

NUMBER OF LOTS 5  
NUMBER OF LETTERED LOTS 4  
ACREAGE IN LETTERED LOTS 0.75 AC.  
TOTAL ACREAGE IN LETTERED LOTS 0.83 AC.  
TOTAL ACREAGE 1.58 AC.

# TRACT NO. 20986-1

SHEET 1 OF 3 SHEETS

IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF LOTS 1 AND 18 OF TRACT 21065 AS RECORDED  
IN BOOK 178 PAGES 42 THRU 49 INCLUSIVE OF MAPS,  
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

RMA DESIGN GROUP

JUNE 1987

RECORDER'S CERTIFICATE  
FILED THIS 9<sup>th</sup> DAY OF February 1988, AT 10:04 A.M. IN BOOK 180 OF TRACT MAPS AT PAGES 55-57 AT THE REQUEST OF THE CITY ENGINEER.  
FEE: \$10.00  
NO. 44206  
WILLIAM E. CONERLY  
COUNTY RECORDER  
BY: *Sandra Logan*  
DEPUTY  
SUBDIVISION GUARANTEED BY: FIRST AMERICAN TITLE COMPANY

### OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OR HAVE SOME RIGHT, TITLE, OR INTEREST IN THE LAND INCLUDED WITHIN THE REVERSION TO ACREAGE 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", "B" AND "C" FOR STREET AND PUBLIC UTILITY PURPOSES.

LOT "D" FOR LANDSCAPE MAINTENANCE PURPOSES.  
WE HEREBY OFFER FOR DEDICATION TO THE CITY OF CORONA ALL VEHICULAR ACCESSWAYS TO FRAMEWIDE AVENUE, EXCEPT AT STREET INTERSECTIONS.

F.M. PROJECTS, INC.  
A CALIFORNIA CORPORATION,  
FORMERLY KNOWN AS FIRST NATIONWIDE NETWORK MORTGAGE COMPANY,

BY: *Richard Garber*  
RICHARD GARBER  
RMA VICE PRESIDENT

*John Goehlein*  
JOHN GOEHEIN  
SENIOR VICE PRESIDENT

### CORPORATE NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE

ON THIS 16 DAY OF DECEMBER, 1987, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED RICHARD GARBER, KNOWN TO ME TO BE THE FIRST VICE PRESIDENT AND JOHN GOEHEIN, KNOWN TO ME TO BE THE SENIOR VICE PRESIDENT 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 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 FEBRUARY 1989

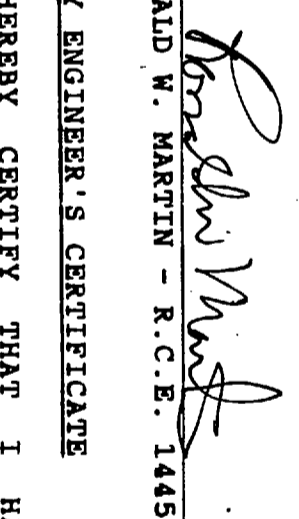
*Nicholas J. Mestrovich*  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE



### 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 3 SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING JUNE 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.

RONALD W. MARTIN - R.C.E. 14456



### CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE REVIEWED 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 I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATED THIS 10<sup>TH</sup> DAY OF FEBRUARY, 1988.

*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 UNDERAKING 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 WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF THE CITY OF CORONA, CALIFORNIA, THIS 12<sup>TH</sup> DAY OF February, 1988.

*Didre' D. Lingenfelter*  
DIEDRE' D. LINGENFELTER  
CITY CLERK OF THE CITY OF CORONA, CALIFORNIA

TENTATIVE MAP APPROVAL DATE: 21 AUGUST 1985

### 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 TRACT MAP NO. 20986-1 AT A REGULAR MEETING HELD ON January 6, 1988.

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:  
LOTS "A", "B" AND "C" FOR STREET AND PUBLIC UTILITY PURPOSES.

LOT "D" FOR LANDSCAPE MAINTENANCE PURPOSES.  
ALL VEHICULAR ACCESS RIGHTS TO PROMENADE AVENUE, EXCEPT AT STREET INTERSECTIONS.

