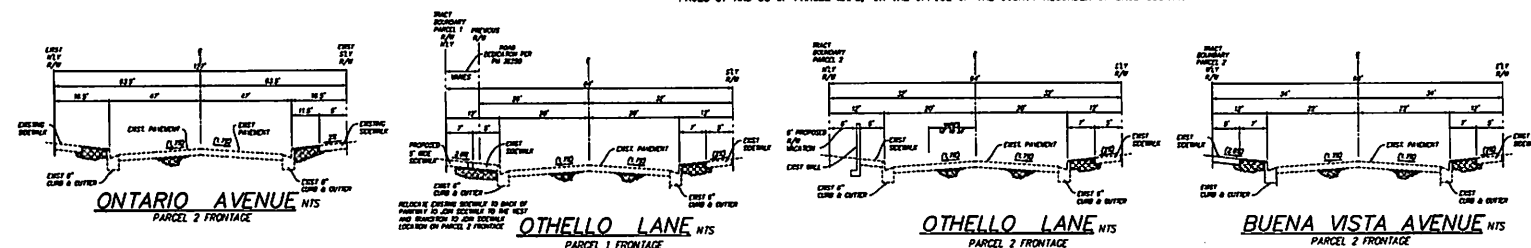


NUMBER OF LOTS: 2
GROSS AREA: 8.808 ACRES

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1. PREPARED MARCH 2018
2. GROSS ACREAGE: 6.793

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PARCEL NO	PROP. USE	ADJ. AREA	LOT WIDTH	LOT DEPTH
1	SPR	0.060 AC	82.3 FT	321.3 FT
2	CHURCH	0.183 AC	311.7 FT	528.0 FT
SUBTOTAL		0.243 AC		
VACATED AREA		0.033 AC		
TOTAL		0.276 AC		

4. EXISTING ASSESSORS PARCEL NUMBER: 113-420-009

8. EXISTING GENERAL PLAIN RESIDATION LOW DENSITY RESIDENTIAL (LDLR 3.8 DU/AC)
 9. EXISTING LAND USE: EXISTING CHURCH AND VACANT AREA
 10. PROPOSED GENERAL PLAIN RESIDENTIAL, PARCEL 2 CHURCH
 11. SPECIFIC PLAIN NOT APPLICABLE
 12. EXISTING ZONING: AGRICULTURAL
 13. PROPOSED ZONING: PARCEL 1: R-9.9, PARCEL 2: AGRICULTURE
 14. PROPOSED NUMBER OF PARCELS: 2
 15. AGRICULTURE LAND USE: PLAIN RESIDATION
 16. NORTH: SINGLE FAMILY RESIDENTIAL, ZONE: R-16/FEDERAL PLAIN LDR
 CHURCH ZONE: R-16/FEDERAL PLAIN LDR
 17. AGRICULTURE LAND USE: PLAIN RESIDENTIAL, ZONE: R-12.2, FEDERAL PLAIN LDR
 WEST: SINGLE FAMILY RESIDENTIAL, ZONE: R-16/FEDERAL PLAIN LDR
 18. NORTH: DISTRICT: 1
 19. ALL LOT LINES AND DIMENSIONS ARE APPROPRIATE.
 20. STREET GRIDS: N/A NO DISTRICT STREETS PROPOSED
 21. PROPOSED SLOPES: 2-1 WARDEN
 22. DRAINAGE
 FRONT YARD = 25 FT MINIMUM
 SIDE YARD = 10 FT AND 3 FT MINIMUM
 REAR YARD = 25 FT MINIMUM
 23. STREET FRONTAGE
 ONTARIO AVENUE = 419.1 FT
 STICKLE LANE = 83.5 FT
 BUCHAN WAY AVENUE = 1273.1 FT
 24. UTILITY PROVISIONS
 WATER SERVICE: CORONA PHD
 SEWER REVISION: CORONA PHD
 ELECTRICAL SERVICE: SOUTHERN CALIFORNIA CCGSD
 NATURAL GAS SERVICE: SOUTHERN CALIFORNIA GAS COMPANY
 TELEPHONE SERVICE: PACIFIC BELL
 CABLE SERVICE
 25. ESTIMATED EXISTING:
 RAW CUL: 300 CY
 BANK FILL: 300 CY
 ESTIMATED ADJUSTMENTS
 ESTIMATED IMPORT: 300 CY
 26. ADDRESS: 181 ONTARIO AVENUE, CORONA, CA 92882
 27. PROPOSED PLANNING: ONE FINAL PARCEL MAP
 28. PLANNING: ONE PLANNING PERMIT SHALL BE PLAT FIRST
 29. SOUTH OF CORONA CUL CALCULATIONS
 30. 2008 AGRICULTURE
 31. AGRICULTURE CROSS ADJUST = 6.826 AC
 TARGET DISTRICT = 2.940 DU/AC
 PROPOSED DISTRICT = .78 DU/AC
 PROPOSED NUMBER OF DWELLING UNITS = 20
 PROPOSED NUMBER OF DWELLING UNITS = 20
 32. 2008 AGRICULTURE

