

COPY

123
22
PM 133/22

NUMBER OF PARCELS 3
NUMBER OF LETTERED LOTS 1
ACREAGE IN PARCELS 55.60 AC.
ACREAGE IN LETTERED LOTS 1.85 AC.
TOTAL ACREAGE 57.45 AC.

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

PARCEL MAP NO. 20451

Being a Subdivision of a Portion of Rancho El Sobrante de San Jacinto, as shown by map recorded in Book 1, Page 70 of Maps, Records of San Bernardino County, California, and all of Lots 10, 11, and 12 and portions of Lots 7, 13, 14 and 15 in Block 53, as shown by Map of Subdivision of Blocks 52, 53, 55 and 56, of Riverside Land and Irrigation Company, on file in Book 1, Page 44 of Maps, Records of Riverside County, California, located in Sections 21 and 22, T.3S., R.6W., S.B.B. & M.
March 1985 Gabel, Cook and Becklund, Inc.

RECORDER'S CERTIFICATE

FILED THIS 24th DAY OF DEC, 1985, AT 11:41 A.M. IN BOOK 133 OF PARCEL MAPS, AT PAGES 22-23 AT THE REQUEST OF THE CITY ENGINEER.

NO. 27122
FEE \$175

WILLIAM E. CONGRLY, COUNTY RECORDER
BY: William E. Congrly
DEPUTY

SUBDIVISION GUARANTEE:
FIRST AMERICAN
TITLE INSURANCE COMPANY

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF 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:

LOT "A" FOR STREET AND PUBLIC UTILITY PURPOSES.

WAHLCO, INC., A CALIFORNIA CORPORATION

By: Robert R. Wahler
ROBERT R. WAHLER, PRESIDENT
By: John H. McDonald
JOHN H. McDONALD, SECRETARY

TRIPLE R, A CALIFORNIA PARTNERSHIP

By: Robert R. Wahler
ROBERT R. WAHLER, GENERAL PARTNER
By: Wahler Properties, A California Limited Partnership
WAHLER PROPERTIES, A CALIFORNIA LIMITED PARTNERSHIP, GENERAL PARTNER

By: Robert R. Wahler
ROBERT R. WAHLER, GENERAL PARTNER

TRUSTEE

FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER DEED OF TRUST RECORDED DECEMBER 15, 1980, AS INSTRUMENT NO. 234022, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

Ant Thomas
ANTHONY THOMAS, PRESIDENT
Hal Thomas
HAL THOMAS, SECRETARY

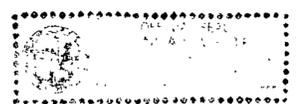
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF Orange } SS

ON THIS 17th DAY OF December, IN THE YEAR 1985, BEFORE ME Donna L. White, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ROBERT R. WAHLER, KNOWN TO ME TO BE THE PRESIDENT, AND JOHN H. McDONALD, KNOWN TO ME TO BE THE SECRETARY OF WAHLCO INC., A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES OCTOBER 26, 1986



Donna L. White
NOTARY PUBLIC IN AND FOR COUNTY AND STATE

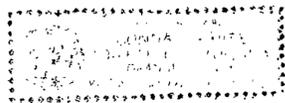
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF Orange } SS

ON THIS 17th DAY OF DECEMBER, IN THE YEAR 1985, BEFORE ME, DONNA L. WHITE, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ROBERT R. WAHLER, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS ONE OF THE PARTNERS OF THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES OCTOBER 26, 1986



Donna L. White
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF Orange } SS

ON THIS 17th DAY OF DECEMBER, IN THE YEAR 1985, BEFORE ME, DONNA L. WHITE, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ROBERT R. WAHLER, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE GENERAL PARTNER OF WAHLER PROPERTIES, A CALIFORNIA LIMITED PARTNERSHIP, SAID PARTNERSHIP BEING PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE ONE OF THE PARTNERS OF TRIPLE R, THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS A PARTNER OF THE PARTNERSHIP FIRST ABOVE NAMED, THAT SAID PARTNERSHIP EXECUTED THE SAME AS A PARTNER OF TRIPLE R, AND THAT SAID NAMED LAST PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES OCTOBER 26, 1986



