

SCALE: 1" = 200'
No OF PARCELS: 14

PARCEL MAP NO. 8528

IN THE CITY OF POMONA, STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF LOT 1 AND 2 AS RECORDED IN BOOK
83 PAGES 62 AND 63, RECORD OF SURVEY, RECORDS OF LOS ANGELES
COUNTY, STATE OF CALIFORNIA.

OCTOBER 1977

BOOK 92 PAGE 28
SHEET 1 OF 12 SHEETS

FILED
AT REQUEST OF
WESTMOR Development Company
MAR 28 1978
47 MIN. 4 PM
BOOK 92
PAGE 28
OF PARCEL MAPS
LOS ANGELES COUNTY, CALIF.

Registrar-Recorder

Deputy

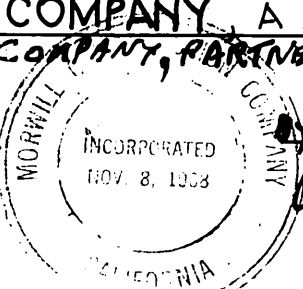
#2700

OWNERS' CERTIFICATE

WE HEREBY CERTIFY 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.

WESTMOR DEVELOPMENT COMPANY, A PARTNERSHIP
MORWILL CONSTRUCTION COMPANY, PARTNER, MORWILL PROPERTIES, PARTNER

By Julius Cefkowitz V. PRES.
Manny Flekman Part. Secy



By Julius Cefkowitz V. PRES.
Manny Flekman Part. Secy

ENGINEER'S CERTIFICATE

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 AT THE REQUEST OF WESTMOR DEVELOPMENT COMPANY ON OCTOBER 17, 1977. I HEREBY STATE THAT THE PARCEL MAP PROCEDURES OF THE LOCAL AGENCY HAVE BEEN COMPLIED WITH AND THAT THIS PARCEL MAP CONFORMS TO THE APPROVED TENTATIVE MAP AND THE CONDITIONS OF APPROVAL THEREOF WHICH WERE REQUIRED TO BE FULFILLED PRIOR TO THE FILING OF THE PARCEL MAP. MONUMENTS SHOWN HEREON AS "TO BE SET" WILL BE SET BY ME WITHIN TWELVE MONTHS FROM FILING DATE SHOWN HEREON.

Ralph E. Bolles
RALPH E. BOLLES, R.C.E. 8332

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N41°54'07"W OF THE CENTERLINE OF CORONA FREEWAY AS SHOWN ON MAP OF RECORD OF SURVEY RECORDED IN BOOK 83 PAGES 62 AND 63 OF RECORDS OF SURVEYS, RECORDS OF LOS ANGELES COUNTY.

CITY ENGINEER'S CERTIFICATE

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.

Ronald L. Kwanzer
CITY ENGINEER, R.C.E. 18503

3-16-78
DATE

CITY TREASURER'S 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.

Paul Chidsey
CITY TREASURER - CITY OF POMONA

3-16-78
DATE

TITLE INSURANCE AND TRUST COMPANY, A CORPORATION (AS TRUSTEE)
UNDER DEED OF TRUST RECORDED IN BOOK T6022 PAGE 447 OF OFFICIAL RECORDS, AND UNDER DEED OF TRUST RECORDED JUNE 20 1965 AS DOCUMENT NO. 611

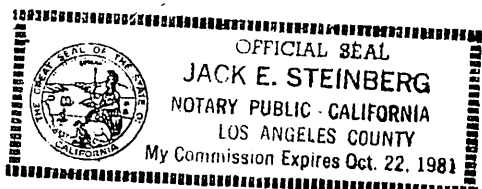
Neil F. Barton
VICE PRESIDENT

Robert Phinney
ASSISTANT SECRETARY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES }

ON THIS 6 DAY OF MARCH, 1978 BEFORE ME JACK E. STEINBERG, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JULIUS LEEKOWITZ, KNOWN TO ME TO BE THE VICE PRESIDENT AND MANNY ELEKMAN, KNOWN TO ME TO BE THE ASSISTANT SECRETARY OF MORWILL CONSTRUCTION COMPANY, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AS PARTNER OF WESTMOR DEVELOPMENT COMPANY A PARTNERSHIP, AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION HEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME, AS SUCH PARTNER, AND PERSONALLY APPEARED JULIUS LEEKOWITZ, KNOWN TO ME TO BE THE VICE PRESIDENT AND MANNY ELEKMAN, KNOWN TO ME TO BE THE ASSISTANT SECRETARY OF MORWILL PROPERTIES INC., THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AS PARTNER OF WESTMOR DEVELOPMENT COMPANY, A PARTNERSHIP AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION HEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME, AS SUCH PARTNER AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.



Jack E. Steinberg
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES OCT. 22, 1981

NOTE: (NET) * EXCLUDES STREET EASEMENTS.

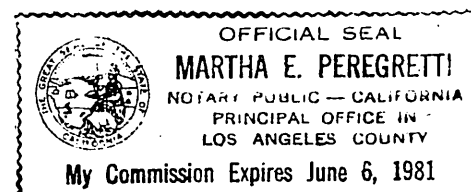
SIGNATURE OMISSIONS

THE SIGNATURES OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION (EASEMENT HOLDER), AS DISCLOSED BY DEEDS RECORDED IN BOOK 10299, PAGE 330; BOOK 31184, PAGE 370; BOOK 42556, PAGE 254; BOOK 52175, PAGE 403; BOOK 53587, PAGE 252; BOOK D3699, PAGE 899; BOOK D4311, PAGE 248, ALL OF OFFICIAL RECORDS AND THE SIGNATURE OF THE STATE OF CALIFORNIA (EASEMENT HOLDER), AS DISCLOSED BY DEEDS RECORDED IN BOOK 11626, PAGE 133; BOOK D5073, PAGE 471; BOOK 54672, PAGE 371 ALL OF OFFICIAL RECORDS HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (C)(1) 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. THE SIGNATURES OF THE PRESENT OWNERS OF OIL, GAS AND OTHER HYDROCARBONS AND MINERALS RESERVED IN DEED RECORDED IN BOOK D3955, PAGE 185 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (C)(3) OF THE SUBDIVISION MAP ACT. THE SIGNATURES OF THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, A PUBLIC CORPORATION (EASEMENT HOLDER) BY DEEDS RECORDED IN BOOK D4357, PAGE 346 AND BOOK D6428, PAGE 731, BOTH OF OFFICIAL RECORDS HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (C)(1) 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. THE CITY OF POMONA, A MUNICIPAL CORPORATION IS AN EASEMENT HOLDER PER B.K. 54674, PAGE 103; B.K. D4713, PAGE 370; B.K. D5045, PAGE 975; B.K. D5062, PAGE 435; B.K. D5091, PAGE 740; B.K. D5149, PAGE 484 AND DEED RECORDED FEBRUARY 24, 1975, AS DOCUMENT NO. 3887 ALL OFFICIAL RECORDS.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES }

ON THIS 17 DAY OF February, 1978, BEFORE ME MARTHA E. PEREGRETTI, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Neil F. Barton, KNOWN TO ME TO BE THE VICE PRESIDENT AND Robert Phinney, KNOWN TO ME TO BE THE ASSISTANT SECRETARY OF TITLE INSURANCE AND TRUST COMPANY, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION HEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME, AS TRUSTEE.



Martha E. Peregritti
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES June 6, 1981

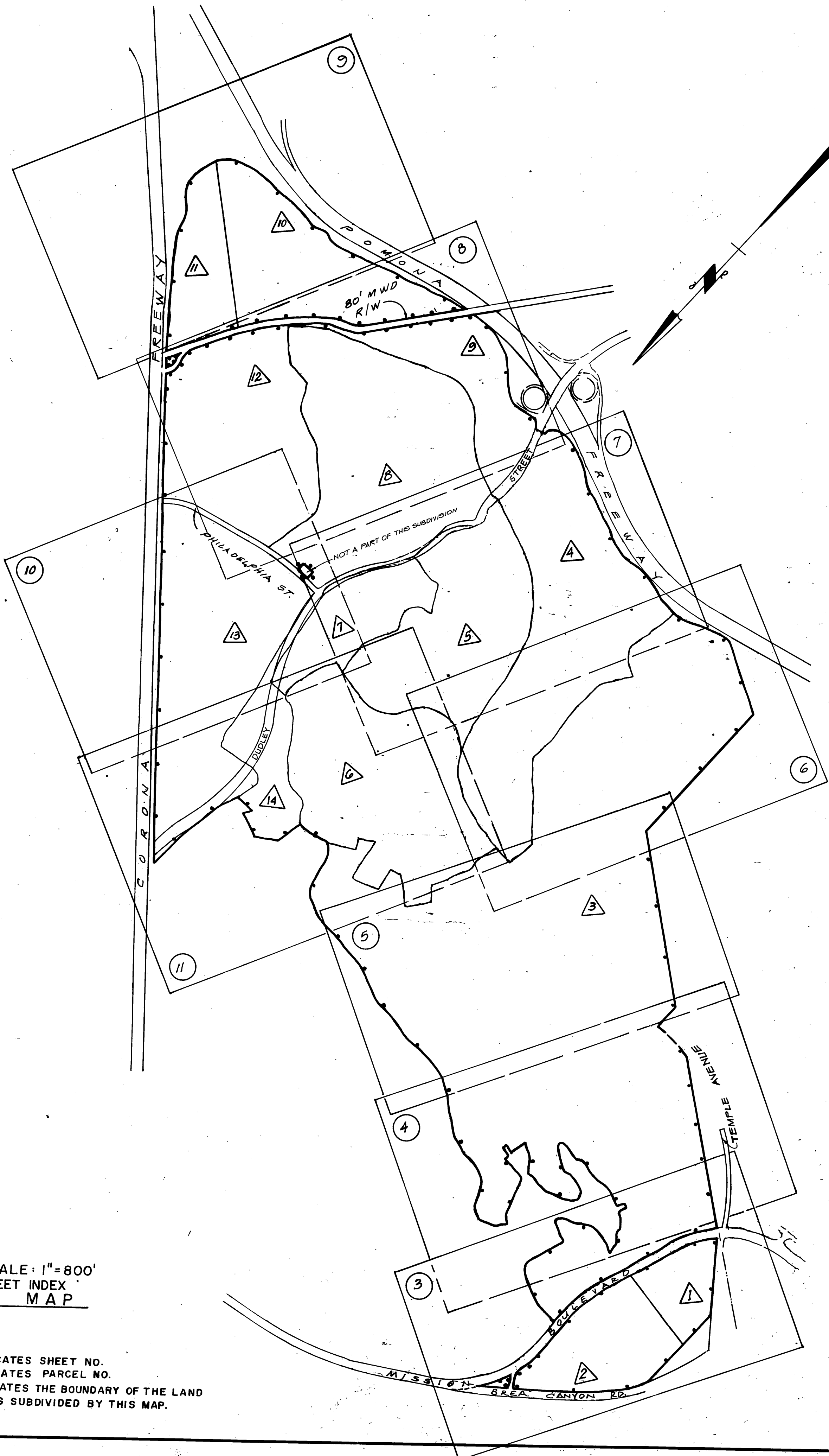
PARCEL MAP NO. 8528

IN THE CITY OF POMONA, STATE OF CALIFORNIA

SHEET 2 OF 12 SHEETS

FILED WITH LOS ANGELES
COUNTY RECORDER

MAR 20 1978



SCALE: 1" = 200'

