

LEGAL DESCRIPTION

THE SOUTHERLY ONE HALF OF LOT 140 OF ORANGE HEIGHTS, AS SHOWN BY MAP ENTITLED "AMENDED MAP OF DIVISION #1 OF ORANGE HEIGHTS" ON FILE IN BOOK 2, PAGE 1 OF MAPS, RIVERSIDE COUNTY RECORDS.

TOGETHER WITH THOSE PORTIONS OF HUDSON AVE AND FULLERTON AVENUE VACATED BY RESOLUTION #95-03 OF THE CITY COUNCIL OF CORONA RECORDED JANUARY 23, 1995 # 19877 OF OFFICIAL RECORDS WHICH WOULD PASS BY OPERATION OF LAW UPON CONVEYANCE.

EXCEPTING THEREFROM THAT PORTION SET-OUT IN THAT FINAL ORDER OF CONDEMNATION, CASE NO. 229550 SUPERIOR COURT, IN THE COUNTY OF RIVERSIDE, RECORDED MAY 18, 1993 AS INSTRUMENT NO. 185144 OF OFFICIAL RECORDS.

BENCHMARK

BENCHMARK NO. C-133

A 2-1/2" BRASS DISK STAMPED "C-133" SET IN THE TOP OF CURB, LOCATED 5' WEST OF THE E.C.R. OF THE NORTHWESTERLY CURB RETURN OF THE INTERSECTION OF ONTARIO AVENUE AND FULLERTON AVENUE.

ELEVATION= 900.189 FEET

RECORD OWNER & SUBDIVIDER

MELVIN AOU
7884 CROYDON AVENUE
LOS ANGELES, CA 90045

ENGINEERING

A&E CONSULTANTS, INC.
263 VIKING AVENUE
BREA, CALIFORNIA 92821
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IN THE CITY OF CORONA, COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA
BEING A PROPOSED SUBDIVISION OF THE NORTHERLY PORTION LOT 140 OF AMENDED MAPS OF ORANGE HEIGHTS AS PER MAP,
RECORDED IN BOOK 2 PAGE 1, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.
FOR CONDOMINIUM PURPOSES

BASIS OF BEARING

THE BASIS OF BEARING USED ON THIS SURVEY IS THE CENTERLINE OF FULLERTON AVENUE BEARING NORTH 19°12'31" WEST AS SHOWN ON TRACT NO. 26848-R BOOK 272 PAGE 76 RECORDS OF SAID COUNTY.

