

ONE LOT
18,894 SQ. FT.

SHEET 1 OF 4 SHEETS

TRACT NO. 82691

IN THE CITY OF PASADENA
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

BEING A SUBDIVISION OF PORTIONS OF LOTS 8 AND 9 OF BLOCHMAN AND O'NEAL'S SUBDIVISION, AS PER
MAP RECORDED IN BOOK 10, PAGE 67, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY
RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LANDS INCLUDED WITHIN
THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DASHED BORDER LINES, AND WE CONSENT TO
THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

HWP-DEDER, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, WHICH ACQUIRED DATE AS HWP-1961,
LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, OWNER

[Signature]
BY: **LEOPOLD G. LOPEZ**
EXECUTIVE DIRECTOR, MANAGER

OT BANK, N.A., SUCCESSOR BY MERGER TO MUTUAL OF OKLAHOMA BANK, A FEDERAL SAVINGS BANK,
BENEFICIARY UNDER DEED OF TRUST RECORDED MARCH 4, 2010 AS INSTRUMENT NO. 2010010154,
OFFICIAL RECORDS, LOS ANGELES COUNTY.

[Signature]
BY: **STEPHEN K. REE**
DIRECTOR, TITLE & MGMT. MGR.

BY: _____

CITY OF PASADENA, A CALIFORNIA MUNICIPAL CORPORATION, BENEFICIARY UNDER DEED OF TRUST
RECORDED OCTOBER 4, 2010 AS INSTRUMENT NO. 2010013482, OFFICIAL RECORDS, LOS ANGELES
COUNTY.

[Signature]
BY: **NICHOLAS G. ADRIAN**
ASSISTANT CITY MANAGER

BY: _____

CITY OF PASADENA, A CALIFORNIA MUNICIPAL CORPORATION, BENEFICIARY UNDER DEED OF TRUST
RECORDED OCTOBER 4, 2010 AS INSTRUMENT NO. 2010013482, OFFICIAL RECORDS, LOS ANGELES
COUNTY.

[Signature]
BY: _____

SIGNATURE OVERSIGHTS NOTE:

THE SIGNATURE OF HWP-DEDER, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, HOLDER OF AN
EASEMENT FOR ADDRESS, EXPRESS, STORMWATER, WASH RECEPTACLE AND SEWER RECORDED NOVEMBER
12, 2010 AS INSTRUMENT NO. 2010010154, OFFICIAL RECORDS, HAS BEEN OBTAINED UNDER THE
PROVISIONS OF SECTION 86402, SUBSECTION (A)(4)-(5) OF THE SUBDIVISION MAP ACT, AS THEIR
INTEREST IS SUCH THAT IT CANNOT RUN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY
THE LOCAL AGENCY.

CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 8 UNITS, HEREBY THE OWNERS OF
THE UNITS OF THIS MAP HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS THAT WILL, IN TURN,
PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENTS FOR THE UNITS.

PRELIMINARY GEOTECHNICAL ENGINEERING INVESTIGATION:

A PRELIMINARY GEOTECHNICAL ENGINEERING INVESTIGATION WAS PREPARED ON JANUARY 13, 2016 AND
SIGNED BY WAINE SOMER, C.E. 1300, IS ON FILE AT THE PLANNING AND COMMUNITY DEVELOPMENT
DEPARTMENT OF THE CITY OF PASADENA.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A TRUE AND
COMPLETE FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION IN OCTOBER 2017 IN
CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE
REQUEST OF HWP-DEDER, LLC, ON SEPTEMBER 20, 2016. I HEREBY STATE THAT THIS FINAL MAP
SUBSTANTIALLY CONFORMS TO THE CONFORMALLY APPROVED TENTATIVE MAP, AND THAT ALL THE
MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT THE
MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPEATED.