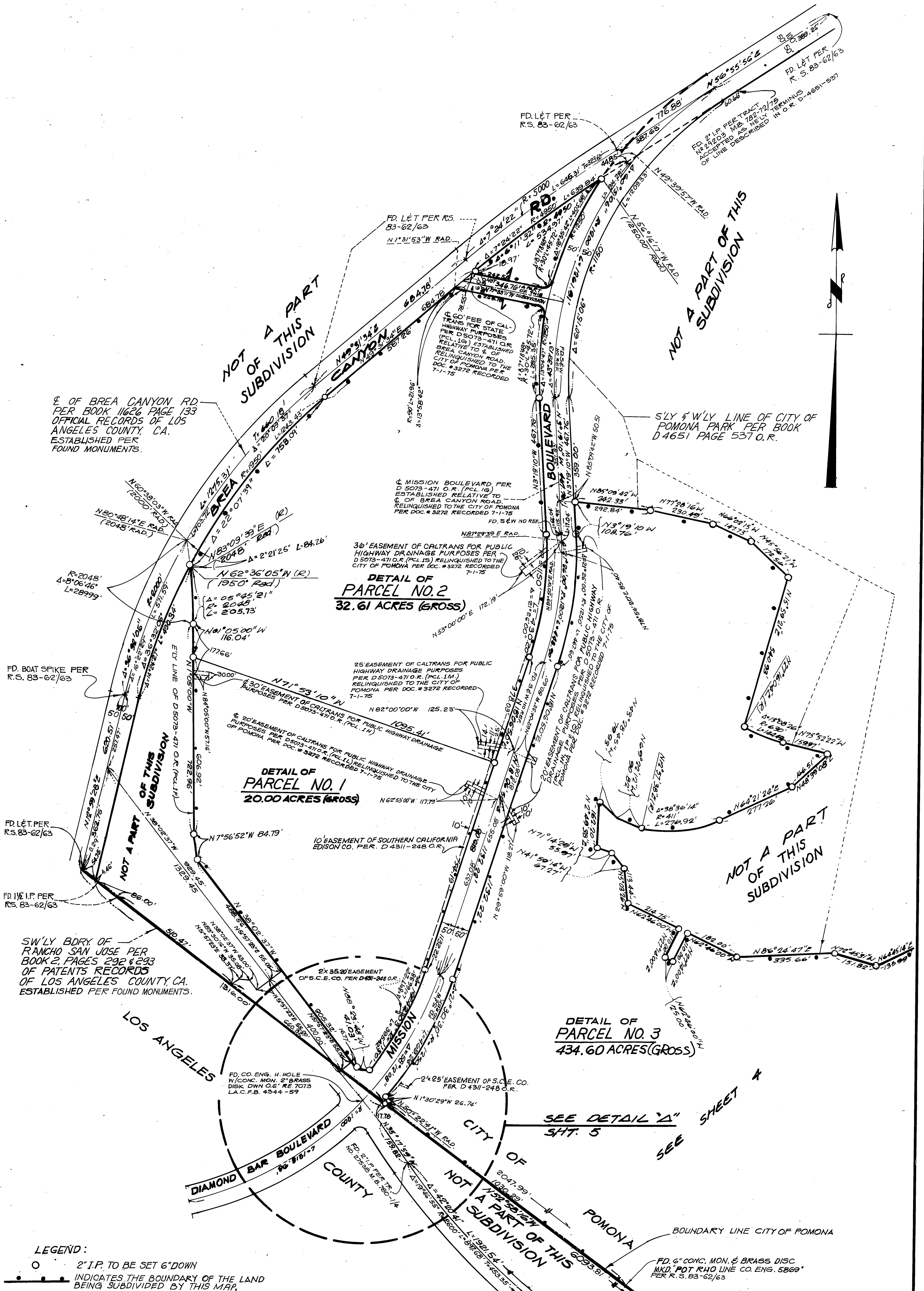
PARCEL MAP NO. 8528

IN THE CITY OF POMONA, STATE OF CALIFORNIA

SHEET 3 OF 12 SHEETS

**FILED WITH LOS ANGELES
COUNTY RECORDER**

MAR 20 1978



9/21/31

SCALE 1" = 200'

