

GROSS AREA 1.53 A.C.  
 NUMBER OF PARCELS 4  
 NUMBER OF LETTERED LOTS 0  
 ACREAGE OF PAPERED LOTS 1.53 AC.  
 ACREAGE OF LETTERED LOTS 0 AC.  
 TOTAL ACREAGE 1.53 A.C.

# PARCEL MAP 25374

SHEET 1 OF 3 SHEETS

FILED THIS 13<sup>TH</sup> DAY OF SEPT 1991  
 AT 10:00 P.M. IN BOOK 1172 OF  
 PARCEL MAPS, AT PAGE 54. THAT THE  
 RECORDS OF THE CITY CLERK.

COPY

IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 BEING A SUBDIVISION OF A PORTION OF PARCEL 16 AS SHOWN BY PARCEL MAP 20688, RECORDED IN BOOK 158 PAGES 1 THROUGH 5, INCLUSIVE, OF  
 PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTION 21 AND 22, T.3S. R.8W., S.B. & M.  
 JAMES F. WILLIAMS L.S. 5033  
 DECEMBER 1990

NO. 319361  
 FEB 19 1991  
 BY: *William E. Conner*  
 WILLIAM E. CONNER  
 DEPUTY COUNTY RECORDER  
 SUBDIVISION GUARANTEED BY:  
 COMMONWEALTH LAND TITLE COMPANY

### OWNER'S 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:  
 EASEMENT "A" FOR EMERGENCY, WATER AND SEWER, AND PUBLIC UTILITIES PURPOSES, ALL VEHICULAR ACCESS RIGHTS TO SAMPSON STREET, EXCEPT AT STREET INTERSECTIONS AND EXCEPT FOR ONE AND EXISTING DRIVEWAY ON PARCEL 1.  
 WE HEREBY RETAIN EASEMENT "A" FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS PARCEL FOR INGRESS, EGRESS, (WATER AND SEWER) AND DRAINAGE PURPOSES.



TRUSTEE  
 AS TRUSTEE OF THE BRIAN MARTIN BANBRIDGE PAVILLION TRUST DATED MAY 1, 1986  
 AND AS TRUSTEE OF THE DWIGHT E. BANBRIDGE PAVILLION TRUST DATED MAY 1, 1986.

*Elisa W. Banbridge* 5-9-91  
 ELISA W. BANBRIDGE TRUSTEE DATE

BENEFICIARY UNDER DEED OF TRUST  
 INSTRUMENT NO. 125834 RECORDED  
 APRIL 6, 1990.  
 SECURITY PACIFIC NATIONAL BANK  
 A NATIONAL BANKING ASSOCIATION.

MARVIN RAY MAAS AND JANE JENSEN MAAS AS CO-TRUSTEES  
 OF THE MAAS FAMILY TRUST DATED MAY 13, 1976.

*Marvin R. Maas* 5-11-91  
 MARVIN RAY MAAS DATE

*Walter L. Hodgson*  
 WALTER L. HODGSON  
 VICE PRESIDENT  
 EDWARD J. ELY  
 ASSISTANT VICE PRESIDENT

*Jane Jensen Maas* 5-11-91  
 JANE JENSEN MAAS DATE

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
 COUNTY OF ORANGE )

ON THIS 9<sup>TH</sup> DAY OF MAY 1991 BEFORE ME, DONNA M. VAN TUYL, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED EDEN W. BANBRIDGE TRUSTEE UNDER DECLARATION OF TRUST DATED MAY 13, 1976, PERSONALLY KNOWN TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES DEC. 7 1992

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
 COUNTY OF ORANGE )

ON THIS 14<sup>TH</sup> DAY OF MAY 1991 BEFORE ME, DONNA M. VAN TUYL, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED MARVIN RAY MAAS TRUSTEE UNDER DECLARATION OF TRUST DATED MAY 13, 1976, PERSONALLY KNOWN TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES DEC. 7 1992

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
 COUNTY OF ORANGE )

