

Total Area 1.022 Acres  
Number of Lot - 1

SHEET 1 OF 2 SHEETS

TRACT NO. 73479  
IN THE CITY OF POMONA, COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 37 OF THE J.E. PACKARD'S ORANGE GROVE TRACT, AS PER MAP RECORDED IN BOOK 25 PAGE 84 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
FOR CONDOMINIUM PURPOSES

MAHMOUD KHALILI SAMANI, LS 8766

TRITECH ENGINEERING ASSOCIATES, INC.

MARCH, 2018

OWNERS' 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 HEREBY DEDICATE TO THE CITY OF POMONA, AN EASEMENT FOR PRIVATE DRIVEWAY AND FIRE LANE PURPOSES SO DESIGNATED ON SAID MAP AND ALL USES INCIDENTAL THERETO.

MING SU USA LLC, a California limited liability company

By: Peter Yo Chang  
Print Name Peter Yo Chang Title Manager

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 TRUTH FULLNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES }

ON March 22, 2018, BEFORE ME, Richard A. Aguilar

A NOTARY PUBLIC, PERSONALLY APPEARED Peter Yo Chang

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON, ~~WHOSE NAME IS~~ WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT ~~HE~~ SHE ~~HEY~~ THEY EXECUTED THE SAME IN ~~HIS~~ HER ~~THEIR~~ THEIR AUTHORIZED CAPACITY ~~AND~~ AND THAT BY ~~HIS~~ HER ~~THEIR~~ THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON ~~IS~~ OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ~~IS~~ OR 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.

NAME OF NOTARY: Richard A. Aguilar  
SIGNATURE: R. Aguilar  
COUNTY IN WHICH COMMISSIONED: Los Angeles  
COMMISSION NUMBER: 2080583  
DATE COMMISSION EXPIRES: Oct. 2, 2018

SIGNATURE OMISSION NOTE:

THE SIGNATURES OF THE PARTIES NAMED HEREINAFTER AS OWNER OF THE INTEREST SET FORTH HAVE BEEN OMITTED UNDER PROVISIONS OF SECTION 66436 (a)(3)(A)(i-viii) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE, AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

ORANGE GROVE TRACT WATER COMPANY, A CORPORATION, EASEMENT HOLDER FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, BY DEED RECORDED IN BOOK 1311, PAGE 38 OF DEEDS, RECORDS OF LOS ANGELES COUNTY. SAID EASEMENT IS INDETERMINATE IN NATURE.

SOUTHERN CALIFORNIA EDISON, A CORPORATION, EASEMENT HOLDER FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, BY DEED RECORDED SEPTEMBER 22, 1964 AS INSTRUMENT NO. 5024, IN BOOK D2636, PAGE 739 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 28 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.

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 \_\_\_\_\_  
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. 73479 AS REQUIRED BY LAW.

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

BY \_\_\_\_\_  
DEPUTY

DATE \_\_\_\_\_

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED 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 MING SU USA LLC ON JANUARY, 2015. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR WILL BE IN PLACE WITHIN TWELVE MONTHS FROM THE FILING DATE OF THIS MAP; AND THAT THE MONUMENTS ARE 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 AS SHOWN.

M. Khalili Samani 3/21/18  
MAHMOUD KHALILI SAMANI DATE  
L.S. NO. 8766



CITY ENGINEER'S STATEMENT:

I HEREBY STATE 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 OF ANY LOCAL SUBDIVISION ORDINANCES OF THE CITY OF POMONA APPLICABLE AT THE TIME OF APPROVAL OF TENTATIVE MAP HAVE BEEN COMPLIED WITH.

RENE CHRISTOPHER GUERRERO, P.E. DATE  
CITY ENGINEER  
R.C.E. NO. 66263



CITY SURVEYOR'S STATEMENT:

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

David G. Gilbertson 3/26/18  
DAVID G. GILBERTSON DATE  
CITY SURVEYOR  
P.L.S. 6941



CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF POMONA ON \_\_\_\_\_, APPROVED THIS MAP. SAID COUNCIL DID ACCEPT ON BEHALF OF THE PUBLIC, THE EASEMENT FOR PRIVATE DRIVEWAY AND FIRE LANE PURPOSES SO DESIGNATED ON SAID MAP AND ALL USES INCIDENTAL THERETO.