SHEET 4 OF 12 SHEETS

PARCEL MAP NO. 8528

IN THE CITY OF POMONA, STATE OF CALIFORNIA

FILED WITH LOS ANGELES
COUNTY RECORDER

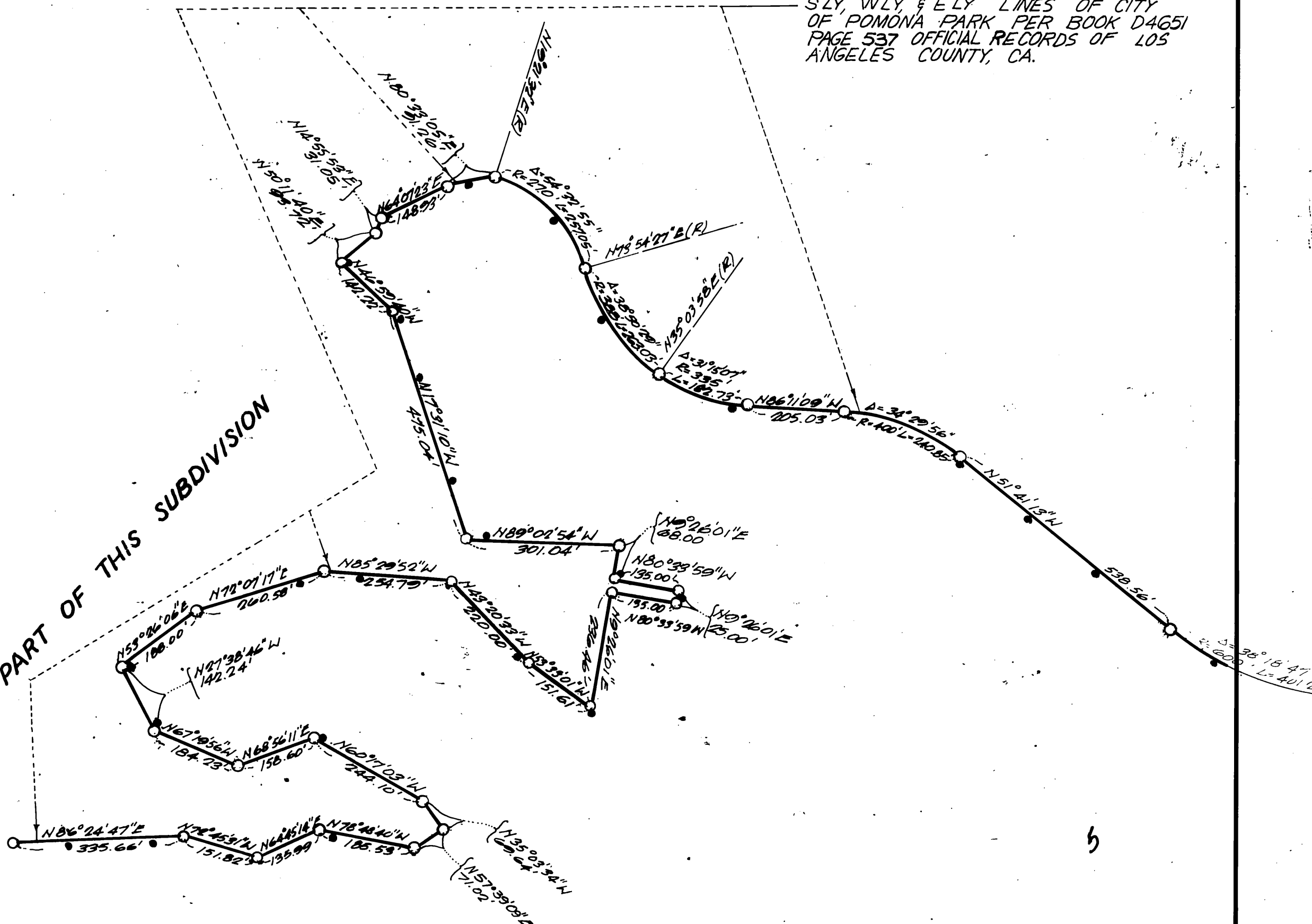
MAR 20 1978

NOT A PART OF THIS SUBDIVISION

S'LY, W'LY & E'LY LINES OF CITY
OF POMONA PARK PER BOOK D4651
PAGE 537 OFFICIAL RECORDS OF LOS
ANGELES COUNTY, CA.

SEE
SHEET
3

NOT A PART OF THIS SUBDIVISION



DETAIL OF
PARCEL NO.3
434.60 AC. (GROSS)

SEE
SHEET

CITY OF
POMONA

SW'LY B'DRY. OF RANCHO SAN JOSE PER
BOOK 2, PAGES 292 & 293 OF PATENTS.

NOT A PART OF THIS
SUBDIVISION

SW'LY B'DRY. LINE CITY OF POMONA

S'LY PROLONGATION OF
E OF TEMPLE AVENUE

FD. 1" I.P. W/ TAG MKD. CO. ENG.
PER R.S. 83-62/63

N'LY AND E'LY LINE OF D4423-523 O.R.
ESTABLISHED BY RECORD ANGLES & DISTANCES
FROM TEMPLE AVENUE.

LEGEND:
INDICATES THE BOUNDARY OF THE LAND
BEING SUBDIVIDED BY THIS MAP.
O 2" I.P. TO BE SET 6" DOWN

FD. 6" CONC. MON & BRASS
DISC MKD. "POT. RHO. LINE
CO. ENG. 5869" PER
R.S. 83-62/63

NOT
A PART
OF THIS
SUBDIVISION

92132

SCALE: 1" = 200'

PARCEL MAP NO. 8528

IN THE CITY OF POMONA, STATE OF CALIFORNIA

SHEET 5 OF 12 SHEETS

FILED WITH LOS ANGELES COUNTY RECORDER

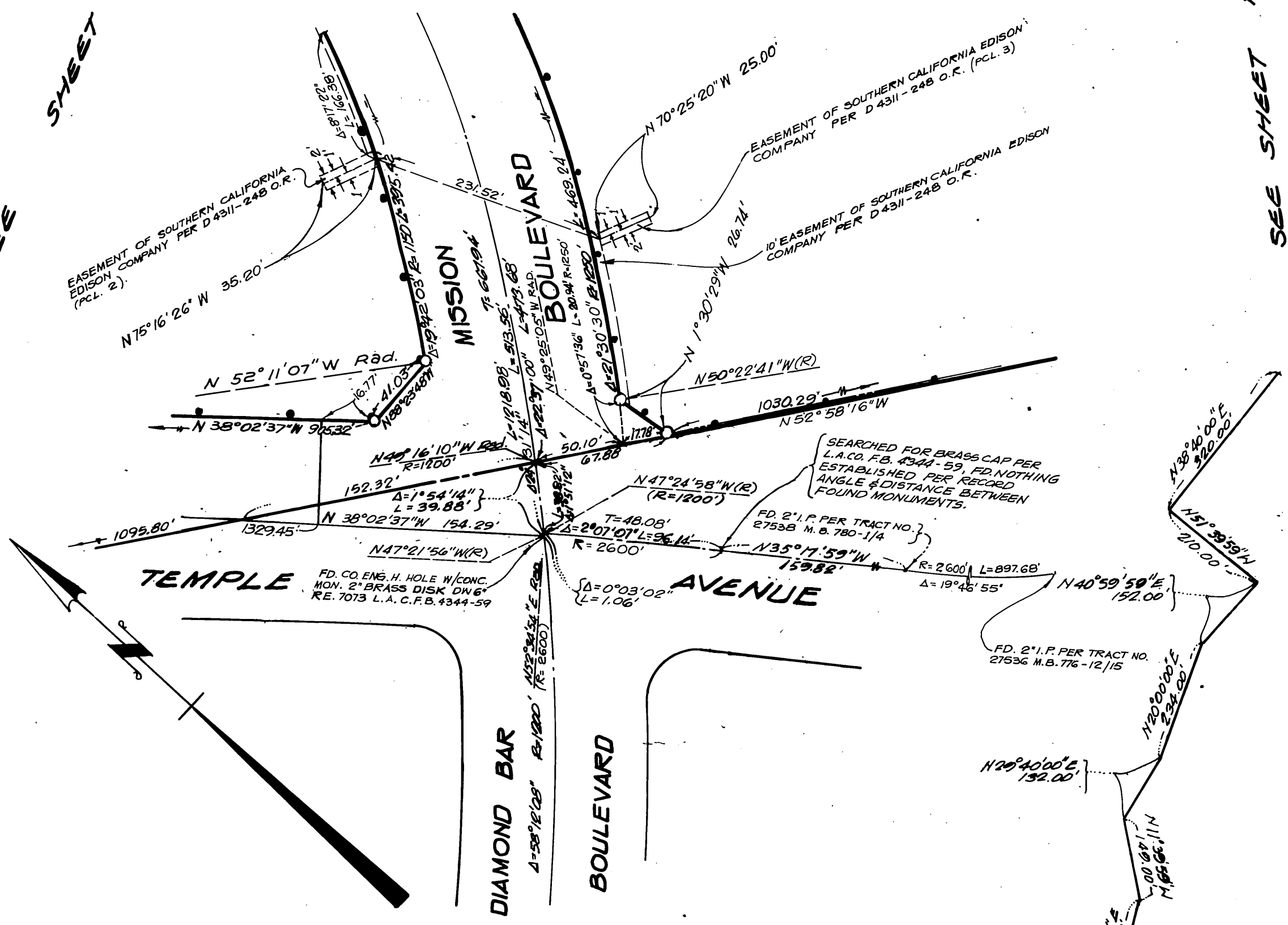
MAR 20 1978

NOT A PART OF THIS SUBDIVISION

S'LY LINE OF CITY OF POMONA PARK PER BOOK D-4651 PAGE 537 OFFICIAL RECORDS OF LOS ANGELES COUNTY, CA.

