COPY

SHEET 1 OF 3 SHEETS

IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 19383

BEING A SUBDIVISION OF A PORTION OF LOT 1 OF TRACT MAP 20489 AS SHOWN BY MAP RECORDED IN MAP BOOK 146, PAGES 49 AND 50 IN THE COUNTY RECORDERS OFFICE OF RIVERSIDE COUNTY, CALIFORNIA.

MULLINS & ASSOCIATES, AUGUST, 1985

NUMBER OF LOTS 46
NUMBER OF LETTERED LOTS 31
ACREAGE IN LOTS 3.50 ACRES
ACREAGE IN LETTERED LOTS 1.41 ACRES
TOTAL ACREAGE 4.90 ACRES

OWNERS CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OR HAVE SOME RIGHT, TITLE, OR INTEREST IN 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 HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE HEREBY RETAIN THE EASEMENTS INDICATED AS LOTS "A" THROUGH "E" FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP THE FOLLOWING EASEMENTS. LOTS "A" TROUGH "E" FOR INGRESS AND EGRESS PURPOSES AND LOTS "M" THROUGH "R" FOR STREET LIGHT PURPOSES. WE HEREBY OFFER FOR DEDICATION TO THE CITY OF CORONA; LOTS "A" THROUGH "E" INCLUSIVE, AND LOT "P", FOR SEWER EASEMENTS. WE ALSO HEREBY OFFER FOR DEDICATION TO THE CITY OF CORONA FOR PUBLIC USE LOT "L" FOR STREET AND PUBLIC UTILITY PURPOSES. WE ALSO HEREBY OFFER FOR DEDICATION TO THE CITY OF CORONA, ALL VEHICULAR ACCESS RIGHTS TO MAGNOLIA AVENUE, EXCEPT AT STREET INTERSECTIONS.

McKINLY VILLAGE JOINT VENTURE, A PARTNERSHIP, WHO AQUIRED TITLE AS McKINLEY VILLAGE, A JOINT VENTURE COMPOSED OF McKINLEY VILLAGE INC., A CALIFORNIA CORPORATION AND L.D.M. DEVELOPMENT, INC, A CALIFORNIA CORPORATION.

McKINLEY VILLAGE INC. A CALIFORNIA CORPORATION

Terry Rousselot — TERRY ROUSSELOT, PRESIDENT
Alexander Bowie — ALEXANDER BOWIE, SECRETARY

L.D.M. DEVELOPMENT, INC. A CALIFORNIA CORPORATION

Larry Lizotte — LARRY LIZOTTE, PRESIDENT
Forest S. Dickson — FOREST S. DICKSON, SECRETARY

TRUSTEE:

TICOR TITLE INSURANCE COMPANY OF CALIFORNIA, A CALIFORNIA CORPORATION, FORMERLY KNOWN AS TITLE INSURANCE AND TRUST COMPANY, A CALIFORNIA CORPORATION, TRUSTE UNDER DEEDS OF TRUST RECORDED JUNE 10, 1981 AND INST. NO. 109939 ~~AND REC. AS 1984 AS INST. NO.~~

By: Robert C. Wright
~~HAROLD HERDT~~, ASSISTANT SECRETARY
ROBERT C. WRIGHT.

BENEFICIARY:

FIRST INTERSTATE BANK OF CALIFORNIA, A CALIFORNIA CORPORATION, BENEFICIARY UNDER DEED OF TRUST, RECORDED OCTOBER 31, 1985, INSTRUMENT No. 245351

Barbara Moore — ASST. VICE PRESIDENT
Nancy Dressler — ASST. SECRETARY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF ORANGE } S.S.

ON THIS THE 18 DAY OF SEPT 1985, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED TERRY ROUSSELOT PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE _____ PRESIDENT, AND ALEXANDER BOWIE PERSONALLY KNOWN TO ME OR PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE SECRETARY OF McKINLEY VILLAGE INC. THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF McKINLEY VILLAGE A JOINT VENTURE _____ 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.

MY COMMISSION EXPIRES 12/27/85
WITNESS MY HAND AND OFFICIAL SEAL

Masaye Stafford
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

OFFICIAL SEAL
MASAYE STAFFORD
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires DEC 27, 1985

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE } S.S.

ON THIS 27th DAY OF SEPT. 1985, BEFORE ME the undersigned, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED ROBERT C. WRIGHT AND _____, PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS _____ ~~PRESIDENT AND~~ ASSISTANT SECRETARY OF TICOR TITLE INSURANCE CO. OF CALIFORNIA. A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME, AS SUCH Trustee.

MY COMMISSION EXPIRES FEB. 1, 1988 WITNESS MY HAND AND OFFICIAL SEAL

OFFICIAL SEAL
LINDA COY
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
My Commission Expires February 1, 1988

Linda Coy
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF ORANGE } S.S.