DATE February 12, 1988  
*Didre' D. Lingenfelter*  
DIEDRE' D. LINGENFELTER  
CITY CLERK, CITY OF CORONA

### 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 ON SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN, BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ \_\_\_\_\_.

DATED THIS 18<sup>th</sup> DAY OF February, 1988.

R. WAYNE VAHNS  
COUNTY TAX COLLECTOR  
BY: *Richard Mendenhall*  
DEPUTY

### 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 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 \_\_\_\_\_, 19\_\_\_\_.  
GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS  
DEPUTY

SOILS ENGINEER'S CERTIFICATE  
A PRELIMINARY SOILS REPORT WAS PREPARED BY RICHARD MILLS ASSOCIATES ON JULY 11, 1984, AND WAS FILED WITH THE CITY OF CORONA AS REQUIRED BY THE HEALTH AND SAFETY CODE 17953. RELATIVE TO THIS SUBDIVISION.

*E. Dume Lion*  
E. DUME LION  
R.C.E. 24877  
1/5/88

### 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.

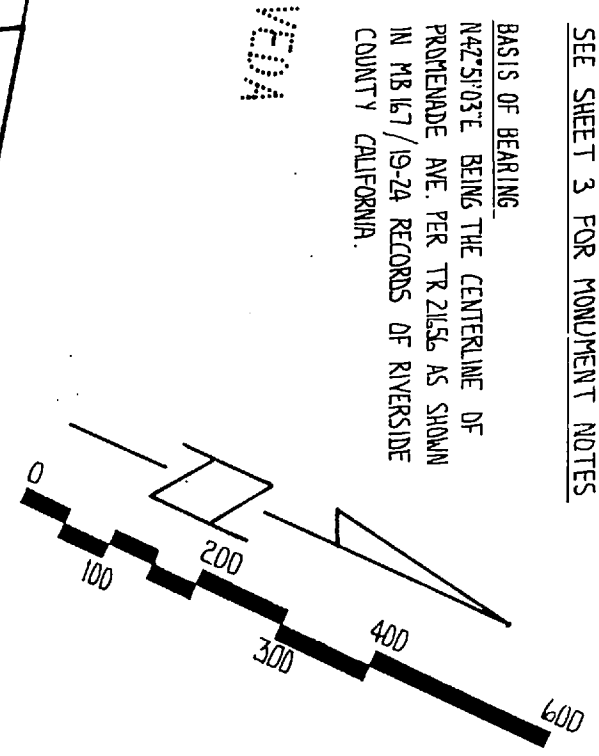
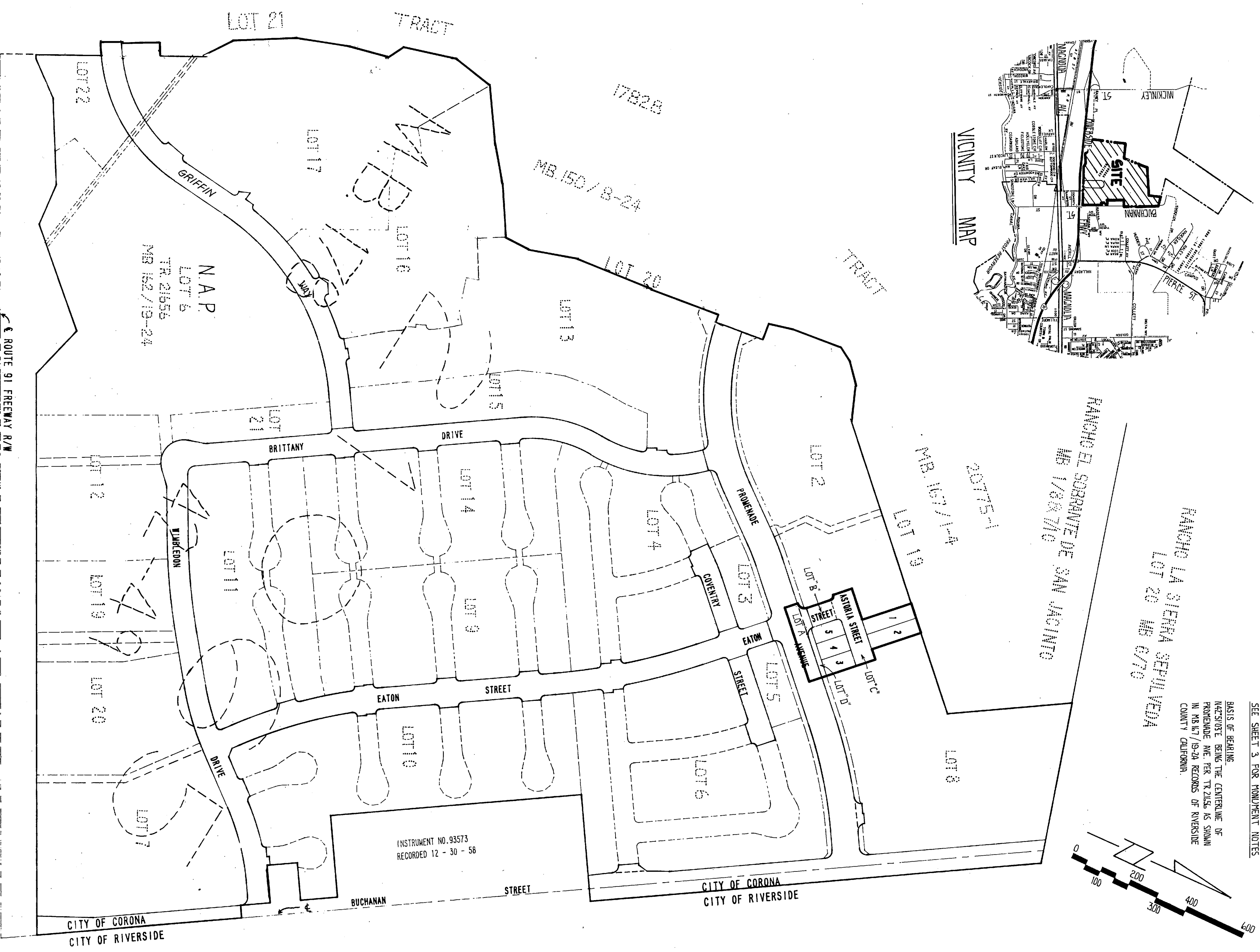
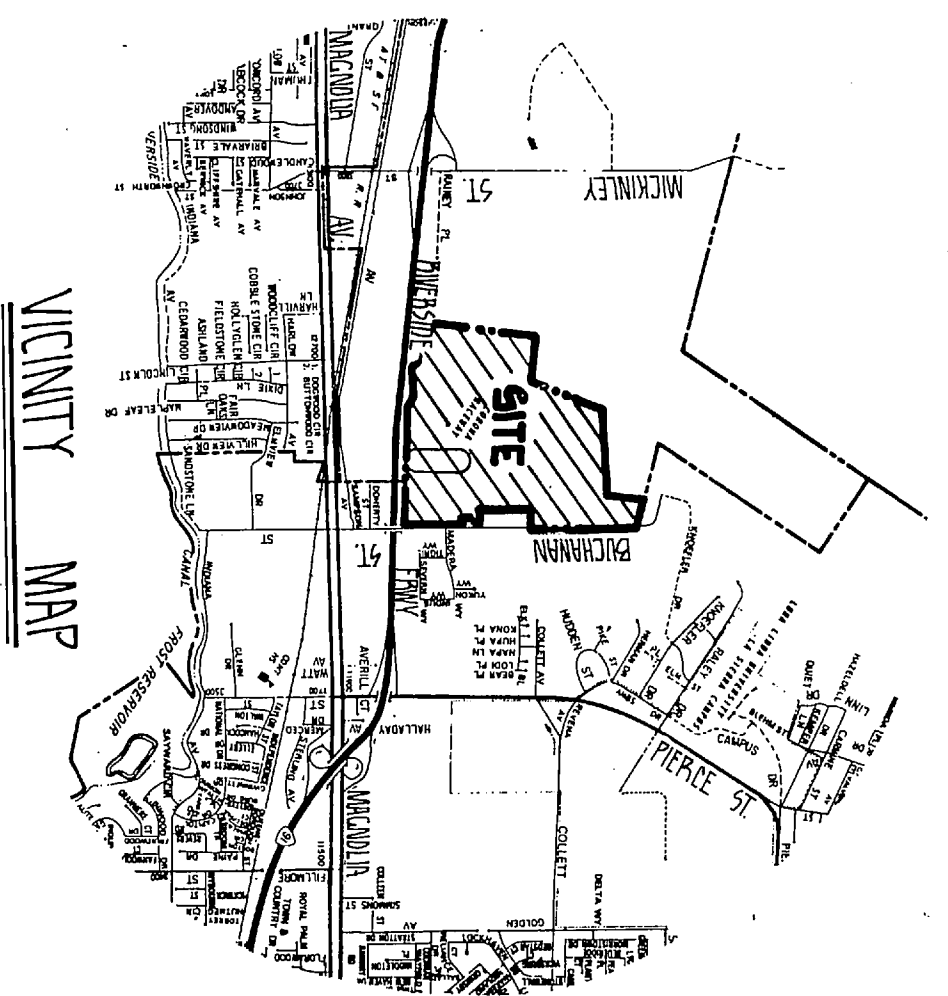
△ CITY OF CORONA, HOLDER OF AN EASEMENT FOR PUBLIC STREET PURPOSES PER DEED REC. NOV. 12, 1985 AS INST. Z55022 DR.