SEE SHEET

SEE SHEET 11



DETAIL "A" NOT TO SCALE

DETAIL OF PARCEL NO. 3 434.60 ACRES (GROSS)

SW'LY BDRY. OF RANCHO SAN JOSE PER BOOK 2, PAGES 292 & 293 OF PATENTS IN RECORDS OF LOS ANGELES COUNTY, CA.

FD. 1" I.P. W/ TAG MKD. "L.A. CO. ENG." PER R.S. 83-62/63

FD. 1" x 1" CM W/ 2" I.P. MKD. "CO. SURV. RE 2177 RHO LINE" PER R.S. 83-62/63

FD. C.M. WITH BRASS CAP MKD. "CO. ENG. RHO. LINE, RE 5869" PER R.S. 83-62/63

FD. C.M. W/ 2 1/2" BRASS CAP MKD. "COUNTY SURVEYOR RE 2177 RHO LINE" PER R.S. 83-62/63

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP

○ 2" I.P. TO BE SET 6" DOWN

NOT A PART OF THIS SUBDIVISION

NOT A PART OF THIS SUBDIVISION

SEE SHEET 6

SEE SHEET 6

SCALE: 1" = 200'

PARCEL MAP NO. 8528

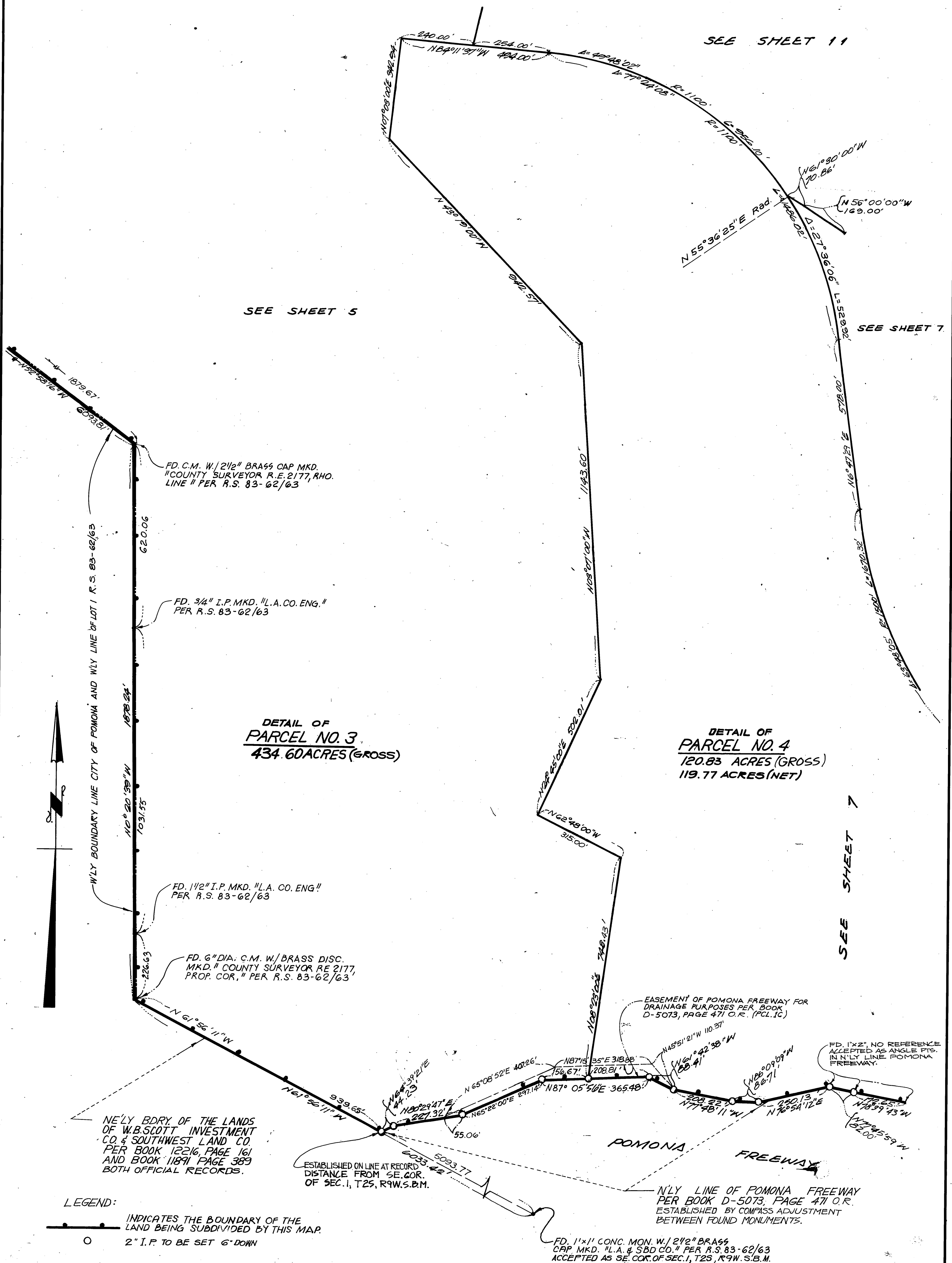
IN THE CITY OF POMONA, STATE OF CALIFORNIA

