

198/67

Copy

ACREAGE IN LOTS: 13.11  
NUMBER OF LOTS: 1  
ACREAGE IN LOTS "A", "B" AND "D": 2.29  
ACREAGE IN LOTS "C": 4  
TOTAL ACREAGE: 15.40  
ACREAGE IN LOT "C1": 2.63  
ACREAGE IN LOT "D": 0.43

# TRACT NO. 22605-1

SHEET 1 OF 4 SHEETS

IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF A PORTION OF LOTS 1 AND 2, TRACT NO. 17828 AS PER PLAT RECORDED IN BOOK 150 OF MAPS, PAGES 8 THROUGH 24 AND SHOWN ON A RECORD OF SURVEY FILED FOR A LOT LINE ADJUSTMENT BETWEEN SAID LOTS 1 AND 2 IN BOOK 80 OF RECORDS OF SURVEY, PAGES 19 THROUGH 22, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.  
ON ENGINEERING ASSOCIATES  
MARCH, 1988

RECORDER'S STATEMENT:  
FILED THIS 22nd DAY OF FEB. 1989 AT 4:00 P.M. IN BOOK 198 OF MAPS, AT PAGES 67-70, AT THE REQUEST OF THE CITY ENGINEER.  
FEE. \$1900  
NO. 54901

## FOR CONDOMINIUM PURPOSES

WILLIAM E. CONERLY, COUNTY RECORDER  
BR. Scott Kegan, DEPUTY  
SUBDIVISION GUARANTEE: TICOR TITLE INSURANCE COMPANY OF CALIFORNIA

### 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 THEREON. THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND 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, LOT "C" FOR SEWER, WATER, DRAINAGE AND EMERGENCY VEHICLE ACCESS EASEMENT PURPOSES, AND LOT "D" FOR LANDSCAPE PURPOSES, WE ALSO HEREBY OFFER FOR DEDICATION TO THE CITY OF CORONA ALL VEHICULAR ACCESS RIGHTS TO PROMENADE AVENUE AND MCKINLEY STREET EXCEPT AT STREET INTERSECTIONS AND ABUTTING PORTIONS OF SAID LOT "C".

CORONA APARTMENTS ASSOCIATES, AN ILLINOIS GENERAL PARTNERSHIP

BY: GORDON'S APARTMENTS, INC., A TEXAS CORPORATION AS PARTNER

GORDON IP, PRESIDENT

BY: BALCOR DEVELOPMENT COMPANY OF ILLINOIS, INC., AN ILLINOIS CORPORATION AS PARTNER  
GORDON IP BEING THE PERSON EMPLOYED TO ACT AS ATTORNEY-IN-FACT FOR ROBERT CANNASSER, FOR THE PURPOSES AND TO THE EXTENT DESCRIBED ABOVE, HEREBY ACCEPTS SUCH POWERS.

ROBERT CANNASSER BY: GORDON IP, ATTORNEY-IN-FACT

TICOR TITLE INSURANCE COMPANY OF CALIFORNIA, A CALIFORNIA CORPORATION AS TRUSTEE UNDER A DEED OF TRUST RECORDED FEBRUARY 17, 1988, AS INSTRUMENT NO. 41429, OFFICIAL RECORDS.

Steve Jones  
ASST. SECRETARY

NOTARY ACKNOWLEDGEMENTS:

STATE OF California )  
COUNTY OF Riverside ) SS

ON March 30, 1988, before me, the undersigned, a Notary Public in and for said county and state, personally appeared Gordon IP, known to me to be the President, and Mr. [Signature], known to me to be the Vice President of Gordon's Apartments, Inc., a Texas Corporation, the corporation that executed the within instrument on behalf of said corporation, said corporation being known to me to be one of the partners of Corona Apartments Associates, an Illinois General Partnership, the partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same as such partner.

WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES 9-26-90

Scott Kegan  
NOTARY PUBLIC

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) SS

ON March 30, 1988, before me the undersigned, a Notary Public in and for said county and state, personally appeared Steve Jones, known to me to be the Vice President of Gordon's Apartments, Inc., a Texas Corporation, the corporation that executed the within instrument on behalf of said corporation, said corporation being known to me to be one of the partners of Corona Apartments Associates, an Illinois General Partnership, the partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same as such partner.

