LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF WALNUT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCEL 7 IN THE CITY OF WALNUT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP FILED IN BOOK 85, PAGES 10, 11 AND 12 OF RECORDS OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

COMMENCING AT NORTHEASTERLY TERMINUS OF THAT CERTAIN CURVE DESCRIBED AS CONCAVE NORTHWESTERLY HAVING A CENTRAL ANGLE OF 08°11'42", A RADIUS OF 1400.00 FEET, AND A LENGTH 200.24 FEET IN THE DEED RECORDED FEBRUARY 1, 1980 AS INSTRUMENT NO. 80–117473, OFFICIAL RECORDS OF SAID COUNTY, SAID NORTHEASTERLY TERMINUS BEING THE TRUE POINT OF BEGINNING OF THE LAND DESCRIBED IN SAID DEED; THENCE ALONG THE BOUNDARY OF SAID LAND THE FOLLOWING COURSES: ALONG THE NORTHEASTERLY CONTINUATION OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4°38'48" A DISTANCE OF 113.54 FEET TO A TANGENT REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS 800.00 FEET, NORTHEASTERLY ALONG SAID TANGENT REVERSE CURVE THROUGH A CENTRAL ANGLE OF 38°52'00" A DISTANCE OF 542.68 FEET TO A TANGENT REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 850.00 FEET, NORTHEASTERLY ALONG SAID TANGENT REVERSE CURVE THROUGH A CENTRAL ANGLE OF 39°49'54" A DISTANCE OF 590.91 FEET TO A TANGENT REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 800.00 FEET, NORTHEASTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 14°13'46" A DISTANCE OF 198.68 FEET AND NORTH 42°10'38" WEST 33.00 FEET TO A POINT ON A NON–TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 833.00 FEET, SAID CURVE BEING CONCENTRIC AND 33.00 FEET NORTHWESTERLY, MEASURED RADIALLY, TO THE NORTHEASTERLY CONTINUATION OF LAST MENTIONED CURVE HAVING A RADIUS OF 800.00 FEET, SAID POINT BEING THE **TRUE POINT OF BEGINNING**; THENCE NORTHEASTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 1°59'38" A DISTANCE OF 28.99 FEET; THENCE TANGENT TO SAID CURVE NORTH 49°49'00" EAST 759.77 FEET TO A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 447.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°10'09" A DISTANCE OF 110.54 FEET TO A POINT HEREIN DESIGNATED AS POINT "A" AND BEING–HEREINAFTER REFERRED TO, THENCE CONTINUING NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4°06'01" A DISTANCE OF 31.99 FEET; THENCE TANGENT TO SAID CURVE NORTH 31°32'50" EAST 32.79 FEET TO A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET, SAID CURVE ALSO BEING TANGENT AT ITS NORTHWESTERLY TERMINUS TO A LINE PARALLEL WITH A DISTANCE SOUTHWESTERLY 33.00 FEET, MEASURED AT RIGHT ANGLES, FROM THAT CERTAIN COURSE DESCRIBED AS SOUTH 58°27'10" EAST 422.01 FEET IN PARCEL 2 OF THE DEED RECORDED DECEMBER 17, 1979 AS INSTRUMENT NUMBER 79–1407467, OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 31.42 FEET TO SAID PARALLEL LINE; THENCE ALONG SAID PARALLEL LINE NORTH 58°27'10" WEST 62.91 FEET TO A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2033.00 FEET, SAID CURVE BEING CONCENTRIC WITH AND 33.00 FEET SOUTHWESTERLY, MEASURED RADIALLY, TO THAT CERTAIN CURVE DESCRIBED AS CONCAVE NORTHEASTERLY HAVING A CENTRAL ANGLE OF 24°27'30", A RADIUS OF 2000.00 FEET AND A LENGTH OF 853.76 FEET IN SAID PARCEL 2; THENCE NORTHWESTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 18°11'10" A DISTANCE OF 645.29 FEET TO THE NORTHEASTERLY TERMINUS OF THAT CERTAIN COURSE DESCRIBED AS SOUTH 52°20'00" WEST 461.45 FEET IN SAID DEED RECORDED FEBRUARY 1, 1980 AS INSTRUMENT NUMBER 80–117473; THENCE ALONG THE BOUNDARY OF THE LAND DESCRIBED IN THE LAST MENTIONED DEED THE FOLLOWING COURSES: ALONG SAID CERTAIN COURSE SOUTH 52°20'00" WEST 461.45 FEET, SOUTH 9°48'00" EAST 173.58 FEET TO A POINT ON A NON–TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 40.00 FEET TO WHICH A RADIAL LINE BEARS NORTH 9°48'00"WEST, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE 114°38'26" A DISTANCE OF 80.03 FEET, TANGENT TO SAID CURVE SOUTH 14°50'26" WEST 30.00 FEET, SOUTHEASTERLY ALONG A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 95.00 FEET THROUGH A CENTRAL ANGLE OF 30°33'26" A DISTANCE OF 50.66 FEET, TANGENT TO SAID CURVE SOUTH 15°43'00" EAST 46.23 FEET, SOUTHEASTERLY ALONG A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 573.00 FEET THROUGH A CENTRAL ANGLE OF 18°16'00" A DISTANCE OF 182.68 FEET, TANGENT TO SAID CURVE SOUTH 2°33'00" EAST 113.60 FEET, SOUTHEASTERLY ALONG A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 227.00 FEET THROUGH A CENTRAL ANGLE OF 47°37'00" A DISTANCE OF 188.65 FEET, TANGENT TO SAID CURVE SOUTH 45°04'00" EAST 16.90 FEET, AND EASTERLY ALONG A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 87°06'38" A DISTANCE OF 30.41 FEET TO THE TO THE TRUE POINT OF BEGINNING.

