

TRACT MAP NO. 70884

IN THE CITY OF PASADENA
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

FOR SUBDIVISION PURPOSES

BEING A SUBDIVISION OF LOTS 98, 99, 101 AND PORTIONS OF LOTS
94, 95, 97 AND 100 OF TRACT NO. 8554, AS SHOWN ON MAP
RECORDED IN BOOK 106, PAGES 40 THROUGH 43, INCLUSIVE, OF
MAPS, RECORDS OF LOS ANGELES COUNTY.

OWNERS' STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND
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.

MARKER KARAHADIAN & MARVELLE JOY KARAHADIAN, AS TRUSTEES OF THE
MARKER AND MARVELLE KARAHADIAN REVOCABLE TRUST DATED NOVEMBER 6,
2003

Signature of Marker Karahadian, Trustee

Signature of Marvella Joy Karahadian, Trustee

KARAHADIAN INVESTMENTS, LLC

Signature of Marker Karahadian, Managing Member

Signature of Marvella J. Karahadian, Managing Member

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 MARKER KARAHADIAN, MARVELLE
JOY KARAHADIAN, KARAHADIAN INVESTMENTS, LLC ON OCTOBER 11, 2011. I HEREBY
STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY
APPROVED TENTATIVE MAP, IF ANY; THAT THE MONUMENTS OF THE CHARACTER AND
LOCATIONS SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN TWELVE
MONTHS FROM THE FILING DATE OF THIS MAP; THAT SAID MONUMENTS ARE SUFFICIENT
TO ENABLE THE SURVEY TO BE RETRACED; AND THAT REQUIRED NOTES TO THE
CENTERLINE MONUMENTS, IF ANY, WILL BE ON FILE IN THE OFFICE OF THE CITY
ENGINEER WITHIN TIME LIMITATIONS STATED ABOVE.

Signature of Raymundo A. Lombera, L.S. No. 7740

11-01-16
DATE



BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N51°29'21"W OF THE
SOUTHWESTERLY LINE OF LOT 94, AS SHOWN ON TRACT NO. 8554, FILED IN BOOK
106, PAGES 40 THROUGH 43, INCLUSIVE OF MAPS, RECORDS OF LOS ANGELES
COUNTY.

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT IT CONFORMS
SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF;
THAT ALL PROVISIONS OF THE SUBDIVISION ORDINANCES OF THE CITY OF PASADENA
APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED
WITH; AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT SECTION 66442 (a)
(1), (2) AND (3) HAVE BEEN COMPLIED WITH.

CITY ENGINEER, CITY OF PASADENA
STEPHEN WRIGHT, REG. #8659, LICENSE EXPIRES 06-30-2016

DATE



CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT IT COMPLIES WITH ALL
PROVISIONS OF STATE LAW APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE
MAP; AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT IN ALL RESPECTS
NOT CERTIFIED BY THE CITY ENGINEER.

BY:
MARK E. REINHARDT, PLS 6392

DATE



CITY CLERK CERTIFICATE

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF PASADENA BY
RESOLUTION PASSED ON THE ___ DAY OF ___, 20___
APPROVED THE ATTACHED MAP.

CITY CLERK
CITY OF PASADENA
DATE

NOTARY ACKNOWLEDGEMENTS

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 TO THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF CALIFORNIA
COUNTY OF Los Angeles } SS
ON 11-2-16 BEFORE ME, Chris Mitchell
(INSET NAME OF THE OFFICER)

NOTARY PUBLIC, PERSONALLY APPEARED Marker Karahadian
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE
PERSON(S) WHOSE NAMES 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 SIGNATURES 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 of Chris Mitchell
NAME OF NOTARY Chris Mitchell
COUNTY IN WHICH COMMISSIONED Los Angeles
DATE COMMISSION EXPIRES Apr 13, 2017
COMMISSION NUMBER 2014601

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 TO THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF CALIFORNIA
COUNTY OF Los Angeles } SS
ON 11-2-16 BEFORE ME, Chris Mitchell
(INSET NAME OF THE OFFICER)