ON THIS 14<sup>TH</sup> DAY OF MAY 1991 BEFORE ME, DONNA M. VAN TUYL, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED JANE JENSEN MAAS TRUSTEE UNDER DECLARATION OF TRUST DATED MAY 13, 1976, PERSONALLY KNOWN TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES DEC. 7 1992

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
 COUNTY OF ORANGE )

ON THIS 10<sup>TH</sup> DAY OF MAY 1991 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED WALTER L. HODGSON VICE PRESIDENT, PERSONALLY KNOWN TO ME, TO BE THE FIRST VICE PRESIDENT, AND EDWARD J. ELY KNOWN TO ME TO BE THE ASSISTANT VICE PRESIDENT OF SECURITY PACIFIC BANK THAT EXECUTED THE INSTRUMENT, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE SECURITY PACIFIC BANK THEREIN 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.

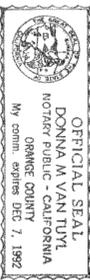
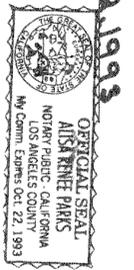
WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES OCT. 22 1993

### 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 NOT YET PAYABLE WHICH IS ESTIMATED TO BE \$28,700.00

DATE: September 12, 1991

R. WAYNE WATTS  
 COUNTY TAX COLLECTOR  
 BY: *Pauline Staller*  
 DEPUTY



### SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED UNDER MY DIRECTION AND WAS COMPILED FROM RECORD DATA AND BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF BANBRIDGE INVESTMENTS, ON DECEMBER 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.

DATE: 5/16/91

*James F. Williams*  
 JAMES F. WILLIAMS  
 LICENSE # L.S.5033 EXP. 12/31/93

### CITY ENGINEER'S STATEMENT

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

DATE: July 17 1991

*Joseph R. Palencia*  
 JOSEPH R. PALENCIA  
 CITY ENGINEER R.C.E. 25267  
 EXP. 12-31-93

### CITY CLERK'S CERTIFICATE

I, DIDRE 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 PUBLIC IMPROVEMENTS IN THIS SUBDIVISION WAS APPROVED AND FILED IN MY OFFICE PRIOR TO THE RECORDATION OF THIS PARCEL MAP IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF THE CITY OF CORONA, CALIFORNIA, THIS 22<sup>ND</sup> DAY OF JULY 1991.

*Didre D. Lingenfelter*  
 DIDRE D. LINGENFELTER  
 CITY CLERK OF THE CITY OF CORONA, CALIFORNIA  
 PARCEL MAP APPROVAL DATE: OCT. 9 1990



### CERTIFICATE BY CITY COUNCIL AS APPROVING GOVERNING BODY

I, DIDRE 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 OCT. 17, 1990 HAS TAKEN THE FOLLOWING ACTIONS:

- APPROVED THIS PARCEL MAP NO. 25374;
- 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. 79-1, A.D. 79-2, A.D. 80-1, AND L.M.D. 84-1
- 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:  
 EASEMENT "A" FOR EMERGENCY ACCESS, WATER AND SEWER, PUBLIC UTILITIES AND DRAINAGE PURPOSES.  
 ALL VEHICULAR ACCESS RIGHTS TO SAMPSON STREET, EXCEPT AT STREET INTERSECTIONS AND EXCEPT FOR ONE AND EXISTING DRIVEWAY ON PARCEL 1

