

SCALE: 1"=10'

SHEET 1 OF 1

PREPARED BY: PACIFIC LAND CONSULTANTS, INC.
P.O. BOX 3762
RANCHO PALOS VERDES, CA 90274
TEL:(310) 544-8689

LAND SURVEYOR: CHRIS VASSALLO, PLS 8418 EXPIRES 12/31/16

DATE: 05/11/2015 (12/12/2015) JOB NO. 15011

DRAWN BY: C.S.H.

OWNER: VENICA LLC
3981 TILDEN AVE
CULVER CITY, CA

SUBDIVIDER: SAME AS OWNER

JOB SITE: SAME AS ABOVE
APN:4213-006-027

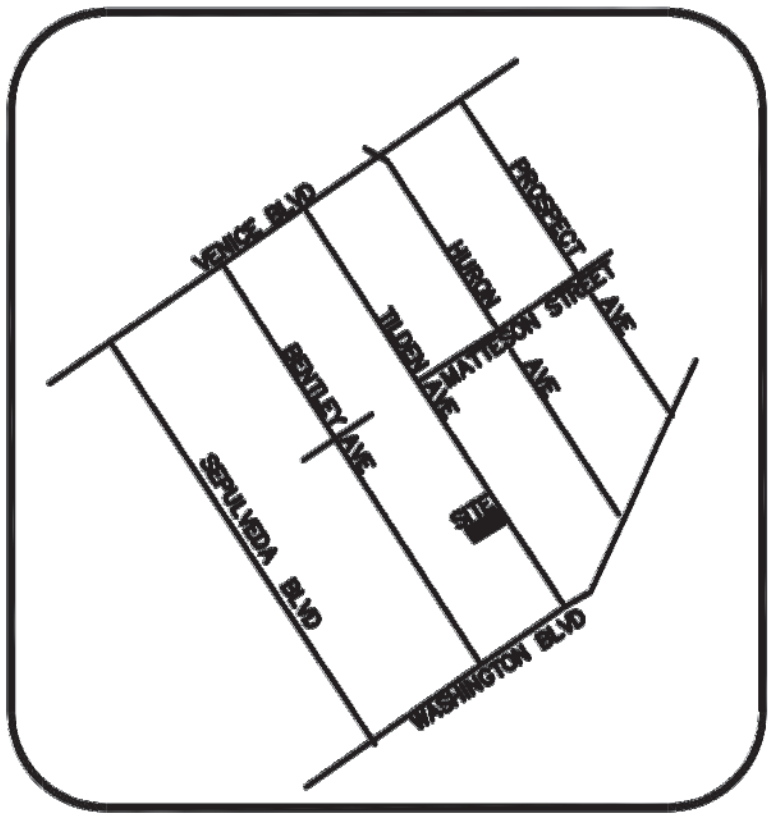
GENERAL PLAN: MEDIUM DENSITY MULTIPLE FAMILY

LAND USE: RESIDENTIAL

TENTATIVE TRACT MAP NO. 74021

IN CULVER CITY, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

BEING A SUBDIVISION OF THE SOUTHEAST 51.29 FEET OF LOT 18 OF ROBERT F. JONES WALNUT GROVE TRACT, IN THE CITY OF CULVER CITY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7 PAGE 185 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY FOR CONDOMINIUM PURPOSES CREATING 5 NEW AIR SPACE UNITS.



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION:

THE SOUTHEAST 51.29 FEET OF LOT 18 OF ROBERT F. JONES WALNUT GROVE TRACT, IN THE CITY OF CULVER CITY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7 PAGE 185 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

GENERAL NOTES:

1. TOTAL EXISTING AND PROPOSED LOTS: 1
2. TOTAL AREA: 7,798 SQ. FT. = 0.18 ACRES
3. ZONING: RDM
4. PROPOSED USE: FIVE (5) NEW RESIDENTIAL CONDOMINIUMS
5. ALL UTILITIES AVAILABLE TO THE SITE
6. EXISTING STRUCTURES TO BE DEMOLISHED.
7. NO KNOWN EASEMENTS ON THE SITE.
8. DRAINAGE FOR THE SITE WILL BE DIRECTED TOWARD TILDEN AVE.

SURVEYOR'S STATEMENT

THIS MAP HAS BEEN PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, AND SHOWS ALL EASEMENTS OF RECORD CONTAINED IN PRELIMINARY TITLE REPORT PREPARED BY PRIORITY TITLE, DATED APRIL 2, 2014.

