TENTATIVE PARCEL MAP NO. 84280 FOR TOWN HOMES PURPOSES ONLY OF LOS ANGELES, STATE THE COUNTY OF

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 CIVIL ENGINEERING · LAND SURVEYING LAND PLANNING 12109 WOODRUFF AVENUE. DOWNEY, CALIFORNIA. 90241 No. C055526 Ph: (562) 622-6927 Fax: (562) 622-8657 EXP. 12/31/24 STEFAN S. WENTA OWNER: SUBDIVIDER: STEFAN S. WENTA 293.35' NATIONAL & BLVD 3556 HELMS AVE SITE ADDRESS: CULVER CITY, CA 90232 S83°37'40"E ___ -EXISTING **OVERHEAD EXISTING** LINE OVERHEAD (109.02)FS EXISTING 6' HIGH <u>EXISTING 2.5' HIGH</u> LINE BLOCK WALL BLOCK WALL (108.58)TC .93 EASEMENT PG 346 O.F (108.03)FL ST(108.15)EG (109.16)NG S75°06'19"E 25.00' 120.00 4.0' (109.44)NG UB SCHAEFER 15.0 (109.25)N EXISTING WOOD DECK TO BE 45.00, 1, POLE PER BK 00 LOT 258 DEMOLISHED **PROPOSED** 13.0' 45. **TOWN HOME #1 PROPOSED** \sqrt{E} 1ST FLOOR LINE (108.32)TC 1.0 **TOWN HOME #2** (107.76)FL (107.86)EG (108.35)FS EASEMENT PG 96 O.R. GARAGE FLOOR LINE HELMS **EXISTING** OVERHEAD ੈ EXISTING ONE STORY LINE (109.10)NG (108.44)FS HOUSE TO BE DEMOLISHED 15.0 (108.31)TC EXI\$TING VOOD (108.36)FS FF=(110.28) ВЫ (107.66)FL DECK TO .53,00,M (108.47)NG DEMOLIS (107.72)EG **EXISTING GARAGE** (108.67)FS TO BE DEMOLISHED ΜĒ S14° S S BALCONY ∠'n, JST FLOOR LINE S75°06'19"E 25.00 120.00 (108.94)NG (108.14)TC EXISTING CHAIN EXISTING 6' HIGH (107.657)FL LINK FENCE BLOCK WALL (107.66)EG 1064.97 291.57 ST HIGUERA N81°24'30"W

GRAPHIC SCALE (IN FEET) 1 inch = 10 ft.LEGEND

EXISTING CHAIN LINK FENCE EXISTING WOOD FENCE EXISTING PROPERTY LINE CENTER LINE

TREE

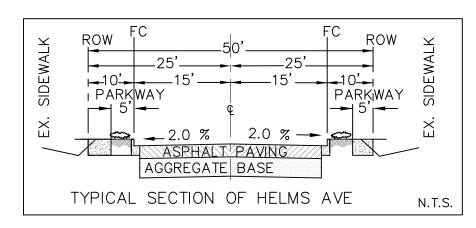
BRICKS

EXISTING CONCRETE

NEW CONCRETE BLOCK WALL

ASSESSOR PARCEL NO.

4203-003-012



ABBREVIATIONS & SYMBOLS

CENTER LINE TC TOP OF CURB FLOW LINE FL EG EDGE OF GUTTER UTILITY BOX UB FINISHED SURFACE FS TOP OF WALL TW FINISHED FLOOR FF ☐ WM WATER METER POWER POLE 0 STREET LIGHT

NOTE ALTA SURVEY WAS PREPARED BY:

R-2 RESIDENTIAL TWO FAMILY

ZONING

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.
- 3. 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.
- 5. 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.

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 SERVICÈS 1-866-874-2398

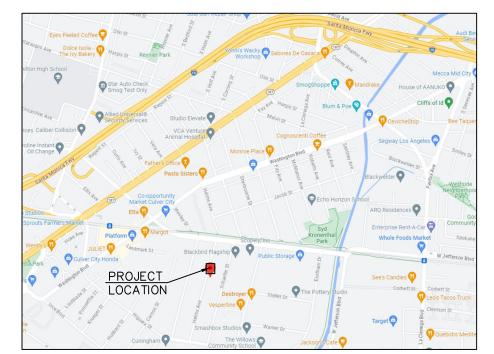
EX. LEGAL DESCRIPTION

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.

AREA

NET: 5265 SQFT = 0.120 ACRESGROSS: 5400 SQFT = 0.123 ACRES EARTHWORK CUT: 10.0 CY 150.0 CY

IMPORT: 140.0 CY



VICINITY MAP SCALE: NONE