DATE: July 7, 1991

*Didre D. Lingenfelter*  
 DIDRE D. LINGENFELTER  
 CITY CLERK, CITY OF CORONA

### 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 RISE INTO A LIEN:
- SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF EASEMENTS FOR PUBLIC UTILITIES PURPOSES PER DOCUMENTS RECORDED AUGUST 17, 1989 AS INSTRUMENT 2799655.
  - 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; HOLDER OF ASSESSMENT DISTRICT NO. 87-1 PURSUANT TO STREET LIGHTING ACT OF 1911 PER RESOLUTION NO. # 87-95 ADOPTED BY THE CITY COUNCIL OCTOBER 21, 1987.
  - WH. JAMESON, ETAL, HOLDER OF EASEMENT FOR DITCH, PRELINES AND FLOWERS PER DOCUMENTS RECORDED MAY 24, 1908 IN BOOK 200, PAGE 51, OF DEEDS.
  - JOHN T. HANMER, HOLDER OF EASEMENT FOR WATER PUMPING AND USAGE PER DOCUMENTS RECORDED AUGUST 13, 1909 IN BOOK 8, PAGE 5, NOVEMBER 22, 1910 IN BOOK 8, PAGE 232 AND DECEMBER 14, 1910 IN BOOK 324, PAGE 120, ALL OF DEEDS.
  - LA SIERRA RANCHO, HOLDER OF EASEMENT FOR DRAINAGE AND IRRIGATION WATER PER DOCUMENTS RECORDED APRIL 9, 1924 IN BOOK 603, PAGE 153, OF DEEDS.
  - THE CITY OF CORONA, HOLDER OF EASEMENT FOR PUBLIC UTILITIES, AS DEDICATED ON THE MAP OF SAID PARCEL 16 OF PARCEL MAP 20688, AS SHOWN BY MAP RECORDED IN BOOK 158, PAGES 1 THROUGH 5, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
  - THE CITY OF CORONA, HOLDER OF EASEMENT FOR WATERLINE AND SEWERLINE PURPOSES PER INSTRUMENT NO. 203362 RECORDED JUNE 4, 1990, OFFICIAL RECORDS.
  - THE CITY OF CORONA, HOLDER OF EASEMENT FOR WATERLINE AND SEWERLINE PURPOSES PER INSTRUMENT NO. 371754 RECORDED OCTOBER 9, 1990, OFFICIAL RECORDS.

### TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$22,900.00 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 SAID BOARD OF SUPERVISORS.

