

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

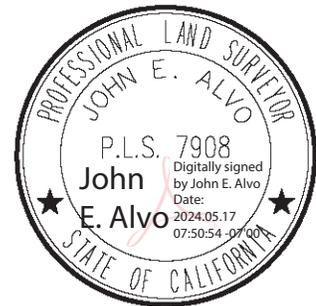
That certain 10.00 feet wide strip of land granted and dedicated to the City of Los Angeles as easement for water main purposes, lying within Lot 8 of Tract No. 12827, in the City of Los Angeles, County of Los Angeles, State of California, as shown on map filed in Book 250, Pages 41 and 42, of Maps,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

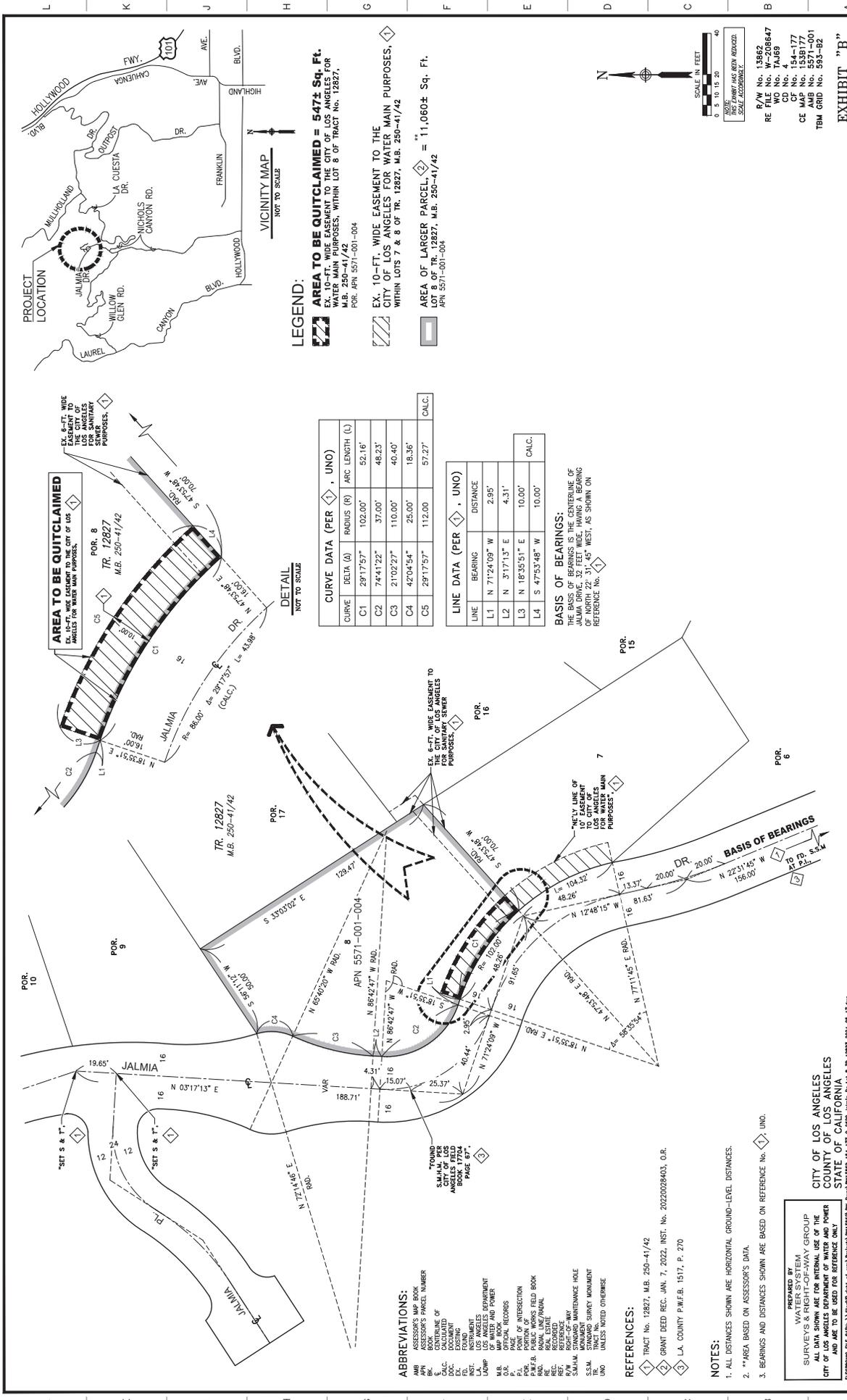
This legal description was prepared under my direction.

Checked Date: 5/17/2024
<i>TSK - 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



RW13862

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 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 = 11,060± Sq. Ft. APN 5571-001-004

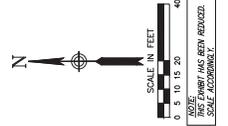
CURVE DATA (PER \diamond , UNO)

CURVE	DELTA (Δ)	RADIUS (R)	ARC LENGTH (L)
C1	291757°	102.00'	52.16'
C2	7441722°	37.00'	48.23'
C3	210227°	110.00'	40.40'
C4	420454°	25.00'	18.36'
C5	291757°	112.00'	57.27'

LINE DATA (PER \diamond , UNO)

LINE	BEARING	DISTANCE
L1	N 7124'09" W	2.95'
L2	N 317'13" E	4.31'
L3	N 1835'51" E	10.00'
L4	S 47'53'48" W	10.00'

BASIS OF BEARINGS:
THE BASIS OF BEARINGS IS THE CENTERLINE OF JALMIA DRIVE, 32 FEET WIDE, HAVING A BEARING OF N 22°31'16" W, 156.00' IN LENGTH, AS SHOWN ON REFERENCE NO. \diamond



R/W No. 13862
NO No. W-208647
CD No. 4
CE MAP No. 1538177
AMB No. 5571-001
TBM GRID No. 993-82

EXHIBIT "B"
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 RW13862

ABBREVIATIONS:
AMB ASSessor's MAP BOOK NUMBER
BK. BOOK NUMBER
CALC. CALCULATED
DOC. DOCUMENT
FD. FOUND
L.A. LOS ANGELES
L.A.M.P. LOS ANGELES MAPS AND PLANS
M.B. MAP BOOK
P.C. PLAT CORNER
P.M. PLAT MONUMENT
P.W.F.B. PUBLIC WORKS FIELD BOOK
RE. REAL ESTATE
REC. RECORDED
R/W RIGHT-OF-WAY
S.M. STAKE MONUMENT
TBM TRANSFORM SURVEY MONUMENT
UNO UNLESS NOTED OTHERWISE

REFERENCES:
 \diamond TRACT No. 12827, M.B. 250-41/42
 \diamond GRANT DEED REC. JAN. 7, 2022, INST. No. 2022028403, 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 GROUP
SURVEYS & RIGHT-OF-WAY DIVISION
ALL DATA SHOWN FOR ORIGINAL USE BY THE
CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER
AND ARE TO BE USED FOR REFERENCE ONLY
ELECTRONIC FILE PATH: \\ms01\pwwg\of\mwp\pwwg\wtr\mbk\m_dwp\pwwg\13862_138-177_52\13862_138-177.dwg



REVISIONS

NO.	DATE	BY	DESCRIPTION
1	02/07/2022	John E. Ando	Initial Issue
2	02/07/2022	John E. Ando	Revised

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NO.	DATE	BY	DESCRIPTION
1	02/07/2022	John E. Ando	Initial Issue
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APPROVED

DATE	BY	DESCRIPTION
02/07/2022	John E. Ando	Initial Issue
02/07/2022	John E. Ando	Revised