

BEING A SUBDIVISION OF PARCEL 218 AS SHOWN BY AMENDED MAP OF ORANGE HEIGHTS DIVISION NO. 2 PER MAP RECORDED IN BOOK 2 PAGE 2 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

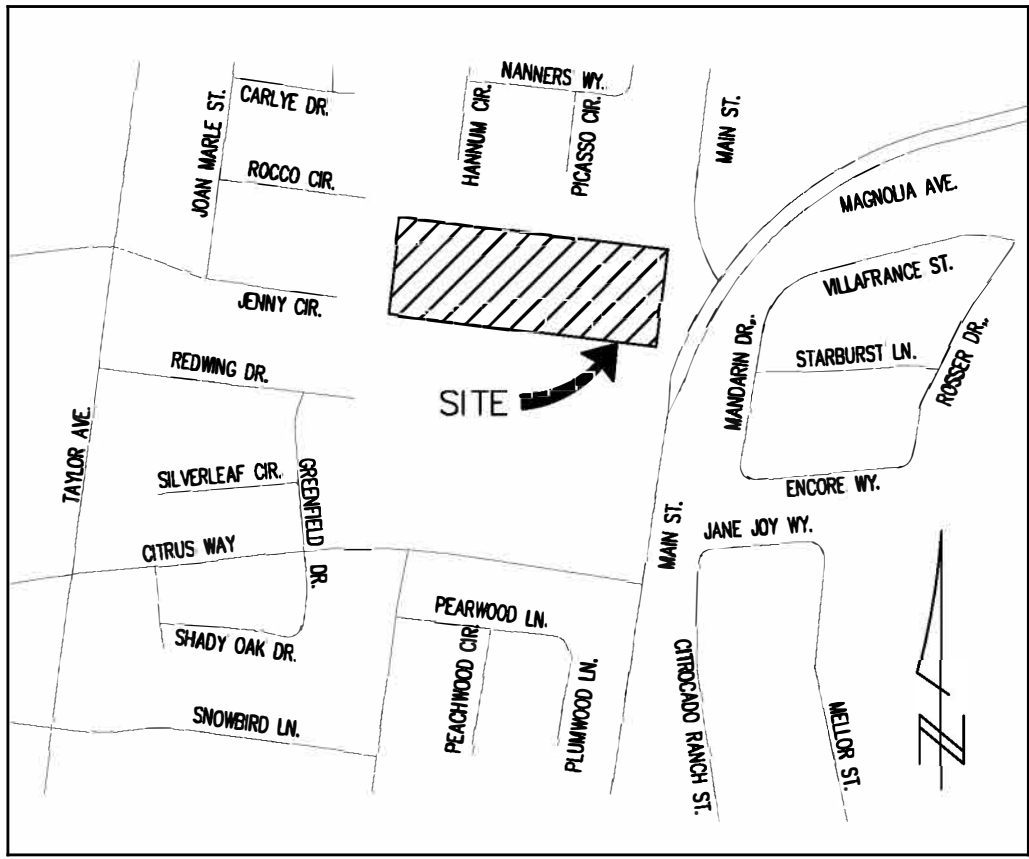
GENERAL NOTES:

