

PRELIMINARY PARCEL MAP NO. 2010-0761

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

BEING A SUBDIVISION OF PORTION OF LOT 8, E. MORTON SCOTT TRACT,
PER MAP RECORDED IN BOOK 1, PAGE 18 OF MAPS,
CITY OF LOS ANGELES, COUNTY OF LOS ANGELES,
RECORDS OF SAID COUNTY

FOR SMALL LOT SUBDIVISION PURPOSES



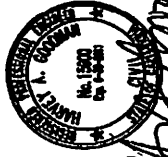
SCALE 1" = 60'

NOTES:

1. PROJECT ADDRESS:
1701 N. MORTON AVE.
LOS ANGELES, CA 90028
2. PROPOSED PROJECT:
NEW 2 PARCEL SMALL LOT SUBDIVISION IN
THE (Q)202-TM ZONE, PURSUANT TO
ORDINANCE NO. 176,384.
3. PROPOSED PARKING:
2 SPACES FOR PARCEL A
2 SPACES FOR PARCEL B
NO GUEST PARKING
4. T.G. PAGE 504, GRID EG & FB
ASSESSOR PARCEL NO. 8420-027-020
DISTRICT MAP NO. 142-8A211
5. PROPOSED DRAINAGE TO MORTON AVENUE
6. SANITARY SEWER AND ALL UTILITIES
ARE EXISTING AND AVAILABLE.
7. NO OAK TREES, WESTERN STICKLEBACK,
CALIFORNIA BAY, AND/OR
CALIFORNIA BLACK WALNUT ON SITE.
8. PROJECT IS IN A HILLSIDE GRADING AREA
VERY HIGH FIRE HAZARD SEVERITY ZONE
WITHIN FAULT ZONE
9. AREA SUMMARY:
NET SUBDIVISION (PRIOR TO DEDICATION)
22040 SQ. FT. 0.506 ACRES
PARCEL A = 7000 SQ. FT. 0.160 ACRES
PARCEL B = 15040 SQ. FT. 0.345 ACRES

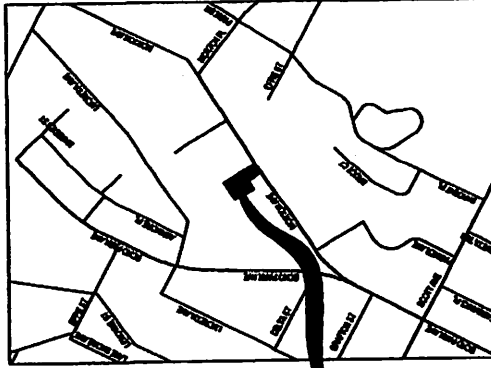
BENCHMARK:
SPIKE IN EAST CURB OF ERIC PARK AVE.
9 FEET HIGH BCR N/O MORTON AVE.
ELEVATION=433.636 (2000)

MAP PREPARED BY:
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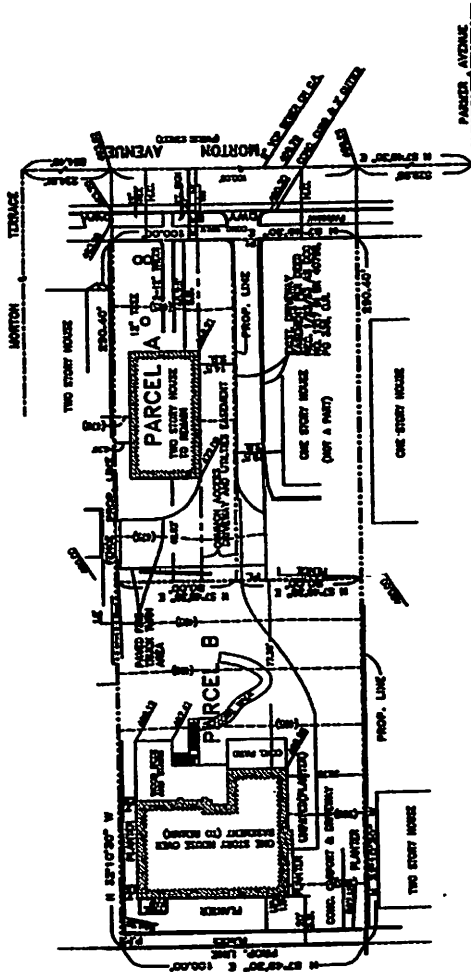


Handwritten signature of Harvey A. Goodman

OWNER/SUBDIVIDER:
MT. SABINA VERGO
C/O LUNA & GUSHON
15221 VENTURA BLVD., SUITE 600
ENCINO CA, 91436



VICINITY MAP
PRELIMINARY PARCEL MAP NO. 2010-0761
T.G. PAGE 584, GRID EG & FB



	PARCEL "A"	PARCEL "B"
WEST LOT LINE DRAINAGE	MORTON AVE	EAST PROPERTY LINE
FRONT YARD SETBACK	45.25'	77.35'
EAST SIDE YARD SETBACK	6.75'	7.0'
EAST SIDE YARD SETBACK	14.5'	30.75'
REAR YARD	42.02'	20'

MAP BASED ON SURVEY PERFORMED APRIL 18,
1990 BY HARVEY A. GOODMAN, PLS. 15940, T.G. NO.
CIVIL 3719-0423 AND SUPERSEDED BY HIS
ADDITIONAL SURVEY PERFORMED BY HARVEY A.
GOODMAN, DATE 19940 ON FEB. 11, 2010.

MAP PREPARED MARCH 25, 2010