

Total Area: 24,150 S.F. (GROSS)
Total Area: 23,000 S.F. (NET)
Number of Units: 11
Numbered Lot: 1
Lettered Lot: 1

TRACT NO. 83563

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

BEING A SUBDIVISION OF A PORTION OF LOT 4, BLOCK D OF
PART OF PHILLIPS ADDITION TO POMONA, AS PER MAP
RECORDED IN BOOK 5, PAGE 6 OF MISCELLANEOUS RECORDS,
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

CALLAND ENGINEERING, INC., MAY, 2021
FOR CONDOMINIUM PURPOSES

OWNER'S STATEMENT:

I HEREBY STATE THAT I AM THE OWNERS OF OR AM INTERESTED IN THE LANDS INCLUDED
WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND I
CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

I HEREBY DEDICATE TO THE CITY OF POMONA LOT "A" (FRANKLIN AVENUE), AN EASEMENT FOR
PUBLIC STREET, ROAD, HIGHWAY AND PUBLIC UTILITIES.

I HEREBY DEDICATE TO THE CITY OF POMONA, AN INGRESS/EGRESS EASEMENT FOR EMERGENCY
VEHICLES SHOWN AS PRIVATE DRIVEWAY AND FIRE LANE.

I ALSO HEREBY DEDICATE TO THE CITY OF POMONA, AN EASEMENT THE EASEMENT FOR
SANITARY SEWER PURPOSES AND ALL USES INCIDENT THERETO INCLUDING THE RIGHT TO MAKE
CONNECTIONS THEREWITH FROM ALL ADJOINING PROPERTIES.


WEI CHEN, AN UNMARRIED MAN (OWNER)

NOTARY ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY
OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND
NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

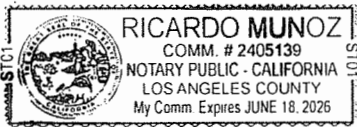
STATE OF CALIFORNIA)
COUNTY OF Los Angeles)
ON 4.2.2026, BEFORE ME Ricardo Munoz, A NOTARY PUBLIC
PERSONALLY APPEARED Wei Chen, WHO
PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WEI CHEN WHOSE NAME WEI CHEN
IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY
EXECUTED THE SAME IN AS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HE/HER/THEIR
SIGNATURE ON THE INSTRUMENT THE PERSON WEI CHEN, OR THE ENTITY UPON BEHALF OF WHICH THE
PERSON WEI CHEN ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY, UNDER THE LAWS OF THE STATE OF CALIFORNIA, THAT
THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE 
NAME Ricardo Munoz

MY PRINCIPAL PLACE OF BUSINESS IS
Los Angeles COUNTY.
MY COMMISSION EXPIRES 06.18.2026
MY COMMISSION NUMBER 2405139



CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 11 UNITS, WHEREBY THE
OWNERS OF THE UNITS OF AIR SPACE WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS
WHICH WILL, IN TURN, PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENTS FOR THE UNITS.

SIGNATURE OMISSION NOTES:

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 66436(a)(3)(A)(i-viii) OF THE SUBDIVISION
MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED, AS THEIR INTEREST CANNOT RIPEN
INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

LEANNA M BROWN AND HOLMES G BROWN, HOLDERS OF AN EASEMENT FOR PIPE LINE, DITCH OR
OTHER CONDUIT PURPOSES AS DISCLOSED BY DEED RECORDED DECEMBER 8, 1937, IN BOOK
15462, PAGE 197 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.
SAID EASEMENT IS INDETERMINATE IN NATURE.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD
SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND
LOCAL ORDINANCE AT THE REQUEST OF WEI CHEN ON MAY 20, 2021. I HEREBY STATE
THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY
APPROVED TENTATIVE MAP, IF ANY; THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND
OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS
BEFORE (12) TWELVE MONTHS FROM THE FILING OF THIS MAP AND THAT SAID MONUMENTS
ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED Feb 19, 2026

JACK C. LEE LS 8407



BASIS OF BEARINGS:

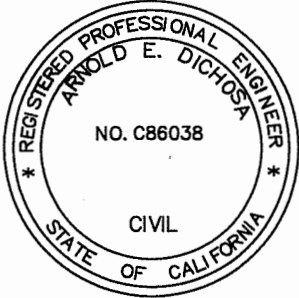
THE BEARING SHOWN HEREON ARE BASED ON THE BEARING N88°24'15"E OF THE CENTERLINE
OF FRANKLIN AVENUE AS SHOWN ON TRACT NO. 63194, MB 1342 PAGES 90 AND 91 OF
MAPS, IN THE COUNTY RECORDER OFFICE OF LOS ANGELES COUNTY.

CITY ENGINEER'S CERTIFICATE:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN HEREON IS
SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED
ALTERATIONS THEREOF; AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF ANY
LOCAL SUBDIVISION ORDINANCES OF THE CITY OF POMONA APPLICABLE AT THE TIME OF
APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN OR WILL HAVE BEEN COMPLIED
WITH.

DATED: _____

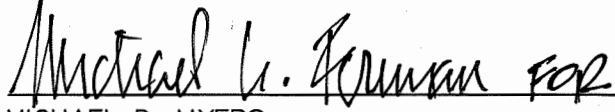
ARNOLD DICHOSA, P.E.
CITY ENGINEER - CITY OF POMONA
R.C.E. NO. 86038



CITY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT I AM SATISFIED THAT THIS
MAP IS TECHNICALLY CORRECT.

DATED: 05-30-2020


MICHAEL D. MYERS
ACTING CITY SURVEYOR - CITY OF POMONA
R.C.E. 30702



SPECIAL ASSESSMENT CERTIFICATE:

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS LEVIED UNDER THE JURISDICTION OF
THE CITY OF POMONA, TO WHICH THE LAND INCLUDED IN THE WITHIN SUBDIVISION OR ANY
PART THEREOF IS SUBJECT, AND WHICH MAY BE PAID IN FULL, HAVE BEEN PAID IN FULL.

DATE _____ CITY TREASURER - CITY OF POMONA

CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF CITY OF POMONA, ON _____
202____, APPROVED THIS MAP AND ACCEPTED ON BEHALF OF THE PUBLIC LOT "A" (FRANKLIN
AVENUE) AND EASEMENT FOR PUBLIC STREET, ROAD, HIGHWAY AND PUBLIC UTILITIES. TOGETHER
WITH EASEMENTS FOR EMERGENCY ACCESS AND FIRE LANE PURPOSES SO DESIGNATED ON SAID
MAP AND ALL USES INCIDENT THERETO, EASEMENT FOR SANITARY SEWER PURPOSES AND ALL
USES INCIDENT THERETO, INCLUDING THE RIGHT TO MAKE CONNECTIONS THEREWITH FROM ANY
ADJOINING PROPERTIES BY RESOLUTION NO. _____.

DATE _____ ROSALIA BUTLER
CITY CLERK
CITY OF POMONA



LOS ANGELES CERTIFICATIONS AND SEALS

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE
BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND
66493 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY _____ DEPUTY DATE _____

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$ _____ HAS
BEEN FILED WITH THE EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY
OF LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL
ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON MAP OF TRACT NO.
83563 AS REQUIRED BY LAW.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY _____ DEPUTY DATE _____

SHEET 2 OF 2 SHEETS

0 20 40

SCALE: 1" = 20'