WITNESS MY HAND AND OFFICIAL SEAL  
SIGNATURE Steve Jones  
MY COMMISSION EXPIRES 9-26-90

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) SS

ON THIS 15th DAY OF April, 1989, before me the undersigned, a Notary Public in and for said county and state, personally appeared Steve Jones, known to me to be the Vice President and Secretary of the Corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the Corporation herein named, and acknowledged to me that such Corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors, as such trustee.

WITNESS MY HAND AND OFFICIAL SEAL: MY COMMISSION EXPIRES 1-15-90

Scott Kegan  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
Eileen Lewis  
My Principal Place of Business: Riverside County

### SURVEYOR'S STATEMENT:

I, HEREBY STATE THAT I AM A PROFESSIONAL LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF FOUR (4) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING JUNE OF 1987; 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 RETRACED.

DATED: March 25, 1988  
Harold E. Robinson  
HAROLD E. ROBINSON, L.S. 3069  
EXPIRES 6/30/88



### 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 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 15th DAY OF February, 1989.

Joseph R. Palencia  
JOSEPH R. PALENCIA, R.C.E. 25267  
CITY ENGINEER, CITY OF CORONA

### CITY CLERK'S STATEMENT:

I, DIEGRE D. LINGENFELTER, CITY CLERK OF THE CITY OF CORONA, CALIFORNIA, HEREBY STATE 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 FINAL ACCEPTANCE OF THIS SUBDIVISION MAP. IN WITNESS THEREOF, I HAVE HERETO SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF THE CITY OF CORONA, CALIFORNIA, THIS 16th DAY OF February, 1989.

Diegre D. Lingenfelter  
DIEGRE D. LINGENFELTER  
CITY CLERK OF THE CITY OF CORONA, CALIFORNIA  
TENTATIVE MAP APPROVAL DATE: SEPTEMBER 2, 1987



### CERTIFICATE BY CITY COUNCIL AS APPROVING GOVERNING BODY:

I, DIEGRE 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 7, 1988, HAS TAKEN THE FOLLOWING ACTION:  
1. APPROVED THIS TRACT MAP NO. 22605-1.  
2. FOR ASSESSMENT DISTRICT CREATED BY THIS GOVERNING BODY. THE 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 OBLIGATION IN THE MANNER PROVIDED IN THE STATUTE PURSUANT TO WHICH THE ASSESSMENTS WERE LEVIED OR TO WHICH THE BONDS WERE ISSUED.  
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, LOT "C" FOR SEWER, WATER, DRAINAGE AND EMERGENCY VEHICLE ACCESS EASEMENT PURPOSES, AND LOT "D" FOR LANDSCAPE PURPOSES, AND ACCEPTED ALL VEHICULAR ACCESS RIGHTS TO PROMENADE AVENUE AND MCKINLEY STREET, EXCEPT AT STREET INTERSECTIONS AND ABUTTING PORTIONS OF LOT "C".

DATE: February 16, 1989  
Diegre D. Lingenfelter  
DIEGRE D. LINGENFELTER  
CITY CLERK, CITY OF CORONA

### TAX COLLECTOR'S STATEMENT:

I HEREBY STATE 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: February 17, 1989  
R. WAYNE WATTS, COUNTY TAX COLLECTOR  
BY: Wayne Watts DEPUTY

### TAX BOND STATEMENT:

I HEREBY STATE 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 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: 1989  
BEAULD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS  
BY: \_\_\_\_\_ DEPUTY  
CASH TAX BOND  
R. WAYNE WATTS, COUNTY TAX COLLECTOR  
BY: \_\_\_\_\_ DEPUTY

### SOIL'S ENGINEER

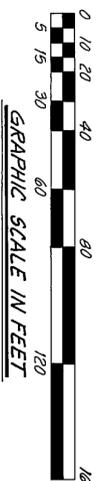
A PRELIMINARY SOILS REPORT WAS PREPARED BY SOIL AND TESTING ENGINEERS, INC. ON JUNE 2, 1987, AND WAS FILED WITH THE CITY OF CORONA AS REQUIRED BY THE HEALTH AND SAFETY CODE 17953 RELATIVE TO THIS SUBDIVISION.

