

9,430 SQ. FT. (GROSS)

9,068 SQ. FT. (NET)

Number of Parcel: 1

Number of Unit: 3

# PARCEL MAP NO. 82844

SHEET 1 OF 2 SHEETS

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

BEING A SUBDIVISION OF A PORTION OF LOT 4, TRACT NO.  
1928, AS PER MAP RECORDED IN BOOK 21, PAGE 62 OF  
MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY  
RECORDER OF SAID COUNTY.

CALLAND ENGINEERING, INC., JULY, 2019

FOR CONDOMINIUM PURPOSES

## 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 DEDICATED TO CITY OF POMONA AN EASEMENT FOR PUBLIC STREET, ROAD AND HIGHWAY PURPOSES SHOWN ON THIS MAP AND ALL USES INCIDENT THERETO.

WF FERON LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (OWNER)

*Janice E. Wilkins*

JANICE E. WILKINS, MANAGER (TRUSTEE OF THE WILKINS  
FAMILY TRUST DATED DECEMBER 7, 1999, MEMBER)

## 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 Los Angeles

ON July 20, 2021 BEFORE ME, Kordie Phelps, A NOTARY PUBLIC, PERSONALLY APPEARED Janice E. Wilkins, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) 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 Kordie Phelps

MY PRINCIPAL PLACE OF BUSINESS IS IN

Los Angeles COUNTY.

NAME Kordie Phelps

MY COMMISSION EXPIRES May 11, 2023

MY COMMISSION NUMBER: 2288114

## LOS ANGELES 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 PARCEL MAP NO. 82844 AS REQUIRED BY LAW.

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

BY \_\_\_\_\_ DATE \_\_\_\_\_  
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 YUEMING LI. 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 OF THIS MAP; AND THAT SAID MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED July 12, 2021

*Jack C. Lee*

JACK C. LEE LS 8407



## CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN HEREON 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, IF REQUIRED, HAVE BEEN OR WILL HAVE BEEN COMPLIED WITH.

DATED: \_\_\_\_\_

ARNOLD DICHOSA  
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.

DATED: 8/23/21

*Michael D. Myers*

MICHAEL D. MYERS  
ACTING CITY SURVEYOR - CITY OF POMONA  
R.C.E. 30702 Exp 3/31/22



## 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.

DATE \_\_\_\_\_ CITY TREASURER - CITY OF POMONA

## CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF CITY OF POMONA ON 20 \_\_\_\_\_, APPROVED THIS MAP AND ACCEPTED THE DEDICATION OF AN EASEMENT FOR PUBLIC STREET, ROAD AND HIGHWAY PURPOSES SHOWN ON SAID MAP AND ALL USES INCIDENT THERETO BY RESOLUTION NO. \_\_\_\_\_.

DATE \_\_\_\_\_ ROSALIA BUTLER  
CITY CLERK - CITY OF POMONA



## BASIS OF BEARINGS:

THE BEARING SHOWN HEREON ARE BASED ON THE BEARING N88°29'51"E OF THE CENTERLINE OF GRAND AVENUE AS SHOWN ON TRACT NO. 61128, AS PER MAP FILED IN BOOK 1341, PAGES 38 AND 39 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, LOS ANGELES COUNTY.

## CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 3 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.



SCALE 1" = 20'

