

IN THE CITY OF CORONA

# CHANGE OF ZONE EXHIBIT

PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY SECTIONIZED SURVEY OF THE RANCHO LA SIERRA ON FILE IN BOOK 6, PAGE 70 OF MAPS, RIVERSIDE COUNTY RECORDS.

SAKE ENGINEERS, INC.

SEPTEMBER 2023

**LEGAL DESCRIPTIONS:**

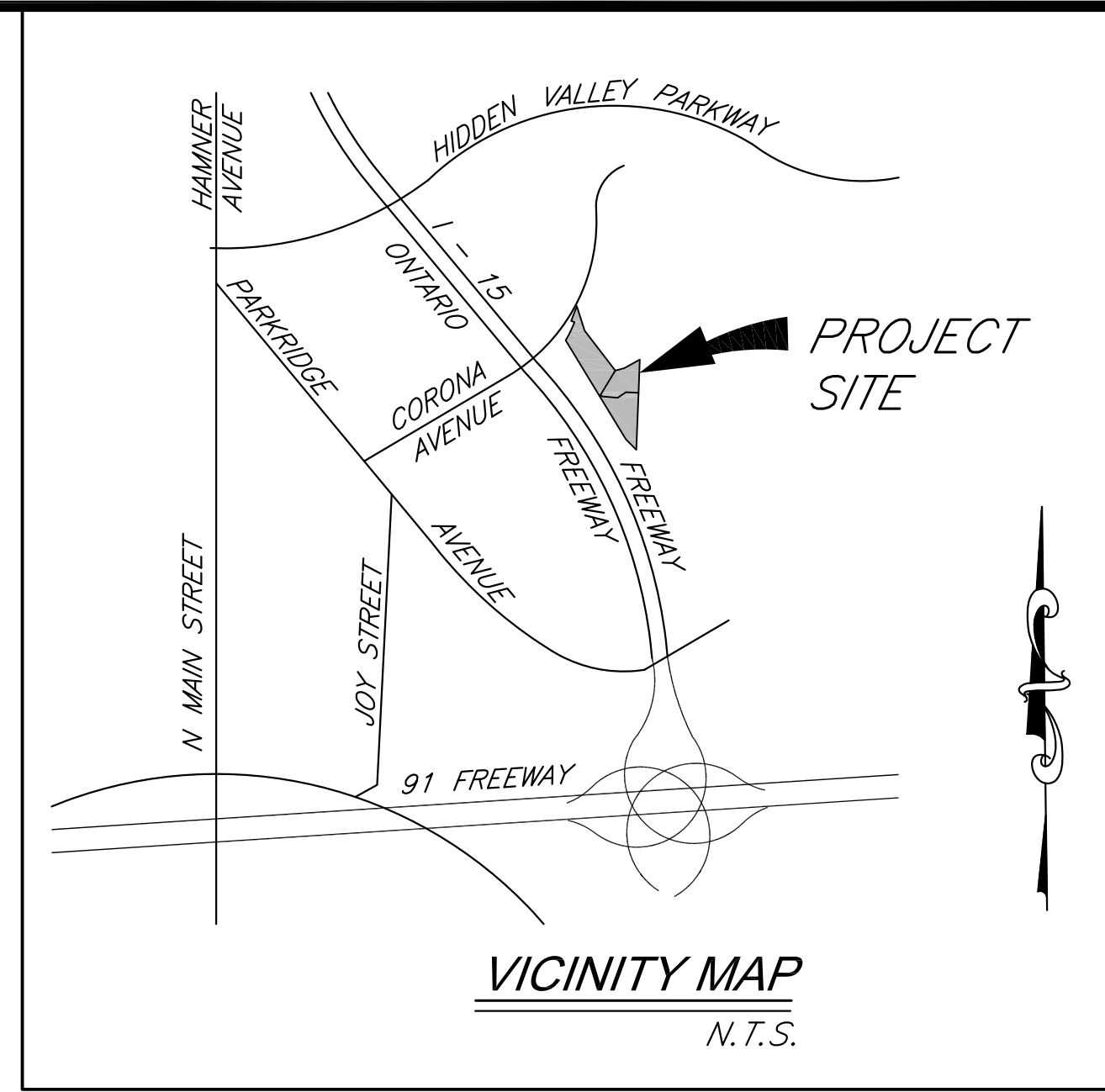
**APN# 122-180-032**  
**PARCEL 1:**  
 THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY SECTIONIZED SURVEY OF THE RANCHO LA SIERRA ON FILE IN BOOK 6, PAGE 70 OF MAPS, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS:  
 BOUNDED ON THE NORTH BY LOT 8 OF CORONA CITRUS TRACT, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 24 OF MAPS, RIVERSIDE COUNTY RECORDS; BOUNDED ON THE WEST AND SOUTH BY LOT 9 OF SAID CORONA CITRUS TRACT AND LOTS 12, 13, 14, 18 AND 19 IN BLOCK 2 OF AUBURNDALE HEIGHTS, AS SHOWN BY MAP RECORDED IN BOOK 3, PAGE 7 OF MAPS, RIVERSIDE COUNTY RECORDS; AND BOUNDED ON THE EAST BY THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF SAID LOT 8 OF CORONA CITRUS TRACT, TO THE NORTHEASTERLY LINE OF LOT 19 OF SAID AUBURNDALE HEIGHTS, LYING NORTHERLY OF A LINE DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 8 OF CORONA CITRUS TRACT, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 24 OF MAPS, RIVERSIDE COUNTY RECORDS;  
 THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF LOT 9 OF SAID CORONA CITRUS TRACT, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGE 7 OF MAPS, RIVERSIDE COUNTY RECORDS, 386.32 FEET TO THE TRUE POINT OF BEGINNING;  
 THENCE SOUTH 86°59' EAST, 250.93 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF SAID LOT 8, CORONA CITRUS TRACT;  
 EXCEPTING THEREFROM ANY PORTION OF SAID LAND AS DESCRIBED IN DEED RECORDED OCTOBER 5, 1985 AS INSTRUMENT NO. 1985-241341 OF OFFICIAL RECORDS OF SAID COUNTY;  
**PARCEL 2:**  
 THAT PORTION OF LOT 9 OF CORONA CITRUS TRACT, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 24 OF MAPS, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT;  
 THENCE NORTHWESTERLY ON THE SOUTHWESTERLY LINE OF SAID LOT, 150 FEET; THENCE NORTHWESTERLY IN A STRAIGHT LINE TO THE MOST EASTERLY CORNER OF SAID LOT; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT TO THE POINT OF BEGINNING.

