

DATE PREPARED:

AUGUST-2021

OWNER/APPLICANT

CORONA SEVENTH-DAY ADVENTIST CHURCH
9709 MAGNOLIA AVENUE, P.O. BOX 7584 RIVERSIDE,
CA 92505
PHONE: (951) 737-5953

LAND SURVEYOR

VANLEN CONSULTANTS
5015 CANYON CREST DRIVE SUITE. 205
RIVERSIDE, CA 92507
PHONE: (951) 213-6881
PROJECT MANAGER: NEAL J. MCPHERSON P.L.S.

ASSESSOR'S PARCEL NUMBER

APN:113-310-005

ZONING

EXISTING: A-AGRICULTURAL
PROPOSED: NO CHANGE

GENERAL PLAN DESIGNATION

MDR-MEDIUM DENSITY RESIDENTIAL (MDR 6-15 DU/AC)

LAND USE

EXISTING PARCEL 1: CHURCH
AGRICULTURAL

PROPOSED PARCEL 1: CHURCH
PROPOSED PARCEL 2: AGRICULTURAL

PROPERTY ACREAGE

10.00 AC.

DENSITY RANGE

MDR-MEDIUM DENSITY RESIDENTIAL (MDR 6-15 DU/AC)

PROPOSED DENSITY

2 PARCELS/10 AC = 0.20 DU/AC

LEGAL DESCRIPTION

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

LOT 218 AS SHOWN BY AMENDED MAP OF ORANGE HEIGHTS DIVISION
#2, PER MAP RECORDED IN BOOK 2 PAGE 2 OF MAPS, RIVERSIDE
COUNTY RECORDS.

EXSITING EASEMENTS

△ GRANT EASEMENT TO SOUTHERN CALIFORNIA EDISON FOR PUBLIC
UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT
RECORDED APRIL 27, 1979 AS INSTRUMENT NO. 79-86012 OF
OFFICIAL RECORDS.

△ AN EASEMENT FOR INGRESS AND EGRESS AND CONSTRUCTION
AND MAINTENANCE OF SLOPES AND LATERAL SUPPORT AND THE
INSTALLATION AND MAINTENANCE OF APPROPRIATE LANDSCAPING
AND IRRIGATION SYSTEM AND SURFACE WATER FLOW AND
INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 21,
1983 AS INSTRUMENT NO.83-123117 OF OFFICIAL RECORDS

UTILITIES AND SERVICES

	AGENCY	PHONE NO.
ELECTRIC:	SOUTHERN CALIFORNIA EDISON	(909) 930-8591
PHONE:	A1&T	(866) 243-6122
GAS:	SOUTHERN CALIFORNIA GAS COMPANY	(909) 335-7733
CABLE:	CHARTER COMMUNICATIONS	(951) 547-3530
FIBER OPTIC:	CROWN CASTLE NG WEST	(626) 320-0996
WATER & SEWER	CITY OF CORONA	(951) 736-2321

PARCEL INFORMATION

PARCEL NO	PROP. USE	ACREAGE	LOT WIDTH	LOT DEPTH
1	CHURCH	5 AC	473 FT	460.9 FT
2	AGRICULTURAL	5 AC	472.8 FT	364.6 FT
SUB TOTAL		10 AC		
VACATED AREA		0 AC		
TOTAL		10 AC		