BOOK 92 PAGE 33

SHEET 6 OF 12 SHEETS

FILED WITH LOS ANGELES
COUNTY RECORDER

MAY 20 1978



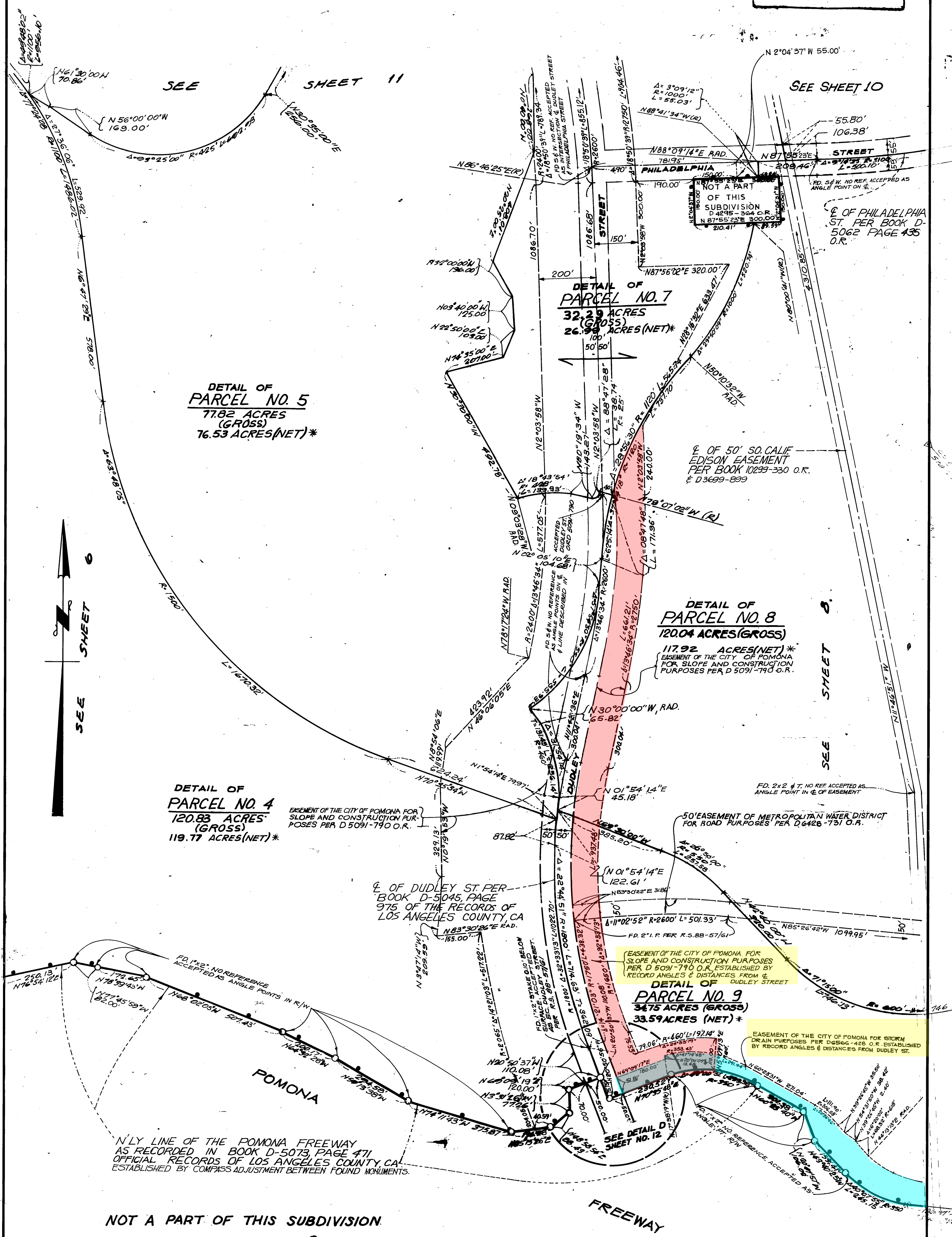
SCALE: 1" = 200'

SHEET 7 OF 12 SHEETS

PARCEL MAP NO. 8528

IN THE CITY OF POMONA, STATE OF CALIFORNIA

FILED WITH LOS ANGELES
COUNTY RECORDER
MAR 20 1978



N'LY LINE OF THE POMONA FREEWAY
AS RECORDED IN BOOK D-5073, PAGE 471
OFFICIAL RECORDS OF LOS ANGELES COUNTY, CA
ESTABLISHED BY COMPASS ADJUSTMENT BETWEEN FOUND MONUMENTS.

EASEMENT OF THE CITY OF POMONA, FOR
SLOPE AND CONSTRUCTION PURPOSES
PER D 5091-790 O.R. ESTABLISHED BY
RECORD ANGLES & DISTANCES FROM &
DUDLEY STREET

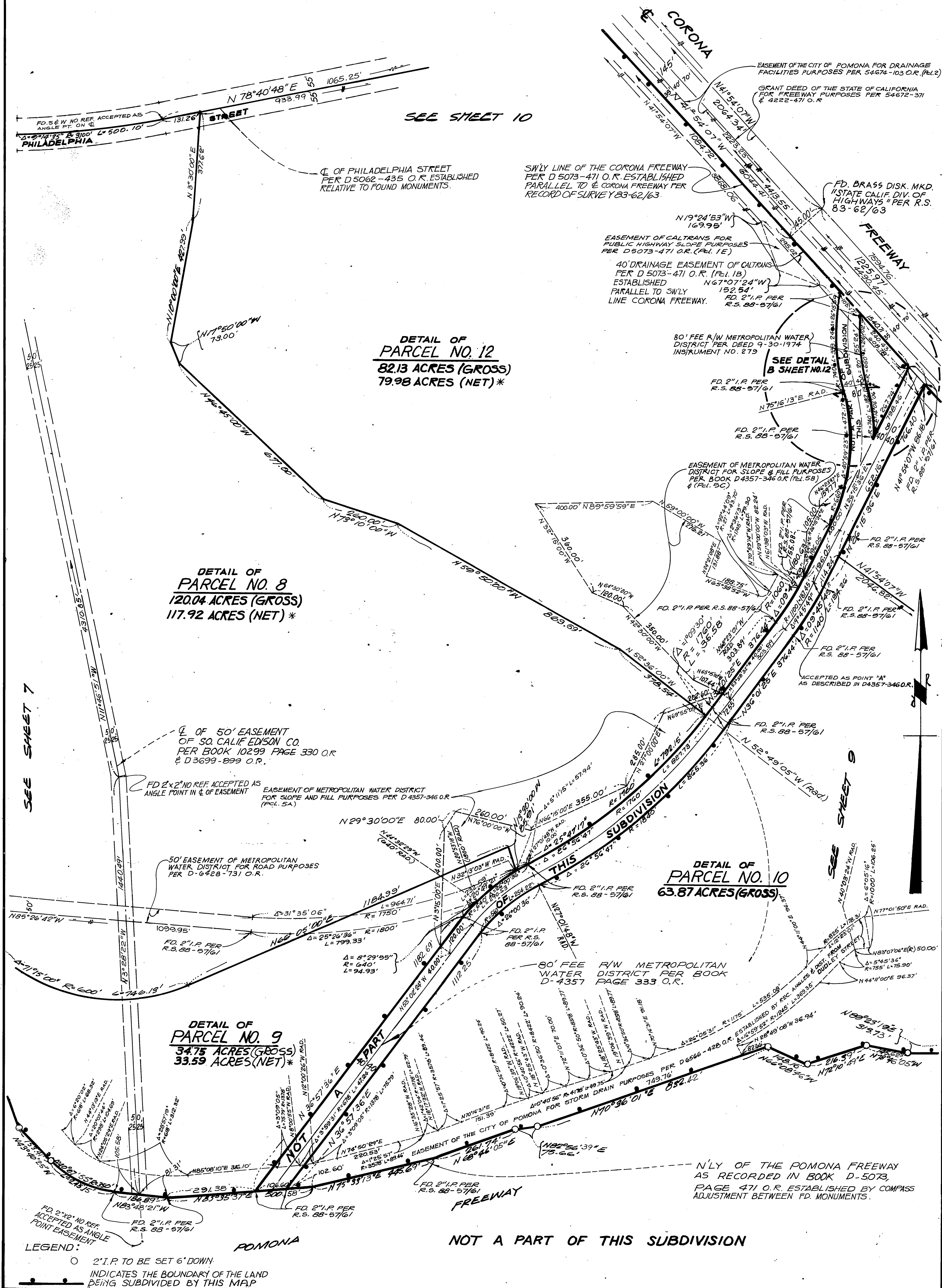
EASEMENT OF THE CITY OF POMONA FOR STORM
DRAIN PURPOSES PER D6566-428 O.R. ESTABLISHED
BY RECORD ANGLES & DISTANCES FROM DUDLEY ST.

