

180/64

copy

NUMBER OF LOTS ..... 39  
NUMBER OF LETTERED LOTS ..... 9  
ACREAGE IN LOTS ..... 5.03  
ACREAGE IN LETTERED LOTS .....  
A-H..... 2.44  
TOTAL ACREAGE ..... 7.49

# TRACT NO. 20986-4

SHEET 1 OF 3 SHEETS

IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF LOT 4 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 19<sup>th</sup> DAY OF FEBRUARY 1988, AT 2:30 P.M. IN BOOK 180 OF TRACT MAPS, AT PAGES 42 & 43 AT THE REQUEST OF THE CITY ENGINEER.  
FEE: \$10.00  
NO. 772776  
WILLIAM E. CONERLY  
COUNTY RECORDER  
BY Debra Kagan  
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 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: LOTS "A" - "E" INCLUSIVE FOR STREET AND PUBLIC UTILITY PURPOSES.  
LOT "I" FOR STORM DRAIN PURPOSES.  
LOT "F" FOR LANDSCAPE MAINTENANCE PURPOSES.  
WE HEREBY OFFER FOR DEDICATION TO THE CITY OF CORONA FOR PUBLIC USE: ALL VEHICULAR ALLEYWAYS TO PROMENADE AVENUE, EXCEPT AT STREET INTERSECTIONS  
F.N. PROJECTS, INC.  
A CALIFORNIA CORPORATION,  
FORMERLY KNOWN AS FIRST NATIONWIDE NETWORK PORTGAGE COMPANY,  
BY: Richard Garber  
RICHARD GARBER  
FIRST VICE PRESIDENT

ON THIS 5<sup>th</sup> DAY OF JANUARY, 1988 BEFORE ME,  
STATE, PERSONALLY APPEARED RICHARD GARBER AND JOHN GOELEM  
KNOWN TO ME TO BE THE FIRST VICE PRESIDENT, AND JOHN GOELEM  
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 8/30/89

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

John Goelem  
JOHN GOELEM  
SENIOR VICE PRESIDENT

### CORPORATE NOTARY ACKNOWLEDGMENT

ON THIS 5<sup>th</sup> DAY OF JANUARY, 1988 BEFORE ME,  
STATE, PERSONALLY APPEARED RICHARD GARBER AND JOHN GOELEM  
KNOWN TO ME TO BE THE FIRST VICE PRESIDENT, AND JOHN GOELEM  
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 8/30/89

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 REPEATED.

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 COMPLETED 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 UNDERSTANDING 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 HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF THE CITY OF CORONA, CALIFORNIA, THIS 22<sup>nd</sup> DAY OF February, 1988

Diédre' 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. 20986-4 AT A REGULAR MEETING HELD ON Thursday, 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 "G" AND "H" FOR PENETRATION WAY AND PUBLIC UTILITY PURPOSES.  
LOTS "A" - "E" INCLUSIVE FOR STREET AND PUBLIC UTILITY PURPOSES.  
LOT "I" FOR STORM DRAIN PURPOSES  
LOT "F" FOR LANDSCAPE MAINTENANCE PURPOSES  
ALL VEHICULAR ACCESS RIGHTS TO PROMENADE AVENUE EXCEPT AT STREET INTERSECTIONS.

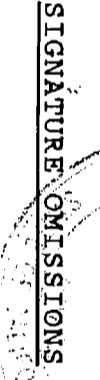
DATE February 12, 1988

Diédre' D. Lingenfelter  
DIEDRE' D. LINGENFELTER  
CITY CLERK, CITY OF CORONA

### SOILS ENGINEER'S CERTIFICATE

A PRELIMINARY SOILS REPORT WAS PREPARED BY RICHARD MILLS ASSOCIATES ON JULY 11, 1986; AND WAS FILED WITH THE CITY OF CORONA AS REQUIRED BY THE HEALTH AND SAFETY CODE 17953. RELATIVE TO THIS SUBDIVISION.

Richard Mills  
E. DUANE IVON  
R.C.E. 26877



PURSUANT TO THE PROVISIONS OF SECTION 66436 (C) (1) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OR THE FOLLOWING PARTIES HAVE BEEN OMITTED.  
THEIR INTEREST BEING SUCH THAT IT CANNOT RIPEN INTO A FEE.

