

1 LOT
GROSS AREA: 1.90 AC
NET AREA: 1.40 AC
45 UNITS

TRACT MAP NO. 84154

IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF LOT 12 OF C.C. JOHNSON'S SUBDIVISION OF
THE JOHNSON HOME PLACE, AS PER MAP RECORDED IN BOOK 37, PAGE 79 OF
MISCELLANEOUS RECORDS, IN

FOR CONDOMINIUM PURPOSES

SOUTHLAND CIVIL ENGINEERING & SURVEY, LLP

DATE OF SURVEY: APRIL 2024

SHEET 1 OF 4 SHEETS

OWNER'S STATEMENT:

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

WE ALSO HEREBY DEDICATE TO THE CITY OF POMONA AND EASEMENT FOR EMERGENCY VEHICLE ACCESS SHOWN AS PRIVATE DRIVEWAY AND FIRE LANE AND PUBLIC UTILITY EASEMENT FOR DOMESTIC WATER, ACCESS AND MAINTENANCE PURPOSES.

WE ALSO HEREBY DEDICATE TO THE CITY OF POMONA AN EASEMENT FOR SANITARY SEWER AND INGRESS AND EGRESS PURPOSES.

TAYLOR MORRISON OF CALIFORNIA, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY


SEAN DOYLE
VICE PRESIDENT

NOTARY ACKNOWLEDGEMENT

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 Orange) NOTARY PUBLIC

ON October 17, 2025 BEFORE ME, Charnette Neal, Notary Public

PERSONALLY APPEARED Sean Doyle
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) 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 C Neal
PRINTED NAME Charnette Neal
MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY
MY COMMISSION NUMBER 2416701
MY COMMISSION EXPIRES September 18, 2026

SIGNATURE OF OMISSIONS:

THE SIGNATURE(S) OF THE PARTY(IES) NAMED HEREINAFTER AS OWNER(S) OF THE INTEREST SET FORTH, MAY BE OMITTED UNDER PROVISIONS OF SECTION 66436(A)(3)(A)(I-VIII) OF THE SUBDIVISION MAP ACT, AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE AND SAID SIGNATURE(S) IS (ARE) NOT REQUIRED BY THE LOCAL AGENCY.

POMONA LAND AND WATER COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR WATER PIPELINE RECORDED IN BOOK 145 PAGE 632 OF DEEDS.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES RECORDED JUNE 20, 1958 AS INSTRUMENT NO. 3620, OF OFFICIAL RECORDS

CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 45 UNITS, WHEREBY THE OWNERS OF THE UNITS OF AIR SPACE WILL HOLD AN UNDIVIDED INTEREST IN ALL COMMON AREAS WHICH IN TURN, PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENT FOR UNITS.

SPECIAL ASSESSMENT STATEMENT:

I HEREBY STATE 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

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 TAYLOR MORRISON OF CALIFORNIA, LLC JANUARY 30, 2025. I HEREBY STATE THAT THIS MAP PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED (OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE TWENTY-FOUR MONTHS FROM THE FILING OF THIS MAP); AND THAT SAID MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.


LARRY L. MAR, P.L.S. 7652

9/3/2025
DATE



BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF SOUTH 88°00'00" EAST ON THE CENTERLINE OF SAN BERNARDINO AVENUE AS SHOWN ON RECORD OF SURVEY, FILED IN BOOK 76, PAGE 18 OF RECORD OF SURVEY, RECORDS OF LOS ANGELES COUNTY.

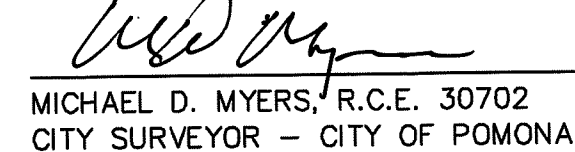
CITY ENGINEER'S STATEMENT:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN 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 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.