1. PREPARED AUGUST 2021
2. GROSS ACREAGE: 10.00
3. PARCEL SUMMARY

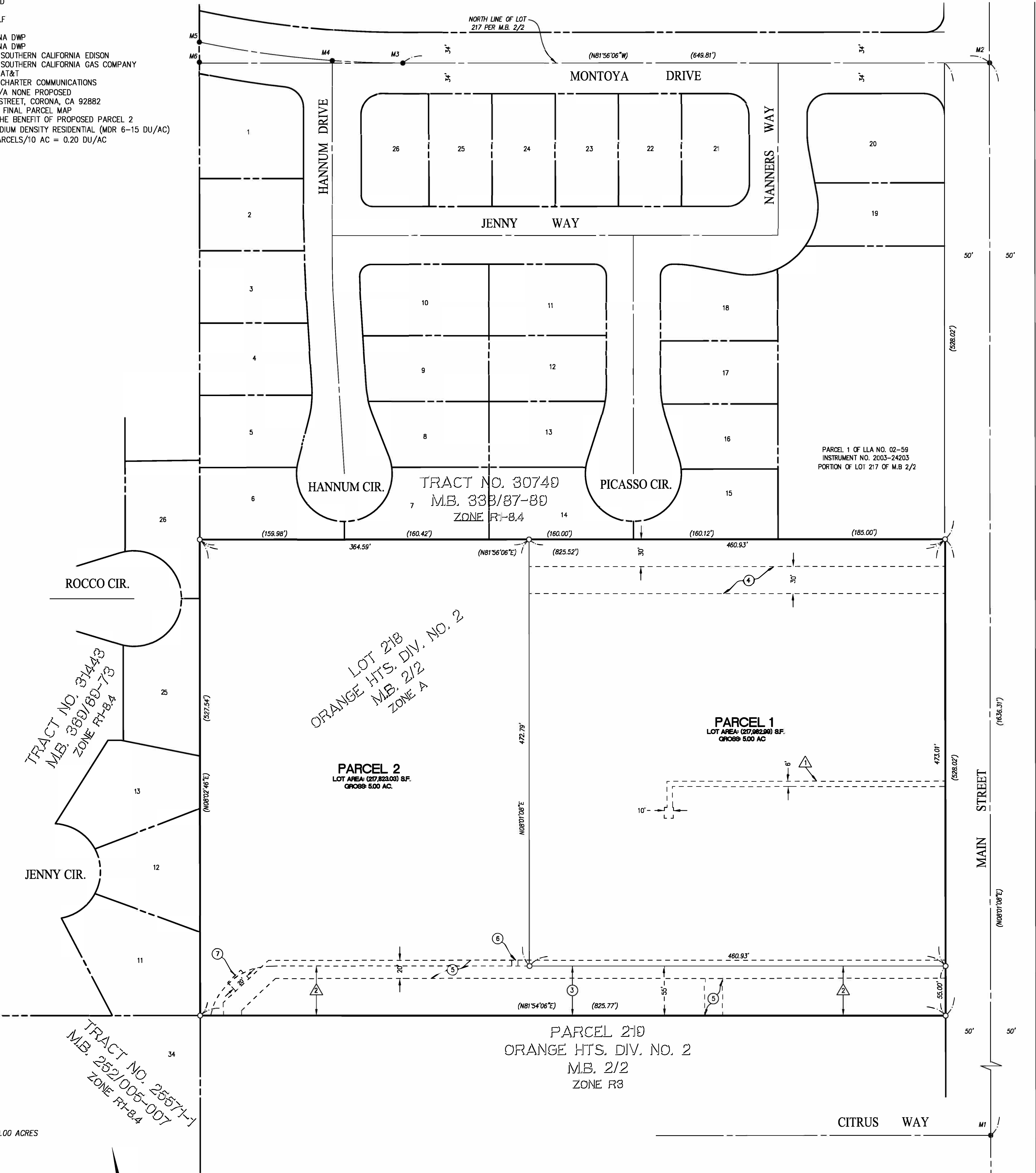
PARCEL NO	PROP. USE	ACREAGE	LOT WIDTH	LOT DEPTH
1	CHURCH	5.00 AC	473 FT	460.9 FT
2	AGRICULTURAL	5.00 AC	472.8 FT	364.6 FT
SUBTOTAL		10.00 AC		
VACATED AREA		0.000 AC		
TOTAL		10.00 AC		

4. EXISTING ASSESSORS PARCEL NUMBER: 113-310-005

5. EXISTING GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MDR 6-15 DU/AC)
6. EXISTING LAND USE: EXISTING CHURCH AND AGRICULTURAL
7. PROPOSED LAND USE: PARCEL 1 CHURCH, PARCEL 2 AGRICULTURAL
8. SPECIFIC PLAN: NOT APPLICABLE
9. EXISTING ZONING: AGRICULTURE
10. PROPOSED ZONING: PARCEL 1, PARCEL 2 AGRICULTURE
11. PROPOSED NUMBER OF PARCELS: 2
12. ADJACENT LAND USE: ZONING/GENERAL PLAN DESIGNATION
13. CONSTRUCTION TYPE: NONE
14. ALL LOT LINES AND DIMENSIONS ARE APPROXIMATE.
15. STREET GRADES: N/A NO ONSITE STREETS PROPOSED
16. PROPOSES SLOPES: N/A NOT PROPOSED
17. SETBACKS: NONE PROPOSED
18. STREET FRONTAGE
19. UTILITY PROVIDERS:
 - WATER SERVICE: CORONA DWP
 - SEWER SERVICE: CORONA DWP
 - ELECTRICAL SERVICE: SOUTHERN CALIFORNIA EDISON
 - NATURAL GAS SERVICE: SOUTHERN CALIFORNIA GAS COMPANY
 - TELEPHONE SERVICE: AT&T
 - CABLE SERVICE: CHARTER COMMUNICATIONS
20. ESTIMATED EARTHWORK: N/A NONE PROPOSED
21. ADDRESS: 2550 S. MAIN STREET, CORONA, CA 92882
22. PROPOSED PHASING: ONE FINAL PARCEL MAP
23. SEWER PROPOSED: FOR THE BENEFIT OF PROPOSED PARCEL 2
24. DENSITY RANGE: MDR-MEDIUM DENSITY RESIDENTIAL (MDR 6-15 DU/AC)
25. PROPOSED DENSITY: 2 PARCELS/10 AC = 0.20 DU/AC



