

RECEIVED
DEPT OF REGIONAL PLANNING
TR02771 TENTATIVE
DATE: 16 DEC 2014

MAJOR LAND DIVISION VESTING TENTATIVE TRACT MAP NO. 072771 FOR CONDOMINIUMS CONVERSION LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

REFERENCES:

R2: DEED RECORDED

BASIS OF BEARING: THE BEARING OF SOUTH 89°59'56" WEST OF THE CENTERLINE OF 109TH STREET, AS SHOWN ON THE P.W.F.B. 3935 PAGE 65 IN THE COUNTY RECORDER'S OFFICE OF LOS ANGELES, WAS TAKEN AS THE BASIS OF BEARING OF THIS SURVEY.

BENCH MARK: BM # 10967. LACE MON 300 MM (1FT) E/O E CF 2.4 M (8 FT) N/O BCR @ NE COR LA CIENEGA BLVD & LENNOX BLVD. QUAD HAWTHORNE (2005). ELEVATION 84.342

NO EXISTING ON-SITE PUBLIC AND PRIVATE EASEMENTS.

LEGAL DESCRIPTION:

THOSE PORTIONS OF LOT 398 OF TRACT NO. 286, AS SHOWN ON MAP RECORDED IN BOOK 14, PAGE 94 AND 95 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ACQUIRED BY THE STATE OF CALIFORNIA BY DEED (STATE PARCEL 54063) RECORDED SEPTEMBER 8, 1971 IN BOOK D5184 PAGE 656, BY DEED (STATE PARCEL 54064) RECORDED JANUARY 14, 1972 IN BOOK D5319, PAGE 690 AND BY DEED (STATE PARCEL 60843) RECORDED JUNE 25, 1971, IN BOOK D5101, PAGE 641, ALL OF OFFICIAL RECORDS IN SAID OFFICE, AND THOSE PORTIONS OF LOT 399 OF SAID TRACT NO. 286, ACQUIRED BY THE STATE OF CALIFORNIA BY DEED (STATE PARCEL 54065) RECORDED JUNE 23, 1971 IN BOOK D5098, PAGE 394, BY DEED (STATE PARCEL 54066) RECORDED JANUARY 18, 1983 AS DOCUMENT NUMBER 83-65421 AND BY DEED (STATE PARCEL 54067) RECORDED OCTOBER 18, 1971 IN BOOK D5226, PAGE 227, ALL OF SAID OFFICIAL RECORDS, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT SOUTHEASTERLY CORNER OF THE THIRD ABOVE-MENTIONED ACQUIRED LAND (STATE PARCEL 60843), THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 398, S 89° 56' 00" W, 14.12 FEET TO A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 95.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 210 44' 17"; AN ARC DISTANCE OF 36.04 FEET; THENCE N 68° 19' 43" W, 16.50 FEET TO A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 81° 44' 18"; AN ARC DISTANCE OF 42.80 FEET TO SAID SOUTHERLY LINE; THENCE ALONG SAID SOUTHERLY LINE S 89° 56' 00" W, 4.01 FEET; THENCE N 0° 01' 00" W, 257.80 FEET TO A POINT IN THE NORTHERLY LINE OF SAID LOT 399 DISTANT ALONG SAID NORTHERLY LINE S 89° 55' 39" W, 12.31 FEET FROM THE SOUTHEASTERLY CORNER OF LOT 6 OF TRACT NO. 7394, AS SHOWN ON MAP RECORDED IN BOOK 73, PAGES 87 AND 88 OF MAPS IN SAID OFFICE; THENCE ALONG SAID NORTHERLY LINE N 89° 55' 39" E, 105.73 FEET TO THE EASTERLY LINE OF SIXTH ABOVE-MENTIONED ACQUIRED LAND (STATE PARCEL 54067); THENCE ALONG SAID EASTERLY LINE AND THE EASTERLY LINES OF FIFTH ABOVE-MENTIONED (STATE PARCEL 54066) ACQUIRED LAND, FOURTH ABOVE-MENTIONED (STATE PARCEL 54065) ACQUIRED LAND, SECOND ABOVE-MENTIONED (STATE PARCEL 54064) ACQUIRED LAND AND THIRD ABOVE-MENTIONED (STATE PARCEL 60843) ACQUIRED LAND, S 0° 00' 59" E, 257.80 FEET TO THE POINT OF BEGINNING.

