

TENTATIVE PARCEL MAP NO. 82489

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

BEING A SUBDIVISION OF
LOT 102 OF TRACT NO. 4161, RECORDED IN BOOK 46,
PAGE 32, OF MAPS IN THE OFFICE OF THE LOS ANGELES
COUNTY RECORDER

4116 HIGUERA ST.
CULVER CITY, CA 90232
APN: 4206-011-016

TOTAL AREA: 5,399 SQUARE FEET
PARCEL "A" AREA: 2,351 SQUARE FEET
PARCEL "B" AREA: 3,048 SQUARE FEET

PROPOSED TWO-UNIT CONDOMINIUM DEVELOPMENT
ZONING, CURRENT AND PROPOSED: R2
FEMA FLOOD HAZARD ZONING: ZONE X, AREA OF MINIMAL FLOOD HAZARD,
FIRM NO. 06037C1595F, EFFECTIVE 09/26/2008.

OWNER AND SUBDIVIDER:

F. BAR AND A. KENDALL 1997 REVOCABLE TRUST AND NICOLAS KENDALL-BAR
2502 CALIFORNIA AVENUE
SANTA MONICA, CA 90403

MAP PREPARED BY:

MATTHEW J. SCHMAHL, PLS 9264
6436 NEW GATE WAY
YORBA LINDA, CA 92886
(562) 908-0570



NOTE:
THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, AND SHOWS ALL EASEMENTS OF RECORD AS REPORTED IN THE PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY AS ORDER NO. 111814592JM, DATED OCTOBER 22, 2018.

EASEMENT NOTES:

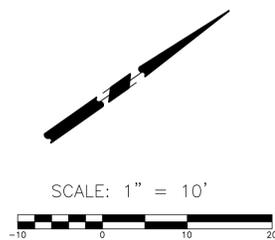
- BOOK 99, PAGE 373 OF OFFICIAL RECORDS (REC. MAR. 3, 1883): WATER DITCH EASEMENT TO ELPIDIO J. HIGUERA. EASEMENT IS NOT LOCATABLE UPON SUBJECT LOT.
- BOOK 502, PAGE 130 OF OFFICIAL RECORDS (REC. OCT. 10, 1921): 3'-WIDE PUBLIC UTILITIES EASEMENT TO LOS ANGELES TRUST AND SAVINGS BANK ALONG THE LINES OF SUBJECT LOT "WHERE PRACTICABLE", IF NOT PRACTICABLE, ELSEWHERE OVER THE LOT AS CONVENIENT.
- BOOK 34966, PAGE 346 OF OFFICIAL RECORDS (REC. NOV. 28, 1950): UTILITY POLE EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY; POLES TO BE PLACED WITHIN 1 FOOT OF THE NORTHEASTERLY (REAR) LINE OF SUBJECT LOT.

NOTES:

