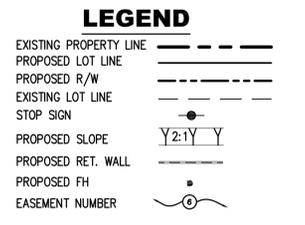


- NOTES:**
- SITE ADDRESS: 3814 LENAWEE AVENUE, CULVER CITY, CA 90232
 - ASSESSORS PARCEL: 4204-010-010 & 011
 - THOMAS BROTHERS: 673/A2
 - TOTAL SITE AREA: ±4.35 ACRES/±189,440 SQUARE FEET GROSS
 - GENERAL PLAN DESCRIPTION: LOW DENSITY SINGLE FAMILY EXISTING: SINGLE FAMILY RESIDENTIAL AND VACANT LAND PROPOSED: SINGLE FAMILY RESIDENTIAL AND AN ASSISTED LIVING FACILITY
 - ZONING: EXISTING: R1 PROPOSED: PLANNED DEVELOPMENT ZONE
 - FLOOD ZONE: "X" PER FEMA MAPS 06037C 1595F AND 06037C 1615F BOTH DATED 09/26/2008 (PER FEMA WEB SITE)
 - THE UTILITIES SHOWN ON THIS MAP ARE BASED UPON INFORMATION PROVIDED BY THE CITY OF CULVER CITY.
 - ALL LOTS WILL DRAIN TO STREET.
 - SEE ARCHITECT'S PLOT PLAN FOR PROPOSED BUILDING LAYOUT AND SITE DATA
 - ALL EXISTING STRUCTURES AND IMPROVEMENTS TO BE REMOVED EXCEPT THE EXISTING HOUSE ON LOT 9 WHICH IS TO REMAIN.
 - EXISTING EUCALYPTUS TREES ON LENAWEE AVENUE ARE TO BE REMOVED
 - LOT SUMMARY:**
LOTS 1 - 9: RESIDENTIAL
LOT 10: ASSISTED LIVING FACILITY



NOTES:
LENAWEE AVENUE FRONTAGE AND THE CUL-DE-SAC WILL BE DEDICATED FOR PUBLIC RIGHT-OF-WAY/PUBLIC STREET PURPOSES

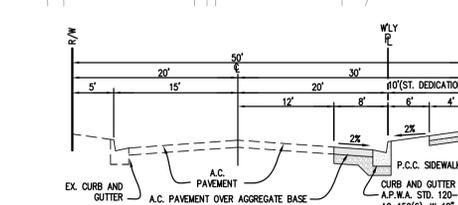
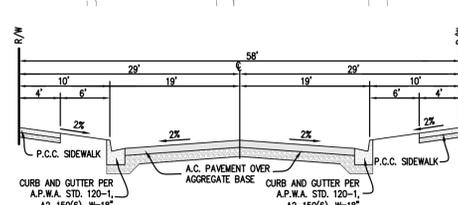
LEGAL DESCRIPTION:
PER FIRST AMERICAN TITLE COMPANY ORDER NUMBER NHSC-4614524 DATED AS OF JANUARY 9, 2015
REAL PROPERTY IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL 1:
THAT PORTION OF LOT 3 OF MOYNIER'S TRACT, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5 PAGE 115 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 3; THENCE SOUTH 3° 13' WEST ALONG THE WESTERLY LINE THEREOF, 140.24 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 89° 33' EAST ALONG A SOUTHERLY LINE OF SAID LOT AND THE EASTERLY PROLONGATION THEREOF, 163.30 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 3° 13' EAST PARALLEL WITH THE FIRST COURSE HERINAFOVE DESCRIBED, 127.57 FEET TO THE NORTHERLY LINE OF SAID LOT; THENCE SOUTH 86° 00' EAST ALONG SAID NORTHERLY LINE, 341.46 FEET TO A POINT DISTANT SOUTH 86° 00' EAST THEREON, 504.46 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT 3; THENCE SOUTH 3° 13' WEST 127.57 FEET; THENCE NORTH 86° 00' WEST 341.46 FEET TO THE POINT OF BEGINNING.
EXCEPT HALF OF ALL OIL AND ANY OTHER MINERALS RESERVED BY JERONIMIE MOYNIER IN DEED RECORDED ON AUGUST 27, 1946 IN BOOK 23640 PAGE 181, OFFICIAL RECORDS. APN: 4204-010-011