RECORD DATA REFERENCES

R0 - T.R 28272 MB 265/101 PG 2-3
R1 - T.R 26848-R MB 272/74 PG 3-5
R2 - T.R 27883-2 MB 254/10 PG 3

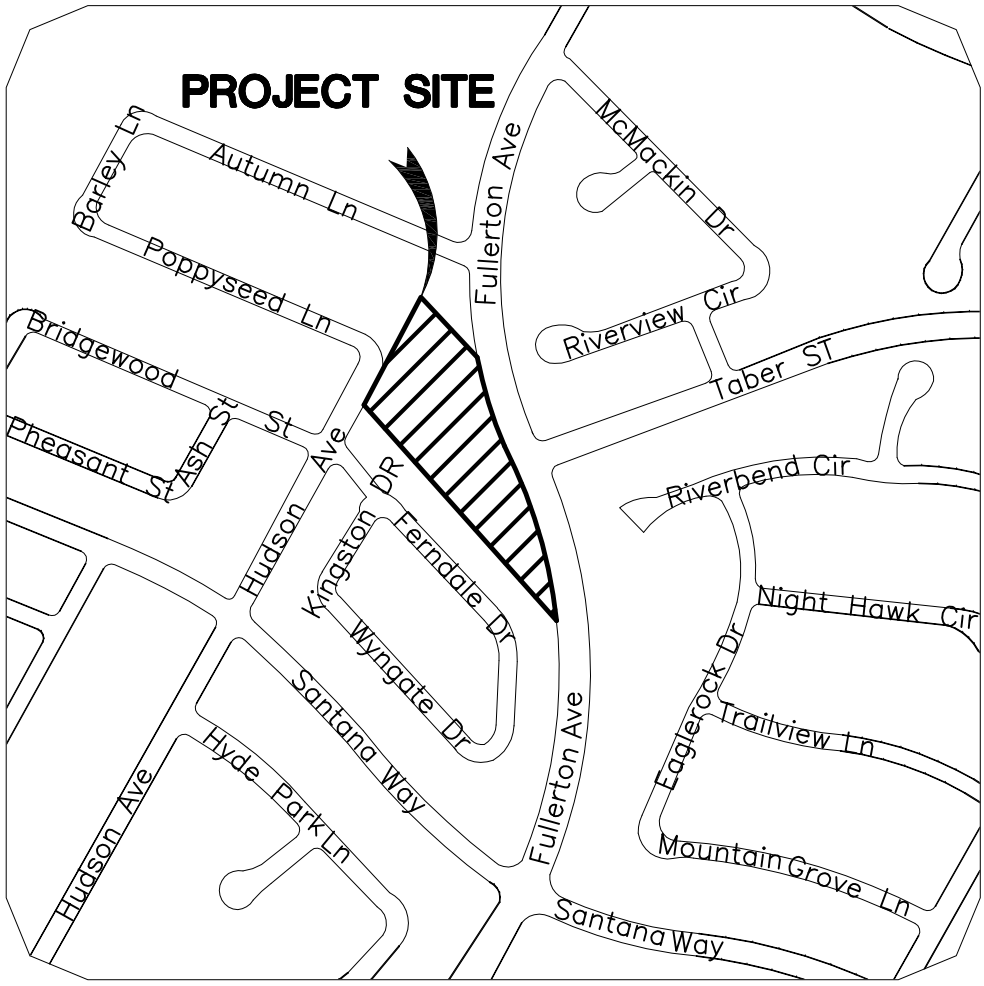
PROJECT DATA

- A. ASSESSOR'S PARCEL NUMBER: 120-340-018
SITE ADDRESS: POPPYSEED LANE AND HUDSON WAY
B. TOTAL PROJECT AREA (GROSS, NET): (101,494 S.F. 98,009 S.F.)
C. ZONING: MEDIUM DENSITY RESIDENTIAL, PLANNING AREA 15 (CORONA VISTA SPECIFIC PLAN)
D. GENERAL PLAN INFORMATION: MEDIUM DENSITY RESIDENTIAL (6-15 DU/AC)
E. MAX ALLOWABLE DENSITY: 7.78 DU/AC PER SP 90-5
F. PROPOSED DENSITY: 4.89 DU/AC
G. SETBACKS: FRONT YARD: 20 FEET
STREET SIDE (HUDSON): 15 FEET
STREET SIDE (FULLERTON): 20 EET
SIDE YARD: 10 FEET
REAR FROM ADJ UNITS): 30 FEET
25 FEET
40%
19,485SF/98,009SF= 19.9%
H. MAX HEIGHT: SINGLE FAMILY CONDOMINIUMS
I. MAXIMUM LOT COVERAGE: PROPOSED LOT COVERAGE:
J. PROPOSED USE:

PARCEL SUMMARY			
LOT	LOT AREA (SF)	LOT(SF) COVERAGE	% LOT COVERAGE
1	66,643	19,485	19.9
A	10,050	0	0
B	21,316	0	0
C	3,485	0	0

