

AREA: 2.97 ACRES
31 NUMBERED LOTS
2 LETTERED LOTS

SHEET 1 OF 4 SHEETS

TRACT NO. 72888

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

BEING SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF LOT 1 OF THE
WHIPP TRACT, AS SHOWN BY MAP ON FILE IN BOOK 83 PAGE 63 OF
MISCELLANEOUS RECORDS COUNTY OF LOS ANGELES STATE OF CALIFORNIA

PSOMAS, RIVERSIDE

MAY 2018

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 RETAIN LOT "A" INDICATED AS "PRIVATE STREET-FIRE LANE," AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOTS 1 THROUGH 31, INCLUSIVE, WITHIN THIS TRACT MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT: LOT "A". THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOT "A" PRIVATE STREETS.

WE HEREBY RETAIN LOT "B" FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THE TRACT

POMONA 31, LP, A CALIFORNIA LIMITED PARTNERSHIP

BY: Jaynie Tamura Gaines

BY: _____

PRINT NAME: Jaynie Tamura Gaines

PRINT NAME: _____

TITLE: Vice President

TITLE: _____

BENEFICIARY STATEMENT

WMCC, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, BENEFICIARY UNDER DEED OF TRUST RECORDED OCTOBER 13, 2017 AS INSTRUMENT NO. 20171173417 OF OFFICIAL RECORDS.

BY: Jaynie Tamura Gaines

BY: _____

PRINT NAME: Jaynie Tamura Gaines

PRINT NAME: _____

TITLE: Vice President

TITLE: _____

SIGNATURE OMISSION

THE FOLLOWING SIGNATURES HAD BEEN OMITTED UNDER THE PROVISION OF SECTION 66436 SUBSECTION (C) (1) OF THE SUBDIVISION MAP ACT. THEIR INTEREST CANNOT BE RIPPEN INTO A FEE. SAID EASEMENT CANNOT BE LOCATED OF RECORDS.

B.F. WHIPP AND G. WHIPP, HOLDER OF AN EASEMENT FOR RIGHT OF WAY PURPOSES FOR CONVEYING WATER THROUGH PIPELINE AND INCIDENTAL PURPOSES AS SET FORTH IN THE DOCUMENT RECORDED IN BOOK 3748, PAGE 90 OF DEEDS, O.R.

PLANNED RESIDENTIAL DEVELOPMENT NOTES

THIS SUBDIVISION TRACT IS APPROVED AS A RESIDENTIAL PLANNED DEVELOPMENT PROJECT WHEREBY THE COMMON AREAS WILL BE HELD IN FEE BY AN ASSOCIATION MADE UP OF THE OWNERS OF THE INDIVIDUAL LOTS. MEMBERSHIP IN THE HOMEOWNERS ASSOCIATION IS INSEPARABLE FROM OWNERSHIP IN THE INDIVIDUAL LOTS.

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

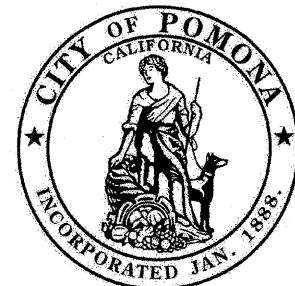
DATED: _____

CITY CLERKS CERTIFICATE

I HEREBY CERTIFY THAT THE CITY COUNCIL OF CITY OF POMONA ON MAY 13, 2015 APPROVED THIS MAP. SAID COUNCIL DID ACCEPT BEHALF OF THE CITY THE EASEMENT FOR PUBLIC UTILITY PURPOSES ALONG WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN THE PRIVATE STREETS AND ALL USES INCIDENTS THERETO, INCLUDING THE RIGHT TO MAKE CONNECTIONS THEREWITH FROM ANY ADJOINING PROPERTIES BY RESOLUTION NO.15-022

EVA M. BOICE, MMC
CITY CLERK-CITY OF POMONA

DATED: _____



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 San Joaquin

ON October 12, 2018 BEFORE ME, Carly Drebert, Notary Public

PERSONALLY APPEARED Jaynie Tamura Gaines

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 Carly Drebert

SIGNATURE Carly Drebert

PRINT NAME _____

MY COMMISSION EXPIRES April 21, 2021

MY PRINCIPAL PLACE OF BUSINESS IS San Joaquin COUNTY.

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.

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SIGNATURE Carly Drebert

PRINT NAME _____

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MY PRINCIPAL PLACE OF BUSINESS IS San Joaquin COUNTY.