NOTARY PUBLIC, PERSONALLY APPEARED Marvella Joy Karahadian
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE
PERSON(S) WHOSE NAMES 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 SIGNATURES ON THE
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Signature of Chris Mitchell
NAME OF NOTARY Chris Mitchell
COUNTY IN WHICH COMMISSIONED Los Angeles
DATE COMMISSION EXPIRES Apr 13, 2017
COMMISSION NUMBER 2014601

SIGNATURE OMISSION

THE SIGNATURE(S) OF THE CITY OF PASADENA, OWNER OF AN EASEMENT
FOR SANITARY SEWER AND INCIDENTAL PURPOSES, PER DEED RECORDED IN
BOOK 7106, PAGE 56, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES
COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436,
SUBSECTION (a) (3)(A) (i-viii) OF THE SUBDIVISION MAP ACT; THEIR
INTEREST IS SUCH IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE
IS NOT REQUIRED BY THE CITY OF PASADENA.

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 MAP NO. 70884 AS REQUIRED BY LAW.

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

BY
DEPUTY DATE

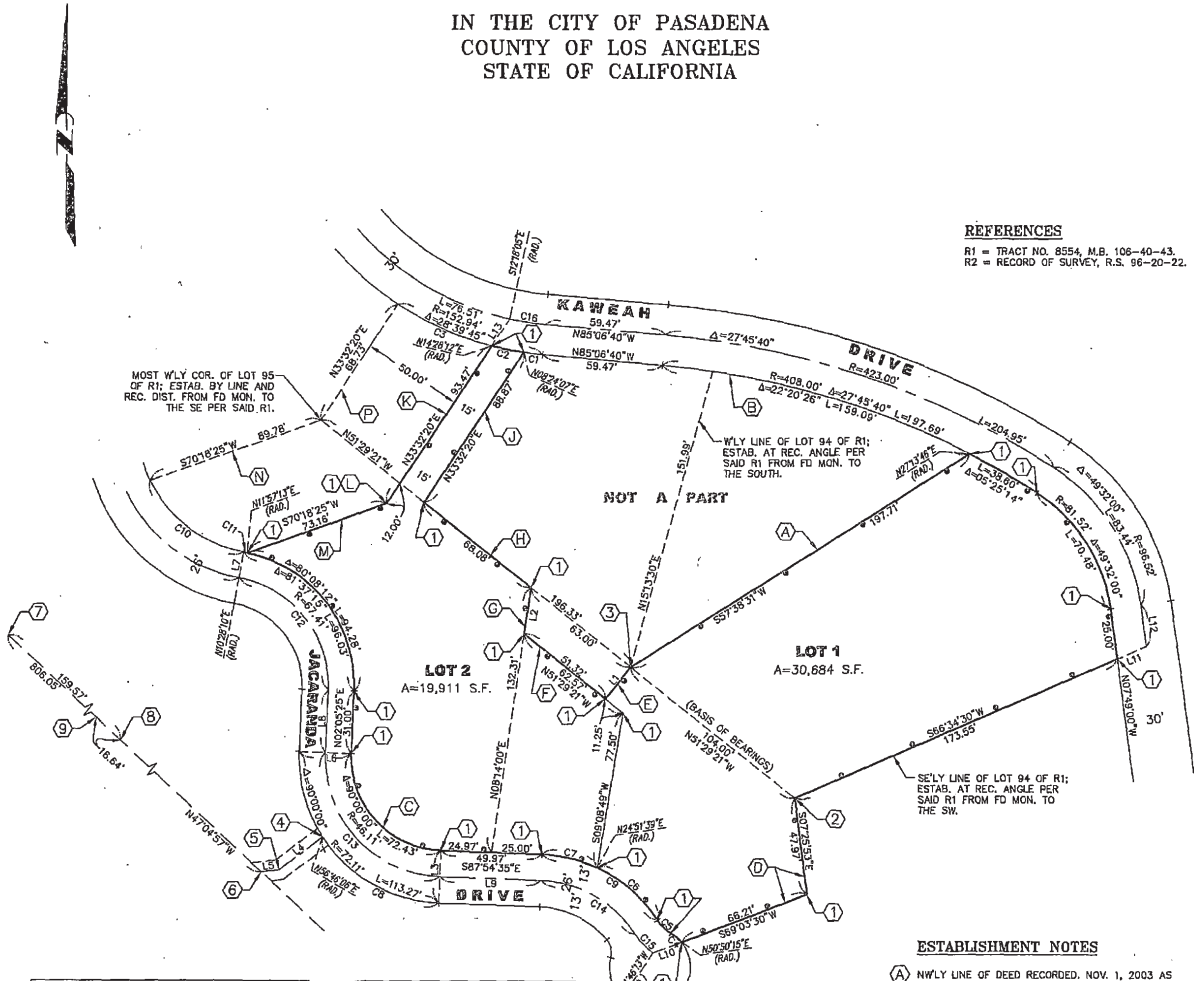
I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE
BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT
ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS
66492 AND 66493 OF THE SUBDIVISION MAP ACT.