- 1. CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO ARLINGTON MUTUAL WATER COMPANY, HOLDER OF AN EASEMENT FOR POWER AND WATER PER DEED REC FEB 13, 1925, IN BK 629, PG 218 OF DEEDS AND PER DEED REC. MAR. 11, 1987 AS INST. NO. 67153, BOTH O.R.
- 2. CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO CITIZENS DOMESTIC WATER COMPANY, HOLDER OF A WATER EASEMENT PER DEED REC MAR. 18, 1926 IN BK 663, PG 591 OF DEEDS, AND PER DEED REC. MAR. 11, 1987 AS INST. NO. 67153, BOTH O.R.

### 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 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 \_\_\_\_\_, 1988.  
GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS  
DEPUTY

DATED THIS 18<sup>th</sup> DAY OF February, 1988.  
R. WAYNE WATTS  
COUNTY TAX COLLECTOR  
BY Diédre' D. Lingenfelter  
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 \$ \_\_\_\_\_.

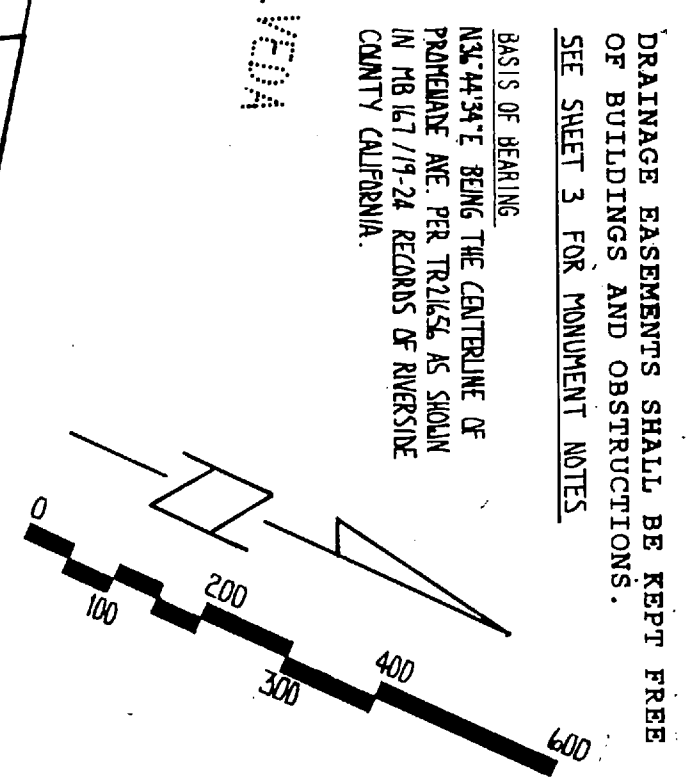
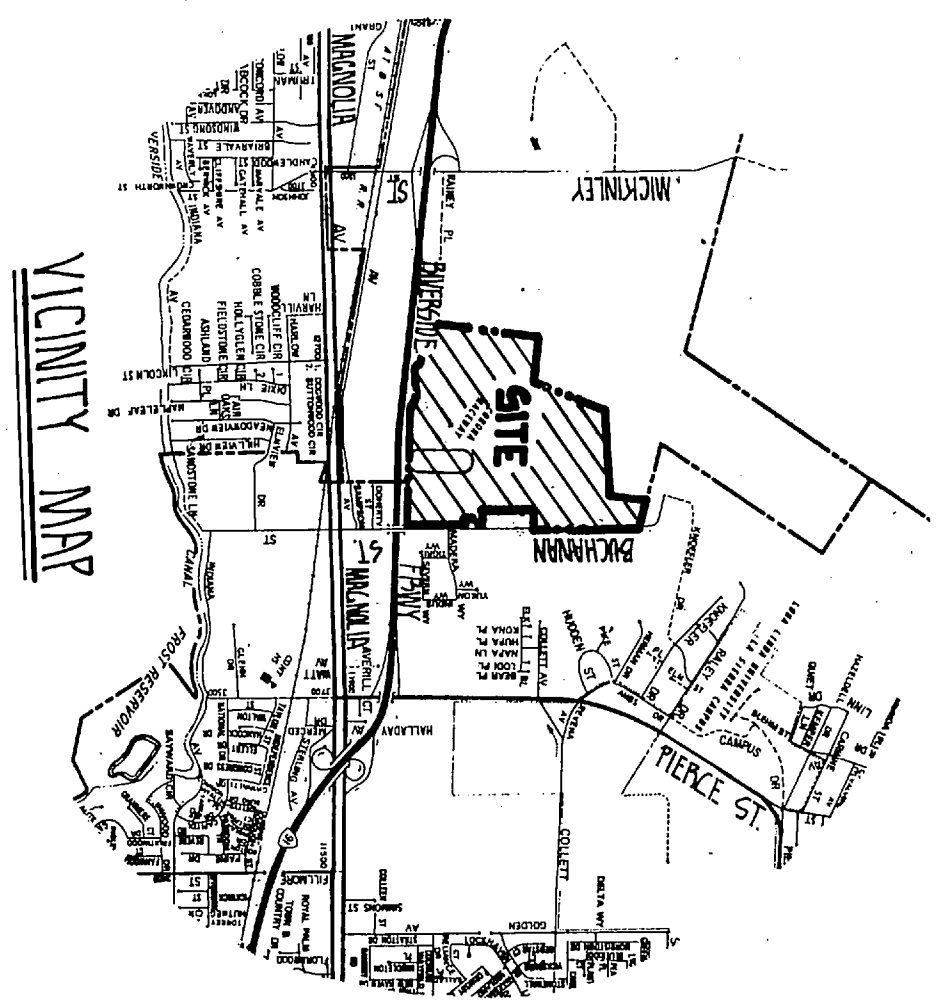
180/65