MB 198/67

SCALE: 1" = 200'

# TRACT NO. 22605-1

SHEET 2 OF 4 SHEETS

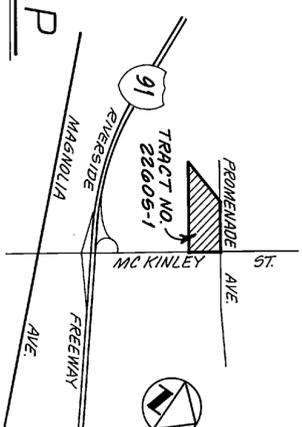


## BOUNDARY SURVEY AND SHEET INDEX MAP

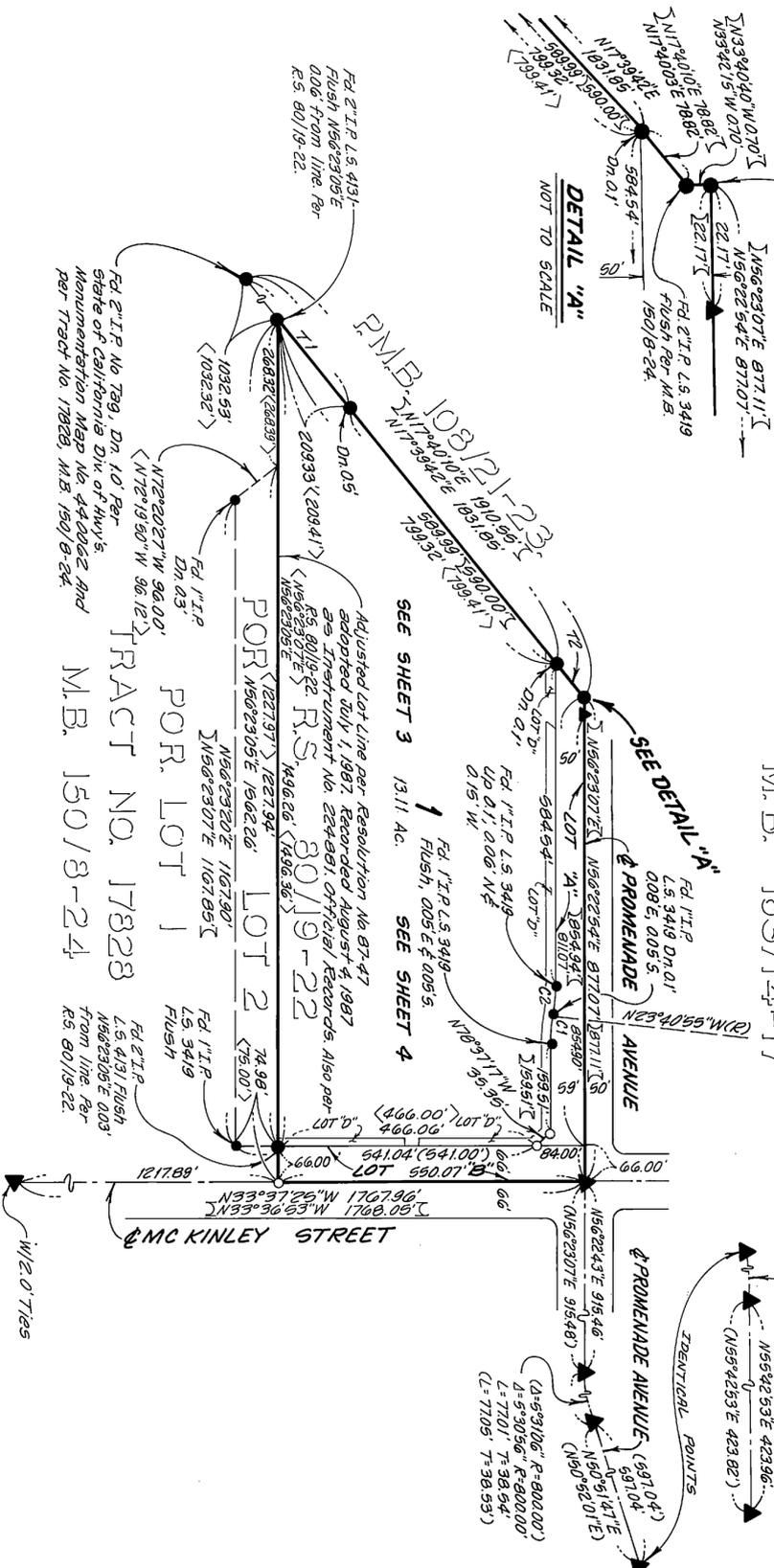
IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 BEING A SUBDIVISION OF A PORTION OF LOTS 1 AND 2, TRACT NO. 17828 AS PER  
 PLAT RECORDED IN BOOK 150 OF MAPS, PAGES 8 THROUGH 24 AND SHOWN ON A  
 RECORD OF SURVEY FILED FOR A LOT LINE ADJUSTMENT BETWEEN SAID LOTS 1 AND  
 2 IN BOOK 80 OF RECORDS OF SURVEY, PAGES 19 THROUGH 22, RECORDS OF  
 RIVERSIDE COUNTY, CALIFORNIA. **Sec. 20 T35R4W**

