

NUMBER LOTS: 126
LETTER LOTS: 41
STREET LOTS: 21
GROSS ACREAGE: 13.93 ACRES
NET ACREAGE: 10.39 ACRES

TRACT MAP NO. 73183

IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BEING A SUBDIVISION OF PARCELS 2 THROUGH 16, INCLUSIVE,
PARCEL MAP 13516, AS PER BOOK 145,
PAGES 12 AND 13 OF PARCEL MAPS,
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY
HILLWIG-GOODROW NOVEMBER 2015

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND 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 HEREBY RETAIN CASCADES STREET, SAGE BLOSSOM ROAD, RIVERTON STREET, SARATOGA STREET, SAVANNAH COURT, SHANTELL COURT, HORSESHOE STREET, GABLE COURT, TUMBLEWEED COURT, BARNHART COURT, WAGON WHEEL STREET, COUNTRY GLEN STREET, HAYWOOD COURT, SILVERADO COURT, GREENSBORO COURT, CAYENNE STREET, NOBLE STREET, LONGFELLOW STREET, LANDINGS STREET, VISTA COURT, AND HONEYBUCKLE COURT, AS PRIVATE STREETS.

WE HEREBY DEDICATE TO THE CITY OF POMONA, LOT "L1" FOR ROADWAY PURPOSES.

WE HEREBY DEDICATE TO THE CITY OF POMONA, LOT "M" FOR SEWER AND STORM DRAIN PURPOSES.

WE HEREBY DEDICATE TO OURSELVES, OUR SUCCESSORS, AND OUR ASSIGNS, LOTS "A" THROUGH "Z," INCLUSIVE, LOTS "AA" THROUGH "KK," INCLUSIVE, AND LOT "OO" FOR LANDSCAPING PURPOSES.

WE HEREBY DEDICATE TO OURSELVES, OUR SUCCESSORS, AND OUR ASSIGNS, LOT "NN" FOR OPEN SPACE PURPOSES.

WE HEREBY DEDICATE TO OURSELVES, OUR SUCCESSORS, AND OUR ASSIGNS, EASEMENTS FOR SEWER AND STORM DRAIN PURPOSES ON LOTS 125 AND 126.

OWNER: LENNAR HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION

BY: _____

NAME: JOHN BAYDOUN
TITLE: VICE PRESIDENT

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 _____,

ON _____, BEFORE ME, _____,

A NOTARY PUBLIC, PERSONALLY APPEARED _____,

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/HEY 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

MY PRINCIPAL PLACE OF BUSINESS IS
IN _____ COUNTY

NAME PRINTED

MY COMMISSION EXPIRES _____

SIGNATURE OMISSIONS

THE SIGNATURES OF THE PARTIES NAMED HEREFTER AS OWNER OF THE INTEREST SET FORTH HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66438(c)(3)(A) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RISE INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

GENERAL TELEPHONE COMPANY OF CALIFORNIA, HOLDERS OF AN EASEMENT FOR THE TRANSMISSION OF ELECTRIC ENERGY FOR COMMUNICATION PURPOSES RECORDED JUNE 12, 1979 AS INSTRUMENT NO. 79-633557 OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON, HOLDERS OF A PUBLIC UTILITIES EASEMENT RECORDED JANUARY 28, 1981 AS INSTRUMENT NO. 81-104346 OF OFFICIAL RECORDS. (LOCATION NOT PLOTTABLE.)

GENERAL TELEPHONE COMPANY OF CALIFORNIA, HOLDERS OF AN EASEMENT FOR THE TRANSMISSION OF ELECTRIC ENERGY FOR COMMUNICATION PURPOSES, RECORDED SEPTEMBER 2, 1982 AS INSTRUMENT NO. 82-899646 OF OFFICIAL RECORDS. EASEMENT IS BLANKET IN NATURE, EXCLUSIVE OF BUILDING SITES.

