

NUMBER OF PARCELS: 7
NUMBER OF LETTERED LOTS: 9
ACREAGE IN PARCELS: 8.65
ACREAGE IN LETTERED LOTS: 2.05
TOTAL ACREAGE: 10.70

IN THE CITY OF CORONA,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PARCEL MAP NO. 23376
BEING A SUBDIVISION OF A PORTION OF PARCEL 1, OF PARCEL MAP NO. 18203 AS SHOWN
BY A PARCEL MAP ON FILE IN BOOK 115 OF PARCEL MAPS, PAGES 38 AND 39, RECORDS
OF RIVERSIDE COUNTY.
CM ENGINEERING ASSOCIATES

RECORDED'S CERTIFICATE:
FILED THIS 14TH DAY OF FEBRUARY, 1989
AT 2:00 P.M. IN BOOK 155 OF PARCEL MAPS,
AT PAGES 26-28, AT THE REQUEST OF THE CITY
ENGINEER.
NO. 46229
FEE \$1000
WILLIAM E. CONERLY, COUNTY RECORDER

JUNE, 1988

BY: Berta Rogers DEPUTY
SUBDIVISION GUARANTEE COMMONWEALTH LAND TITLE
COMPANY.

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OR HAVE SOME RIGHT, TITLE, OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND AND THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY OFFER FOR DEDICATION TO THE CITY OF CORONA FOR PUBLIC USE: LOTS "A" AND "B" FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS "C", "D", AND "E" FOR LANDSCAPE PURPOSES, LOTS "F" AND "G" FOR SEMI EASEMENTS AND LOTS "H" AND "I" FOR PEDESTRIAN ACCESS EASEMENTS. WE ALSO HEREBY OFFER FOR DEDICATION TO THE CITY OF CORONA ALL VEHICULAR ACCESS RIGHTS TO MAGNOLIA AVENUE AND MCKINLEY STREET EXCEPT AT STREET INTERSECTIONS AND THE DRIVEWAY ACCESS OPENINGS ABUTTING PARCELS 1, 2, 5 AND 6 AS SHOWN HEREON.

MCKINLEY STREET PARTNERSHIP, A GENERAL PARTNERSHIP

BY: ROBERT L. JOHNSTON AS PARTNER,
dba COMMERCIAL BANKERS REAL ESTATE

Robert L. Johnston
ROBERT L. JOHNSTON, PARTNER

TRUSTEE:

CONTINENTAL AUXILIARY COMPANY, A CALIFORNIA CORPORATION AS TRUSTEE UNDER A DEED OF TRUST RECORDED DECEMBER 30, 1988 AS INSTRUMENT NO. 385538, OFFICIAL RECORDS.

Walt A. Smith
Walt A. Smith, PRESIDENT

Donna Robinson
ASST SECRETARY

NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA)
COUNTY OF Bernardino)

ON THIS 13TH DAY OF JANUARY, 1989, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Robert L. Johnston, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON THAT EXECUTED THE WITHIN INSTRUMENT AS PARTNER ON BEHALF OF MCKINLEY STREET PARTNERSHIP, A GENERAL PARTNERSHIP THEREIN NAMED AND ACKNOWLEDGED TO ME THAT THE PARTNERSHIP EXECUTED IT.

MY COMMISSION EXPIRES MARCH 24, 1989 WITNESS MY HAND AND OFFICIAL SEAL



Lyn Henderson
NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE

NOTARY ACKNOWLEDGEMENT:
STATE OF CALIFORNIA)
COUNTY OF Orange)

ON THIS 17TH DAY OF JANUARY, 1989, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Linda A. Malek Brooks AND Donna Harrison, PERSONALLY KNOWN TO ME / PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS Vice PRESIDENT AND ASST. SECRETARY OF CONTINENTAL AUXILIARY COMPANY, A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL
Linda A. Malek Brooks
NOTARY PUBLIC IN AND FOR SAID COUNTY
AND STATE



SURVEYOR'S STATEMENT:

I, HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF TWO (2) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING June OF 1988; AND THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE YEAR FROM THE RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED.

