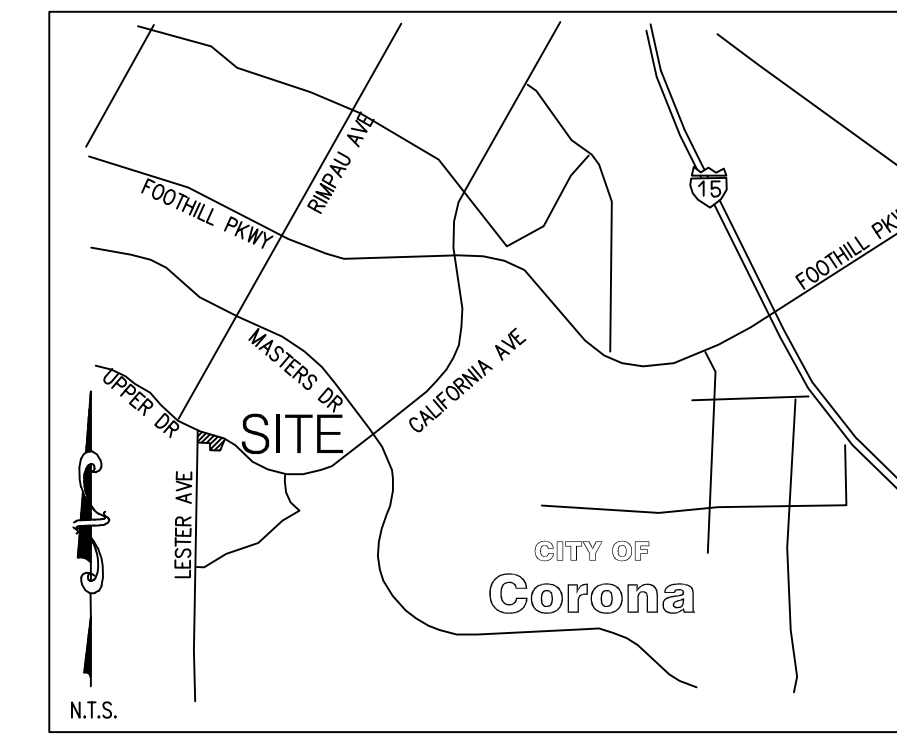


# PARCEL MAP NO. 38694

IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
BEING A PORTION OF LOT 376 OF CHASE PLANTATION, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE 73 OF MAPS, RIVERSIDE COUNTY RECORDS.  
APN: 116-320-029



VICINITY MAP  
N.T.S.

THOMAS BROTHERS: PAGE: 773 GRID: F5  
TOWNSHIP/RANGE: T4SR6W SEC 18 P5EC

### PROJECT ADDRESS

1345 SALLIE JEFFREYS WAY  
CORONA, CA 92881

### ASSESSORS PARCEL NUMBER

116-320-029

### OWNER/APPLICANT/DEVELOPER

SAJID BARI SYED & MEMUNA BEGUM SYEDA  
1505 SUNSHINE CIRCLE  
CORONA, CA 92881  
TEL: (707) 631-4066  
SAJIDBARISYED@YAHOO.COM

### UTILITY PURVEYORS

ELECTRICITY: SOUTHERN CALIFORNIA EDISON TEL: (909) 930-8591  
TELEPHONE: AT&T TEL: (866) 243-6122  
GAS: SOUTHERN CALIFORNIA GAS COMPANY TEL: (909) 335-7733  
CABLE: CHARTER COMMUNICATIONS TEL: (951) 393-3158  
FIBER-OPTIC: CROWN CASTLE NG WEST TEL: (626) 320-0996  
WATER & SEWER: CITY OF CORONA  
DEPARTMENT OF WATER AND POWER TEL: (951) 736-2321

### LEGAL DESCRIPTION

BEING A PORTION OF LOT 376 OF CHASE PLANTATION, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE 73 OF MAPS, RIVERSIDE COUNTY RECORDS.