SOUTHERN CALIFORNIA EDISON, HOLDERS OF A PUBLIC UTILITIES EASEMENT RECORDED MAY 7, 1984 AS INSTRUMENT NO. 84-545973 OF OFFICIAL RECORDS. (LOCATION NOT PLOTTABLE.)

ABANDONMENT NOTE:

PURSUANT TO SECTIONS 66477.2(c) AND 66499.2 OF THE SUBDIVISION MAP ACT, THE APPROVAL AND RECORDATION OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF THE FOLLOWING:

THOSE PORTIONS OF AN EASEMENT FOR SEWER AND WATER PURPOSES DEDICATED ON PARCEL MAP NO. 13516, PMB 145/12-13.

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 PHILLIPS VILLAGE INVESTORS, LLC IN NOVEMBER 2015. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT WILL BE SET IN THOSE POSITIONS BEFORE MAY 30, 2019, AND THAT THE MONUMENTS ARE, OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. I HEREBY STATE THAT SAID SURVEY IS TRUE AND COMPLETE.

DATE _____

ALAN C. HILLWIG
P.L.S. 5137
LIC. EXP. 06/30/17



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS 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 THE APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN OR WILL HAVE BEEN COMPLIED WITH.

DATE _____

RENE GUERRERO, P.E.
CITY ENGINEER—CITY OF POMONA
P.C.E. NO. 66263
EXPIRES 6/30/18



CITY SURVEYOR'S STATEMENT

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

DATE _____

MICHAEL D. MYERS, P.E.
ACTING CITY SURVEYOR
P.C.E. NO. 30702
EXPIRES 3/31/18

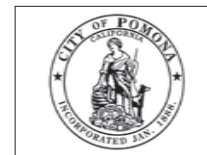


CITY CLERK'S STATEMENT

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF POMONA ON _____ APPROVED THIS MAP AND ACCEPTED ON BEHALF OF THE PUBLIC LOT "L1," AND ALSO DID ACCEPT ON BEHALF OF THE PUBLIC LOT "M" FOR SEWER AND STORM DRAIN PURPOSES, BY RESOLUTION NO. _____

DATE _____

EVA M. BUICE, MMC
CITY CLERK, CITY OF POMONA



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 THIS SUBDIVISION OR ANY PART THEREOF IS SUBJECT, AND WHICH MAY BE PAID IN FULL, HAVE BEEN PAID IN FULL.

CITY TREASURER — CITY OF POMONA

DATE _____

LOS ANGELES COUNTY 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. 73183 AS REQUIRED BY LAW.

