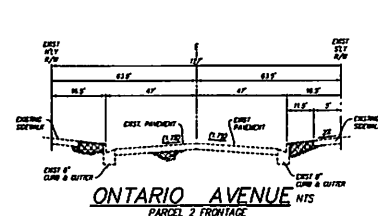
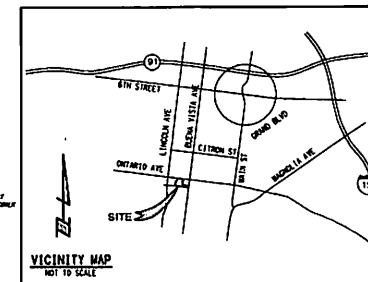
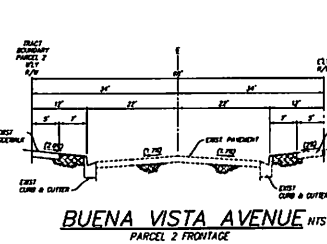
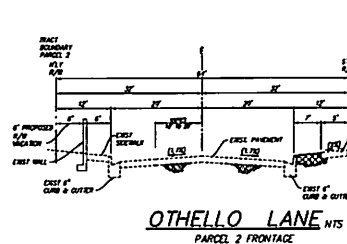


NUMBER OF LOTS: 2
GROSS AREA: 6.808 ACRES

PARCEL MAP NO. 37357

BEING A SUBDIVISION OF PARCEL 3 OF PARCEL MAP NO. 36250, AS PER MAP RECORDED IN BOOK 232
PAGES 57 AND 58 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SHEET 1 OF 1 SHEETS

[illegible]

PREPARED MARCH 2018
CROSS AREAAGE: 6.793
PARCELS SUMMARY

PANEL NO.	FPSY	ACREAGE	LOT NORTH	LOT SOUTH
1	14	0.028 AC	82.5 FT	311.3 FT
2	14	0.185 AC	411.7 FT	538.0 FT
SUBTOTAL		0.213 AC		

ESTIMATED AREA = 0.033 AC
TOTAL AREA = 0.226 AC

4. EXISTING ASSESSORS PANEL NUMBER: 113-120-009

5. EXISTING GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (LDR 3B 0U/A)

6. EXISTING LAND USE: EXISTING CHURCH AND VICINITY AREA

7. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL, PARCEL 2 CHURCH

8. SPECIFIC ZONING: CHURCH

9. EXISTING ZONING: AGRICULTURE

10. PROPOSED ZONING: AGRICULTURE - R-8, PARCEL 2 AGRICULTURE

11. PROPOSED NUMBER OF PARCELS: 2

12. ADJACENT LAND USE: ZONING/OVERHEAD PLANT DESIGNATION:
SOUTH: SINGLE FAMILY RESIDENTIAL; ZONE: R1-A/RUCEDERAL PLAIN LOR
EAST: CHURCH; ZONE: R1A/RUCEDERAL PLAIN LOR
NORTH: SINGLE FAMILY RESIDENTIAL; ZONE: R1-72/GENERAL PLAN: LAOR

13. CONSTRUCTION TYPE: V=1

14. ALL LOT LINES AND BOUNDARIES ARE APPROXIMATE

15. STREET ORANGES: LA 100' WEST SIDE STREEKS DRIVE

16. SLOPES: SLOPE: 2% WARDMAN

17. SETBACKS:
FRONT YARD = 25 FT MINIMUM
SIDE YARD = 10 FT AND 5 FT MINIMUM
REAR YARD = 30 FT MINIMUM

18. STREET FRONTAGE:
OVALDO AVENUE = 418.9 FT
OVALDO LAKE = 82.5 FT
OLDAVA NETH AVENUE = 1273.5 FT

19. UTILITY PRIORITIES:

WATER SERVICE: CORONA CWP
POWER SERVICES: CORONA CP
ELECTRICAL SERVICE: SOUTHERN CALIFORNIA Edison
NATURAL GAS SERVICE: SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE SERVICE: PACIFIC BELT
CABLE SERVICE:

20. ESTIMATED ENVIRONMENT:
RAW OIL: 200 CY
RAW FILL: 100 CY

21. ESTIMATED ADJUSTMENTS:
ESTIMATED IMPROV: 500 CY

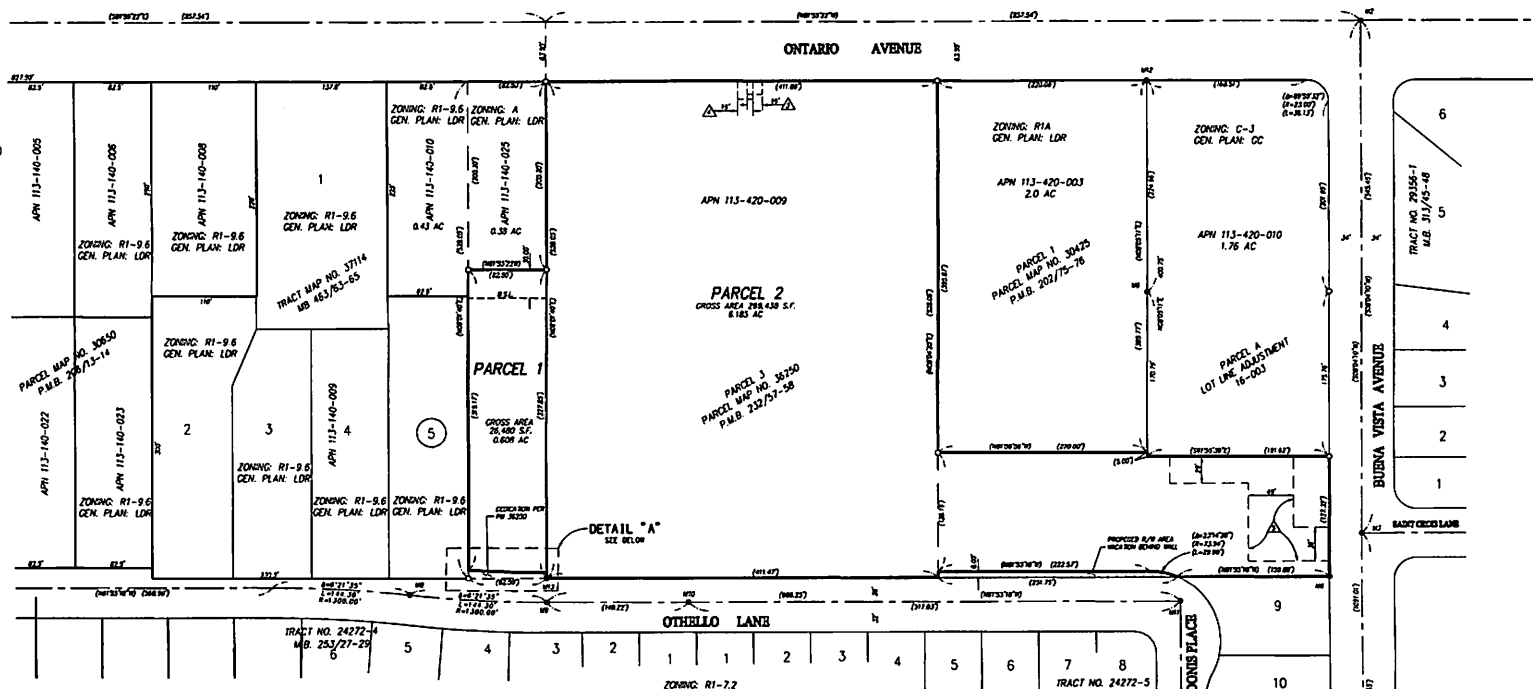
22. PROPERTY ADDRESS: 10000 EIGHTH AVENUE, CA 92882

