

## LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 1 OF CERRITO RANCH, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 22 OF RECORDS OF SURVEY, SAN BERNARDINO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

PARCEL 1:  
COMMENCING AT THE MOST WESTERLY CORNER OF SAID LOT 1, AS SHOWN ON MAP ON FILE IN BOOK 38, PAGE 99 OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS; SAID POINT BEING ON THE NORTHEASTLY LINE OF CHASE DRIVE, 80.00 FEET WIDE; THENCE NORTH 29° 33' 30" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 1, 152.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 29° 33' 30" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 1, 317.60 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 1; THENCE SOUTH 61° 03' 28" EAST, ALONG THE NORTHEASTLY LINE OF SAID LOT 1, 283.88 FEET TO THE NORTHEASTLY CORNER THEREOF; SAID POINT BEING ON THE WESTERLY LINE OF STATE STREET, 60.00 FEET WIDE; THENCE SOUTH 0° 33' 15" EAST, ALONG SAID WESTERLY LINE OF STATE STREET, 408.82 FEET; THENCE NORTH 79° 14' 52" WEST, 141.73 FEET; THENCE NORTH 45° 37' 49" WEST, 54.63 FEET; THENCE SOUTH 32° 49' 10" WEST, 59.08 FEET; THENCE NORTH 39° 43' 15" WEST, 205.28 FEET; THENCE NORTH 33° 20' 15" EAST, 59.25 FEET; THENCE NORTH 62° 40' 30" WEST, 103.70 FEET TO THE POINT OF BEGINNING.

A PORTION OF SAID PROPERTY IS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 38, PAGE 99 OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS.

PARCEL 2:  
COMMENCING AT THE MOST WESTERLY CORNER OF SAID LOT 1, AS SHOWN ON MAP ON FILE IN BOOK 38, PAGE 99 OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS; SAID POINT BEING ON THE NORTHEASTLY LINE OF CHASE DRIVE, 80.00 FEET WIDE; THENCE NORTH 29° 33' 30" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 1, 152.00 FEET; THENCE SOUTH 62° 40' 30" EAST, 103.70 FEET; THENCE SOUTH 33° 20' 15" WEST, 59.25 FEET; THENCE SOUTH 39° 45' 15" EAST, 205.28 FEET; THENCE SOUTH 48° 56' 50" WEST, 124.98 FEET TO A POINT ON THE NORTHEAST LINE OF CHASE DRIVE; THENCE NORTH 39° 47' 30" WEST, ALONG THE NORTHEAST LINE OF CHASE DRIVE, 266.60 FEET TO THE POINT OF BEGINNING.

PARCEL 3:  
COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT; THENCE NORTH 39° 45' 00" WEST, 369.23 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 55° 04' 00" EAST, 21.11 FEET; THENCE NORTH 58° 29' 00" EAST, 98.00 FEET; THENCE NORTH 71° 20' 00" EAST, 132.90 FEET; THENCE NORTH 88° 29' 00" EAST, 12.17 FEET TO THE EASTERLY LINE OF SAID LOT; THENCE NORTH 0° 26' 00" EAST, ON THE EASTERLY LINE, 34.80 FEET TO THE MOST EASTERLY CORNER OF THAT CERTAIN PARCEL CONVEYED TO LAWRENCE R. PINDLEY AND HELEN PINDLEY, HUSBAND AND WIFE, BY DEED RECORDED AUGUST 18, 1963 AS INSTRUMENT NO. 86689; THENCE NORTH 79° 14' 52" WEST, 141.73 FEET; THENCE NORTH 45° 37' 49" WEST, 54.63 FEET; THENCE SOUTH 32° 49' 10" WEST, 59.08 FEET; THENCE SOUTH 48° 56' 50" WEST, 124.98 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT; THENCE SOUTH 39° 47' 30" EAST, ON SAID SOUTHWESTERLY LINE, 99.80 FEET TO THE TRUE POINT OF BEGINNING.

## EASEMENTS/CONSTRAINTS

ITEMS BELOW CORRESPOND TO ITEM NO.'S SHOWN IN THE PRELIMINARY TITLE REPORT DATED MAY 18, 2016 BY FIRST AMERICAN TITLE COMPANY ORDER NO. 0625-5184611 RECEIVED BY THE PRIZM GROUP IN MAY, 2016 SHOWING THE NAME OF THE VESTEE OF THE FEE ESTATE AS RUOLFO M AND MARIA FRANCO, HUSBAND AND WIFE AS JOINT TENANTS.

