

TENTATIVE PARCEL MAP NO. 82199

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

MAR 7, 2019

EASEMENT NOTE: (ALL EASEMENTS TO REMAIN)

PER FIRST AMERICAN TITLE INSURANCE COMPANY
ORDER NUMBER: NCS-835864-ONT1
TITLE OFFICER: GREG FRANKE
TITLE ASSISTANT: ERIN WEST
PHONE: (909)510-6233

④ AN EASEMENT FOR WATER AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 169 OF DEEDS, PAGE 534.
(NOT PLOTTABLE) (AFFECTS PARCEL 4)

⑤ AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JULY 22, 1953 AS BOOK 42274 PAGE 109 OF OFFICIAL RECORDS.
(AFFECTS PARCEL 2)

⑥ AN EASEMENT FOR CONDUITS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AUGUST 28, 1953 AS BOOK 42580 PAGE 141 OF OFFICIAL RECORDS.

⑦ AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED OCTOBER 04, 1954 AS BOOK 45749 PAGE 17 OF OFFICIAL RECORDS.
(NOT PLOTTABLE)

⑧ AN EASEMENT FOR POLE LINES AND CONDUITS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 19, 1955 AS BOOK 46679 PAGE 106 OF OFFICIAL RECORDS.

⑨ AN EASEMENT FOR PUBLIC UTILITY PURPOSES, OVER THE SOUTH 5 FEET OF SAID PARCEL 5, AS RESERVED IN RESOLUTION NO. 5598 ADOPTED MARCH 31, 1958 BY THE CITY OF POMONA, WHICH OTHERWISE VACATED THE PUBLIC RIGHTS FOR ROAD AND ALLEY PURPOSES RECORDED APRIL 15, 1958 IN BOOK D-72 PAGE 795 OFFICIAL RECORDS

⑩ AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AUGUST 04, 1969 AS INSTRUMENT NO. 2301 OF OFFICIAL RECORDS.

⑪ AN EASEMENT FOR UNDERGROUND ELECTRIC SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED FEBRUARY 09, 1972 AS INSTRUMENT NO. 3123 OF OFFICIAL RECORDS.

LEGAL DESCRIPTION: (EXISTING)

EXISTING PARCEL 1:
THE EASTERLY 250 FEET OF THE NORTHERLY 148 FEET OF THE SOUTHERLY 183 FEET OF THAT PART OF BLOCK 215 OF THE POMONA TRACT, IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGES 96 AND 97 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY INCLUDED WITHIN THE FOLLOWING DESCRIBED PROPERTY:
BEGINNING AT A POINT WHERE THE WEST LINE OF SAID BLOCK 215, EXTENDED SOUTH WOULD INTERSECT THE CENTER LINE OF HOLT AVENUE; THENCE NORTH ALONG SAID WEST LINE AND THE EXTENSION THEREOF AND ALONG THE WEST LINE OF LOT 33 OF THE NORTHEAST POMONA TRACT, AS PER MAP RECORDED IN BOOK 5, PAGE 461 OF MISCELLANEOUS RECORDS, 621 FEET, MORE OR LESS, TO THE LAND NOW OR FORMERLY OF C.N. PECK; THENCE EASTERLY ALONG SAID LAND OF PECK 588 FEET TO THE SOUTHEAST CORNER OF SAID PECK'S LAND; THENCE SOUTHERLY ALONG THE WEST LINE OF THE LAND NOW OR FORMERLY OF R.C. KELLY, 623.5 FEET, MORE OR LESS, TO THE CENTER LINE OF HOLT AVENUE; THENCE WESTERLY ALONG SAID CENTER LINE 587 FEET TO THE POINT OF BEGINNING.
EXCEPT THE SOUTH 15 FEET THEREOF, CONVEYED TO THE CITY OF POMONA, BY DEED RECORDED IN BOOK 13451, PAGE 119, OFFICIAL RECORDS.

EXISTING PARCEL 2:
THE WESTERLY 40 FEET OF LOT 15 OF TRACT 17174, IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 477, PAGES 29 AND 30 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXISTING PARCEL 3:
THAT PORTION OF BLOCK 215 OF THE POMONA TRACT, IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGES 96 AND 97 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE MOST SOUTHERLY LINE OF TRACT 17174, AS PER MAP RECORDED IN BOOK 477, PAGES 29 AND 30 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITH THE NORTHEASTERLY PROLONGATION OF THE EASTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO CLARENCE H. CULLING AND MARION J. CULLING, RECORDED ON OCTOBER 6, 1948 AS INSTRUMENT NO. 1996, IN BOOK 28396, PAGE 346, OFFICIAL RECORDS; THENCE WESTERLY ALONG SAID MOST SOUTHERLY LINE (BEING ALSO THE SOUTHERLY LINE OF THE ALLEY 20 FEET WIDE, ADJOINING AND SOUTHERLY OF LOTS 11 TO 50 INCLUSIVE OF SAID TRACT 17174 AND AS SHOWN ON THE MAP OF SAID TRACT 17174) TO THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 15; THENCE SOUTHERLY ALONG SAID LAST MENTIONED PROLONGATION TO THE NORTHERLY LINE OF THE LAND DESCRIBED IN SAID DEED RECORDED IN BOOK 28396, PAGE 346, OFFICIAL RECORDS; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE EASTERLY LINE OF THE LAND DESCRIBED IN SAID DEED; THENCE NORTHERLY ALONG THE NORTHERLY PROLONGATION OF SAID EASTERLY LINE TO THE POINT OF BEGINNING.

