

EXHIBIT "A"

Right-of-Way No.	13862
Real Estate File No.	W-208647
Work Order No.	TAJ69
Drawing No.	Exhibit "B" (RW13862)
Council District No.	4
Coordinate File No.	154-177
Cadastral Map No.	153B177
Assessor's Parcel No.	5571-001-004
Thomas Bros. Map Grid No.	593-B2

Quitclaim 10 Feet Wide Water Facilities Easement
 Within Lot 8 of Tract No. 12827, M.B. 250-41/42
 2620 N. Jalmia Drive, Los Angeles, CA 90046
S/o the Intersection of Jalmia Drive and Jalmia Place

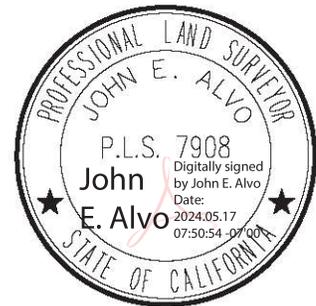
That certain 10.00 feet wide strip of land granted and dedicated to the City of Los Angeles as easement for water main purposes, lying within Lot 8 of Tract No. 12827, in the City of Los Angeles, County of Los Angeles, State of California, as shown on map filed in Book 250, Pages 41 and 42, of Maps, in the office of the County Recorder of said County, the northeasterly line of said easement also shown as "NE'ly line of 10' easement to City of Los Angeles for water main purposes" on said Tract No. 12827.

The above-described strip of land contains an area of approximately 547 square feet.

Exhibit "B" is attached hereto and made a part hereof.

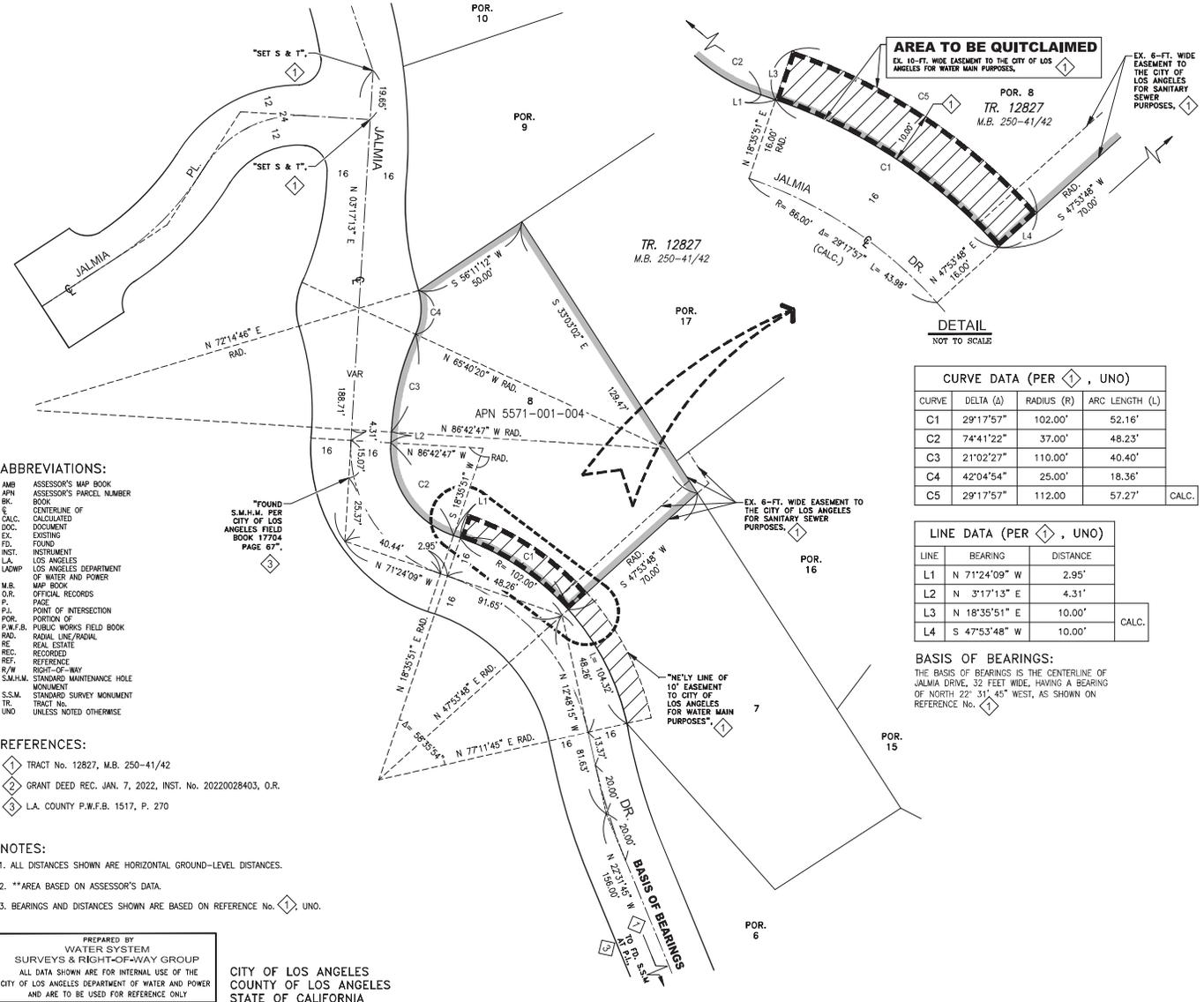
This legal description was prepared under my direction.