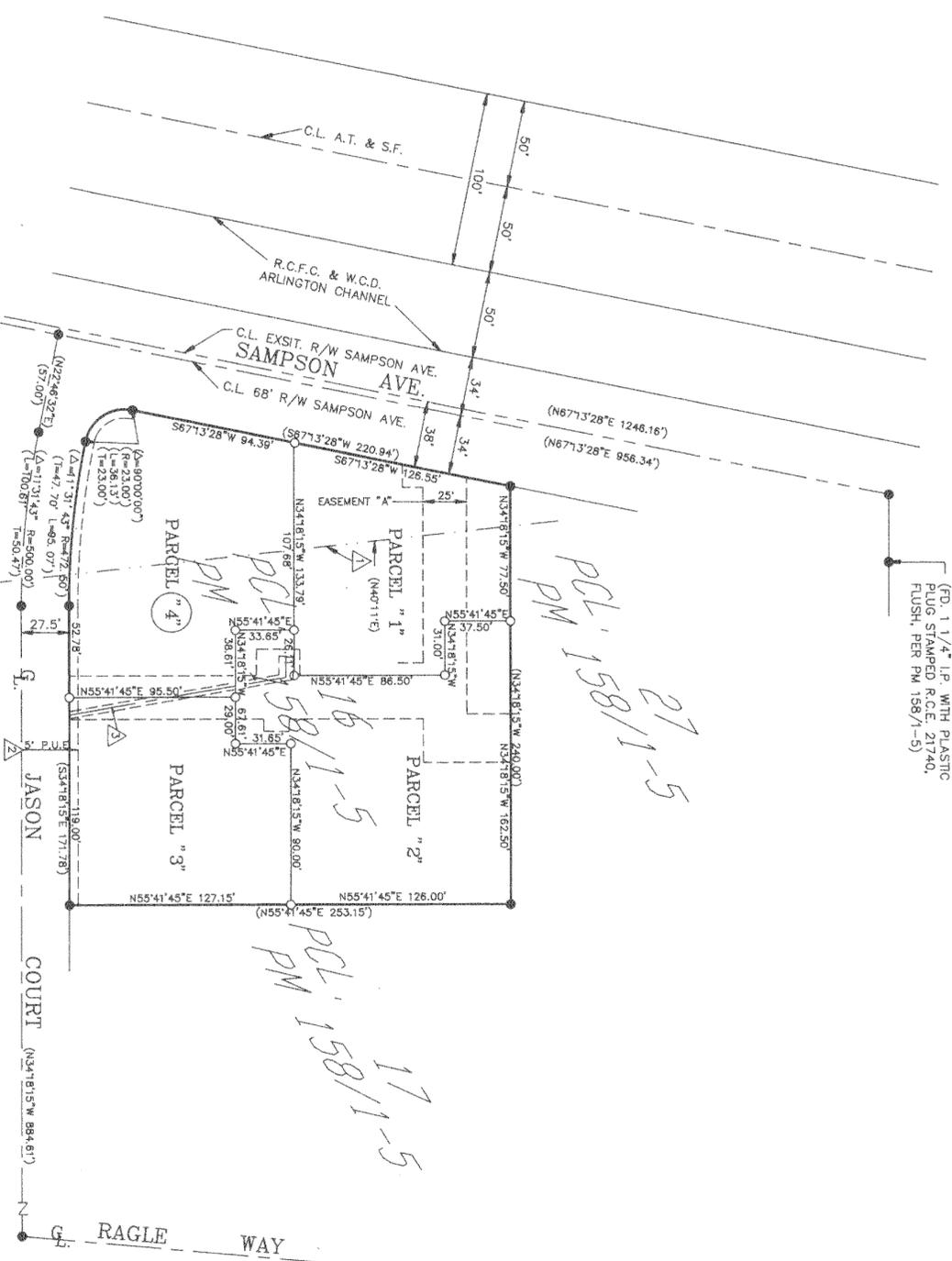
DATE: 9/12/91

CLERK OF THE BOARD OF SUPERVISORS  
 BY: *Maia Bina*  
 DEPUTY

GROSS AREA	1.53 AC.
NUMBER OF PARCELS	4
NUMBER OF LETTERED LOTS	0
ACREAGE OF PARCELS	1.53 AC.
ACREAGE OF LETTERED LOTS	0 AC.
TOTAL ACREAGE	1.53 AC.

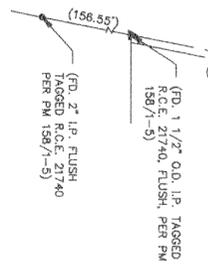
# PARCEL MAP 25374

IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 BEING A SUBDIVISION OF A PORTION OF PARCEL 16 AS SHOWN BY PARCEL MAP 20688, RECORDED IN BOOK 158 PAGES 1 THROUGH 5, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTION 21 AND 22, T.3S. R6W, S.B. & M.  
 JAMES F. WILLIAMS L.S. 5033  
 DECEMBER 1990



### BOUNDARY AND INDEX MAP

SCALE 1"=60'



### BASIS OF BEARINGS

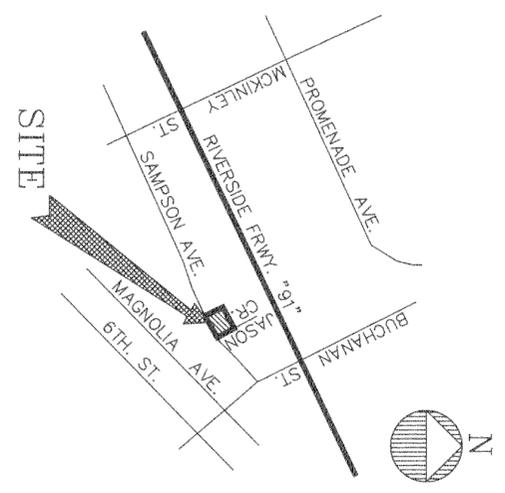
BEARINGS ARE BASED ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAMPSON AVENUE AS SHOWN BY PARCEL MAP 20688 ON FILE IN BOOK 158 PAGES 1 THROUGH 5, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, BEING N.67°13'28"E.