EXCEPT FROM THAT PORTION OF SAID LAND INCLUDED WITHIN THE LINES OF SAID RANCHO DESIGNATED AS "LOT 1–1769–A" ON THE MAP SHOWING THE PARTITION OF SAID RANCHO. A CERTIFIED COPY OF WHICH MAP IS RECORDED IN BOOK 1260 PAGE 163 OF DEEDS. ALL OIL, GAS AND OTHER HYDROCARBONS AND ALL MINERALS. TOGETHER WITH THE RIGHT TO DEVELOP, PRODUCE AND EXTRACT THE SAME, AS GRANTED TO NARCISSE S. GARNIER, ET AL. BY DEED RECORDED SEPTEMBER 29, 1944 IN BOOK 21288 PAGE 260, OFFICIAL RECORDS.

BY INSTRUMENTS OF RECORD THE OWNERS OF SAID OIL, GAS AND OTHER HYDROCARBONS AND MINERALS, RELINQUISHED ALL OF THEIR RIGHTS TO ENTER UPON THE SURFACE OF SAID LAND OR THE SUBSURFACE THEREOF TO A DEPTH OF 500 FEET BELOW THE SURFACE THEREOF MEASURED VERTICALLY FROM THE SURFACE FOR THE PURPOSE OF DEVELOPING, PRODUCING AND EXTRACTING THE SAME.

LAND AREA:

LAND AREA = **552,868 SQUARE FEET** OR **12.692 ACRES**

ASSESSOR'S PARCEL NUMBERS.:

A.P.N.'S **8735–062–900** AND **8735–062–901**

BASIS OF BEARINGS:

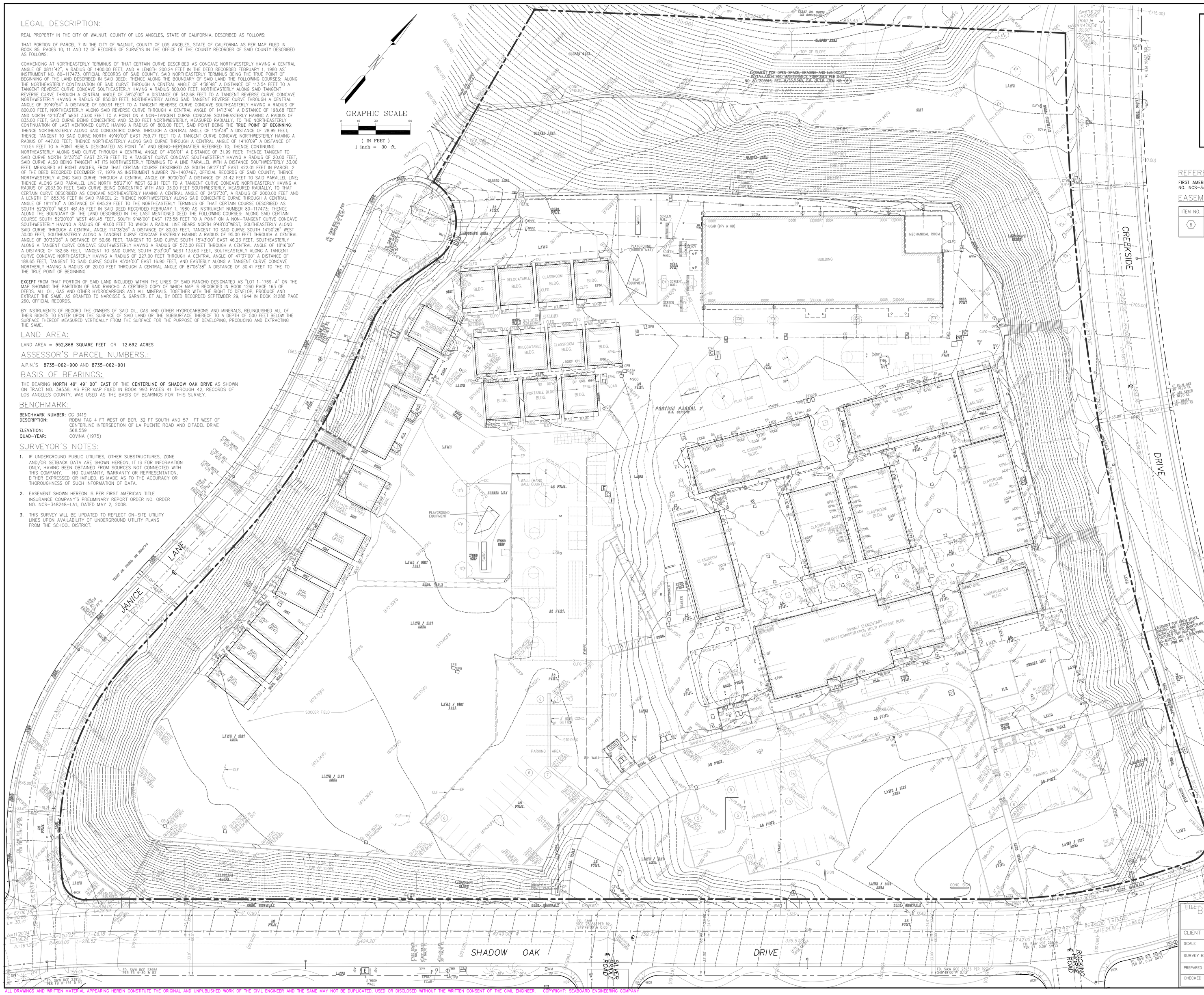
THE BEARING **NORTH 49° 49' 00" EAST** OF THE **CENTERLINE OF SHADOW OAK DRIVE** AS SHOWN ON TRACT NO. 39538, AS PER MAP FILED IN BOOK 993 PAGES 41 THROUGH 42, RECORDS OF LOS ANGELES COUNTY, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

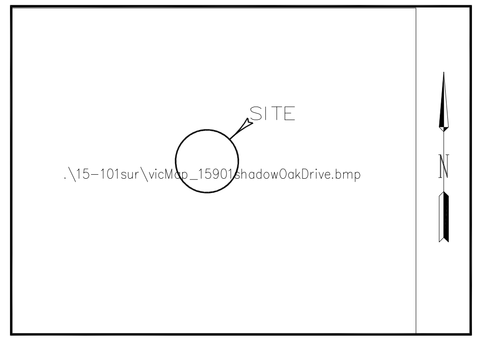
BENCHMARK:

BENCHMARK NUMBER: CG 3419
DESCRIPTION: RDBM TAG 4 FT WEST OF BCR, 32 FT SOUTH AND 57 FT WEST OF CENTERLINE INTERSECTION OF LA PUENTE ROAD AND CITADEL DRIVE
ELEVATION: 568.559
QUAD–YEAR: COVINA (1975)

SURVEYOR'S NOTES:

1. IF UNDERGROUND PUBLIC UTILITIES, OTHER SUBSTRUCTURES, ZONE AND/OR SETBACK DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM SOURCES NOT CONNECTED WITH THIS COMPANY. NO GUARANTY, WARRANTY OR REPRESENTATION, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SUCH INFORMATION OF DATA.
2. EASEMENT SHOWN HEREON IS PER FIRST AMERICAN TITLE INSURANCE COMPANY'S PRELIMINARY REPORT ORDER NO. ORDER NO. NCS–348248–LA1, DATED MAY 2, 2008.
3. THIS SURVEY WILL BE UPDATED TO REFLECT ON–SITE UTILITY LINES UPON AVAILABILITY OF UNDERGROUND UTILITY PLANS FROM THE SCHOOL DISTRICT.





VICINITY MAP
NOT TO SCALE

REFERENCE DOCUMENT:

FIRST AMERICAN TITLE INSURANCE COMPANY'S PRELIMINARY TITLE REPORT **ORDER NO. NCS–348248–LA1,** DATED **MAY 2, 2008.**

EASEMENT NOTE.

ITEM NO.	GRANTEE	PURPOSE	REFERENCE	REMARKS
6	------	OPEN SPACE, GRADING & LANDSCAPE INSTALLATION & MAINTENANCE	INST. NO. 80–803513 REC. 08/20/1980, O.R.	SHOWN HEREON

LEGEND:

AC – ASPHALT
ACU – AIR CONDITIONING UNIT
B.C. – BEGINNING OF CURVE
BP – BOTTOM OF PIT
BPV – BACKFLOW PRESSURE VALVE
BW – BACK OF WALK
C – CONC. CURB
CF – CURB FACE
CFD – CURB FACE DRAIN
CG – CONC. GUTTER
℄/CL – CENTERLINE
CLF – CHAIN LINK FENCE
CLFG – CHAIN LINK FENCE GATE
CONC – CONCRETE
CP – CONCRETE PAD
DDCA – DOUBLE DETECTOR CHECK ASSEMBLY
DF – DRINKING FOUNTAIN
DP – DRAIN PIPE
DR – DRAIN
EC – EDGE OF CONCRETE
E.C. – END OF CURVE
EG – EDGE OF GUTTER
EGR – ELECTRIC GROUND ROD
EMH – ELECTRIC HANDHOLE
ELEC. – ELECTRIC
ENCL. – ENCLOSURE
EP – EDGE OF PAVEMENT
EVT. – ELECTRIC VAULT
FD – FOUND
FG – FINISH GRADE
FL – FLOW LINE
F'S – FINISH SURFACE
GB – GRADE BREAK
GND. – GROUND
GR – GUARD RAIL
HC – HANDICAPPED
HCR – HANDICAPPED RAMP
HDPE – HIGH DENSITY POLYETHYLENE
HH – HANDHOLE
HR – HAND RAIL
I.P. – IRON PIPE
L&T – LEAD & TACK
MF – METAL FENCE
MG – METAL GATE
MON. – MONUMENT
OH – OVERHANG
OVH – OVERHEAD
PKY – PARKWAY
P/PL – PROPERTY LINE
PLN – PLANTER
P.T.R. – PRELIMINARY TITLE REPORT
PVMT. – PAVEMENT
RET. – RETAINING
R1 – TR 39537, MB 997/64–66
R2 – TR 39538, MB 993/41–42
R3 – TR 39522, MB 1024/1–3
R4 – TR 39519, MB 986/94–95
SNF – SEARCHED, NOT FOUND
S&W – SPIKE & WASHER
TC – TOP OF CURB
TCAB – TOP OF CABINET
TE – TRASH ENCLOSURE
TM – TOP OF MANHOLE
TRANS– TRANSFORMER
TVT. – TELEPHONE VAULT
TYP – TELEPHONE VAULT
UCAB – UTILITY CABINET
UGND – UNDERGROUND
UVT. – UTILITY VAULT
WDF – WOOD IRON FENCE
WF – WROUGHT IRON FENCE
WP – WATER PIPE
WVT. – WATER VAULT

SYMBOLS:

BASKETBALL POLE
FLAG POLE
SIGN POST
GUARD POST
POST/POLE
AREA LIGHT
STREET LIGHT
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
GAS VALVE
GAS METER
WATER METER
IRRIGATION CONTROL VALVE
HOSE BIBB
WATER VALVE
MONITORING WELL
GRATE INLET
DRAIN INLET
CLEANOUT
GROUND CLEANOUT
SEWER CLEANOUT
STORM SRAIN CLEANOUT
COMMUNICATION PULL BOX
CABLE TV BOX
ELECTRIC PULL BOX
GROUND PULL BOX
IRRIGATION PULL BOX
PULL BOX
SIGNAL PULL BOX
TELEPHONE PULL BOX
UTILITY BOX
ELECTRIC CABINET
UTILITY CABINET
ALARM (FIRE) PANEL
ELECTRIC PANEL
UTILITY PANEL
VENT
TRANSFORMER
COMMUNICATION VAULT
ELECTRIC VAULT
TELPHONE VAULT
UTILITY VAULT
ELECTRIC MANHOLE
STORM DRAIN MANHOLE
GREASE INTERCEPTER MANHOLE
SEWER MANHOLE
TELEPHONE MANHOLE
UTILITY MANHOLE
WATER MANHOLE
TREE
PALM TREE
NUMBER OF MARKED PARKING STALLS
HANDICAPPED SPACE
ITEM NO. PER TITLE REPORT
PROPERTY LINE (NET)
CENTERLINE
LOT LINE
BUILDING LINE
WALL (_' HIGH)
CHAIN LINK FENCE
WOOD FENCE
WROUGHT IRON FENCE
OVERHEAD ELECTRIC LINE
EXIST. GAS LINE PER PLAN
EXIST. SEWER LINE PER PLAN
EXIST. STORM DRAIN LINE PER PLAN
EXIST. STORM DRAIN LINE PER SURVEY
EXIST. TELEPHONE LINE (MARKED ON SITE)
EXIST. WATER LINE PER PLAN
EXIST. WATER LINE (MARKED ON SITE)
EXIST. ELECTRIC LINE PER PLAN
EXIST. ELECTRIC (HV) LINE PER PLAN
EXIST. ELECTRIC (S) LINE PER PLAN
EXIST. ELECTRIC LINE (MARKED ON SITE)

UTILITY COMPANIES:

CABLE:	CHARTER COMMUNICATIONS (888) 872–2189
TELEPHONE:	VERIZON (800) 483–3000
ELECTRIC:	SOUTHERN CALIFORNIA EDISON CO. (800) 655–4555
GAS:	SOUTHERN CALIFORNIA GAS COMPANY 9400 OAKDALE AVENUE SC 9331 CHATSWORTH, CA 91311 (818) 701–3324
SEWER: STORM DRAIN:	PUBLIC WORKS–L.A. COUNTY 900 S. FREMEONT AVENUE ALHAMBRA, CA 91801 (626) 458–5100
WATER:	SUBURBAN WATER SYSTEMS 2235 E. GARVEY AVENUE NORTH STE. A WEST COVINA, CA 91791 (626) 543–2640

TITLE BOUNDARY, SITE & TOPOGRAPHIC SURVEY
OSWALT ELEMENTARY SCHOOL
19501 SHADOW OAK DRIVE, WALNUT, CA 91789

CLIENT: ROWLAND UNIFIED SCHOOL DISTRICT

SCALE 1"=30'
SURVEY BY M.B.
PREPARED BY E.P. M.A.
CHECKED BY M.A.D.

SEABOARD ENGINEERING COMPANY
1100 S. BEVERLY DRIVE, STE 201
LOS ANGELES, CALIFORNIA 90035
TEL. (310) 277–7337 FAX (310) 277–7339
SEABOARD@SEABOARDENGCO.COM

BY MARITES A. DIZON PLS 9246

JOB NO. 15–101
DATE 02/08/2016
SHEET 1 OF 1 SHEETS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE CIVIL ENGINEER AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE CIVIL ENGINEER. COPYRIGHT: SEABOARD ENGINEERING COMPANY

07–145dxf(11/27/07) xr(07–145sur); 08–74dxf(09/12/08) xr(08–74sur); 15–101dxf(02/03/16) xr(15–101sur)