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

BY: _____
DEPUTY

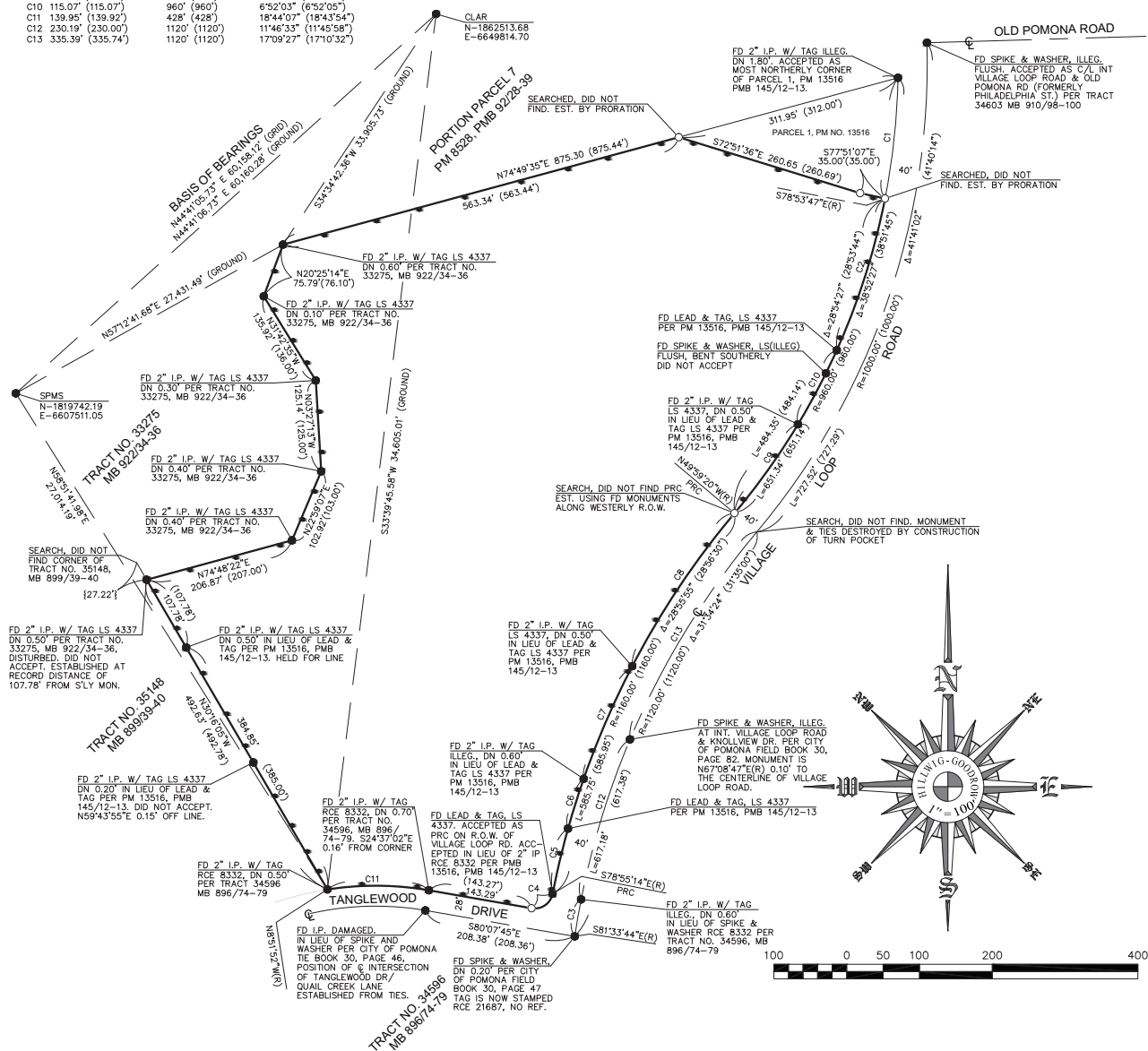
DATE _____

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

NOVEMBER 2015

	ARC DISTANCE	RADIUS	DELTA
C1	166.99° (167.00°)	960° (960°)	9°58'00" (9°58'01")
C2	219.17° (219.17°)	960° (960°)	13°04'50" (13°04'51")
C3	51.60° (51.64°)	1120° (1120°)	2°38'24" (2°38'30")
C4	38.74° (38.74°)	25° (25°)	88°47'30" (88°47'28")
C5	92.00° (92.00°)	1160° (1160°)	4°32'42" (4°32'42")
C6	71.73° (71.78°)	1160° (1160°)	3°19'35" (3°19'43")
C7	168.49° (168.53°)	1160° (1160°)	8°19'20" (8°19'27")
C8	253.47° (253.60°)	1160° (1160°)	12°31'10" (12°31'33")
C9	155.01° (149.99°)	960° (960°)	8°57'34" (8°56'48")
C10	115.07° (115.07°)	960° (960°)	6°52'03" (6°52'05")
C11	159.59° (159.59°)	420° (420°)	18°43'15" (18°43'15")
C12	330.19° (230.00°)	1120° (1120°)	17°46'33" (17°45'58")
C13	235.39° (233.74°)	1120° (1120°)	11°09'27" (11°10'32")