SCALE: 1" = 200'-0"

# TRACT NO. 20986-1

SHEET 2 OF 3 SHEETS

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 RMA DESIGN GROUP Sec. 21, 22 735, R6W JUNE, 1987



INDEX MAP

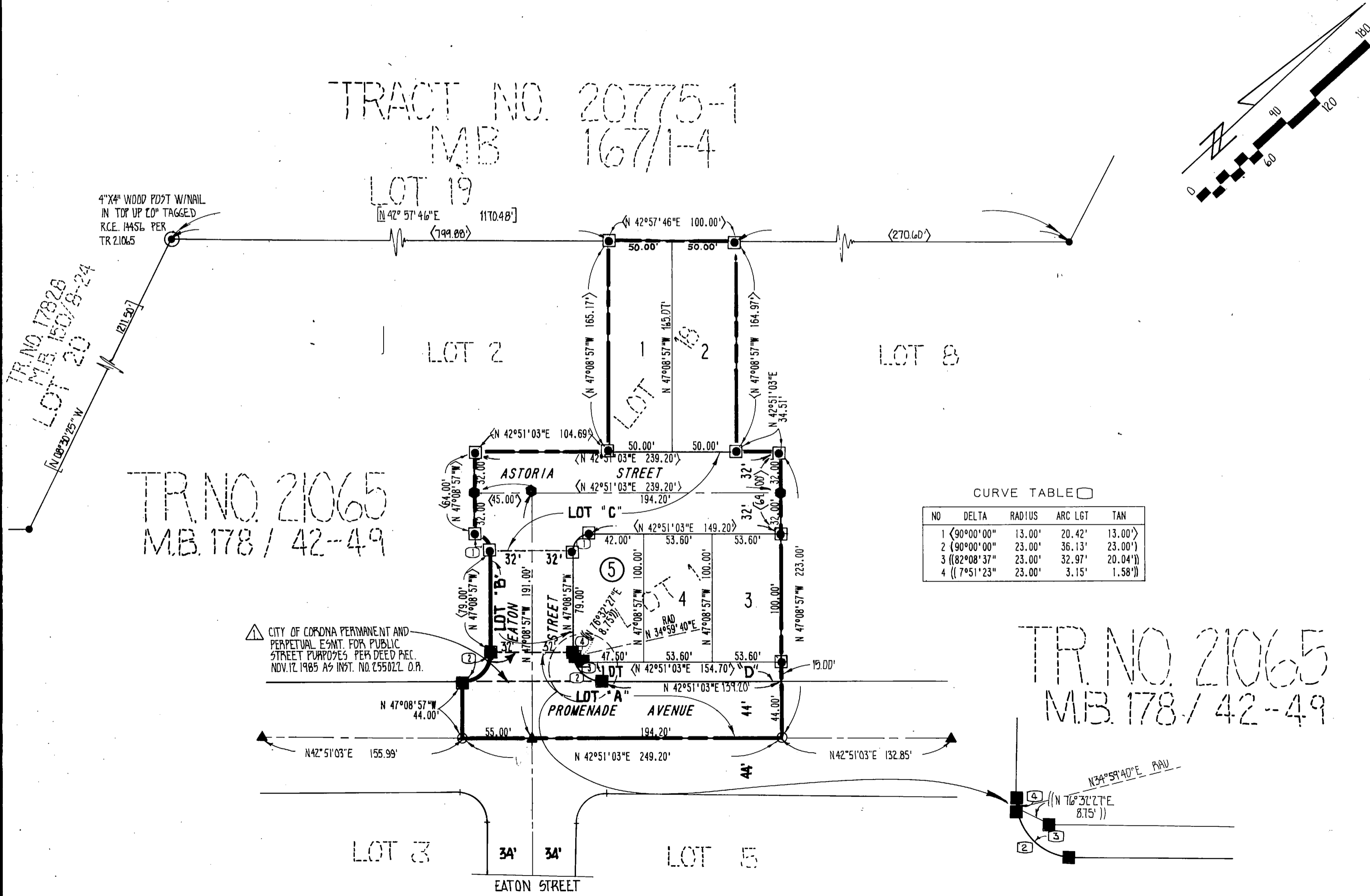
MB 180/56

# TRACT NO. 20986-1

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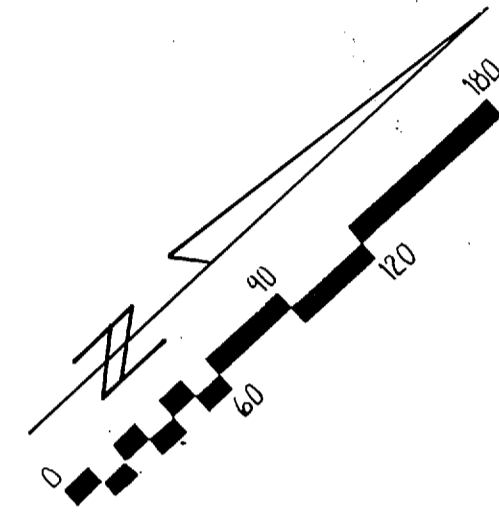
JUNE, 1987



CURVE TABLE

NO	DELTA	RADIUS	ARC LGT	TAN
1	(90°00'00")	13.00'	20.42'	13.00'
2	(90°00'00")	23.00'	36.13'	23.00'
3	((82°08'37")	23.00'	32.97'	20.04')
4	((7°51'23")	23.00'	3.15'	1.58')

- MONUMENT NOTES**
- INDICATES FOUND POINT AS NOTED
  - INDICATES 2" ID IRON PIPE TAGGED LS 3419 FOUND PER TR 17828 MB 150/8-24
  - ◻ INDICATES 2" ID IRON PIPE TAGGED RCE 14456 FOUND PER TRACT 21065
  - ▲ INDICATES 1 1/2" ID IRON PIPE TAGGED RCE 8613 FOUND PER RS 72/1-15
  - INDICATES 2" ID IRON PIPE TAGGED RCE 14456 FOUND PER TR 21656 MB 167/19-24