[Signature]
MICHAEL P. JONES
LS 0179
4-8-20
DATE



BASES OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF FAIR OAKS AVENUE SHOWN AS
N00°00'00"W ON RECORD OF SURVEY FILED IN BOOK 281, PAGE 60, RECORDS OF LOS ANGELES COUNTY

COUNTY ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT IT COMPLES WITH ALL PROVISIONS OF
STATE LAW APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, AND THAT I AM SATISFIED
THAT THIS MAP IS TECHNICALLY CORRECT IN ALL RESPECTS NOT CERTIFIED BY THE CITY ENGINEER.

BY: _____, DEPUTY DATE _____

C.E. NO. _____

CITY ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT IT CONFORMS SUBSTANTIALLY TO THE
TENTATIVE MAP AND ALL APPROVED ALTERNATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION
ORDINANCES OF THE CITY OF PASADENA APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE
MAP HAVE BEEN COMPLIED WITH, AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT SECTION
86402(1)(2) AND (3) HAVE BEEN COMPLIED WITH.

[Signature]
R. ERIC HAINSWAN
P.C.E. 57443
CITY ENGINEER - CITY OF PASADENA
DATE _____



CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF PASADENA BY RESOLUTION NO. _____
PASSED ON THE _____ DAY OF _____, 20____, APPROVED THE ATTACHED MAP.

CITY CLERK - CITY OF PASADENA DATE _____

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$ _____ HAS BEEN FILED WITH THE
CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE
PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON MAP
OF TRACT NO. 82691 AS REQUIRED BY LAW.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE _____

BY: DEPUTY _____

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT
ARE REQUIRED UNDER THE PROVISIONS OF SECTION 86402 AND 86403 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE _____

BY: DEPUTY _____

TRACT NO. 82691

IN THE CITY OF PASADENA
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

FOR CONDOMINIUM PURPOSES

NOTARY ACKNOWLEDGMENT.

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

ON 02/12/2018 BEFORE ME, Marianne Williams, A NOTARY PUBLIC PERSONALLY APPEARED Marianne Williams WHO PROMISED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE: Marianne Williams

PRINTED NAME: Marianne Williams

MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY.

MY COMMISSION EXPIRES December 15, 2021

MY COMMISSION NO. IS: 2225952

NOTARY ACKNOWLEDGMENT.

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF CALIFORNIA)
COUNTY OF _____)

ON _____ BEFORE ME, _____ A NOTARY PUBLIC PERSONALLY APPEARED _____ WHO PROMISED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE: _____

PRINTED NAME: _____

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

MY COMMISSION EXPIRES: _____

MY COMMISSION NO. IS: _____

NOTARY ACKNOWLEDGMENT.

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COUNTY OF Los Angeles)

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STATE OF CALIFORNIA)
COUNTY OF _____)

ON _____ BEFORE ME, _____ A NOTARY PUBLIC PERSONALLY APPEARED _____ WHO PROMISED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE: _____

PRINTED NAME: _____

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

MY COMMISSION EXPIRES: _____

MY COMMISSION NO. IS: _____

NOTARY ACKNOWLEDGMENT.

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

ON 4/12/2018 BEFORE ME, E. M. Diaz, A NOTARY PUBLIC PERSONALLY APPEARED E. M. Diaz WHO PROMISED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE: E. M. Diaz

PRINTED NAME: E. M. Diaz

MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY.

MY COMMISSION EXPIRES July 2018

MY COMMISSION NO. IS: 2251840

NOTARY ACKNOWLEDGMENT.

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF CALIFORNIA)
COUNTY OF _____)

ON _____ BEFORE ME, _____ A NOTARY PUBLIC PERSONALLY APPEARED _____ WHO PROMISED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE: _____

PRINTED NAME: _____

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

MY COMMISSION EXPIRES: _____

MY COMMISSION NO. IS: _____

NOTARY ACKNOWLEDGMENT.

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STATE OF CALIFORNIA)
COUNTY OF _____)

ON _____ BEFORE ME, _____ A NOTARY PUBLIC PERSONALLY APPEARED _____ WHO PROMISED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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WITNESS MY HAND

SIGNATURE: _____

PRINTED NAME: _____

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

MY COMMISSION EXPIRES: _____

MY COMMISSION NO. IS: _____

NOTARY ACKNOWLEDGMENT.