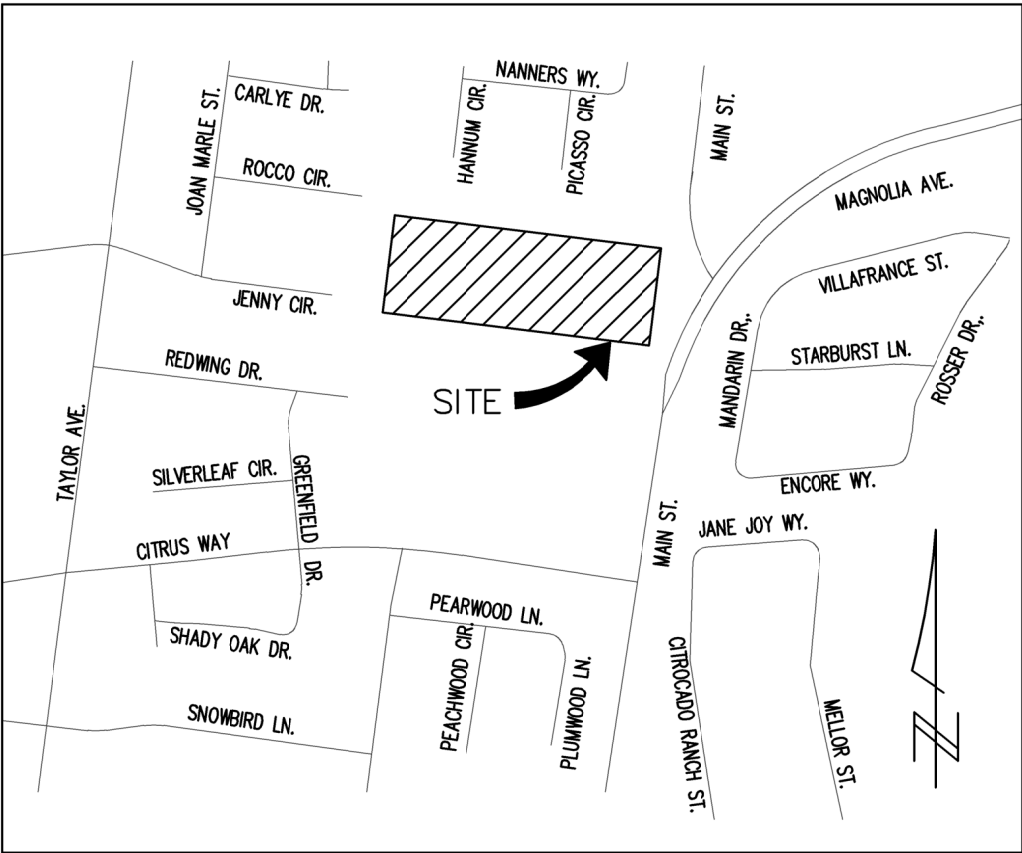
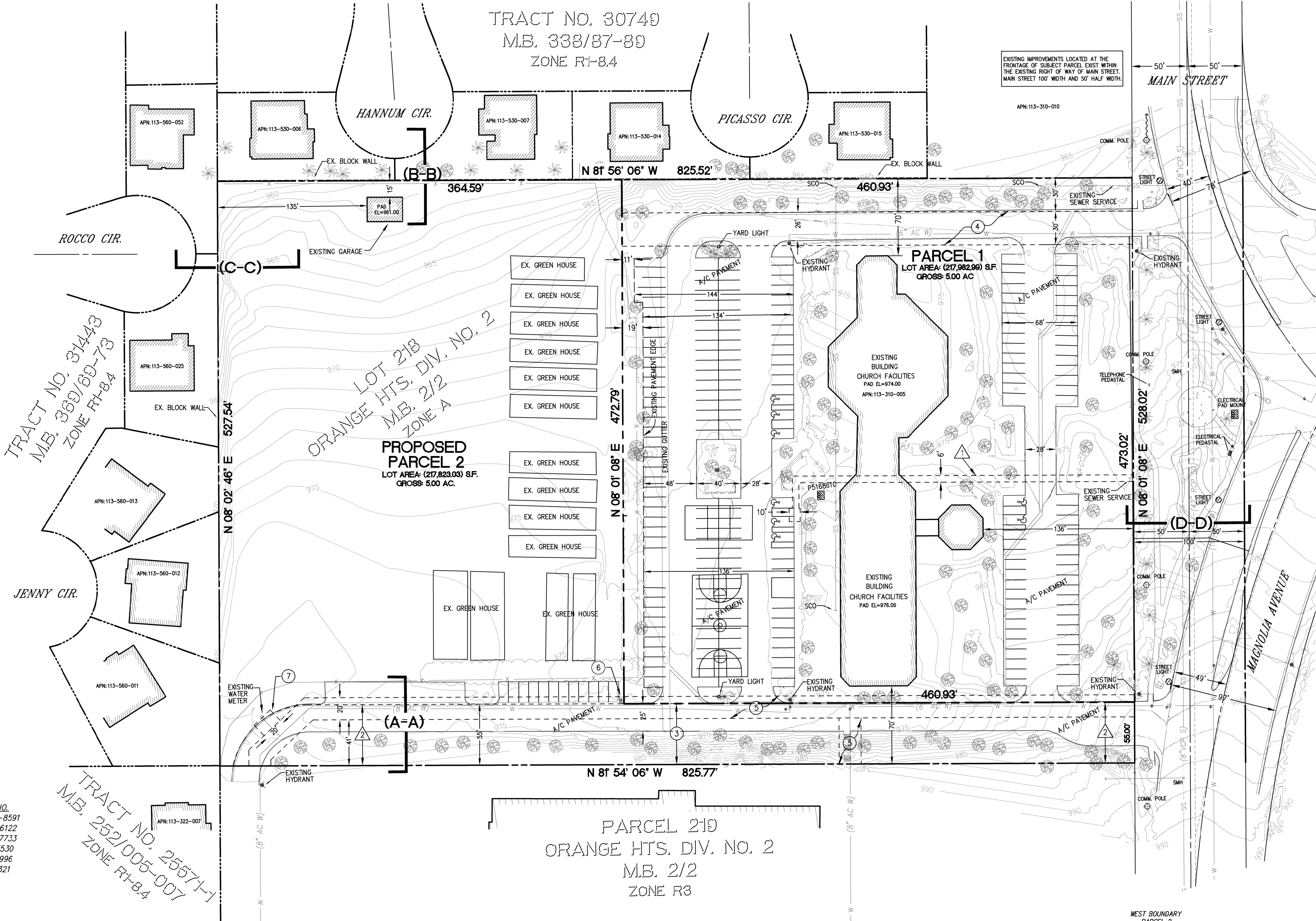
SITE ADDRESS