THENCE NORTH 28° 27' EAST ALONG SAID SOUTHEASTERLY LINE, 43.51 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 60° 59' 40" EAST ALONG SAID SOUTHEASTERLY LINE, 230.10 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 3° 13' EAST ALONG THE EASTERLY LINE OF SAID LOT 3 TO THE NORTHEASTERLY CORNER OF SAID LOT 3; THENCE NORTH 86° 00' WEST ALONG THE NORTHERLY LINE THEREOF, 459.57 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
APN: PORTION OF 4204-010-010

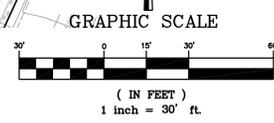
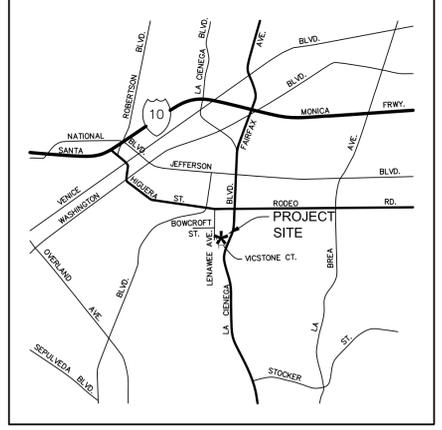
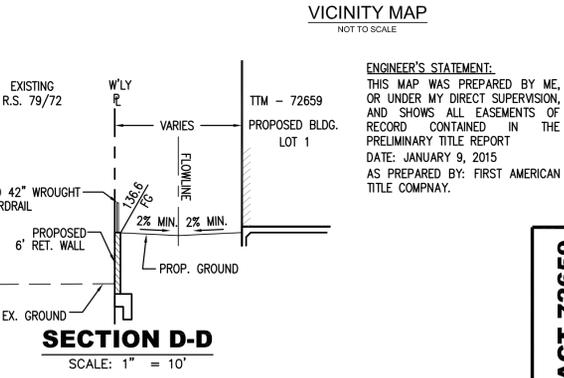
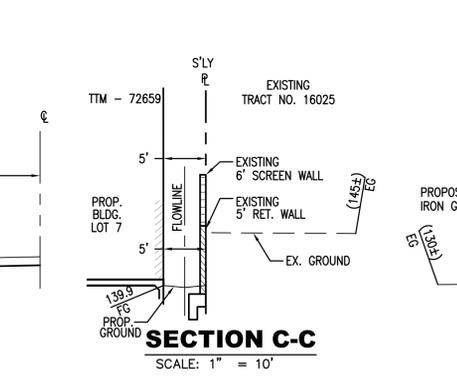
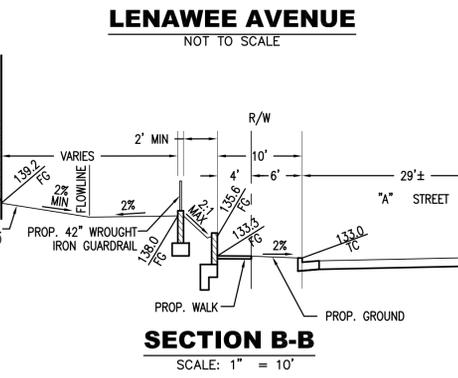
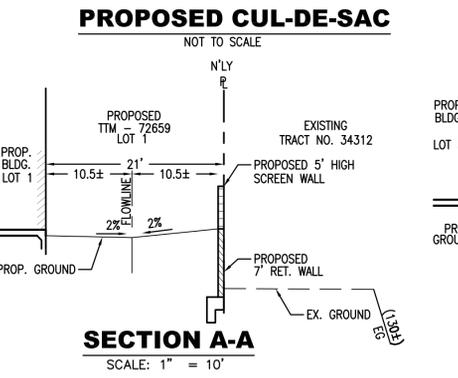
PARCEL 2:
THAT PORTION OF LOT 3 OF MOYNIER'S TRACT, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5 PAGE 115 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT 3, DISTANT SOUTH 86° 00' EAST THEREON, 504.46 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT 3; THENCE SOUTH 3° 13' WEST 298.76 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF THE SOUTHERLY 470.88 FEET OF SAID LOT 3; THENCE NORTH 88° 23' 35" EAST ALONG SAID LAST MENTIONED NORTHERLY LINE, 247.22 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 3; THENCE,

