

TENTATIVE PARCEL MAP NO. 84280
FOR TOWN HOMES PURPOSES ONLY
LOCATED IN THE CITY OF CULVERT CITY
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LOT 258 OF TRACT 4161, IN THE CITY OF CULVERT CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 46, PAGE(S) 32 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PREPARED BY: MANUEL A. ESPINO, RCE 55526 EXP 12/31/2024

CIVIL LAND ENGINEERS

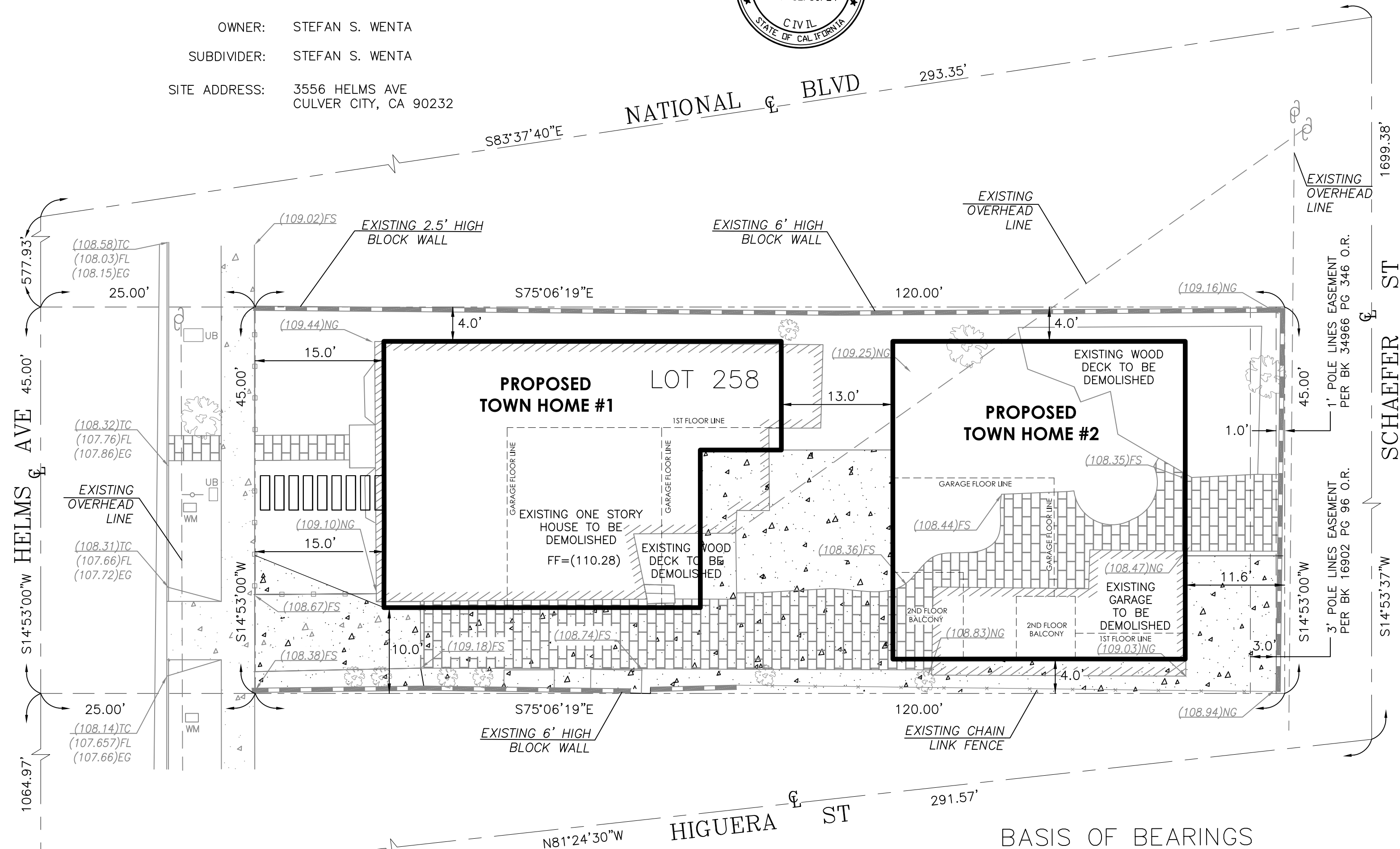
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OWNER: STEFAN S. WENTA