DATE _____
ARNOLD DICHOSA, R.C.E. 86038
CITY ENGINEER – CITY OF POMONA

CITY SURVEYOR STATEMENT:

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


DATE 10/22/25
MICHAEL D. MYERS, R.C.E. 30702
CITY SURVEYOR – CITY OF POMONA



CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE POMONA ON _____ 2025. APPROVED THIS MAP AND ACCEPTED ON BEHALF OF THE PUBLIC ALL STREETS, HIGHWAYS, AND OTHER PUBLIC WAYS SHOWN ON SAID MAP TOGETHER WITH EASEMENTS FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLE ACCESS, FIRE LANE, WATER AND SANITARY SEWER PURPOSES SO DESIGNATED ON SAID MAP AND ALL USES INCIDENT THERETO, INCLUDING THE RIGHT TO MAKE CONNECTIONS THEREWITH FROM ANY ADJOINING PROPERTIES BY RESOLUTION NO. _____

DATE _____
ROSALIA A. BUTLER, MMC
CITY CLERK – CITY OF POMONA

LOS ANGELES COUNTY TAX CERTIFICATES:

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 _____ DATE _____
DEPUTY

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 TRACT MAP NO. 84154 AS REQUIRED BY LAW.

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

BY _____ DATE _____
DEPUTY

TRACT MAP NO. 84154

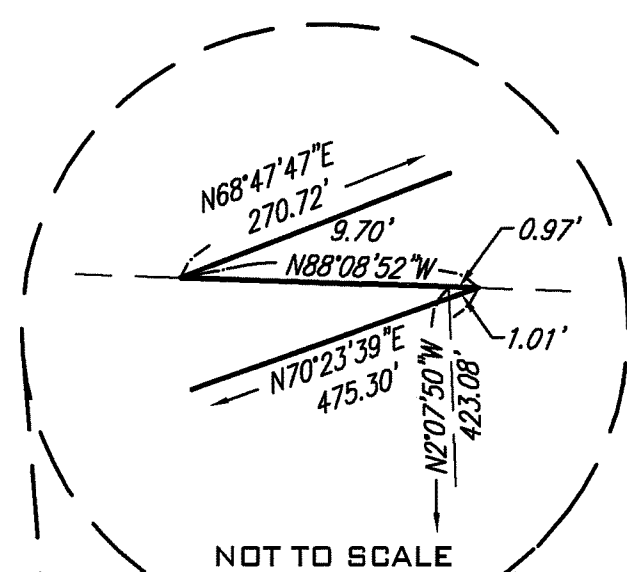
IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

FOR CONDOMINIUM PURPOSES

SOUTHLAND CIVIL ENGINEERING & SURVEY, LLP

DATE OF SURVEY: APRIL 2024

(N21°10'20"E
112.14' R2)
FOUND NAIL IN 2" I.P. 0.7' IN WELL
PER RS, BOOK 224, PAGES 17-28
& RS, BOOK 347, PAGES 75-76.
ACCEPTED AS CL BC
FOUND NAIL AND TIN FLUSH IN
AC, ACCEPTED AS CALTRANS RW
PROD PER RS, BOOK 224,
PAGES 17-28 & RS, BOOK 347,
PAGES 75-76. HELD FOR LINE



I-10 FREEWAY OFFRAMP

LAND DESCRIBED PER
INSTRUMENT RECORDED IN
BOOK 54243 AT PAGE 213
OF OFFICIAL RECORDS

FOUND 1" I.P. WITH TAG L.S. 7809
PER PER RS, BOOK 224, PAGES
17-28 & RS, BOOK 347, PAGES
75-76. ACCEPTED AS PROPERTY
CORNER & HELD AS A POINT ON THE
NORTHERLY LINE OF LOT 12 (R1),
PER R2
(HELD 365.79' PER R2)
213.04'
(222.35' M & R6)

SEARCHED NOTHING FOUND, NORTHWESTERLY
CORNER OF LOT 12 C.C. JOHNSON'S SUBDIVISION,
M.R. 37, PAGE 79, ESTABLISHED AT RECORD
DISTANCE (365.79' CF R2) FROM POINT ON
POINT OF TANGENT THROUGH FOUND 1" IRON
PIPE, PER R2

SEARCH NOTHING FOUND, ESTABLISHED
CORNER BY INTERSECTION OF THE WESTERLY
OF LAND DESCRIBED, PER D2 AND SET 2"
IRON PIPE WITH TAG IN CONC. STAMPED "LS
7652" AT TRUE PROPERTY CORNER, FLUSH

SEARCH NOTHING FOUND, ESTABLISHED
BY INTERSECTION AND SET SPIKE AND
WASHER STAMPED "LS 7652", FLUSH

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N2°35'30"W	40.13'
L2	N2°35'30"W	30.10' M 30.60' D1
L3	N2°35'30"W	10.03'
L4	S2°35'30"E	2.01'
L5	S2°35'30"E	2.01'
L6	N87°24'30"E	2.00'
L7	N87°24'30"E	4.00'

LOT 1
1.90 AC. GROSS
1.40 AC. NET

SUBDIVISION
12
M.R.

