

NUMBERED LOTS: 2
LETTERED LOTS: 3
ACREAGE IN PARCELS = 14.13
ACREAGE IN LETTERED LOTS = 1.08
TOTAL ACREAGE = 15.21

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

SHEET 1 OF 2 SHEETS

PARCEL MAP 25502

BEING A SUBDIVISION OF PARCELS 1 THROUGH 5, INCLUSIVE, AND LETTERED LOT "C", ALL OF PARCEL MAP NO. 21439, AS SHOWN BY PARCEL MAP ON FILE IN BOOK 143, PAGE 98 & 99 OF PARCEL MAPS, RECORDS OF SAID COUNTY AND STATE, TOGETHER WITH THAT PORTION OF LOT 8 OF FOOTHILL TRACT, AS SHOWN BY MAP ON FILE IN BOOK 2, PAGE 42 OF MAPS, RECORDS OF SAID COUNTY AND STATE.

CSL ENGINEERING, INC.

DECEMBER 1989

RECORDER'S STATEMENT
FILED THIS 23rd DAY OF MAY
1991 AT 11:00 AM, IN BOOK 170
PAGES 45 & 46, OF PARCEL MAPS,
NO. 25502, OF THE CITY CLERK.
FEE \$800
WILLIAM E. GENERAL, COUNTY RECORDER
BY: *David R. Palmer* DEPUTY
FIRST AMERICAN TITLE
INSURANCE COMPANY

OWNER'S STATEMENT

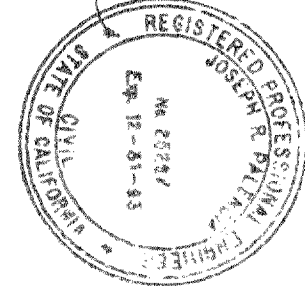
WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON, THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO THE LAND, THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINGUISHING BORDER LINE. WE HEREBY OFFER FOR DEDICATION TO THE CITY OF CORONA FOR PUBLIC USE THE FOLLOWING:

LOT "A" FOR PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES.
LOTS "B" AND "C" FOR LANDSCAPE PURPOSES.
EASEMENT "A" FOR EMERGENCY ACCESS, WATER SEWER AND UTILITY PURPOSES.
EASEMENT "B" FOR DRAINAGE PURPOSES.
EASEMENT "C" FOR WATER PURPOSES.
EASEMENT "D" FOR EMERGENCY ACCESS, WATER AND UTILITY PURPOSES.

WE ALSO HEREBY OFFER FOR DEDICATION ALL VEHICULAR ACCESS RIGHTS TO MCKINLEY STREET, EXCEPT AT STREET INTERSECTIONS AND EXCEPT AT BOTH THE SE AND NE CORNERS, WE HEREBY REMAIN EASEMENT "A" FOR PRIVATE USE FOR THE SE AND NE CORNERS OF OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS PARCEL MAP.

BY: FRANK H. AYRES & SON, A CALIFORNIA LIMITED PARTNERSHIP

AND BY: HOMES BY AYRES, A CALIFORNIA CORPORATION



NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF Orange) SS.

ON February 28, 1991, BEFORE ME, M. Susana Keys
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
Donald B. Ayres, Jr.

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON THAT EXECUTED THE WITHIN INSTRUMENT AS AS THE GENERAL PARTNER(S), ON BEHALF OF FRANK H. AYRES & SONS, A CALIFORNIA LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND: M. Susana Keys

MY COMMISSION EXPIRES: January 4, 1994

NOTARY ACKNOWLEDGMENT

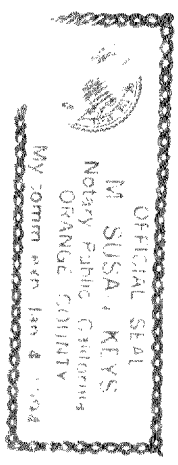
STATE OF CALIFORNIA)
COUNTY OF Orange) SS.