SUBDIVIDER: STEFAN S. WENTA

SITE ADDRESS: 3556 HELMS AVE
CULVERT CITY, CA 90232



GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

LEGEND

- EXISTING CHAIN LINK FENCE
- EXISTING WOOD FENCE
- EXISTING PROPERTY LINE
- CENTER LINE
- TREE
- BRICKS
- EXISTING CONCRETE
- NEW CONCRETE
- BLOCK WALL

ABBREVIATIONS & SYMBOLS

- CL CENTER LINE
- TC TOP OF CURB
- FL FLOW LINE
- EG EDGE OF GUTTER
- UB UTILITY BOX
- FS FINISHED SURFACE
- TW TOP OF WALL
- FF FINISHED FLOOR
- WM WATER METER
- POWER POLE
- STREET LIGHT

NOTE

ALTA SURVEY WAS PREPARED BY:
PATRICIO L. STUMPF - LS #5515, EXP: 9/30/2026

NOTE

- THE SITE IS CURRENTLY OCCUPIED BY A ONE STORY HOUSE WITH A DETACH GARAGE AND VEGETATION. NO OAK TREES ON SITE. PROJECT DESCRIPTION: EXISTING HOUSE AND GARAGE TO BE DEMOLISHED. PROPOSED TWO CONDOMINIUMS WITH ATTACHED GARAGE AND TWO PARKING SPACES
- DIMENSIONS SHOWN ON THIS MAP MAY CHANGE UPON FIELD SURVEY OF THE AREA FOR THE FINAL MAP.
- ALL UTILITIES SHOWN ON THIS MAP WERE GATHERED FROM AVAILABLE INFORMATION FROM THE DEPARTMENT OF PUBLIC WORKS OF LOS ANGELES COUNTY, CIVIL LAND ENGINEERS, IS NOT IN ANY WAY IMPLYING TO THE ACTUAL LOCATION OF SUCH UTILITIES SHOWN HEREON, CONTRACTOR SHALL OBTAIN EXACT UNDERGROUND LOCATION FROM UNDERGROUND SERVICE ALERT TELEPHONE # (811)
- A WILL SERVE LETTER WILL BE SUBMITTED FROM THE WATER PURVEYOR BEFORE TENTATIVE MAP APPROVAL.
- A NOTE WILL BE PLACE ON THE FINAL MAP INDICATING THAT THIS MAP IS APPROVED FOR LOT SUBDIVISION PURPOSES AND THAT ALL COMMON AREAS AND SPACE OF UNITS WILL BE SHOWN ON THE FINAL MAP.
- UPON APPROVAL OF TENTATIVE MAP, THE FINAL MAP WILL BE PREPARED FOLLOWING THE ESTABLISHED STATE OF CALIFORNIA SUBDIVISION MAP ACT AND LOCAL APPROVED ORDINANCES. THIS MAP IS NOT A FINAL MAP, ALL ISSUES PERTAINING TO FINAL MAP WILL BE ADDRESS ON THE FINAL MAP.

