

TENTATIVE TRACT MAP NO. 83093

FOR CONDOMINIUM PURPOSES

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE SOUTHWEST 15.21 FEET OF LOT 1 AND ALL OF LOT 2 IN BLOCK 4 OF CLARKDALE, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 176 OF MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY.

APN: 4208-021-002

BASIS OF BEARINGS

THE BEARING OF N33°00'00"W ALONG THE CENTERLINE OF COLLEGE AVENUE, PER MAP OF CLARKDALE, RECORDED IN BOOK 9, PAGES 176 OF MAPS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK

CITY OF L.A. BM #13-02970

CUT SPIKE IN SE COR CB: 3.5 FT E OF E CURB
MIDVALE AVE; 22FT N OF VENICE BLVD

ELEV. = 74.86 FT ADJUSTMENT: 2000 (NAVD88)

PROPOSED USE

MASTER GROUND LOT

6 PROPOSED CONDOMINIUM DWELLING UNITS

GENERAL NOTES

OWNER/SUBDIVIDER:

WYLAN JAMES DEVELOPMENT
3808 COLLEGE AVE, LLC
4157 SUNNYSIDE AVENUE
LOS ANGELES, CA 90066
BROCK@WYLANJAMES.COM
(310) 613-9440

CIVIL ENGINEER:

MCGRATH CIVIL, INC.
3780 KILROY AIRPORT WAY, SUITE 200
LONG BEACH, CA 90806
WWW.MCGRATHCIVIL.COM
(562) 270-5359

ARCHITECT:

KAP STUDIOS
5150 WILSHIRE BLVD., SUITE 404
LOS ANGELES, CA 90036
INFO@KAPSTUDIOS.COM
(213) 268-8621

PROJECT ADDRESS:

3808 COLLEGE AVENUE, CULVER CITY, CA 90232

SURVEYOR'S NOTE

RESERVED FOR FUTURE COMMENTS

ZONING INFORMATION

EXISTING ZONING: RMD - RESIDENTIAL MEDIUM DENSITY MULTIPLE

PROPOSED ZONING: RMD - RESIDENTIAL MEDIUM DENSITY MULTIPLE

PROPOSED PARKING: 13 STALLS

BICYCLE PARKING: 13 LONGTERM SPACES + 2 SHORT TERM SPACES

AREA: EXISTING PROPERTY NET: 9,832 S.F.
EXISTING PROPERTY NET MINUS EASEMENT AREA: 9,695 S.F.
GROSS TO CENTER LINE OF COLLEGE AVENUE: 11,793 S.F.

