

# TENTATIVE PARCEL MAP 83516

## IN CITY OF CLAREMONT, COUNTY OF LOS ANGELES

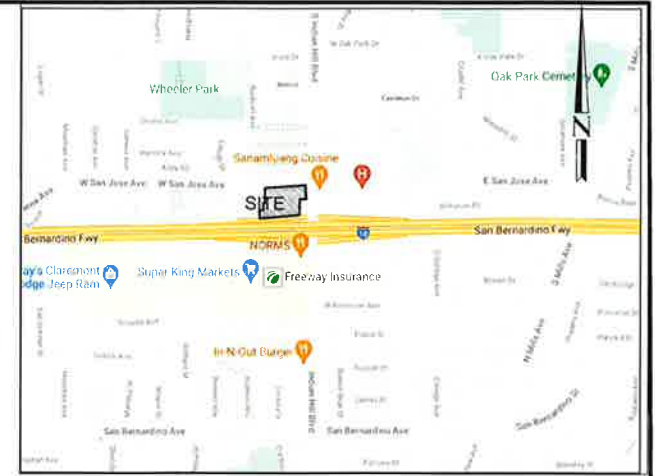
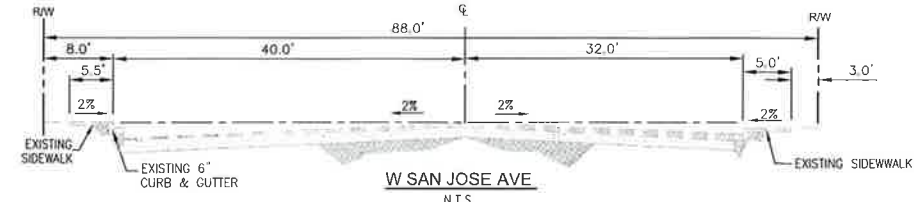
**EASEMENTS:**

PRELIMINARY TITLE REPORT PER STEWART TITLE OF CALIFORNIA, INC DATED ON JANUARY 4, 2024, ORDER NO. 222372

- 5 RIGHTS OF ACCESS TO OR FROM THE PUBLIC ROAD OR STREET, HIGHWAY OR FREEWAY ADJACENT TO THE PROPERTY, AS RELINQUISHED OR SEVERED IN DEED RECORDED APRIL 22, 1953 AS INSTRUMENT NO. 7683-V OF TORRENS.
- 6 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR POLES AND CONDUITS TO GENERAL TELEPHONE COMPANY OF CALIFORNIA, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED MARCH 18, 1963, AS INSTRUMENT NO. 3755 IN BOOK D1957 PAGE 229, OF OFFICIAL RECORDS.
- 7 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR SANITARY SEWER TO THE CITY OF CLAREMONT, A MUNICIPAL CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED NOVEMBER 19, 1963, AS INSTRUMENT NO. 3814 IN BOOK D2261 PAGE 249, OF OFFICIAL RECORDS.
- 8 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR SANITARY SEWER TO THE CITY OF CLAREMONT, A MUNICIPAL CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 3, 1964, AS INSTRUMENT NO. 4382 IN BOOK D2346 PAGE 17, OF OFFICIAL RECORDS.
- 9 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD AND HIGHWAY TO THE CITY OF CLAREMONT, A MUNICIPAL CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 5, 1966, AS INSTRUMENT NO. 1883, OF OFFICIAL RECORDS.
- 10 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD AND HIGHWAY TO THE CITY OF CLAREMONT, A MUNICIPAL CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 5, 1966, AS INSTRUMENT NO. 1884, OF OFFICIAL RECORDS.
- 11 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR UNDERGROUND CONDUITS TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED JULY 9, 1968, AS INSTRUMENT NO. 3036, OF OFFICIAL RECORDS.
- 12 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD AND HIGHWAY TO THE CITY OF CLAREMONT, A MUNICIPAL CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 20, 1968, AS INSTRUMENT NO. 2509, OF OFFICIAL RECORDS.
- 13 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED APRIL 2, 1969, AS INSTRUMENT NO. 3661, OF OFFICIAL RECORDS.
- 14 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR FOOTING AND TEMPORARY CONSTRUCTION TO STATE OF CALIFORNIA, AS SET FORTH IN A DOCUMENT RECORDED JUNE 29, 2000, AS INSTRUMENT NO. 00-1003373, OF OFFICIAL RECORDS.
- 15 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR FOOTING TO STATE OF CALIFORNIA, AS SET FORTH IN A DOCUMENT RECORDED JUNE 29, 2000, AS INSTRUMENT NO. 00-1003374, OF OFFICIAL RECORDS.

**GENERAL NOTES:**

PROJECT LOCATION: 721 S. INDIAN HILLS BLVD CLAREMONT, CA 91711  
 8316-019-010  
 ASSESSORS PARCEL NUMBER: 8316-019-010  
 EXISTING AND PROPOSED ZONING DESIGNATION: SP12, SPECIFIC PLAN AREA 12  
 SUBDIVISION ACREAGE: 149,283 SF (3.427 ACRE), GROSS 148,811 SF (3.416 ACRE), NET  
 DATE MAP PREPARED: APRIL, 2024  
 NUMBERED PARCELS: 3 PARCELS



VICINITY MAP NOT TO SCALE

**LEGAL DESCRIPTION:**

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, CITY OF CLAREMONT AND DESCRIBED AS FOLLOWS:

PARCEL 1: A PARCEL OF LAND IN THE CITY OF CLAREMONT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THAT PORTION OF LOT 21 OF THE NORTHEAST POMONA TRACT, AS PER MAP RECORDED FEBRUARY 8, 1884 IN BOOK 5 PAGE 461 OF MISCELLANEOUS RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF THE LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, FILED ON APRIL 22, 1953 AS DOCUMENT NO. 7683-V, IN THE OFFICE OF THE REGISTER OF LAND TITLES AND NOW ON FILE IN SAID OFFICE OF THE COUNTY RECORDER, WITH A LINE THAT IS PARALLEL WITH AND DISTANT 50 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF ALEXANDER AVENUE "NOW INDIAN HILL BOULEVARD" AS SAID CENTER LINE IS SHOWN ON MAP OF TRACT NO. 24837 RECORDED MAY 7, 1959 IN BOOK 642 PAGE 44 OF MAPS, IN SAID OFFICE OF THE COUNTY RECORDER;

THENCE ALONG SAID PARALLEL LINE NORTH 0'09'55" EAST, 150 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE PARALLEL WITH SAID NORTHERLY LINE, NORTH 85°18'08" EAST, 20.07 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 30 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID CENTER LINE;

THENCE ALONG SAID LAST MENTIONED PARALLEL LINE, NORTH 00°09'55" EAST, 165.95 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 50 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF SAN JOSE AVENUE, AS SAID LAST MENTIONED CENTER LINE IS SHOWN ON SAID MAP OF TRACT NO. 24837;

THENCE ALONG SAID LAST MENTIONED PARALLEL LINE, SOUTH 85°54'10" WEST, 581.78 FEET;

THENCE SOUTH 4'05'50" EAST, 169.03 FEET;

THENCE SOUTH 85°54'10" WEST 20 FEET;

THENCE SOUTH 4'05'50" EAST, 63 FEET;

THENCE SOUTH 85°54'10" WEST, 40 FEET;

THENCE SOUTH 4'05'50" EAST, 89.53 FEET TO SAID HEREINBEFORE MENTIONED NORTHERLY LINE;

THENCE ALONG SAID NORTHERLY LINE, NORTH 85°18'08" EAST, 448.27 FEET TO A POINT DISTANT THEREON SOUTH 85°18'08" WEST, 150 FEET FROM THE FIRST ABOVE MENTIONED PARALLEL LINE;

THENCE PARALLEL WITH SAID CENTERLINE OF INDIAN HILL BOULEVARD, NORTH 0'09'55" EAST, 150 FEET TO A LINE THAT IS PARALLEL WITH SAID NORTHERLY LINE AND WHICH PASSES THROUGH THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID LAST MENTIONED PARALLEL LINE, NORTH 85°18'08" EAST, 150 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE NORTHERLY FEET OF THAT PORTION OF LOT 21 OF THE NORTHEAST POMONA TRACT, IN THE CITY OF CLAREMONT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED FEBRUARY 8, 1884 IN BOOK 5 PAGE 461 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF THE LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, FILED ON APRIL 22, 1953 AS INSTRUMENT NO. 7683-V, IN THE OFFICE OF THE REGISTRAR OF LAND TITLES AND NOW ON FILE IN SAID OFFICE OF THE COUNTY RECORDER, WITH A LINE THAT IS PARALLEL WITH AND DISTANT 50 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF ALEXANDER AVENUE "NOW INDIAN HILL BOULEVARD" AS SAID CENTER LINE IS SHOWN ON MAP OF TRACT NO. 24837, RECORDED MAY 7, 1959 IN BOOK 642 PAGE 44 OF MAPS, IN SAID OFFICE OF THE COUNTY RECORDER;

THENCE ALONG SAID PARALLEL LINE NORTH 0'09'55" EAST, 150 FEET;

THENCE PARALLEL WITH SAID NORTHERLY LINE, SOUTH 85°18'08" WEST, 150 FEET;

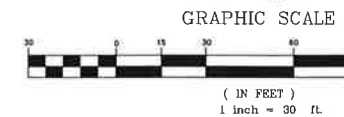
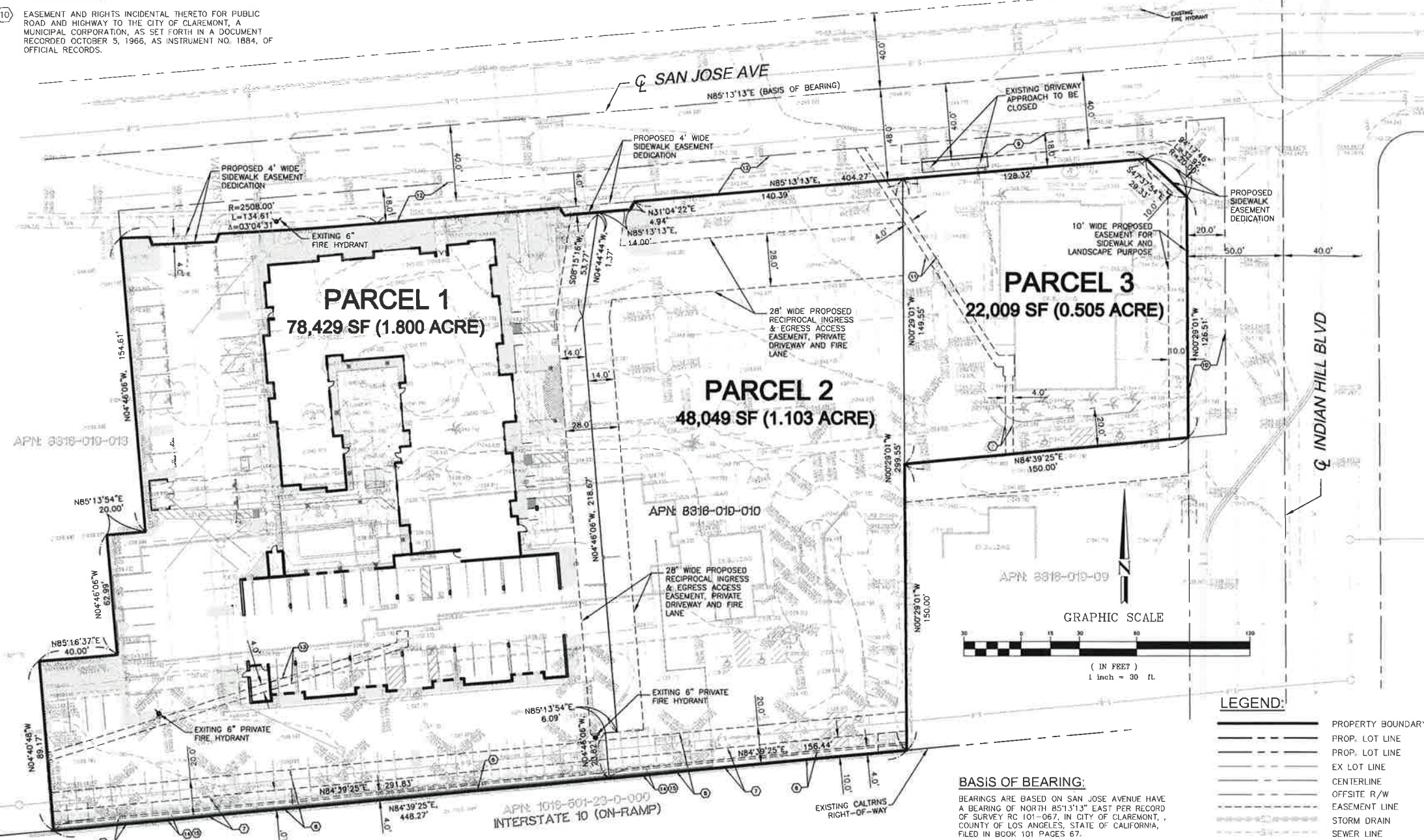
THENCE PARALLEL WITH SAID CENTER LINE, SOUTH 0'09'55" WEST, 150 FEET TO SAID NORTHERLY LINE;