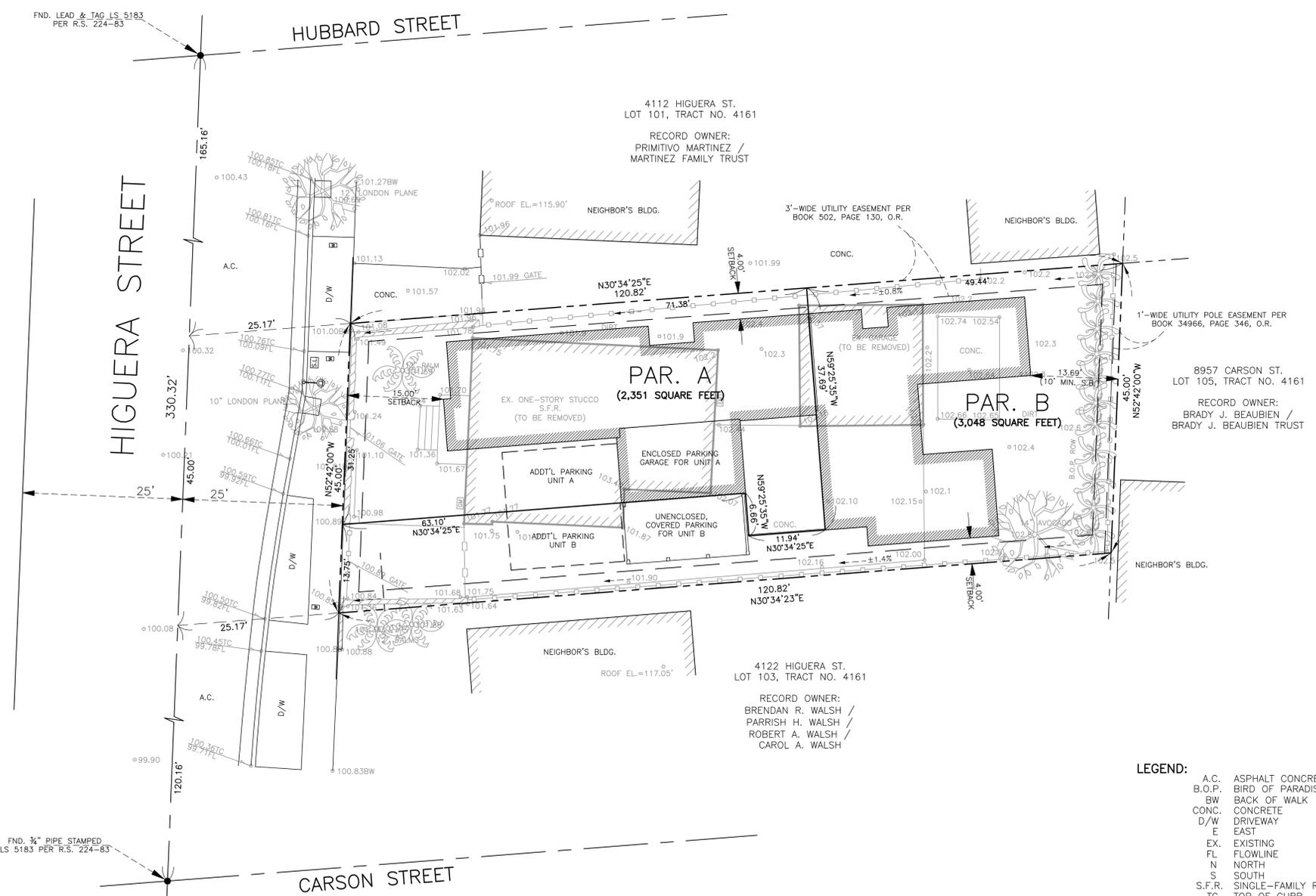
- NO GAS WILL BE PROVIDED TO THE SITE. OTHERWISE, UTILITIES WILL BE PROVIDED BY:
-GOLDEN STATE WATER COMPANY
-SOUTHERN CALIFORNIA EDISON
-AT&T COMMUNICATIONS
-SPECTRUM CABLE
- ROOF-MOUNTED PHOTOVOLTAIC PANELS WILL ALSO BE PROVIDED.
- SEWER IS AVAILABLE AND WILL CONNECT TO THE EXISTING SEWER IN HIGUERA ST.
- ALL EXISTING STRUCTURES TO BE DEMOLISHED.
- PER PRELIMINARY TITLE REPORT, NO EASEMENTS AFFECT THE SITE EXCEPT THOSE MENTIONED ABOVE.

SURVEY BENCHMARK:

SEWER MANHOLE RIM AT THE INTERSECTION OF CARSON ST. AND HIGUERA ST. ASSUMED RIM ELEV= 100.00 FEET



SCALE: 1" = 10'
PREPARED: JANUARY, 2019



LEGEND:

- A.C. ASPHALT CONCRETE
- B.O.P. BIRD OF PARADISE
- BW BACK OF WALK
- CONC. CONCRETE
- D/W DRIVEWAY
- E EAST
- EX. EXISTING
- FL FLOWLINE
- N NORTH
- S SOUTH
- S.F.R. SINGLE-FAMILY RESIDENCE
- TC TOP OF CURB
- W WEST

- BUILDING LINE (EXISTING)
- BUILDING LINE (PROPOSED)
- CENTERLINE
- ELECTRIC METER
- GAS METER
- LIGHT POLE
- PARCEL BOUNDARY
- SPOT ELEVATIONS
- STREET LIGHT BOX
- SUBDIVISION BOUNDARY
- WATER METER

VICINITY MAP
(NO SCALE)

