

Total Area:
32,334 SQ. FT. (GROSS)
31,982 SQ. FT. (NET)
Number of Lot: 1
Number of Unit: 7

TRACT NO. 72816

SHEET 1 OF 2 SHEETS

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

BEING A SUBDIVISION OF A PORTION OF LOT 36, TRACT NO. 1928, AS PER MAP RECORDED IN BOOK 21, PAGE 62 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

CALLAND ENGINEERING, INC., OCTOBER, 2016

FOR CONDOMINIUM PURPOSES

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 HEREBY DEDICATE TO THE PUBLIC USE ALL STREETS, HIGHWAYS, AND OTHER PUBLIC WAYS SHOWN ON SAID MAP.

WE HEREBY DEDICATE TO THE CITY OF POMONA THE EASEMENT FOR EMERGENCY ACCESS AND FIRE LANE PURPOSES SO DESIGNATED ON SAID MAP AND ALL USES INCIDENT THERETO INCLUDING THE RIGHT TO MAKE CONNECTIONS THEREWITH FROM ANY ADJOINING PROPERTIES.

PLAN RIVER INVESTMENT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (OWNER)

Wei Kwang Wang
WEI KWANG WANG
(MANAGER/MANAGING MEMBER)

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 Los Angeles

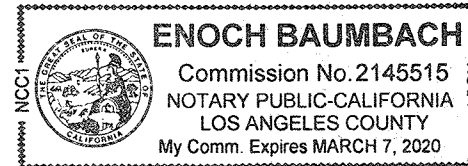
ON February 23, 2018 BEFORE ME, Enoch Baumbach, A NOTARY PUBLIC, PERSONALLY APPEARED Wei Kwang Wang, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) (S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT (HE/SHE/ THEY EXECUTED THE SAME IN HIS/HER/ 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

NAME

MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY.MY COMMISSION NO. 2145515MY COMMISSION EXPIRES 3/7/2020

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 CAN NOT RIPEN INTO A FEE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

HOME ACRES WATER COMPANY, A CORPORATION, SUCCESSOR OR ASSIGNEE, HOLDER OF AN EASEMENT FOR WATER PIPE LINE PURPOSES, BY DEED RECORDED IN BOOK 23157 PAGE 264 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.
SAID EASEMENT IS BLANKET IN NATURE.

BASIS OF BEARINGS:

THE BEARING SHOWN HEREON ARE BASED ON THE BEARING N01°30'00"W OF THE CENTERLINE OF BUENA VISTA AVENUE AS SHOWN ON TRACT NO. 1928, AS PER MAP FILED IN BOOK 21, PAGE 62 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, LOS ANGELES COUNTY.

CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 7 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.

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 _____ 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 MAP OF TRACT NO. 72816 AS REQUIRED BY LAW.

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

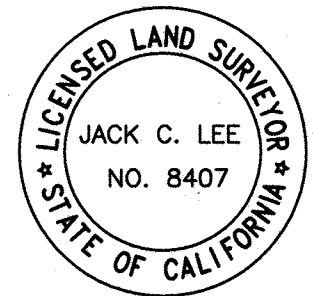
BY _____ DATE _____
DEPUTY

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 KWANG WANG ON AUGUST 7, 2013. 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 TWENTY-FOUR MONTHS FROM THE FILING DATE OF THIS MAP); AND THAT SAID MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED Feb 23, 2018

Jack C. Lee
JACK C. LEE LS 8407

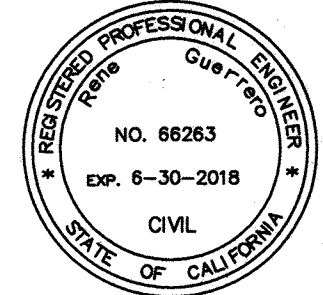


CITY ENGINEER'S CERTIFICATE:

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: _____

RENE GUERRERO, P.E.
CITY ENGINEER - CITY OF POMONA
R.C.E. 66263 EXPIRES: 06/30/2018



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: _____

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 201, APPROVED THIS MAP AND ACCEPTED THE RIGHT OF WAY DEDICATION FOR PUBLIC STREETS, HIGHWAYS, AND OTHER PUBLIC WAYS AS SHOWN ON THIS MAP TOGETHER WITH EASEMENTS FOR EMERGENCY ACCESS AND FIRE LANE 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 _____ EVA M. BUICE, MMC
CITY CLERK - CITY OF POMONA



SCALE 1" = 30'

TRACT NO. 72816

SHEET 2 OF 2 SHEETS

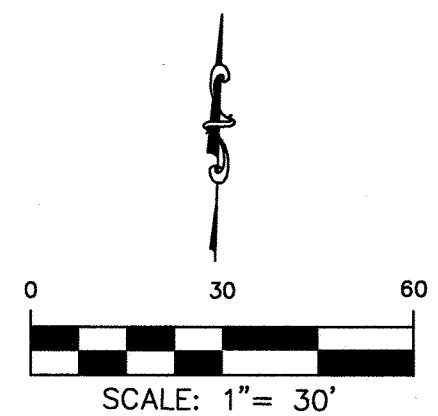
IN THE CITY OF POMONA
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

