

EXHIBIT B

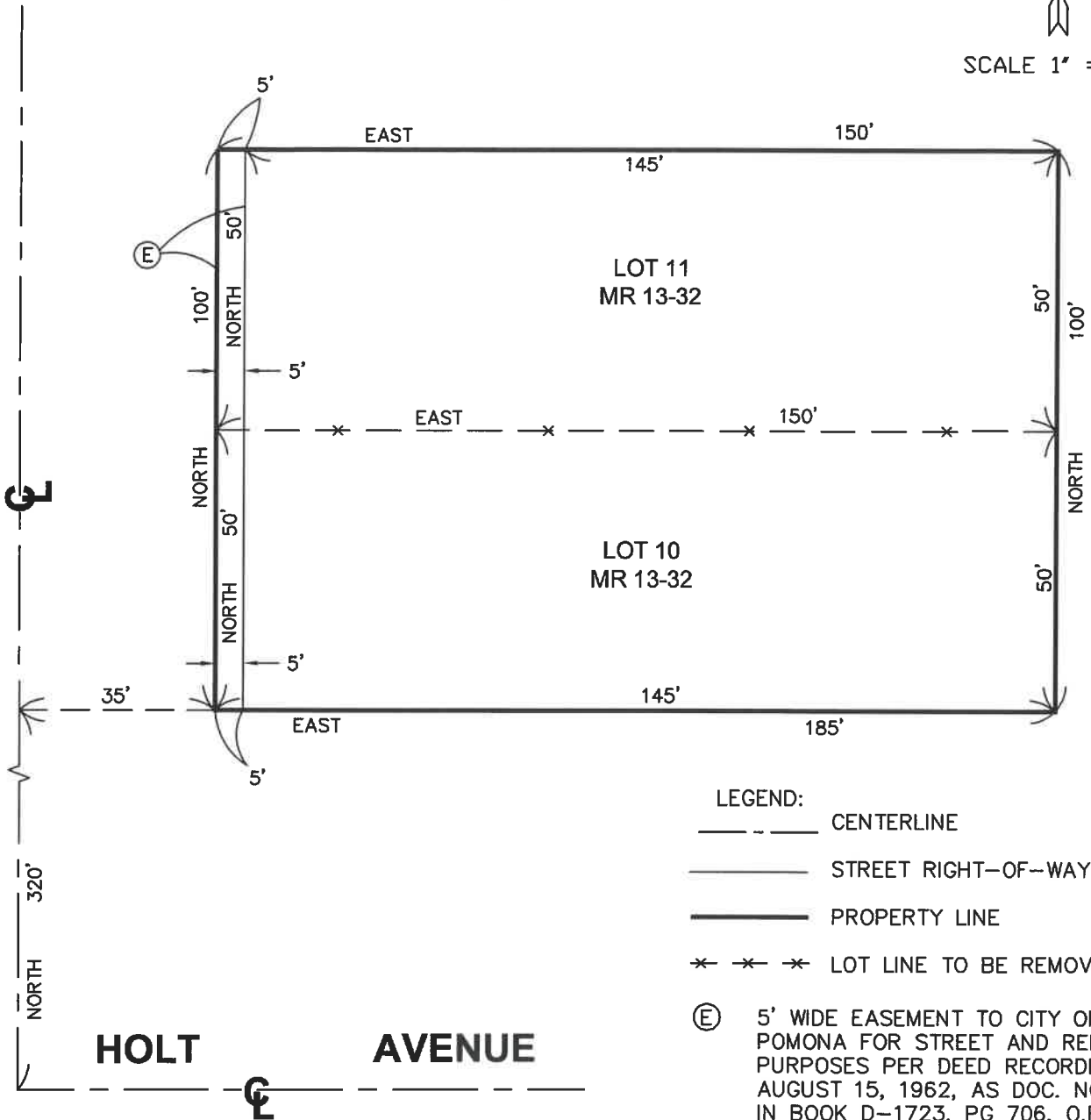
PLAT
LM4-2023



SCALE 1" = 30'

AVENUE

PARK



LEGEND:

- CENTERLINE
- STREET RIGHT-OF-WAY
- PROPERTY LINE
- * * * LOT LINE TO BE REMOVED

- (E) 5' WIDE EASEMENT TO CITY OF POMONA FOR STREET AND RELATED PURPOSES PER DEED RECORDED AUGUST 15, 1962, AS DOC. NO. 3999, IN BOOK D-1723, PG 706, O.R.

LOT 10:
EXISTING LOT SIZE: 7,250 S.F.
LOT 11:
EXISTING LOT SIZE: 7,250 S.F.

MERGED LOT PROPOSED
LOT SIZE: 14,500 S.F.

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE EXHIBIT A OF THIS DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.



NOTE:
THIS PLAT MAP IS PREPARED BASED ON RECORD DATA PER McCOMAS'S SUBDIVISION OF THE WEST 7 AND ONE QUARTER ACRES OF BLOCK 180 OF POMONA, MR 13-32

Jack C. Lee
Jack C. Lee PLS 8407
April 17, 2023

CAL LAND ENGINEERING
& ASSOCIATES, INC.
574 E. LAMBERT ROAD
BREA, CA 92821
(714)671-1050
(714)671-1090 FAX