### MONUMENT NOTES

- -INDICATES FOUND 1-1/4" O.D. X 18" GALV. I.P., TAGGED R.C.E. 21740 UNLESS NOTED OTHERWISE
- △ -INDICATES SET 1-1/2" O.D. X 18" GALV. I.P., TAGGED L.S.5033 FLUSH (UNLESS OTHERWISE NOTED) AT ALL BOUNDARY CORNERS.
- ▲ -INDICATES FOUND 1-1/2" O.D. X 18" GALV. I.P., TAGGED R.C.E.21740 FLUSH (UNLESS OTHERWISE NOTED).
- -INDICATES SET 1"x18" GALV. I.P. STAMPED L.S. 5033 AT ALL LOT CORNERS, STREET CENTERLINES, AND OTHER POINT OF CONTROL. SET NAIL AND TAG MARKED L.S. 5033 ON TOP OF CURB AT THE PROLONGATION OF ALL PROPERTY LINES.
- ( ) -INDICATES RECORDS DATA PER PM 158/1-5, UNLESS NOTED OTHERWISE.
- ||||| -INDICATES VEHICLE ACCESS RESTRICTION (SEE SHEET 3)

### EASEMENT NOTE

- △ C.L. OF IRRIGATION EASEMENT, RECORDED APR. 9, 1924 IN BOOK 803, PAGE 153, OF DEEDS
- △ PUBLIC UTILITY EASEMENT, RECORDED AUGUST 17, 1986 AS INSTRUMENT NO. 279865 AND AS DEDICATED ON THE MAP OF SAID PARCEL, 16 OF PARCEL MAP 20688, AS SHOWN BY MAP RECORDED IN BOOK 158 PAGES THROUGH 5, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- △ 4" WIDE UNDERGROUND ELECTRICAL EASEMENT, IN FAVOR OF JASON COURT, RECORDED AS INSTRUMENT NO. 271754, AS INSTRUMENT NO.271754, OFFICIAL RECORDS



### VICINITY MAP

NO SCALE

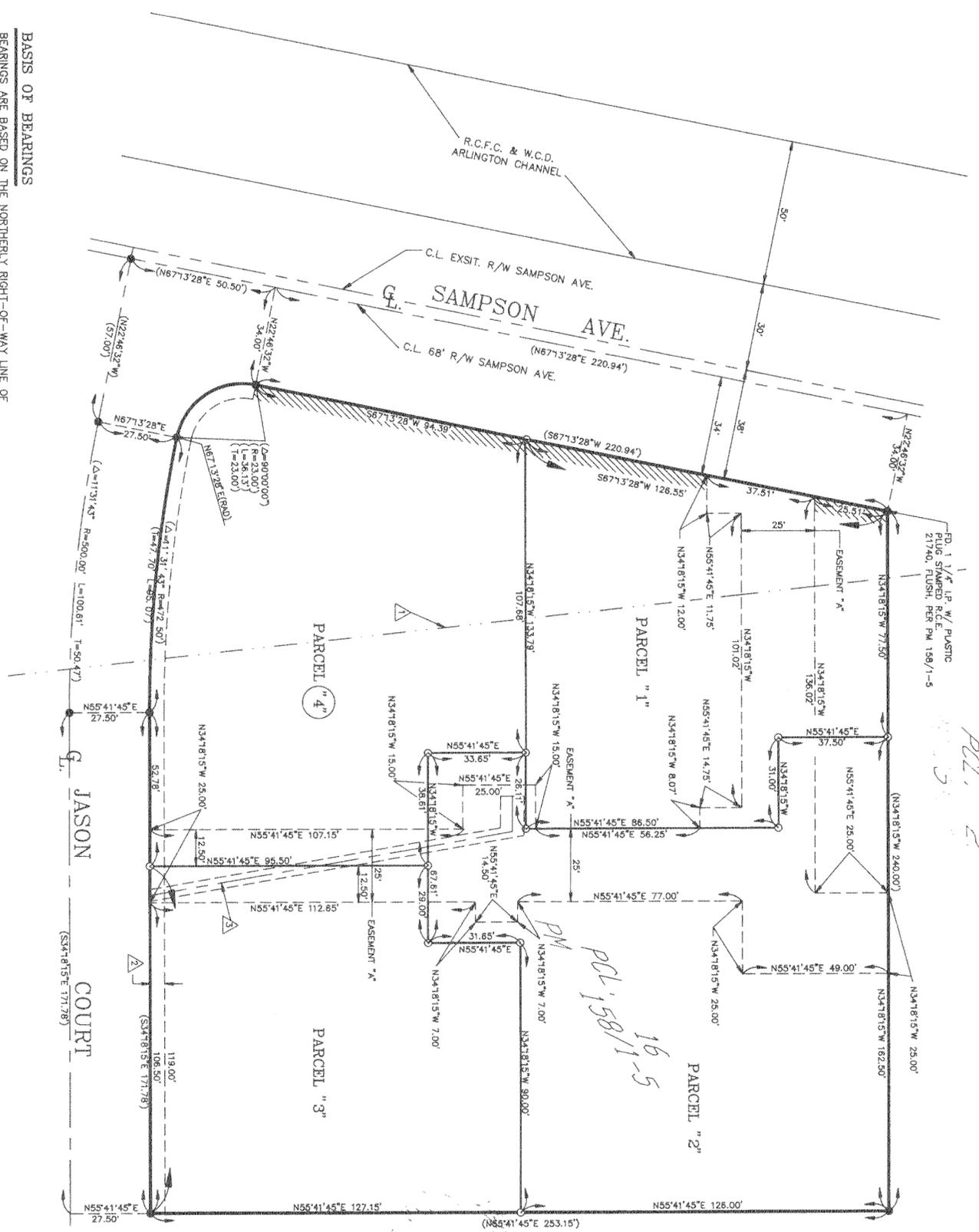
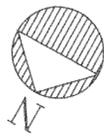