PARCEL 3:
THAT PORTION OF LOT 3 OF MOYNIER'S TRACT, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5 PAGE 115 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT IN THE NORTHERLY LINE OF SAID LOT 3, DISTANT SOUTH 86° 00' EAST THEREON, 504.46 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT 3; THENCE SOUTH 3° 13' WEST 127.57 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 3° 13' WEST 171.19 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF THE SOUTHERLY 470.88 FEET OF SAID LOT 3; THENCE SOUTH 88° 23' 35" WEST ALONG SAID LAST MENTIONED NORTHERLY LINE, 291.59 FEET TO THE WESTERLY LINE OF SAID LOT 3; THENCE NORTH 16° 53' 53" WEST ALONG SAID WESTERLY LINE, 211.90 FEET TO AN ANGLE POINT THEREIN; THENCE ALONG THE EASTERLY PROLONGATION OF THAT PORTION OF THE BOUNDARY OF SAID LOT 3 EXTENDING WESTERLY FROM SAID LAST MENTIONED ANGLE POINT, NORTH 89° 33' EAST 22.06 FEET TO A POINT DISTANT NORTH 89° 33' EAST THEREON, 163.30 FEET FROM THE WESTERLY TERMINUS OF SAID PORTION OF SAID BOUNDARY; THENCE SOUTH 86° 00' EAST 341.46 FEET TO THE TRUE POINT OF BEGINNING.
APN: PORTION OF 4204-010-010

EASEMENTS:
PER FIRST AMERICAN TITLE COMPANY ORDER NUMBER NHSC-4614524 DATED AS OF JANUARY 9, 2015
EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:
6. AN EASEMENT FOR PUBLIC ROAD AND INCIDENTAL PURPOSES AS CONDEMNED BY FINAL DECREE OF CONDEMNATION, A CERTIFIED COPY OF WHICH WAS RECORDED IN BOOK 40632, PAGE 438 OF OFFICIAL RECORDS.



- UTILITY COMPANIES:**
- | NUMBER | COMPANY | CONTACT |
|----------|----------------------------|----------------|
| ELECTRIC | SOUTHERN CALIFORNIA EDISON | (800) 611-1911 |
| GAS | SOUTHERN CALIFORNIA GAS | (800) 427-2200 |
| CABLE | TIME WARNER CABLE | (888) 892-2253 |
| TEL | VERIZON | (800) 483-1000 |
| TRASH | CULVER CITY SANITATION | (310) 253-6400 |
| SEWER | COUNTY SANITATION DISTRICT | (562) 437-6520 |
| WATER | GOLDEN STATE WATER | (800) 999-4033 |



ARCHITECT / PLANNER
DAVID J. BOYD & ASSOCIATES
4819 FALCON AVENUE
LONG BEACH, CA 90807
562-984-1219
DBOYD4DS@AOL.COM

BENCH MARK
B.M. NO. 13-00910 ELEV: 92.149
SQ. SPK. N. CURB RODEO ROAD; 29 FT. E OF E CURB LINE PROD OF LENAWEE AVE.; W END CURB (YEAR 1985)

SOIL ENGINEER
GEO CON
3303 N. SAN FERNANDO BLVD.
SUITE 100
BURBANK CA, 91504
(818) 841-8388
PROJ. REF: A8793-06-01



PREPARED BY:
M MORAN CONSULTING CORPORATION
• CIVIL ENGINEERING • SURVEYING • LAND PLANNING
4500 E. Pacific Coast Highway, Suite 210
Long Beach, California 90804
(562)340-4670 Fax:(562)340-4680
E-Mail Address: cmoran@moran-corp.com
CESAR MORAN P.E. C72247 EXP 6-30-16
DATE: 11-04-15 JOB N°: 207036-001 DRAWN BY: SAZ

REVISIONS			
N°	DATE	BY	DESCRIPTION

PLANS PREPARED FOR:
SCHULTZ ENTERPRISES, INC.
C/O DAVID BOYD AND ASSOCIATES
4819 FALCON AVENUE
LONG BEACH, CA 90807
562-984-1219
DBOYD4DS@AOL.COM

PROJECT TITLE TENTATIVE TRACT MAP NO. 72659	TRACT NO.
JOB ADDRESS 3814 LENAWEE AVENUE CULVER CITY, CA 90232	DRAWING FILE NO. C-1
LEGAL DESCRIPTION SEE HERE ON	SCALE: 1" = 30' SHEET 1 OF 1

TENTATIVE TRACT 72659