SHEET 2 - OVERALL BOUNDARY, SURVEY NOTES
SHEET 3 - SHEET BREAKDOWN & EXISTING EASEMENT
SHEETS 4-6 - LOT AND STREET DETAILS



COORDINATES SHOWN HEREON ARE GRID COORDINATES. DISTANCES SHOWN HEREON ARE GROUND DISTANCES, UNLESS OTHERWISE NOTED. GRID DISTANCES PER THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, AS PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (2011.00 EPOCH, ZONE 5, NAD 83) MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCES BY A COMBINATION FACTOR OF 0.9999964014.

INDICATES THE BOUNDARY OF THE LAND
BEING SUBDIVIDED BY THIS MAP

() RECORD DATA PER PARCEL MAP NO. 13516, PMB 145/12-13

{ } RECORD DATA PER TRACT NO. 35148, MB 899/39-40

● MONUMENT FOUND AS NOTED

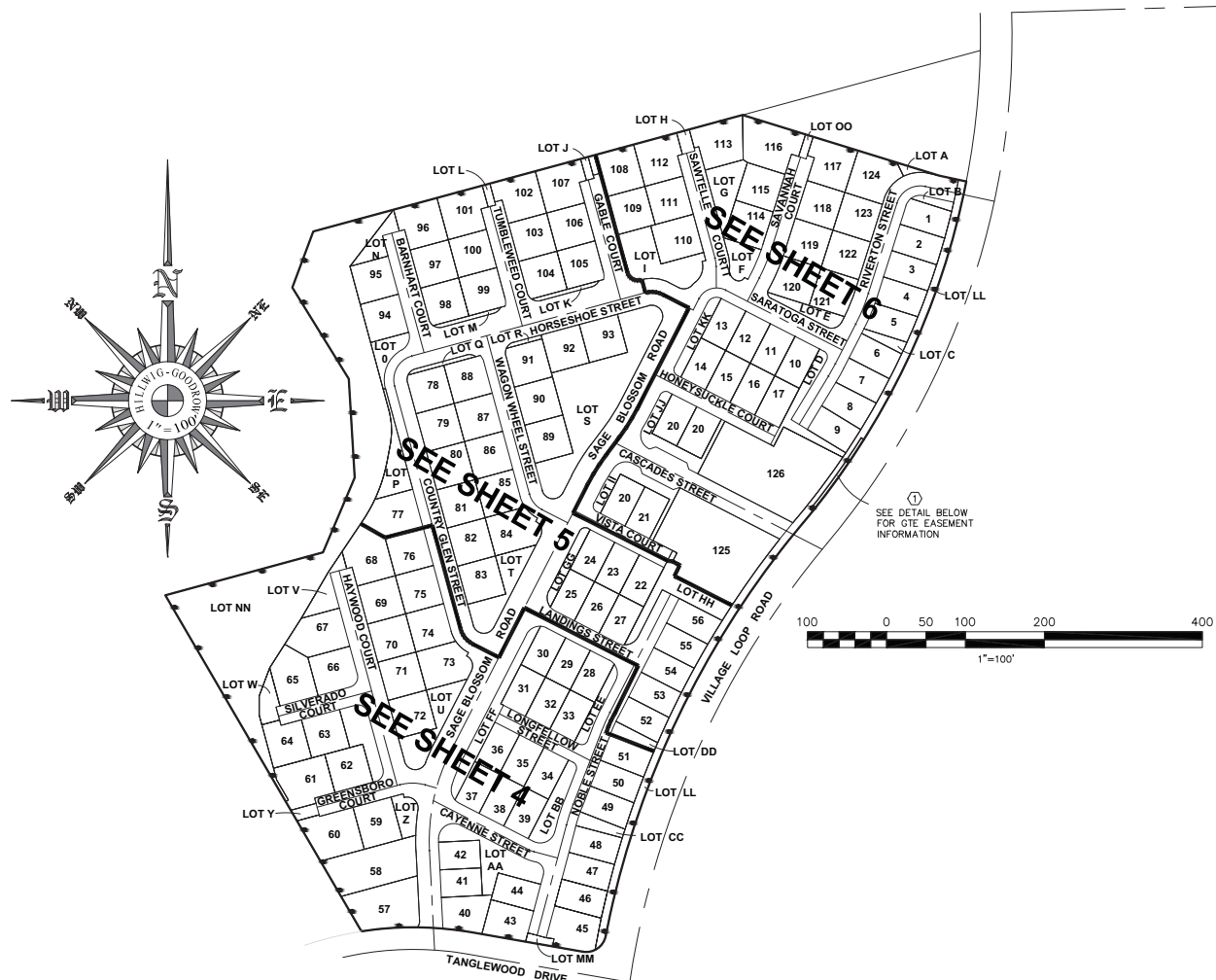
○ SET 1" IRON PIPE W/ PLUG, PLS 5137. CENTERLINE MONUMENTS TO BE SET 1/4" BELOW PAVEMENT SURFACE, AND USE A BRASS TAG STAMPED PLS 5137.

