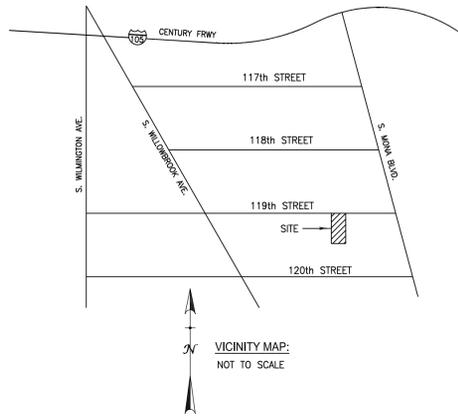


# MINOR LAND DIVISION TENTATIVE PARCEL MAP NUMBER 070145 LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



**NOTE:**  
 UNDERGROUND WATER LINE LOCATIONS NOT PROVIDED BY WATER PURVEYOR. SURFACE EVIDENCE IS SHOWN HEREON.

**TREES:**  
 ALL TREES TO REMAIN

**EASEMENTS:**  
 NO EXISTING ON-SITE PUBLIC AND PRIVATE EASEMENTS

**PLAN DESIGNATION:**  
 2 (LOW-MEDIUM DENSITY; 6-12 DU/AC) - NO CHANGE

**ZONING:**  
 R-1 (SINGLE-FAMILY RESIDENCE - 5,000 SQUARE FEET MINIMUM REQUIRED LOT AREA) - NO CHANGE

**ASSESSOR'S PARCEL NUMBER:**  
 6150-022-006

**AREA:**  
 LOT 151 - 22,836 SQ. FT. (TO CENTERLINE)  
 PARCEL 1 - 8,318 SQ. FT.  
 PARCEL 2 - 7,259 SQ. FT. GROSS (TO CENTERLINE)  
 PARCEL 2 - 4,975 SQ. FT. NET (EXCLUDING STREET & DRIVEWAY EASEMENT)  
 PARCEL 3 - 7,259 SQ. FT. GROSS (TO CENTERLINE)  
 PARCEL 3 - 4,237 SQ. FT. NET (EXCLUDING STREET & DRIVEWAY/UTILITY EASEMENT)