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

BY
DEPUTY DATE

TRACT MAP NO. 70884

IN THE CITY OF PASADENA
 COUNTY OF LOS ANGELES
 STATE OF CALIFORNIA



REFERENCES

R1 = TRACT NO. 8554, M.B. 106-40-43.
 R2 = RECORD OF SURVEY, R.S. 96-20-22.

CURVE	LENGTH	RADIUS	DELTA
C1	9.38'	152.94'	3°30'47"
C2	16.20'	152.94'	6°24'05"
C3	50.93'	152.94'	19°04'54"
C4	7.04'	19.99'	20°10'45"
C5	9.24'	20.00'	26°27'30"
C6	40.02'	71.08'	32°15'21"
C7	28.25'	71.08'	22°48'14"
C8	68.82'	72.11'	54°40'41"
C9	68.26'	71.08'	55°01'35"
C10	60.62'	65.04'	53°24'05"
C11	1.75'	67.41'	1°29'03"
C12	77.51'	54.41'	81°37'15"
C13	92.85'	59.11'	90°00'00"
C14	55.78'	58.08'	55°01'35"
C15	33.00'	12.87'	22°20'47"
C16	17.65'	137.94'	7°24'45"

LINE	LENGTH	BEARING
L1	20.00'	S38°30'39"W
L2	23.16'	N08°14'00"E
L3	26.60'	N02°05'25"E
L4	26.77'	S52°49'44"W
L5	9.15'	S82°55'03"W
L6	26.00'	S87°54'35"E
L7	13.00'	S10°28'01"W
L8	31.00'	N02°35'25"E
L9	49.97'	S87°54'35"E
L10	14.91'	N69°03'30"E
L11	15.97'	N66°34'30"E
L12	20.91'	N7°49'00"W
L13	15.98'	S33°32'20"W

MONUMENTATION NOTES

- ① 2" I.P. WITH CEMENT PLUG AND TACK, TAGGED "LS 7740", FLUSH, TO BE SET.
- ② FD. 2" I.P. TAGGED "RE 1216", NO REFERENCE; ACCEPTED AS THE MOST WLY COR. OF LOT 93 OF R1.
- ③ FD. 2" I.P. TAGGED "RE 1216", NO REFERENCE; ACCEPTED AS THE MOST WLY COR. OF LOT 94 OF R1.
- ④ FD. 2" I.P. TAGGED "LS 5079" PER R2. ACCEPTED AS MON. ON THE SWLY RIGHT-OF-WAY LINE OF JACARANDA DRIVE.
- ⑤ FD. 2" I.P. TAGGED "LS 5079" PER R2.
- ⑥ FD. 2" I.P. TAGGED "LS 5079" PER R2. ACCEPTED AS MONUMENT ON THE SWLY LINE OF R1.
- ⑦ FD. 2" I.P., 3.0" DN. AT THE MOST WLY COR. OF R1 PER R2.
- ⑧ 1" I.P. TAGGED "LS 4584", NO REFERENCE; ACCEPTED AS MON. ON THE SWLY LINE OF R1 AND AT THE SLY COR. OF LOT 129 OF SAID R1.
- ⑨ FD. 2.5" BRASS CAP STAMPED "LS 3571"; ACCEPTED AS MON. ON THE SWLY LINE OF R1.