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 POMONA 31, LP IN FEBRUARY, 2014. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE FEBRUARY, 2019 AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED, 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.

DATE: OCTOBER 11, 2018

Clifford A. Simental
CLIFFORD A. SIMENTAL, L.S. 5022
PSOMAS



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 THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATE: _____, 20____

RENE GUERRERO, P.E. 66263
CITY ENGINEER-CITY OF POMONA
EXPIRATION 6/30/2020



CITY SURVEYOR'S STATEMENT

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

DATE: _____, 20____

MICHAEL D. MYERS, RCE 30702
ACTING CITY SURVEYOR CITY OF POMONA



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. 72888 AS REQUIRED BY LAW.

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

BY: _____ DEPUTY _____ DATE _____

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF PALOMARES STREET, BEING N 01°42'43" W, AS SHOWN ON TRACT NO. 20118 FILED IN BOOK 557 PAGES 46 AND 47, INCLUSIVE OF MAPS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

SURVEYOR NOTES

- 1. ● INDICATES FOUND MONUMENTS AS NOTED.
- 2. ○ INDICATES SET 2" I.P. WITH PLASTIC PLUG TAGGED LS 5022, FLUSH, UNLESS OTHERWISE NOTED.
- 3. SET NAIL AND TAG, LS 5022, IN TOP OF CURB AT PROLONGATION OF ALL SIDE LOT LINES.
- 4. () INDICATES RECORD DATA PER TRACT MAP NO. 65269 M.B. 1341/77-78.
- 5. < > INDICATES RECORD DATA PER TRACT MAP NO. 28541 M.B. 719/97-98.
- 6. [[]] INDICATES R+M DATA PER TRACT MAP NO. 20118 M.B. 557/46-47, UNLESS NOTED OTHERWISE.
- 7. SFN INDICATES SEARCH FOUND NOTHING.
- 8. R+M INDICATES RECORD AND MEASURED.
- 9. DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
- 10. THIS MAP CONTAINS 2.97 ACRES GROSS.

EASEMENT NOTES

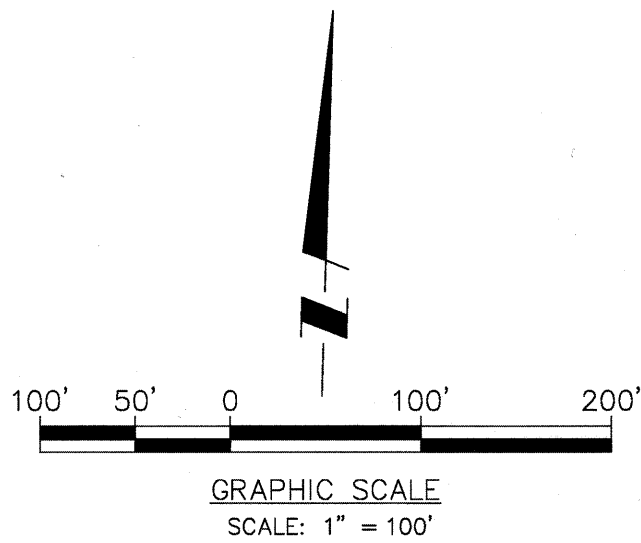
- 1. AN EASEMENT FOR RIGHT OF WAY FOR CONVEYING WATER THROUGH PIPE LINES AND INCIDENTAL PURPOSES FILED IN BOOK 3748 PAGE 90 OF DEEDS, O.R. NOT PLOTTABLE FROM RECORDS.

ESTABLISHMENT NOTES

- 1 SFN, ESTABLISHED BY PROPORTION PER M.B. 1341/77-78.
- 2 SFN, ESTABLISHED BY PROPORTION PER M.B. 557/46-47.
- 3 ESTABLISHED BY INTERSECTION OF RECORD ANGLES FROM PALOMARES ST. PER M.B. 557/46-47, AND FROM PHILADELPHIA ST. PER M.B. 1341/77-78, FOUND LEAD AND TACK ON TOP OF CURB, AT THE N.W. CORNER OF CURB RETURN PER CITY OF POMONA TIE SHEET 34/123. TIE FIT ESTABLISHED POSITION.
- 4 SFN, ESTABLISHED BY INTERSECTION PER M.B. 1341/77-78.