25. PARCEL 1 IS SUBJECT TO ANNEXATION INTO CFD 2018-1 AND 2018-3, PARCEL 2 IS SUBJECT TO ANNEXATION INTO CFD 2018-3.

1. A RIGHT OF WAY GRANTED TO THE SOUTHWESTERN LAND AND WATER COMPANY, AND ITS ASSIGNS FOR CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER PIPES AND DITCHES, FLAMES AND CONDUITS FOR ALL PURPOSES, (NOT PLAINTIFF BY RECORD)

2. A RECORD OF THE SAME, (NOT PLAINTIFF BY RECORD)

3. AN EASEMENT FOR DITCHES, AND A RIGHT TO LAY AND MAINTAIN WATER PIPES OVER AND ACROSS THE HEREIN AND HEREIN, (NOT PLAINTIFF BY RECORD)

4. A RECORD OF THE SAME, (NOT PLAINTIFF BY RECORD)

5. AN EASEMENT FOR UNDERGROUND ELECTRICAL, SUPPLY SYSTEMS AND CONDUITS, (INCIDENTAL PURPOSES, IN FAVOR OF SOUTHWESTERN CALIFORNIA LAND AND WATER COMPANY, (NOT PLAINTIFF BY RECORD)

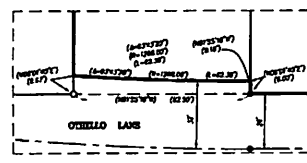
6. A RECORD OF THE SAME, (NOT PLAINTIFF BY RECORD)

7. AN EASEMENT FOR PUBLIC UTILITIES AND INDUSTRIES, PURPOSES, IN FAVOR OF SOUTHWESTERN CALIFORNIA DISCO COMPANY, (INCIDENTAL PURPOSES, IN FAVOR OF SOUTHWESTERN CALIFORNIA DISCO COMPANY, (NOT PLAINTIFF BY RECORD)

8. A RECORD OF THE SAME, (NOT PLAINTIFF BY RECORD)

9. AN EASEMENT FOR PAVING AND UNDERGROUND PURPOSES IN FAVOR OF PARCEL MAP NO. 36250, LAYED BY BOON AND LEE, (INCIDENTAL PURPOSES, IN FAVOR OF PARCEL MAP NO. 36250, LAYED BY BOON AND LEE, (NOT PLAINTIFF BY RECORD)

10. A RECORD OF THE SAME, (NOT PLAINTIFF BY RECORD)



- () DENOTES RECORD DATA FROM PARCEL MAP NO. 26250, FILED IN BOOK 232 OF PARCEL MAPS, PAGES 37 AND 38
- INDICATES MOMENT SET PER PARCEL MAP NO. 26250, FILED IN BOOK 232 OF PARCEL MAPS, PAGES 37 AND 38. 1-1/2" IRON PIPE, TAGGED REC 20506.
- INDICATES MOMENT FOUND PER PARCEL MAP NO. 26250, FILED IN BOOK 232 OF PARCEL MAPS, PAGES 37 AND 38.

THIS PARCEL MAP CONSISTS OF 2 PARCELS.

OWNER:
EVANGELICAL FREE CHURCH OF CORONA, CA, INC
908 GUYARD AVENUE
CORONA, CA 92622

ACKERMAN & ASSOCIATES 2000, INC.
2728 MONTELA EADWIN STREET
CORONA, CA 92622
909-263-1734

- #1 2" BRASS CAP IN HELL, 1/8" W/LE, C. INTERSECTION, HELL CAN FLOW IN HELL
- #2 1" IRON PIPE, 1/8" E/LE, FLOIN, C. INTERSECTION
- #3 1" IRON PIPE, DAGED L.S. 4.21, FLOIN
- #4 1" IRON PIPE, DAGED L.S. 4.21, FLOIN
- #5 1/2" IRON PIPE, W/IN PLASTIC JAIL, E/LE, ON 0.7, HELD FOR LINE
- #6 SUTTER 0.2" FLOW FROM CONCRETE
- #7 HELL AND ONE IN TOP OF PLASTER, DAGED L.S. 3.21, 0.21/0.21 FLOW FROM CONCRETE
- #8 1" IRON PIPE, DAGED L.S. 3.21, ON 0.7, C. INTERSECTION
- #9 1" IRON PIPE, DAGED L.S. 3.21, FLOIN
- #10 1" IRON PIPE, DAGED L.S. 3.21, C. INTERSECTION OF ORCHARD LANE W/IN C&N
- #11 LINE 107.38, N.B. 2/2
- #12 1/2" IRON PIPE, DAGED L.S. 3.21, C. INTERSECTION OF ORCHARD LANE W/IN C&N
- #13 1/2" IRON PIPE, DAGED L.S. 3.21, C. INTERSECTION OF ORCHARD LANE W/IN C&N
- #14 1" IRON PIPE, DAGED L.S. 3.21, C. INTERSECTION
- #15 1" IRON PIPE, DAGED L.S. 3.21, C. INTERSECTION
- #16 1" IRON PIPE, DAGED L.S. 3.21, C. INTERSECTION
- #17 3/4" IRON PIPE, DAGED L.S. 3.21, FLOIN, STAMPS L.S. 0.21, ON 0.7

THE BASIS OF BEARINGS SHOWN ON THIS MAP IS THE
CENTERLINE OF DUNDAS AVENUE. FOR PARCEL MAP
NO. 36250, FILED IN BOOK 232 OF PARCEL MAPS &
PAGE 57 AND 58.
BEING NORTH 81° 25' 22" WEST