DATED: December 28, 1988

Harold E. Robinson
HAROLD E. ROBINSON, L.S. #3069
EXPIRES: 6/30/92



CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THE MAP, THAT THE SUBDIVISION SHOWN THEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL OF THE PROVISIONS OF THE SUBDIVISION MAP ACT AND ANY APPLICABLE LOCAL ORDINANCES HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATED THIS 9TH DAY OF February, 1989.

Joseph R. Palencia
JOSEPH R. PALENCIA, R.C.E. 25267
CITY ENGINEER, CITY OF CORONA
EXPIRES: 12-31-89

STATEMENT BY CITY COUNCIL AS APPROVING GOVERNING BODY:

I, DIEDRE' D. LINGENFELTER, CITY CLERK OF THE CITY OF CORONA, CALIFORNIA, HEREBY STATE THAT SAID CITY COUNCIL, AS THE GOVERNING BODY OF SAID CITY, AT A REGULAR MEETING HELD ON October 19, 1988, HAS TAKEN THE FOLLOWING ACTION:

1. APPROVED THIS PARCEL MAP NO. 23376.
2. FOR ASSESSMENT DISTRICTS CREATED, PROVISION HAS BEEN MADE FOR SEGREGATION OF THE RESPONSIBILITY OF EACH OF THE PROPOSED NEW PARCELS FOR A PORTION OF THE ASSESSMENT PAYMENT OBLIGATION IN THE MANNER PROVIDED IN THE STATUTE PURSUANT TO WHICH THE ASSESSMENTS WERE LEVIED OR TO WHICH THE BONDS WERE ISSUED: ASSESSMENT DISTRICT NO. 79-1; ASSESSMENT DISTRICT NO. 79-2; ASSESSMENT DISTRICT 80-1; LANDSCAPE MAINTENANCE DISTRICT NO. 84-1; AND LANDSCAPE MAINTENANCE DISTRICT NO. 84-2 (ZONE 6).
3. ACCEPTED ON BEHALF OF THE PUBLIC THOSE PARCELS OF LAND OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF OFFER OF DEDICATION TO WIT:
 - LOTS "A" AND "B" FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS "C", "D", AND "E" FOR LANDSCAPE PURPOSES, LOTS "F" AND "G" FOR SEMI EASEMENTS AND LOTS "H" AND "I" FOR PEDESTRIAN ACCESS EASEMENTS, AND ALSO ACCEPTED ALL VEHICULAR ACCESS RIGHTS TO MAGNOLIA AVENUE AND MCKINLEY STREET EXCEPT AT STREET INTERSECTIONS AND THE DRIVEWAY ACCESS OPENINGS ABUTTING PARCELS 1, 2, 5 AND 6 AS SHOWN HEREON.

DATE: February 10, 1989

DiDre' D. Lingenfelter
DIEDRE' D. LINGENFELTER,
CITY CLERK, CITY OF CORONA

CITY CLERK'S STATEMENT:

I, DIEDRE' D. LINGENFELTER, CITY CLERK OF THE CITY OF CORONA, CALIFORNIA HEREBY CERTIFY THAT AN UNDERSTANDING SATISFACTORY TO THE SAID CITY OF CORONA GUARANTEEING THE CONSTRUCTION OF REQUIRED STREET IMPROVEMENTS IN THIS SUBDIVISION WAS APPROVED AND FILED IN MY OFFICE PRIOR TO THE FINAL ACCEPTANCE OF THIS SUBDIVISION MAP. IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF THE CITY OF CORONA, CALIFORNIA, THIS 10TH DAY OF February, 1989.

DiDre' D. Lingenfelter
DIEDRE' D. LINGENFELTER
CITY CLERK OF THE CITY OF CORONA, CALIFORNIA



TENTATIVE MAP APPROVAL DATE OCT. 19, 1988

TAX COLLECTOR'S CERTIFICATE:

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ _____.