TRACT MAP NO. 73183

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

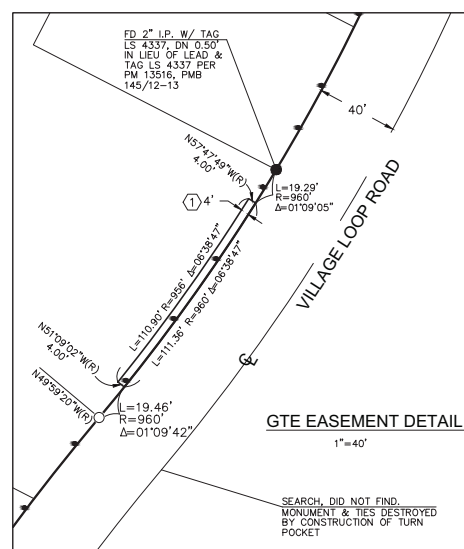
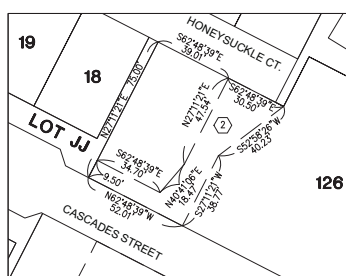
HILLWIG-GOODROW

NOVEMBER 2015

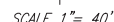


EASEMENT LEGEND

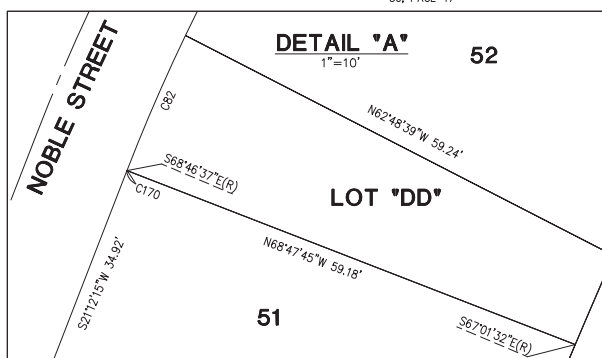
- (1) INDICATES AN EASEMENT FOR THE TRANSMISSION OF ELECTRIC ENERGY FOR COMMUNICATION PURPOSES IN FAVOR OF GENERAL TELEPHONE COMPANY, RECORDED JUNE 12, 1979 AS INSTRUMENT NO. 79-633557 OF OFFICIAL RECORDS.
- (2) INDICATES SEWER AND STORM DRAIN EASEMENTS, DEDICATED HEREON.



