

MINOR SUBDIVISION PLAT PREPARED FOR
ALSACE, LLC
(Present Owner – Alsace, LLC – DB 1
CITY OF OXFORD, GRANVILLE COUNTY, N
Scale: 1" = 40'

Date: DECEMBER 08, 2023

CERTIFICATE OF OWNERSHIP
(WE HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND
DESCRIBED HEREIN AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR)
FREE CONSENT, ESTABLISHING MINIMUM BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS,
AND OTHER AREAS RELATED HEREIN TO THE CITY OF LOS ANGELES, FURTHER: I (WE)

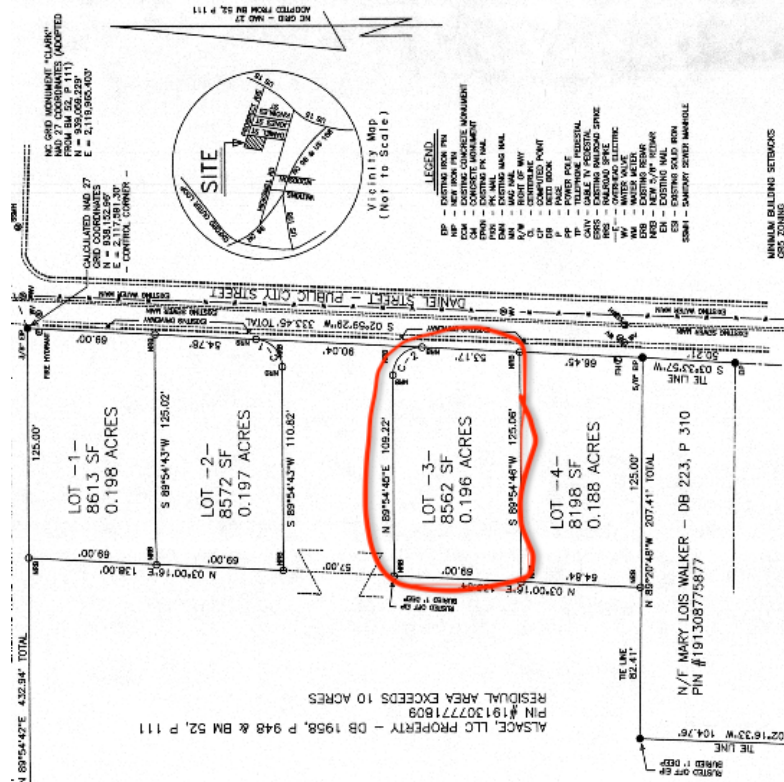
NOTE:
LOTS 1-1 THRU 4 HEREON HAVE ACCESS TO
PUBLIC WATER & SEWER ALONG DANIEL STREET.
DANIEL STREET CURB & GUTTER ADJUTING LOTS
1-1 THRU 4-4 HAS EXISTING CURB CUTS FOR
4 DRIVEWAYS AS SHOWN HEREON.

MINIMUM BUILDING SETBACKS
STREET FRONT - 20'
REAR - 25'
SIDE - 10'

NOTE: LOT 1-1 HEREON REQUIRES 20' SETBACK FROM THE NORTH SIDE ABUTTING THE EXISTING R/W. LOT 2-2 HEREON REQUIRES A 50' SETBACK FROM THE SOUTH SIDE ABUTTING THE UNDEVELOPED PROPERTY.

LOT 3-3 HEREON REQUIRES A 10' SETBACK FROM THE NORTH SIDE

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