  - INDICATES 1 1/2" ID IRON PIPE TAGGED RCE 14456 FOUND PER TR 21065
  - INDICATES 3/4" ID IRON PIPE TAGGED RCE 14456 TO BE SET AT ALL LOT CORNERS, CENTERLINES, BC'S, EC'S AND OTHER POINTS OF CONTROL, EXCEPT WHERE OTHERWISE NOTED
  - ( ) INDICATES MEASURED & RECORD PER R.S. 72/1-15
  - [ ] INDICATES MEASURED & RECORD PER TR 17828 MB 150/8-24
  - (( )) INDICATES MEASURED & RECORD PER TR 21656 MB 167/19-24
  - (\ ) INDICATES MEASURED & RECORD PER TR 21065 SET NAIL & TAG IN T.C. AT ALL P.L. PROLONGATIONS.
- BASIS OF BEARINGS**  
N42°51'03"E BEING THE CENTERLINE OF PROMENADE AVE. AS SHOWN IN MB 167/19-24 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



△ CITY OF CORONA PERMANENT AND PERPETUAL ESMT. FOR PUBLIC STREET PURPOSES PER DEED REC. NOV. 12, 1985 AS INVST. NO. 255022. O.P.

TR. NO. 21065  
M.B. 178 / 42-49

MB 180/57