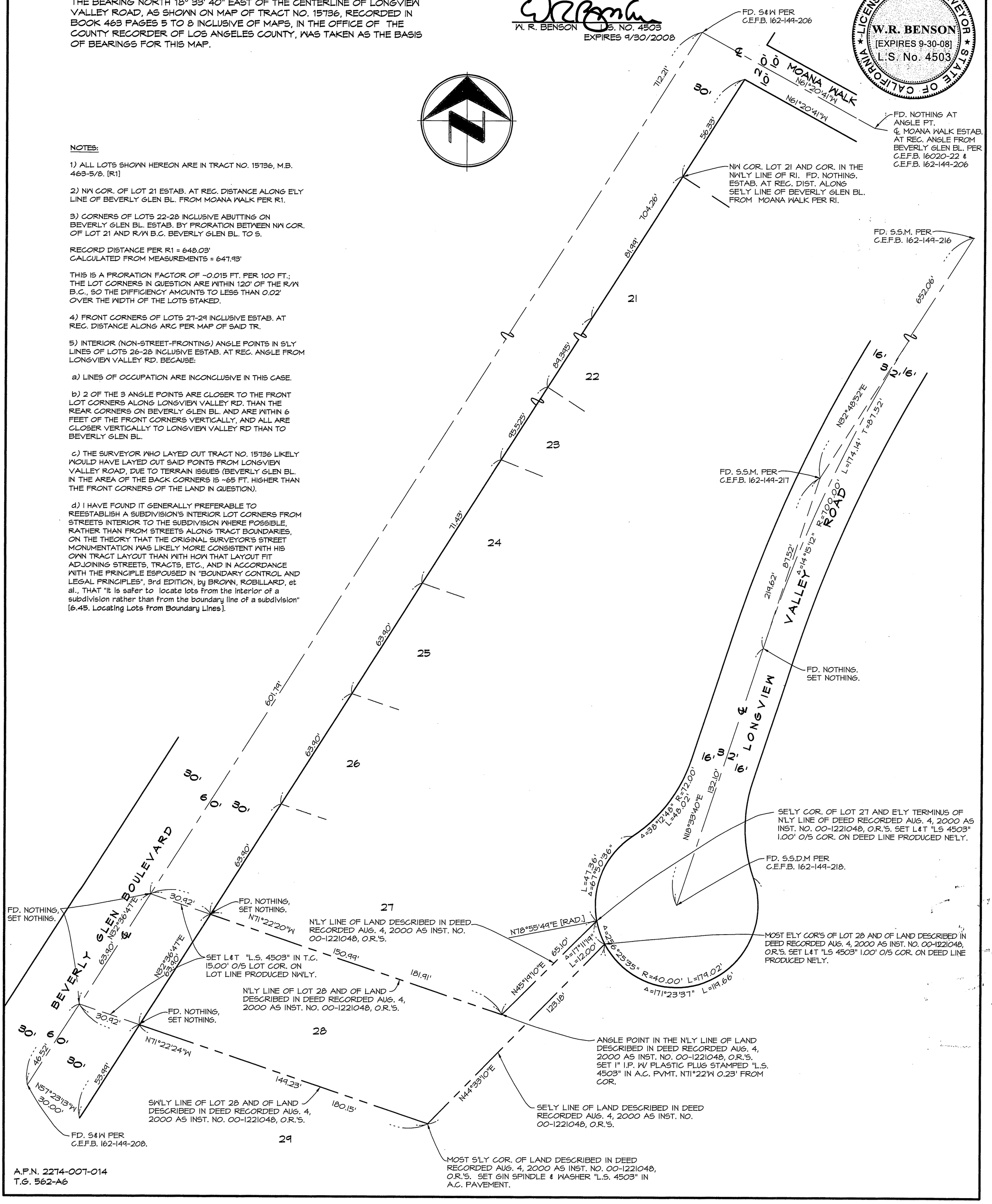
5) INTERIOR (NON-STREET-FRONTING) ANGLE POINTS IN S'LY LINES OF LOTS 26-28 INCLUSIVE ESTAB. AT REC. ANGLE FROM LONGVIEW VALLEY RD. BECAUSE:

a) LINES OF OCCUPATION ARE INCONCLUSIVE IN THIS CASE.

b) 2 OF THE 3 ANGLE POINTS ARE CLOSER TO THE FRONT LOT CORNERS ALONG LONGVIEW VALLEY RD. THAN THE REAR CORNERS ON BEVERLY GLEN BL. AND ARE WITHIN 6 FEET OF THE FRONT CORNERS VERTICALLY, AND ALL ARE CLOSER VERTICALLY TO LONGVIEW VALLEY RD THAN TO BEVERLY GLEN BL.

c) THE SURVEYOR WHO LAYED OUT TRACT NO. 15736 LIKELY WOULD HAVE LAYED OUT SAID POINTS FROM LONGVIEW VALLEY ROAD, DUE TO TERRAIN ISSUES (BEVERLY GLEN BL. IN THE AREA OF THE BACK CORNERS IS ~65 FT. HIGHER THAN THE FRONT CORNERS OF THE LAND IN QUESTION).

d) I HAVE FOUND IT GENERALLY PREFERABLE TO REESTABLISH A SUBDIVISION'S INTERIOR LOT CORNERS FROM STREETS INTERIOR TO THE SUBDIVISION WHERE POSSIBLE, RATHER THAN FROM STREETS ALONG TRACT BOUNDARIES, ON THE THEORY THAT THE ORIGINAL SURVEYOR'S STREET MONUMENTATION WAS LIKELY MORE CONSISTENT WITH HIS OWN TRACT LAYOUT THAN WITH HOW THAT LAYOUT FIT ADJOINING STREETS, TRACTS, ETC., AND IN ACCORDANCE WITH THE PRINCIPLE ESPOUSED IN "BOUNDARY CONTROL AND LEGAL PRINCIPLES", 3rd EDITION, by BROWN, ROBILLARD, et al., THAT "It is safer to locate lots from the interior of a subdivision rather than from the boundary line of a subdivision" [6.45. Locating Lots from Boundary Lines].




A.P.N. 2274-007-014
T.G. 562-A6