

Total Area 1.38 Acres
Number of Lot - 1

SHEET 1 OF 2 SHEETS

TRACT MAP NO. 74049
IN THE CITY OF POMONA, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA
BEING A SUBDIVISION OF LOTS 5 AND 6, IN BLOCK "H" OF THE CURRIER
TRACT, AS PER MAP RECORDED IN BOOK 14, PAGE 25 OF MISCELLANEOUS
RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
FOR CONDOMINIUM PURPOSES

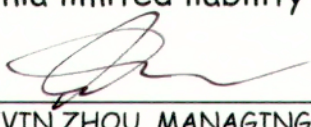
MAHMOUD KHALILI SAMANI, LS 8766 TRITECH ENGINEERING ASSOCIATES, INC. OCTOBER, 2020

OWNERS' 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 DEDICATED 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 WHEREWITH FROM ALL ADJOINING PROPERTIES.

ZTECH ENGINEERING AND CONSTRUCTION LLC,
a California limited liability company

SIGN: 
KEVIN ZHOU, MANAGING MEMBER

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 TRUTH FULLNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California
COUNTY OF Los Angeles }

ON October 19, 2020 BEFORE ME, Kenneth Ng
A NOTARY PUBLIC, PERSONALLY APPEARED Kevin Zhou

, 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/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: 

PRINTED NAME: Kenneth K Ng

MY COMMISSION EXPIRES: 09/28/2021

MY COMMISSION NUMBER: 2216072

MY PRINCIPAL

PLACE OF BUSINESS IS IN Los Angeles COUNTY



CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 12 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 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 VESTING TRACT NO. 74049 AS REQUIRED BY LAW.

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

DATE _____

BY _____
DEPUTY

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

DATE _____

BY _____
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 AJ DEVELOPMENT GROUP IN JUNE, 2018. I HEREBY STATE THAT THIS FINAL 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 OF THIS MAP); AND THAT SAID MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

M. Khalili Samani 10-19-20
MAHMOUD KHALILI SAMANI DATE
L.S. NO. 8766



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 TENTATIVE MAP HAVE BEEN COMPLIED WITH.

ARNOLD DICHOSA, PE DATE
CITY ENGINEER-CITY OF POMONA
R.C.E. NO. 86038

CITY SURVEYOR'S STATEMENT:

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

MICHAEL D MYERS, PE DATE
ACTING CITY SURVEYOR-CITY OF POMONA
R.C.E. 30702

CITY CLERK'S CERTIFICATE:

I HERBY 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 SHOWN ON SAID 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. _____.



ROSALIA BUTLER, MMC DATE
CITY CLERK-CITY OF POMONA

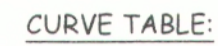
SPECIAL ASSESSMENT STATEMENT:

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 DATE

IN THE CITY OF POMONA, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES

SCALE: 1" = 50'



LINE TABLE:

NOTE:

MONUMENT NOTES:

- ### BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE
CENTERLINE OF LEWIS STREET SHOWN AS BEARING
N 01°45'50" W ON TRACT NO. 42938, M.B. 1034/3-4.

LEGEND:

INDICATES THE BOUNDARY OF THE LAND
BEING SUBDIVIDED BY THIS MAP.
CALC'D.....CALCULATED DATA

REFERENCE NOTES:

- R1 CURRIER TRACT, M.R. 14/25.
R2 TRACT NO. 42938, M.B. 1034/3-4.
R3 TRACT NO. 52413, M.B. 1249/27-29.
R4 RECORD OF SURVEY, R.S. 81/43.
R5 LA CO P.W.F.B. 1335/142.