

1 LOT
8,213 SQ. FT.

SHEET 1 OF 3 SHEETS

TRACT NO. 74875

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

BEING A SUBDIVISION OF A PORTION OF LOT 4 OF A.A. JEWETT'S TRACT,
AS PER MAP RECORDED IN BOOK 5, PAGE 20 OF MAPS, IN THE OFFICE
OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LANDS INCLUDED
WHICH THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DETAILED BORDER LINES, AND WE
CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

226 NELSON LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (OWNER).

BY: [Signature] [Signature]
ALLEN JHO-LUN YAO, MANAGER DENNIS KYRIAN CHEK, MANAGER

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 11-19-2019 BEFORE ME, Frank William Wilshire, NOTARY PUBLIC,
PERSONALLY APPEARED Allen Jho-Lun Yao, Dennis Kyrian Chek
WHO PROMISED 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/HEY
EXECUTED THE SAME IN HIS/HER/THEIR
AUTHORIZED CAPACITIES, AND THAT BY HE/SHE/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 AND OFFICIAL SEAL.

SIGNATURE [Signature]
PRINTED NAME Frank William Wilshire
MY COMMISSION NUMBER: 7171628
MY COMMISSION EXPIRES: 12-31-2020
MY PRINCIPAL PLACE OF BUSINESS IS IN
LOS ANGELES COUNTY.

BENEFICIARY:

ASIAN PACIFIC NATIONAL BANK, BENEFICIARY UNDER A DEED OF TRUST RECORDED OCTOBER 11,
2010 AS INSTRUMENT NO. 2010090761 OF OFFICIAL RECORDS.

NAME John Hou Vicky Lu
TITLE president secretary
11-19-2019 6-12-2019

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 11-19-2019 BEFORE ME, Chenin Huang, NOTARY PUBLIC,
PERSONALLY APPEARED John Hou, Vicky Lu
WHO PROMISED 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/HEY
EXECUTED THE SAME IN HIS/HER/THEIR
AUTHORIZED CAPACITIES, AND THAT BY HE/SHE/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 AND OFFICIAL SEAL.

SIGNATURE [Signature]
PRINTED NAME Chenin Huang
MY COMMISSION NUMBER: 2241629
MY COMMISSION EXPIRES: June 4, 2022
MY PRINCIPAL PLACE OF BUSINESS IS IN
Los Angeles COUNTY.



SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A TRUE AND
COMPLETE FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION IN JUNE, 2016, IN
CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE
REQUEST OF DENNIS KYRIAN CHEK ON JUNE 2, 2016. I HEREBY STATE THAT THIS FINAL MAP
SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT ALL THE
MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED; THAT THE MONUMENTS
ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

[Signature] 11/18/19
ALFRED A. THELWELL DATE
LS 0000 EXPIRES: 9/30/2021



BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF SAN VISTA AVENUE SHOWN AS
HEREON IN THE MAP OF TRACT NO. 72676 FILED IN BOOK 1363, PAGES 28 THROUGH 35 OF
MAPS, RECORDS OF LOS ANGELES COUNTY.

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT IT CONFORMS SUBSTANTIALLY TO THE
TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF LOCAL
ORDINANCES OF THE CITY OF PASADENA APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE
MAP HAVE BEEN COMPLIED WITH; THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT WITH
RESPECT TO CITY RECORDS; AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT SECTION 66402
(4) (1), (2) AND (3) HAVE BEEN COMPLIED WITH.

BY: [Signature] DATE _____
M. NEE MARCANIAN, RCE 07442
CITY ENGINEER, CITY OF PASADENA
REGISTRATION EXPIRES: 12-31-2021



~~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 THAT I AM SATISFIED THAT
THIS MAP IS TECHNICALLY CORRECT IN ALL RESPECTS NOT STATED TO BY THE CITY ENGINEER.~~

~~BY: [Signature] DATE _____
JACOB F. BIRK, PLS 4838
LICENSE EXPIRES: 9/30/2020~~



CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF PASADENA BY RESOLUTION NO. _____
PASSED ON THE _____ DAY OF _____ 20____ APPROVED THE ATTACHED MAP.

BY: [Signature] DATE _____
MARK JOSEY, CITY CLERK
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 THIS
MAP OF TRACT NO. 74875, 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 66402 AND 66403 OF THE SUBDIVISION MAP ACT.

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

BY: _____ DEPUTY _____ DATE _____

CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 5 UNITS, WHEREBY THE OWNERS
OF THE UNITS OF AIRSPACE WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS THAT WILL,
IN TURN, PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENTS FOR THE UNITS.

TRACT NO. 74875

SHEET 2 OF 3 SHEETS

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

SIGNATURE OMISSION NOTES:

THE SIGNATURE OF UNION OIL COMPANY OF CALIFORNIA, A CORPORATION LESSEE UNDER SUBSURFACE OIL AND GAS RECORDED FEBRUARY 21, 1986 IN BOOK 53713, PAGE 177 OF OFFICIAL RECORDS, MAYBE OMITTED PURSUANT TO THE PROVISIONS OF SECTION 86438(a)(3)(c) OF THE SUBDIVISION MAP ACT.

THE SIGNATURE OF M.P. BLAIR LESSEE UNDER SUBSURFACE OIL AND GAS RECORDED DECEMBER 21, 1986, AS DOCUMENT NO. 1086 OF OFFICIAL RECORDS, MAYBE OMITTED PURSUANT TO THE PROVISIONS OF SECTION 86438(a)(3)(c) OF THE SUBDIVISION MAP ACT.

CITY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT IT COMPLES WITH ALL PROVISIONS OF SUBDIVISION MAP ACT APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT IN ALL RESPECTS NOT STATED TO BY THE CITY ENGINEER.


MARK E. REINHART, PLS 6382

1/11/2021
DATE



SCALE: 1" = 30'

TRACT NO. 74875

SHEET 3 OF 3 SHEETS

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

LEGEND:
 _____ INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

R1: TRACT NO. 72678, M.S. 1363/33-38
 R2: A.A. JENNETT'S TRACT, M.S. 5/20
 R3: TRACT NO. 38804, M.S. 946/78-79

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	30.00'	56.83'	97°13'32"
C2	18.00'	23.92'	91°23'00"
C3	15.00'	23.20'	88°37'44"

LINE TABLE		
LINE	LENGTH	BEARING
L1	13.25'	N88°48'25"E
L2	11.88'	S89°47'21"W
L3	3.92'	S00°15'00"W
L4	2.53'	S89°48'47"W
L5	8.83'	S00°14'11"E
L6	27.50'	N88°48'25"E
L7	27.50'	S89°47'21"W
L8	0.20'	S00°14'11"E