# PARCEL MAP 25374

IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 BEING A SUBDIVISION OF A PORTION OF PARCEL 16 AS SHOWN BY PARCEL MAP 20688 RECORDED IN BOOK 158 PAGES 1 THROUGH 5, INCLUSIVE, OF PARCEL  
 MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTION 21 AND 22, T.3S. R6W, S.B. & M.

JAMES F. WILLIAMS L.S. 5033

DECEMBER 1990



### BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NORTHERLY RIGHT-OF-WAY LINE OF  
 SAMPSON AVENUE AS SHOWN BY PARCEL MAP 20688 ON  
 FILE IN BOOK 158 PAGES 1 THROUGH 5, INCLUSIVE, OF PARCEL  
 MAPS, RECORDS OF RIVERSIDE COUNTY, BEING N.67°13'28"E.

### MONUMENT NOTES

- -INDICATES FOUND 1-1/4" O.D. X 18" GALV. I.P., TAGGED R.C.E. 21740 UNLESS NOTED OTHERWISE
- △ -INDICATES SET 1-1/2" O.D. X 18" GALV. I.P., TAGGED L.S.5033 FLUSH (UNLESS OTHERWISE NOTED) AT ALL BOUNDARY CORNERS.
- ▲ -INDICATES FOUND 1-1/2" O.D. X 18" GALV. I.P., TAGGED R.C.E.21740 FLUSH (UNLESS OTHERWISE NOTED).

- -INDICATES SET 1"x18" GALV. I.P. STAMPED L.S. 5033 AT ALL LOT CORNERS, STREET CENTERLINES, AND OTHER POINT OF CONTROL. SET NAIL AND TAG MARKED L.S. 5033 ON TOP OF CURB AT THE PROLONGATION OF ALL PROPERTY LINES.
- ( ) INDICATES RECORDS DATA PER PM 158/1-5, UNLESS NOTED OTHERWISE.

////// INDICATES VEHICLE ACCESS RESTRICTION

### EASEMENT NOTE

- △ C.L. OF IRRIGATION EASEMENT, RECORDED APR. 9, 1924 IN BOOK 603, PAGE 153, OF DEEDS
- △ PUBLIC UTILITY EASEMENT, RECORDED AUGUST 17, 1988 AS INSTRUMENT NO. 279865 AND AS DEDICATED ON THE MAP OF PARCEL MAP 20688, AS SHOWN BY PARCEL MAP 20688, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA
- △ WIDE UNDERGROUND ELECTRICAL EASEMENT, IN FAVOR OF SOUTHERN CALIFORNIA EDISON, RECORDED OCTOBER 9, 1990 AS INSTRUMENT NO.317754, OFFICAL RECORDS.