CITY CLERK-CITY OF POMONA DATE



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.

CITY TREASURER-CITY OF POMONA DATE



SCALE: 1" = 50'

SHEET 2 OF 2 SHEETS

LINE TABLE:

LINE	BEARING	LENGTH
L1	N 01° 32' 38" W	37.00'
L2	N 01° 32' 38" W	20.00'
L3	N 01° 32' 38" W	123.82'
L4	S 88° 27' 22" W	18.50'
L5	N 01° 32' 38" W	3.00'
L6	S 88° 27' 22" W	149.25'
L7	S 01° 32' 38" E	92.82'
L8	N 88° 27' 22" E	26.00'
L9	N 01° 32' 38" W	15.00'
L10	S 43° 27' 22" W	14.14'
L11	S 88° 27' 22" W	20.00'
L12	S 01° 32' 38" E	20.00'
L13	N 46° 32' 38" E	14.14'
L14	N 01° 32' 38" W	37.82'

CURVE TABLE:

CURVE	DELTA	RADIUS	LENGTH
C1	90° 00' 00"	45.00'	70.69'
C2	90° 00' 00"	19.00'	29.85'

# TRACT NO. 73479

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

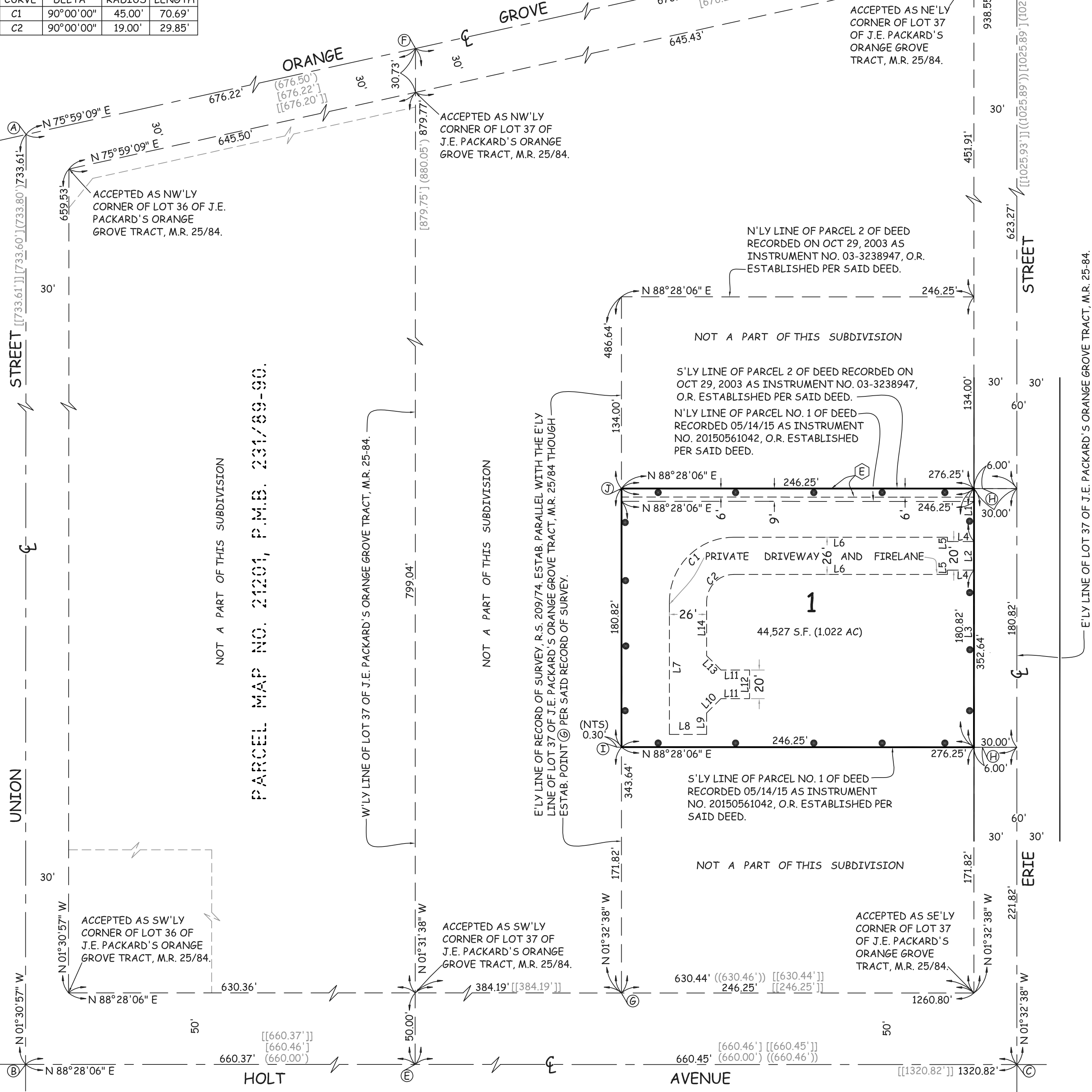
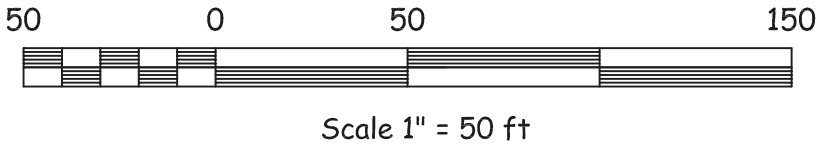
MAHMOUD KHALILI SAMANI, LS 8766    TRITECH ENGINEERING ASSOCIATES, INC.    MAY, 2017