CHRISTOPHER W. VASSALLO; P.L.S. 8418

DATE

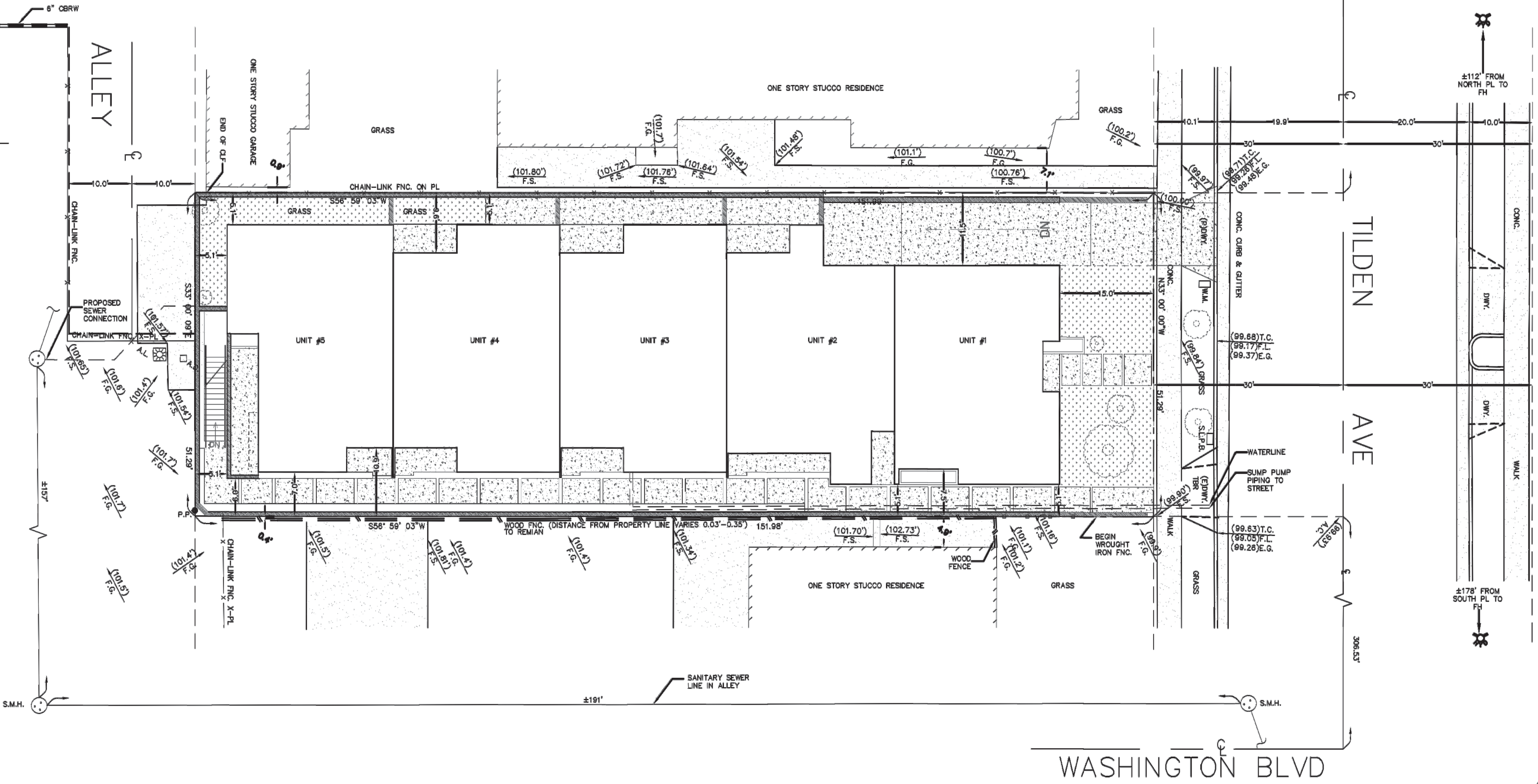


TELLEFSON PARK
CULVER CITY

LEGEND

- A.C. ASPHALT CONCRETE PAVEMENT
A.D. AREA DRAIN
A.L. AREA LIGHT
B.W. BACK OF WALK
CONC. CONCRETE
D.W. CONC. DRIVEWAY APRON
F.F. FINISHED FLOOR
F.G. FINISHED GRADE
F.S. FINISHED SURFACE
F.L. FLOW LINE
FNC. FENCE
E.G. EDGE OF GUTTER
E.M. ELECTRIC METER
G.M. GAS METER
P.P. POWER POLE
T.C. TOP OF CURB
S.L.P.B. STREET LIGHT PULL BOX
S.M.H. SEWER MANHOLE
W.M. WATER METER

CONCRETE SURFACE



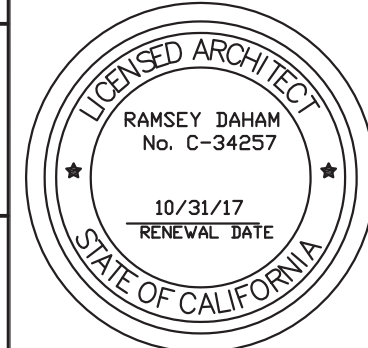
REVISIONS	
01	YYYY.MM.DD ISSUE NAME

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breakformdesign

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3961 TILDEN AVE.
CULVER CITY, CA 90232



TENTATIVE TRACK MAP

DRAWN PNK

CHECKED RD

DATE 05/18/2016

SCALE AS NOTED

JOB # 14119

T.1.9