ON February 28, 1991, BEFORE ME, M. Susana Keys
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
Grace F. Ayres AND Alixson Ayres

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS ~~THE~~ PRESIDENT AND ~~THE~~ SECRETARY, ON BEHALF OF HOMES BY AYRES, A CALIFORNIA CORPORATION, THE CORPORATION 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: M. Susana Keys

MY COMMISSION EXPIRES: January 4, 1994



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 BE REPRODUCED IN THIS MAP.
- A RIGHT OF WAY RESERVED TANTO RIPEN INTO A FEE; WATER COMPANY ITS SUCCESSORS OR ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER PIPES, DITCHES, FLUMES AND CONDUITS OF ALL PURPOSES, FOR IRRIGATION AND DOMESTIC USE, THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS.
 - A RIGHT OF WAY OVER SAID LAND FOR CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES AND FLUMES FOR IRRIGATION OR DOMESTIC PURPOSES, AS GRANTED TO RIVERSIDE CANAL COMPANY AND RIVERSIDE WATER COMPANY, THEIR SUCCESSORS OR ASSIGNS, IN DEEDS RECORDED APRIL 12, 1982, IN BOOK 28, PAGE 635 AND AUGUST 14, 1985, IN BOOK 42, PAGES 294 AND 296, RESPECTIVELY, OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. THE EXACT LOCATION IS NOT DISCLOSED BY THE RECORDS.
 - AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR DROPPED LINES AND INCIDENTAL PURPOSES, IN FAVOR OF RIVERSIDE CALIFORNIA EDISON COMPANY, AS INSTRUMENT NO. 66929 DATED MARCH 3, 1989, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AS SHOWN ON SAID MAP.
 - ABUTTERS RIGHTS OF CALIFORNIA, AS SHOWN ON SAID MAP. FREELY AND OF DIVERS AND EGRESS TO OR FROM THE OF ANY CLAIMS OF DEEMERS FAVOR OF THE STATE OF CALIFORNIA LOCATIONS CONSTRUCTION TO SAID LAND BY REASON OF A FREEMAN'S CONSTRUCTION THEREIN TO SAID LAND AND WIFE, WALTER C. DAYNEUF AND YOLA G. DAYNEUF, HUSBAND AND WIFE, RECORDED FEBRUARY 20, 1954 AS INSTRUMENT NO. 48588 AND OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DATED FEBRUARY 25, 1982, BETWEEN THE CITY OF CORONA, A MUNICIPAL CORPORATION, AND DAON CORPORATION, RECORDED APRIL 28, 1983, INSTRUMENT NO. 81615, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. REFERENCE IS HEREBY MADE TO THE RECORD THEREOF FOR FURTHER AND FULL PARTICULARS.
 - ANY RIGHTS, INTEREST, OR CLAIMS BY ANY HOLDER OF AN EASEMENT OR LESSER RIGHT, WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS DISCLOSED BY AN A.L.T.A. SURVEY PLAT ENTITLED "PACIFIC REALTY CORPORATION, DATED AUGUST 28, 1987, PREPARED BY CM ENGINEERING ASSOCIATES, INC.
1. PROPOSED STREET.
2. 3.3 X 4.0 IRR. BOX
3. DRAINAGE PURPOSES IN FAVOR OF THE CITY OF CORONA, INSTRUMENT RECORDED DECEMBER 4, 1984, AS INSTRUMENT NO. 239689 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
 - AN EASEMENT FOR STOPS AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF CORONA, INSTRUMENT RECORDED DECEMBER 4, 1984, AS INSTRUMENT NO. 239689 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
 - AN EASEMENT FOR STREET AND INGRESS AND EGRESS PURPOSES, IN FAVOR OF THE CITY OF CORONA, INSTRUMENT RECORDED NOVEMBER 15, 1988, AS INSTRUMENT NO. 401196 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID EASEMENT LYING WITHIN GRIFFIN WAY.

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 FRANK H. AYRES & SONS AND NISQUEL INTERIORS, ON DECEMBER 12, 1989. THE RELEVANT STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS ON OR BEFORE DECEMBER 1990; AND THAT SAID MONUMENTS ARE SUFFICIENT ENABLING TO BE SURE TO BE REPRODUCED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATED October 11, 1990

DAVID E. CORRYELL, ACE 31574
REGISTRATION EXPIRES: 12/31/92

CITY ENGINEER'S CERTIFICATE

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

DATED March 21, 1991

JOSEPH R. PALENCIA, REG 25267
REGISTRATION EXPIRES: 12/31/93
CITY ENGINEER, CITY OF CORONA

CERTIFICATE BY CITY COUNCIL AS APPROVING GOVERNING BODY

I, DELORE 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 _____, 1990, HAS TAKEN THE FOLLOWING ACTION:

- APPROVED THIS PARCEL MAP 25502.
- 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 TO BE PAID BY 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.
- ACCEPTED, SUBJECT TO IMPROVEMENT, ON BEHALF OF THE PUBLIC, THOSE PARCELS OF LAND OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMANCE WITH THE TERMS OF OFFER OF DEDICATION TO WIT:

LOT "A" FOR PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES.
LOTS "B" AND "C" FOR LANDSCAPE PURPOSES.
EASEMENT "A" FOR EMERGENCY ACCESS, WATER SEWER AND UTILITY PURPOSES.
EASEMENT "B" FOR DRAINAGE PURPOSES.
EASEMENT "C" FOR WATER PURPOSES.
EASEMENT "D" FOR EMERGENCY ACCESS, WATER AND UTILITY PURPOSES.
EASEMENT "E" FOR PEDESTRIAN ACCESS EASEMENT

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO STIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES. EXCEPT PAR. 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, WHICH COUNTY TAX COLLECTOR Debra Taylor \$ 306,400.00 BY: DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 306,400.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, 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: 5/2/91 1991

CLERK OF THE BOARD OF SUPERVISORS
BY: Maria Borne DEPUTY

SIGNATURE OMISSIONS (CONTINUED)

- 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, AND HOLDER OF LANDSCAPE MAINTENANCE DISTRICT No. 84-2 (ZONE # 6) PURSUANT TO LANDSCAPE AND LIGHTING ACT OF 1972 PER RESOLUTION No. 85-74 ADOPTED BY THE CITY COUNCIL AUG. 7, 1985.

PM 170/45

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

SHEET 2 OF 2 SHEET

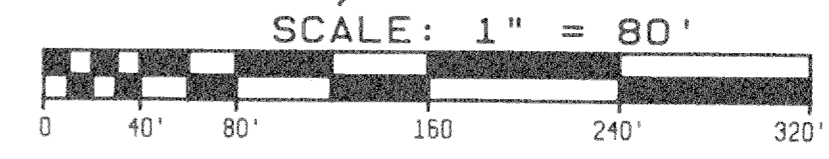
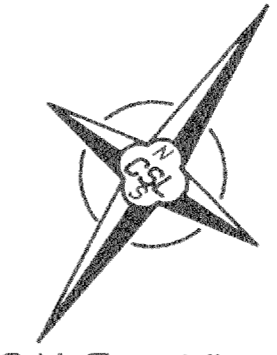
PARCEL MAP 25502

BEING A SUBDIVISION OF PARCELS 1 THROUGH 5, INCLUSIVE, AND LETTERED LOT "C" ALL OF PARCEL MAP NO. 21439, AS SHOWN BY PARCEL MAP ON FILE IN BOOK 143, PAGE 98 & 99 OF PARCEL MAPS, RECORDS OF SAID COUNTY AND STATE, TOGETHER WITH THAT PORTION OF LOT 8 OF FOOTHILL TRACT, AS SHOWN BY MAP ON FILE IN BOOK 2, PAGE 42 OF MAPS, RECORDS OF SAID COUNTY AND STATE.

CSL ENGINEERING, INC. DECEMBER 1989

FOOTHILL TRACT M.B. 2/42

DEDICATED TO CITY OF CORONA PER INSTRUMENT NO. 349689 OFFICIAL RECORDS, REC. NOV. 30, 1988, RIV. CO



FD. 1 1/2" I.D., I.P., Dn. 1", Tagged R.C.E. 8613, PER R.S. 72/1-15.

PROMENADE AVENUE

STREET (1768.05')

MCKINLEY STREET

STATE FRWY. ROUTE 91

SEE DETAIL "B" SHOWN HEREON.