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

NOVEMBER 2015

LINE TABLE		
LINE	BEARING	LENGTH
L1	N80°07'W	13.36
L2	S42°42'E	6.60
L6	N14°54'18"E	11.56
L7	S75°05'42"E	24.00
L8	N90°05'15"E	9.85
L9	N62°48'39"W	7.41
L13	N15°09'28"W	15.00
L14	N15°09'28"W	7.00
L15	N15°09'28"W	24.00
L16	S74°50'32"E	3.50
L18	S74°50'32"E	23.26
L19	S71°21'15"E	22.00
L20	S15°09'28"E	13.00
L21	S20°03'54"E	24.00
L25	N74°50'32"E	7.00
L26	S15°09'28"E	22.40
L71	S27°12'11"E	39.33
L72	S21°12'15"E	17.61
L73	N15°09'28"W	7.41
L75	N27°11'36"E	5.00
L76	N34°13'02"E	14.80
L96	S14°54'18"E	12.28
L102	S74°50'32"E	29.07
L103	S74°50'32"E	33.00
L110	S30°16'05"E	15.54
L114	S30°16'05"E	12.77
L115	N59°45'55"E	4.00

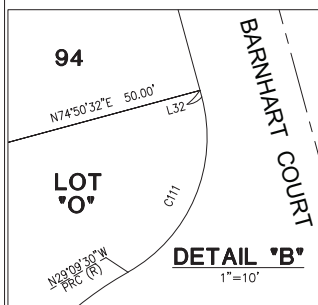


TRACT MAP NO. 73183

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

HILLWIG-GOODROW

NOVEMBER 2015



SCALE 1" = 40'