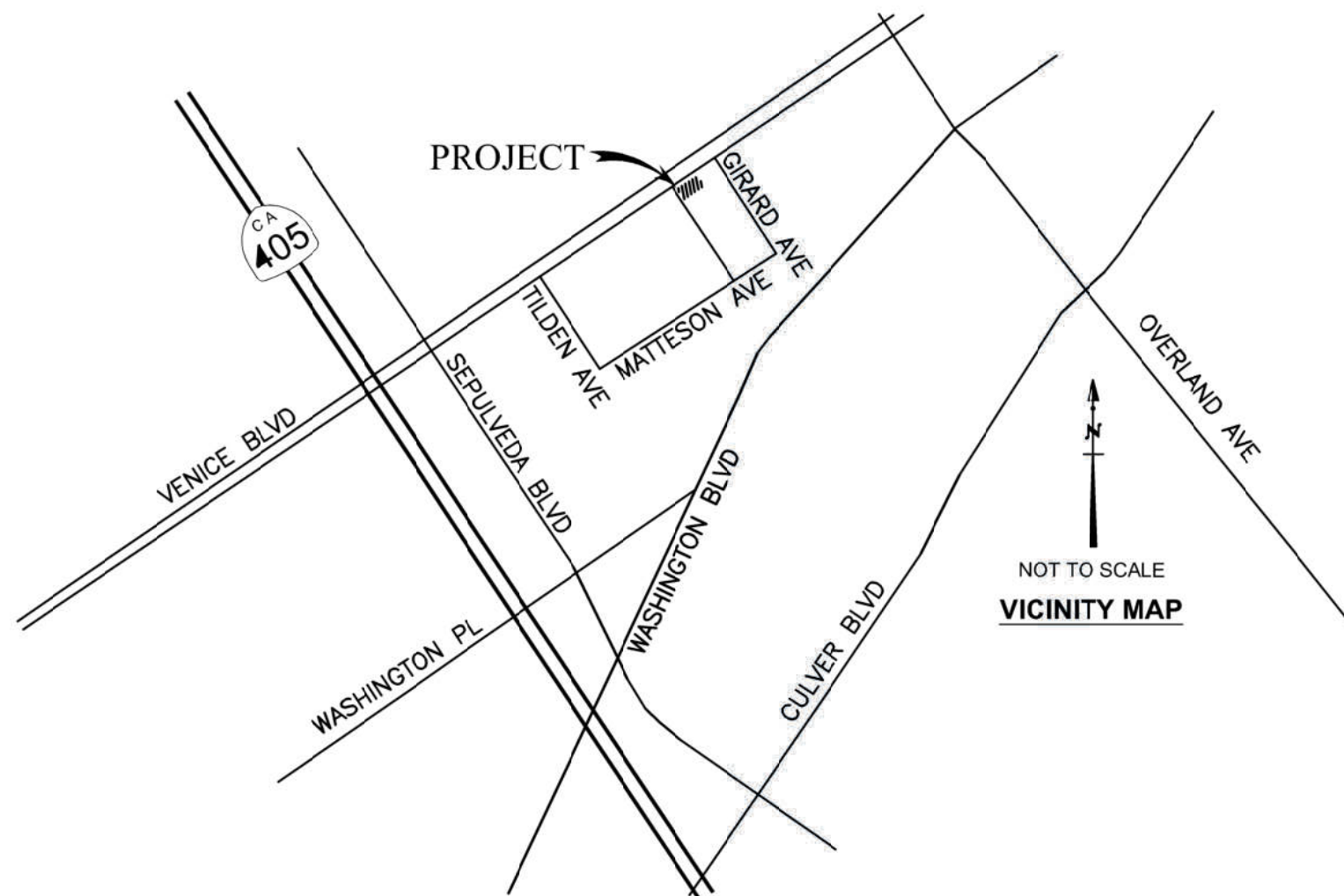
FLOOD ZONE DATA: FLOOD ZONE: X
COMMUNITY 06037C
PANEL NO. 1595G
EFFECTIVE DATE: 12/21/2018

APN: 4208-021-002

TREES: NO OAK, SYCAMORE, BAY OR BLACK WALNUT TREES ON SITE

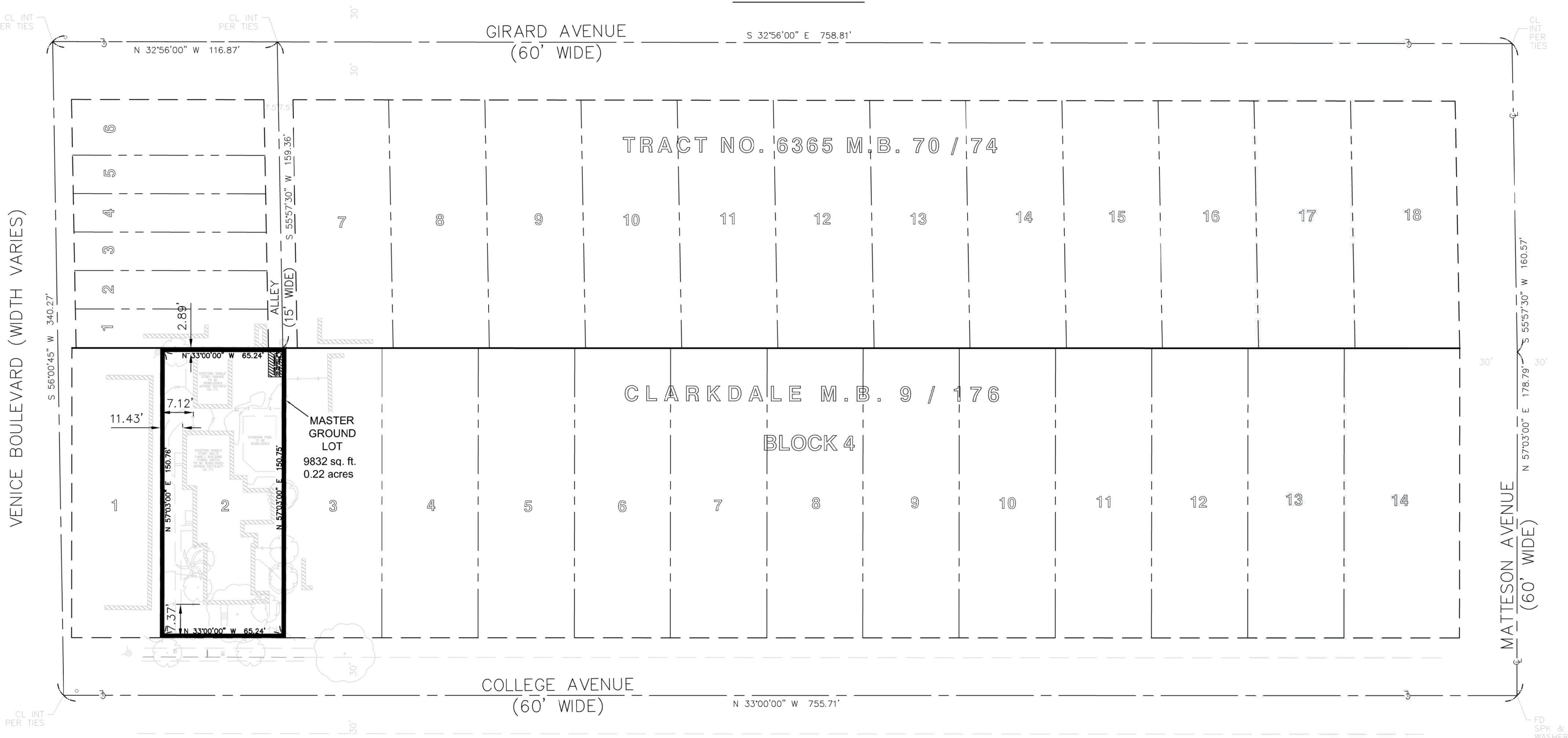
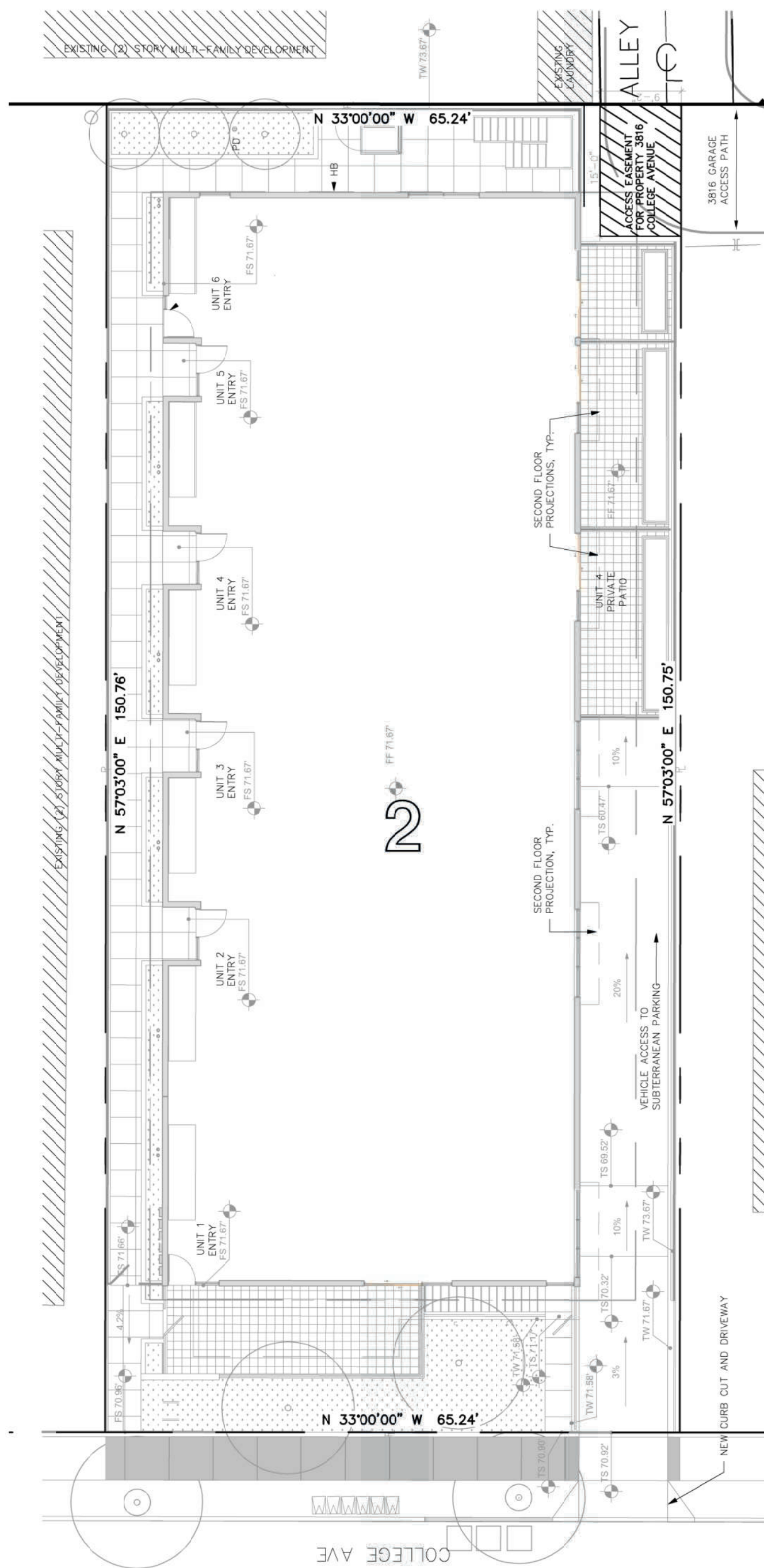
THE PROPOSED METHOD OF PROVIDING SEWAGE DISPOSAL IS TO CONNECT TO THE EXISTING SEWER LATERAL