PARCEL MAP NO. 8528

IN THE CITY OF POMONA, STATE OF CALIFORNIA

FILED WITH LOS ANGELES
COUNTY RECORDER

MAR 20 1978



SCALE : 1" = 200'

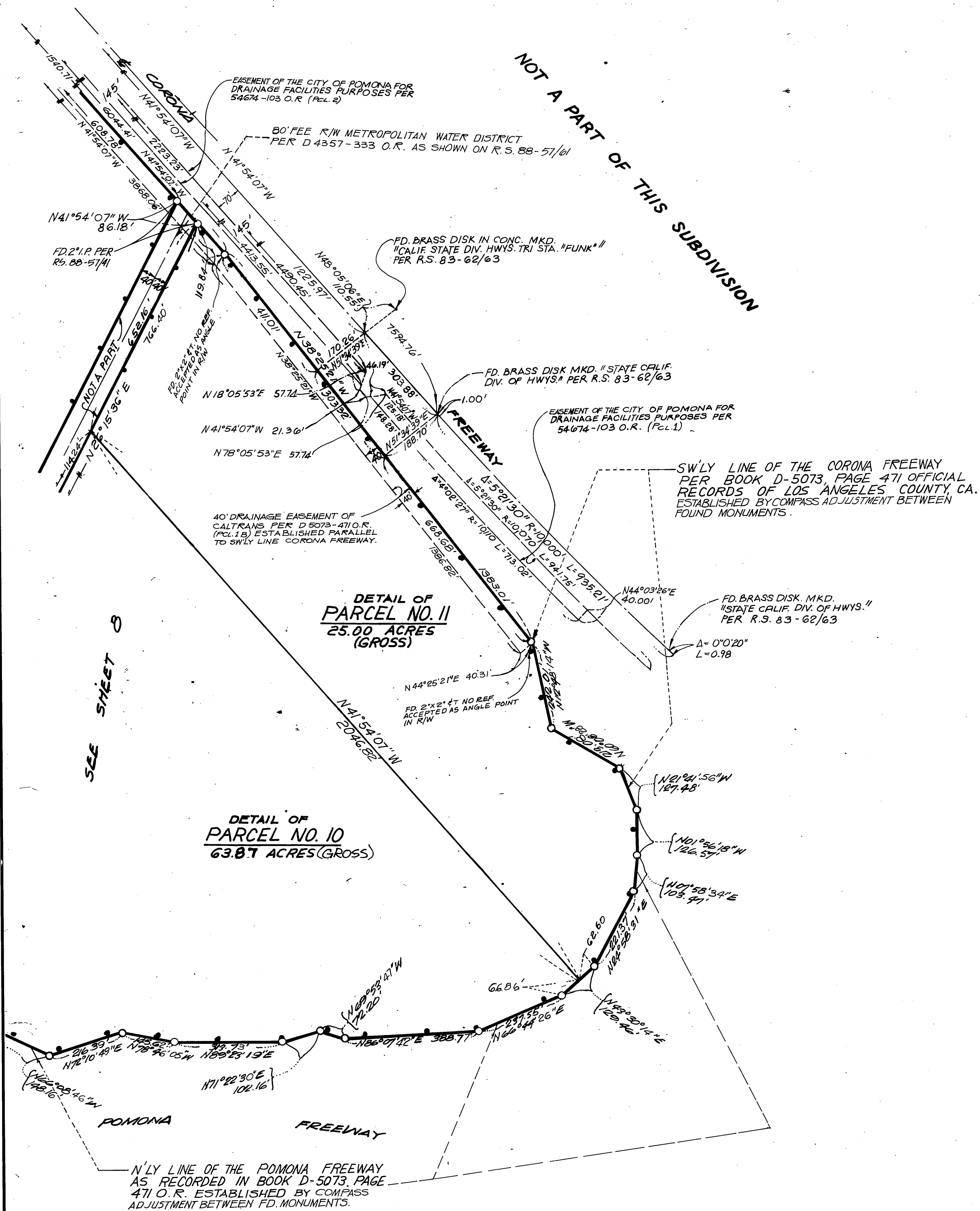
PARCEL MAP NO. 8528

IN THE CITY OF POMONA, STATE OF CALIFORNIA

SHEET 9 OF 12 SHEETS

FILED WITH LOS ANGELES
COUNTY RECORDER

MAK 20 1978



SEE SHEET 8

DETAIL OF
PARCEL NO. 11
25.00 ACRES
(GROSS)