Checked Date: 5/17/2024
<i>7SK - 5/17/2024</i>
Henry Bui <small>Digitally signed by Henry Bui Date: 2024.05.17 07:49:59 -07'00'</small>



Electronic File Path: \\Filer03\right-of-way\Projects\RW13862\Legal Description\ L13862_154-177_Q_2620_Jalmia_Dr_Lot_8_TR_12827_2024-05-17

PREPARED BY WATER SYSTEM SURVEYS & RIGHT-OF-WAY GROUP



AREA TO BE QUITCLAIMED
EX. 10-FT. WIDE EASEMENT TO THE CITY OF LOS ANGELES FOR WATER MAIN PURPOSES.

POR. 8
TR. 12827
M.B. 250-41/42

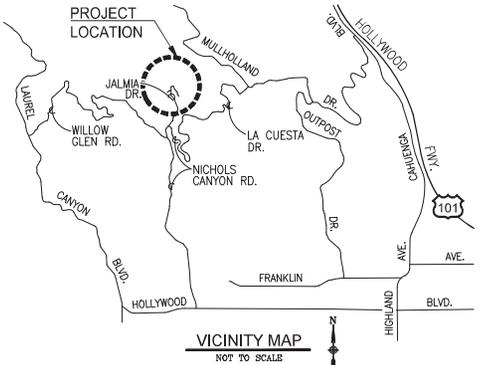
EX. 6-FT. WIDE EASEMENT TO THE CITY OF LOS ANGELES FOR SANITARY SEWER PURPOSES.

DETAIL
NOT TO SCALE

CURVE DATA (PER \diamond , UNO)				
CURVE	DELTA (Δ)	RADIUS (R)	ARC LENGTH (L)	
C1	29°17'57"	102.00'	52.16'	
C2	74°41'22"	37.00'	48.23'	
C3	21°02'27"	110.00'	40.40'	
C4	42°04'54"	25.00'	18.36'	
C5	29°17'57"	112.00'	57.27'	CALC.

LINE DATA (PER \diamond , UNO)			
LINE	BEARING	DISTANCE	
L1	N 71°24'09" W	2.95'	
L2	N 3°17'13" E	4.31'	
L3	N 18°35'51" E	10.00'	
L4	S 47°53'48" W	10.00'	CALC.