# PARCEL MAP NO. 82844

SHEET 2 OF 2 SHEETS

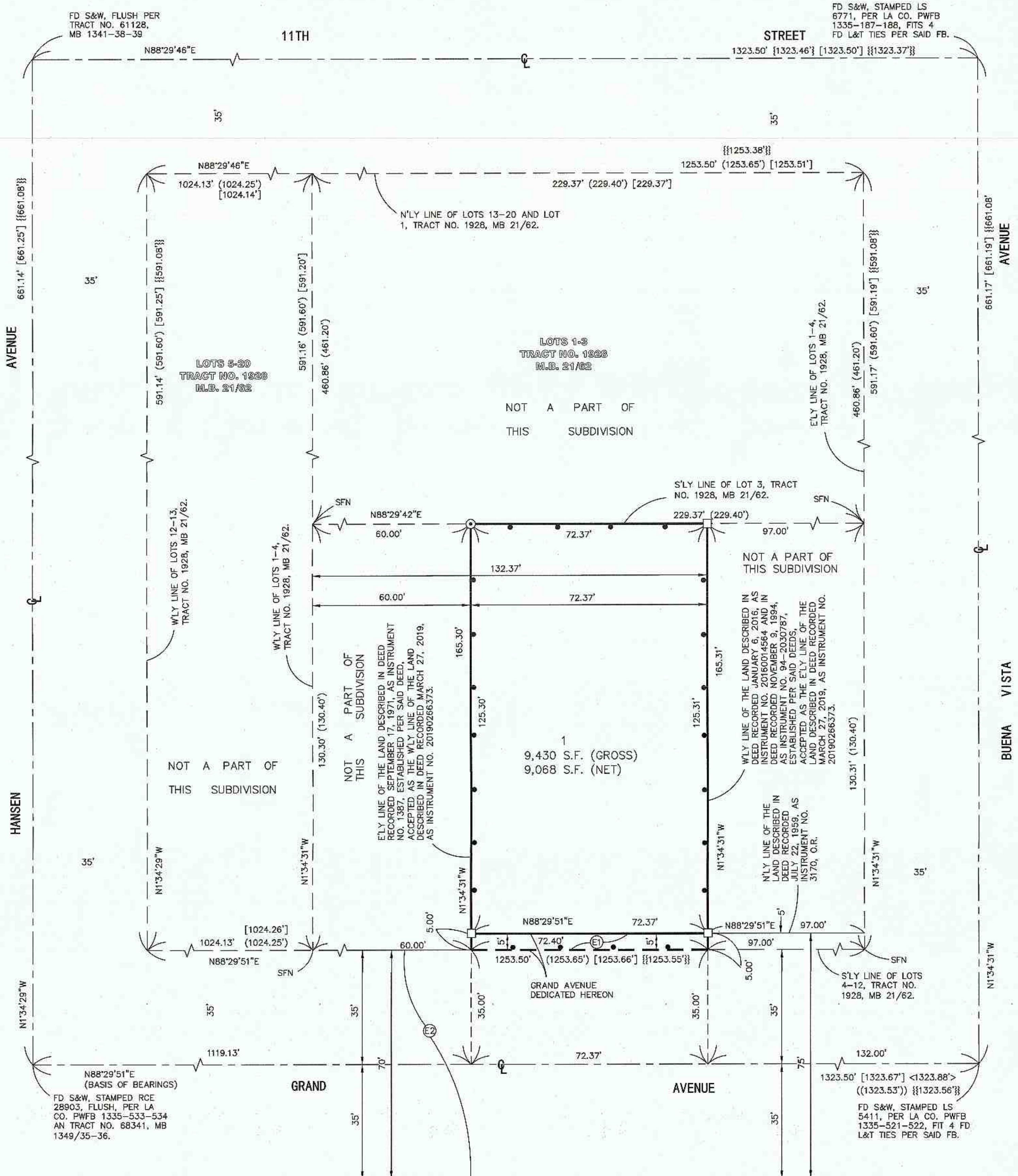
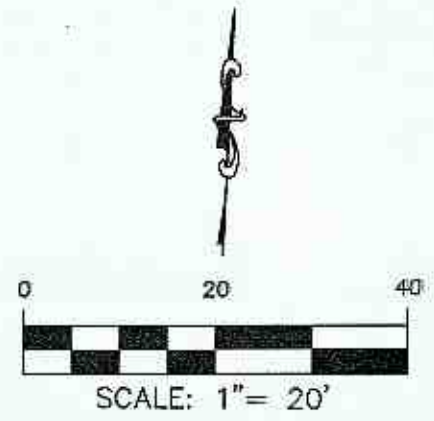
IN THE CITY OF POMONA  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

CALLAND ENGINEERING, INC., OCTOBER, 2016

FOR CONDOMINIUM PURPOSES

LEGEND

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



GENERAL NOTES:

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( ) RECORD OR CALC'D DATA PER TR. NO. 1928, MB 21/62
{ } RECORD OR CALC'D DATA PER TR. NO. 45898, MB 1159/65-67
{ } RECORD OR CALC'D DATA PER TR. NO. 61128, MB 1341/38-39
< > RECORD OR CALC'D DATA PER TR. NO. 68341, MB 1349/35-36
( ) RECORD OR CALC'D DATA PER TR. NO. 72816, MB 1411/44-45
{ } RECORD OR CALC'D DATA PER PM NO. 2143, PMB 37/22
CALC'D INDICATES CALCULATED FROM RECORD
M MEASURED
SFN SEARCHED AND FOUND NOTHING
* SET L&T, TAGGED LS 8407
* SET 2" IP, TAGGED LS 8407
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## EASEMENT NOTES:

(E1) 5' WIDE WIDE EASEMENT FOR STREET AND RELATED PURPOSES DEDICATED TO CITY OF POMONA.

(E2) 70' WIDE QUITCLAIM DEED PER TRACT NO. 1928,, MB 21/62) AND DEED OF CONVEYANCE RECORDED IN BOOK 681, PAGE 132, O.R.