SCALE: 1" = 200'-0"

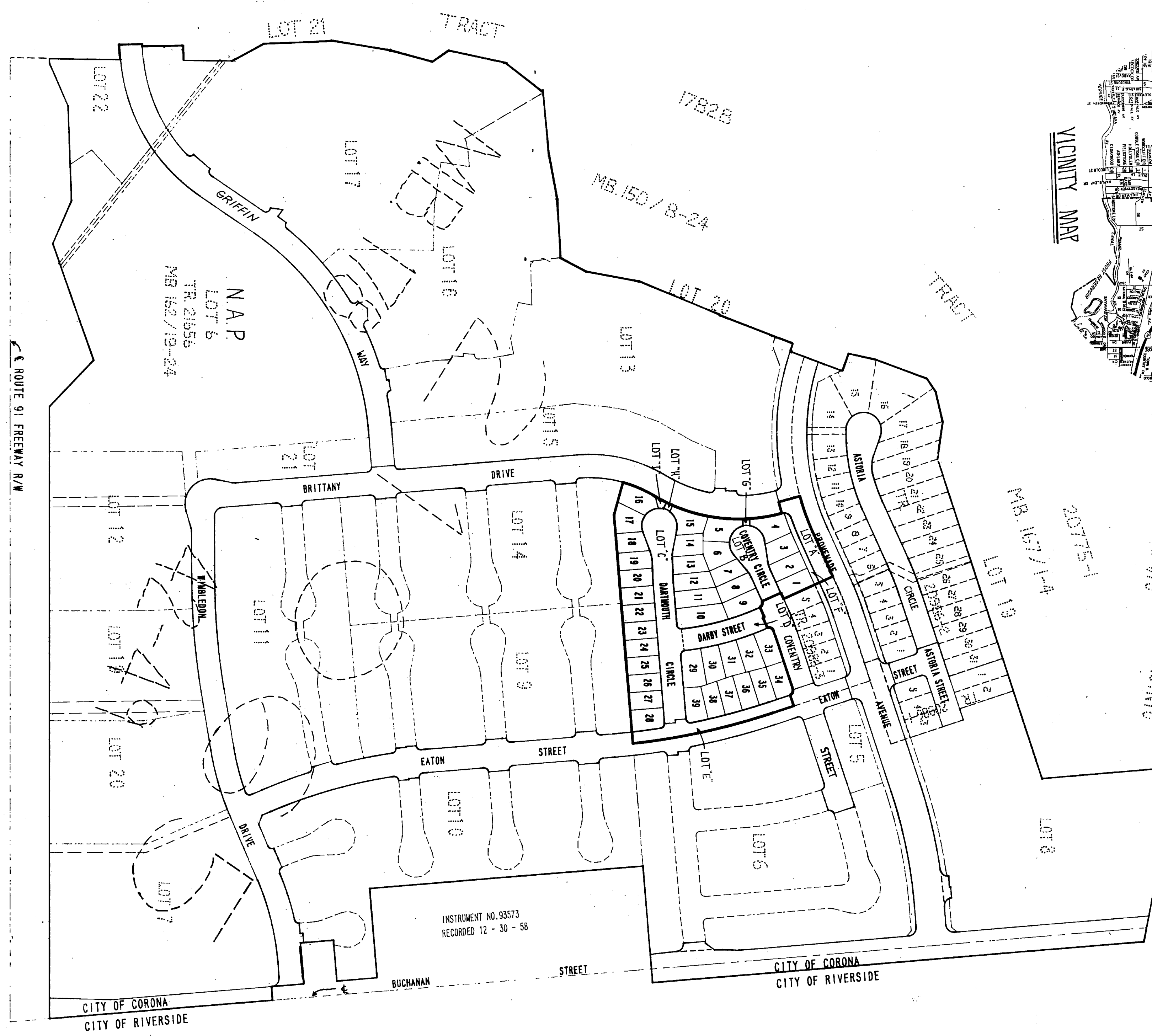
# TRACT NO. 20986-4

SHEET 2 OF 3 SHEETS

IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 BEING A SUBDIVISION OF LOT 4 OF TRACT 21065 AS RECORDED IN  
 BOOK 178 PAGES 42 THRU 49 INCLUSIVE OF MAPS,  
 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.  
 RMA DESIGN GROUP See 21,22 TJS,R&W JUNE 1987



BASIS OF BEARING  
 N&M 44-34-E BEING THE CENTERLINE OF  
 PROPRIDE AVE. PER TRACES AS SHOWN  
 IN 18 167 / 19-24 RECORDS OF RIVERSIDE  
 COUNTY CALIFORNIA.  
 DRAINAGE EASEMENTS SHALL BE KEPT FREE  
 OF BUILDINGS AND OBSTRUCTIONS.  
 SEE SHEET 3 FOR MONUMENT NOTES



