



FOR CONDOMINIUM PURPOSES

IN THE CITY OF CULVER CITY, LOS ANGELES COUNTY, STATE OF CALIFORNIA.
BEING A SUBDIVISION OF LOT 27 TRACT NO. 6617 AS SHOWN BY MAP ON
FILE IN BOOK 68 PAGE 70 OF MAPS, RECORDS OF LOS ANGELES COUNTY,
CALIFORNIA.

APRIL 2022

WILLIAM C. TOWELL, LS NO. 8946

LEGEND:

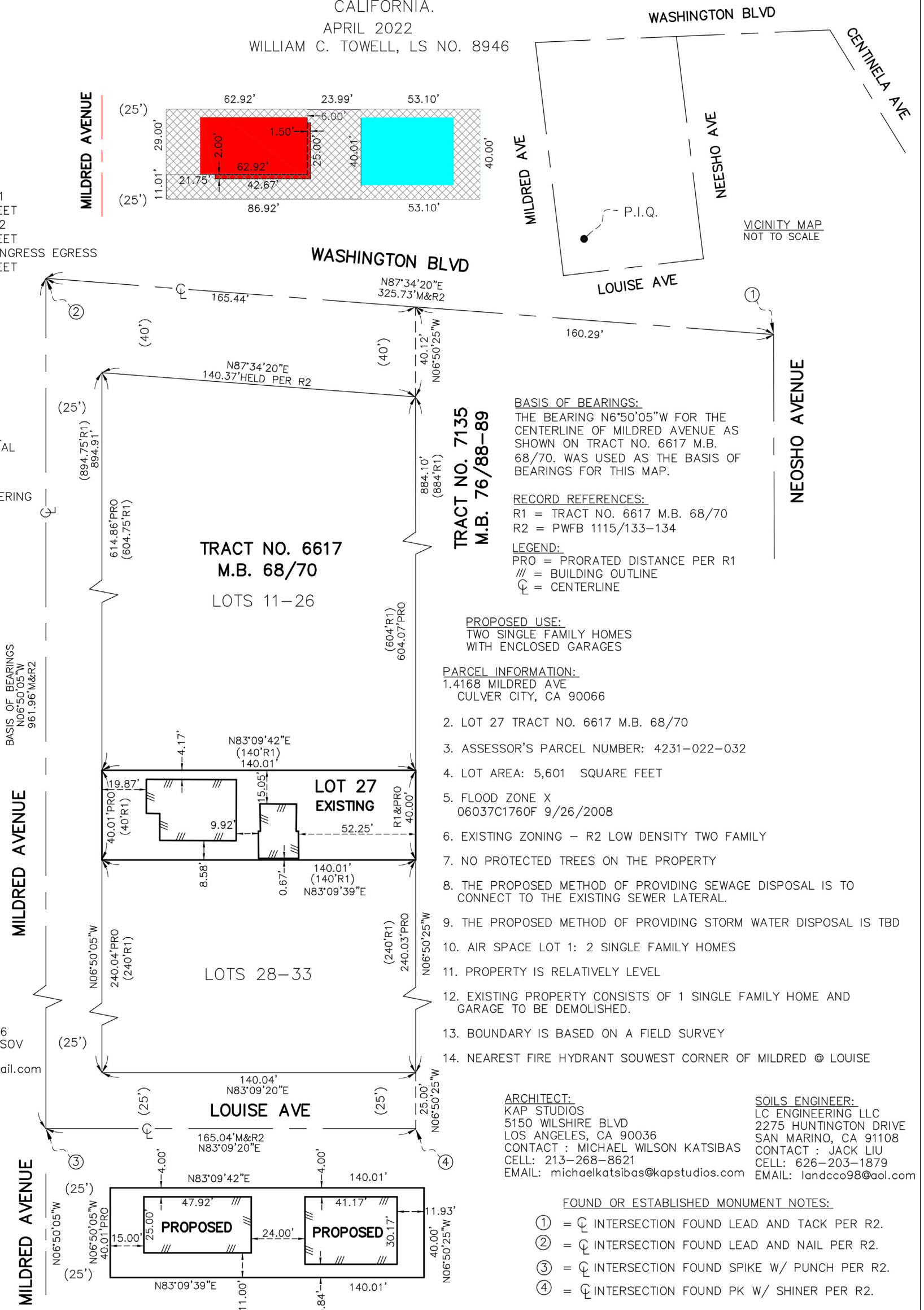
-  = AIR SPACE LOT 1
 1,318 SQUARE FEET
-  = AIR SPACE LOT 2
 1,242 SQUARE FEET
-  = EASEMENT FOR INGRESS EGRESS
 3,160 SQUARE FEET

