

TENTATIVE PARCEL MAP No. 77141
FOR CONDOMINIUM PURPOSES
2 UNITS

LEGAL DESCRIPTION:
(PER TICOR TITLE COMPANY ORDER NO. 00432462-989-IET-BLA DATED JANUARY 09, 2017)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 94 AND 95 OF NOLAN PARK TRACT, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 32, PAGE 45, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE NORTHEASTERLY 100 FEET THEREOF.

ASSESSOR'S PARCEL NUMBERS: 4207-020-020 AND 4207-020-021

EASEMENTS OF RECORD:
(PER TICOR TITLE COMPANY ORDER NO. 00432462-989-IET-BLA DATED JANUARY 09, 2017)

NO EASEMENTS OF RECORD

SITE AREA:

GROSS AREA PORTIONS OF LOTS 94 & 95: 5,407.1 SQ. FT OR 0.124 ACRES, MORE OR LESS

GROSS AREA PORTION OF LOT 94: 2,703.9 SQ. FT. OR 0.062 ACRES, MORE OR LESS

GROSS AREA PORTION OF LOT 95: 2,703.3 SQ. FT. OR 0.062 ACRES, MORE OR LESS

NET AREA PARCEL 1: 5,407.1 SQ. FT OR 0.124 ACRES, MORE OR LESS

GROSS AREA TO STREET CENTERLINES: 7,505.4 SQ. FT. OR 0.172 ACRES, MORE OR LESS

ZONING:

EXISTING: R2 - RESIDENTIAL TWO FAMILY

SETBACKS -
FRONT - 15 FEET
REAR - 10 FEET
SIDE - 4 FEET

MAX HEIGHT - 30 FEET

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 33°34'30" EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF LUCERNE AVENUE, AS SHOWN ON NOLAN PARK TRACT MAP FILED IN BOOK 32, PAGE 45 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, STATE OF CALIFORNIA.

BENCH MARK:

ELEVATIONS SHOWN HEREON ARE BASED ON ASSUMED ELEVATION OF 100 FEET.

PROJECT NOTES:

SITE ADDRESS: 9615 LUCERNE AVE, CULVER CITY, CA 90232

THOMAS BROS. GUIDE: 672-H-1

THE SUBJECT SITE IS IN FEMA FLOOD HAZARD ZONE 'X', NOT SUBJECT TO INUNDATION OR STORM WATER OVERFLOWS.

PROJECT CONSISTS OF 1 GROUND LOT

THE SITE DOES NOT CONTAIN ANY TREES.

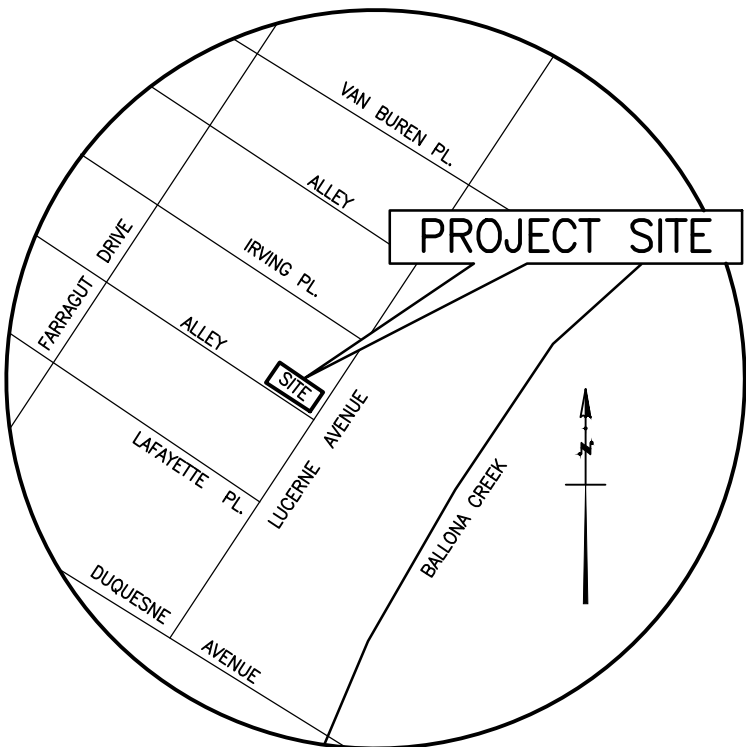
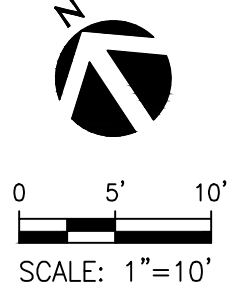
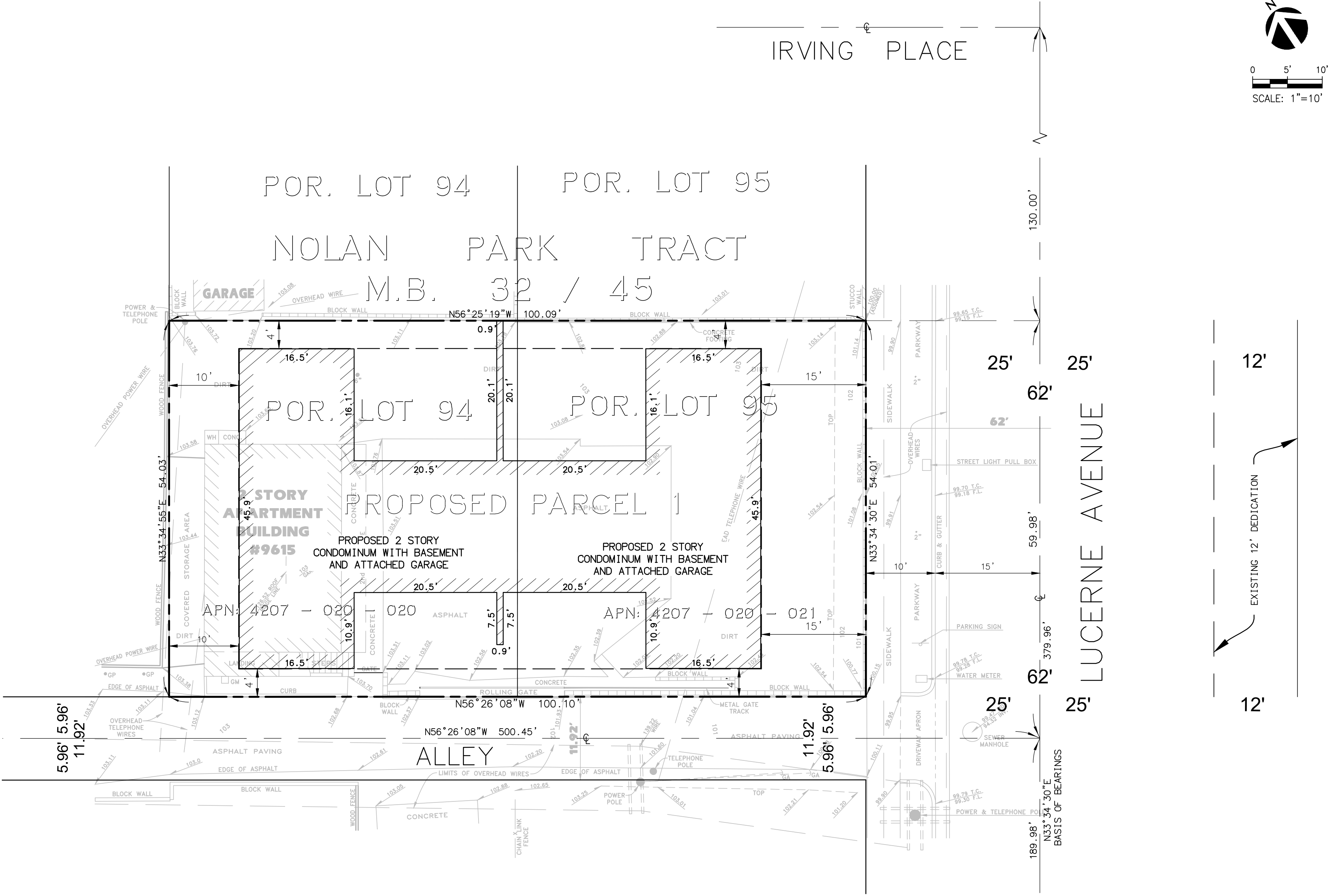
THE SITE SHALL TIE INTO EXISTING SEWER INFRASTRUCTURE.