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STATE OF CALIFORNIA)
COUNTY OF _____)

ON _____ BEFORE ME, _____ A NOTARY PUBLIC PERSONALLY APPEARED _____ WHO PROMISED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE: _____

PRINTED NAME: _____

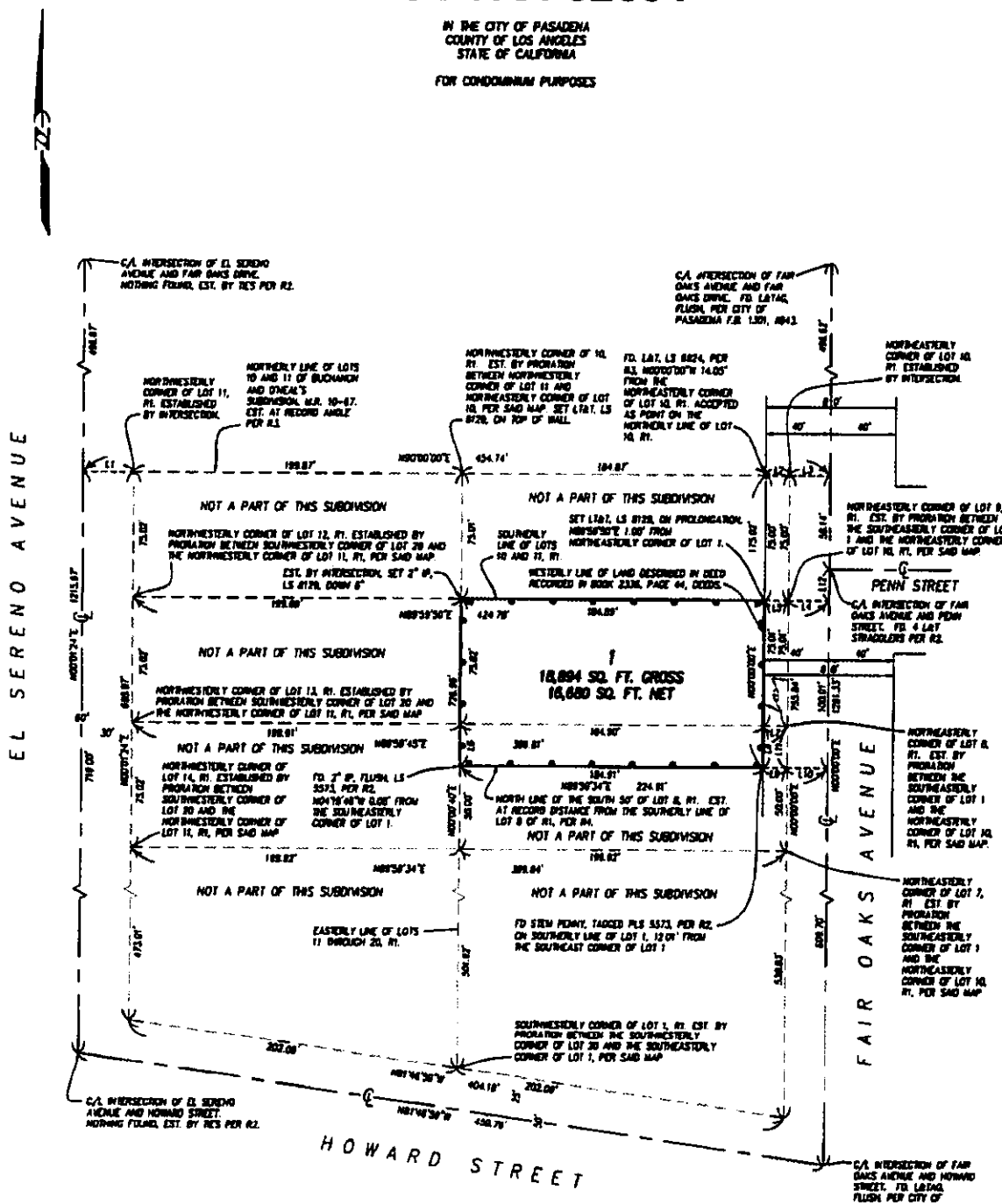
MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

