TENTATIVE PARCEL MAP NO. 73789

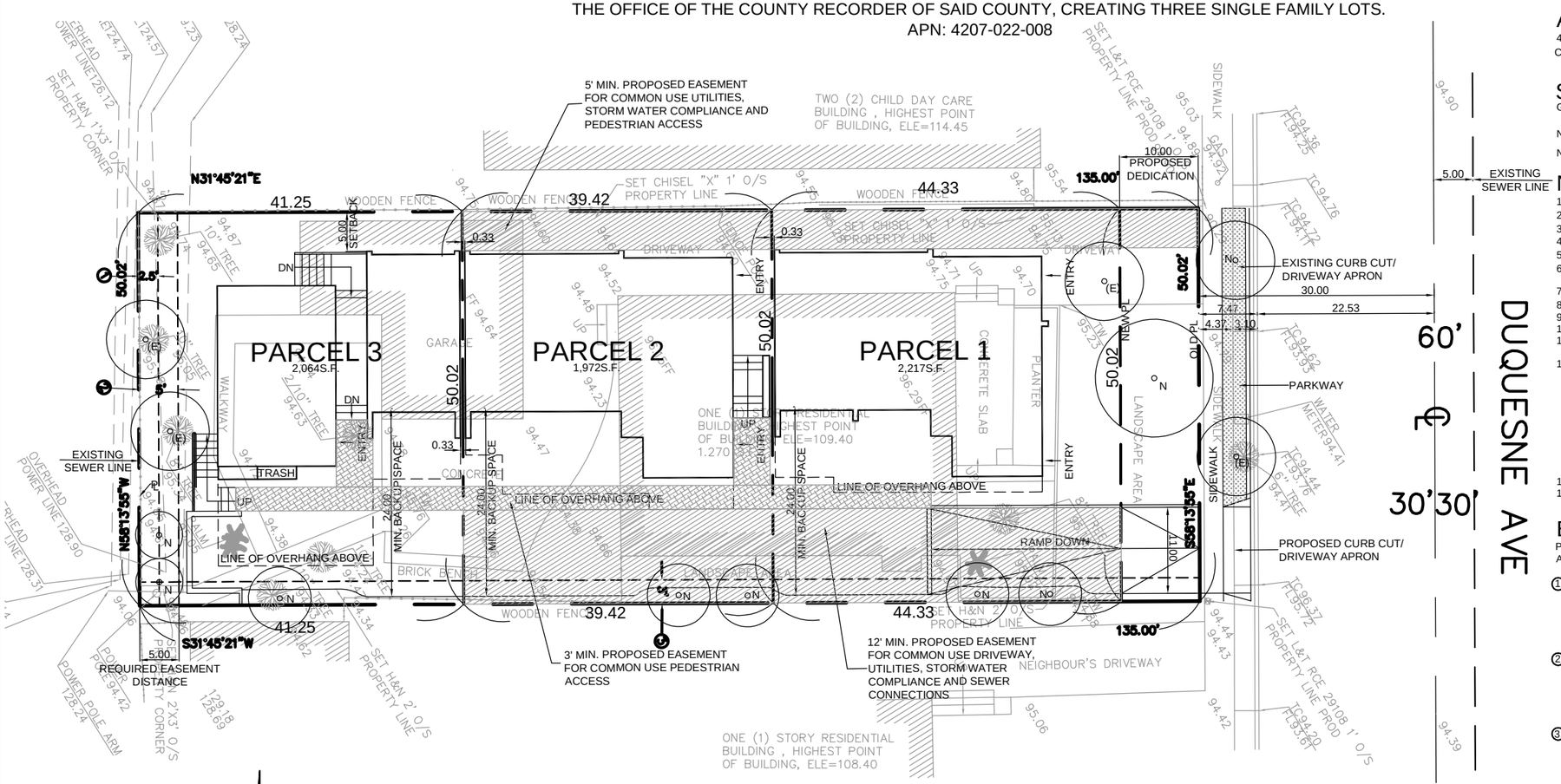
FOR SUBDIVISION PURPOSES

IN THE CITY OF CULVER, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

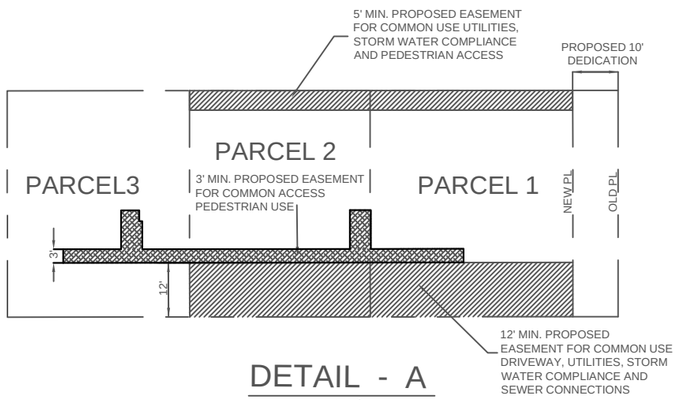
BEING A SUBDIVISION OF LOT 8 IN BLOCK 19 OF TRACT NO. 1775, IN THE CITY OF CULVER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 21 PAGES 190 THROUGH 191 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CREATING THREE SINGLE FAMILY LOTS.