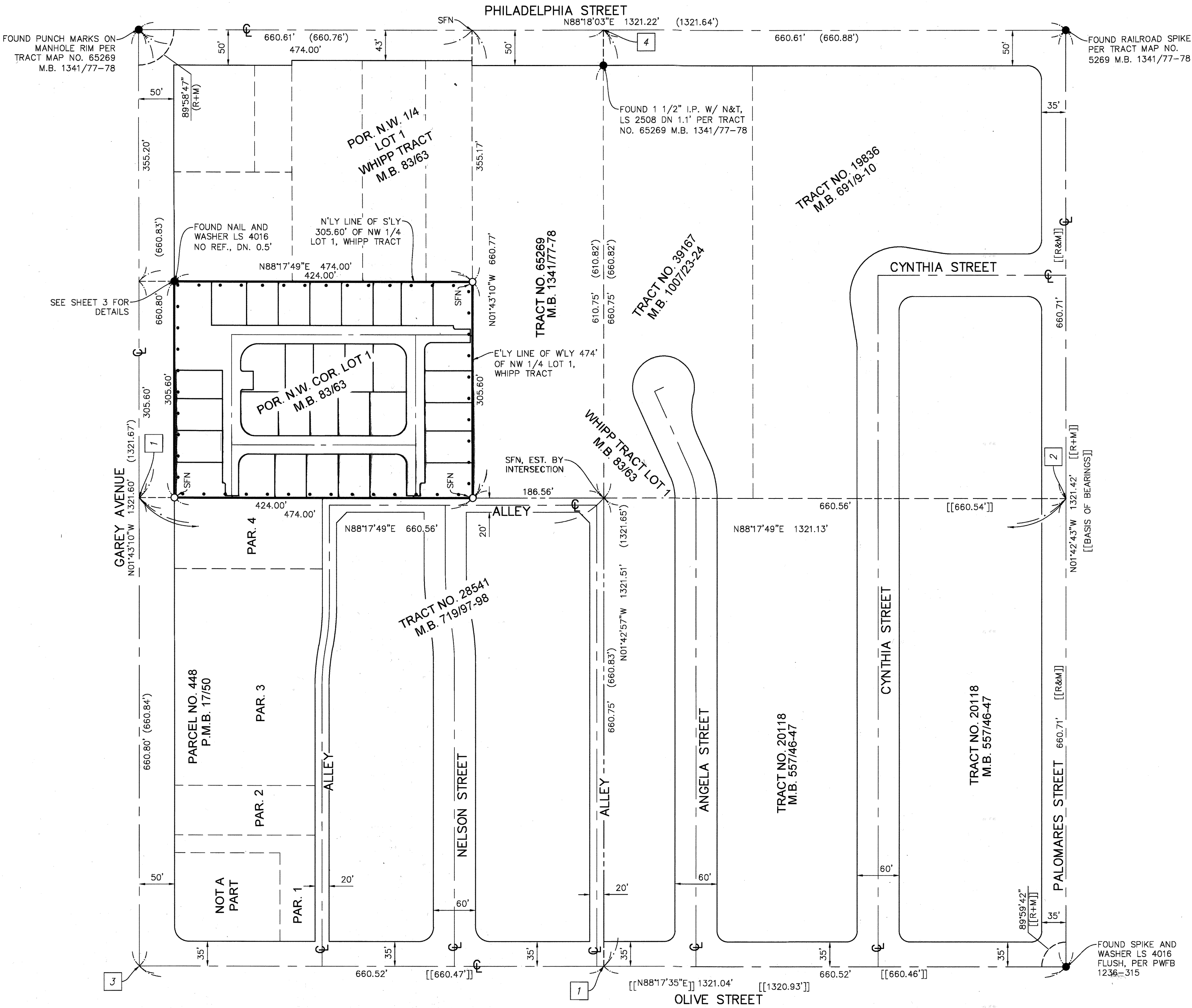
LEGEND

- — ● INDICATES THE BOUNDARY OF LAND BEING SUBDIVIDED BY THIS MAP
- ℄ INDICATES CENTER LINE



TRACT NO. 72888

IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BOUNDARY ESTABLISHMENT SHEET



TRACT NO. 72888

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

EASEMENT NOTES

1. AN EASEMENT FOR RIGHT OF WAY FOR CONVEYING WATER THROUGH PIPE LINES AND INCIDENTAL PURPOSES FILED IN BOOK 3748 PAGE 90 OF DEEDS, O.R. NOT PLOTTABLE FROM RECORDS.