ON THIS 31ST DAY OF OCTOBER 1985, BEFORE ME MERTIS A. VOGL A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BARBARA MOORE AND NANCY DRESSLER, PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS ASST VICE PRESIDENT AND ASSISTANT SECRETARY OF FIRST INTERSTATE BANK OF CALIFORNIA A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 7/15/88 WITNESS MY HAND AND OFFICIAL SEAL

Mertis A. Vogl
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF Orange } S.S.

ON THIS THE 25 DAY OF September 1985, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Larry Lizotte, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE PRESIDENT; AND Forest S. Dickerson, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE _____ SECRETARY OF L.D.M. Development, Inc. THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF McKinley Village, A Joint Venture 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.

MY COMMISSION EXPIRES April 21, 1989 WITNESS MY HAND AND OFFICIAL SEAL

Andrea Nolen
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

OFFICIAL SEAL
ANDREA NOLEN
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My comm. expires APR 21, 1989

RECORDER'S CERTIFICATE

FILED THIS 19th DAY OF NOVEMBER, 1985 AT 4:00 P.M. IN BOOK 154 OF TRACT MAPS, AT PAGES 4-6, AT THE REQUEST OF THE CITY ENGINEER.
NO. 260859
FEE $10.00

WILLIAM E. CONERLY, COUNTY RECORDER
BY: Senita Ragan DEPUTY

SUBDIVISION GUARANTEE: SAFECO TITLE INSURANCE COMPANY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING APRIL, 1984; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE YEAR FROM RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED AUGUST 10, 1985 James E. Mullins
JAMES E. MULLINS, R.C.E. 33365

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY 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 OF THE PROVISIONS OF THE SUBDIVISION MAP ACT AND ANY APPLICABLE LOCAL ORDINANCES HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATED THIS 15TH DAY OF NOVEMBER, 1985.

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

CITY CLERK'S CERTIFICATE

I, DIEDRE D. LINGENFELTER, CITY CLERK OF THE CITY OF CORONA, CALIFORNIA, HEREBY CERTIFY THAT AN UNDERTAKING SATISFACTORY TO 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 HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF THE CITY OF CORONA, CALIFORNIA THIS 15TH DAY OF NOVEMBER, 1985.

Diedre D. Lingenfelter
DIEDRE D. LINGENFELTER
CITY CLERK OF THE CITY OF CORONA, CALIFORNIA

TENTATIVE MAP APPROVAL DATE NOV. 2, 1983

W.O. # 84108

IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 19383

BEING A SUBDIVISION OF A PORTION OF LOT 1, OF TRACT MAP 20489 AS SHOWN BY MAP RECORDED IN MAP BOOK 190, PAGES 49 AND 50, IN THE COUNTY RECORDERS OFFICE OF RIVERSIDE COUNTY, CALIFORNIA.

MULLINS & ASSOCIATES, AUGUST, 1985

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 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 THIS____DAY OF_____1985.

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY:_____DEPUTY

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 $_____.~~

DATED THIS 08th DAY OF November 1985.

R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: [signature] DEPUTY

CERTIFICATE BY CITY COUNCIL AS APPROVING GOVERNING BODY

I, DIEDRE D. LINGENFELTER, CITY CLERK OF THE CITY OF CORONA, CALIFORNIA, HEREBY STATE THAT SAID COUNCIL, AS THE GOVERNING BODY OF SAID CITY, APPROVED THIS TRACT MAP NO. 19383, AT A REGULAR MEETING HELD ON NOVEMBER 6, 1985.

DATE NOVEMBER 15, 1985

[signature]
DIEDRE D. LINGENFELTER
CITY CLERK, CITY OF CORONA

SOILS ENGINEER'S CERTIFICATE

A PRELIMINARY SOILS REPORT WAS PREPARED BY GEOSOILS, INC. ON APRIL 5, 1984; AND WAS FILED WITH THE CITY OF CORONA AS REQUIRED BY THE HEALTH AND SAFETY CODE 17953, RELATIVE TO THIS SUBDIVISION.

[signature]
ALBERT R. KLEIST R.C.E. 16351

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 CAN NOT RIPEN INTO A FEE:

1. A RIGHT OF WAY RESERVED TO SOUTH RIVERSIDE LAND AND WATER COMPANY FOR ALL NECESSARY WATER PIPES AND DITCHES, FLUMES AND CONDUITS, FOR ALL PURPOSES OF IRRIGATION AND DOMESTIC USE. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
2. AN EASEMENT IN FAVOR OF J.T. HAMNER AND HATTIE A. HAMNER FOR PIPELINES RECORDED [illegible] 13, 1906 IN BOOK 221, PAGE 128, AND BOOK [illegible] OF DEEDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORDS.

