

Copy

165/78

NUMBER OF PARCELS 3
NUMBER OF LETTERED LOTS 2
ACREAGE IN PARCELS 1.02 ACRES
ACREAGE IN LETTERED LOTS 0.35 ACRES
TOTAL ACREAGE 1.37 ACRES

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

SHEET 1 OF 2 SHEETS

PARCEL MAP NO. 24692

RECORDER'S CERTIFICATE

FILED THIS 24th DAY OF August 1990 AT 2:00 P.M. IN BOOK 165 OF MAPS AT PAGES 78 & 79 AT THE REQUEST OF THE CITY CLERK NO. 316245 FEE \$3.00 WILLIAM E. CONERLY, COUNTY RECORDER

GABEL, COOK & BECKLUND INC.
RIVERSIDE, CALIFORNIA

OWNERS STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE HEREBY OFFER FOR DEDICATION TO THE CITY OF CORONA FOR PUBLIC USE THE FOLLOWING: LOTS "A" AND "B" FOR STREET AND PUBLIC UTILITY PURPOSES.

CORONA WD-15 LIMITED PARTNERSHIP
By: BOUKAI ASSOCIATES
By: IRAN BOUKAI GENERAL PARTNER

TRUSTEE

FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER DEED OF TRUST RECORDED 29 DECEMBER 1989, AS INSTRUMENT NO. 458064, O.R., RIV. CO.

Robert J. Johnston
PRESIDENT (Joint Vice)

Neil Thomas
VICE SECRETARY

BENEFICIARY

BANK OF NEWPORT, BENEFICIARY, RECORDED 12 APRIL 1990 AS INSTRUMENT 132990.

John J. Miller
SR. VICE PRESIDENT

UNDER DEED OF TRUST

Richard Miller
SECRETARY
VICE PRESIDENT

STATE OF CALIFORNIA
COUNTY OF ORANGE

ON AUGUST 14, 1990 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED IRAN BOUKAI, (PERSONALLY KNOWN TO ME/PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS GENERAL PARTNER OF THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES 6/7/91

WITNESS MY HAND AND OFFICIAL SEAL

Patricia O'Sullivan
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

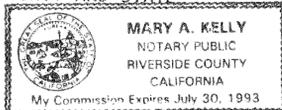
STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

ON THIS 15th DAY OF AUGUST, 1990, BEFORE ME MARY A KELLY, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROBERT W. JOHNSON AND HAL THOMAS, (PERSONALLY KNOWN TO ME/PROVED ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS ASS. VICE PRESIDENT AND ASS. SECRETARY OF FIRST AMERICAN TITLE INSURANCE 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.

MY COMMISSION EXPIRES July 30, 1993

WITNESS MY HAND AND OFFICIAL SEAL

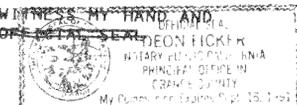
Mary A. Kelly
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE



STATE OF CALIFORNIA
COUNTY OF ORANGE

ON THIS 22ND DAY OF AUGUST, 1990, BEFORE ME DEON FICKER, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JAMES L. LAURITZEN AND DOUGLAS FABER, (PERSONALLY KNOWN TO ME/PROVED ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS SR. VICE PRESIDENT AND VICE PRESIDENT OF BANK OF NEWPORT 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.

MY COMMISSION EXPIRES 9-16-91
Deon Ficker
NOTARY PUBLIC IN AND FOR SAID STATE



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 THIS 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 \$ 6,600.00.

DATED THIS 24 DAY OF August 1990.

R. WAYNE WATTS
COUNTY TAX COLLECTOR BY: *Marilyn Hooper*

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 6600.00 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 STATE BOARD OF SUPERVISORS.

DATED THIS 24 DAY OF August, 1990.

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS
CASH TAX BOND
R. WAYNE WATTS
COUNTY TAX COLLECTOR
BY: *Melena Pratt*
DEPUTY

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED, THEIR INTEREST BEING SUCH THAT IT CANNOT RIPEN INTO A FEE:

1. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES PER INSTRUMENT NO. 279965 RECORDED 17 AUGUST 1989, O.R., RIV. CO.
2. AN EASEMENT IN FAVOR OF THE CITY OF CORONA FOR DRAINAGE PURPOSES PER DEDICATION ON PARCEL MAP 20688 ON FILE IN BOOK 158, PAGES 1 TO 5, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CA.
3. AN EASEMENT IN FAVOR OF LA SIERRA RANCH FOR A 24' DRAINAGE AND IRRIGATION PIPELINE AND INCIDENTAL PURPOSES, PER DEED RECORDED 9 APRIL 1924 IN BOOK 603, PAGE 153, OF DEEDS, RECORDS OF RIVERSIDE CO. CA.
4. JOHN T. HAMNER, HOLDER OF CERTAIN WATER RIGHTS FOR WATER PUMPING AND USAGE PURPOSES, PER AGREEMENTS RECORDED 13 AUGUST 1909 IN BOOK 8, PAGE 5 AND 22 NOVEMBER 1910, IN BOOK 8, PAGE 232 OF MISCELLANEOUS RECORDS, AND 14 DECEMBER 1910, IN BOOK 324, PAGE 120, ALL OF DEEDS, ALL OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THE CITY OF CORONA, HOLDER OF ASSESSMENT DISTRICT NO. 79-1 PURSUANT TO STREET 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 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 7 AUGUST 1985.

