

GOODMAN AVENUE



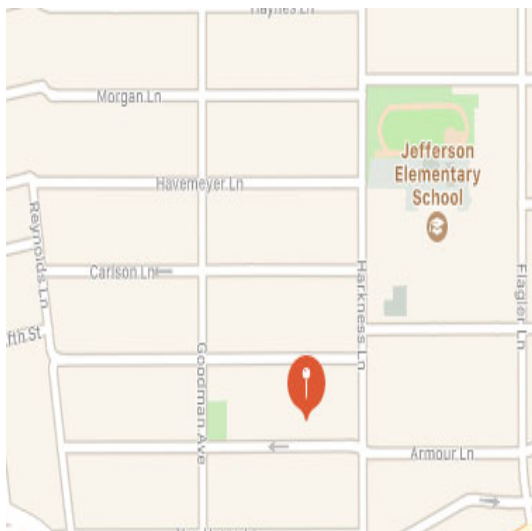
OWNER'S INFORMATION:

PREPARED BY:

REGISTERED PROFESSIONAL ENGINEER
CYNTHIA A. DE LEON
No. C-31604
Exp. 12-31-20
CIVIL
STATE OF CALIFORNIA

05/01/2020
(e.signed)

EXISTING PARCEL	EXISTING LOT AREA (SF)
1	3000
2	4500



MAP SHOWING LOT LINE ADJUSTMENT ON
1731 & 1735 ARMOUR LANE
LOTS 40, 41 & 42, IN BLOCK 125 OF REDONDO VILLA TRACT,
M.B. 10/90-91, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

APPROVED BY:

ANDREW S. WINJE, PE
CITY ENGINEER

DATE _____

SCALE:
1"=30'

SHEET 1 OF 2

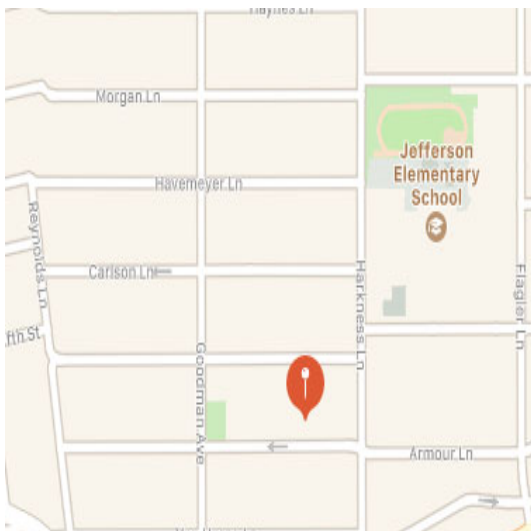
GOODMAN AVENUE



OWNER'S INFORMATION:

PARCEL	PROPOSED LOT AREA (SF)
1	2500
2	2500
3	2500

CYNTHIA A. DE LEON
RCE 31604
EXPIRES ON DECEMBER 31, 2020
M&G ENGINEERING AND LAND SURVEYING, INC.
347 S. ROBERTSON BOULEVARD
BEVERLY HILLS, CA 90211



MAP SHOWING LOT LINE ADJUSTMENT ON
1731 & 1735 ARMOUR LANE
LOTS 40, 41 & 42, IN BLOCK 125 OF REDONDO VILLA TRACT,
M.B. 10/90-91, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

ANDREW S. WINJE, PE
CITY ENGINEER

SCALE:
1"=30'

SHEET 2 OF 2

EXHIBIT "B"
LEGAL DESCRIPTION FOR LOT LINE ADJUSTMENT
EXISTING PARCELS
1731 & 1735 ARMOUR LANE

PARCEL 1: (APN 4160-009-029)

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 40 AND THE WEST 5 FEET OF LOT 41 IN BLOCK 125 OF REDONDO VILLA TRACT, IN THE CITY OF REDONDO BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGES 90 AND 91 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID PROPERTY, BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN THE DEED RECORDED AUGUST 26, 1957 IN BOOK 55434 PAGE 372 OF OFFICIAL RECORDS.