Donna L. White
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF Riverside } SS

ON THIS 19th DAY OF Dec., IN THE YEAR 1985, BEFORE ME, Vickie Thayer, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Roderick W. Johnston, KNOWN TO ME TO BE THE Asst. PRESIDENT, AND Hal Thomas, KNOWN TO ME TO BE THE Asst. SECRETARY OF FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 9-6-88

Vickie Thayer
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

CIVIL ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, AND THAT THIS MAP CONSISTING OF THREE (3) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING MARCH OF 1985, 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 18 DEC, 1985

William D. Gabel
WILLIAM D. GABEL R.C.E. 21740

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION SHOWN HEREON 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 19th DAY OF DECEMBER, 1985.

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

CERTIFICATE 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, APPROVED THIS PARCEL MAP No. 20451, AT A REGULAR MEETING HELD ON NOVEMBER 21, 1985.

I FURTHER STATE THAT THE CITY COUNCIL, AS THE GOVERNING BODY OF SAID CITY, 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:

LOT "A" FOR STREET AND PUBLIC UTILITY PURPOSES.

DATE: December 19, 1985
Diedre D. Lingenfelter
DIEDRE' D. LINGENFELTER
CITY CLERK, CITY OF CORONA

PM 133/22

PM 133/22

PARCEL MAP NO. 20451

Being a Subdivision of a portion of Rancho El Sobrante de San Jacinto, as shown by map recorded in Book 1, Page 70 of Maps, Records of San Bernardino County, California, and all of Lots 10, 11, and 12, and portions of Lots 7, 13, 14, and 15 in Block 53, as shown by Map of Subdivision of Blocks 52, 53, 55 and 56, of Riverside Land and Irrigation Company, on file in Book 1, Page 44 of Maps, Records of Riverside County, California, located in Sections 21 and 22, T. 3 S., R. 6 W., S.B.B. & M.

March 1985

Gabel, Cook & Becklund, Inc.

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 CANAL COMPANY AND RIVERSIDE WATER COMPANY, THEIR SUCCESSORS OR ASSIGNS, HOLDER OF RIGHT-OF-WAY FOR IRRIGATION AND DOMESTIC WATER PURPOSES, PER DEEDS RECORDED 26 APRIL 1882 IN BOOK 28, PAGE 635 AND 14 AUGUST 1885 IN BOOK 42, PAGES 294 AND 296, BOTH OF DEEDS OF OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA; THE EXACT LOCATION THEREOF CANNOT BE LOCATED FROM RECORDS.
2. RIVERSIDE LAND COMPANY, ET AL., HOLDER OF AN EASEMENT FOR IRRIGATION WATER AND INCIDENTAL PURPOSES, PER INSTRUMENT RECORDED 28 DECEMBER 1900 IN BOOK 114, PAGE 274 OF DEEDS OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THE EXACT LOCATION THEREOF CANNOT BE LOCATED FROM RECORDS.
3. W. H. JAMESON, ET AL., HOLDER OF AN EASEMENT FOR DITCHES, PIPELINES, FLUMES AND INCIDENTAL PURPOSES, PER INSTRUMENT RECORDED 24 MAY 1905 IN BOOK 200, PAGE 51 OF DEEDS OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THE EXACT LOCATION THEREOF CANNOT BE LOCATED FROM RECORDS.
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.
5. CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO TWIN BUTTES WATER COMPANY, HOLDER OF RIGHT-OF-WAY AND CERTAIN WATER RIGHTS FOR WATER DITCHES, CANALS, PIPELINES, FLUMES, CONDUITS AND INCIDENTAL PURPOSES, PER DEED RECORDED 11 AUGUST 1919, IN BOOK 508, PAGES 101 OF DEEDS, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; SAID RIGHTS BEING BLANKET IN NATURE.
6. LA SIERRA RANCH, HOLDER OF AN EASEMENT FOR A 24" DRAINAGE AND IRRIGATION PIPELINE AND INCIDENTAL PURPOSES PER INSTRUMENT RECORDED 9 APRIL 1924 IN BOOK 603, PAGE 153 OF DEEDS OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
7. SOUTHERN CALIFORNIA GAS COMPANY AND SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, THE HOLDER OF A 16.5 FOOT WIDE EASEMENT FOR GAS LINE AND INCIDENTAL PURPOSES PER INSTRUMENT RECORDED 16 JULY 1947 IN BOOK 843 PAGE 400 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
8. SOUTHERN CALIFORNIA GAS COMPANY AND SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, THE HOLDER OF A 16.5 FOOT WIDE EASEMENT FOR GAS LINE AND INCIDENTAL PURPOSES PER INSTRUMENT RECORDED 25 OCTOBER 1947 IN BOOK 875 PAGE 87 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