MY COMMISSION EXPIRES: _____

MY COMMISSION NO. IS: _____

TRACT NO. 82691

IN THE CITY OF PASADENA
 COUNTY OF LOS ANGELES
 STATE OF CALIFORNIA
 FOR CONDOMINIUM PURPOSES



EASEMENTS.

(1) PURPOSE: PUBLIC STREET
 RECORDING NO: IN BOOK 2336, PAGE 44, DEEDS
 SEE SHEET 4 FOR OTHER EASEMENTS AFFECTING THIS SUBDIVISION

LEGEND

- R1 BUCHANAN AND O'NEAL'S SUBDIVISION, M.R. 10-87
- R2 RECORD OF SURVEY, BOOK 298, PAGE 60.
- R3 TRACT No. 084002, U.S. 1316-45-48
- R4 DEED RECORDED JULY 17TH, 1908, IN BOOK 2714, PG 244, DEEDS.
- BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP

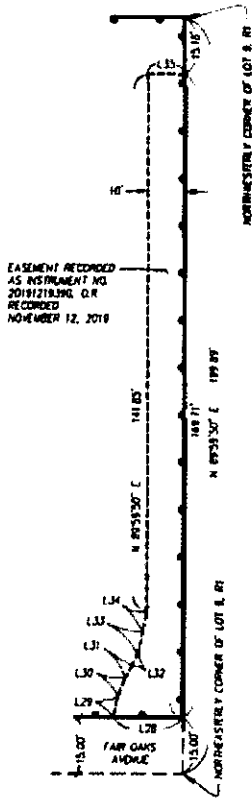
LINE TABLE

LINE	BEARING	LENGTH
L1	N89°00'00" E	30.00'
L2	N89°00'00" E	14.00'
L3	N89°00'00" E	28.00'
L4	N89°00'00" E	28.00'
L5	N89°30'00" E	13.00'
L6	N89°00'00" E	28.00'
L7	N89°00'00" E	28.00'
L8	N89°00'00" E	28.00'
L9	N89°00'00" E	28.00'
L10	N89°00'00" E	28.00'
L11	N89°00'00" E	28.00'
L12	N89°00'00" E	18.00'

TRACT NO. 82691

IN THE CITY OF PASADENA
 COUNTY OF LOS ANGELES
 STATE OF CALIFORNIA

FOR CONDOMINIUM PURPOSES

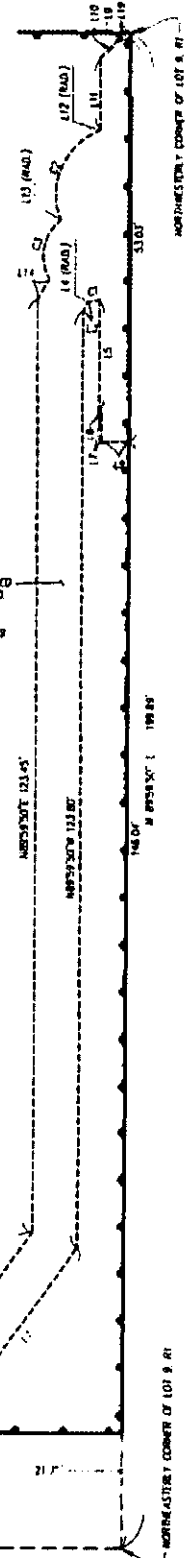


EASEMENT RECORDED
 AS INSTRUMENT NO.
 20191218JPL OR
 RECORDED
 NOVEMBER 12, 2019

EASEMENT #1
 (FOR ingress and egress purposes)
 SCALE: 1" = 20'
 AREA OF EASEMENT = 1814 SQ. FT.