DATED January 19, 1989. R. WAYNE MATTS, COUNTY TAX COLLECTOR
BY: DiDre' D. Lingenfelter DEPUTY

TAX BOND CERTIFICATE:

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ _____ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE, AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED _____, 19_____.
GERALD A. MCKINLEY
CLERK OF THE BOARD OF SUPERVISORS
BY: _____ DEPUTY

SOILS ENGINEER

A PRELIMINARY SOIL REPORT WAS PREPARED BY JOHN R. BRYERY, INC., ON JULY 29, 1988 AND WAS FILED WITH THE CITY OF CORONA AS REQUIRED BY THE HEALTH AND SAFETY CODE 17953. RELATIVE TO THIS SUBDIVISION.

IN THE CITY OF CORONA,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP NO 23376

BEING A SUBDIVISION OF A PORTION OF PARCEL 1, OF PARCEL MAP NO. 18203 AS SHOWN
BY A PARCEL MAP ON FILE IN BOOK 115 OF PARCEL MAPS, PAGES 38 AND 39. RECORDS
OF RIVERSIDE COUNTY.

CM ENGINEERING ASSOCIATES

JUNE, 1988

SHEET 2 OF 3 SHEETS

SIGNATURE OMISSIONS:
PURSUANT TO THE PROVISIONS OF SECTION 66436 (C) (1) OF THE SUBDIVISION MAP ACT
THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED, THEIR INTEREST
BEING SUCH THAT IT CANNOT RISEN INTO A FEE:

1. THE SOUTH RIVERSIDE LAND AND WATER COMPANY, HOLDER OF A RIGHT OF WAY FOR ALL NECESSARY WATER PIPES AND DITCHES, FLUMES AND CONDUITS, FOR ALL PURPOSES OF IRRIGATION AND DOMESTIC USE, THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
2. J.T. HANMER AND HATTIE A. HANMER, HOLDERS OF AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, AS SET FORTH IN DOCUMENT RECORDED JULY 16, 1906, IN BOOK 227, PAGE 128 OF DEEDS, THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
3. THE CITY OF CORONA, HOLDER OF A TEMPORARY UNRECORDED LEACH FIELD EASEMENT AS SHOWN BY PARCEL MAP NO. 18203, P.M.B. 115/38-39.
4. MC KINLEY VILLAGE CONSISTING OF LOW DEVELOPMENT INC., AND MC KINLEY VILLAGE INC., HOLDERS OF AN EASEMENT FOR INGRESS AND EGRESS TO THE ADJACENT PARCEL AND APURTENANCES AND INCIDENTAL PURPOSES AS SET FORTH IN THE INSTRUMENT RECORDED AUGUST 30, 1984 AS INSTRUMENT NO. 190454 AND RE-RECORDED JANUARY 23, 1985 AS INSTRUMENT NO. 19830, BOTH OF OFFICIAL RECORDS.
5. THE CITY OF CORONA, HOLDER OF AN EASEMENT FOR SANITARY, SEWER AND INCIDENTAL PURPOSES AS SET FORTH IN AN INSTRUMENT RECORDED AUGUST 30, 1984 AS INSTRUMENT NO. 190493, OFFICIAL RECORDS.
6. THE CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR WATERLINE FACILITIES AND INCIDENTAL PURPOSES AS SET FORTH IN THE INSTRUMENT RECORDED FEBRUARY 1, 1985 AS INSTRUMENT NO. 22459, OFFICIAL RECORDS.
7. THE CITY OF CORONA, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS SET FORTH IN THE INSTRUMENT RECORDED DECEMBER 4, 1984 AS INSTRUMENT NO. 259950, OFFICIAL RECORDS.
8. THE CITY OF CORONA, HOLDER OF AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES AS SET FORTH IN THE INSTRUMENT RECORDED DECEMBER 4, 1984 AS INSTRUMENT NO. 259892, OFFICIAL RECORDS.
9. THE CITY OF CORONA, HOLDER OF AN EASEMENT FOR SLOPES AND INCIDENTAL PURPOSES AS SET FORTH IN THE INSTRUMENT RECORDED DECEMBER 4, 1984 AS INSTRUMENT NO. 259892, OFFICIAL RECORDS.
10. SOUTHERN CALIFORNIA GAS COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS SET FORTH IN AN INSTRUMENT RECORDED MAY 17, 1985 AS INSTRUMENT NO. 105915, OFFICIAL RECORDS.
11. THE CITY OF CORONA, HOLDER OF ASSESSMENT DISTRICT NO. 79-1 PURSUANT TO STREET AND LIGHTING ACT OF 1911 PER RESOLUTION NO. 80-36 ADOPTED BY THE CITY COUNCIL MARCH 21, 1980; HOLDER OF ASSESSMENT DISTRICT NO. 79-2 PURSUANT TO STREET AND LIGHTING ACT OF 1911 PER RESOLUTION NO. 83-24 ADOPTED BY THE CITY COUNCIL MARCH 23, 1983; HOLDER OF ASSESSMENT DISTRICT NO. 80-1 PURSUANT TO STREET AND LIGHTING ACT OF 1911 PER RESOLUTION NO. 81-8 ADOPTED BY THE CITY COUNCIL JANUARY 21, 1981; HOLDER OF LANDSCAPE MAINTENANCE DISTRICT NO. 84-1 PURSUANT TO LANDSCAPE AND LIGHTING ACT OF 1972 PER RESOLUTION NO. 84-52 ADOPTED BY THE CITY COUNCIL JUNE 20, 1984, AND HOLDER OF LANDSCAPE MAINTENANCE DISTRICT NO. 84-2 (ZONE G) PURSUANT TO LANDSCAPE AND LIGHTING ACT OF 1972 PER RESOLUTION NO. 85-94 ADOPTED BY THE CITY COUNCIL AUGUST 7, 1985.