LAND DESCRIBED IN
INSTRUMENT RECORDED
8/10/1970 AS DOCUMENT
NO. 567

JOHNSON'S
POR.
PG. 79

C.C.
POR. 13
M.B. 37,

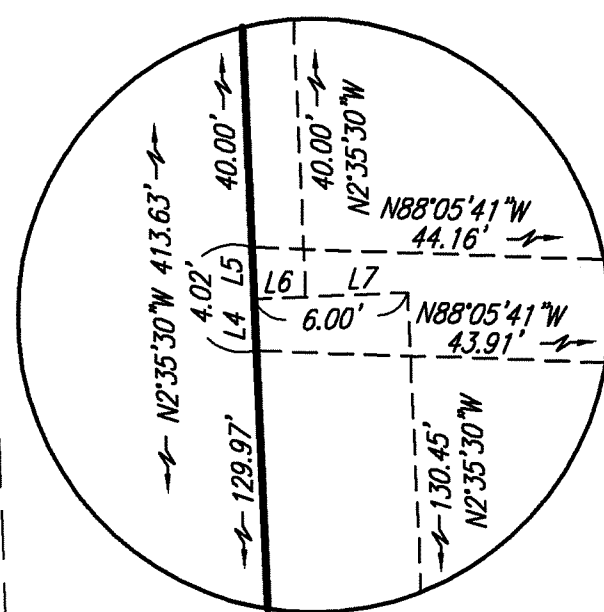
EASTERLY LINE OF THE WESTERLY
109' OF LOT 12 PER DOC. NO.
567, REC. 8/10/70

MOST WESTERLY LINE OF LOT 12
ESTABLISHED BY PROPORTION

MOST WESTERLY LINE OF INSTRUMENT
NO. 01-1723527, REC. 9/13/01.
ESTABLISHED PER LEGAL DESC 42.15'
FROM CL ANG POINT BY TURNING
RECORD ANGLE 94°35'30" PER D1

SEARCH NOTHING FOUND,
ESTABLISHED BY OFFSETTING
1000.00 FOOT RADIUS CURVE
50' NORTHWESTERLY, PER PCL
1 OF D2 AND SET SPIKE AND
WASHER STAMPED "LS 7652",
FLUSH

FOUND HOLLOW 2"
I.P. 0.5' IN WELL
PER RS, BOOK 224,
PAGES 17-28.
ACCEPTED AS CL BC



DETAIL "A"
N.T.S.

SEE DETAIL "A"

REFERENCES

- R1 PARCEL MAP NO. 20223, BOOK 222, PAGES 5 & 6
R2 RECORD OF SURVEY, BOOK 224, PAGES 17 THRU 28
R3 TRACT MAP NO. 1518, BOOK 18, PAGE 180
R4 CALTRANS RIGHT OF WAY MAP FM 1870.
R5 C.C. JOHNSON'S SUBDIVISION, M.R. 37, PAGE 79
R6 RECORD OF SURVEY, BOOK 347, PAGES 75 & 76

D1 INSTRUMENT NO. 01-1723527, REC SEP 13, 2001 O.R.
D2 INSTRUMENT NO. 1009, BK. 42690, PG. 160, CITY OF
POMONA ACCEPTED TITLE PER RESOLUTION 2830 ON 8/17/1953
D3 CITY OF POMONA RESOLUTION NO. 3750, ACCEPTING TITLE
TO AN EASEMENT AS DESCRIBED IN ② ON 8/12/1955

SEARCHED NOTHING FOUND,
ESTABLISHED BY INTERSECTION
AND SET SPIKE AND WASHER
STAMPED "LS 7652", FLUSH

SEARCHED NOTHING FOUND, ESTABLISHED
BY HOLDING RECORD RADIUS 20.00' PER
PARCEL 2 OF D2 AND SET SPIKE AND
WASHER STAMPED "LS 7652", FLUSH