BASIS OF BEARINGS:
THE BASIS OF BEARINGS IS THE CENTERLINE OF JALMIA DRIVE, 32 FEET WIDE, HAVING A BEARING OF NORTH 22° 31' 45" WEST, AS SHOWN ON REFERENCE No. \diamond



VICINITY MAP
NOT TO SCALE

LEGEND:

- AREA TO BE QUITCLAIMED = 547± Sq. Ft.**
EX. 10-FT. WIDE EASEMENT TO THE CITY OF LOS ANGELES FOR WATER MAIN PURPOSES, WITHIN LOT 8 OF TRACT No. 12827, M.B. 250-41/42
POR. APN 5571-001-004
- EX. 10-FT. WIDE EASEMENT TO THE CITY OF LOS ANGELES FOR WATER MAIN PURPOSES, WITHIN LOTS 7 & 8 OF TR. 12827, M.B. 250-41/42
- AREA OF LARGER PARCEL \diamond = 11,060± Sq. Ft.
LOT 8 OF TR. 12827, M.B. 250-41/42
APN 5571-001-004

ABBREVIATIONS:

- AMB ASSESSOR'S MAP BOOK
- APN ASSESSOR'S PARCEL NUMBER
- BK. BOOK
- C. CENTERLINE OF
- CALC. CALCULATED
- DOC. DOCUMENT
- EX. EXISTING
- FD. FOUND
- INST. INSTRUMENT
- LA. LOS ANGELES
- LADWP LOS ANGELES DEPARTMENT OF WATER AND POWER
- M.B. MAP BOOK
- O.R. OFFICIAL RECORDS
- P. PAGE
- P.I. POINT OF INTERSECTION
- POB. PORTION OF
- P.W.F.B. PUBLIC WORKS FIELD BOOK
- RAD. RADIAL LINE/RADIAL
- RE. REAL ESTATE
- REC. RECORDED
- REF. REFERENCE
- R/W RIGHT-OF-WAY
- S.M.H.M. STANDARD MAINTENANCE HOLE MONUMENT
- S.S.M. STANDARD SURVEY MONUMENT
- TR. TRACT No.
- UNO UNLESS NOTED OTHERWISE

REFERENCES:

- \diamond TRACT No. 12827, M.B. 250-41/42
- \diamond GRANT DEED REC. JAN. 7, 2022, INST. No. 20220028403, O.R.
- \diamond L.A. COUNTY P.W.F.B. 1517, P. 270

NOTES:

- 1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND-LEVEL DISTANCES.
- 2. **AREA BASED ON ASSESSOR'S DATA.
- 3. BEARINGS AND DISTANCES SHOWN ARE BASED ON REFERENCE No. \diamond UNO.

PREPARED BY
WATER SYSTEM
SURVEYS & RIGHT-OF-WAY GROUP
ALL DATA SHOWN ARE FOR INTERNAL USE OF THE
CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER
AND ARE TO BE USED FOR REFERENCE ONLY

CITY OF LOS ANGELES
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

ELECTRONIC FILE PATH: \\file03\right-of-way\Projects\RM13862\RM_13862_154-177_02_2420_jalmia_dr_Lot_8_TR_12827_2024-05-17.dwg



REVISIONS			REFERENCES	
NUMBER	DATE	INITIALS/LOCATION	DESCRIPTION	APPROVED

SCALE	AS SHOWN	DATE	APPROVED	DATE
LOCATION CHECK				
DESIGNED BY				
CHECKED BY				
LAST UPDATE				
RECORDED BY				
FILE NAME				

QUITCLAIM 10 FEET WIDE WATER FACILITIES EASEMENT
WITHIN LOT 8 OF TRACT No. 12827, M.B. 250-41/42
2620 N. JALMIA DRIVE, LOS ANGELES, CA 90046
S/O THE INTERSECTION OF JALMIA DRIVE AND JALMIA PLACE

DEPARTMENT OF WATER AND POWER
WATER ENGINEERING & TECHNICAL SERVICES CITY OF LOS ANGELES

EXHIBIT "B"

DRAWING NUMBER
RM13862