MARCH, 1988

FOR CONDOMINIUM PURPOSES  
 CM ENGINEERING ASSOCIATES



TR. NO. 21529  
 M.B. 163/14-17



NO.	BEARING	DIST.
T1	N17°39'42"E	1241.96'
T1	N17°40'10"E	1241.73'
T2	N17°40'03"E	78.82'
T2	N17°40'10"E	78.82'

NO.	DELTA	RADIUS	LENGTH	TAN.
C1	19°56'14"	310.00'	53.76'	26.95'
C2	9°56'11"	290.00'	50.29'	25.21'
C1	9°56'11"	310.00'	53.76'	26.95'
C2	9°56'11"	290.00'	50.29'	25.21'

### SURVEYOR'S NOTES:

1. BASIS OF BEARINGS: THE CENTERLINE OF PROMENADE AVENUE NORTHERLY OF LOT 6, OF TRACT NO. 17828, M.B. 150/8-24, BEARING: N55°42'53"E.
2. INDICATES FOUND 2" I.P. L.S. 3419, FLUSH PER TRACT NO. 17828, M.B. 150/8-24, UNLESS OTHERWISE NOTED HEREON.
3. INDICATES FOUND BRASS CAP STAMPED RCE 9613 IN 6" DIAMETER CONCRETE POST IN MONUMENT WELL IN LIEU OF 1-1/2" I.P. PER RECORD OF SURVEY 72/1-15.
4. INDICATES SET 1" I.P. WITH PLASTIC CAP STAMPED L.S. 3069, FLUSH UNLESS OTHERWISE NOTED HEREON.
5. ( ) INDICATES RECORD DATA PER TRACT NO. 17828, M.B. 150/8-24, UNLESS OTHERWISE NOTED HEREON.
6. [ ] INDICATES RECORD AND MEASURED DATA PER TRACT NO. 17828, M.B. 150/8-24
7. < > INDICATES RECORD DATA PER R.S. 80/19-22.
8. ∩ ∪ INDICATES RECORD DATA PER TRACT NO. 17828, M.B. 150/8-24 & PER R.S. 80/19-22.
9. DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

### ABANDONMENT NOTES:

1. SLOPE EASEMENT TO THE CITY OF CORONA RECORDED DECEMBER 4, 1984 AS INSTRUMENT NO. 259897, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. SLOPE EASEMENT TO THE CITY OF CORONA RECORDED DECEMBER 4, 1984 AS INSTRUMENT NO. 259898, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

### 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 RIPEN INTO A FEE.

1. RIVERSIDE WATER COMPANY, OWNER OF AN EASEMENT FOR DITCHES, PIPES & FLUMES RECORDED AUGUST 14, 1985 IN BOOK 42, PAGE 296 OF DEEDS, SAN BERNARDINO COUNTY RECORDS. SAID EASEMENT CANNOT BE LOCATED FROM THE RECORD.

THE CITY OF CORONA, OWNER OF A 30 FOOT WIDE DRAINAGE EASEMENT RECORDED DECEMBER 4, 1984 AS INSTRUMENT NO. 259895, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

### SIGNATURE OMISSIONS: CONTINUED

3. THE CITY OF CORONA AND DACO CORPORATION, PARTIES TO A DEVELOPMENT AGREEMENT RECORDED APRIL 28, 1983 AS INSTRUMENT NO. 84615, OFFICIAL RECORDS. SAID AGREEMENT WAS AMENDED BY DOCUMENT RECORDED NOVEMBER 4, 1986 AS INSTRUMENT NO. 278909, OFFICIAL RECORDS.

