

SCALE: 1" = 10'

TENTATIVE

SHEET 1 OF 2 SHEETS

SUBDIVIDER
NICOLE NGUYEN &
VADIM BENYATOV
4115 LINCOLN AVENUE
CULVER CITY, CA 90232
PHONE 424-385-5355

LEGAL DESCRIPTION

LOT 3, BLOCK 15
TRACT NO. 1775
M.B. 21-190-191
APN 4207-016-003

JOB ADDRESS

4115 LINCOLN AVENUE
CULVER CITY, CA 90232

PARCEL MAP NO.74877

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

FOR CONDOMINIUM PURPOSES
(EXISTING CONDITIONS)

ENGINEER

DENN ENGINEERS

3914 DEL AMO BLVD., STE. 921
TORRANCE, CA 90503
310-542-9433

Gary J. Roehl
GARY J. ROEHL

R.C.E. 30826

REV. 7/5/2017
DATE 3/13/2017



NOTES:

1. ALL EXISTING STRUCTURES TO BE REMOVED UNLESS OTHERWISE NOTED.
2. ALL UTILITIES ARE LOCATED IN ADJACENT STREETS.
3. THIS IS A 2 UNIT CONDOMINIUM PROJECT.
4. EXISTING AND PROPOSED ZONING: RESIDENTIAL TWO FAMILY (R2)

* BLOCK 15
TRACT NO. 1775
M.B. 21-190-191

EASEMENTS:

A. 2.5' WIDE EASEMENT OF SOUTHERN CALIFORNIA EDISON, SUCCESSOR TO THE PACIFIC LIGHT AND POWER CORPORATION, FOR POLE LINES AND INCIDENTAL PURPOSES PER DEED RECORDED IN BOOK 6284, PAGE 261 OF DEEDS.

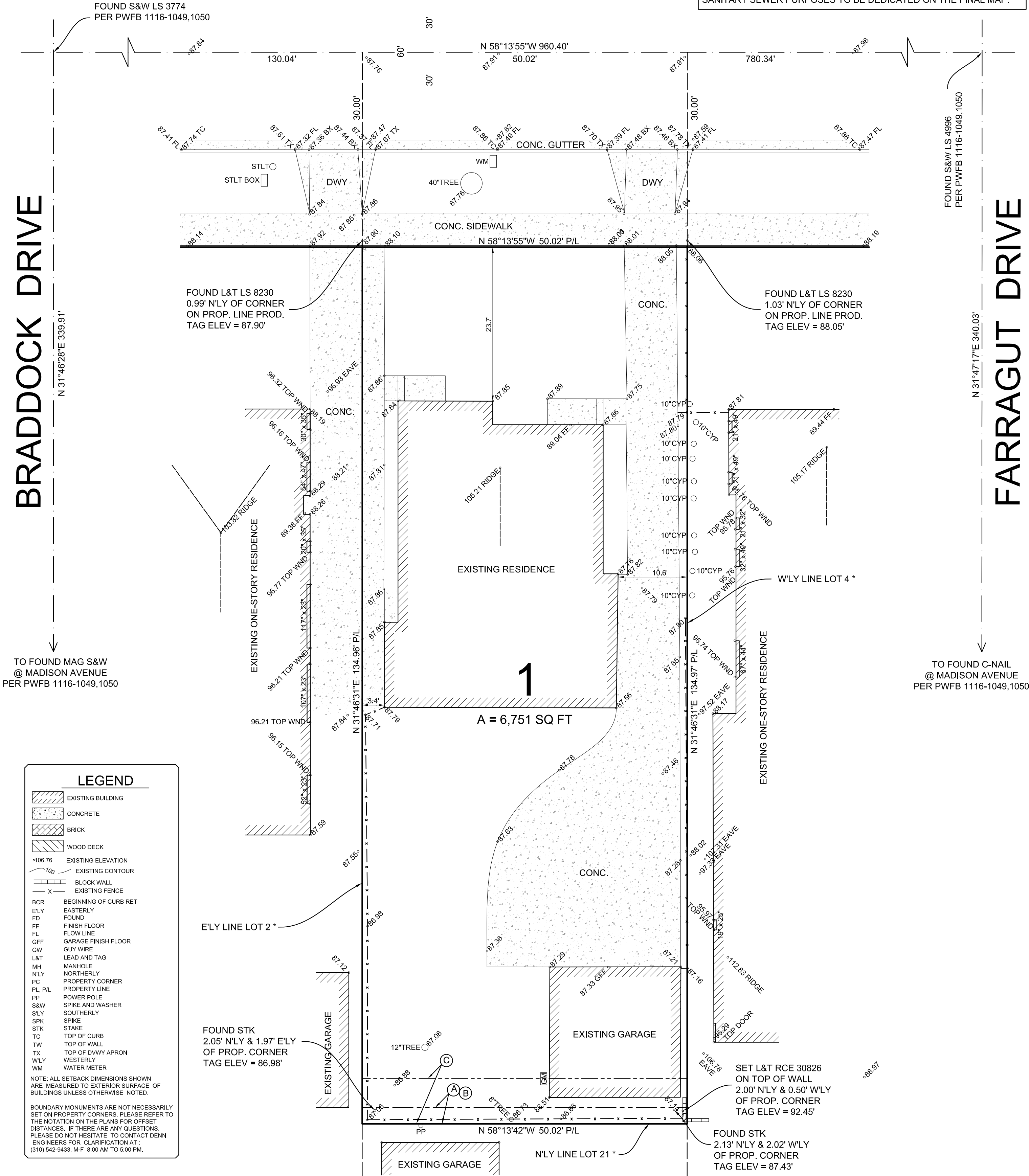
B. 2.5' WIDE EASEMENT OF SOUTHERN CALIFORNIA EDISON, SUCCESSOR TO THE PACIFIC LIGHT AND POWER CORPORATION, FOR UTILITY PURPOSES PER DEED RECORDED IN BOOK 528, PAGE 183 OF OFFICIAL RECORDS.