SURVEYOR'S NOTES

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MAGNOLIA AVENUE PER RECORD OF SURVEY RECORDED IN R.S. BOOK 71, PAGE 68, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING N 55° 40' 07" E.
2. ○ ..... SET 1" IRON PIPE FLUSH, TAGGED R.C.E. 33365. UNLESS OTHERWISE NOTED.
3. ■ ..... FOUND 1" IRON PIPE FLUSH TAGGED R.C.E. 33365, PER R.S. 71/68 AND M.B. 146/49-50
4. ● ..... FOUND MONUMENTS AS NOTED.
5. △ ..... SET 1½" BRASS DISC, FLUSH, STAMPED R.C.E. 33365
6. _____ SET 1" IRON PIPE FLUSH AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES.
7. (-----) ..... REC. AND MEAS. PER R.S. 71/68.
8. <-----> ..... REC. PER R.S. 53/87-88.
9. \\\\\\\\\\\\ DENOTES RESTRICTED ACCESS.
10. ..... SET NAIL AND TAG R.C.E. 33365 IN SIDEWALK AT PROPERTY LINE PROLONGATIONS.

EASEMENT NOTES

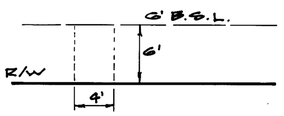
1. LOTS "A" THROUGH "K" ARE TO BE UTILITY EASEMENTS TO THE WATER DIVISION OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE, THESE EASEMENTS ARE SHOWN ON THIS MAP FOR THEIR REFERENCE PURPOSES, AND WILL BE DEDICATED BY SEPARATE INSTRUMENT AFTER RECORDATION OF THIS MAP.
2. LOTS "T" THROUGH "H-H" ARE SHOWN FOR FUTURE REFERENCE AS DRIVEWAY EASEMENTS FOR THE BENEFIT OF THE ADJOINING LOT.

CURVE DATA

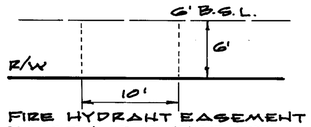
NO.	Δ	T	R	L
1	01° 44' 12"	3.51'	231.50'	7.02'
2	11° 12' 11"	22.71'	231.50'	45.27'
3	12° 40' 51"	25.72'	231.50'	51.24'
4	04° 22' 46"	8.25'	231.50'	17.69'
5	01° 44' 12"	4.60'	303.81'	9.21'
6	11° 12' 11"	29.80'	303.81'	59.40'
7	10° 41' 43"	28.44'	303.81'	56.71'
8	04° 15' 16"	11.28'	303.81'	22.56'
9	27° 53' 21"	75.44'	303.81'	147.88'
10	10° 34' 20"	15.73'	170.00'	31.37'
11	14° 30' 51"	21.65'	170.00'	43.07'
12	02° 58' 44"	4.42'	170.00'	8.84'
13	28° 03' 56"	42.49'	170.00'	83.27'
14	78° 50' 24"	13.15'	16.00'	22.02'
15	90° 00' 00"	6.00'	6.00'	9.42'
16	27° 53' 22"	80.40'	323.81'	157.62'
17	12° 04' 07"	34.23'	323.81'	68.21'
18	15° 49' 15"	44.99'	323.81'	89.41'
19	39° 13' 32"	53.45'	150.00'	102.69'
20	03° 34' 53"	10.75'	343.81'	21.49'
21	104° 55' 02"	20.82'	16.00'	29.30'
22	62° 46' 19"	9.76'	16.00'	17.53'
23	02° 40' 47"	8.04'	343.81'	16.08'
24	09° 19' 04"	28.02'	343.81'	55.91'
25	11° 59' 51"	36.13'	343.81'	71.99'
26	18° 36' 01"	21.29'	130.00'	42.20'
27	101° 09' 10"	25.54'	21.00'	37.07'
28	02° 55' 45"	4.35'	170.00'	8.69'
29	12° 24' 06"	14.12'	130.00'	28.14'
30	05° 15' 53"	5.98'	130.00'	11.95'
31	07° 08' 13"	8.11'	130.00'	16.19'
32	12° 24' 05"	8.47'	170.00'	36.80'
~~33~~	~~08° 31' 22"~~	~~12.67'~~	~~170.00'~~	~~25.28'~~
~~34~~	~~03° 58' 44"~~	~~5.76'~~	~~170.00'~~	~~11.51'~~
35	12° 24' 05"	16.30'	150.00'	32.47'
36	90° 00' 00"	16.00'	16.00'	25.13'
37	53° 07' 48"	10.00'	20.00'	18.55'
38	53° 00' 42"	17.46'	35.00'	32.38'