M B / 98 / 68

SCALE: 1" = 40'

# TRACT NO. 22605-1

SHEET 3 OF 4 SHEETS

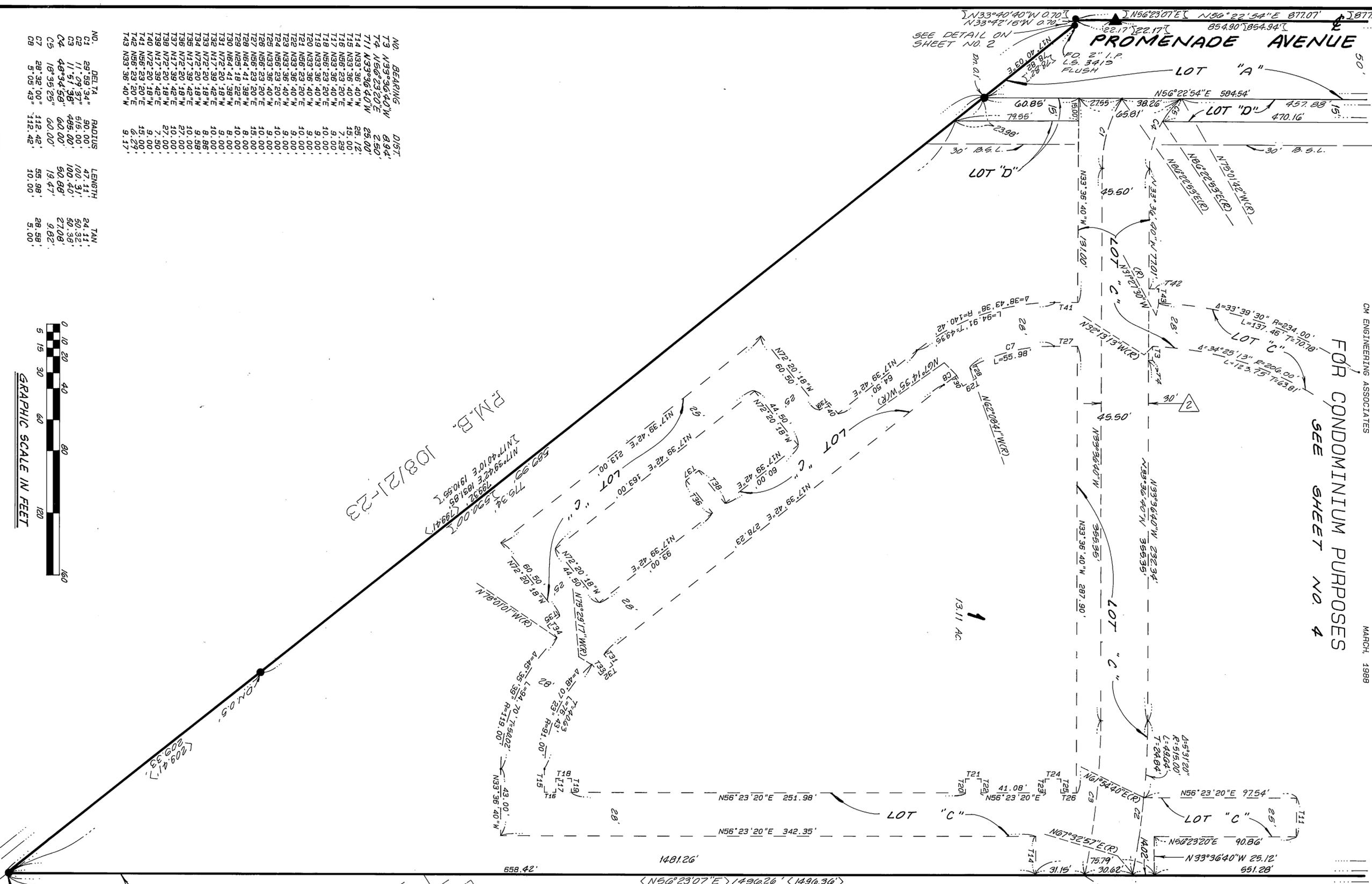


IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
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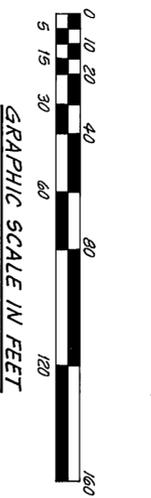
CM ENGINEERING ASSOCIATES

