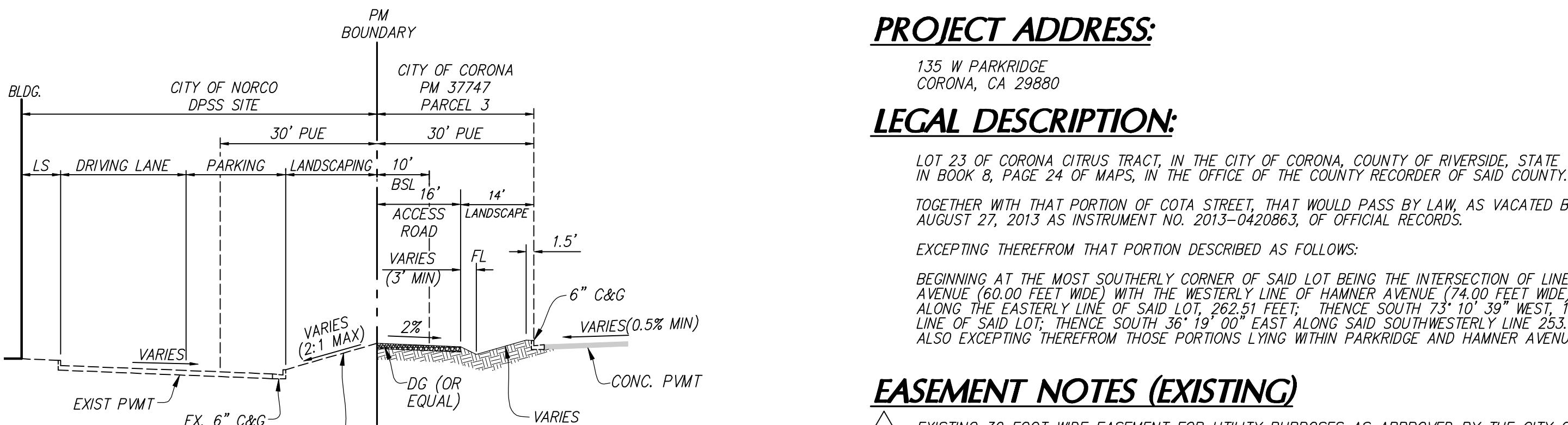
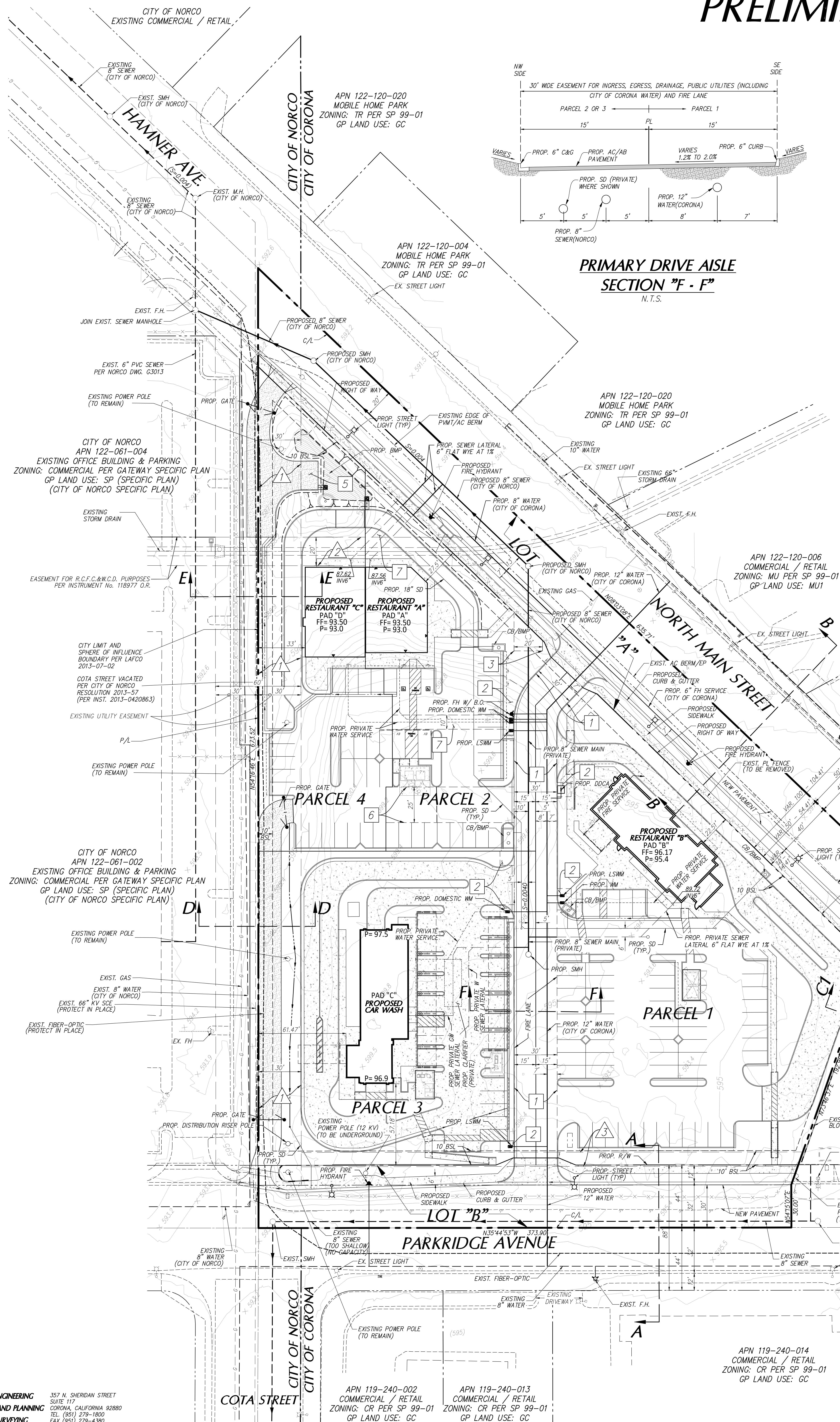