9. SOUTHERN CALIFORNIA GAS COMPANY AND SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, THE HOLDER OF A 16.5 FOOT WIDE EASEMENT FOR GAS LINE AND INCIDENTAL PURPOSES PER INSTRUMENT RECORDED 4 OCTOBER 1947 IN BOOK 862 PAGE 490 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
10. STATE OF CALIFORNIA, DEPARTMENT OF PUBLIC WORKS, HOLDER OF AN EASEMENT FOR GAS LINE AND INCIDENTAL PURPOSES PER FINAL DECREE OF CONDEMNATION IN RIVERSIDE COUNTY SUPERIOR COURT, CASE NO. 69806, A CERTIFIED COPY THEREOF RECORDED 15 JULY 1960, AS INSTRUMENT NO. 63083 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
11. CALIFORNIA GAS TRANSMISSION COMPANY, HOLDER OF AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES PER INSTRUMENT NO. 71299 RECORDED 30 JULY 1962 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THE EXACT LOCATION THEREOF CANNOT BE LOCATED FROM RECORDS.
12. AN ACTION STARTED MARCH 6, 1985, IN THE SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE, CASE NO. 109231. PLAINTIFF: CITY OF CORONA, A MUNICIPAL CORPORATION. DEFENDANT: WAHCO DEVELOPMENT, INC., A CALIFORNIA CORPORATION, ET AL. TO CONDEMN THE SUBJECT PROPERTY BY EMINENT DOMAIN FOR THE CONSTRUCTION AND INSTALLATION OF IMPROVEMENTS WITHIN ASSESSMENT DISTRICT NO. 79-2 LOCATED WITHIN THE CITY OF CORONA. NOTICE OF PENDENCY OF SAID ACTION WAS RECORDED MARCH 18, 1985, AS INSTRUMENT NO. 54875 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

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 THIS 19th DAY OF 1985. December 19, 1985

R. WAYNE WATTS *Riverside*
COUNTY TAX COLLECTOR

By: Deanna M. Syra 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, 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 FULLY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED THIS _____ DAY OF 198_

GERALD A. MALONEY
COUNTY CLERK & EX-OFFICIO
CLERK OF THE BOARD OF SUPERVISORS

DEPUTY

PM 133/23

PM 133/23

PM 133/23

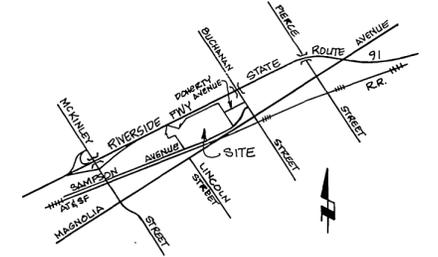
IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP NO. 20451

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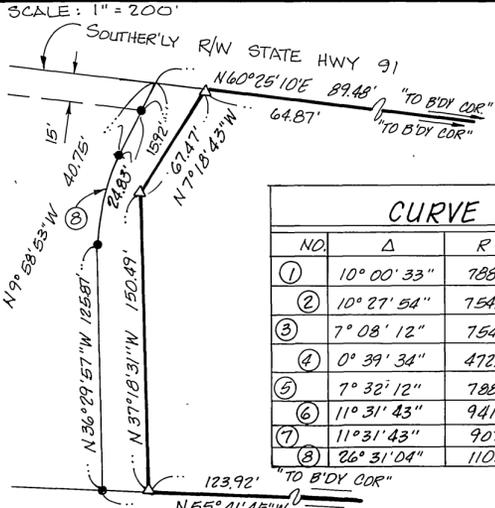
March 1985

Gabel, Cook & Becklund, Inc.