23. PROPOSED PAVING: ONE FINAL PARCEL MAP

24. THE TOTAL SURFACE DRAINAGE LINE SHALL BE FLAT PAVEMENT @ 2% WARDMAN

25. SOUTH CORNER OF 7800 AVENUE
GROSS AREAAGE = 6.793 AC
ACQUIRED GROSS AREAAGE = 6.825 AC
TARGET DENSITY = 2.96 U/LA LOT
PROPOSED DENSITY = 19 U/LA LOT
PERMITTED MAXIMUM OF DWELLING UNITS = 20
PROPOSED NUMBER OF DWELLING UNITS = 1

26. PARCEL 1 IS SUBJECT TO AMERIGATION INTO CTD 2018-1 AND 2018-2 PARCELS



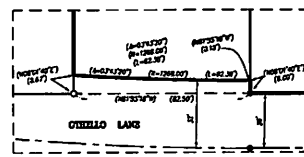
A LIST OF NEW RECORDS IN THE SOUTHERN CALIFORNIA WATER AND POWER COMPANY, AND ITS ASSIGNS FOR CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER PIPES AND DITCHES, PLATES AND CONDUCITS FOR ALL PURPOSES OF IRRIGATION AND DOMESTIC USE IN A DOCUMENT RECORDED DECEMBER 28, 1906 IN BOOK E-4, PAGES 85 & 86 (NOT AVAILABLE BY RECORD)

AN EXCERPT FOR WATER, AND A RIGHT TO LAY AND MAINTAIN WATER PIPES OVER AND ACROSS THE MOUNTAIN AND TERRITORIAL RIGHTS OF THE STATE OF CALIFORNIA RECORDS WATER COMPANY, RECORDED FEBRUARY 1, 1910 IN BOOK F-50 OF PAGE 232. (NOT AVAILABLE BY RECORD)

AN EXCERPT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND INCIDENTAL PURSUANTS, IN FAVOR OF SOUTHERN CALIFORNIA Edison COMPANY, RECORDED OCTOBER 9, 1908 AS INSTRUMENT NO. 88-29355 OF OFFICIAL RECORDS. (RECORDED MEMPHIS)

AN EXCERPT FOR PUBLIC UTILITIES AND INCIDENTAL PURSUANTS, IN FAVOR OF SOUTHERN CALIFORNIA Edison COMPANY, RECORDED NOVEMBER 30, 1909 AS INSTRUMENT NO. 88-29356 OF OFFICIAL RECORDS. (RECORDED MEMPHIS)

AN EXCERPT FOR PACKING AND INTERESTS-PURSUANTS IN FAVOR OF PARCEL 2 OF PARCELS MAP NO. 32362, FILED IN BOOK 17-100 OF PAGE 10, IN CONNECTION WITH THE PROPOSED RAILROAD TRACED THROUGH THE LANDS OF THE UNITED STATES.



() INDICATES RECORD DATA FROM PARCEL MAP NO. 28250, FILED IN BOOK 232 OF PARCEL MAPS, PAGES 57 AND 58.

○ INDICATES MONUMENT SET PER PARCEL MAP NO. 28250, FILED IN BOOK 232 OF PARCEL MAPS, PAGES 57 AND 58. 1-1/2" IRON PIPE, TACCOE ROE 7095.

● INDICATES MONUMENT FOUND PER PARCEL MAP NO. 28250, FILED IN BOOK 2 OF PARCEL MAPS, PAGES 57 AND 58.

THIS PARCEL MAP CONSISTS OF 2 PARCELS.

OWNER: **ENGINEER:**

CHRYSTOL LANE, FIRST CHURCH OF GORDONA, CA. INC.
10001 DUTCH AVENUE
GORDONA, CA 92622

ACKERMAN & ASSOCIATES, STREET
2000 UNIVERSITY AVENUE, SUITE 100
GORDONA, CA 92622

[illegible]

THE BASIS OF BEARINGS SHOWN ON THIS MAP IS THE
CENTERLINE OF ONTARIO AVENUE, PER PARCEL MAP
NO. 36250, FILED IN BOOK 232 OF PARCEL MAPS AT
PAGES 57 AND 58.
BEING NORTH 81° 50' 22" WEST