EXISTING UTILITIES: UNDERGROUND SEWER SHOWN HEREON WERE OBTAINED FROM CITY SEWER SUBSTRUCTURE MAP OBTAINED FROM CULVER CITY PUBLIC WORKS. NO OTHER UNDERGROUND RECORDS WERE AVAILABLE AS OF DATE OF SURVEY. CERTAIN UTILITIES SUCH AS TRAFFIC SIGNAL LINES AND ABANDONED LINES MAY NOT BE SHOWN HEREON.

SPECIFIC PLAN AREA: NONE

LOT CONFIGURATIONS AND SIZES ARE APPROXIMATE IN NATURE AND WILL BE FINALIZED DURING THE FINAL MAP PHASE.

THE EXISTING BUILDING IS TO BE DEMOLISHED.



VICINITY MAP

NOT TO SCALE
THOMAS GUIDE LOS ANGELES EDITION
PAGE: 672 GRID: H-1

SURVEYOR'S STATEMENT

THIS MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND SHOWS ALL EASEMENTS OF RECORD THAT ARE REPORTED IN THE TITLE REPORT DATED JANUARY 9, 2017 AS PREPARED BY TICOR TITLE COMPANY.



08/17/2017

CHRISTOPHER JONES, PLS 8193
CHRIS.JONES@KPFF.COM

DATE

kpff

700 South Flower Street
Suite 2100
Los Angeles, CA 90017
O: 213-418-0201
F: 213-265-5394
www.kpff.com

GENERAL NOTES:

OWNER:

CHRONO SOUTH I, LP
77564 COUNTRY CLUB DRIVE, SUITE 218
PALM DESERT, CA 92211
(310) 963-7143
EMAIL: harnsy@gmail.com
ATTN: NICHOLAS HARNSBERGER

SUBDIVIDER:

NAVIGATE PLANNING
PO BOX 73891
LOS ANGELES CA 90016
(909) 851-1009
EMAIL: lainie.herrera@gmail.com
ATTN: LAINIE HERRERA

LAND SURVEYOR:

KPFF CONSULTING ENGINEERS, INC.
700 S. FLOWER ST., SUITE 2100
LOS ANGELES, CA 90017
(213) 418-0201
ATTN: CHRISTOPHER JONES, PLS 8193

REVISIONS		
DATE		ISSUED FOR
08-16-17	1	UPDATED LEGAL DESC.

DATE	08/16/2017
PROJECT NUMBER	1700408
DRAWN BY	DA
CHECKED BY	CJ
SCALE	AS SPECIFIED

PROJECT DESCRIPTION
9615 LUCERNE

SHEET NUMBER

SHEET 1 OF 1