ENGINEER'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF BOUKAI ASSOCIATES, A CALIFORNIA GENERAL PARTNERSHIP, IN MAY 1990.

I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS WITHIN ONE (1) YEAR FROM THE RECORDED DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATED: 22 Aug, 1990.

William D. Gabel
WILLIAM D. GABEL R.C.E. 21740
EXP. DATE 09-30-93

CITY ENGINEER'S STATEMENT

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.

DATE: AUGUST 23, 1990.

Joseph R. Palencia
JOSEPH R. PALENCIA R.C.E. 25267
CITY ENGINEER

CITY CLERK'S CERTIFICATE

I, DIEDRE D. LINGENFELTER, CITY CLERK OF THE CITY OF CORONA, CALIFORNIA, HEREBY CERTIFY THAT AN UNDERTAKING 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 RECORDATION OF THIS PARCEL MAP. IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF THE CITY OF CORONA, CALIFORNIA, THIS 24th DAY OF August, 1990.

Marsha Stehler
DIEDRE D. LINGENFELTER
CITY CLERK OF THE CITY OF CORONA, CALIFORNIA

CERTIFICATE BY 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 September 20, 1990, HAS TAKEN THE FOLLOWING ACTIONS:

1. APPROVED THIS PARCEL MAP NO. 24692;
2. FOR THE FOLLOWING ASSESSMENT DISTRICTS, THE CITY COUNCIL HAS DETERMINED THAT 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:

A.D. NO. 79-1, A.D. NO. 79-2, A.D. NO. 80-1, LMD NO. 84-1, LMD NO. 84-2.

3. ACCEPTED, SUBJECT TO IMPROVEMENT, 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.

DATED: August 24, 1990

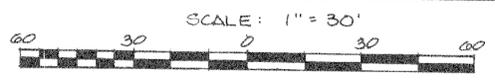
Marsha Stehler
DIEDRE D. LINGENFELTER
CITY CLERK, CITY OF CORONA



W.O.# 1074
PM 165/78

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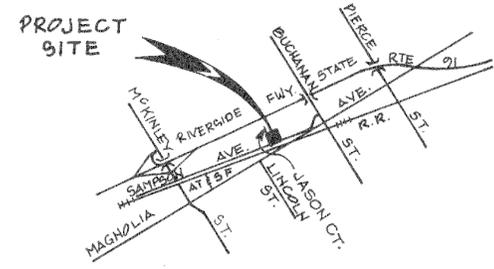


IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PARCEL MAP NO. 24692

BEING A SUBDIVISION OF PARCEL 15 OF PARCEL MAP 20688 AS SHOWN BY MAP ON FILE IN BOOK 158, PAGES 1 THROUGH 5, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SITUATED IN SEC. 22, T.3 S., R.6 W., S.B.M.
 MAY 1990