EASEMENT DETAILS

SCALE 1" = 10'



STREET LIGHT EASEMENT
LOTS "M" THROUGH "R"



FIRE HYDRANT EASEMENT
TO CITY OF RIVERSIDE
LOTS "F" THROUGH "K"

W.O.# 84108

copy

154/6

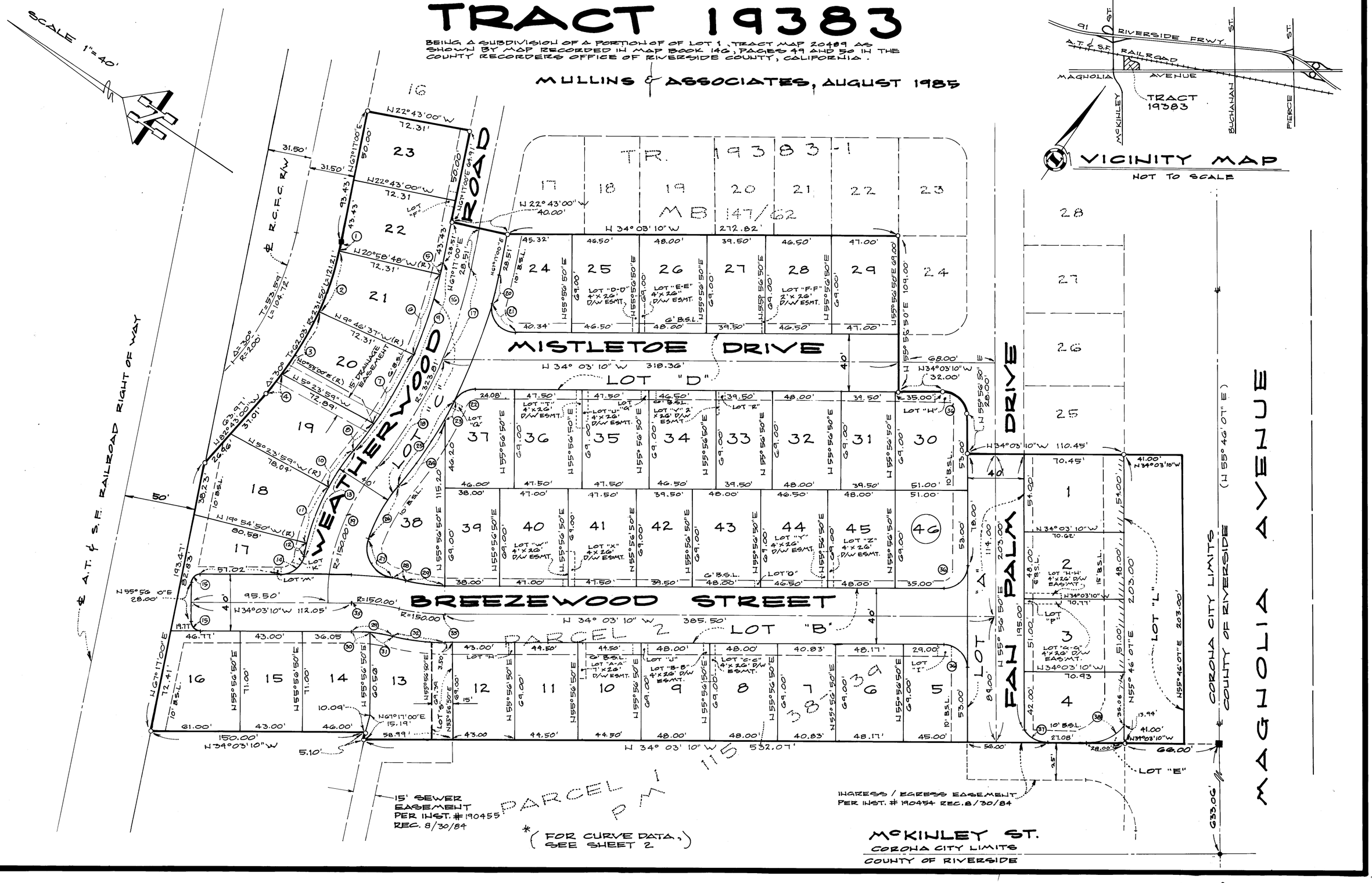
IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, CALIFORNIA

SHEET 3 OF 3 SHEETS

TRACT 19383

BEING A SUBDIVISION OF A PORTION OF OF LOT 1, TRACT MAP 20489 AS SHOWN BY MAP RECORDED IN MAP BOOK 146, PAGES 49 AND 50 IN THE COUNTY RECORDERS OFFICE OF RIVERSIDE COUNTY, CALIFORNIA.

MULLINS & ASSOCIATES, AUGUST 1985



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