DETAIL OF
PARCEL NO. 10
63.87 ACRES (GROSS)

LEGEND:

INDICATES THE BOUNDARY OF THE LAND
BEING SUBDIVIDED BY THIS MAP

2" I.P. TO BE SET 6" DOWN

2" I.P. TO BE SET 6" DOWN

SCALE: 1" = 200'

PARCEL MAP NO. 8528

IN THE CITY OF POMONA, STATE OF CALIFORNIA

SHEET 10 OF 12 SHEETS

**FILED WITH LOS ANGELES
COUNTY RECORDER**

MAR 20 1978

NOT A PART OF THIS SUBDIVISION

SEE SHEET 11

FD. BRASS DISK MKD. " L.A. CO. SURV. CONTROL
TRIANG. STA. CLEARMONT NO. D-7" PER R.S. 83-62/63

FD. 2x2 NO REF.
ACCEPTED AS ANGLE
POINT & EASEMENT

FD. BRASS DISK. MKD. "STATE CALIF.
DIV. OF HWYS." PER R.S. 83-62/63

- SW'LY LINE OF THE CORONA
FREEWAY PER D5073-471 O.R.
ESTABLISHED PARALLEL TO & FREE-
WAY PER RECORD OF SURVEY 83-62/63

GRANT DEED TO THE STATE OF CALIFORNIA
FOR FREEWAY PURPOSES PER 54672-371
AND 4222-471 O.R.

EASEMENT OF THE CITY OF POMONA FOR
SLOPE AND CONSTRUCTION PURPOSES
PER D5091-790 O.R.

-FD. 2x2 NO REF. ACCEPTED AS ANGLE
POINT IN \angle OF EASEMENT

**DETAIL OF
PARCEL NO. 14**

27.98 ACRES (GROSS)
26.91 ACRES (NET)*

EASEMENT OF THE CITY OF POMONA FOR
DRAINAGE FACILITIES PURPOSES
PER 54674-103 O.R. (PCL. 2)

40' DRAINAGE EASEMENT OF
CALTRANS PER BOOK D5073
PAGE 471 O.R. (P&I. 1B)
ESTABLISHED PARALLEL TO SW'LY LINE
CORONA FREEWAY.

FD. BRASS DISK MKD. "STATE
CALIF. DIV. OF HWYS" PER
R.S. 83-62/63

OF 50' EASEMENT OF
SO. CALIF. EDISON CO. PER D3699-899d
BOOK 10299. PAGE 330 O.R.

DETAIL OF
PARCEL NO. 13

100.68 ACRES (GROSS)
94.80 ACRES (NET)*

**DETAIL OF
PARCEL NO. 7**

32.29 ACRES (GROSS)
26.99 ACRES (NET)*

5

11.74' 5

**DETAIL OF
PARCEL NO. 8**

**DETAIL OF
PARCEL NO. 12**
82.13 ACRES (GROSS)
79.98 ACRES (NET) *

SHEET

LEGEND:

INDICATES THE
BOUNDARY OF THE
LAND BEING SUB-
DIVIDED BY THIS
MAP.

2" I. P. TO BE SET
6" DOWN

SFF

E OF PHILADELPHIA STREET
 PER D5062-435 O.R.
 ESTABLISHED PER
 FD. MONUMENTS

SCALE: 1" = 200'

PARCEL MAP NO. 8528

IN THE CITY OF POMONA, STATE OF CALIFORNIA

SHEET 11 OF 12 SHEETS

**FILED WITH LOS ANGELES
COUNTY RECORDER**

MAR 20 1978



NOT A PART OF SUBDIVISION

LEGEND:

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

○ 2" I.P. TO BE SET 6' DOWN

WLY'S LY BOUNDARY OF THE CITY OF --
POMONA PARK PER D4651-5370.R.

DETAIL OF
PARCEL NO. 3
434.60 ACRES
(GROSS)

**DETAIL OF
PARCEL NO. 14**
**27.98 ACRES
(GROSS)
26.91 ACRES N**

DETAIL OF
PARCEL
NO. 13
100.68 ACRES
(GROSS) 94.80 ACRES NET

DETAIL OF
PARCEL NO. 6
95.04 ACRES
(GROSS)
92.51 ACRES (NET) *

DETAIL OF
PARCEL NO. 4
120.83 ACRES(GROSS)
119.77 ACRES(NET) *

**DETAIL OF
PARCEL NO. 5**

DETAIL OF
PARCEL NO.7

SEE SHEET 7

SCALE: 1" = 200'

SHEET 12 OF 12 SHEETS

PARCEL MAP NO. 8528

IN THE CITY OF POMONA, STATE OF CALIFORNIA

FILED WITH LOS ANGELES
COUNTY RECORDER

MAR 20 1978

± INT. LEXINGTON AVE. -
± WHITE AVE.
FD. 1-1/4" I.P. 16" BELOW
SURFACE WITH TAG
STAMPED M.W.D. R.C.E. 21759.
ACCEPTED AS ± OF INTER-
SECTION PER R.S. 88-57/61

DETAIL C
SCALE: 1" = 200'

DETAIL B
SCALE: 1" = 200'

FD SPIKE NO REFERENCE ACCEPTED
AS INTERSECTION OF PHILLIPS BLVD.
AND ± SOUTHERN CALIFORNIA EDISON
RIGHT OF WAY.
POINT OF BEGINNING OF D5091-790
OR D5045-975 OR AND D4295-364 O.R.

± SOUTHERN CALIFORNIA
EDISON COMPANY

FD. 2" x 2" NO REF.
ACCEPTED AS ANGLE
POINT ± EASEMENT

FD. 1" x 2" STAKE
0.10' BELOW SURFACE,
NO REF., ACCEPTED AS E.C.
DUDLEY STREET PER
R.S. 88-57/61

DETAIL D
NO SCALE

BASEMENT OF THE CITY
OF POMONA FOR SLOPE
AND CONSTRUCTION
PURPOSES PER D-5091-
790 O.R.

N'LY LINE OF THE POMONA FREEWAY
AS RECORDED IN BOOK D-5073 PAGE
471 OFFICIAL RECORDS OF LOS
ANGELES COUNTY, CA. ESTABLISHED
BY COMPASS ADJUSTMENT BETWEEN
ROUND MONUMENTS.

CORONA

FREEWAY

