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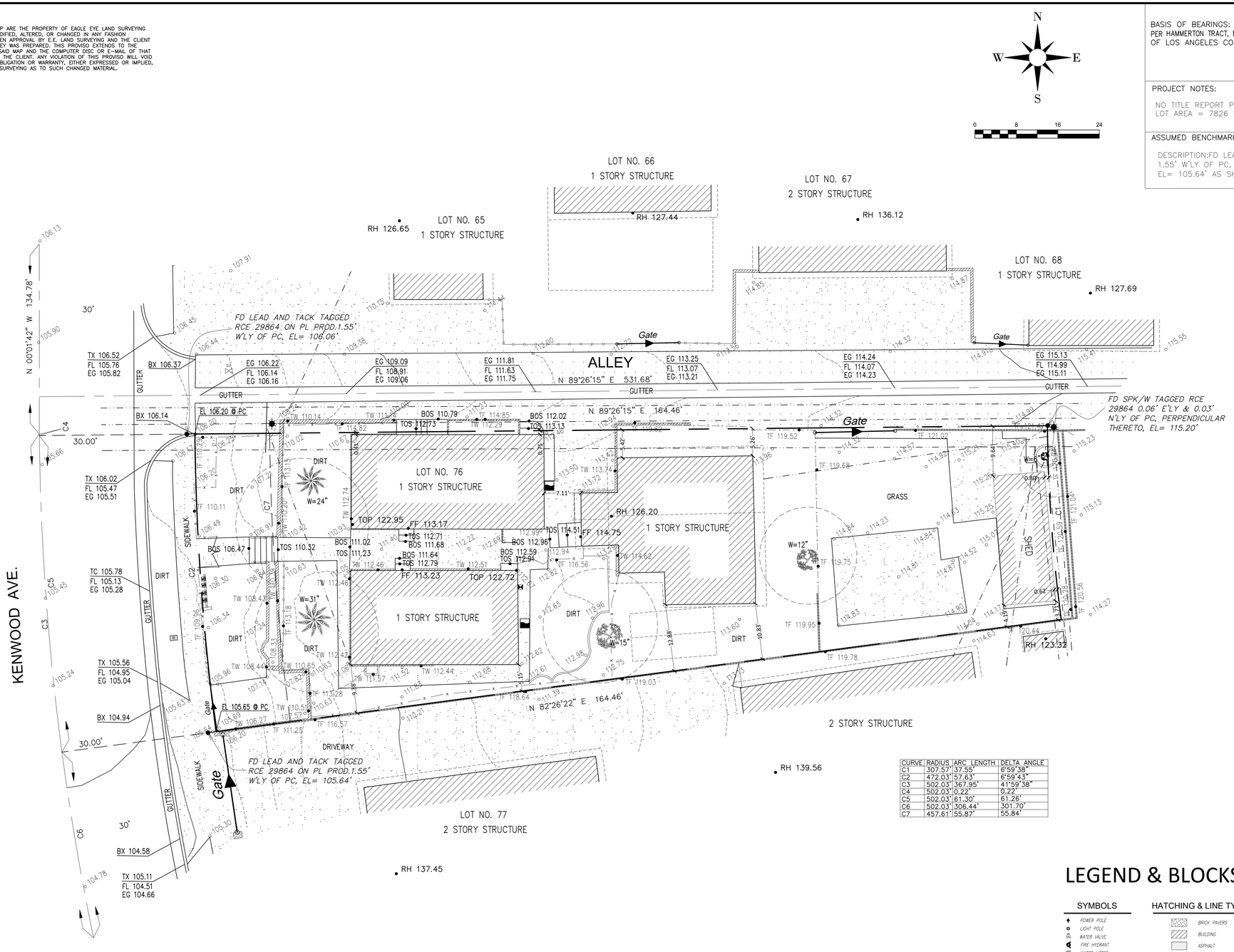

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	307.57'	37.55'	6°59'38"
C2	472.03'	57.63'	6°59'43"
C3	502.03'	367.95'	41°59'38"
C4	502.03'	0.22'	0.22'
C5	502.03'	61.30'	61.26'
C6	502.03'	306.44'	301.70'
C7	457.61'	55.87'	55.84'

BASIS OF BEARINGS: N 89°26'00" E SHOWN AS THE SIDELINE OF ALLEY PER HAMMERTON TRACT, M.B. 40/02-04 AS FILED IN THE RECORDS OF LOS ANGELES COUNTY.

PROJECT NOTES:

NO TITLE REPORT PROVIDED, NO EASEMENTS SHOWN.
LOT AREA = 7826 S.F.