PARCEL MAP 37747

PRELIMINARY UTILITY PLAN



NUMBER OF PARCELS:

4 NUMBERED PARCELS FOR DEVELOPMENT
2 LETTERED PARCELS FOR DEDICATION (IN MAIN STREET AND PARKRIDGE AVENUE)

ASSESSORS PARCEL NUMBER:

122-061-006

PROJECT ADDRESS:

135 W PARKRIDGE CORONA, CA 92880

LEGAL DESCRIPTION:

LOT 23 OF CORONA CITRUS TRACT IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK B, PAGE 24 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
TOGETHER WITH THAT PORTION OF COTA STREET, WHICH WOULD PASS BY LAW, AS VACATED BY RESOLUTION NO. 2013-57, RECORDED AUGUST 27, 2013 AS INSTRUMENT NO. 2013-042083, OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT BEING THE INTERSECTION OF LINE NORTHEASTERLY LINE OF PARKRIDGE AVENUE (60.00 FEET WIDE) WITH THE WESTERLY LINE OF HAMMER AVENUE (74.00 FEET WIDE); THENCE NORTH 07° 27' 00" EAST ALONG HAMMER AVENUE (74.00 FEET WIDE) 253.36 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT; THENCE SOUTH 36° 19' 00" EAST ALONG THE SOUTHWESTERLY LINE 253.36 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THOSE PORTIONS LYING WITHIN PARKRIDGE AND HAMMER AVENUES.

EASEMENT NOTES (EXISTING)

1 EXISTING 30 FOOT WIDE EASEMENT FOR UTILITY PURPOSES AS APPROVED BY THE CITY OF NORCO
ON AUGUST 7, 2013 IN CONJUNCTION WITH THE VACATION OF COTA STREET.

2 20 FOOT WIDE EASEMENT FOR STORM DRAIN PURPOSES, IN FAVOR OF THE RIVERSIDE COUNTY FLOOD CONTROL AND
WATER CONSERVATION DISTRICT, RECORDED AS INSTRUMENT NO. 118977 OF OFFICIAL RECORDS, COUNTY OF RIVERSIDE.

3 10 FOOT WIDE EASEMENT FOR PUBLIC UTILITY PURPOSES, IN FAVOR OF S.C.E., RECORDED AS
INSTRUMENT NO. 145037, OF OFFICIAL RECORDS, COUNTY OF RIVERSIDE.

PROPOSED EASEMENTS

1 EASEMENT FOR INGRESS, EGRESS, DRAINAGE, PUBLIC UTILITIES (INCLUDING CITY OF CORONA WATER)
AND EMERGENCY ACCESS.

2 EASEMENT FOR PUBLIC UTILITY PURPOSES (INCLUDING CITY OF CORONA WATER).

3 EASEMENT FOR PUBLIC SEWER PURPOSES IN FAVOR OF THE CITY OF NORCO.

4 EASEMENT FOR ACCESS PURPOSES IN FAVOR OF S.C.E.

5 EASEMENT FOR PUBLIC LANDSCAPE PURPOSES (TO BE MAINTAINED BY CFD 2011-1)

6 EASEMENT FOR ACCESS PURPOSES FOR PARCEL 4

7 EASEMENT FOR PRIVATE UTILITY PURPOSES FOR PARCEL 4

8 EASEMENT FOR PRIVATE UTILITY PURPOSES FOR PARCEL 4

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