

E	EAST
ESMT	EASEMENT
EX	EXISTING
L	LENGTH
Ν	NORTH
R	RADIUS
S	SLOPE
SD	STORM DRAIN
SS	SANITARY SEWER
Т	TANGENT
TYP	TYPICAL
W	WEST
Δ	DELTA

	_
	_
	_
0	
0	

SUBDIVISION BOUNDARY
STREET RIGHT OF WAY
STREET CENTER LINE
ADJACENT LOT LINES
EXISTING LOT LINE (TO BE MERGED)
EXISTING SEWER MANHOLE
EXISTING STORM DRAIN MANHOLE
EXISTING STORM DRAIN CATCH BASIN

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

NO.	DATE	REVISIONS

LEGAL DESCRIPTION

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

LOTS 9, 10, 11 AND 12 OF TRACT NO. 6501, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 145, PAGES 67 AND 68 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. APN(s): 4213-015-015 (LOTS 9 AND 10); AND 4213-015-016 (LOTS 11 AND 12)

TOGETHER WITH:

LOTS 25 AND 26 OF TRACT NO. 9312, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 142, PAGES 91 AND 92 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. APN(s): 4213-015-017

TOGETHER WITH:

LOTS 27 AND 28 OF TRACT NO. 9312, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 142, PAGES 91 AND 92 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. APN(s): 4213-015-019

TOGETHER WITH:

LOTS 13, 14 AND 15 OF TRACT NO. 6501, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 145, PAGES 67 AND 68 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. APN(s): 4213-016-021

EXISTING LOT SUMMARY

LOT NO.	AREA (SF)	AREA (AC)	EXISTING USE	ZONING
9	3,883.49	0.09	COMMERCIAL/RETAIL	COMMERCIAL GENERAL (CG)
10	10 3,801.38		COMMERCIAL/RETAIL	COMMERCIAL GENERAL (CG)
11	3,634.65	0.08	COMMERCIAL/RETAIL	COMMERCIAL GENERAL (CG)
12	3,467.93	0.08	COMMERCIAL/RETAIL	COMMERCIAL GENERAL (CG)
13	3,301.21	0.08	COMMERCIAL/RETAIL	COMMERCIAL GENERAL (CG)
14	3,134.48	0.07	COMMERCIAL/RETAIL	COMMERCIAL GENERAL (CG)
15	2,967.76	0.07	COMMERCIAL/RETAIL	COMMERCIAL GENERAL (CG)
25	3,189.37	0.07	COMMERCIAL/RETAIL	COMMERCIAL GENERAL (CG)
26	3,465.13	0.08	COMMERCIAL/RETAIL	COMMERCIAL GENERAL (CG)
27	3,740.88	0.09	COMMERCIAL/RETAIL	COMMERCIAL GENERAL (CG)
28	3,880.00	0.09	COMMERCIAL/RETAIL	COMMERCIAL GENERAL (CG)
TOTAL	38,466.28	0.88		

PROPOSED PARCEL SUMMARY

PARCEL NO.	AREA (SF)	AREA (AC)	INTENDED USE	ZONING
1	38,466.28	0.88	ASSISTED LIVING COMMERCIAL/RETAIL	COMMERCIAL GENERAL (CG)
TOTAL	38,466.28	0.88		

BENCHMARK #17-07190

WIRE SPIKE IN WEST CURB SEPULVEDA BLVD. 0.3 FEET NORTH OF B.C. RETURN NORTH OF REGENT STREET. ELEVATION = 82.072 FEET(NAVD 1988) (2000 ADJ)

FLOOD HAZARD STATEMENT

SAID PROPERTY IS WITHIN FLOOD ZONE X (UNSHADED) BEING DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 06037C1595F, REVISED DATE: SEPTÉMBER 26, 2008.

OWNER / DEVELOPER

SRM CULVER CITY, LP 111 NORTH POST, SUITE 200 SPOKANE, WA 99201 TEL: (509) 455-5477 CONTACT: ANDY LOOS

CIVIL ENGINEER

FUSCOE ENGINEERING 16795 VON KARMAN, AVE, SUITE 100 IRVINE, CA 92606 TEL: (949) 474-1960 FAX: (949) 474-5315 CONTACT: DEBRA SCHALES

APP'D.	DATE	PREPARED BY:
		EN GINEERING
		16795 Von Karman, Suite 100, Irvine, Calif tel 949.474.1960 9 fax/949.474.5315 • w
		Meteral Schales
		DEBRA V. SCHALES RCE#43101



BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED THE CENTERLINE OF WASHINGTON BOULEVARD, SHOWN AS HAVING A BEARING OF N24°56'15"E ON TRACT NO. 9312, M.B. 142/91-92.

SITE ADDRESS

11141 WASHINGTON BLVD CULVER CITY, CA 90232

TENTATIVE PARCEL MAP #82922

11141 WASHINGTON BLVD CULVER CITY, CA 90232