APN: 116-320-029

### ZONING

A-14.4 (SINGLE FAMILY RESIDENTIAL, 14,400 SQ.FT. MINIMUM LOT SIZE)

### GENERAL PLAN

ER (ESTATE RESIDENTIAL)-(0-3 DU/AC)

### SPECIFIC PLAN

SOUTH CORONA COMMUNITY FACILITIES PLAN (SCCFP):  
ER (1.47 DU/AC MAXIMUM)

### EXISTING LAND USE

VACANT

### PROPOSED LAND USE

SINGLE FAMILY RESIDENTIAL

### PROPOSED DENSITY

1.39

### FEMA ZONE

ZONE X

### FEMA MAP

06065C1360G

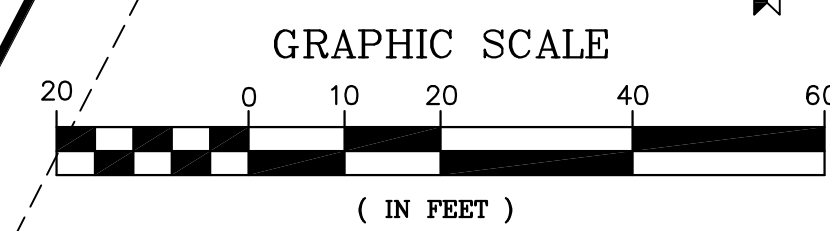
### PLANS PREPARED BY

RAHMAN ENGINEERING  
13611 12TH ST., "UNIT B",  
CHINO, CA 91710  
CELL: (213) 400-8078  
MOKSUD.RAHMAN@GMAIL.COM

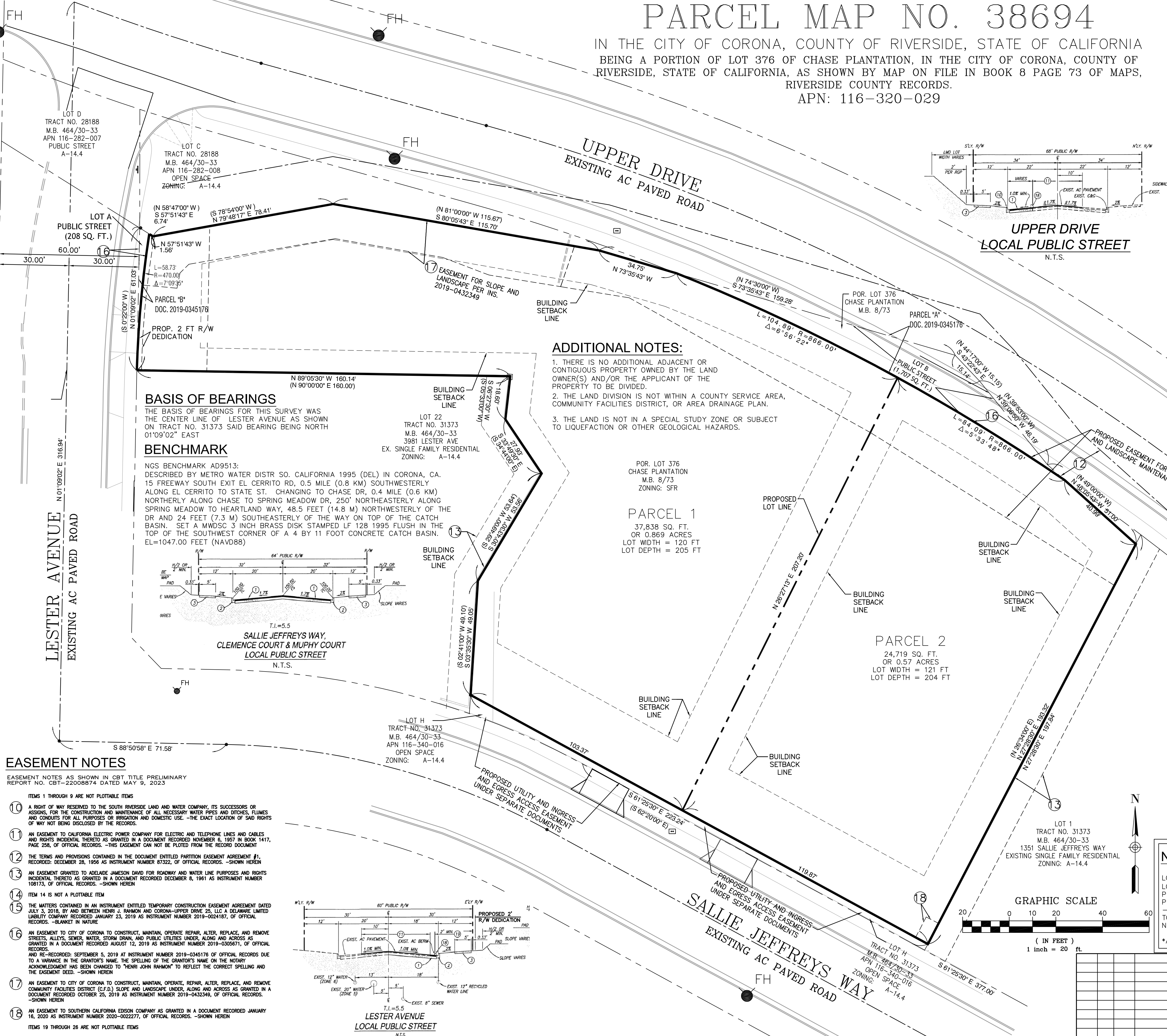
### NOTES:

LOT A (FEE FOR PUBLIC STREET)	208 SQ. FT.
LOT B (FEE FOR PUBLIC STREET)	1,707 SQ. FT. (1,711 SQ. FT.)*
PARCEL 1	37,838 SQ. FT.
PARCEL 2	24,719 SQ. FT.
TOTAL AREA	64,472 SQ. FT. OR 1.48 ACRES
NET AREA	62,557 SQ. FT. OR 1.436 ACRES

\*AREAS PER DOC. 2019-0345176



MARK	BY	DATE	REVISIONS	APPR.	DATE	SCHEDULE
ENGINEER				CITY		



### ADDITIONAL NOTES:

1. THERE IS NO ADDITIONAL ADJACENT OR CONTIGUOUS PROPERTY OWNED BY THE LAND OWNER(S) AND/OR THE APPLICANT OF THE PROPERTY TO BE DIVIDED.
2. THE LAND DIVISION IS NOT WITHIN A COUNTY SERVICE AREA, COMMUNITY FACILITIES DISTRICT, OR AREA DRAINAGE PLAN.
3. THE LAND IS NOT IN A SPECIAL STUDY ZONE OR SUBJECT TO LIQUEFACTION OR OTHER GEOLOGICAL HAZARDS.

**BASIS OF BEARINGS**  
THE BASIS OF BEARINGS FOR THIS SURVEY WAS THE CENTER LINE OF LESTER AVENUE AS SHOWN ON TRACT NO. 31373 SAID BEARING BEING NORTH 01°09'02" EAST

**BENCHMARK**  
NGS BENCHMARK AD9513:  
DESCRIBED BY METRO WATER DIST. SO. CALIFORNIA 1995 (DEL) IN CORONA, CA. 15 FREEWAY SOUTH EXIT EL CERRITO RD., 0.5 MILE (0.8 KM) SOUTHWESTERLY ALONG EL CERRITO TO STATE ST. CHANGING TO CHASE DR., 0.4 MILE (0.6 KM) NORTHERLY ALONG CHASE TO SPRING MEADOW DR., 250' NORTHEASTERLY ALONG SPRING MEADOW TO HEARTLAND WAY, 48.5 FEET (14.8 M) NORTHWESTERLY OF THE DR AND 24 FEET (7.3 M) SOUTHEASTERLY OF THE WAY ON TOP OF THE CATCH BASIN. SET A MWDSC 3 INCH BRASS DISK STAMPED LF 128 1995 FLUSH IN THE TOP OF THE SOUTHWEST CORNER OF A 4 BY 11 FOOT CONCRETE CATCH BASIN. EL=1047.00 FEET (NAVD88)