CALLAND ENGINEERING, INC., OCTOBER, 2016

FOR CONDOMINIUM PURPOSES

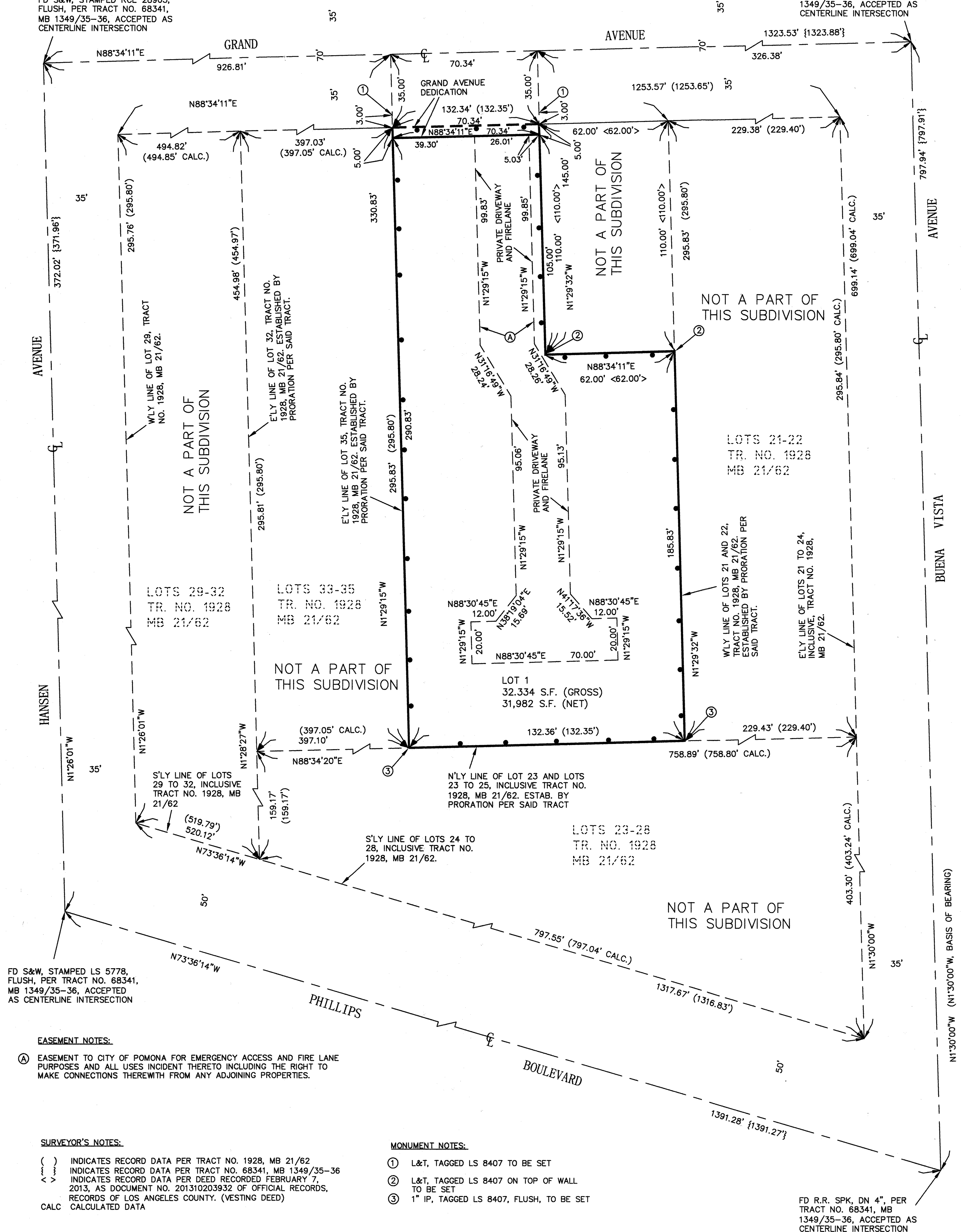
LEGEND

INDICATES THE BOUNDARY OF THE LAND
BEING SUBDIVIDED BY THIS MAP.



FD S&W, STAMPED RCE 28903,
FLUSH, PER TRACT NO. 68341,
MB 1349/35-36, ACCEPTED AS
CENTERLINE INTERSECTION

FD R.R. SPK, DN 4", PER
TRACT NO. 68341, MB
1349/35-36, ACCEPTED AS
CENTERLINE INTERSECTION



EASEMENT NOTES:

- (A) EASEMENT TO CITY OF POMONA FOR EMERGENCY ACCESS AND FIRE LANE PURPOSES AND ALL USES INCIDENT THERETO INCLUDING THE RIGHT TO MAKE CONNECTIONS THEREWITH FROM ANY ADJOINING PROPERTIES.

SURVEYOR'S NOTES:

- ```
() INDICATES RECORD DATA PER TRACT NO. 1928, MB 21/62
{ } INDICATES RECORD DATA PER TRACT NO. 68341, MB 1349/35-36
< > INDICATES RECORD DATA PER DEED RECORDED FEBRUARY 7,
2013, AS DOCUMENT NO. 201310203932 OF OFFICIAL RECORDS,
RECORDS OF LOS ANGELES COUNTY. (VESTING DEED)
CALC CALCULATED DATA
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MONUMENT NOTES:

- ① L&T, TAGGED LS 8407 TO BE SET
- ② L&T, TAGGED LS 8407 ON TOP OF WALL TO BE SET
- ③ 1" IP, TAGGED LS 8407, FLUSH, TO BE SET

FD R.R. SPK, DN 4", PER /  
TRACT NO. 68341, MB  
1349/35-36, ACCEPTED AS  
CENTERLINE INTERSECTION