LINE DATA		
NO.	BEARING	LENGTH
L1	S39°7'53"E	94.18'
L2	N3°13'20"W	37.10'
L3	S50°47'50"E	20.50'
L4	S39°07'53"E	76.00'
L5	N50°47'50"E	24.00'
L6	S39°07'53"E	135.00'
L7	N79°06'13"E	11.00'
L8	N18°52'17"W	80.27'
L9	N19°12'31"W	180.88'
L10	N19°12'31"W	80.12'
L11	N06°51'28"E	39.49'
L12	S30°16'31"W	20.21'
L13	N74°02'23"E	25.79'

CURVE DATA			
NO.	DELTA	RADIUS	LENGTH
C1	3°42'53"	944'	61.20'
C2	4°45'38"	944'	78.44'
C3	49°25'34"	900'	776.38'
C4	19°12'31"	856'	132.81'
C5	18°46'10"	194.00'	63.55'
C6	30°06'01"	178.00'	93.51'
C7	34°31'35"	53.00'	31.94'
C8	18°32'10"	171.50'	55.48'
C9	35°54'33"	121.00'	75.83'
C10	210°06'01"	50.00'	183.35'
C11	18°46'10"	216.50'	70.92'
C12	2°17'51"	955.00'	48.52'
C13	3°44'13"	952.00'	62.09'
C14	4°25'31"	852.00'	65.80'
C15	5°59'12"	171.50'	17.92'



VICINITY MAP
NOT TO SCALE

EASEMENT NOTES:

- 1 15' EASEMENT FOR STORM DRAIN AND EMERGENCY OVERFLOW PURPOSES PER RESOLUTION NO. 95-03
REC'D. JANUARY 23, 1995 INST. NO 019877
- 2 THE SOUTH RIVERSIDE LAND AND WATER COMPANY, HOLDER OF RIGHT OF WAY AND WATER PIPES, DITCHES, FLUMES FOR IRRIGATION AND DOMESTIC USE, RECORDED JANUARY 18, 1893, AS INSTRUMENT NO.3 IN BOOK 170 PAGE 389 OF DEEDS, NON-PLOTTABLE.
- 3 PROPOSED EASEMENT TO CITY OF CORONA FOR SIDEWALK PURPOSE.
- AREA = 183.06 SF

LEGEND:

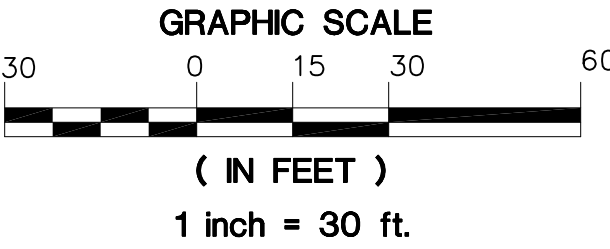
- AC - ASPHALT CONCRETE
CB - CATCH BASIN
CL - CENTERLINE
FF - FINISHED FLOOR
FG - FINISHED GRADE
FL - FLOW LINE
FS - FINISHED SURFACE
MH - MANHOLE
SD - STORM DRAIN
SL - STREET LIGHT
SMH - SEWER MANHOLE
TC - TOP OF CURB
TCBCR - TOP OF CURB BEGIN CURB RETURN
TCECR - TOP OF CURB END CURB RETURN
U/O - UTILITY OUTLET

PROPOSED TACT MAP BOUNDARY

- 1 INGRESS/ EGRESS, PUBLIC UTILITY AND EMERGENCY ACCESS EASEMENT DEDICATED TO THE CITY OF CORONA
AREA= 19, 959 SF

UTILITY CONTACT NUMBERS

- ELECTRIC - SOUTHERN CALIFORNIA EDISON
(909) 930-8591
- PHONE - AT&T
(866) 243-6122
- GAS - SOUTHERN CALIFORNIA GAS COMPANY
(909) 335-7733
- CABLE - TIME WARNER CABLE
(951) 547-3830
- FIBER-OPTIC - CROWN CASTLE NG WEST
(626) 320-0996
- WATER AND SEWER - CITY OF CORONA DEPARTMENT OF WATER AND POWER
(951) 736-2321



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