LEGEND:

INDICATES THE BOUNDARY OF THE LAND  
BEING SUBDIVIDED BY THIS MAP.  
( ) INDICATES RECORD DATA PER J.E. PACKARD'S ORANGE GROVE TRACT, M.R. 25/84.  
[ ] INDICATES RECORD DATA PER PARCEL MAP NO. 21201, P.M.B. 231/89-90.  
(( )) INDICATES RECORD DATA PER PARCEL MAP NO. 23147, P.M.B. 294/98.  
[[ ]] INDICATES RECORD DATA PER RECORD OF SURVEY, R.S. 209/74.  
NTS INDICATES NOT TO SCALE

NOTE:

ACCORDING TO M.R. 25/84,  
ALL DISTANCES AND AREAS  
ARE COMPUTED TO THE  
CENTERS OF THE STREETS.



MONUMENT NOTES:

- (A) FOUND PK&W L.S. 6771 PER L.A. CO. P.W.F.B. 1335/269-270.
- (B) SEARCHED, NOTHING FOUND, ESTAB. BY 3 SWING TIES PER L.A. CO. P.W.F.B. 1335/131A.
- (C) FOUND BT SPK & WASHER, STAMP ILLEGIBLE, DOWN 2" PER L.A. CO. P.W.F.B. 1335/144.
- (D) FOUND PK&W L.S. 6771 PER L.A. CO. P.W.F.B. 1335/275-276.
- (E) FOUND C-NAIL AND TAG L.S. 3712. PER PARCEL MAP NO. 21201, P.M.B. 231/89-90.
- (F) SEARCHED, NOTHING FOUND, ESTAB. ON LINE AT RECORD DISTANCE (676.22') FROM FOUND MON. (A) PER PARCEL MAP NO. 21201, P.M.B. 231/89-90.

- (G) SEARCHED, NOTHING FOUND, ESTAB. ON LINE AT RECORD DISTANCE (246.25') FROM SE'LY CORNER OF LOT 37 OF J.E. PACKARD'S ORANGE GROVE TRACT, M.R. 25-84 PER RECORD OF SURVEY, R.S. 209/74.
- (H) SET L&T, TAGGED LS 8766 ON CONCRETE SIDEWALK.
- (I) SET L&T, TAGGED LS 8766 ON TOP OF RETAINING WALL (1.5 FEET HIGH FROM GROUND).
- (J) SET 1" I.P. WITH PLASTIC CAP, TAGGED LS 8766 FLUSH.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF ERIE STREET SHOWN AS BEARING N 01° 32' 38" W ON PARCEL MAP NO. 21201, M.B. 231/89-90.

EASEMENT NOTE:

- (E) 6 FEET WIDE PUBLIC UTILITY EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, BY DEED RECORDED SEPTEMBER 22, 1964 AS INSTRUMENT NO. 5024, IN BOOK D2636, PAGE 739, O.R.