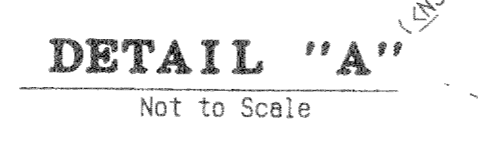
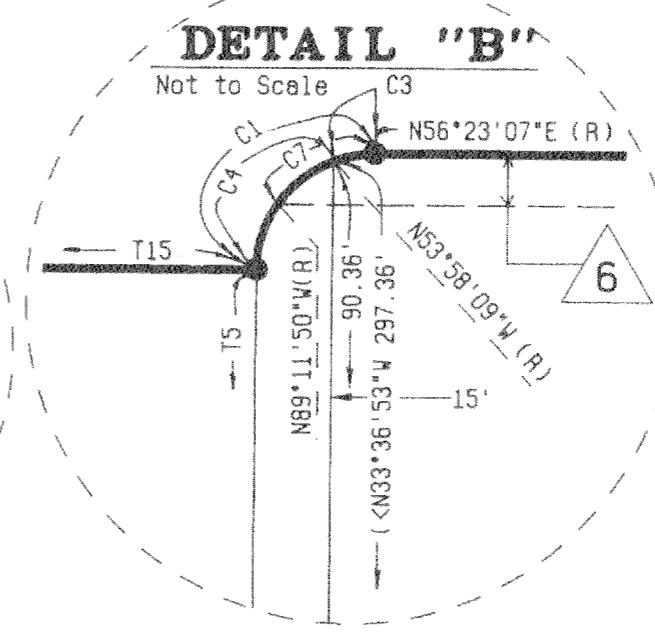
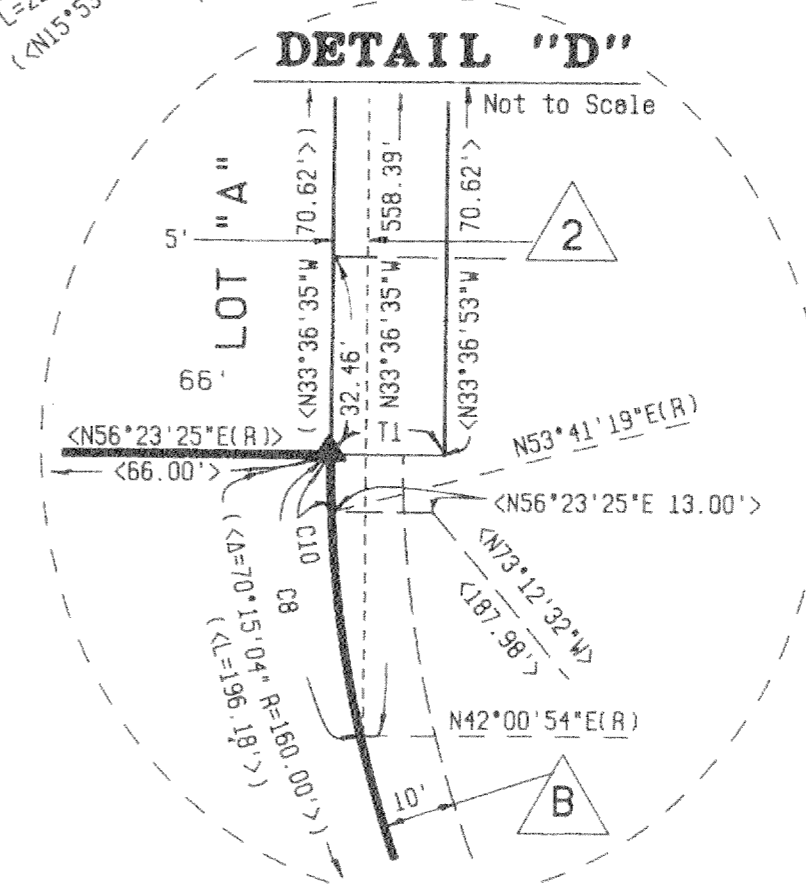
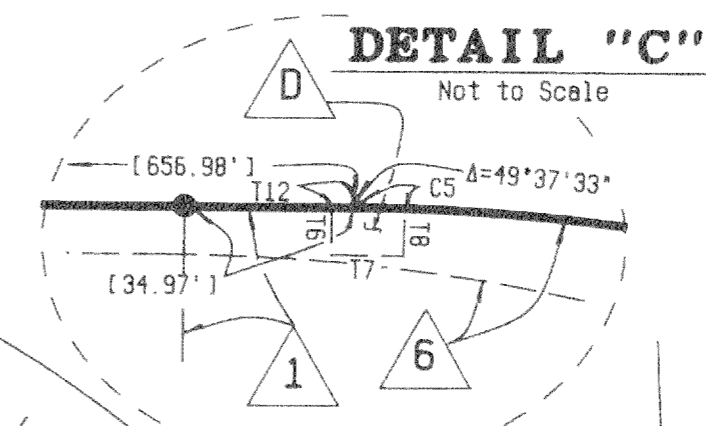
GRiffin WAY

LOT "C" 0.10 AC.

LOT "B" 0.09 AC.