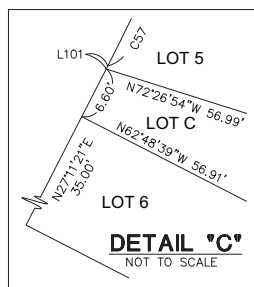


TRACT MAP NO. 73183

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

HILLWIG-GOODROW

NOVEMBER 2015



CURVE TABLE				
CURVE	RADIUS	DELTA	TANGENT	LENGTH
C34	1170.00'	53°04'11"	51.88'	103.70'
C35	950.00'	5°48'17"	48.16'	96.25'
C36	950.00'	0°24'55"	3.44'	6.88'
C37	950.00'	2°06'42"	17.51'	35.01'
C38	950.00'	2°20'43"	19.45'	38.89'
C39	950.00'	2°08'41"	17.51'	35.01'
C40	950.00'	2°08'41"	17.51'	35.01'
C41	950.00'	0°58'28"	8.08'	16.16'
C42	950.00'	2°07'15"	17.58'	35.17'
C43	950.00'	2°06'53"	17.53'	35.06'
C44	950.00'	2°06'42"	17.51'	35.01'
C45	950.00'	2°08'40"	17.50'	35.01'
C46	950.00'	2°06'50"	17.53'	35.05'
C47	950.00'	0°43'23"	6.00'	11.99'
C48	19.00'	50°28'55"	8.96'	16.74'
C49	19.00'	34°06'52"	5.83'	11.31'
C50	19.00'	84°35'47"	17.29'	28.05'
C51	31.00'	84°35'47"	28.21'	45.77'
C52	48.00'	84°35'47"	43.67'	70.87'
C53	48.00'	38°15'02"	16.65'	32.04'
C54	48.00'	46°20'45"	20.55'	38.83'
C55	250.00'	9°38'16"	21.08'	42.05'
C56	262.00'	9°38'16"	22.09'	44.07'
C57	262.00'	7°38'43"	17.43'	34.81'
C58	262.00'	2°01'33"	4.63'	9.26'
C59	233.00'	9°38'16"	19.64'	39.19'
C60	14.00'	90°00'00"	14.00'	21.99'
C61	238.00'	3°57'38"	8.23'	16.45'
C62	250.00'	4°02'21"	8.82'	17.62'
C63	262.00'	4°02'21"	9.24'	18.47'
C64	8.00'	90°04'43"	8.01'	12.58'
C65	13.00'	90°00'00"	13.00'	20.42'
C66	8.00'	90°00'00"	8.00'	12.57'
C67	8.00'	90°00'00"	8.00'	12.57'
C68	19.00'	93°51'05"	20.32'	31.12'
C69	19.00'	82°02'06"	16.53'	27.20'
C70	8.00'	90°00'00"	8.00'	12.57'
C106	25.00'	62°15'05"	15.10'	27.16'
C107	25.00'	27°44'55"	6.18'	12.11'
C135	14.00'	90°00'00"	14.00'	21.99'
C136	48.00'	42°02'49"	18.59'	35.48'
C137	14.00'	74°47'02"	10.70'	18.27'
C138	42.00'	81°25'7"	3.02'	6.02'
C139	25.00'	85°46'45"	16.17'	28.70'
C140	238.00'	9°38'16"	20.06'	40.03'
C141	238.00'	14°12'23"	3.51'	7.02'
C142	250.00'	9°38'16"	21.08'	42.05'
C143	267.00'	9°38'16"	22.51'	44.91'
C144	267.00'	82°02'46"	19.48'	38.89'
C145	267.00'	11°72'39"	3.01'	6.02'
C146	8.00'	90°00'00"	8.00'	12.57'
C158	232.00'	75°75'4"	16.15'	32.25'
C160	268.00'	3°57'05"	9.01'	18.02'
C162	25.00'	90°00'00"	25.00'	39.27'
C163	42.00'	14°35'54"	5.38'	10.70'
C165	8.00'	231°02'02"	1.64'	3.23'
C166	233.00'	9°09'41"	18.67'	37.26'
C167	8.00'	66°59'58"	5.28'	9.33'
C168	233.00'	0°28'35"	0.97'	1.94'
C169	1170.00'	0°23'17"	3.96'	7.93'
C172	950.00'	144°57'	14.50'	29.00'
C179	8.00'	90°00'00"	8.00'	12.57'
C180	14.00'	66°17'15"	9.14'	16.20'
C181	238.00'	75°53'	16.53'	33.01'
C182	59.00'	16°38'04"	9.68'	19.19'

LINE TABLE		
LINE	BEARING	LENGTH
L10	N77°51'07"W	39.25'
L11	N72°51'36"W	56.06'
L12	N26°06'09"W	19.33'
L47	N74°49'35"E	16.50'
L48	N74°50'32"E	6.50'
L49	N74°50'32"E	6.00'
L50	S57°50'43"E	6.35'
L51	S15°09'28"E	10.74'
L52	N74°50'32"E	5.00'
L53	S62°48'39"E	13.96'
L54	S74°50'32"W	1.37'
L55	S72°51'36"E	10.00'
L56	N72°26'54"W	9.50'
L57	N72°26'54"W	9.50'
L58	S27°11'21"W	6.00'
L67	N62°48'40"W	34.25'
L68	N27°11'21"E	10.50'
L69	N62°48'39"W	10.50'
L70	N27°11'21"E	17.00'
L78	N17°48'39"W	8.49'
L79	N77°51'07"W	14.16'
L80	S27°11'21"W	8.49'
L81	S27°11'21"W	8.49'
L82	N62°48'39"W	4.51'
L84	S17°48'39"E	8.49'
L85	S27°11'21"W	28.72'
L90	S27°11'21"W	16.30'
L91	N03°33'34"W	27.20'
L93	S27°11'21"W	8.22'
L94	N62°48'39"W	6.31'
L95	S27°11'21"W	18.49'
L96	S27°26'54"E	10.00'
L101	N27°11'21"E	0.40'
L104	S62°48'34"E	6.25'
L105	S77°51'07"E	2.70'
L107	S74°50'32"W	16.50'
L111	N62°48'39"W	0.67'
L112	S62°48'39"E	5.00'
L116	N62°48'39"W	4.25'