SAID PARCELS 1 AND 2 ARE SHOWN AS PARCEL 1 ON RECORD OF SURVEY ON FILE IN BOOK 36, PAGE 50 OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS.  
 EXCEPTING THEREFROM THAT PORTION OF LAND AS DESCRIBED IN DEED RECORDED OCTOBER 5, 1985 AS INSTRUMENT NO. 1985-241341 OF OFFICIAL RECORDS OF SAID COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN AS PER MAP RECORDED BY SECTIONIZED SURVEY OF THE RANCHO LA SIERRA IN BOOK 6, PAGE 70 OF MAPS, RECORDS OF SAID COUNTY, AND A PORTION OF LOT 9 OF CORONA CITRUS TRACT, AS PER MAP RECORDED IN BOOK 8, PAGE 24 OF MAPS, RECORDS OF SAID COUNTY, AS CONVEYED TO THOMAS E. OPITZ AND RUTH E. OPITZ, HUSBAND AND WIFE, AS JOINT TENANTS, BY DEED RECORDED APRIL 30, 1964 AS INSTRUMENT NO. 53402 OF OFFICIAL RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 9 MARKED BY A 3/4" IRON PIPE AND TAGGED R.C.E. 862;  
 THENCE NORTHWESTERLY ON THE SOUTHWESTERLY LINE OF SAID LOT 9 NORTH 65°55'24" WEST, 77.95 FEET;  
 THENCE CONTINUING ON SAID SOUTHWESTERLY LINE NORTH 62°25'24" WEST, 71.95 FEET;  
 THENCE NORTH 29°43'42" EAST, 106.68 FEET;  
 THENCE SOUTH 32°53'05" EAST, 189.41 FEET TO THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO SM HOYT LUMBER COMPANY BY DEED RECORDED AUGUST 13, 1965 AS INSTRUMENT NO. 93760 OF OFFICIAL RECORDS OF SAID COUNTY;  
 THENCE ALONG SAID NORTH LINE NORTH 86°23'15" WEST, 20.84 FEET TO THE POINT OF BEGINNING.

