

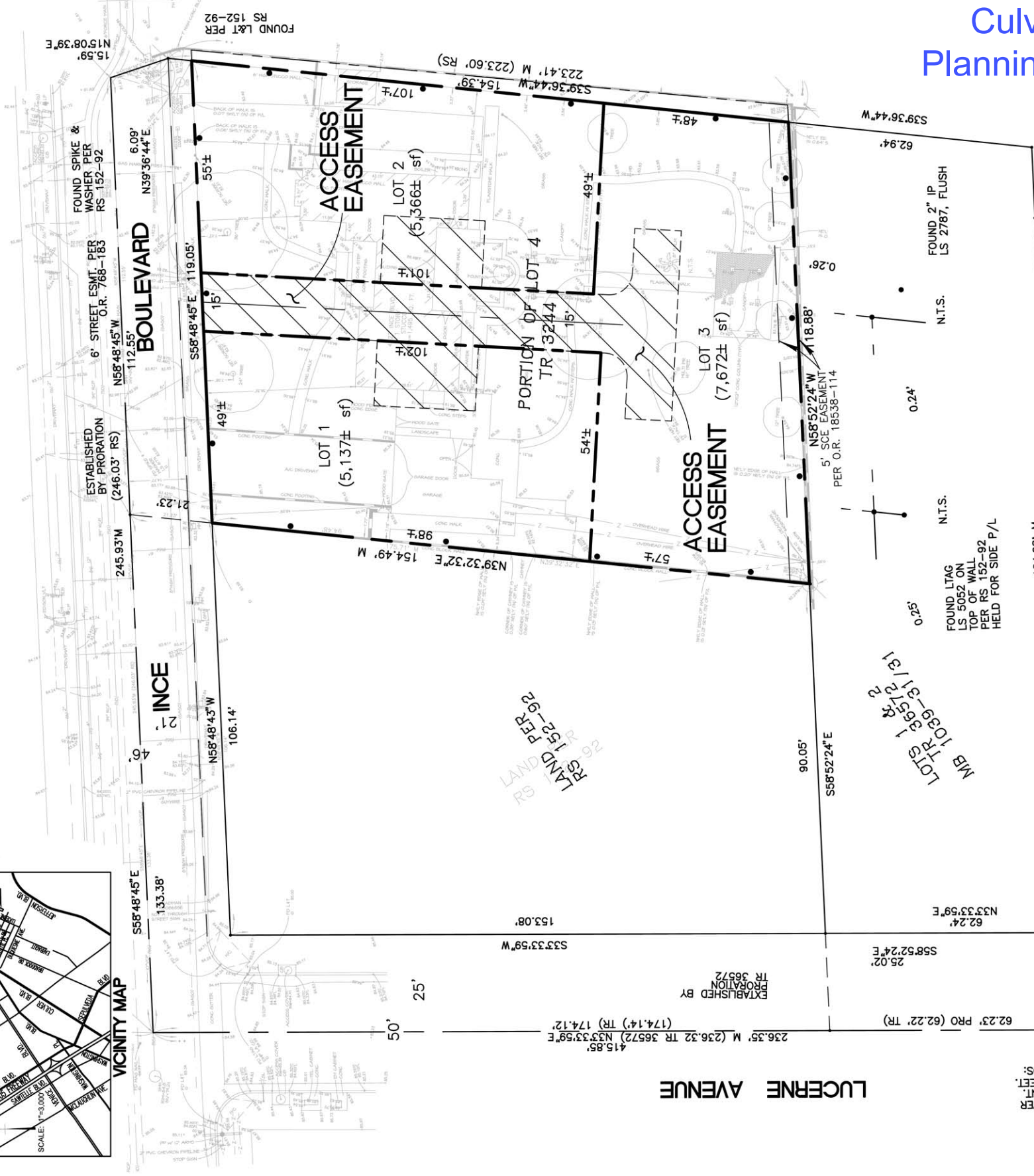
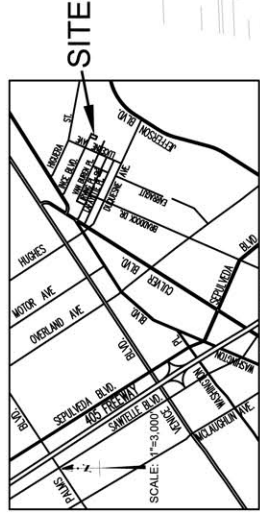
SCALE: 1"=20'

SHT 1 OF 1 SHTS

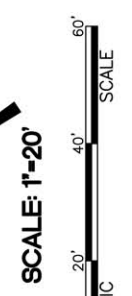
TENTATIVE TRACT MAP NO. 69482

A THREE LOT TRACT MAP FOR CONDOMINIUM PURPOSES THAT COMPRISES 6 AIR SPACE UNITS BEING THE SUBDIVISION OF A PORTION OF LOT 4, TRACT NO. 3244 IN THE CITY OF CULVER CITY PER MAP RECORDED IN BOOK 37, PAGE 22 OF MAPS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

ADDRESS: 4227 INCE BOULEVARD



FOUND SPIKE & WASHER PLS 6924 IN LIEU OF SPIKE & WASHER CITY OF CULVER CITY ENGINEER ACCEPTED AS GPS POINT. CITY ENGINEER ACCEPTED AS GPS POINT. FIT TIES PER CITY GPS CONTROL THE SHEET. CITY REC. COORDINATES = MEAS. COORDS. N=1,830,013.14' E=6,444,041.31'

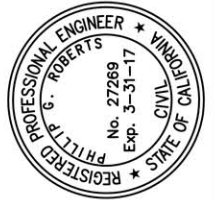


SCALE: 1"=20'

SUBDIVIDER/OWNER
HERZER STERLING FAMILY TRUST
8922 ELLIS AVENUE
LOS ANGELES, CA 90034
(310) 839-9009

CIVIL ENGINEER
PALLER-ROBERTS ENGINEERING, INC.
CONSULTING CIVIL ENGINEERS
5701 SLAUSON AVE., SUITE 208
CULVER CITY, CA 90230
(310) 641-1853

LEGEND
--- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP



PREPARED BY
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CULVER CITY, CALIFORNIA 90230 PHONE (310) 641-1853

RECEIVED
JAN 31 2017
Culver City
Planning Division

NOTES

- TOTAL AREA: 18,175 SQ. FT.
- ZONING EXISTING: R2
- USE: RESIDENTIAL (CONDOMINIUM)
- PARKING SPACES: 12
- SEWAGE DISPOSAL BY UNDERGROUND SEWER SYSTEM.
- SURFACE & CONTRIBUTORY DRAINAGE TO BE CONVEYED TO STREET.
- SITE: TO BE DEMOLISHED.
- SITE IS LEVEL.
- EASEMENTS OF RECORD, ON THE SUBJECT PROPERTY, SHOWN.
- THE SITE IS LOCATED IN FLOOD ZONE "C" PER COMMUNITY PANEL NO.-0601140005 C, EFFECTIVE DATE: 02/01/1980.
- THE AREA FOR EACH UNIT IS:
UNIT 1 1,823 S.F. UNIT 2 1,777 S.F.
UNIT 3 1,823 S.F. UNIT 4 1,777 S.F.
UNIT 5 2,284 S.F. UNIT 6 2,284 S.F.
- THE DOMESTIC WATER IS SUPPLIED BY GOLDEN STATE WATER COMPANY
- ASSESSOR IDENTIFICATION NUMBER 4204-001-038