LEGEND

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

MATCH LINE SEE SHEET 4

MATCH LINE SEE SHEET 4

PARCEL NO. 448
M.B. 17/50
PAR. 4

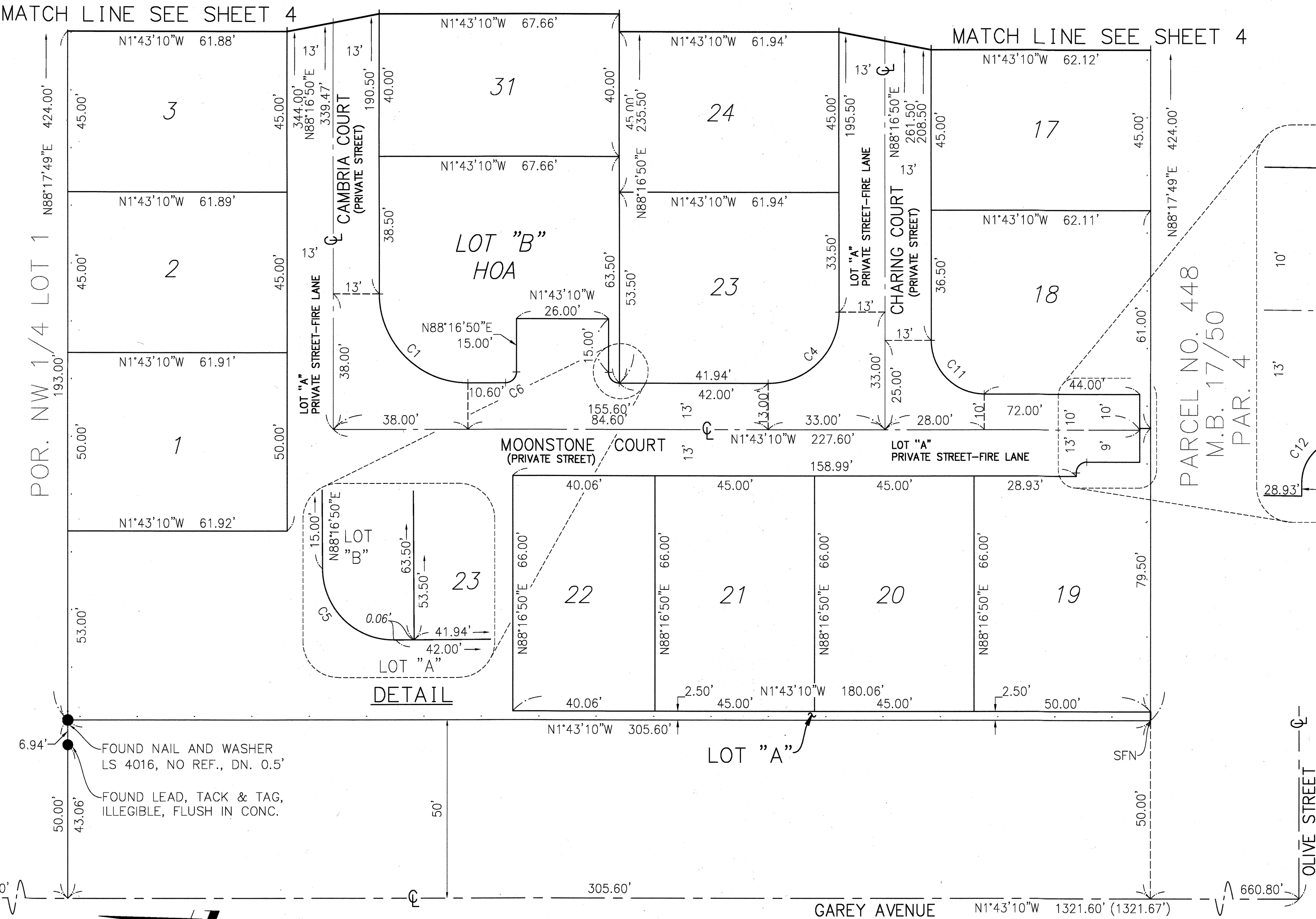
DETAIL

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N1°42'11"W	3.09'
L2	N1°43'11"W	3.19'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	TAN
C1	39.27'	25.00'	90°00'00"	25.00'
C2	31.42'	20.00'	90°00'00"	20.00'
C3	31.42'	20.00'	90°00'00"	20.00'
C4	31.42'	20.00'	90°00'00"	20.00'
C5	4.71'	3.00'	90°00'00"	3.00'
C6	4.71'	3.00'	90°00'00"	3.00'
C7	4.71'	3.00'	90°00'00"	3.00'
C8	15.71'	10.00'	90°00'00"	10.00'
C9	4.71'	3.00'	90°00'59"	3.00'
C10	23.56'	15.00'	90°00'00"	15.00'
C11	23.56'	15.00'	90°00'00"	15.00'
C12	4.71'	3.00'	89°59'01"	3.00'