C. PROPOSED 7.00' EASEMENT TO THE CITY OF CULVER CITY FOR SANITARY SEWER PURPOSES TO BE DEDICATED ON THE FINAL MAP.

LINCOLN AVENUE

BRADDOCK DRIVE

FARRAGUT DRIVE



SCALE: 1" = 10'

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CULVER CITY, CA 90232
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JOB ADDRESS

4115 LINCOLN AVENUE
CULVER CITY, CA 90232

NOTES:

- 1. EXISTING AND PROPOSED ZONING:
RESIDENTIAL TWO FAMILY (R2).**

* BLOCK 15
TRACT NO. 1775
M.B. 21-190-191

TENTATIVE

SHEET 2 OF 2 SHEETS

PARCEL MAP NO.74877

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

FOR CONDOMINIUM PURPOSES
(PROPOSED 2-UNIT CONDOMINIUM)

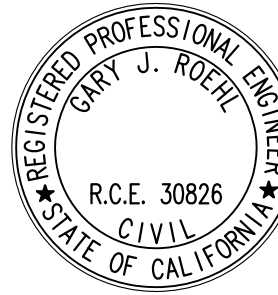
ENGINEER

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GARY J. ROEHL R.C.E. 30826

REV. 7/5/2017
DATE 3/13/2017



17-026

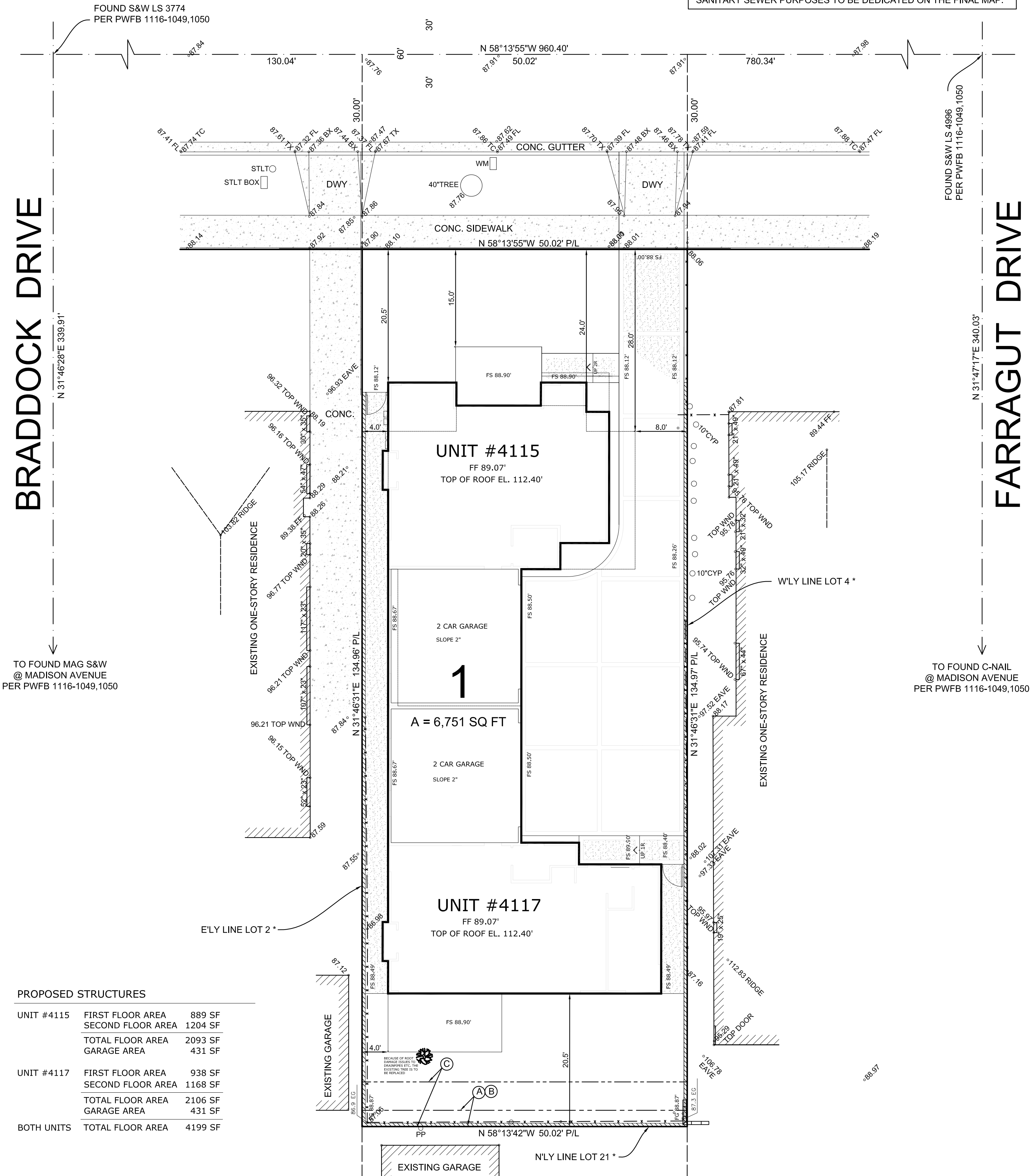
LINCOLN AVENUE

EASEMENTS:

A. 2.5' WIDE EASEMENT OF SOUTHERN CALIFORNIA EDISON,
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B. 2.5' WIDE EASEMENT OF SOUTHERN CALIFORNIA EDISON,
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C. PROPOSED 7.00' EASEMENT TO THE CITY OF CULVER CITY FOR
SANITARY SEWER PURPOSES TO BE DEDICATED ON THE FINAL MAP.



17-026