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MB 180/65

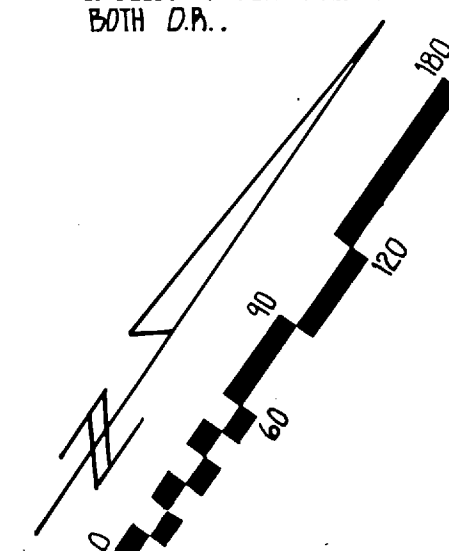
# TRACT NO. 20986-4

IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 BEING A SUBDIVISION OF LOT 4 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

### EASEMENT NOTES:

- 1 CITY OF RIVERSIDE, SUCCESSORS IN INTEREST TO ARLINGTON MUTUAL WATER CO., POWER & WATER ESMT. REC. FEB. 13, 1925 IN BK. 619 PA. 218 OF DEEDS & PER DEED REC. MAR. 11, 1907 AS INST. NO. 67153 BOTH D.P.
- 2 CITY OF RIVERSIDE, SUCCESSORS IN INTEREST TO CITIZENS DOMESTIC WATER CO., WATER ESMT. REC. MAR. 18, 1926 IN BK. 663 PA. 591 OF DEEDS & PER DEED REC. MAR. 11, 1907 AS INST. NO. 67153 BOTH D.P.