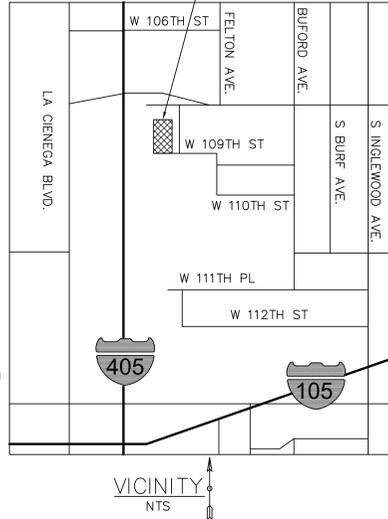
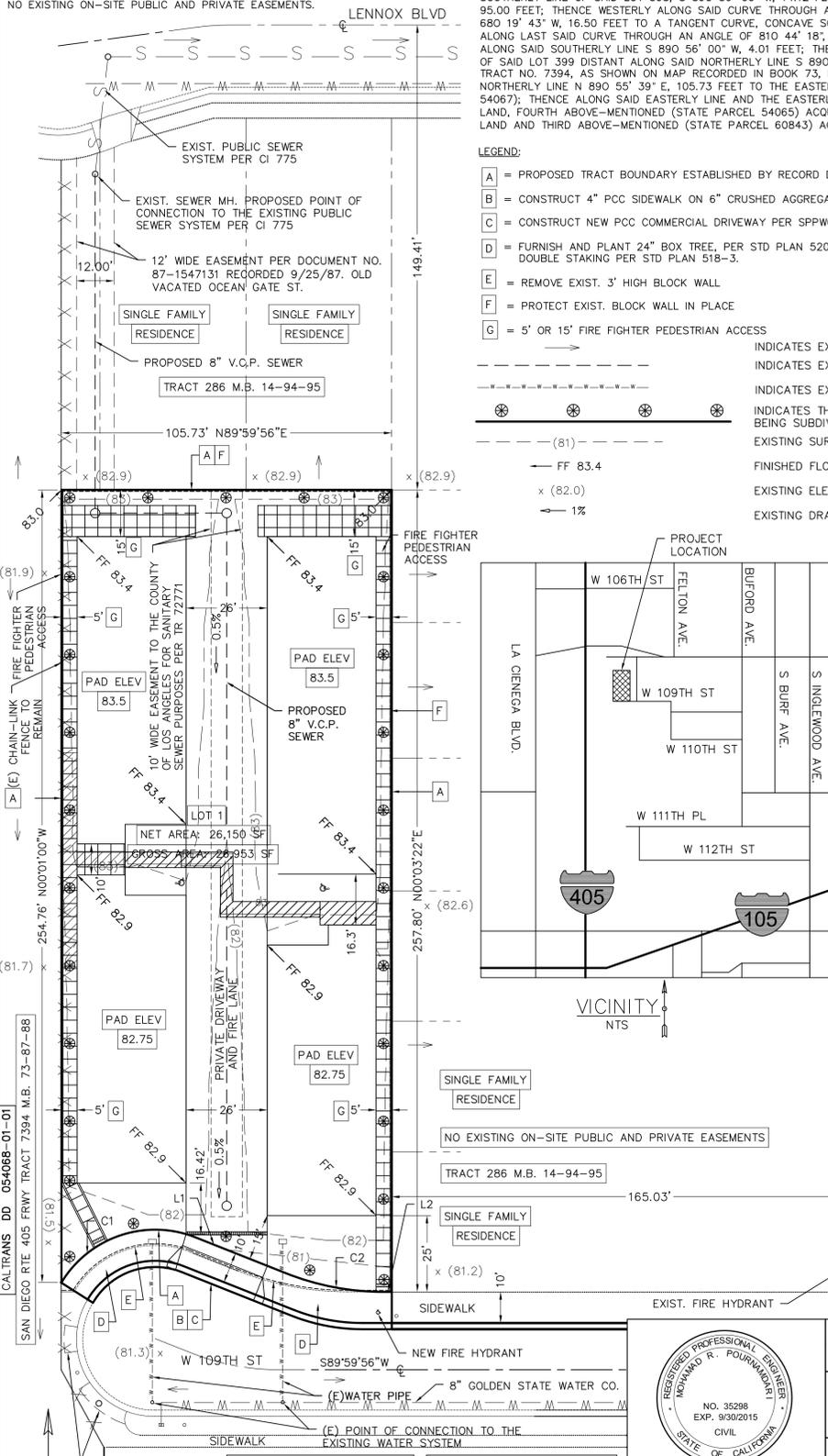
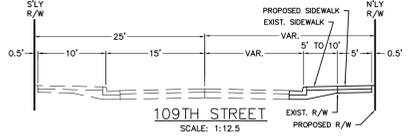
LEGEND:

- A = PROPOSED TRACT BOUNDARY ESTABLISHED BY RECORD DATA PER R2.
 - B = CONSTRUCT 4" PCC SIDEWALK ON 6" CRUSHED AGGREGATE BASE
 - C = CONSTRUCT NEW PCC COMMERCIAL DRIVEWAY PER SPPWC STANDARD PLAN 110-2, TYPE B
 - D = FURNISH AND PLANT 24" BOX TREE, PER STD PLAN 520-4 CASE 1 DOUBLE STAKING PER STD PLAN 518-3.
 - E = REMOVE EXIST. 3' HIGH BLOCK WALL
 - F = PROTECT EXIST. BLOCK WALL IN PLACE
 - G = 5' OR 15' FIRE FIGHTER PEDESTRIAN ACCESS
- INDICATES EXISTING GRADE DIRECTION.
INDICATES EXISTING SEWER.
INDICATES EXISTING WATER LINE
INDICATES THE BOUNDARY OF THE PARCEL BEING SUBDIVIDED BY THIS MAP.
EXISTING SURFACE ELEVATION
FINISHED FLOOR ELEVATION
EXISTING ELEVATION
EXISTING DRAINAGE PATTERN

BUILDING SUMMARY	
BUILDING A	
UNIT 1 AREA (SF)	2436
UNIT 2 AREA (SF)	2414
UNIT 3 AREA (SF)	2414
UNIT 4 AREA (SF)	2531
	9795
BUILDING B	
UNIT 5 AREA (SF)	2607
UNIT 6 AREA (SF)	2576
UNIT 7 AREA (SF)	2576
UNIT 8 AREA (SF)	2576
UNIT 9 AREA (SF)	2604
	12939
BUILDING C	
UNIT 10 AREA (SF)	2602
UNIT 11 AREA (SF)	2573
UNIT 12 AREA (SF)	2573
UNIT 13 AREA (SF)	2690
	10438
BUILDING D	
UNIT 14 AREA (SF)	2694
UNIT 15 AREA (SF)	2567
UNIT 16 AREA (SF)	2667
UNIT 17 AREA (SF)	2595
	10523
TOTAL AREA (SF)	43,695

NOTES:
LOT NO. 1 OF THIS MAP IS APPROVED AS A 17-UNIT APARTMENT COMPLEX PER PLOT PLAN NO. 201100856, INCLUDING 2 UNITS SET ASIDE FOR VERY LOW-INCOME HOUSEHOLDS AS APPROVED BY ADMINISTRATIVE HOUSING PERMIT NO. 201100003.
a. SOURCE OF WATER SUPPLY: GOLDEN STATE WATER CO.
b. PROPOSED USE OF THE PROPERTY: RESIDENTIAL CONDOMINIUMS.
c. EXISTING ZONING: R-3
d. EXISTING USE: RESIDENTIAL APARTMENT

EARTHWORK NOTES:
NO NEW GRADING/DRAINAGE IS PROPOSED NOR REQUIRED FOR THE SUBJECT CONDO CONVERSION.
CUT: 0.0 CY FILL: 0.0 CY TOTAL IMPORT: 0.0 CY



CURVE DATA			LINE DATA	
R	L	Δ	L	BEARING
C1	35.0	80.7	132°06'36"	N68°15'45"W
C2	85.0	21.7	14°37'39"	S89°59'56"W
			L1	31.0
			L2	2.5



MOHAMAD R. POURNAMDARI 11/3/14
PROJECT ENGINEER DATE
3950 W. IMPERIAL HWY.
INGLEWOOD, CA 90303
(310) 722-2707

VESTING TENTATIVE TRACT MAP NO. 072771
COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
17 NEW CONDOMINIUMS
5053 W 109TH STREET
LENNOX, CA 90304
RECORDED OWNER: ARIA SHAFEE
221 AVENUE B
REDONDO BEACH, CA 90277

SCALE: 1:25