THE PROPOSED METHOD OF PROVIDING STORM WATER DISPOSAL IS TBD



PROPOSED

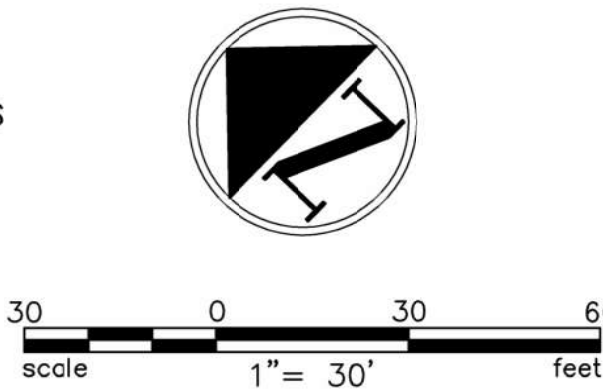
NOT TO SCALE



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REGAN VREELAND, PLS 8503
INFO@SYMMETRYSURVEY.COM

07/14/20
DATE



NO.	DESCRIPTION	DATE	BY
2	REVISED EASEMENT NAME AND CLARITY FOR PROPERTY 3816	07/14/20	RV
1	REVISED BACKGROUND TO REFLECT ACCESS OFF COLLEGE AVENUE NOT ALLEY	06/05/20	RV
REVISIONS			



811 WILSHIRE BLVD
SUITE 1700
LOS ANGELES
CALIFORNIA
90017
424.785.1114

PROJECT #:
2020-154
DRAWN BY:
KD
CHECKED BY:
RV

CITY OF CULVER CITY
3808 COLLEGE AVENUE

ATTN: WYLAN JAMES DEVELOPMENT
3808 COLLEGE AVE, LLC
4157 SUNNYSIDE AVENUE
LOS ANGELES, CA 90066
BROCK@WYLANJAMES.COM
(310) 613-9440

SCALE:
1" = 30'
DATE:
03/19/20
SHT NO.:
01 OF 01