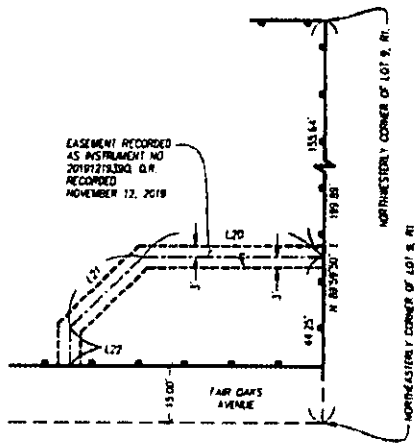
LINE TABLE			CURVE TABLE			
LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	LENGTH
L1	N89°58'50"E	2.00'	C1	148°24'	5.96'	1.47'
L2	N54°38'46"W	28.58'	C2	83°01'28"	8.86'	14.42'
L3	N82°46'45"W	1.51'	C3	83°00'28"	5.96'	8.66'
L4	N89°17'44"E	(RAD.)				
L5	N89°58'30"E	14.80'				
L6	N44°28'30"E	0.35'				
L7	N89°58'06"E	3.72'				
L8	N82°00'07"W	3.46'				
L9	N82°00'07"W	1.70'				
L10	S43°00'10"E	3.41'				
L11	N89°58'30"E	9.57'				
L12	S70°00'12"W	(RAD.)				
L13	S52°27'04"W	(RAD.)				
L14	S70°46'45"E	3.08'				
L15	S44°35'07"E	23.56'				
L16	N00°00'10"W	3.57'				
L17	N89°58'50"E	5.51'				
L18	N89°00'00"E	8.89'				
L19	N89°58'30"E	8.82'				
L20	S70°00'26"E	68.63'				
L21	S44°30'24"E	27.08'				
L22	S89°34'30"E	10.20'				
L23	N00°00'10"W	10.60'				
L24	N89°58'17"E	8.85'				
L25	N00°00'10"W	10.00'				
L26	N89°58'10"E	9.85'				
L27	N89°58'10"E	3.05'				
L28	N00°00'00"E	18.80'				
L29	N77°54'06"W	3.44'				
L30	N89°00'30"W	8.53'				
L31	N89°49'36"W	3.65'				
L32	N63°25'34"W	3.38'				
L33	N78°40'52"W	5.74'				
L34	N77°54'46"W	3.58'				
L35	N00°00'10"W	10.00'				

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	148°24'	5.96'	1.47'
C2	83°01'28"	8.86'	14.42'
C3	83°00'28"	5.96'	8.66'



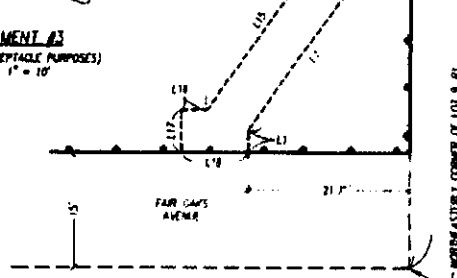
EASEMENT RECORDED
 AS INSTRUMENT NO.
 20191218JPL OR
 RECORDED
 NOVEMBER 12, 2019

EASEMENT RECORDED
 AS INSTRUMENT NO.
 20191218JPL OR
 RECORDED
 NOVEMBER 12, 2019



EASEMENT #2
 (FOR SEWER PURPOSES)
 SCALE: 1" = 20'

EASEMENT #3
 (FOR TRASH RECEPTACLE PURPOSES)
 SCALE: 1" = 10'



EASEMENT #4
 (FOR STORMWATER PURPOSES)
 SCALE: 1" = 10'

LEGEND

- RT BUCHANAN AND BYRNE'S SUBDIVISION, M.R. 10-67.
- INDICATES THE BOUNDARY OF THE LAND BEING SUBMITTED BY THIS MAP