THENCE ALONG SAID NORTHERLY LINE, NORTH 85°18'08" EAST, 150 FEET TO THE POINT OF BEGINNING.

APN: 8316-019-010

**BENCHMARK:**

B.M NUMBER	JG2865
QUAD (YEAR)	1047.385
ELEVATION	ROOM TAG 1 W CB 1 FT N/O BCR @ NW COR
DESCRIPTION	INDIAN HILL BLVD & SAN JOSE AVE 56 FT N/O & 39.4 FT W/O C/L INT



**LEGEND:**

—	PROPERTY BOUNDARY
- - -	PROP. LOT LINE
- · - · -	EX LOT LINE
— · — · —	CENTERLINE
- · - · - · -	OFFSITE R/W
- · - · - · - · -	EASEMENT LINE
- · - · - · - · - · -	STORM DRAIN
- · - · - · - · - · - · -	SEWER LINE
- · - · - · - · - · - · - · -	WATER LINE

**BASIS OF BEARING:**  
 BEARINGS ARE BASED ON SAN JOSE AVENUE HAVE A BEARING OF NORTH 85°13'13" EAST PER RECORD OF SURVEY RC 101-067, IN CITY OF CLAREMONT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, FILED IN BOOK 101 PAGES 67.

**OWNER/DEVELOPER:** ASHOK PATEL, SUSHIL CAPITAL LLC, 1435 N. CPAST HIGHWAY, LAGUNA BEACH, CA 92561, CELL: 949-394-1293

**UTILITY & SERVICE AGENCIES:**  
**ELECTRIC:** SOUTHERN CALIFORNIA EDISON (800) 684-8123  
**TELEPHONE:** VERIZON TELEPHONE  
**GAS:** THE GAS COMPANY (800) 427-2200

**WATER:** GOLDEN STATE WATER COMPANY, 630 E. FOOTHILL BLVD., SAN DIMAS, CA 91773, PH: 909-394-2272

**SEWER:** CITY OF CLAREMONT, 207 HARVARD AVENUE, CLAREMONT, CA 91711, PH: 909-399-5460

REV.	REVISION DESCRIPTION	DATE	ENGR.	CITY	DATE

**W&W Land Design Consultants, Inc**  
 Civil Engineering • Subdivision • Land Planning  
 2335 W. FOOTHILL BLVD., SUITE 1, UPLAND, CA 91786  
 TEL: (909) 608-7118 • FAX: (909) 946-1137



CITY OF CLAREMONT, CALIFORNIA	
TENTATIVE PARCEL MAP 83516	
DRAWN BY: NP	721 S. INDIAN HILLS BLVD., CLAREMONT, CA 91711
DESIGNED BY: NP	SCALE: AS SHOWN
CHECKED BY: W.L.	DATE: 04/16/2024
	DRAWING NO: 1