SEE DETAIL "B"
SHEET 3

SOUTHWESTERLY CORNER OF LOT 12,
C.C. JOHNSON'S SUBDIVISION, M.R. 37,
PAGE 79, ESTABLISHED BY PROPORTION
PER MAP

(214.28' P&R6)
[216' R5]

(774.54' M & R6) [774.47 R2]
S88°00'00"E (795.56' M & R6)

LEGEND

- BOUNDARY OF LAND BEING
SUBDIVIDED BY THIS MAP
M = MEASURED
P = PROPORTIONED
R = RECORD

SEE SHEET 1 FOR BASIS OF BEARINGS.
SEE SHEET 4 FOR EASEMENT NOTES.

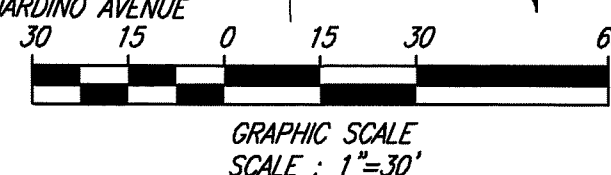
PALOMARES
STREET

SAN BERNARDINO AVENUE

N89°48'19"W (202.69' M & R6) [202.77 R2] [202.59 R4]

SEARCHED NOTHING FOUND, ESTAB FROM
5 L&T TIES PER PWFB 1436, PG
281/282. ACCEPTED AS CL ANG POINT,
SAN BERNARDINO AVENUE
SEARCHED NOTHING FOUND, ESTAB FROM 5 L&T TIES PER
PWFB 1436, PG 281/282. ACCEPTED AS CL INT OF
PALOMARES STREET AND SAN BERNARDINO AVENUE

FOUND 4" BRASS DISK 0.6' IN WELL,
STAMPED "L.A. COUNTY SURVEY
CONTROL SYSTEM, R.E. 5869" PER
RS, BOOK 224, PAGES 17-28 & RS,
BOOK 347, PAGES 75-76. ACCEPTED
AS CL INT OF TOWNE AVENUE AND
SAN BERNARDINO AVENUE