STRUCTURAL ENGINEER:
KURT FISHER STRUCTURAL
ENGINEERING
17547 VENTURA BLVD
ENCINO, CA 91316
CONTACT : DEREK WAVERING
CELL: 805-598-5829
EMAIL: dw@kfseng.com

BENCHMARK: CITY OF L.A. BENCHMARK 17-06032
ELEVATION - 43.88 NAVD 88

CITY OF L.A. SURVEY PBM "STAMPED 17-06032"
2 FEET NORTH OF CURB LINE WASHINGTON BLVD,
69.5 FEET EAST OF EAST R/W CENTINELA AVE;
EAST END OF CATCH BASIN.

OWNER/SUBDIVIDER:
F&G DEVELOPMENT
4168 MILDRED AVE
CULVER CITY, CA 90066
CONTACT : GREG KOLTSOV
CELL: 310-717-6767
EMAIL: gregkoltsov@gmail.com



BASIS OF BEARINGS:

THE BEARING N6°50'05"W FOR THE CENTERLINE OF MILDRED AVENUE AS SHOWN ON TRACT NO. 6617 M.B. 68/70. WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

RECORD REFERENCES:

R1 = TRACT NO. 6617 M.B. 68/70
R2 = PWFB 1115/133-134

LEGEND:

PRO = PRORATED DISTANCE PER R1
 /// = BUILDING OUTLINE
 C = CENTERLINE

PROPOSED USE:

TWO SINGLE FAMILY HOMES
WITH ENCLOSED GARAGES

PARCEL INFORMATION:

1.4168 MILDRED AVE
CULVER CITY, CA 90066

2. LOT 27 TRACT NO. 6617 M.B. 68/70
3. ASSESSOR'S PARCEL NUMBER: 4231-022-032
4. LOT AREA: 5,601 SQUARE FEET
5. FLOOD ZONE X
06037C1760F 9/26/2008
6. EXISTING ZONING - R2 LOW DENSITY TWO FAMILY
7. NO PROTECTED TREES ON THE PROPERTY
8. THE PROPOSED METHOD OF PROVIDING SEWAGE DISPOSAL IS TO
CONNECT TO THE EXISTING SEWER LATERAL.
9. THE PROPOSED METHOD OF PROVIDING STORM WATER DISPOSAL IS TBD
10. AIR SPACE LOT 1: 2 SINGLE FAMILY HOMES
11. PROPERTY IS RELATIVELY LEVEL
12. EXISTING PROPERTY CONSISTS OF 1 SINGLE FAMILY HOME AND
GARAGE TO BE DEMOLISHED.
13. BOUNDARY IS BASED ON A FIELD SURVEY
14. NEAREST FIRE HYDRANT SOUTHWEST CORNER OF MILDRED @ LOUISE

ARCHITECT:

KAP STUDIOS
5150 WILSHIRE BLVD
LOS ANGELES, CA 90036
CONTACT : MICHAEL WILSON KATSIBAS
CELL: 213-268-8621
EMAIL: michaelkatsibas@kapstudios.com

SOILS ENGINEER:

SOILS ENGINEER:
LC ENGINEERING LLC
2275 HUNTINGTON DRIVE
SAN MARINO, CA 91108
CONTACT : JACK LIU
CELL: 626-203-1879
EMAIL: landcco98@aol.com

FOUND OR ESTABLISHED MONUMENT NOTES:

- ① = ☹ INTERSECTION FOUND LEAD AND TACK PER R2.
- ② = ☹ INTERSECTION FOUND LEAD AND NAIL PER R2.
- ③ = ☹ INTERSECTION FOUND SPIKE W/ PUNCH PER R2.
- ④ = ☹ INTERSECTION FOUND PK W/ SHINER PER R2.