LOT "A" 11.85 ACRES

LOT "2" 2.28 ACRES



ENGINEER'S NOTES

- THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF MCKINLEY STREET HAVING A BEARING OF "NORTH 33°36'53" WEST" PER TRACT 17828, RECORDED IN BOOK 150, PAGES 8 THROUGH 24, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY.
- ▲ INDICATES FD. 2" I.D. IRON PIPE, FLUSH, TAGGED L.S. 3+19 PER TRACT MAP NO. 17828, PER M.B. 150/8-24.
- INDICATES FD. 2" I.D. IRON PIPE, FLUSH, TAGGED L.S. 3419 PER PARCEL MAP NO. 21439, PER P.M.B. 143/98-99.
- INDICATES FD. 1" I.P., FLUSH, TAG'D R.C.E. 31574, PER R.S. 84/89, UNLESS OTHERWISE NOTED.
- INDICATES SET 1" IRON PIPE, FLUSH, TAGGED R.C.E. 31574.
- △ INDICATES SET 3/4" x 18" IRON PIPE, FLUSH, TAGGED R.C.E. 31574.
- () INDICATES MEASURED & RECORD PER TRACT NO. 17828, M.B. 150/8-24.
- //// INDICATE VEHICLE ACCESS RESTRICTION
- <> INDICATES MEASURED & RECORD PER PARCEL MAP NO. 21439, P.M. 143/98-99.
- [] INDICATES MEASURED & RECORD PER R.S. 84/89.
- (()) INDICATES RECORD DATA PER DOC. REC. JAN. 18, 1956, IN BOOK 1849, PAGE 205 OF OFFICIAL RECORDS, RIVERSIDE COUNTY.

EASEMENT NOTES

- THE PROPERTY SHOWN HEREON IS IN ACCORDANCE WITH LOT LINE ADJUSTMENT NO. 88-141, APPROVED ON NOVEMBER 2, 1988, BY THE CORONA CITY COUNCIL.
- 1 Adjusted lot line as adjusted by L.L. ADJ. NO. 88-141, Rec. Dec. 5, 1988, Inst. No. 88-355375, O.R., Riv. Co
- 2 Existing slope easement Parcel No. 1 of Parcel S-07 of A.D. No. 79-2 per Inst. No. 259898 O.R., Rec. 12/4/84, as shown on Parcel Map 21439, P.M. 143/98-99.
- 3 Slope easement dedicated to the City of Corona per Inst. No. 401160, Rec. Nov. 16, 1989, O.R., Riv. Co.
- 4 Private access easement per Inst. No. 19591, Recorded JANUARY 17, 1991, Official Records, Riv. Co.
- 5 Landscape Maintenance Easement per Parcel "B", P.M. 21439, P.M.B. 143/98 & 99.
- 6 Slope, Landscape Maintenance & temporary construction easement dedicated to the City of Corona per Inst. No. 349688, Rec. 11/30/88, O.R., Riv. Co.
- 7 Drainage Easement per Inst. No. 259889, Rec. 12/4/84, Vacated hereon.
- 8 Landscape Maintenance Easement per Parcel "A", P.M. 21439, P.M.B. 143/98 & 99.
- 9 6' WIDE S.C. EDISON ESMT., INSTRUMENT No. 66854 OFFICIAL RECORDS, REC. MARCH 3, 1989, RIV. CO.
- 10 4' WIDE S.C. EDISON ESMT., INSTRUMENT No. 66854, OFFICIAL RECORDS, REC. MARCH 3, 1989, RIV. CO.

LINE DATA

NO.	BEARING	DISTANCE
T1	N 56°23'25"E (R)	15.01'
T2	N 56°23'07"E	15.00'
T3	N 53°44'52"W (R)	7.00'
T4	N 15°53'08"E	34.00'
T5	N 39°36'53"W	68.80'
T6	N 33°36'53"W	10.00'
T7	N 56°50'56"E	15.00'
T8	N 32°17'34"W	10.00'
T9	N 56°23'07"E	19.41'
T10	N 39°36'53"W	4.26'
T11	N 15°53'08"E	67.05'
T12	N 56°23'07"E	4.48'
T13	N 56°23'07"E	66.00'
T14	N 56°23'07"E	15.00'
T15	N 56°23'07"E (R)	66.00'
T16	N 56°23'07"E	66.68'
T17	N 15°53'08"E	47.81'
T18	N 15°53'08"E	70.37'

CURVE DATA

NO.	ANGLE	RADIUS	LENGTH
C1	[90°00'00"]	[23.00']	[36.13']
C2	[20°38'00"]	[23.00']	[8.28']
C3	20°21'16"	23.00'	8.17'
C4	69°38'44"	23.00'	27.96'
C5	1°19'19"	466.00'	10.75'
C6	5°39'24"	575.00'	56.77'
C7	55°34'57"	23.00'	22.31'
C8	14°22'31"	160.00'	40.14'
C9	5°00'41"	466.00'	40.76'
C10	2°42'06"	466.00'	7.54'
C11	10°22'00"	607.00'	109.83'
C12	10°22'00"	632.00'	114.35'
C13	4°56'22"	466.00'	40.17'
C14	4°04'34"	466.00'	33.15'

Sec 21 735 R6W

PM 170/46