

2 NUMBERED PARCELS
5.39 ACRES

SHEET 1 OF 3

PARCEL MAP NO. 80286

IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BEING A SUBDIVISION OF PARCEL 5 OF PARCEL MAP NO. 6172, AS PER MAP FILED IN BOOK 69, PAGES 11 THROUGH 14,
INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
DAVID T. ROSELL, P.L.S. 6281 ROSELL SURVEYING & MAPPING, INC. JANUARY 2018

OWNERSHIP 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 PUBLIC STREET AND UTILITY PURPOSES, AS SHOWN ON THIS PARCEL MAP.

WE ALSO HEREBY DEDICATE TO THE CITY OF POMONA, AN EASEMENT FOR WATER AND INCIDENTAL PURPOSES, AS SHOWN ON THIS PARCEL MAP.

WE HEREBY RESERVE UNTO OURSELVES, SUCCESSORS, AND ASSIGNEES, A VARIABLE WIDTH RECIPROCAL EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCELS 1 AND 2.

INVESTEL TWO, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: 
WEI-FENG ZHANG, MANAGING MEMBER

NOTARY ACKNOWLEDGMENT:

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 } SS

ON April 30, 2019 BEFORE ME, Jessica Chien

A NOTARY PUBLIC, PERSONALLY APPEARED Wei Feng Zhang, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON ☒ WHOSE NAME ☒ IS ☒ SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE ☒ SHE ☒ THEY EXECUTED THE SAME IN HIS ☒ HER ☒ THEIR AUTHORIZED CAPACITY ☒ (S), AND THAT BY HIS ☒ HER ☒ THEIR SIGNATURE ☒ ON THE INSTRUMENT THE PERSON ☒ OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ☒ 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 Jessica Chien
Jessica Chien, Los Angeles County, California
PRINT NAME, NOTARY PUBLIC IN
AND FOR SAID COUNTY AND STATE.

MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY.

MY COMMISSION NO. 2178115

MY COMMISSION EXPIRES Jan 1, 2021

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: _____ 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. 80286 AS REQUIRED BY LAW.

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

BY: _____ DATE: _____
DEPUTY

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 THIS 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 _____

SIGNATURE OMISSIONS:

THE SIGNATURES OF THE HOLDERS OF THE EASEMENTS LISTED BELOW HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436(a)(3)(A)(i-viii) OF THE SUBDIVISION MAP ACT, THEIR INTEREST CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 14, 1985 AS INSTRUMENT NO. 1985-178701 OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 16, 1985 AS INSTRUMENT NO. 1985-553880 OF OFFICIAL RECORDS.

THE SIGNATURES OF THE HOLDERS OF THE EASEMENTS LISTED BELOW HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436(a)(3)(B) OF THE SUBDIVISION MAP ACT, SINCE BY REASON OF CHANGED CONDITION, LONG DISUSE, OR LACHES, SAID INTEREST APPEARS TO BE NO LONGER OF PRACTICAL USE OR VALUE AND SIGNATURE IS IMPOSSIBLE OR IMPRACTICAL TO OBTAIN.

STANDARD OIL COMPANY, HOLDER OF AN EASEMENT FOR SLOPES AND DRAINAGE AND INCIDENTAL PURPOSES, RECORDED MAY 19, 1970 AS INSTRUMENT NO. 2063 IN BOOK M-3490, PAGE 361 OF OFFICIAL RECORDS.

STANDARD OIL COMPANY, HOLDER OF AN EASEMENT FOR INGRESS, EGRESS AND ROADWAY AND INCIDENTAL PURPOSES IN DOCUMENT RECORDED JUNE 1, 1972 AS INSTRUMENT NO. 4658 IN BOOK M-4079, PAGE 354 OF OFFICIAL RECORDS.

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 INVESTEL TWO LLC, A CALIFORNIA LIMITED LIABILITY COMPANY ON JANUARY 15, 2018. I HEREBY STATE THAT THIS PARCEL 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.

David T. Rosell 5/1/19
DAVID T. ROSELL DATE
P.L.S. 6281



CITY SURVEYOR STATEMENT:

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

DATED THIS 23rd DAY OF May, 2019

Michael D. Myers
MICHAEL D. MYERS
ACTING CITY SURVEYOR-CITY OF POMONA
R.C.E. NO. 30702



CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IS APPEARED ON THE TENTATIVE MAP, IF REQUIRED, 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 COMPLIED WITH.