MARCH, 1988

FOR CONDOMINIUM PURPOSES  
 SEE SHEET NO. 4



NO.	BEARING	DIST.
T9	N33°36'40"W	894.00
T10	N56°23'07"E	250.00
T11	N33°36'40"W	25.00
T12	N33°36'40"W	25.12
T13	N33°36'40"W	15.00
T14	N33°36'40"W	15.12
T15	N33°36'40"W	6.55
T16	N33°36'40"W	10.00
T17	N33°36'40"W	10.00
T18	N33°36'40"W	9.00
T19	N33°36'40"W	9.00
T20	N33°36'40"W	9.00
T21	N33°36'40"W	9.00
T22	N33°36'40"W	9.00
T23	N33°36'40"W	9.00
T24	N33°36'40"W	9.00
T25	N33°36'40"W	9.00
T26	N33°36'40"W	9.00
T27	N33°36'40"W	9.00
T28	N33°36'40"W	9.00
T29	N33°36'40"W	9.00
T30	N33°36'40"W	9.00
T31	N33°36'40"W	9.00
T32	N33°36'40"W	9.00
T33	N33°36'40"W	9.00
T34	N33°36'40"W	9.00
T35	N33°36'40"W	9.00
T36	N33°36'40"W	9.00
T37	N33°36'40"W	9.00
T38	N33°36'40"W	9.00
T39	N33°36'40"W	9.00
T40	N33°36'40"W	9.00
T41	N33°36'40"W	9.00
T42	N33°36'40"W	9.00
T43	N33°36'40"W	9.00
T44	N33°36'40"W	9.00
T45	N33°36'40"W	9.00



Fd. 2" I.P. L.S. 4131-  
 Flush N66°23'05"E  
 0.06' from line  
 Per R.S. 80/19-22.

Adjusted lot line per Resolution No. 87-47  
 adopted July 1, 1987. Recorded August 4, 1987  
 as Instrument No. 224881, Official Records.  
 Also per R.S. 80/19-22.

PORT 2  
 PORT 1

TRACT NO. 17828 M.B. 150/8-24

R.S. 80/19-22

198/70

SCALE: 1" = 40'

# TRACT NO. 22605-1

SHEET 4 OF 4 SHEETS

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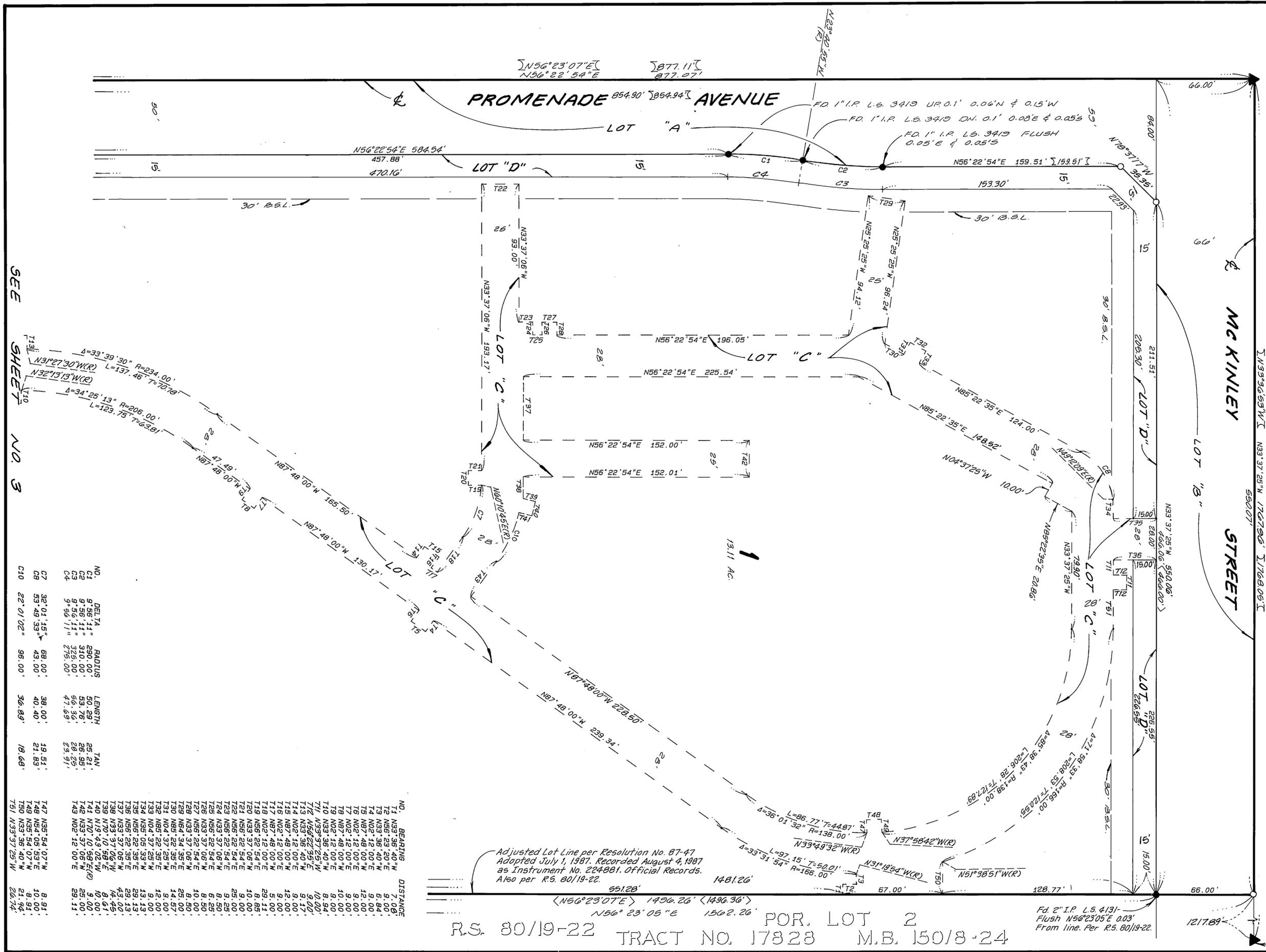
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 RIVERSIDE COUNTY, CALIFORNIA.  
 CM ENGINEERING ASSOCIATES  
 MARCH, 1988