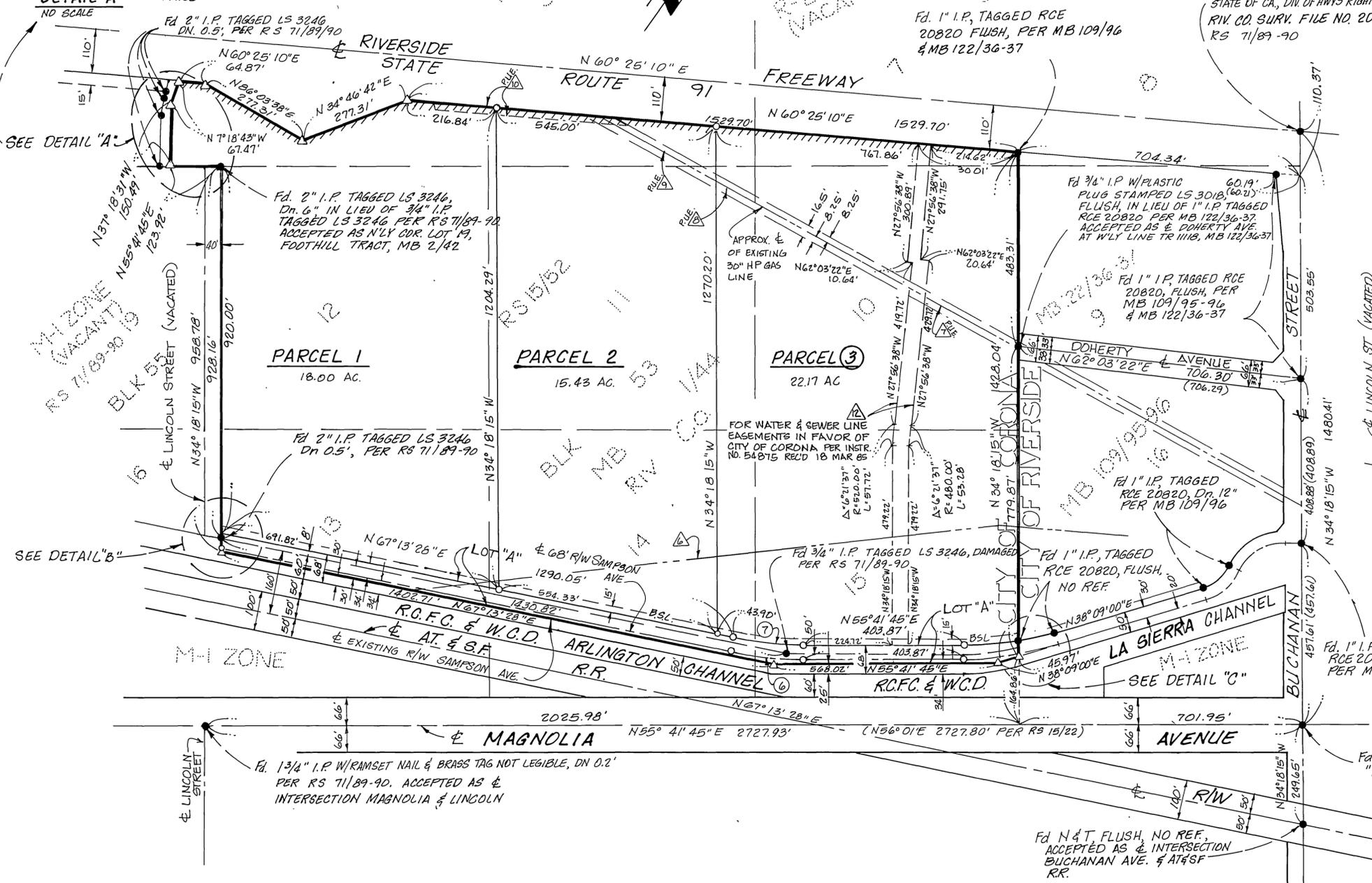
VICINITY MAP
NO SCALE

CURVE DATA				
NO.	Δ	R	T	L
①	10° 00' 33"	788.83'	69.08'	137.80'
②	10° 27' 54"	754.83'	69.13'	137.87'
③	7° 08' 12"	754.83'	47.32'	94.52'
④	0° 39' 34"	472.00'	2.72'	5.43'
⑤	7° 32' 12"	788.83'	51.96'	103.76'
⑥	11° 31' 43"	941.00'	94.99'	189.34'
⑦	11° 31' 43"	907.00'	91.56'	182.50'
⑧	26° 31' 04"	110.00'	25.92'	50.91'



DETAIL "A"
NO SCALE

Scale 1" = 200'



SURVEYOR'S NOTES

- BSL INDICATES BUILDING SETBACK LINE
- INDICATES FOUND MONUMENTS AS NOTED
- △ INDICATES SET 2" O.D. IRON PIPE TAGGED RCE 21740, FLUSH,
- INDICATES SET 1 1/4" O.D. IRON PIPE WITH PLASTIC PLUG STAMPED RCE 21740, FLUSH, UNLESS OTHERWISE NOTED.
- ////// INDICATES ACCESS RIGHTS RESTRICTED ALONG RIVERSIDE FREEWAY, STATE ROUTE 91, PER FINAL DEGREE OF CONDEMNATION IN RIVERSIDE COUNTY SUPERIOR COURT CASE NO. 69806, A CERTIFIED COPY THEREOF RECORDED 15 JULY 1960, AS INSTRUMENT NO. 63083 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- () INDICATES RECORD DATA PER MB 109/95-96 UNLESS OTHERWISE NOTED.