PRELIMINARY
FOR EXAMINATION ONLY



LOT INFORMATION:

NUMBER OF LOTS: 2
GROSS AREA: 10.00 ACRES

OWNER:

CORONA SEVENTH-DAY ADVENTIST CHURCH
9709 MAGNOLIA AVENUE, P.O. BOX 7584
RIVERSIDE, CA 92505

LAND SURVEYOR:

VANLEN CONSULTANTS, INC.
5015 CANYON CREST DRIVE
STE. 205 RIVERSIDE, CA 92507
(951)213-6881

EASEMENT NOTES:

1. GRANT EASEMENT TO SOUTHERN CALIFORNIA EDISON FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED APRIL 27, 1979 AS INSTRUMENT NO. 79-86012 OF OFFICIAL RECORDS.
2. AN EASEMENT FOR INGRESS, EGRESS, CONSTRUCTION AND MAINTENANCE OF SLOPES AND LATERAL SUPPORT AND THE INSTALLATION AND MAINTENANCE OF APPROPRIATE LANDSCAPING AND IRRIGATION SYSTEMS AND SURFACE WATER FLOW AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 21, 1983 AS INSTRUMENT NO. 83-123117 OF OFFICIAL RECORDS.
3. PROPOSED RESERVATION FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SHOWN HERON.
4. PROPOSED 30' PUBLIC UTILITY EASEMENT AS SHOWN HERON.
5. PROPOSED 20' WATERLINE EASEMENT FOR PUBLIC UTILITIES OVER THE EXISTING WATERLINE SERVICES AS SHOWN HERON.
6. PROPOSED WATER SERVICE FOR THE BENEFIT OF PARCEL 2 AS SHOWN HERON.
7. PROPOSED 20' X 13' WATER LINE EASEMENT FOR PUBLIC UTILITIES OVER THE EXISTING WATERLINE SERVICE AS SHOWN HERON.

MONUMENT DESCRIPTION:

1. 2" BRASS CAP IN WELL STAMPED RCE 22446, CL INTERSECTION PER R.S. 92/11-19, WELL CAN FLUSH WITH SURFACE.
2. 2" BRASS CAP MONUMENT DOWN 0.50', CL INTERSECTION PER TRACT 30749, M.B. 338/87-89
3. 1" IRON PIPE WITH PLASTIC PLUG ILLEG. ACCEPTED AS CL MONUMENT PER TRACT 30749, M.B. 338/87-89.
4. 1" IRON PIPE DOWN 0.05' WITH TAG STAMPED LS 7653, NO REF. ACCEPTED AS CL INTERSECTION OF MONTOYA DRIVE AND HANNUM DRIVE, PER TRACT 30749 M.B. 338/87-89
5. 1" IRON PIPE WITH PLASTIC PLUG, ILLEG., FLUSH, ACCEPTED AS THE CL OF MONTOYA DRIVE ON THE WESTERLY PROLONGATION OF THE WEST LINE OF LOT 217, PER M.B. 2/2 OF THE ORANGE HEIGHTS SUB DIVISION.
6. NAIL AND TAG IN TOP OF CURB, TAGGED L.S. 6810, 11.36' NORTH OF THE SOUTHERLY R/W OF MONTOYA DRIVE, PER TRACT 30749 M.B. 338/87-89.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS SHOWN ON THIS MAP IS THE CENTERLINE OF MAIN STREET, PER TRACT MAP NO. 30749, FILED IN BOOK 338 OF TRACT MAPS AS PAGES 87 THROUGH 89. BEING NORTH 08°01'08" EAST

SURVEYOR'S NOTES:

- () DENOTES RECORD DATA FROM TRACT MAP NO. 30749, FILED IN BOOK 338 OF TRACT MAPS, PAGES 87 THROUGH 89.
- INDICATES SET 1" O.D. X 18" GALV. IRON PIPE W/ TAG STAMPED PLS 8892
- INDICATES MONUMENT FOUND PER TRACT MAP NO. 30749, FILED IN BOOK 338 OF TRACT MAPS, PAGES 87 THROUGH 89.

THIS PARCEL MAP CONSISTS OF 2 PARCELS.