GRAPHIC SCALE IN FEET

FOR CONDOMINIUM PURPOSES

Mc KINLEY

STREET



SEE SHEET NO. 3

NO.	BEARING	DISTANCE
T1	N33°36'40"W	7.08'
T2	N56°23'07"E	9.00'
T3	N56°23'07"E	6.84'
T4	N02°12'00"W	9.00'
T5	N87°48'00"W	42.00'
T6	N02°12'00"E	9.00'
T7	N02°12'00"E	9.00'
T8	N02°12'00"E	9.00'
T9	N02°12'00"E	9.00'
T10	N02°12'00"E	9.00'
T11	N33°37'25"W	9.00'
T12	N56°23'07"E	9.00'
T13	N56°23'07"E	9.00'
T14	N02°12'00"E	9.00'
T15	N87°48'00"W	9.00'
T16	N02°12'00"E	9.00'
T17	N87°48'00"W	9.00'
T18	N02°12'00"E	9.00'
T19	N02°12'00"E	9.00'
T20	N02°12'00"E	9.00'
T21	N33°37'25"W	9.00'
T22	N56°23'07"E	9.00'
T23	N56°23'07"E	9.00'
T24	N02°12'00"E	9.00'
T25	N87°48'00"W	9.00'
T26	N02°12'00"E	9.00'
T27	N87°48'00"W	9.00'
T28	N02°12'00"E	9.00'
T29	N02°12'00"E	9.00'
T30	N02°12'00"E	9.00'
T31	N02°12'00"E	9.00'
T32	N02°12'00"E	9.00'
T33	N02°12'00"E	9.00'
T34	N02°12'00"E	9.00'
T35	N02°12'00"E	9.00'
T36	N02°12'00"E	9.00'
T37	N02°12'00"E	9.00'
T38	N02°12'00"E	9.00'
T39	N02°12'00"E	9.00'
T40	N02°12'00"E	9.00'
T41	N02°12'00"E	9.00'
T42	N02°12'00"E	9.00'
T43	N02°12'00"E	9.00'
T44	N02°12'00"E	9.00'
T45	N02°12'00"E	9.00'
T46	N02°12'00"E	9.00'
T47	N02°12'00"E	9.00'
T48	N02°12'00"E	9.00'
T49	N02°12'00"E	9.00'
T50	N02°12'00"E	9.00'
T51	N02°12'00"E	9.00'

Adjusted Lot Line per Resolution No. 87-47  
 Adopted July 1, 1987. Recorded August 4, 1987  
 as Instrument No. 224881, Official Records.  
 Also per R.S. 80/19-22.

R.S. 80/19-22 TRACT NO. 17828 M.B. 150/8-24

Fd. 2" I.P. L.S. 4131-  
 Flush N56°23'05"E 0.03'  
 From line. Per R.S. 80/19-22.

# MB 198/70