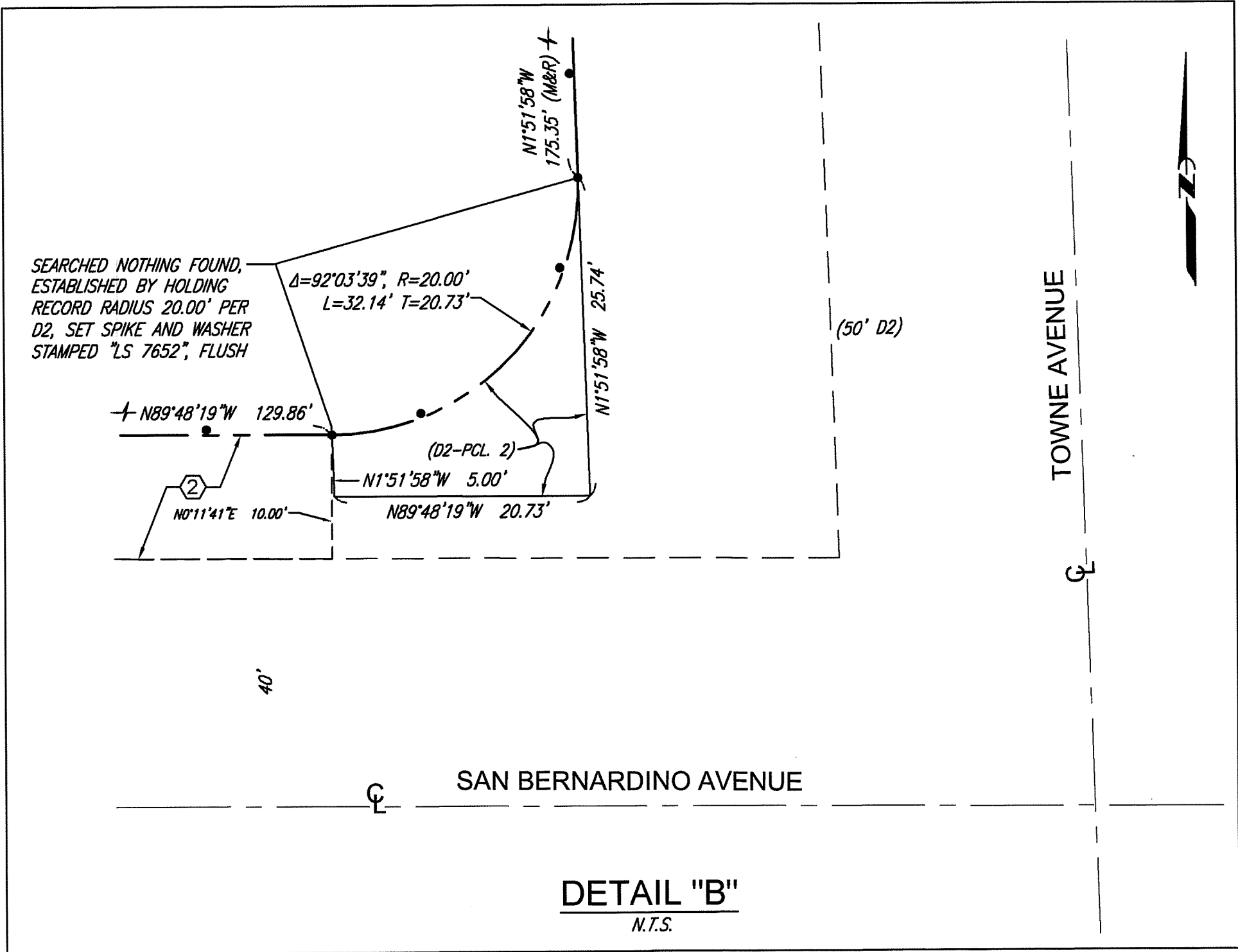
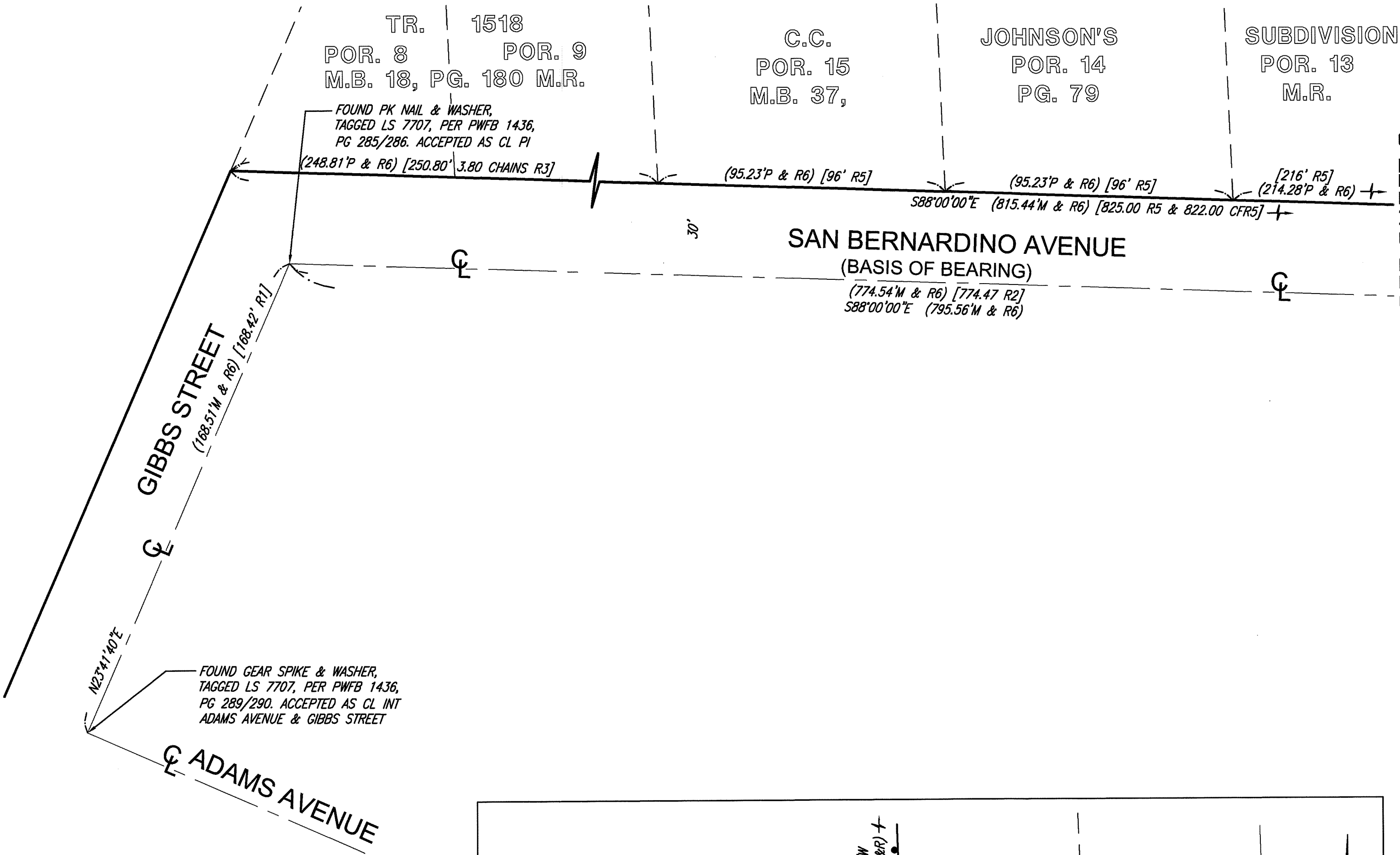
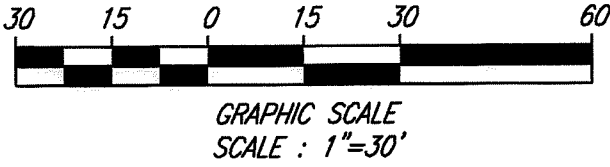