ASSUMED BENCHMARK:

DESCRIPTION:FD LEAD AND TACK TAGGED RCE 29864 ON PL PROD. 1.55' W'LY OF PC, EL= 105.64' AS SHOWN HEREON

ITEM	#	DATE OF REVISIONS:

MAP ISSUE DATE: 03/02/2026

DRAFTED BY: M.A.P.

ABBREVIATIONS :

AB	AGGREGATE BASE
AC	ASPHALT PAVEMENT
AD	AREA DRAIN
BM	BENCHMARK
BOS	BOTTOM OF STAIRS
BOW	BACK OF WALK
BRMP	BOTTOM OF RAMP
BS	BOTTOM OF SLOPE
CB	CATCH BASIN
CBW	CONCRETE BLOCK WALL
CF	CURB FACE
CLF	CHAIN LINK FENCE
CONC	CONCRETE
E	EAST
EG	EDGE OF GUTTER
EL	ELEVATION
EM	ELECTRIC METER
EMH	ELECTRIC MANHOLE
EP	EDGE OF PAVEMENT
EPB	ELECTRIC PULL BOX
EV	ELECTRIC VAULT
EEH	EDGE OF EAVE HEIGHT
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FND	FOUND
FOW	FACE OF WALK
FS	FINISHED SURFACE
GB	GRADE BREAK
GM	GAS METER
GV	GAS VALVE
HPR	HIGHEST POINT OF ROOF
IE	INVERT ELEVATION
IP	IRON PIPE
LP	LEAD, TACK & TAG
LT	LEAD & TACK
MP	METAL POST
N	NORTH
NG	NATURAL GROUND ELEVATION
O/S	OFFSET
OHW	OVERHEAD WIRE
PB	PULL BOX
PC	PROPERTY CORNER
PL	PROPERTY LINE
PLS	PROFESSIONAL LAND SURVEYOR
PLT	PARKING LOT LIGHT
PM	PARKING METER POST
PP	POWER POLE
PROD	PRODUCED
RCE	REGISTERED CIVIL ENGINEER
RH	RIDGE HEIGHT
S	SOUTH
SB	SPLASH BOX
SDMH	STORM DRAIN MANHOLE
SMH	SEWER MANHOLE
SPB	SIGNAL PULL BOX
STLT	STREET LIGHT
SW	SPIKE & WASHER
TBM	TEMPORARY BENCHMARK
TC	TOP OF CURB
TELMH	TELEPHONE MANHOLE
TG	TOP OF GRATE ELEVATION
TOS	TOP OF STAIRS
TR	TREE
TS	TRAFFIC SIGNAL
TOP	TOP OF PARAPET
TW	TOP OF WALL
TX/BX	TOP/BOTTOM OF X
W	WEST
WD-FENCE	WOOD FENCE
WI-FENCE	WROUGHT IRON FENCE
WM	WATER METER
WV	WATER VALVE

LEGEND & BLOCKS

SYMBOLS

POWER POLE
LIGHT POLE
WATER VALVE
FIRE HYDRANT
WATER METER
SEWER MANHOLE
GAS VALVE
GAS METER
ELECTRIC BOX
ELECTRIC METER
ELECTRIC TRANSFORMER
AIR CONDITIONER
WATER HEATER
WATER SERVICE GRATE
STORM DRAIN INLET
MAIL BOX
BOLLARD
DOUBLE GATE
SLIDE GATE
SINGLE GATE
CATV BOX
TRAFFIC LIGHT
SIGN
UNKNOWN UTILITY

HATCHING & LINE TYPE

BRICK PAVERS
BUILDING
ASPHALT
CONCRETE
STONE PAVERS
TILE PAVERS
WOOD DECK
BRICK WALL
CONCRETE BLOCK WALL
CENTER LINE
CHAIN LINK FENCE
PLANTER WALL
PROPERTY LINE
POWER LINE
IRON FENCE
RETAINING WALL
ROOF LINE
STONE WALL
VINYL FENCE
WOOD FENCE
DRIPLINE
TREE

E.E.

LAND SURVEYING

CLIENT:
KARIMI
PROJECT NO.
26-40
DATE:
02/28/26
ASSESSORS'S I.D. NUMBER:
APN; 7350-013-035
LEGAL DESCRIPTION
LOT NO. 76
HAMMERTON TRACT
M.B. 40/02-04

BOUNDARY/TOPOGRAPHIC SURVEY

SITE ADDRESS: 20414 Kenwood Ave, Torrance, CA 90502

LICENSED LAND SURVEYOR

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Michael Profet
9806
STATE OF CALIFORNIA

03/02/2026

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