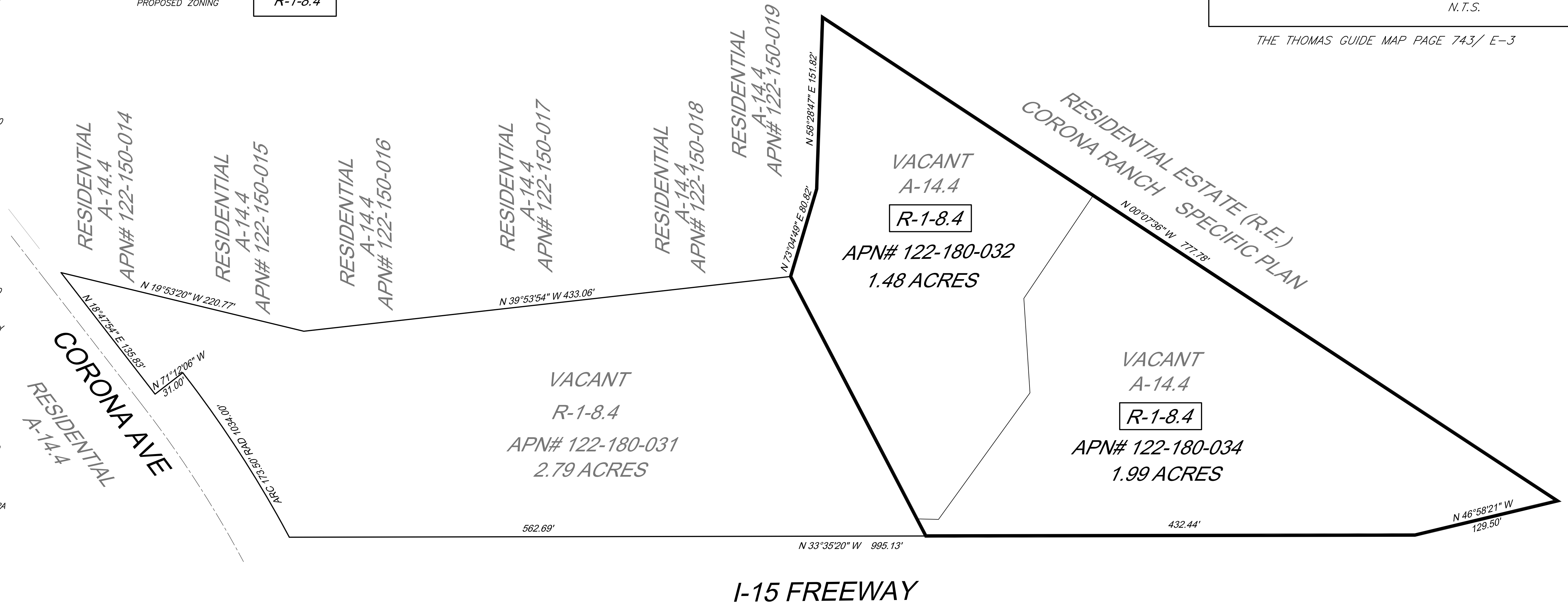
**APN# 122-180-034**  
 THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN BY SECTIONIZED SURVEY OF THE RANCHO LA SIERRA ON FILE IN BOOK 6, PAGE 70 OF MAPS, RIVERSIDE COUNTY RECORDS, PARTICULARLY DESCRIBED AS:  
 BEGINNING AT A POINT ON THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED JANUARY 30, 1985 IN BOOK 1985, PAGE 19097 OFFICIAL RECORDS OF SAID COUNTY SAID LINE ALSO BEING CORONA CITY LIMITS DISTANT THEREON NORTH 0°26'48" EAST, 31.18 FEET FROM THE SOUTHEAST CORNER OF SAID STATE OF CALIFORNIA PARCEL;  
 THENCE NORTH 46°23'55" WEST, 129.52 FEET;  
 THENCE NORTH 32°53'05" WEST, 245.58 FEET TO THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND, AS CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED JUNE 12, 1985 IN BOOK 1985, PAGE 126283 OF OFFICIAL RECORDS OF SAID COUNTY;  
 THENCE ALONG SAID NORTHERLY LINE SOUTH 86°23'15" EAST, 229.78 FEET TO THE EASTERLY LINE OF LAST SAID STATE OF CALIFORNIA PARCEL AND CORONA CITY LIMITS;  
 THENCE ALONG SAID CORONA CITY LIMITS LINE SOUTH 0°26'48" EAST, 281.08 FEET TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY ON THE SOUTHWESTERLY LINE OF SAID LOT 9 NORTH 65°55'24" WEST, 77.95 FEET;  
 THENCE CONTINUING ON SAID SOUTHWESTERLY LINE NORTH 62°25'24" WEST, 71.95 FEET;  
 THENCE NORTH 29°43'42" EAST, 106.68 FEET;  
 THENCE SOUTH 32°53'05" EAST, 189.41 FEET TO THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO SM HOYT LUMBER COMPANY BY DEED RECORDED AUGUST 13, 1965 AS INSTRUMENT NO. 93760 OF OFFICIAL RECORDS OF SAID COUNTY;  
 THENCE ALONG SAID NORTH LINE NORTH 86°23'15" WEST, 20.84 FEET TO THE POINT OF BEGINNING.