### EASEMENT NOTES

- EASEMENT NOTES AS SHOWN IN CBT TITLE PRELIMINARY REPORT NO. CBT-22008874 DATED MAY 9, 2023
- ITEMS 1 THROUGH 9 ARE NOT PLOTTABLE ITEMS
- 10 A RIGHT OF WAY RESERVED TO THE SOUTH RIVERSIDE LAND AND WATER COMPANY, ITS SUCCESSORS OR ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER PIPES AND DITCHES, FLAMES AND CONDUITS FOR ALL PURPOSES OR IRRIGATION AND DOMESTIC USE... THE EXACT LOCATION OF SAID RIGHTS OF WAY NOT BEING DISCLOSED BY THE RECORDS.
  - 11 AN EASEMENT TO CALIFORNIA ELECTRIC POWER COMPANY FOR ELECTRIC AND TELEPHONE LINES AND CABLES AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT RECORDED NOVEMBER 6, 1957 IN BOOK 1417, PAGE 256, OF OFFICIAL RECORDS. -THIS EASEMENT CAN NOT BE PLOTTED FROM THE RECORD DOCUMENT
  - 12 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED PARTITION EASEMENT AGREEMENT #1, RECORDED: DECEMBER 28, 1956 AS INSTRUMENT NUMBER 87322, OF OFFICIAL RECORDS. -SHOWN HEREIN
  - 13 AN EASEMENT GRANTED TO ADELAIDE JAMISON DAVID FOR ROADWAY AND WATER LINE PURPOSES AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT RECORDED DECEMBER 5, 1981 AS INSTRUMENT NUMBER 108173, OF OFFICIAL RECORDS. -SHOWN HEREIN
  - 14 ITEM 14 IS NOT A PLOTTABLE ITEM
  - 15 THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED TEMPORARY CONSTRUCTION EASEMENT AGREEMENT DATED JULY 3, 2018, BY AND BETWEEN HENRI J. RAHMAN AND CORONA-UPPER DRIVE 25, LLC A DELAWARE LIMITED LIABILITY COMPANY RECORDED JANUARY 23, 2019 AS INSTRUMENT NUMBER 2019-0024187, OF OFFICIAL RECORDS. -BLANKET IN NATURE
  - 16 AN EASEMENT TO CITY OF CORONA TO CONSTRUCT, MAINTAIN, OPERATE, REPAIR, ALTER, REPLACE, AND REMOVE STREETS, ALLEYS, SEWER, WATER, STORM DRAIN, AND PUBLIC UTILITIES UNDER, ALONG AND ACROSS AS GRANTED IN A DOCUMENT RECORDED AUGUST 12, 2019 AS INSTRUMENT NUMBER 2019-0305671, OF OFFICIAL RECORDS AND RE-RECORDED: SEPTEMBER 5, 2019 IN INSTRUMENT NUMBER 2019-0345176 OF OFFICIAL RECORDS DUE TO A VARIANCE IN THE GRANTOR'S NAME, THE SPELLING OF THE GRANTOR'S NAME ON THE NOTARY ACKNOWLEDGMENT HAS BEEN CHANGED TO "HENRI JOHN RAHMAN" TO REFLECT THE CORRECT SPELLING AND THE EASEMENT DEED. -SHOWN HEREIN
  - 17 AN EASEMENT TO CITY OF CORONA TO CONSTRUCT, MAINTAIN, OPERATE, REPAIR, ALTER, REPLACE, AND REMOVE COMMUNITY FACILITIES DISTRICT (C.F.D.) SLOPE AND LANDSCAPE UNDER, ALONG AND ACROSS AS GRANTED IN A DOCUMENT RECORDED OCTOBER 25, 2019 AS INSTRUMENT NUMBER 2019-0432349, OF OFFICIAL RECORDS. -SHOWN HEREIN
  - 18 AN EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY AS GRANTED IN A DOCUMENT RECORDED JANUARY 16, 2020 AS INSTRUMENT NUMBER 2020-0022277, OF OFFICIAL RECORDS. -SHOWN HEREIN
- ITEMS 19 THROUGH 26 ARE NOT PLOTTABLE ITEMS

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PLANS FOR:  
PARCEL MAP NO. 38694

PROJECT FILE NUMBER

DRAWN BY: AP
CHECKED BY: MR
DATE: NOV 14, 2023
SCALE: AS NOTED
PROJECT NO:
SHEET NO:

# EXHIBIT 21