BASIS OF BEARINGS  
 N36°44'34"E BEING THE CENTERLINE OF  
 PROMENADE AVE. PER TR21656 AS SHOWN  
 IN MB167/19-24 RECORDS OF RIVERSIDE  
 COUNTY CALIFORNIA.



### COURSE TABLE

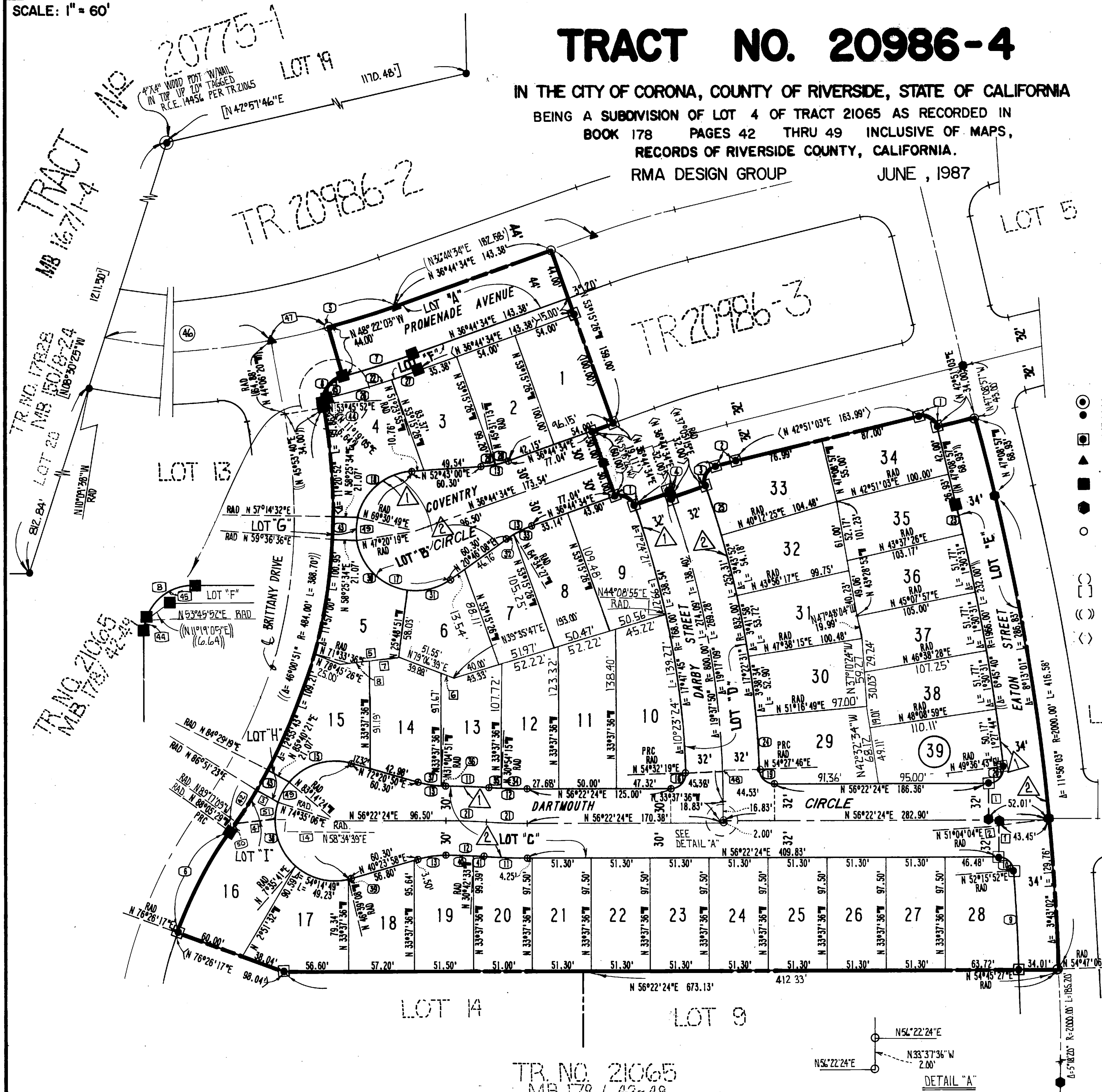
NO	BEARING	DISTANCE
1	N33°37'36"W	32.00'
2	N56°22'24"E	8.56'
3	N85°40'21"E	21.07'
4	N51°19'21"E	33.41'
5	N48°02'47"E	51.01'
6	N79°04'39"E	11.67'
7	N41°10'50"E	25.75'
8	N54°56'43"E	25.63'