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FOR CONDOMINIUM PURPOSES

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DATE OF SURVEY: APRIL 2024

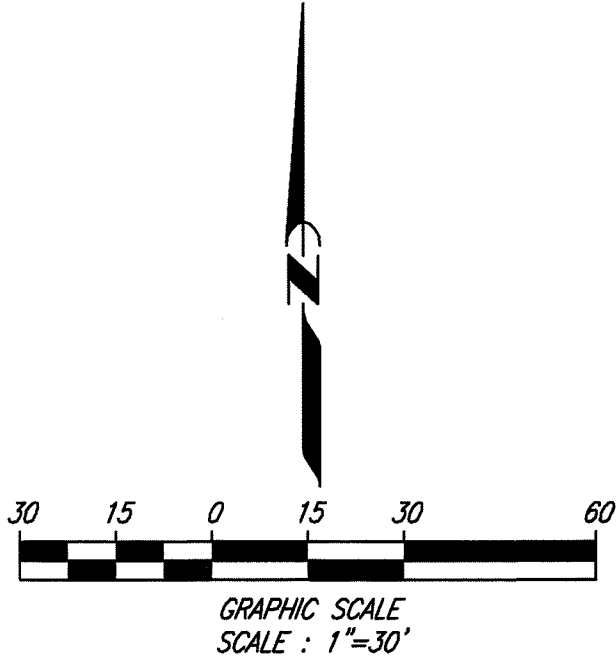


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IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES

SOUTHLAND CIVIL ENGINEERING & SURVEY, LLP

DATE OF SURVEY: APRIL 2024



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N90°00'00"E	24.00'
L2	N90°00'00"W	34.99'
L3	N0°00'00"E	20.00'
L4	N0°00'00"E	20.00'
L5	N0°00'00"E	12.33'
L6	N90°00'00"W	18.04'
L7	N0°00'00"E	12.33'
L8	N90°00'00"W	4.47'
L9	N0°00'00"E	13.51'
L10	N90°00'00"W	15.00'
L11	N0°00'00"E	28.51'
L12	N88°00'00"W	8.53'
L13	N2°36'39"W	10.50'
L14	N2°36'39"W	8.40'
L15	N88°00'00"W	4.93'
L16	N88°00'00"W	10.12'
L17	N87°24'30"E	15.00'

CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	TANGENT
C1	92°36'37"	45.00'	72.74'	47.10'
C2	90°00'00"	10.00'	15.71'	10.00'
C3	90°00'00"	10.00'	15.71'	10.00'
C4	1°25'18"	1050.00'	26.05'	13.03'
C5	92°36'39"	19.00'	30.71'	19.89'
C6	87°23'21"	10.00'	15.25'	9.55'
C7	92°36'39"	10.00'	16.16'	10.47'
C8	87°23'21"	10.00'	15.25'	9.55'
C9	92°36'39"	10.00'	16.16'	10.47'
C10	5°25'15"	1050.00'	99.34'	49.71'
C11	4°46'41"	1050.00'	87.56'	43.81'
C12	0°36'04"	1050.00'	11.02'	5.51'
C13	0°49'14"	1050.00'	15.04'	7.52'
C14	24°06'01"	45.00'	18.93'	9.61'
C15	12°00'32"	45.00'	9.43'	4.73'
C16	8°18'41"	45.00'	6.53'	3.27'
C17	48°11'23"	45.00'	37.85'	20.12'

EXISTING EASEMENTS

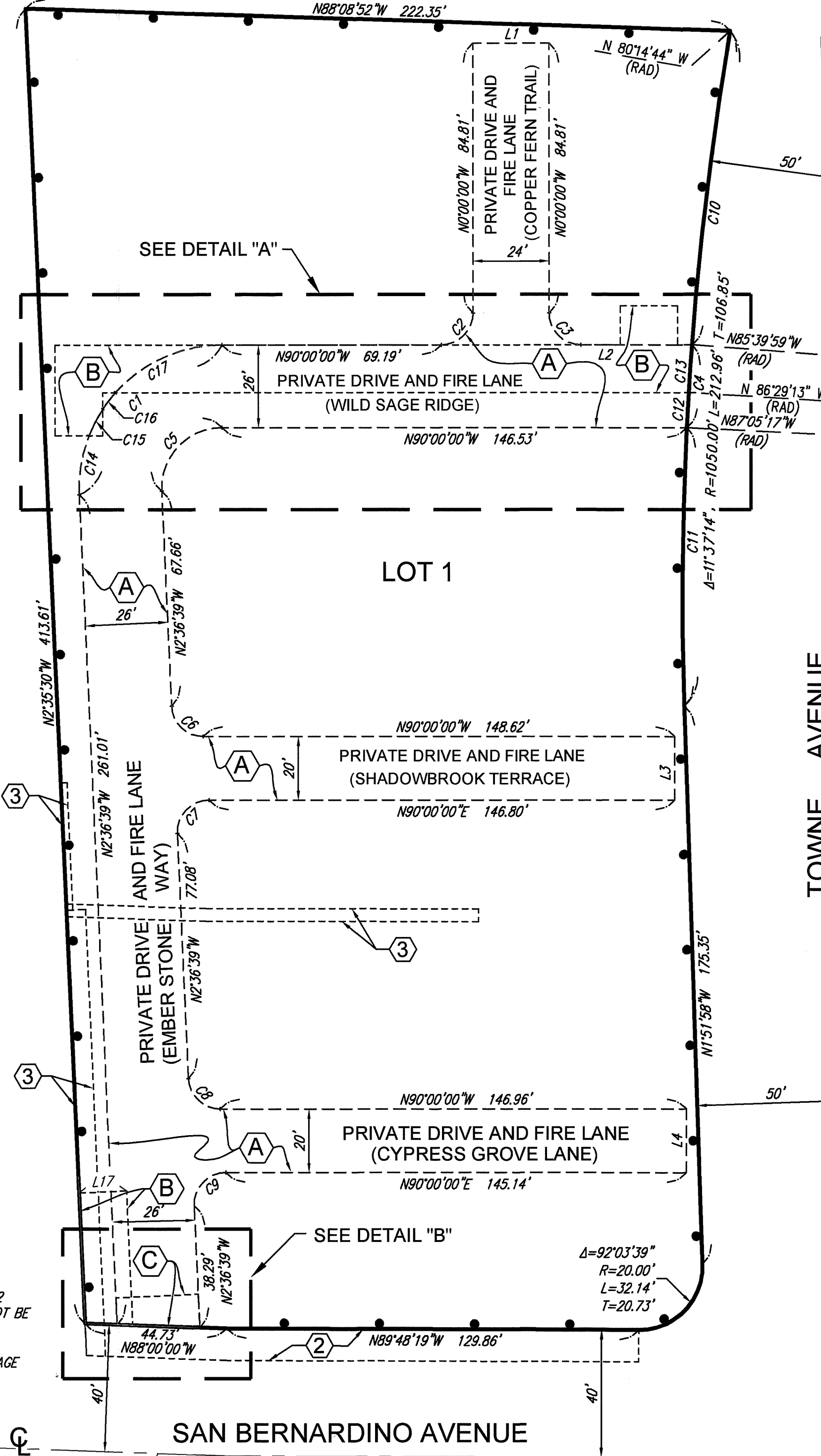
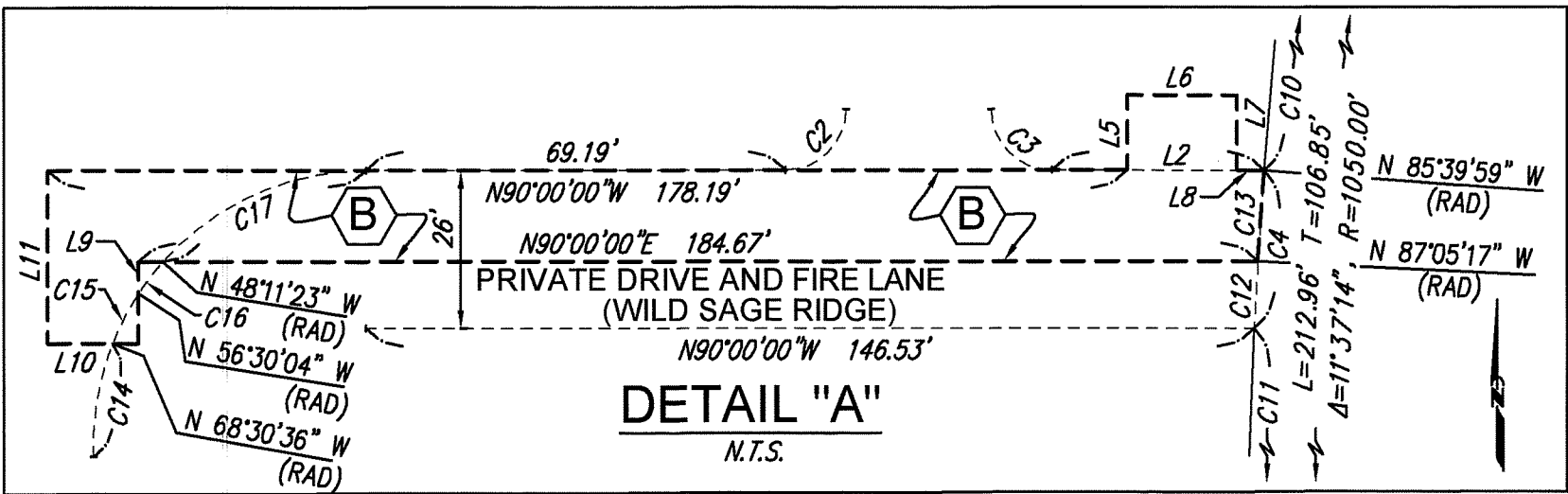
- EASEMENT FOR WATER PIPELINE IN BOOK 145 PAGE 632 DEEDS. THE EXACT LOCATION OF THE EASEMENT CANNOT BE DETERMINED AND IS NOT PLOTTABLE
- EASEMENT FOR STREET IN 09/26/1955 BOOK 49058 PAGE 48 OF OFFICIAL RECORDS
- EASEMENT FOR PUBLIC UTILITIES IN 06/20/1958 INST #3620 OF OFFICIAL RECORDS

EASEMENT LEGEND:

- (A)** AN INGRESS AND EGRESS EASEMENT DEDICATED TO THE CITY OF POMONA FOR EMERGENCY VEHICLE ACCESS SHOWN AS PRIVATE DRIVEWAY AND FIRE LANE.
- (B)** PUBLIC UTILITY EASEMENT FOR DOMESTIC WATER, ACCESS AND MAINTENANCE PURPOSES DEDICATED TO THE CITY OF POMONA.
- (C)** AN EASEMENT TO THE CITY OF POMONA FOR SANITARY SEWER INGRESS AND EGRESS PURPOSES.

LEGEND:

- BOUNDARY OF LAND BEING SUBDIVIDED BY THIS MAP



PALOMERES STREET

