

LEGAL DESCRIPTION

THE SOUTHERLY 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

ALSO TOGETHER WITH ALL OF THAT PORTION OF LOT 139 OF DIVISION NO.1 AMENDED MAP OF ORANGE HEIGHTS ON FILE IN BOOK 2, PAGE 1 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING EASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF FULLERTON AVENUE (88.00 FEET WIDE) AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 93, PAGES 29 THROUGH 37, INCLUSIVE, RECORDS OF SAID COUNTY.

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

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

DEDICATIONS

PARCEL A AND B TO BE DEDICATED TO THE CITY OF CORONA FOR STREET, UTILITY & LANDSCAPE MAINTENANCE PURPOSES (B ONLY)

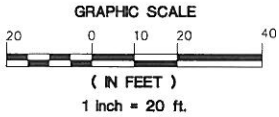
LEGEND:

- 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
- SMH - SEWER MANHOLE
- TC - TOP OF CURB
- TBCR - TOP OF CURB BEGIN CURB RETURN
- TCCR - TOP OF CURB END CURB RETURN

- PROPOSED PARCEL MAP BOUNDARY
- PROPOSED PARCEL LINE
- 950 - EXISTING CONTOUR

PROJECT DATA

- SITE ADDRESS: FULLERTON AVENUE AND TABER ROAD (APN: 120-451-040)
- GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (6-15 DU/AC)
- MAXIMUM ALLOWABLE DENSITY: 7.78 DU/AC PER CORONA VISTA SPECIFIC PLAN PROPOSED DENSITY: 2.67 DU/AC MEDIUM DENSITY RESIDENTIAL PLANNING AREA 14 (CORONA VISTA SPECIFIC PLAN)
- CURRENT ZONING: 4 SINGLE FAMILY RESIDENTIAL HOMES 1 GUEST HOME
- PROPOSED USE: 69,689 SF (1.60 AC)
- TOTAL SITE AREA: 69,689 SF (1.60 AC)
- TOTAL PROJECT AREA: 65,272 SF (1.50 AC)
- NET: 45% - SINGLE STORY 35% - TWO STORY



PARCEL MAP NO. 36667

IN THE CITY OF CORONA, COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF THE LOT 140 OF AMENDED MAPS OF ORANGE HEIGHTS AS PER MAP,
RECORDED IN BOOK 2 PAGE 1, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

PARCEL	NO.	CURVE DATA
1	C1	32°28'35" 53' 30.05'
2	C2	77°49'51" 53' 67.28'
3	C3	27°26'51" 53' 25.39'
4	C4	28°56'30" 53' 26.77'
8	C5	90°00'00" 23' 36.13'
2	C6	7°11'56" 944' 118.61'
3	C7	9°26'20" 944' 155.51'

PARCEL	PARCEL AREA (SF)	TOT.BLDG. AREA (SF)	BLDG. FOOTPT.	% LOT COVERAGE	LOT WIDTH (FT)	LOT DEPTH (FT)
1	10,621	3,621	2,168	20.4	97.4	134.9
2	11,330	3,621	2,168	19.1	135.5	80.1
3	27,498	4,734	3,828	13.9	80.0	311.4
4	15,823	3,727	2,745	17.3	88.0	174.0
A	3,521	0	0	0	-	-
B	896	0	0	0	-	-
TOTAL	69,689	15,703	10,909	-	-	-

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