SCALE: 1"=80'

PARCEL MAP NO. 23376

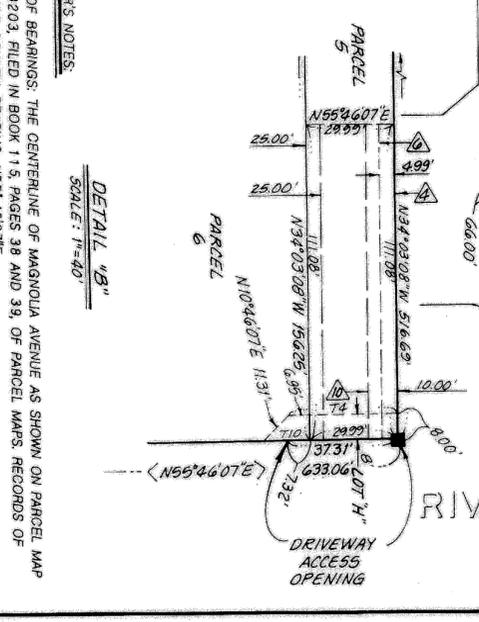
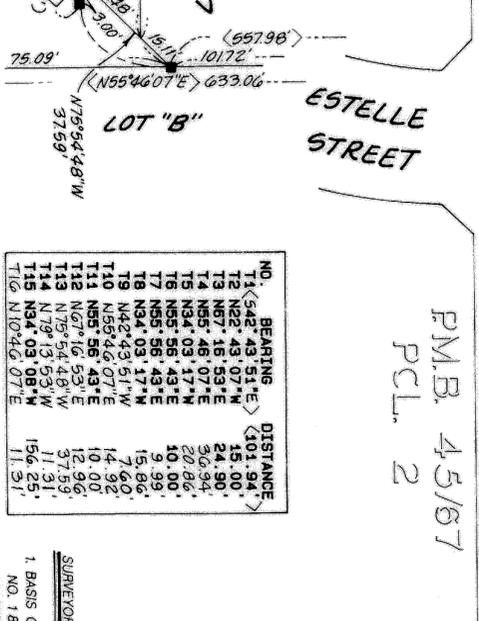
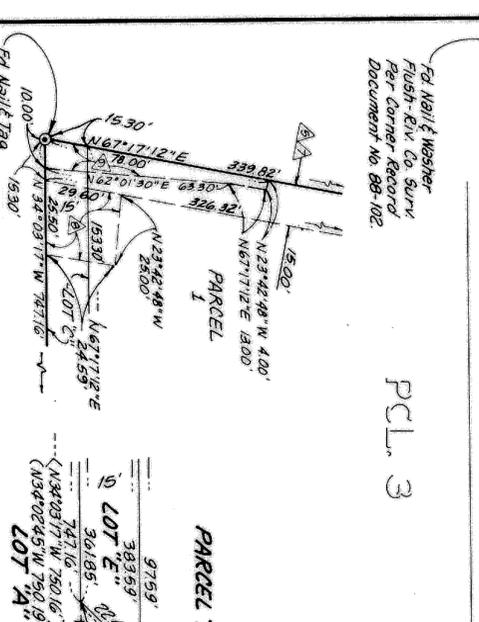
