



PARENT PARCEL DESCRIPTION:

PARCEL 1 AS SHOWN IN PARCEL MAP NO. 8072 RECORDED ON SEPTEMBER 12, 1977 IN BOOK 84, PAGE 31
IN THE OFFICIAL PUBLIC RECORDS OF LOS ANGELES COUNTY, STATE OF CALIFORNIA.

SCHEDULE B2 EXCEPTIONS:

Item No.

1. Subject to Easement, recorded on 06/16/1950 in Book 33416, Page 313 in the official records of the Los Angeles County Recording Office.
-MAY BE LOCATED ON THE SUBJECT PARCEL, DOCUMENT ILLEGIBLE.
2. Subject to Ingress and Egress Easement contained in Deed, recorded on 01/11/1966 in Instrument number 956 in the official records of the Los Angeles County Recording Office.
-IS NOT LOCATED ON THE SUBJECT PARCEL, AS SHOWN HEREON.
3. Subject to Grant of Easement, recorded on 02/25/1966 in Instrument number 4630 in the official records of the Los Angeles County Recording Office.
-IS LOCATED ON THE SUBJECT PARCEL, AS SHOWN HEREON.
4. Subject to Grant of Easement, recorded on 03/04/1966 in Instrument number 3994 in the official records of the Los Angeles County Recording Office.
-IS LOCATED ON THE SUBJECT PARCEL, AS SHOWN HEREON.
5. Subject to Grant of Easement, recorded on 07/20/1966 in Instrument number 1842 in the official records of the Los Angeles County Recording Office.
-IS NOT LOCATED ON THE SUBJECT PARCEL, AS SHOWN HEREON.
6. Subject to Certificate of Compliance for Lot-Line Adjustment, recorded on 09/12/2002 in Instrument number 02-21458 in the official records of the Los Angeles County Recording Office.
-IS LOCATED ON THE SUBJECT PARCEL, BLANKET IN NATURE.
7. Subject to Plat, recorded on 09/17/1954 in Book 505 Page 47 in the official records of the Los Angeles County Recording Office.
-IS LOCATED ON THE SUBJECT PARCEL, BLANKET IN NATURE.
8. Subject to Plat, recorded on 06/21/1966 in Book 2 Page 87 in the official records of the Los Angeles County Recording Office.
-IS LOCATED ON THE SUBJECT PARCEL, BLANKET IN NATURE.
9. Subject to Plat, recorded on 09/12/1977 in Book 84 Page 31 (Map No. 8072) in the official records of the Los Angeles County Recording Office.
-IS LOCATED ON THE SUBJECT PARCEL, BLANKET IN NATURE.
10. Subject to 50' Right of Way to Arrow Highway as shown in Plat, recorded on 09/12/1977 in Book 84 Page 31 (Map No. 8072) in the official records of the Los Angeles County Recording Office.
-IS NOT LOCATED ON THE SUBJECT PARCEL, AS SHOWN HEREON.
11. Subject to 70' Right of Way to Little Dalton Wash as shown in Plat, recorded on 09/12/1977 in Book 84 Page 31 (Map No. 8072) in the official records of the Los Angeles County Recording Office.
-IS NOT LOCATED ON THE SUBJECT PARCEL, AS SHOWN HEREON.

Items not listed above are determined non-survey related items and are not plotted hereon.

NOTES:

1. This is not a boundary survey and is only intended to depict ownership and encumbrances shown hereon. The property lines shown are for graphical reference only.
2. FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA FIRMeTte published January 11, 2023, referencing Flood Insurance Rate Study, Map Number 06037C1-1700F effective date September 26, 2008, indicates this parcel of land is located in Zone X (Area of minimal flood hazard).
3. This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Clark Land Surveying, Inc. relied upon a Search Report, prepared by Nationwide Abstrax, LLC with a file number of 2022-0155880-CA, dated December 29, 2022.
4. The owner names and tax parcel data shown hereon are based upon the public records available. Current ownership and tax parcel data should be verified for accuracy.
5. This site is zoned "CAH" (Corridor-Arrow Highway) per City of Azusa Planning and Zoning Department.
Building Setbacks:
Front (minimum): 15'. Front (maximum): 25'. Side (minimum): 15'. Side (maximum): 25'. Rear (minum): 25'.
No zoning information provided by the client. Zoning setbacks shown hereon are the interpretation of the surveyor. For clarification of exact zoning designations and setback locations, please, contact the City of East San Gabriel Valley Regional Planning Department at (213)974-6411.

Revisions			
No.	Description	By	Date