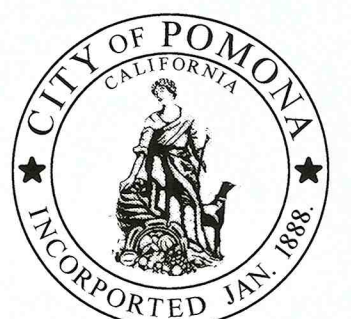
DATED THIS _____ DAY OF _____, 2019

Matthew M. Pilarz, P.E.
MATTHEW M. PILARZ, P.E.
CITY ENGINEER ACTING
R.C.E. NO. 71058

CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF POMONA ON _____, 20____, APPROVED THIS MAP AND ACCEPTED ON BEHALF OF THE PUBLIC ALL STREETS, HIGHWAYS, AND OTHER PUBLIC WAYS AND AN EASEMENT FOR WATER AND INCIDENTAL PURPOSES SHOWN ON SAID MAP, BY RESOLUTION NO. _____

CITY CLERK-CITY OF POMONA DATE



2 NUMBERED PARCELS
5.39 ACRES

PARCEL MAP NO. 80286

IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
DAVID T. ROSELL, P.L.S. 6281 ROSELL SURVEYING & MAPPING, INC. JANUARY 2018

SHEET 2 OF 3

LEGEND:

- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES SET 2" IRON PIPE W/TAG, STAMPED "LS 6281", UNLESS OTHERWISE NOTED.
- INDICATES SET SPIKE & WASHER, STAMPED "LS 6281", UNLESS OTHERWISE NOTED.
- CL CENTERLINE
- FD FOUND
- SFNF SEARCHED FOR, NOTHING FOUND
- M&R MEASURED & RECORD PER NOTED REFERENCE
- M&C MEASURED AND CALCULATED PER NOTED REFERENCE
- CALC CALCULATED PER NOTED REFERENCE
- IP IRON PIPE
- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N22°33'30"W OF THE CENTERLINE OF FOLEY WAY AS PER PARCEL MAP NO. 11130, P.M.B. 117/66-68, RECORDS OF THE COUNTY OF LOS ANGELES.

REFERENCE NOTES:

- () INDICATES RECORD DATA PER PARCEL MAP NO. 6172, P.M.B. 69/11-14.
- { } INDICATES RECORD DATA PER PARCEL MAP NO. 11130, P.M.B. 117/66-38.
- [] INDICATES RECORD DATA PER PARCEL MAP NO. 68750, P.M.B. 358/76-77.
- (FB1) INDICATES RECORD DATA PER L.A.CO. F.B. 1234-12F.
- (FB2) INDICATES RECORD DATA PER L.A.CO. F.B. 1234-12G.
- (FB3) INDICATES RECORD DATA PER L.A.C.F.C.D. F.B. FC 3259-123.

EASEMENT NOTES:

- 1 AN EASEMENT FOR WATERLINE AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF POMONA, RECORDED APRIL 17, 1970 AS INSTRUMENT NO. 2287 IN BOOK D-4689, PAGE 114 OF OFFICIAL RECORDS.
- 2 AN EASEMENT FOR SLOPES AND DRAINAGE AND INCIDENTAL PURPOSES IN FAVOR OF STANDARD OIL COMPANY, RECORDED MAY 19, 1970 AS INSTRUMENT NO. 2063 IN BOOK M-3490, PAGE 361 OF OFFICIAL RECORDS.
- 3 AN EASEMENT FOR PUBLIC ROAD, HIGHWAY AND STORM DRAIN AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF POMONA, RECORDED JUNE 2, 1971 AS INSTRUMENT NO. 2547 IN BOOK D-5076, PAGE 416 AND INSTRUMENT NO. 2548 IN BOOK D-5076, PAGE 420 AND INSTRUMENT NO. 2549 IN BOOK D-5076, ALL OF OFFICIAL RECORDS.
- 4 AN EASEMENT FOR INGRESS, EGRESS AND ROADWAY AND INCIDENTAL PURPOSES IN FAVOR OF STANDARD OIL COMPANY IN DOCUMENT RECORDED JUNE 1, 1972 AS INSTRUMENT NO. 4658 IN BOOK M-4079, PAGE 354 OF OFFICIAL RECORDS.
- 5 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, RECORDED FEBRUARY 14, 1985 AS INSTRUMENT NO. 1985-178701 OF OFFICIAL RECORDS. NOT PLOTTABLE.
- 6 AN EASEMENT FOR STREET AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF POMONA, RECORDED APRIL 17, 1985 AS INSTRUMENT NO. 1985-432261 OF OFFICIAL RECORDS.
- 7 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, RECORDED MAY 16, 1985 AS INSTRUMENT NO. 1985-553880 OF OFFICIAL RECORDS.
- 8 A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS IN BENEFIT OF PARCEL 5 OVER THAT PORTION OF PARCEL 7, PARCEL MAP NO. 6172, RECORDED AUGUST 18, 1978 AS INSTRUMENT NO. 1978-915774 OF OFFICIAL RECORDS.
- 9 AN EASEMENT FOR PUBLIC STREET AND UTILITY PURPOSES DEDICATED TO THE CITY OF POMONA HEREON.
- 10 AN EASEMENT FOR WATER AND INCIDENTAL PURPOSES DEDICATED TO THE CITY OF POMONA HEREON.
- 11 A VARIABLE WIDTH RECIPROCAL ACCESS EASEMENT FOR INGRESS AND EGRESS PURPOSES OVER PARCEL 1 AND 2 FOR THE BENEFIT OF PARCEL 1 AND 2.