ZONING

R-2 RESIDENTIAL TWO FAMILY

BASIS OF BEARINGS

THE BEARING S14°53'00"W OF THE CENTERLINE OF HELMS AVE AS SHOWN IN TRACT NO. 4161 WAS USED AS A BASIS OF BEARINGS FOR THIS PROJECT

UTILITIES PURVEYORS

ELECTRICITY: SOUTHERN CALIFORNIA EDISON 800-611-1911
SEWER SERVICE: CULVERT CITY (310) 253-6400
WATER SERVICE: GOLDEN STATE WATER COMPANY (800) 999-4033
SOUTHERN CALIFORNIA GAS COMPANY: (800) 427-2200
CABLE TV: SPECTRUM INTERNET SERVICES 1-866-874-2398

EX. LEGAL DESCRIPTION

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LOT AREA

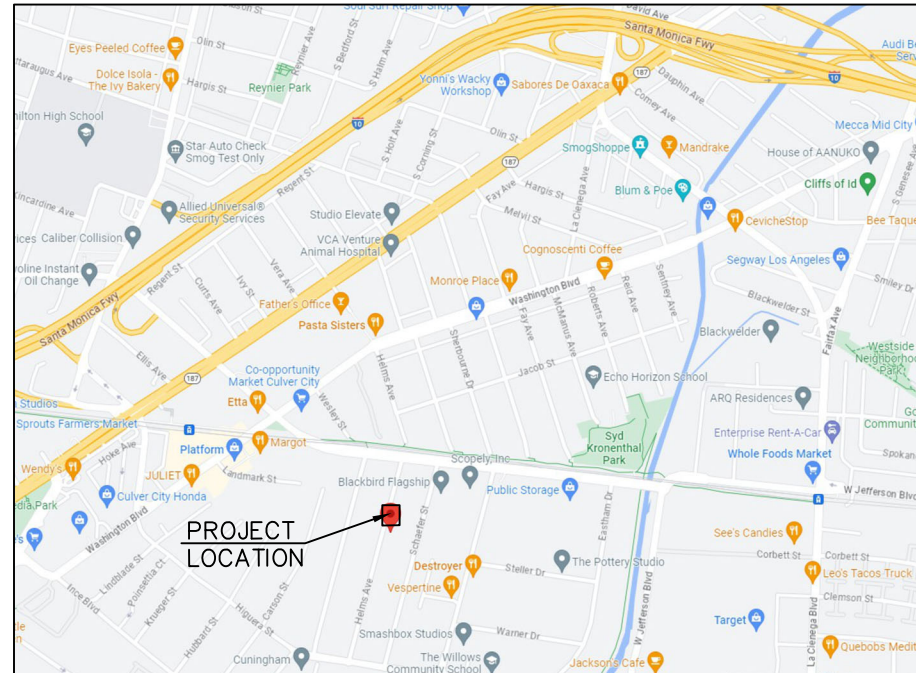
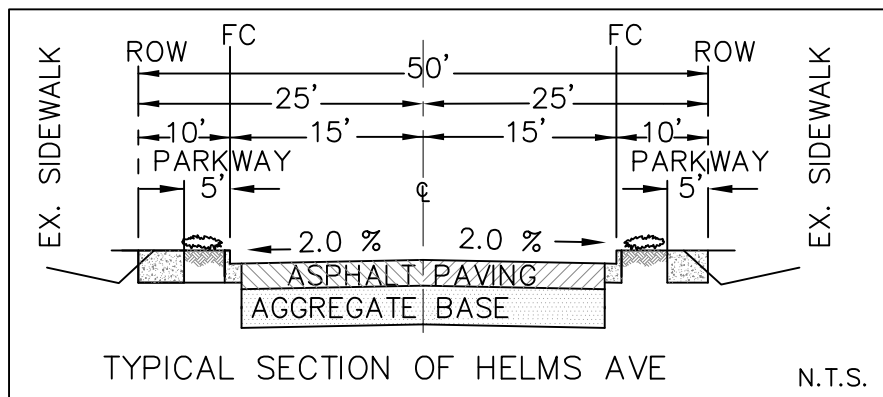
NET: 5265 SQFT = 0.120 ACRES
GROSS: 5400 SQFT = 0.123 ACRES

EARTHWORK

CUT: 10.0 CY
FILL: 150.0 CY
IMPORT: 140.0 CY

ASSESSOR PARCEL NO.

4203-003-012



VICINITY MAP
SCALE: NONE