**SETBACKS:**  
 FRONT YARD - 20 FEET  
 REAR YARD - 15 FEET  
 SIDE YARD - 5 FEET

**BENCHMARK:**  
 L.A.C.O. BENCHMARK NO. 11385

L&T IN N CB 300MM (1FT) E/O BCR @ NE COR IMPERIAL HWY & CROESUS AVE  
 ELEVATION = 91.479

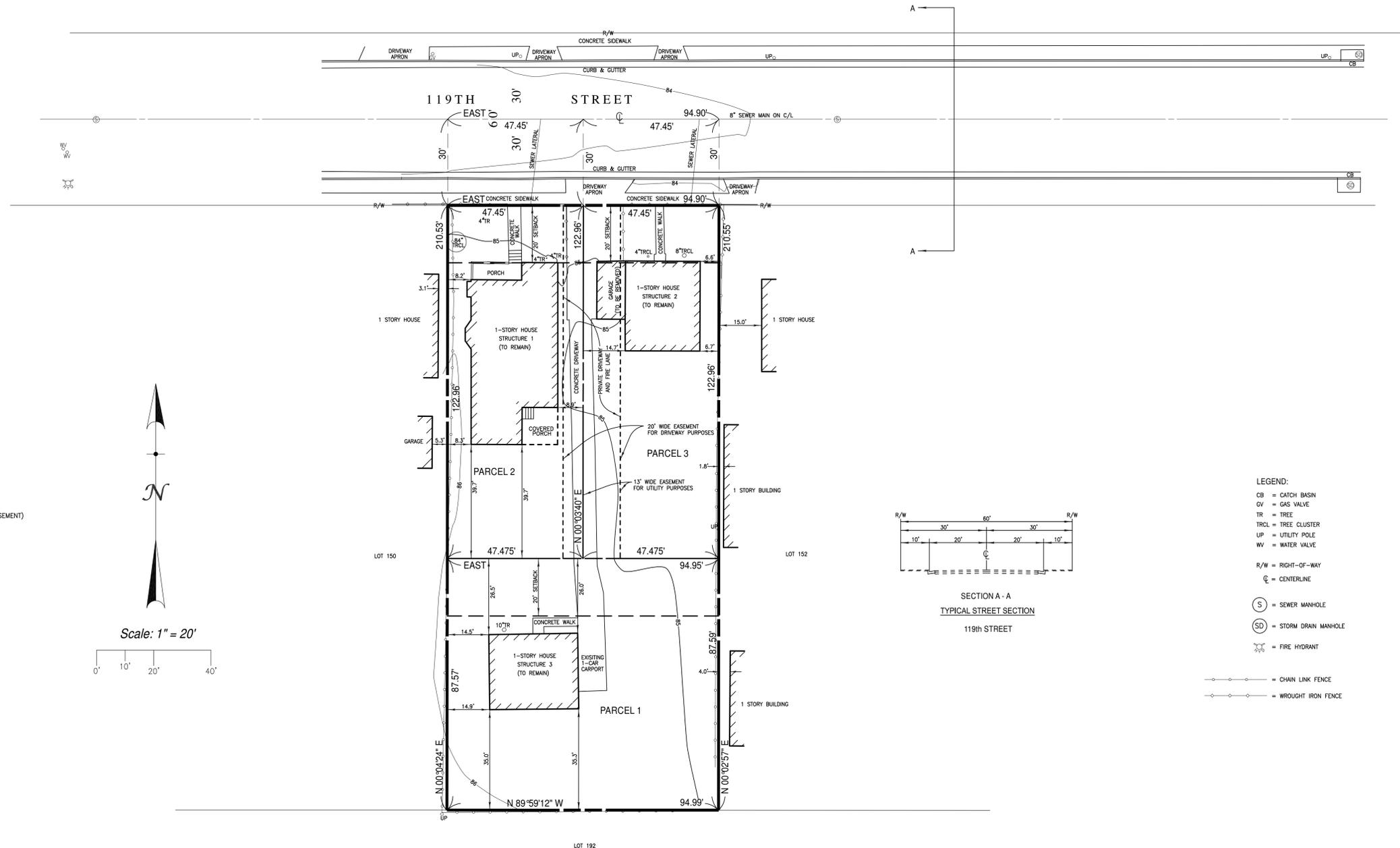
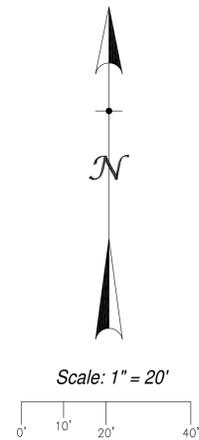
**SITE ADDRESS:**  
 2332, 2336 & 2340 E. 119th STREET

**LEGAL DESCRIPTION:**  
 LOT 151 OF SPRINGDALE TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, PER MAP RECORDED IN BOOK 6, PAGE 194 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**OWNER/SUBDIVIDER:**  
 Michael Zatulovsky, Owner  
 Dr. Mia Zatulovsky, Subdivider  
 1223 Wilshire Blvd. #583  
 Santa Monica, CA  
 (310) 666-8871

**SURVEYOR:**  
 MARK R. DANIELSON, PLS 7882  
 DANIELSON SURVEYING  
 13741 FOOTHILL BLVD., STE. 200  
 (818)362-8886

**SURVEY'S STATEMENT:**  
 FINAL MONUMENTS WILL BE SET PRIOR TO FILING WITH THE COUNTY RECORDER OF THE FINAL MAP.



- LEGEND:**
- CB = CATCH BASIN
  - GV = GAS VALVE
  - TR = TREE
  - TRCL = TREE CLUSTER
  - UP = UTILITY POLE
  - WV = WATER VALVE
  - R/W = RIGHT-OF-WAY
  - C = CENTERLINE
  - (S) = SEWER MANHOLE
  - (SD) = STORM DRAIN MANHOLE
  - (FH) = FIRE HYDRANT
  - = CHAIN LINK FENCE
  - = WROUGHT IRON FENCE