CURVE DATA-MEASURED				CURVE DATA-RECORD				CURVE DATA-RECORD			
NO.	RADIUS	DELTA	ARC	NO.	RADIUS	DELTA	ARC	NO.	RADIUS	DELTA	ARC
C1	55.00'	61°15'20"	58.80'	C1	{55.00'}	{61°11'20"}	{58.74'}	C1	{55.00'}	{61°12'25"}	{58.75'}
C2	30.00'	61°15'20"	32.07'	C2	{30.00'}	{30.00'}	{61°11'20"}	C2	{30.00'}	{30.00'}	{32.04'}
C3	1755.00'	05°38'53"	173.01'	C3				C3			
C4	1755.00'	09°55'21"	303.93'	C4				C4			
C5	1755.00'	15°34'15"	476.94'	C5				C5			
C6	1755.00'	26°21'34"	807.40'	C6	{1755.00'}	{26°21'30"}	{807.37'}	C6			
C7	1755.00'	10°47'19"	330.46'	C7				C7			
C8	1755.00'	01°37'57"	50.00'	C8	{M&R}	{M&R}	{M&R}	C8	{M&R}	{M&R}	{M&R}
C9	1700.00'	14°10'28"	420.57'	C9				C9			
C10	1700.00'	27°08'54"	805.51'	C10				C10			
C11	1755.00'	00°58'13"	29.72'	C11				C11			
C12	1755.00'	00°40'39"	20.76'	C12				C12			
C13	1755.00'	00°47'01"	24.00'	C13				C13			
C14	1755.00'	02°07'44"	65.21'	C14				C14			
C15	23.00'	120°47'05"	48.49'	C15				C15			
C16	5528.61'	00°16'41"	26.84'	C16				C16			

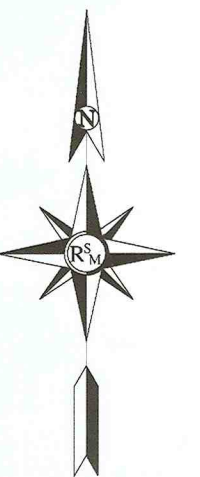
MONUMENT AND ESTABLISHMENT NOTES:

- 1 FD LEAD, TACK & TAG, PER L.A.CO. F.B. 1234-12F, FLUSH.
- 2 ESTABLISHED E.C. CL OF TEMPLE AVENUE HOLDING RECORD DISTANCE 6.40' FROM 1 IN SOUTHERLY CURB OF MEDIAN PER L.A.CO. F.B. 1234-12F.
- 3 FD LEAD, TACK & TAG, NO REF., FLUSH. FITS TIE DISTANCE OF 45.37' FROM 2.
- 4 FD 2" IP W/TAG, STAMPED "LS 3879" PER PARCEL MAP NO. 6172, P.M.B. 69/11-14, IN LIEU OF 2" IP W/TAG STAMPED "RCE 14705" & "RCE 14900", DN 0.1'.
- 5 ESTABLISHED BY INTERSECTION OF TEMPLE AVENUE AND FOLEY WAY.
- 6 FD LEAD, TACK & TAG, PER L.A.CO. F.B. 1234-12G, FLUSH.
- 7 ESTABLISHED P.I. LOCATION OF 1700.00' RADIUS CURVE FROM LOCATION OF B.C. & E.C. OF CURVE. FITS TIE DISTANCE OF 71.94' FROM 6.
- 8 ESTABLISHED B.C. CL OF TEMPLE AVENUE HOLDING RECORD DISTANCE 6.20' FROM 6 IN NORTHERLY CURB OF MEDIAN PER L.A.CO. F.B. 1234-12F.
- 9 FD LEAD, TACK & TAG, PER L.A.C.F.C.D. F.B. FC 3259-123, FLUSH.
- 10 ESTABLISHED CL INTERSECTION OF TEMPLE AVENUE AND L.A. AND S.L. RAILROAD R/W BY INTERSECTION PER L.A.C.F.C.D. F.B. FC 3259-123.
- 11 FD 2" IP W/DISC, STAMPED "LS 5750", FLUSH PER PARCEL MAP NO. 68750, P.M.B. 358/76-77. ACCEPTED AS NORTHWEST CORNER OF PARCEL 5 OF PARCEL MAP NO. 6172, P.M.B. 69/11-14.
- 12 FD 2" IP W/DISC, STAMPED "LS 3879", FLUSH PER PARCEL MAP NO. 6172, P.M.B. 69/11-14.
- 13 FD 2" IP W/DISC, STAMPED "LS 5750", FLUSH PER PARCEL MAP NO. 68750, P.M.B. 358/76-77. ACCEPTED AS MOST EASTERLY CORNER OF PARCEL 1 OF PARCEL MAP NO. 11130, P.M.B. 117/66-68.
- 14 FD SPIKE & WASHER, STAMPED "LS 3879", FLUSH PER PARCEL MAP NO. 11130, P.M.B. 117/66-68.
- 15 FD 1" IP W/DISC, STAMPED "LS 5750", FLUSH PER PARCEL MAP NO. 68750, P.M.B. 358/76-77.

LINE DATA-MEASURED			LINE DATA-RECORD			LINE DATA-RECORD		
NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L1	N75°55'56"E	25.28'	L1			L1	[N75°55'02"E]	[M&R]
L2	N24°18'48"E	37.44'	L2			L2		
L3	N63°05'20"W	50.88'	L3			L3		
L4	N08°57'29"W	29.00'	L4			L4		
L5	N03°50'26"E	37.90'	L5			L5		
L6	N78°06'56"W	70.57'	L6	(N78°07'15"W) {N78°07'15"W}	{70.61'}	L6	[N78°07'45"W]	[70.58']
L7	N51°00'31"W	50.00'	L7			L7		
L8	N79°19'31"W	56.80'	L8	(N79°21'37"W) {N79°21'37"W}	{M&R}	L8	[N79°20'44"W]	[56.81']
L9	N79°19'31"W	68.74'	L9	(N79°21'37"W) {N79°21'37"W}	{68.81'}	L9	[N79°20'44"W]	[68.77']
L10	N38°59'29"E	62.48'	L10	(N38°57'50"E) {N38°57'50"E}	{M&R}	L10	[N38°59'99"E]	[62.49']
L11	N79°19'31"W	39.10'	L11	(N79°21'37"W)	(39.17')	L11	[N79°20'40"W]	[39.12']
L12	N10°40'29"E (R)	48.80'	L12			L12		
L13	N10°40'29"E (R)	6.20' CALC	L13			L13		
L14	N10°40'29"E (R)	55.00'	L14	(N10°38'22"E)		L14		
L15	N51°59'51"E (R)	6.40'	L15			L15		
L16	N51°59'51"E (R)	38.93'	L16			L16		
L17	N51°59'51"E (R)	45.37' CALC	L17			L17		
L18	N19°03'34"E	25.00'	L18			L18		
L19	N38°59'29"E	60.00'	L19			L19		
L20	N38°59'29"E	8.38'	L20			L20		
L21	N38°59'29"E	7.01'	L21			L21		
L22	N31°20'12"E	71.94'	L22			L22		
L23	N23°57'25"E	14.03'	L23			L23		
L24	N66°20'54"E	24.00'	L24			L24		
L25	N23°57'25"E	14.00'	L25			L25		

LINE DATA-MEASURED			LINE DATA-RECORD			LINE DATA-RECORD		
NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L26	N08°57'29"W	24.77'	L26			L26		
L27	N24°18'48"E	21.81'	L27			L27		
L28	N20°51'16"E	22.24'	L28			L28		

80 40 0 80 160 240
SCALE IN FEET
GRAPHIC SCALE
1"=80'



2 NUMBERED PARCELS
5.39 ACRES

PARCEL MAP NO. 80286

IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
DAVID T. ROSELL, P.L.S. 6281 ROSELL SURVEYING & MAPPING, INC. JANUARY 2018

SHEET 3 OF 3

NOTE:

SEE SHEET 2 FOR LEGEND, EASEMENT NOTES,
MONUMENTATION NOTES, CURVE AND LINE TABLES.