ESTABLISHMENT NOTES

- A NWLY LINE OF DEED RECORDED, NOV. 1, 2003 AS INSTRUMENT NO. 03-3443316, O.R.; ESTAB. AT THE WLY COR. OF LOT 94 OF R1 TO THE SW, AND AT REC. CALCULATED DIST. (134.07') FROM THE ELY COR. OF SAID LOT TO THE NE PER SAID DEED.
- B SWLY RIGHT-OF-WAY LINE OF KAWEAH DRIVE (FORMERLY OTSEGO DRIVE) 30.00' WIDE; ESTAB. AT REC. DISTANCES, ANGLES AND RADII FROM FD. MONUMENTS AT THE MOST WLY CORNERS OF LOT 93 AND OF LOT 94 OF R1, PER SAID R1.
- C NELY RIGHT-OF-WAY LINE OF JACARANDA DRIVE, 26.00' WIDE; ESTAB. AT REC. DISTANCES, ANGLES AND RADII FROM FD. MONUMENTS AT THE MOST WLY CORNERS OF LOT 93 AND OF LOT 94 OF R1, PER SAID R1.
- D SELY BDRY. OF LOT 101 OF R1; ESTAB. AT REC. DISTANCE AND ANGLES FROM FD. MON. TO THE NORTH PER SAID R1.
- E SELY LINE OF PARCEL 2 OF DEED RECORDED MAR. 27, 1987 AS INSTRUMENT NO. 97-466271, O.R.; ESTAB. AT REC. ANGLE FROM THE MOST WLY COR. OF LOT 94 OF R1, PER SAID DEED.
- F SWLY LINE OF PARCEL 2 OF DEED RECORDED MAR. 27, 1987 AS INSTRUMENT NO. 97-466271, O.R.; ESTAB. AT REC. ANGLE AND DISTANCE FROM THE MOST WLY COR. OF LOT 94 OF R1, PER SAID DEED.
- G WLY LINE OF PARCEL 2 OF DEED RECORDED MAR. 27, 1987 AS INSTRUMENT NO. 97-466271, O.R., BEING ALSO THE WLY LINE OF LOT 100 OF R1; ESTAB. AT REC. ANGLE AND DIST. (63.00') FROM FD. MON. AT THE MOST WLY COR. OF LOT 94 OF R1, PER SAID R1.
- H SWLY LINE OF LOT 95, BEING ALSO THE NELY LINE OF LOTS 97 AND 98 OF R1; ESTAB. BY LINE FROM FD. MONUMENTS TO THE SOUTHEAST.
- J NWLY LINE OF DEED RECORDED DEC. 23, 2011 AS INSTRUMENT NO. 20111750236, O.R.; ESTAB. PARALLEL WITH AND 85.00' SELY, MEASURED AT RIGHT ANGLE, FROM THE NWLY LINE OF LOT 95 OF R1, PER SAID DEED.
- K SELY LINE OF PARCEL 1 OF DEED RECORDED FEB. 21, 1973 AS INSTRUMENT NO. 1827, O.R.; ESTAB. PARALLEL WITH AND 60.00' SELY, MEASURED AT RIGHT ANGLE, FROM THE NWLY LINE OF LOT 95 OF R1, PER SAID DEED.
- L ANGLE POINT ON THE SELY BDRY. OF PARCEL 2 OF DEED RECORDED FEB. 21, 1973 AS INSTRUMENT NO. 1827, O.R.; ESTAB. AT THE SWLY Prolongation OF THE SELY LINE OF THE NWLY 50.00' OF LOT 95 OF R1, AND AT REC. DIST. (12.00') FROM THE NELY LINE OF LOT 97 OF R1, PER SAID DEED.
- M SELY BDRY. OF PARCEL 2 OF DEED RECORDED FEB. 21, 1973 AS INSTRUMENT NO. 1827, O.R.; ESTAB. PARALLEL WITH THE NWLY LINE OF LOT 97 OF R1, PER SAID DEED.
- N NWLY LINE OF LOT 97 OF R1; ESTAB. AT REC. ANGLE FROM THE MOST WLY COR. OF LOT 95 OF R1 TO THE NORTHEAST, PER SAID R1.
- P NWLY LINE OF LOT 95 OF R1; ESTAB. AT REC. ANGLE TO THE SOUTHWEST, PER SAID R1.

LEGEND

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP

