

TENTATIVE TRACT MAP NO. 37691 (CONDOMINIUM)

IN THE CITY OF CORONA, COUNTY OF RIVERSIDE

AUGUST 2020

OWNER

APPLICANT/DEVELOPER:

ENGINEER:

LEGAL DESCRIPTION:

THAT PATENTED PLACER CLAIM KNOWN AS LOT NO. 4045, KNOWN AS THE MC PACHO CONSOLIDATED CLAY PLACER MINING CLAIM, CONSISTING OF THE MC PACHO LUGGY AND IRON PLACER CLAIMS, AND LING IN SECTIONS 3 AND 10 OF TOWNSHIP 4 SOUTH, RANGE 7 WEST, SAN BERNARDINO COUNTY AND MOREOVER AND SHOWN BY MINERAL SURVEY NO. 4045 ON FILE IN THE GENERAL LAND OFFICE, WASHINGTON, D.C. DESCRIBED AS FOLLOWS:

BEGINNING FOR THE DESCRIPTION OF THE MC PACHO PLACER CLAIM AT CORNER NO. 1, A PINE POST 4 INCHES SQUARE, MARKED K 1 S 4045, WITH MOUND OF STONE, FROM WHICH SOUTH NO. 15 OF THE RANCHO LA SIERRA BEING SOUTH 73° 16' EAST, 822.5 FEET 00/100ths.

THENCE FIRST COURSE, NORTH 85° 05' WEST, 1200 FEET TO CORNER NO. 2, A PINE POST 4 INCHES SQUARE, MARKED K 2 S 4045, WITH MOUND OF STONE, THENCE SECOND COURSE, NORTH 02° 57' WEST, 633.5 FEET TO CORNER NO. 3, A PINE POST 4 INCHES SQUARE, MARKED K 3 S 4045, WITH MOUND OF STONE, THENCE THIRD COURSE, NORTH 85° 27' WEST, 1189 FEET TO CORNER NO. 4, A PINE POST 4 INCHES SQUARE, MARKED K 4 S 4045, WITH MOUND OF STONE, THENCE FOURTH COURSE, SOUTH 12° 08' EAST, 678.7 FEET TO CORNER NO. 1, THE POINT OF BEGINNING.

CRESTING THEREON ANY MOUNDS OF QUARTZ OR OTHER ROCK IN PLACE BEARING GOLD, SILVER, COPPER, LEAD, TIN, COPPER OR OTHER VALUABLE DEPOSITS WITHIN THE LAND ABOVE DESCRIBED, WHICH MAY HAVE BEEN DISCOVERED OR KNOWN TO EXIST ON OR PRIOR TO THE 2ND DAY OF FEBRUARY, 1903.

ALSO CRESTING THEREON MINES 2078-105 AS SHOWN BY RECORD OF SURVEY, RECORDED OCTOBER 23, 1978 IN BOOK 64, PAGES 75 TO 79, INCLUSIVE, OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING SAID PORTION GRANTED TO THE CITY OF CORONA, A CALIFORNIA MUNICIPAL CORPORATION AS DESCRIBED IN DEED RECORDED JUNE 8, 2010 AS INSTRUMENT NO. 282206 OF OFFICIAL RECORDS.

UTILITY NOTES:

WATER: CITY OF CORONA DEPARTMENT OF WATER AND POWER
315 W. 6TH STREET
CORONA, CA 92720
(951) 736-2371
SEWER: CITY OF CORONA DEPARTMENT OF WATER AND POWER
315 W. 6TH STREET
CORONA, CA 92720
(951) 736-2371
POWER: SOUTHERN CALIFORNIA EDISON CO.
1351 E. FRANKS
ONTARIO, CA 91761
(909) 830-8391
GAS: SOUTHERN CALIFORNIA GAS CO.
210 WEST 50TH
RELANDS, CA 92323
(909) 427-2200
PHONE: 4181 1265 N. VAN BUREN ST., #180
ANNARHC, CA 92802
(714) 686-5423
CABLE TV: TIME WARNER CABLE
1500 AUTO CENTER DRIVE
ONTARIO, CA 91761
(909) 925-3388

LEGEND:

PROP. LOT LINE
EX. LOT LINE
C.O.G.
RECORD C/L
PROP. R/W
EX. R/W
EASEMENT
SETBACK
BOUNDARY

ASSESSOR'S PARCEL NUMBERS

275-050-014 AND 275-080-041

EASEMENTS:

ITEMS SHOWN HEREON WERE PLOTTED FROM RECORD DATA BASED ON SCHEDULE "B" DOCUMENTS FROM THE WESTERN RESOURCES TITLE COMPANY, REPORT NO. 157300, DATED DECEMBER 1, 2020. PLOTTABLE EASEMENTS ARE INDICATED BY A "E". NON-PLOTTABLE EASEMENTS ARE INDICATED BY A "N".

AN AGREEMENT FOR ACCESS AND MINING PURPOSES, IN FAVOR OF PACIFIC CLAY MANUFACTURING COMPANY, RECORDED MAY 4, 1992 IN BOOK 143, PAGE 65 OF RECORDS, (BLANKET IN WHOLE LOCATION OF EASEMENT NOT DISCLOSED IN DOCUMENT)

A RIGHT OF WAY FOR DITCHES AND CHANNELS AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED JULY 20, 1910 IN BOOK 6 OF PATENTS, PAGE 3. (BLANKET IN WHOLE LOCATION OF EASEMENT NOT DISCLOSED IN DOCUMENT)

TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RIGHT OF WAY AGREEMENT", RECORDED FEBRUARY 5, 1980 AS INSTRUMENT NO. 23658 OF OFFICIAL RECORDS. (ACCESS RIGHT IN FAVOR OF PROPERTY OVER APC# PAR. 2070-105)

AN EASEMENT FOR ACCESS AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF CORONA, RECORDED JUNE 8, 2010 AS INSTRUMENT NO. 282207. (TO BE ABANDONED & REDEVELOPED)

AN EASEMENT FOR SLOPE, DRAINAGE, AND TEMPORARY CONSTRUCTION AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF CORONA, RECORDED JUNE 8, 2010 AS INSTRUMENT NO. 282208. (TO BE INDICATED/ABANDONED)

VACATION OF A PORTION OF THE ACCESS EASEMENT (INSTRUMENT NO. 282207) IN FAVOR OF THE PROPERTY OWNER, RECORDED JUNE 8, 2010 AS INSTRUMENT NO. 487787. (REMOVED)

AN EASEMENT FOR SLOPE PURPOSES, WHICH INCLUDE THE RIGHT TO FOREVER CONSTRUCT, MAINTAIN, IMPROVE, ALTER, RELOCATE, INSPECT, OCCUPY AND USE A SLOPE OVER, UNDER, AND ACROSS THE SLOPE EASEMENT PROPERTY, IN FAVOR OF THE CITY OF CORONA, RECORDED MARCH 8, 2015 AS INSTRUMENT NO. 83403. (TO BE INDICATED/ABANDONED)

AN EASEMENT FOR DRAINAGE PURPOSES, WHICH INCLUDE THE RIGHT TO LOCATE AND MAINTAIN ON THE DRAINAGE EASEMENT PROPERTY BOTH SUBSTERNUM AND ABOVE-GROUND DRAINAGE IMPROVEMENTS AS MAY BE REQUIRED BY THE FOOTHILL PARKWAY WESTERLY EXTENSION PROJECT PLANS, IN FAVOR OF THE CITY OF CORONA, RECORDED MARCH 8, 2015 AS INSTRUMENT NO. 83404. (TO REMAIN)

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES, WHICH INCLUDE THE RIGHT TO ENGAGE IN CONSTRUCTION, MAINTENANCE, AND RELATED ACTIVITIES OVER, UNDER, ALONG, AND ACROSS THE EASEMENT PROPERTY, IN FAVOR OF THE CITY OF CORONA, RECORDED MARCH 8, 2015 AS INSTRUMENT NO. 83405. (REMOVED)

A PROPOSED EASEMENT FOR PUBLIC UTILITY AND EMERGENCY INGRESS/EGRESS IN FAVOR OF CITY (PLOTTED HEREON)

A PROPOSED EASEMENT FOR UTILITY AND ACCESS PURPOSES IN FAVOR OF LOT 2 (PLOTTED HEREON)

A PROPOSED EASEMENT FOR FUEL WOOD ACCESS AND MAINTENANCE PURPOSES (PLOTTED HEREON)

A PROPOSED EASEMENT FOR UTILITY AND ACCESS PURPOSES IN FAVOR OF APN 275-080-021 (PLOTTED HEREON)

A PROPOSED EASEMENT FOR PUBLIC TRAIL ACCESS IN FAVOR OF CITY OF CORONA (PLOTTED HEREON)

A PROPOSED OFF-SITE EASEMENT FOR PUBLIC UTILITY AND EMERGENCY INGRESS/EGRESS IN FAVOR OF CITY PER SEPARATE INSTRUMENT. (SEE NOTE 1)

A PROPOSED EASEMENT FOR TRAIL ACCESS IN FAVOR OF LOT 1 (PLOTTED HEREON)

CITY R/W PROPERTY TO BE ACQUIRED BY DEVELOPER PER AGREEMENT WITH CITY OF CORONA (PLOTTED HEREON)

A PROPOSED EASEMENT FOR FUEL WOOD MAINTENANCE IN FAVOR OF LOT 1 (PLOTTED HEREON)

A PROPOSED EASEMENT FOR FUEL WOOD MAINTENANCE IN FAVOR OF LOT 2 (PLOTTED HEREON)

A PROPOSED OFF-SITE EASEMENT FOR UTILITY AND ACCESS PURPOSES IN FAVOR OF TRACT 157081 PER SEPARATE INSTRUMENT. (SEE NOTE 1)

GENERAL NOTES:

1. PREPARED AUGUST 2020
2. TOTAL PROJECT GROSS AREA: 17.02 AC.
3. EXISTING GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (L-3.6 DU/AC)
4. PROPOSED GENERAL PLAN DESIGNATION: MOR (6-15 DU/AC), GC
5. EXISTING LAND USE: AGRICULTURE
6. PROPOSED LAND USE: MOR (6-15 DU/AC), GC
7. EXISTING ZONING: AGRICULTURAL
8. PROPOSED ZONING: R-3 MF RES., C-3 GC
9. PROPOSED DENSITY (LOT 2): 9.66 DU/AC

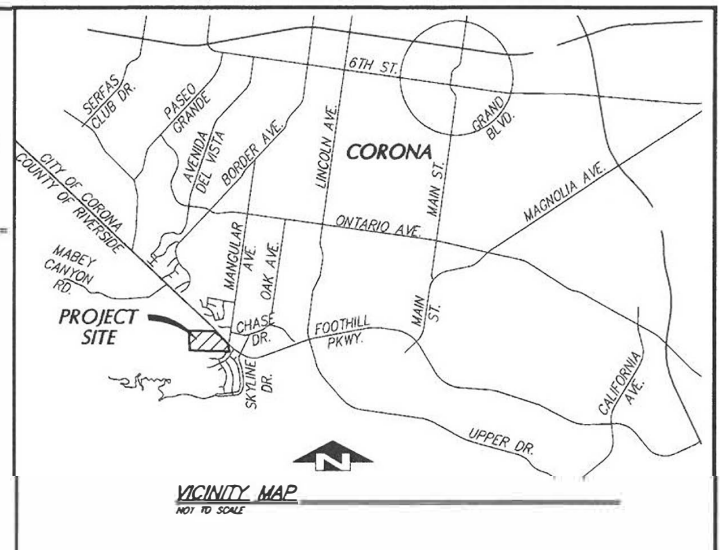
10. ADJACENT LAND USE:
WEST:
GENERAL PLAN - LDR
ZONING - R1-7.2 (7,200 SF MIN)
EXISTING USE - VACANT
SOUTH:
GENERAL PLAN - LDR
ZONING - AGRICULTURE
EXISTING USE - AGRICULTURE
EAST:
GENERAL PLAN - LDR
ZONING - R1-7.2, R1-8.4, R1-9.6
EXISTING USE - RESIDENTIAL
WEST:
GENERAL PLAN - LDR
ZONING - AGRICULTURE
EXISTING USE - VACANT
11. THOMAS BROTHERS CURE: RIVERSIDE COUNTY, PAGE 772, GRID J3
12. ALL EXISTING EASEMENTS AND IRREVOCABLE OFFERS OF DEEDICATION THAT AFFECT THE PROPERTY BEING SUBMITTED ARE SHOWN ON THIS TENTATIVE TRACT MAP
13. ALL EXISTING EASEMENTS ARE TO REMAIN IN THEIR DESIGNATED LOCATIONS UNLESS NOTED OTHERWISE
14. THE SUBJECT PROPERTY IS WITHIN A SAVANNAH RIVER WATERSHED
15. THE SUBJECT PROPERTY IS WITHIN AN UNMAPPED FLOOD ZONE X
16. ALL PARTIES HAVING A BENEFICIAL INTEREST IN THE PROPERTY BEING SUBMITTED ARE AWARE OF AND CONSENT TO THE FILING OF THIS TENTATIVE TRACT MAP

STREET FRONTAGE LENGTH

FOOTHILL PARKWAY = 580 LF

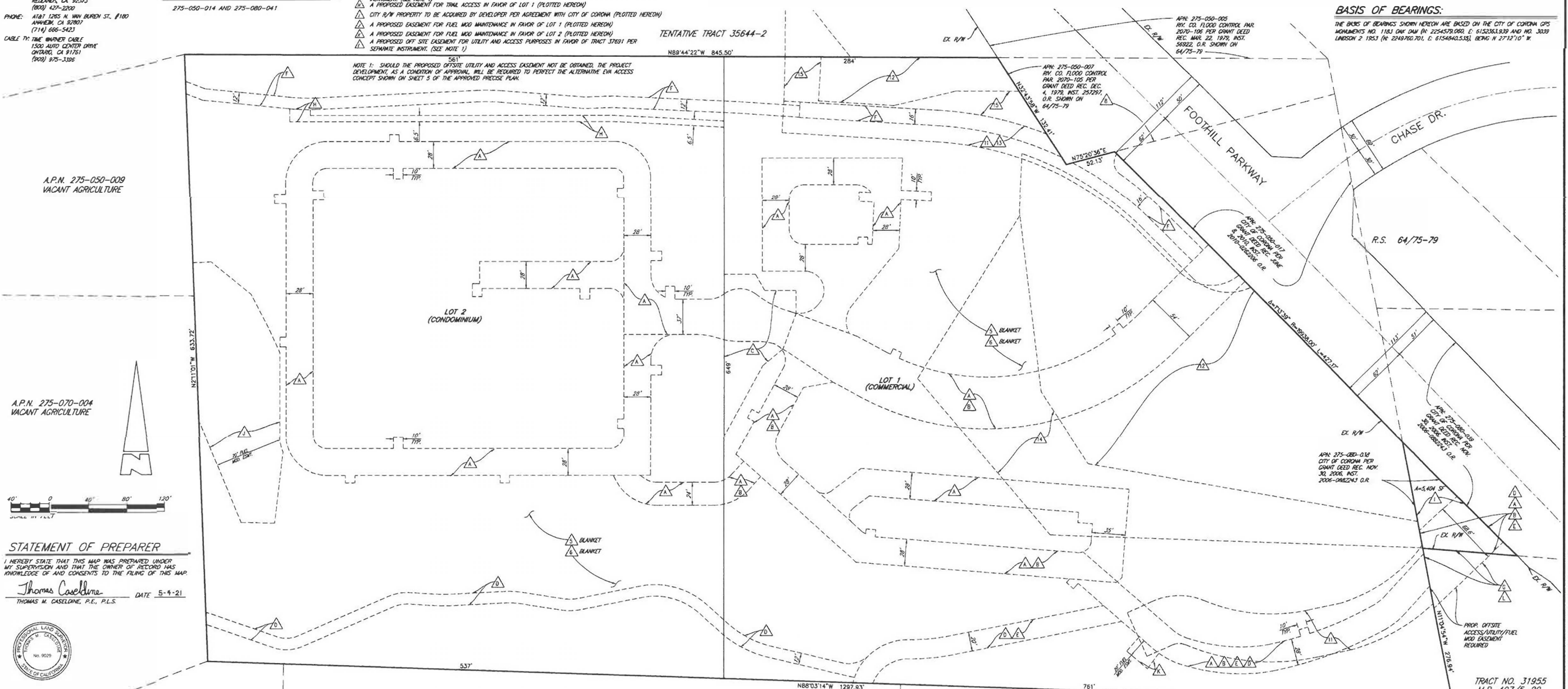
NUMBERED LOT:

LOT NUMBER	PROPOSED GROSS AREA	PROPOSED ZONING
1	8.95 AC	C-3 GC
2	8.07 AC	R-3 MF RES
TOTAL	17.02 AC	-



BASIS OF BEARINGS:

THE BASIS OF BEARINGS SHOWN HEREON ARE BASED ON THE CITY OF CORONA GPS MONUMENTS NO. 1183 (4th QM DN RM 254579.089, E. 6152631839 AND NO. 3039 LINCOLN 2 1953 (N. 2249760.701, E. 6154840338), BEING N 27°12'10" W.



STATEMENT OF PREPARER
I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE AND CONSENTS TO THE FILING OF THIS MAP.
Thomas Caseldine DATE 5-4-21
THOMAS M. CASELDINE, P.E., P.L.S.



EXHIBIT 2

TRACT NO. 31955 M.B. 407/5-20
PREPARED BY
KWC ENGINEERS
CIVIL ENGINEERS PLANNERS SURVEYORS
1800 COMPTON AVENUE, SUITE 100 CORONA, CA 92709-2330 951-734-2330
SHEET 1 OF 1 SHEET
DATE OF LATEST REVISION: 05/3/2021