### CURVE TABLE

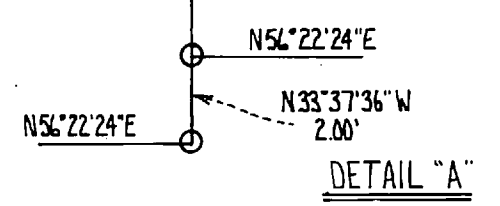
NO	DELTA	RADIUS	ARC LGT	TAN
1	90°00'00"	13.00'	20.42'	13.00'
2	2°11'37"	477.00'	18.26'	9.13'
3	93°34'11"	13.00'	21.23'	13.84'
4	0°20'41"	800.00'	4.81'	2.41'
5	4°53'23"	700.00'	59.74'	29.89'
6	15°28'14"	366.00'	98.82'	49.71'
7	4°53'23"	744.00'	63.49'	31.77'
8	85°44'17"	23.00'	34.42'	21.35'
9	2°29'35"	1966.00'	85.54'	42.78'
10	85°53'28"	13.00'	19.49'	12.10'
11	4°03'08"	530.00'	33.24'	18.75'
12	4°03'08"	470.00'	33.24'	16.63'
13	15°58'26"	88.00'	24.53'	12.35'
14	211°52'52"	52.00'	192.36'	181.42'
15	65°35'14"	52.00'	59.53'	33.50'
16	91°50'05"	13.00'	20.84'	13.42'
17	211°52'52"	52.00'	192.36'	181.44'
18	73°12'11"	52.00'	66.44'	38.62'
19	88°05'22"	13.00'	19.99'	12.57'
20	96°45'41"	13.00'	21.95'	14.63'
21	4°03'08"	500.00'	35.36'	17.69'
22	6°09'17"	759.00'	81.53'	40.80'
23	0°46'23"	1966.00'	26.53'	13.26'
24	3°10'57"	832.00'	46.21'	23.11'
25	3°07'10"	832.00'	45.30'	22.66'
26	4°17'46"	759.00'	56.91'	28.47'
27	1°51'31"	759.00'	24.62'	12.31'
28	7°44'13"	88.00'	11.88'	5.95'
29	8°14'13"	88.00'	12.65'	6.34'
30	73°09'10"	52.00'	66.39'	38.59'
31	43°25'01"	52.00'	39.40'	20.70'
32	4°39'25"	88.00'	7.15'	3.58'
33	11°19'01"	88.00'	17.38'	8.72'
34	2°43'21"	470.00'	22.33'	11.17'
35	1°19'47"	470.00'	10.91'	5.45'
36	2°32'45"	88.00'	3.91'	1.96'
37	13°25'41"	88.00'	20.62'	10.36'
38	50°58'58"	52.00'	46.27'	24.19'
39	2°56'54"	52.00'	2.68'	1.34'
40	2°55'03"	470.00'	23.93'	11.97'
41	1°08'05"	470.00'	9.31'	4.65'
42	3°51'28"	484.00'	32.59'	16.30'
43	2°22'04"	484.00'	20.00'	10.00'
44	7°52'12"	23.00'	3.16'	1.58'
45	177°52'05"	23.00'	31.26'	18.58'
46	133°50'28"	700.00'	413.45'	212.95'
47	4°15'43"	700.00'	52.07'	26.05'
48	0°04'33"	800.00'	1.04'	0.53'
49	22°10'30"	52.00'	20.12'	10.19'
50	1°11'40"	484.00'	10.09'	5.04'
51	16°00'27"	52.00'	14.53'	7.31'

### 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



TR. NO. 21065  
 MB. 178 / 42-49



TR. NO. 21065  
 MB 178 / 42-49

MB/80/66

180  
 66