**LEGEND:**

EXISTING ZONING	A-14.4
PROPOSED ZONING	R-1-8.4



THE THOMAS GUIDE MAP PAGE 743/ E-3



**OWNER/DEVELOPER:**  
 BAULOT LLC  
 JUERGEN LOTTER  
 1240 E. ONTARIO AVE. #102-323  
 CORONA CA, 92881  
 (714) 204-5548 PH.

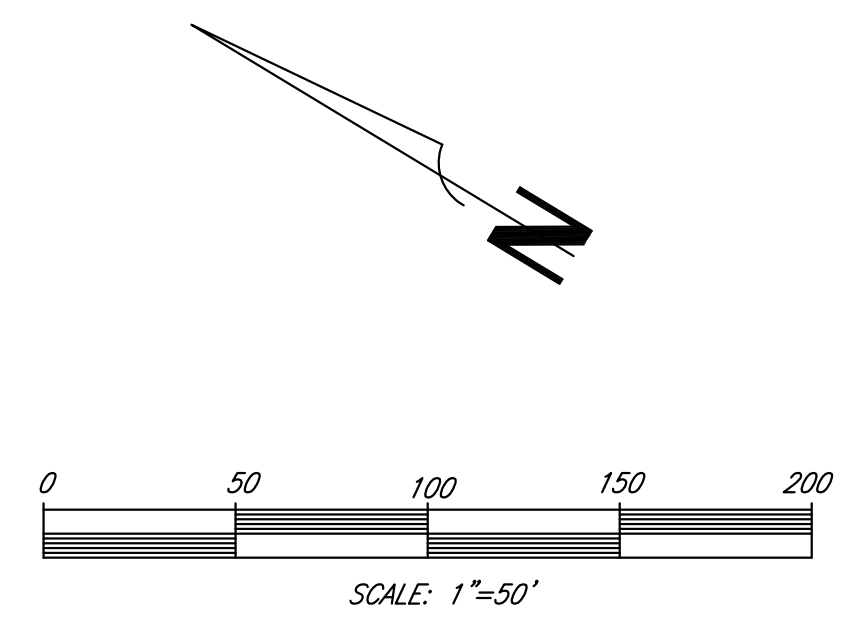
**ENGINEER**  
 SAKE ENGINEERS, INC.  
 400 S. RAMONA AVE. STE. 202  
 CORONA, CA 92879  
 (951) 279-4041

**ASSESSOR'S PARCEL NUMBER:**  
 122-180-031  
 122-180-032  
 122-180-034  
**TOTAL ACREAGE:**  
 6.26

**ZONING AND LAND USE:**  
 LAND USE AND ZONING:  
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL R-1-8.4  
 EXISTING USE: LOW DENSITY RESIDENTIAL  
 EXISTING ZONING: A-14.4  
 ADJACENT LAND USE, ZONING AND GENERAL PLAN DESIGNATION:

LAND USE	ZONING	GP DESIGNATION
NORTH: RESIDENTIAL	NORTH: A-14.4	NORTH: LOW DENSITY RESIDENTIAL
SOUTH: FREEWAY	SOUTH: R.E.	SOUTH: R.E.
EAST: RESIDENTIAL	EAST: R.E.	EAST: LOW DENSITY RESIDENTIAL
WEST: INTERSTATE 15	WEST: N/A	WEST: N/A

**BASIS OF BEARINGS:**  
 THE BEARINGS SHOWN HEREON WERE TAKEN FROM THE EAST LINE OF LOTS 8 AND 9 OF CORONA CITRUS TRACT PER M.B. 8/24 AS SHOWN BY MAP ON FILE IN BOOK 45, PAGE 77 OF PARCEL MAPS, SHOWN AS N00°08'15" W THEREON.



**ZONE CHANGE EXHIBIT**

**SAKE ENGINEERS, INC.**  
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 ENGINEERING • SURVEYING • LAND DEVELOPMENT  
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 CORONA, CALIFORNIA 92879  
 (951) 279-4041 FAX: (951) 279-2830

J.N.	2067
SHEET	1
OF	1 SHEETS
DWG. NO.	

DPR 15-028

**EXHIBIT 3**