GABEL, COOK & BECKLUND, INC.
 RIVERSIDE, CALIFORNIA

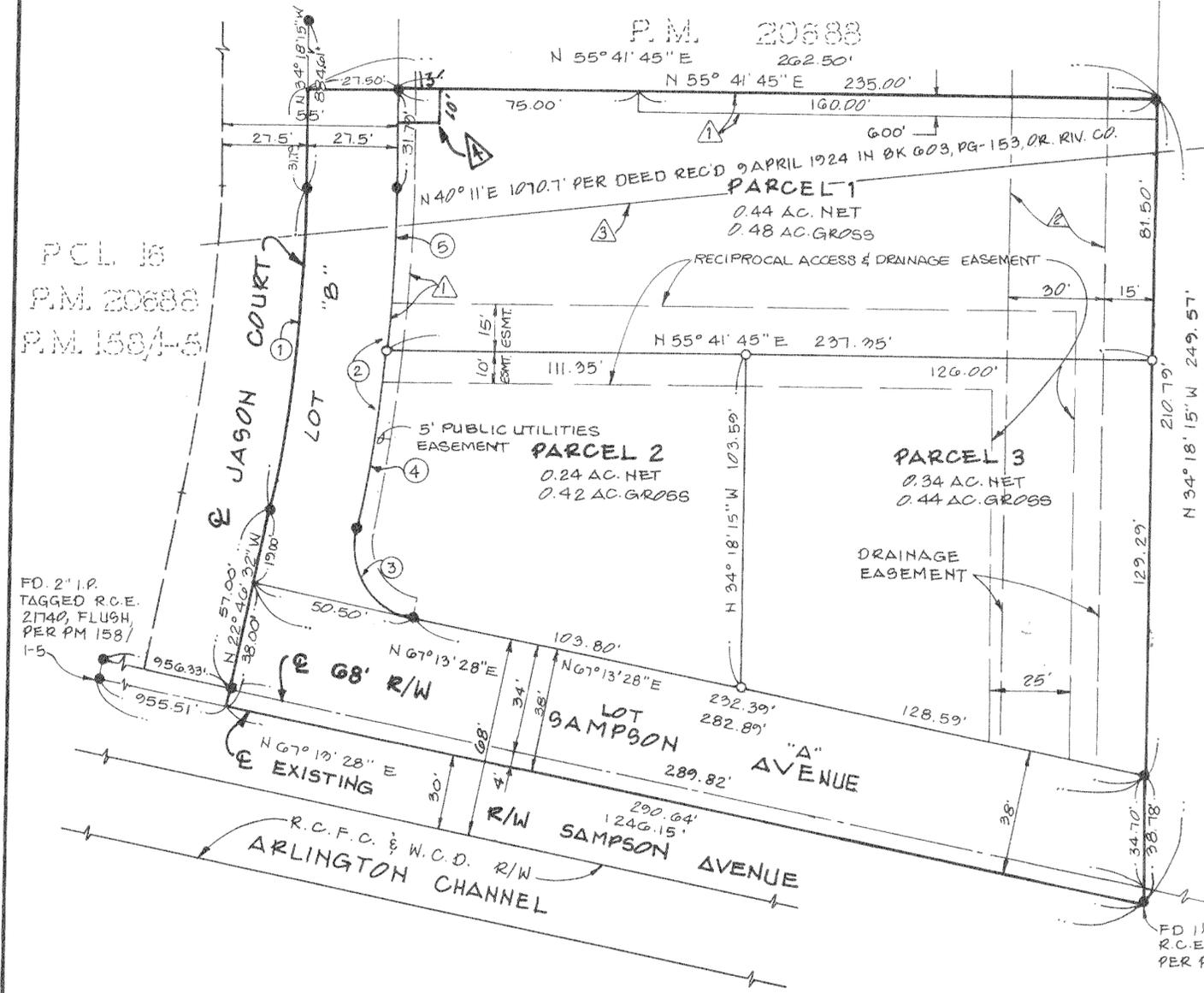
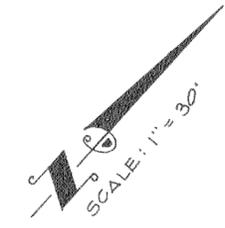
CURVE DATA				
Δ	R	L	T	
1	11° 31' 43"	500.00'	100.61'	50.47'
2	11° 31' 43"	527.50'	106.14'	53.25'
3	90° 00' 00"	23.00'	30.13'	23.00'
4	06° 07' 14"	527.50'	50.35'	28.20'
5	05° 24' 29"	527.50'	49.79'	24.91'



VICINITY MAP
 NO SCALE

P.M. 158/1-5
 PAR. 14

P.M. 20688
 N 55° 41' 45" E 235.00'



PAR. 3
 P.M. 133/22-24

ENGINEER'S NOTES:

1. BASIS OF BEARINGS IS THE NORTHERLY RIGHT OF WAY LINE OF SAMPSON AVENUE AS SHOWN BY PARCEL MAP 20688 ON FILE IN BOOK 158 PAGES 1 TO 5 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND BEING N 67° 13' 28" E
2. ● INDICATES FOUND 1 1/4" O.D., IRON PIPE TAGGED R.C.E. # 21740, FLUSH, PER P.M. 158/1-5 UNLESS OTHERWISE NOTED.
3. ○ INDICATES SET 3/4" x 1/8" GALV. IR. FLUSH, TAGGED R.C.E. 21740, AT ALL LOT CORNERS, STREET CENTERLINES AND OTHER POINTS OF CONTROL, UNLESS OTHERWISE NOTED.
4. DRAINAGE EASEMENTS SHALL BE KEPT FREE OF ALL BUILDINGS AND OBSTRUCTIONS.
5. PARCEL MAP CONTAINS 1.02 ACRES, NET, 1.37 ACRES GROSS.
6. SET NAIL & TAG MARKED R.C.E. 21740 ON TOP OF CURB AT PROLONGATION OF ALL PROPERTY LINES.

EASEMENT NOTES:

- ① AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES PER INSTRUMENT NO. 279965 RECORDED 17 AUGUST 1989, OFFICIAL RECORDS, RIVERSIDE COUNTY.
- ② AN EASEMENT IN FAVOR OF THE CITY OF CORONA FOR DRAINAGE PURPOSES PER DEDICATION ON PARCEL MAP 20688 ON FILE IN BOOK 158, PAGES 1 TO 5, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CA.
- ③ AN EASEMENT IN FAVOR OF LA SIERRA RANCH FOR A 24' DRAINAGE AND IRRIGATION PIPELINE AND INCIDENTAL PURPOSES PER DEED RECORDED 9 APRIL 1924 IN BOOK 609, PAGE 153, OF DEEDS, RECORDS OF RIVERSIDE CO. CA.
- ④ AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR RIGHT OF WAY PER INSTRUMENT NO: 244548 RECORDED JULY 2, 1990, O.R.R.V. CO.

PM 165/79