

2 PARCELS  
16,819 SQ. FT.

SHEET 1 OF 2 SHEETS

# PARCEL MAP NO. 83881

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

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF  
THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 8  
WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT  
OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, APRIL 29, 1875.

FOR SENATE BILL 9 PURPOSES

NEAL J. MCPHERSON, L.S. 8892

OCTOBER, 2025

### 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.

YA QING ZHANG AND HENGJIAN ZHU (OWNERS)

\_\_\_\_\_  
YA QING ZHANG, OWNER

\_\_\_\_\_  
HENGJIAN ZHU, OWNER

### 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 \_\_\_\_\_

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_

PERSONALLY APPEARED \_\_\_\_\_  
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 AND OFFICIAL SEAL

SIGNATURE \_\_\_\_\_

PRINTED NAME \_\_\_\_\_

MY COMMISSION NUMBER: \_\_\_\_\_

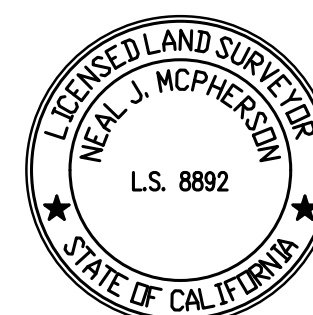
MY COMMISSION EXPIRES: \_\_\_\_\_

COMMISSION COUNTY: \_\_\_\_\_

### 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 YA QING  
ZHANG IN MAY 2022. 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; AND THAT THE MONUMENTS ARE SUFFICIENT TO  
ENABLE THE SURVEY TO BE RETRACED; AND THAT TIE NOTES FOR ALL  
CENTERLINE MONUMENTS NOTED AS "SET" ARE ON FILE IN THE OFFICE OF THE  
CITY ENGINEER.

DATED: \_\_\_\_\_  
NEAL J. MCPHERSON L.S. 8892  
EXPIRES: 12/31/2027



### 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, 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 CLAREMONT APPLICABLE AT THE  
TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN  
COMPLIED WITH.

\_\_\_\_\_  
MARIA B. TIPPING, P.E. DATE \_\_\_\_\_  
CITY ENGINEER  
R.C.E. 87116



### CITY SURVEYOR'S STATEMENT:

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

\_\_\_\_\_  
DAVID G. GILBERSON L.S. 6941 DATE \_\_\_\_\_  
ACTING CITY SURVEYOR



### CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF CLAREMONT ON  
\_\_\_\_\_ APPROVED THIS MAP.

\_\_\_\_\_  
CITY CLERK - CITY OF CLAREMONT DATE \_\_\_\_\_

### SPECIAL ASSESSMENT'S STATEMENT:

I HEREBY STATE THAT ALL SPECIAL ASSESSMENTS LEVIED UNDER THE  
JURISDICTION OF THE CITY OF CLAREMONT, 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 CLAREMONT DATE \_\_\_\_\_

### LOS ANGELES COUNTY TAX CERTIFICATES

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. 83881 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 \_\_\_\_\_

### SIGNATURE OMISSIONS:

THE SIGNATURES OF THE PARTIES NAMED HEREINAFTER AS OWNERS OF THE  
INTEREST SET FORTH, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION  
66436, (a)3A (i-viii) OF THE SUBDIVISION MAP ACT, AS THEIR INTEREST IS  
SUCH THAT IT CANNOT RIPEN INTO A FEE AND SAID SIGNATURES ARE NOT  
REQUIRED BY THE LOCAL AGENCY.

SOUTHERN CALIFORNIA EDISON COMPANY HOLDER OF AN EASEMENT FOR  
ELECTRIC LINE AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED JUNE  
9, 1961 IN BOOK D1248, PAGE 753 OF OFFICIAL RECORDS.

GENERAL TELEPHONE COMPANY OF CALIFORNIA HOLDER OF AN EASEMENT  
FOR TRANSMISSION OF ELECTRIC ENERGY FOR COMMUNICATION AND OTHER  
PURPOSES PER DOCUMENT RECORDED JUNE 22, 1961 IN BOOK D1262, PAGE  
981 OF OFFICIAL RECORDS.  
SAID EASEMENT IS LOCATED WITHIN TOWNE AVENUE

LEE C. PITZER AND EDITH B. PITZER, HOLDERS OF AN EASEMENT FOR PIPE  
LINES PURPOSES RECORDED IN BOOK 1749, PAGE 309 OF DEEDS.  
SAID EASEMENT IS INDETERMINATE IN NATURE.

# PARCEL MAP NO. 83881

IN THE CITY OF CLAREMONT  
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
 FOR SENATE BILL 9 PURPOSES

NEAL J. MCPHERSON, L.S. 8892      OCTOBER 2025



**BASIS OF BEARINGS:**

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N00°03'27"W OF THE CENTERLINE OF DANBURY ROAD AS SHOWN ON MAP OF TRACT NO. 26011, RECORDED IN BOOK 670, PAGES 93 AND 94 OF MAPS, RECORDS OF SAID COUNTY.

**NOTES:**

- ⊙ INDICATES SET 2" IP, CEMENT PLUG, BRASS TACK, TAGGED LS 8892.
- INDICATES SET S&W STAMPED LS 8892 FLUSH.
- ◇ INDICATES SET L&T TAGGED LS 8892.
- ⊕ INDICATES SET N&T TAGGED LS 8892.
- INDICATES FOUND MONUMENT AS NOTED.
- ( ) INDICATES RECORD DATA PER TRACT NO. 26011, M.B. 670/93-94.
- [ ] INDICATES RECORD DATA PER PARCEL MAP NO. 14693, P.M. 151/19-20.
- < > INDICATES RECORD DATA PER TRACT NO. 22450, M.B. 720/97-99.
- R&M INDICATES RECORD & MEASURED DATA.
- CFR INDICATES CALCULATED FROM RECORD DATA.

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	15.00'	23.56'	90°00'00"
C2	88.00'	19.25'	12°32'11"
C3	44.00'	62.70'	81°39'05"
C4	20.00'	30.81'	88°16'03"
C5	44.00'	36.30'	47°15'59"
C6	44.00'	58.48'	76°09'18"
C7	44.00'	42.18'	54°55'22"
C8	44.00'	16.30'	21°13'56"
C9	15.00'	23.56'	89°59'47"

LINE TABLE		
LINE	LENGTH	BEARING
L1	44.00'	N69°10'21"W
L2	4.02'	N55°54'17"E
L3	51.04'	N01°40'43"E
L4	12.77'	N89°55'12"E
L5	15.17'	N01°40'43"E
L6	8.00'	N55°54'17"E

**LEGEND:**

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

- R1: DEED TO THE CITY OF CLAREMONT, RECORDED APRIL 30, 1963 IN BOOK D2010, PAGE 745 AS INST. NO. 4543, O.R. 20220284595, O.R.
- R2: VESTING DEED RECORDED MARCH 11, 2022 AS INST. NO. 20220284595, O.R.
- (A) 6' WIDE EASEMENT OF THE CITY OF CLAREMONT FOR DRAINAGE PURPOSES PER TRACT NO. 26011 M.B. 670/93-94.
- (B) 6' WIDE EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED JUNE 9, 1961 IN BOOK D1248, PAGE 753 O.R.
- (C) 15' WIDE PRIVATE DRIVEWAY AND FIRE LANE.
- (1) INDICATES FOUND L&T TAGGED RCE 8292 AT PL PROD. PER MB 670/93-94 & CEFB CT-346.
- (2) INDICATES FOUND 1" IP WITH PLASTIC PLUG ILLEGIBLE, FLUSH NO REF. N89°55'12"E, 0.17' FROM PROP. COR.
- (3) INDICATES FOUND L&T TAGGED LS 6999, NO REF. N89°16'12"W 16.12' FROM PROP. COR.
- (4) INDICATES FOUND L&T TAGGED LS 6999, NO REF. N88°49'20"W 4.93' FROM PROP. COR.
- (5) INDICATES FOUND L&T TAGGED LS 6999, NO REF. N87°21'25"W 5.01' FROM PROP. COR.