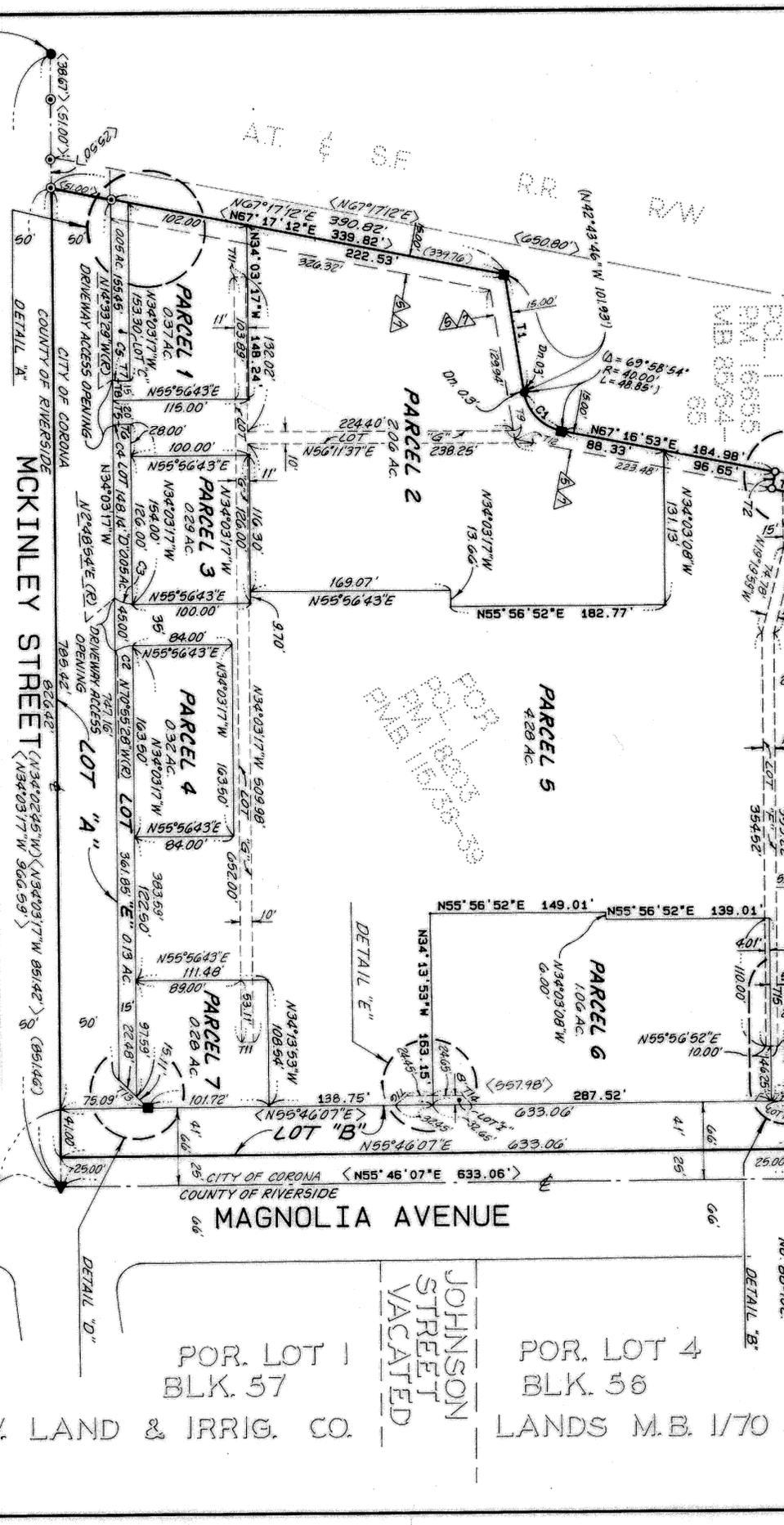
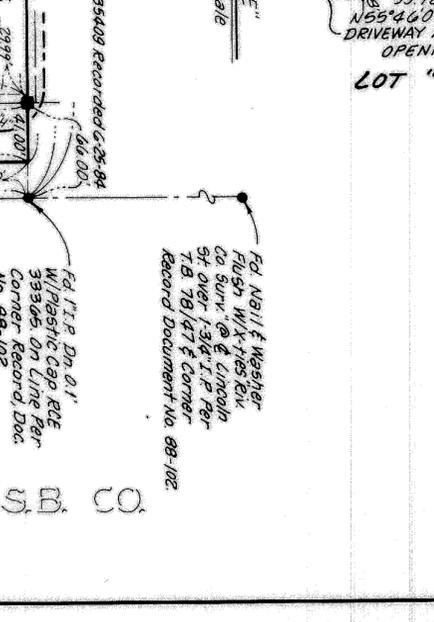
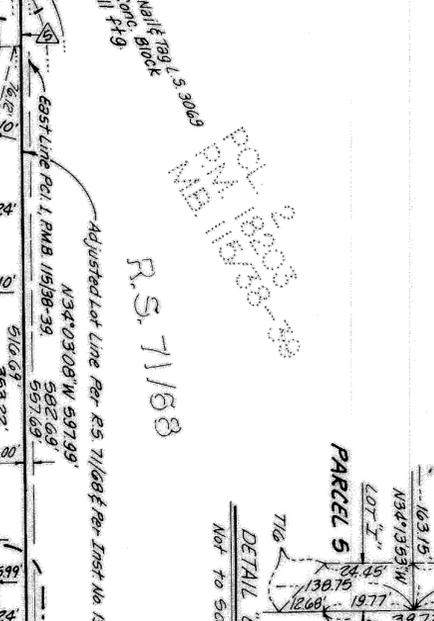
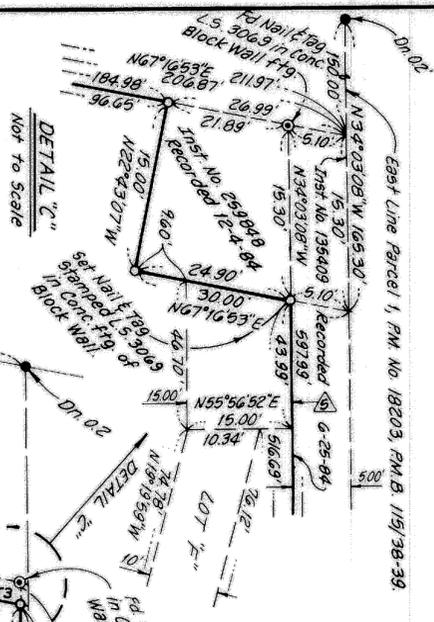
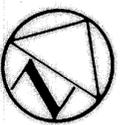
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 3 OF 3 SHEETS