TRACT NO. 72888

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

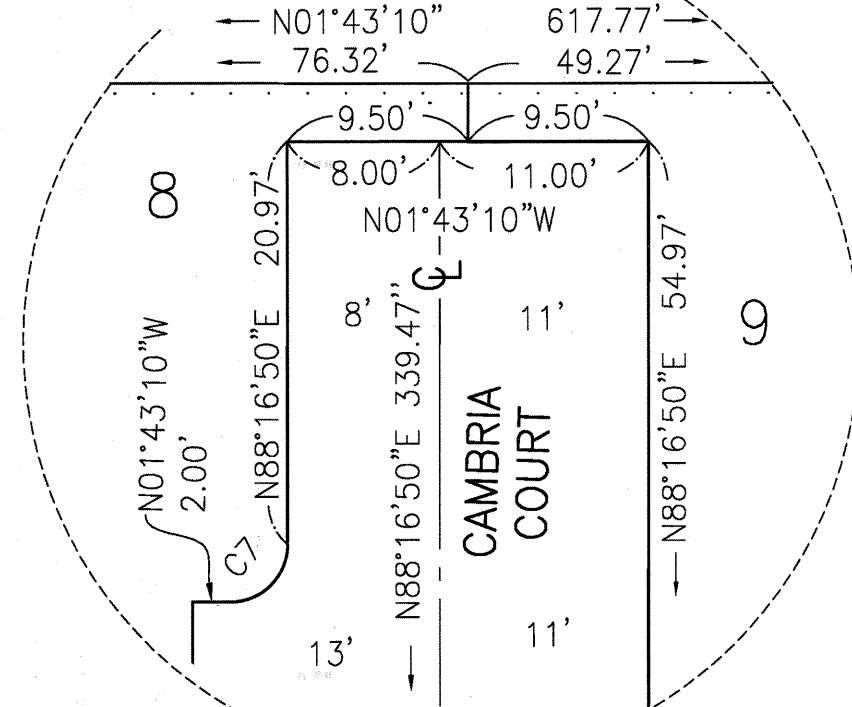
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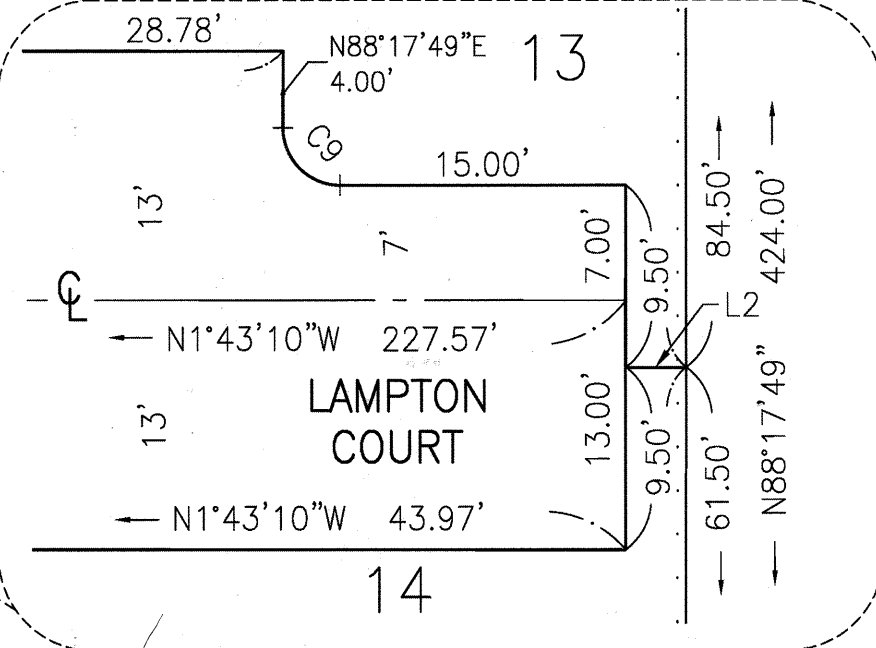
LEGEND

