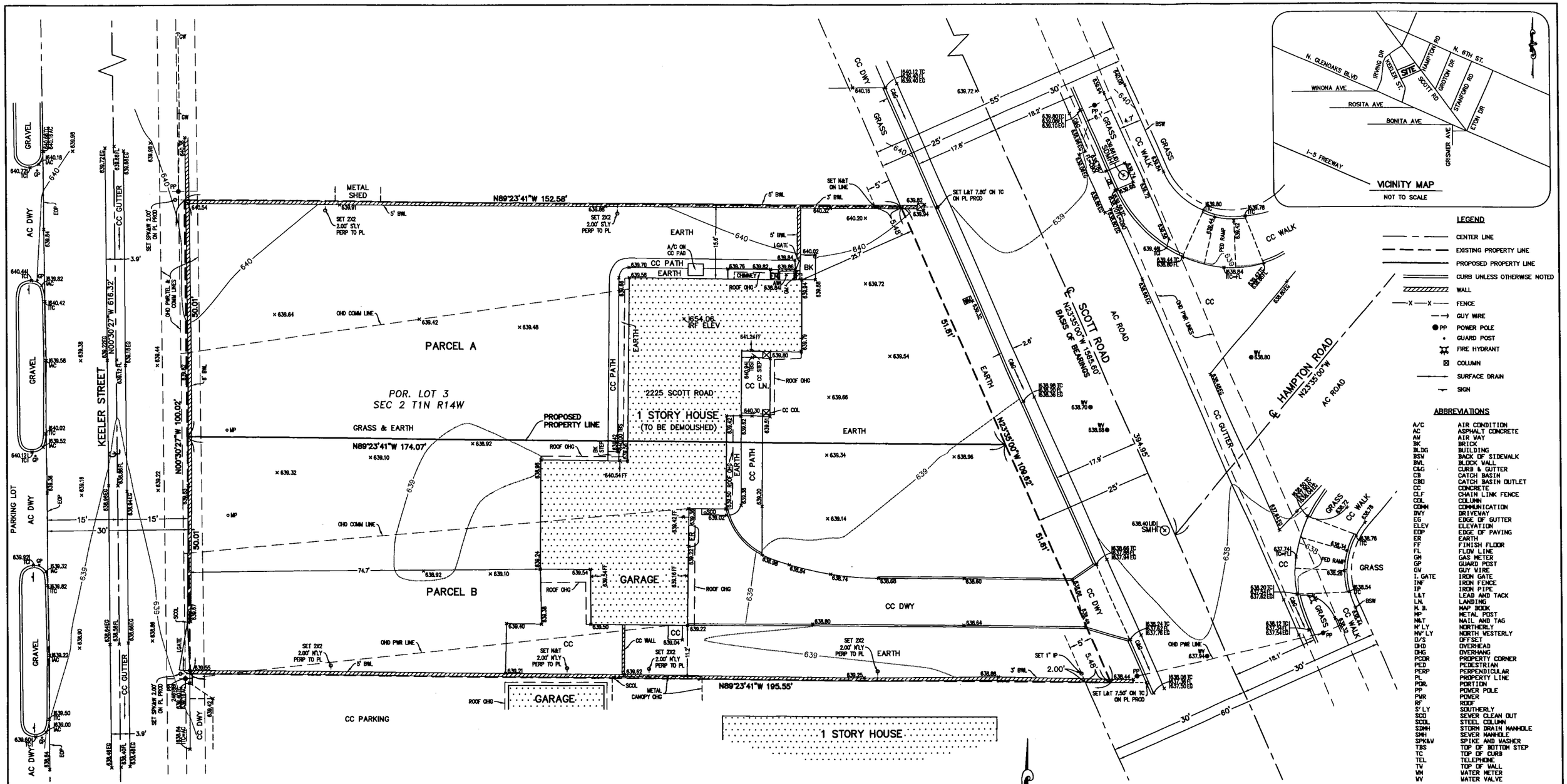

NOTES

1. REFERENCE DOCUMENT FOR LEGAL DESCRIPTION AND EASEMENTS: LAWYERS TITLE PRELIMINARY REPORT FILE NO. 120092947, DATED JUNE 10, 2020.
2. ASSESSOR'S PARCEL NUMBER: 2472-016-023.
3. LAND AREA: 17,407 SQ. FT. 0.400 ACRE
   PARCEL A: 8,166 SQ. FT. 0.187 ACRE
   PARCEL B: 9,241 SQ. FT. 0.213 ACRE
4. OWNER AND SUBDIVIDER:
   GAGIK SAVADIANS
   2225 SCOTT ROAD, BURBANK, CA 91504
   TEL. NO.: (818) 307-8707
5. SURVEYOR:
   OFER SHAPIRA, L.S. 7123
   SURVEYING AND DRAFTING SERVICES, INC.
   901 SEWARD STREET
   LOS ANGELES, CA. 90036
   TEL. NO.: (323) 366-4882

LEGAL DESCRIPTION

THE NORTH 100 FEET OF THE SOUTH 325 FEET OF THAT PORTION OF LOT 3 IN SECTION 2, TOWNSHIP 1 NORTH, RANGE 14 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, LYING NORTH OF THE NORTH LINE OF TRACT NO. 3097, AS PER MAP RECORDED IN BOOK 32 PAGE 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE EASTERLY 5 FEET THEREOF CONVEYED TO THE COUNTY OF LOS ANGELES FOR ROAD PURPOSES.

EASEMENT NOTE

THERE ARE NO EASEMENTS PER THE PROVIDED POLICY OF TITLE INSURANCE REFERENCED ABOVE.

BASIS OF BEARINGS

THE CENTERLINE OF SCOTT ROAD, BEING N 23°35'00" W PER TRACT NO. 3097 M.B. 32/12.

BENCH MARK

CITY OF BURBANK BENCH MARK #1906-1 ELEV=634.580

DESCRIPTION: 2-1/2" BRASS CAP STMP CITY OF BURBANK BM 1906-1, 401 BIRMINGHAM DRIVE, AT THE NORTHEASTERLY QUADRANT OF THE INTERSECTION OF GLENOAKS BOULEVARD AND BIRMINGHAM DRIVE, ABOUT 20 FEET NORTHERLY OF THE CENTERLINE OF BIRMINGHAM DRIVE AND ABOUT 72 FEET EASTERLY OF THE CENTERLINE OF GLENOAKS BOULEVARD, SET IN THE TOP NORTHEAST CORNER OF A 10X3.5 FOOT CATCH BASIN NORTHERLY OF BIRMINGHAM DRIVE.

Ofer Shapira 7-24-20

OFER SHAPIRA
LICENSE NO.: L.S. 7123
EXPIRES: 12/31/2020
DATE

LICENSED LAND SURVEYOR OFER SHAPIRA NO. 7123 Exp. 12-31-20 STATE OF CALIFORNIA

Surveying & Drafting Services, Inc.
901 Seward Street, Los Angeles, CA 90036
Tel: (323) 366-2882 Fax: (323) 857-1079 Email: mailbox@surveyinganddrafting.com
www.surveyinganddrafting.com

TENTATIVE PARCEL MAP NO. 83010
2225 SCOTT ROAD
BURBANK, CALIFORNIA 91504

DATE: 7-24-20	DRAWN BY: A.S., R.P., V.L.
DATE OF SURVEY: 4-11-18	CHECKED BY: O.S.
JOB NAME: ROMIN/SCOTT	SHEET: 1 OF 1