BEING A SUBDIVISION OF A PORTION OF PARCEL 1, OF PARCEL MAP NO. 18203 AS SHOWN BY A PARCEL MAP ON FILE IN BOOK 115 OF PARCEL MAPS, PAGES 38 AND 39, RECORDS OF RIVERSIDE COUNTY.

CM ENGINEERING ASSOCIATES

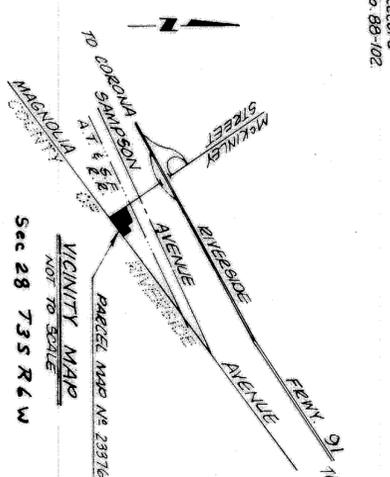
JUNE, 1988



No.	DELTA	RADIUS	LENGTH	TAN
C1	69°59'16"	40.00'	48.86'	28.00'
C2	36°52'11"	25.00'	16.09'	8.33'
C3	36°52'11"	25.00'	16.09'	8.33'
C4	19°28'16"	15.00'	2.57'	1.56'
C5	19°29'48"	15.00'	2.58'	1.56'

NO.	BEARING	DISTANCE
T1	S42°43'51"E	15.00'
T2	N82°43'07"E	24.99'
T3	N87°46'53"E	56.94'
T4	N85°46'07"E	20.86'
T5	N84°03'17"E	10.00'
T6	N85°56'43"E	9.99'
T7	N85°56'43"E	15.86'
T8	N42°43'51"E	7.60'
T9	N55°46'07"E	10.00'
T10	N55°46'07"E	12.96'
T11	N67°16'53"E	37.59'
T12	N79°13'53"W	11.31'
T13	N79°13'53"W	156.25'
T14	N79°13'53"W	11.31'
T15	N84°03'08"E	11.31'
T16	N104°46'07"E	11.31'

- SURVEYOR'S NOTES:**
1. BASIS OF BEARINGS THE CENTERLINE OF MAGNOLIA AVENUE AS SHOWN ON PARCEL MAP NO. 18203, P.M.B. 115/PAGES 38 AND 39, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, BEARING: N55°46'07"E.
 2. INDICATES FOUND 1" I.P. STAMPED L.S. 3177 PER P.M. NO. 18203, P.M.B. 115/38-39, ALSO PER CORNER RECORD, DOCUMENT NO. 88-102 UNLESS OTHERWISE NOTED HEREON.
 3. INDICATES FOUND 1-1/2" BRASS CAP MARKED 'RIV. CO. SUR. C INTER.' PER P.M. NO. 18203, P.M.B. 115/38-39, ALSO PER CORNER RECORD, DOCUMENT NO. 88-102 & T.B. 78/52.
 4. INDICATES FOUND NAIL & TAG STAMPED L.S. 3069, (FLUSH) PER CORNER RECORD, DOCUMENT NO. 88-102 UNLESS OTHERWISE NOTED HEREON.
 5. INDICATES FOUND 1" I.P. W/PLASTIC CAP STAMPED L.S. 3069 (FLUSH) PER CORNER RECORD, DOCUMENT NO. 88-102 UNLESS OTHERWISE NOTED HEREON.
 6. INDICATES SET 1" I.P. W/PLASTIC CAP STAMPED L.S. 3069, FLUSH UNLESS OTHERWISE NOTED HEREON.
 7. SET 1" I.P. W/PLASTIC CAP STAMPED L.S. 3069 FLUSH AT ALL LOT CORNERS. IN THE EVENT THAT A 1" I.P. CANNOT BE SET THEN A TAG-MARKED L.S. 3069 WILL BE SET FLUSH IN CONCRETE.
 8. () INDICATES RECORD DATA PER P.M. NO. 18203, P.M.B. 115/38-39, UNLESS OTHERWISE NOTED HEREON.
 9. < > INDICATES RECORD & MEASURED DATA PER CORNER RECORD, DOCUMENT NO. 88-102 UNLESS OTHERWISE NOTED HEREON.



Sec 28 T3S R4W

PM 155/28