—•—•— INDICATES THE BOUNDARY OF LAND BEING SUBDIVIDED BY THIS MAP

DETAIL 'A'



DETAIL 'B'

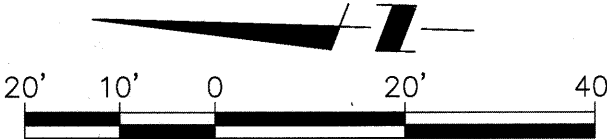


CURVE TABLE

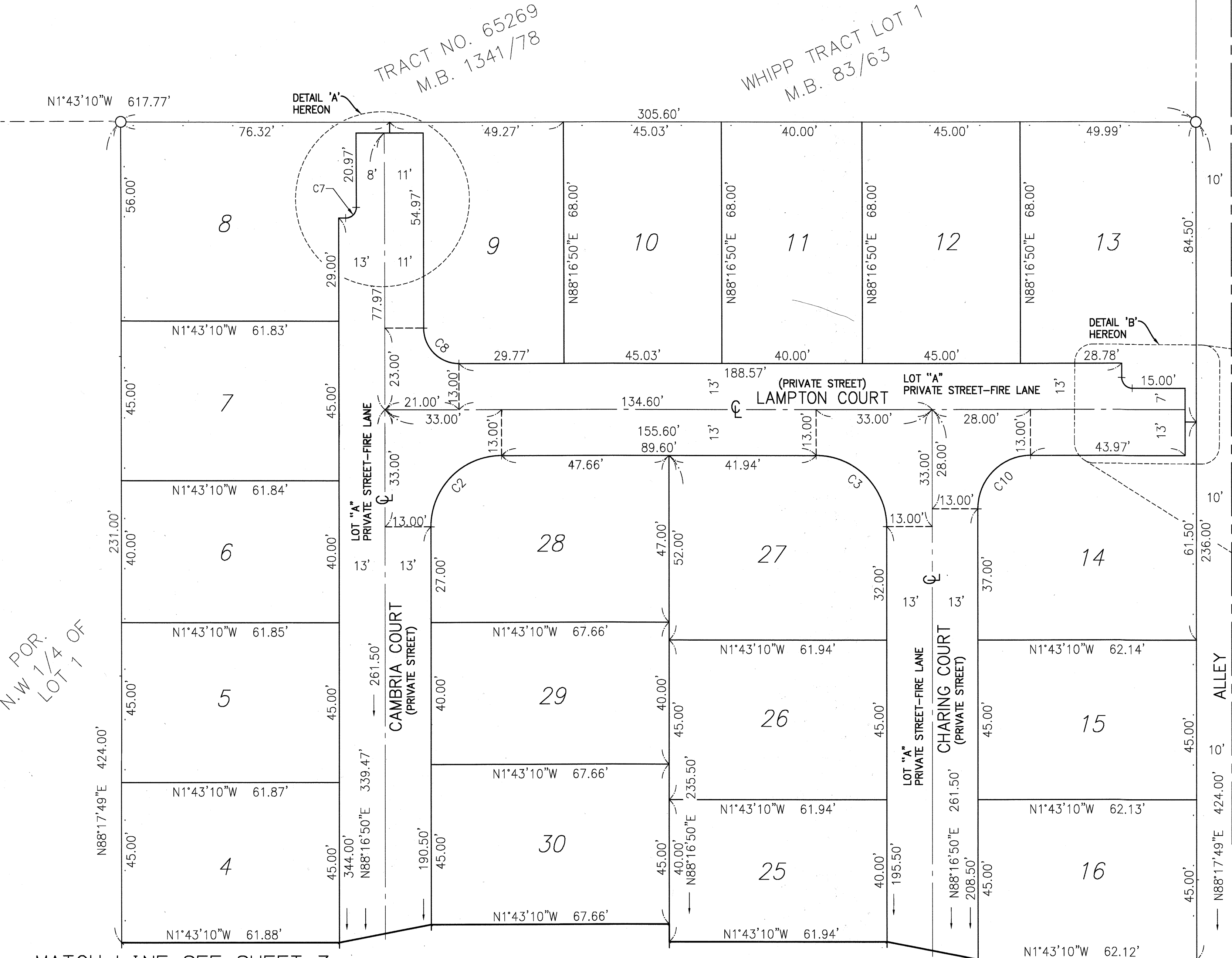
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L2	N1°43'11"W	3.19'



GRAPHIC SCALE
SCALE: 1" = 20'



MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 3