CONTAINING 3000 SQUARE FEET, MORE OR LESS

**FOR THE PROPERTY COMMONLY KNOWN AS:
1731 ARMOUR LANE, REDONDO BEACH, CA 90272**

EXHIBIT "B"
LEGAL DESCRIPTION FOR LOT LINE ADJUSTMENT
EXISTING PARCELS
1731 & 1735 ARMOUR LANE

PARCEL 2: (APN 4160-009-030)

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 41 AND 42 IN BLOCK 125 OF REDONDO VILLA TRACT, IN THE CITY OF REDONDO BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGES 90 AND 91 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT FROM LOT 41 THE WEST 5 FEET THEREOF.

ALSO EXCEPT ALL MINERALS, OIL, GAS, WATER, CARBONS AND HYDROCARBONS UNDER SAID LAND BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, BUT WITHOUT RIGHT OF SURFACE ENTRY, AS RESERVED BY BOB W. ROCKHOLD AND NANCY J. ROCKHOLD, HUSBAND AND WIFE, IN DEED RECORDED AUGUST 26, 1957 IN BOOK 55438 PAGE 102 OF OFFICIAL RECORDS.

CONTAINING 4500 SQUARE FEET, MORE OR LESS

**FOR THE PROPERTY COMMONLY KNOWN AS:
1735 ARMOUR LANE, REDONDO BEACH, CA 90272**

EXHIBIT "B"
LEGAL DESCRIPTION FOR LOT LINE ADJUSTMENT
PROPOSED PARCELS
1731 & 1735 ARMOUR LANE

PARCEL 1:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 40 IN BLOCK 125 OF REDONDO VILLA TRACT, IN THE CITY OF REDONDO BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGES 90 AND 91 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID PROPERTY, BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN THE DEED RECORDED AUGUST 26, 1957 IN BOOK 55434 PAGE 372 OF OFFICIAL RECORDS.

CONTAINING 2500 SQUARE FEET, MORE OR LESS

EXHIBIT "B"
LEGAL DESCRIPTION FOR LOT LINE ADJUSTMENT
PROPOSED PARCELS
1731 & 1735 ARMOUR LANE

PARCEL 2:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 41 IN BLOCK 125 OF REDONDO VILLA TRACT, IN THE CITY OF REDONDO BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGES 90 AND 91 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID PROPERTY, BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN THE DEED RECORDED AUGUST 26, 1957 IN BOOK 55434 PAGE 372 OF OFFICIAL RECORDS AND IN DEED RECORDED AUGUST 26, 1957 IN BOOK 55438 PAGE 102 OF OFFICIAL RECORDS.

CONTAINING 2500 SQUARE FEET, MORE OR LESS

EXHIBIT "B"
LEGAL DESCRIPTION FOR LOT LINE ADJUSTMENT
PROPOSED PARCELS
1731 & 1735 ARMOUR LANE

PARCEL 3:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 42 IN BLOCK 125 OF REDONDO VILLA TRACT, IN THE CITY OF REDONDO BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGES 90 AND 91 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID PROPERTY, BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN THE DEED RECORDED AUGUST 26, 1957 IN BOOK 55434 PAGE 372 OF OFFICIAL RECORDS AND IN DEED RECORDED AUGUST 26, 1957 IN BOOK 55438 PAGE 102 OF OFFICIAL RECORDS.

CONTAINING 2500 SQUARE FEET, MORE OR LESS

EXHIBIT "B"
LEGAL DESCRIPTION FOR LOT LINE ADJUSTMENT

NOTE:

THIS LEGAL DESCRIPTION SHALL NOT BE USED FOR THE DIVISION AND/OR CONVEYANCE OF LAND IN VIOLATION OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA.



Cynthia A. de Leon 05/01/2020

CYNTHIA A. DE LEON, PE DATE *(e.signed)*
RCE 31604 EXP. 12/31/2020

ANDREW S. WINJE, PE DATE
CITY ENGINEER