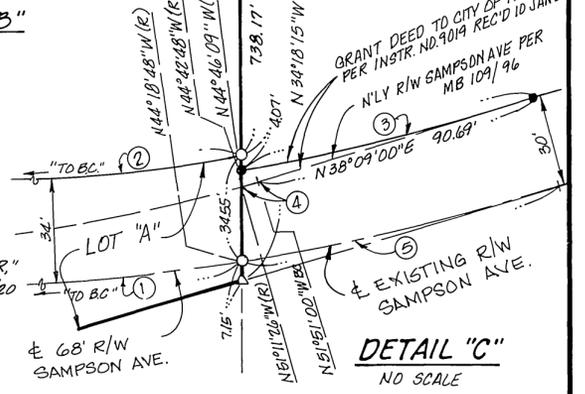
BASIS OF BEARINGS

THE BEARINGS ARE BASED ON THE CENTERLINE OF BUCHANAN STREET AS BEING N34°18'15"W AS SHOWN ON MAP OF TRACT 11118 ON FILE IN BOOK 109, PAGES 95 & 96 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CA.

- NOTES:
1. APPLICANT SHALL PROPOSE ADEQUATE SOILS EROSION MEASURES AND IMPLEMENT SAME TO THE SATISFACTION OF THE BUILDING OFFICIAL.
 2. WATER COURSE MUST BE KEPT FREE OF ALL BUILDINGS AND OBSTRUCTIONS.
 3. AT TIME OF APPLICATION FOR A BUILDING PERMIT, THE APPLICANT SHALL GUARANTEE THE CONSTRUCTION OF PUBLIC IMPROVEMENTS ALONG THE LOT FRONTAGE OF THE LOT DESCRIBED IN THE APPLICATION.
 4. PORTIONS OF THIS PROPERTY ARE SUBJECT TO FLOODING.

DETAIL "B"

NO SCALE



DETAIL "C"
NO SCALE

PM 133/24

PM 133/24

PM 133/24