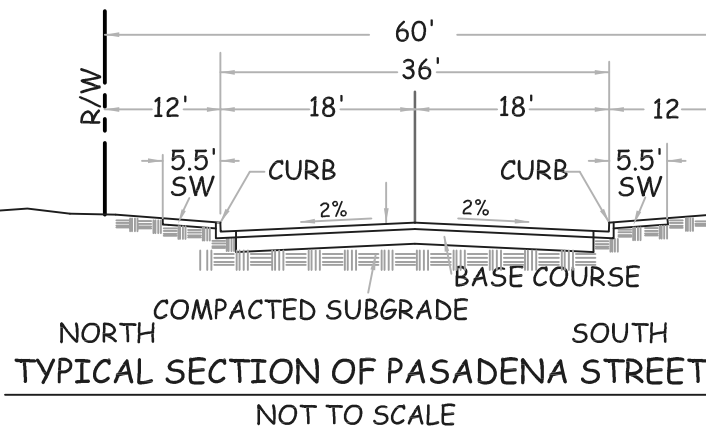
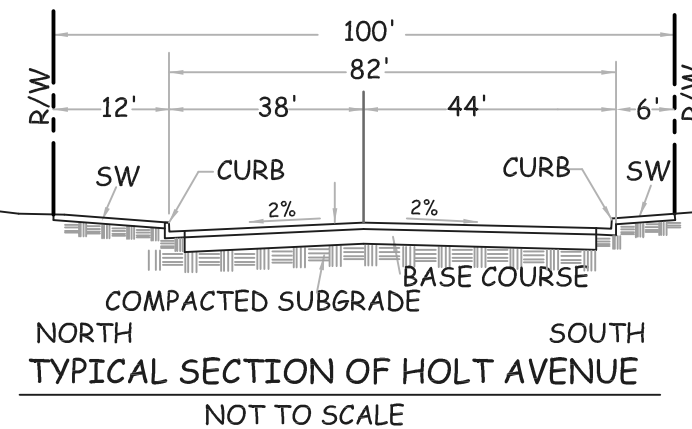
EXISTING PARCEL 4:
PARCEL 2, IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 77, PAGES 55 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXISTING PARCEL 5:
THAT CERTAIN ALLEY, 20 FEET WIDE, SHOWN ON THE MAP OF TRACT 17174, IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 477, PAGES 29 AND 30 OF MAPS, LYING SOUTH OF AND CONTIGUOUS WITH THE SOUTH LINE OF LOTS 11 TO 15 INCLUSIVE OF SAID TRACT 17174, VACATED BY RESOLUTION NO. 5598, OF THE CITY OF POMONA, A CERTIFIED COPY THEREOF BEING RECORDED APRIL 15, 1958 IN BOOK D-72, PAGE 795, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT FROM THE NORTH HALF OF SAID 20 FOOT ALLEY, THAT PORTION LYING BETWEEN THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF THE EASTERLY 10 FEET OF SAID LOT 15 AND EASTERLY LINE OF SAID LOT 11.



NEAREST BUS STOP:
THE NEAREST BUS STOP TO THE SITE IS LOCATED AT THE N.E. CORNER OF THE INTERSECTION OF HOLT AVE AND CLARK AVE.

SCALE: 1"=20'

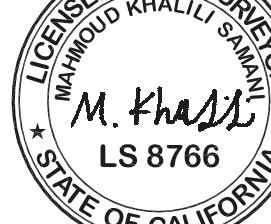


BASIS OF BEARINGS

THE BEARING N 88°29'25" W OF THE CENTERLINE OF HOLT AVE., AS SHOWN IN TRACT NO. 17174, M.B. 477-29-30, RECORDS OF LOS ANGELES COUNTY.

COUNTY OF LOS ANGELES BENCHMARK

QUAD YEAR 2005
NUMBER J62872
ELEVATION 914.078
DESCRIPTION: LAT IN W CB 3.3FT N/O BCR @ SW COR HOLT AVE & EAST END AVE 80.4 FT S/O & 34.4 FT W/O C/L INT.



SUBDIVISION LAND SURVEY CIVIL ENGINEERING & DESIGN

135 N. SAN GABRIEL BLVD.
SAN GABRIEL, CA 91775
TEL: (626) 570-1918
EMAIL: info@tritechassociates.com

TENTATIVE PARCEL MAP NO. 82199

SCALE: 1"=20'
DATE: 3/7/19

APN : 8323-016-018

DRAWN BY: JS
REVISED:

1175 E HOLT AVE, POMONA, CA 91767

SHEET 1 OF 1

JOB NO.
180113