APN: 4207-022-008

SCALE: 1"=10'



VICINITY MAP
N.T.S.



DETAIL - A
N.T.S

TRACT MAP NOTES

OWNER:

BROCK WYLAN
111 E 14TH STREET
NEW YORK, NY. 10003
(646) 659-0439
ATTN: MR. BROCK WYLAN

ADDRESS SITE:

4241 DUQUESNE AVENUE
CULVER CITY, CA. 90232

SITE DATA:

GROSS AREA: 8,254.20SQ. FT. 0.189 ACRES
PIQ PLUS HALF OF DUQUESNE AVE.

NET AREA (PIQ ONLY): 6,753.38 SQ. FT. 0.155 ACRES

NET AREA AFTER DEDICATION: 6,253 SQ. FT. 0.143 ACRES

NOTES:

1. NO PROTECTED SPECIES ON THE SITE.
2. ALL UTILITIES ARE AVAILABLE TO SITE.
3. PROPOSED PROJECT: 3 PARCELS
4. EXISTING ZONE: RMD PROPOSED ZONE: SAME
5. NO EASEMENT EXCEPT SHOWN HEREON.
6. PROPOSED PARKING SPACES: 6 PARKING SPACES (2 PARKING SPACES FOR EACH UNIT)
7. NO GEOLOGICAL HAZARDOUS AREA.
8. SEWER IS AVAILABLE TO THE SITE.
9. ALL EXISTING STRUCTURES TO BE DEMOLISHED.
10. SITE IS IN LIQUEFACTION AREA.
11. FLOOD ZONE X, COMMUNITY # 06037C1595F. AREA OF MINIMAL FLOOD HAZARD AREA PER FEMA
12. LISTS OF UTILITY COMPANIES:
    a. COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY (SEWER LOS ANGELES COUNTY (SEWER ONLY)
    b. CULVER CITY SANITATION (REFUSE, RECYCLING, STREET SWEEPING)
    c. GOLDEN STATE WATER COMPANY
    d. LOS ANGELES DEPARTMENT OF WATER AND POWER
    e. METROPOLITAN WATER DISTRICT (WATER EMERGENCIES)
    f. SOUTHERN CALIFORNIA EDISON COMPANY
    g. SOUTHERN CALIFORNIA GAS COMPANY
    h. DIG ALERT
13. EXISTING SEWER AT REAR PROPERTY TO REMAIN
14. PROPOSED PROJECT TO CONNECT TO EXISTING SEWER IN DUQUESNE AVENUE

EASEMENT NOTES:

PER LAWYERS TITLE COMPANY, REFERENCE NO. 010212-MT; DATED: AUGUST 4, 2014.

1. EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
   PURPOSE: PUBLIC UTILITIES
   RECORDED: IN BOOK 6284 PAGE 261 OF DEEDS
   AFFECTS: A PORTION OF SAID LAND

2. EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
   PURPOSE: PUBLIC UTILITIES
   RECORDED: IN BOOK 6849 PAGE 328 OF DEEDS
   AFFECTS: A PORTION OF SAID LAND

3. EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
   GRANTED TO: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY
   PURPOSE: PUBLIC UTILITIES
   RECORDED: JANUARY 5, 1978 IN BOOK 78-11223 OF OFFICIAL RECORDS
   AFFECTS: THE SOUTHWESTERLY 3 FEET OF SAID LAND

ENGINEER'S STATEMENT:

THIS MAP WAS PREPARED BY ME , OR UNDER MY DIRECT SUPERVISION, AND SHOWS ALL EASEMENTS OF RECORD AS REPORTED IN PRELIMINARY TITLE REPORT PREPARED BY LAWYERS TITLE COMPANY DATED AUGUST 04, 2014

REGISTERED PROFESSIONAL ENGINEER REYNALDO T. DE RAMA C29108 EXP. 03-31-17 CIVIL STATE OF CALIFORNIA

REYNALDO T DE RAMA
R.C.E. 29108
EXPIRES: 03-31-17

DATE: MARCH 01, 2016

TENTATIVE PARCEL MAP NO. 73789

TALA ASSOCIATES
1916 COLBY AVENUE
LOS ANGELES, CA. 90025 (424) 832-3455

DATE:	12-21-15	REVISIONS
SCALE:	AS SHOWN	
DESIGNED:	KK	
DRAWN:	KK	
CHECKED:	RDR	
SHEET: 1	OF: 1	
JOB NO.	3159	

REYNALDO T. DE RAMA R.C.E. 29108 EXP. 3-31-17