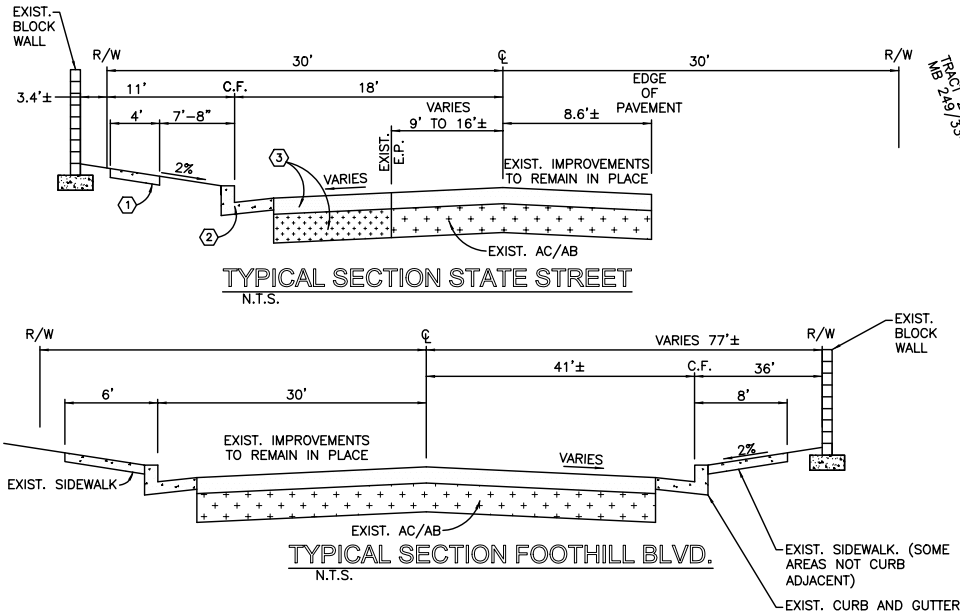
AT THE DATE HEREOF EXCEPTION TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSION CONTAINED IN SAID POLICY FORM WOULD BE AS FOLLOWS:

△ INDICATES PLOTTABLE EASEMENTS

△ PERTAINS TO 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, DITCHES, FLUMES AND CONDUITS, FOR ALL PURPOSES OF IRRIGATION AND DOMESTIC USE; THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS. SAID RIGHT OF WAY IS CONSIDERED BLANKET IN NATURE.

△ AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES IN FAVOR OF CORONA CITY WATER COMPANY, A CORPORATION, PER DOCUMENT RECORDED MARCH 3, 1952 AS INSTRUMENT NO.8810 IN BOOK 1346, PAGE 533 OF OFFICIAL RECORDS.

△ AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF A PIPELINE AND INCIDENTAL PURPOSES IN FAVOR OF THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, A PUBLIC CORPORATION OF THE STATE OF CALIFORNIA PER DOCUMENT RECORDED JUNE 3, 1954 AS INSTRUMENT NO. 27640 IN BOOK 1594, PAGE 199 OF OFFICIAL RECORDS



CONSTRUCTION NOTES	
No.	DESCRIPTION
(1)	PROPOSED PCC SIDEWALK PER CITY STD 142.
(2)	PROPOSED TYPE 8 GUTTER PER CITY STD 136.
(3)	PROPOSED STREET SECTION PER SOILS REPORT RECOMMENDATIONS.

## LEGEND

—	CENTERLINE
- - -	LIMIT OF PERMIT
—	PROPERTY LINE
- - -	RIGHT OF WAY
—	ROAD OR TRAIL
—	BLOCK WALL
— x —	CHAIN LINK FENCE
— o —	WOOD FENCE
AC	AC CONC.
HC	HC CONC.
—	ASPHALT
—	CONCRETE
—	HANDICAPPED ACCESSIBLE
—	PARKING SPACE
—	TREE

EXISTING STRUCTURE
1069.3
EXISTING SPOT ELEVATION
WQMP TREATMENT FACILITY

NOTE: ON SITE DRAINAGE PIPING NOT SHOWN.

## PARCEL MAP 37334

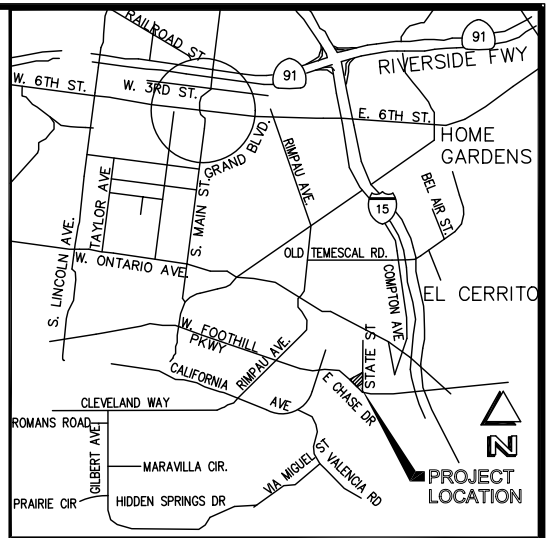
## SOURCE OF TOPOGRAPHY

AERIAL TOPOGRAPHY BY INLAND AERIAL SURVEYS OF RIVERSIDE CALIFORNIA ON JUNE 2, 2016.

## BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING ALONG THE CENTERLINE OF STATE ST AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 125, PAGE 26, RECORDS OF RIVERSIDE COUNTY.

SAID LINE BEARS N 01°14'24" E



RIV. CNTY. THOMAS GUIDE PAGE 773, GRID G04, 2013 EDITION

## VICINITY MAP

N.T.S.

## SITE ADDRESS

THIS PROPERTY IS REFERENCED BY TWO ADDRESSES:  
1895 EAST CHASE DRIVE (NOW KNOWN AS FOOTHILL PARKWAY), AND 1689 STATE STREET,  
CORONA, CA 92881.

## FLOOD ZONE

THIS PROPERTY LIES WITHIN FLOOD ZONE DESIGNATION X AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 06065C1360G, EFFECTIVE DATE: AUGUST 28, 2008.

## LAND AREA

THIS PROPERTY CONTAINS 4.985 ACRES (217,145.27 SF) NET TOTAL (NOT INCLUDING STREET AREAS):  
APN: 120-300-001, 3.392 ACRES (147,741.86 SF)  
APN: 120-300-002, 0.928 ACRES (40,422.75 SF)  
APN: 120-300-003, 0.386 ACRES (16,821.48 SF)  
APN: 120-300-004, 0.279 ACRES (12,159.18 SF)

PARCEL 1: 217,145.27 SF, 4.985 ACRES  
PARCEL A: 14,436.55 SF, 0.331 ACRES  
PARCEL B: 12,865.32 SF, 0.295 ACRES

## LINE TABLE:

NUMBER	DIRECTION	DISTANCE
(1)	S88°45'18" W	12.31'
(2)	S 71°36'15" W	132.95'
(3)	S 58°37'52" W	98.03'
(4)	S 55°23'50" W	21.11'

## GENERAL NOTES

**OWNER:**  
RUOLFO AND MARIA FRANCO  
3265 GARRETSON CIRCLE  
CORONA, CA 92881  
(909) 208-0648

**PREPARED BY:**  
THE PRIZM GROUP  
310 N. COTA ST., SUITE 1  
CORONA, CA 92880  
(951) 737-4406

**SCHOOL DISTRICT:**  
CORONA-NORCO UNIFIED  
SCHOOL DISTRICT  
2820 CLARK AVE.  
NORCO, CA 92860  
(951) 736-5000

**EXISTING LAND USE:**  
SINGLE FAMILY RESIDENCE

**PROPOSED LAND USE:** COMMERCIAL

**ZONING:** A

**GENERAL PLAN:** ER

**PROPOSED PROJECT:**  
TENNIS COURT COMPLEX

**WASTE DISPOSAL:**  
WASTE MANAGEMENT

**NUMBER OF UNITS:** 1

**ASSESSORS PARCEL No.:**  
120-300-001, 002, 003, & 004

## UTILITIES:

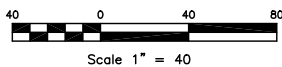
**GAS:**  
SOUTHERN CALIFORNIA GAS COMPANY  
1981 W. LUGONIA AVE.  
REDLANDS, CA 92374  
(909) 335-7955

**ELECTRIC POWER:**  
SOUTHERN CALIFORNIA EDISON  
287 TENNESSEE STREET  
REDLANDS, CA 92373  
(909) 307-6788

**TELEVISION RECEPTION:**  
TIME WARNER CABLE  
1500 AUTO CENTER DRIVE  
ONTARIO, CA 91761  
(909) 975-3398

**WATER/SEWER:**  
CITY OF CORONA  
400 S. VICENTIA AVE.  
CORONA, CA 92882  
(951) 279-3604

**PHONE:**  
AT&T  
1265 N. VAN BUREN STREET  
ANAHEIM, CA 92807  
(714) 955-6793



## REVISIONS:

REMARK	DESCRIPTION	APR.	DATE
DESIGNED: VGK	DRAWN: VGK	CHECKED: VGK	



310 N. COTA ST., SUITE 1, CORONA, CA 92880  
PHONE: (951) 737-4406 · [tp@the-prizm-group.com](mailto:tp@the-prizm-group.com)

Scale:	NA	Bench Mark:	SEE THIS SHEET
Date:	2-2-18		

A & F TENNIS CENTER  
PARCEL MAP

Sheet No.

1

OF 1 SHEETS

FILE NO.

16-011

File name: P:\TPG\16\16-011\TENTATIVE PM\16-011 DPR-TPM.dwg