2550 SOUTH MAIN STREET
CORONA, CALIFORNIA 92882-5902

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

PLOT PLAN PARCEL MAP NO. 38183

BEING A SUBDIVISION OF PARCEL 218 AS SHOWN BY AMENDED MAP OF ORANGE HEIGHTS DIVISION NO. 2 PER MAP
RECORDED IN BOOK 2 PAGE 2 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



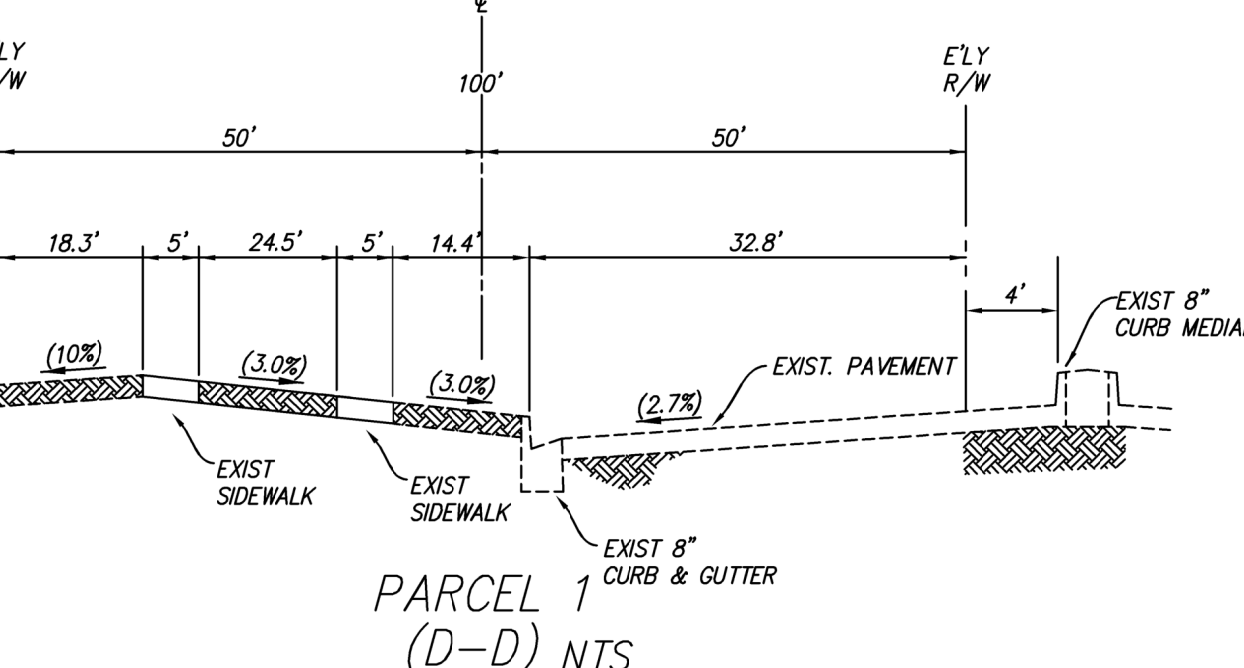
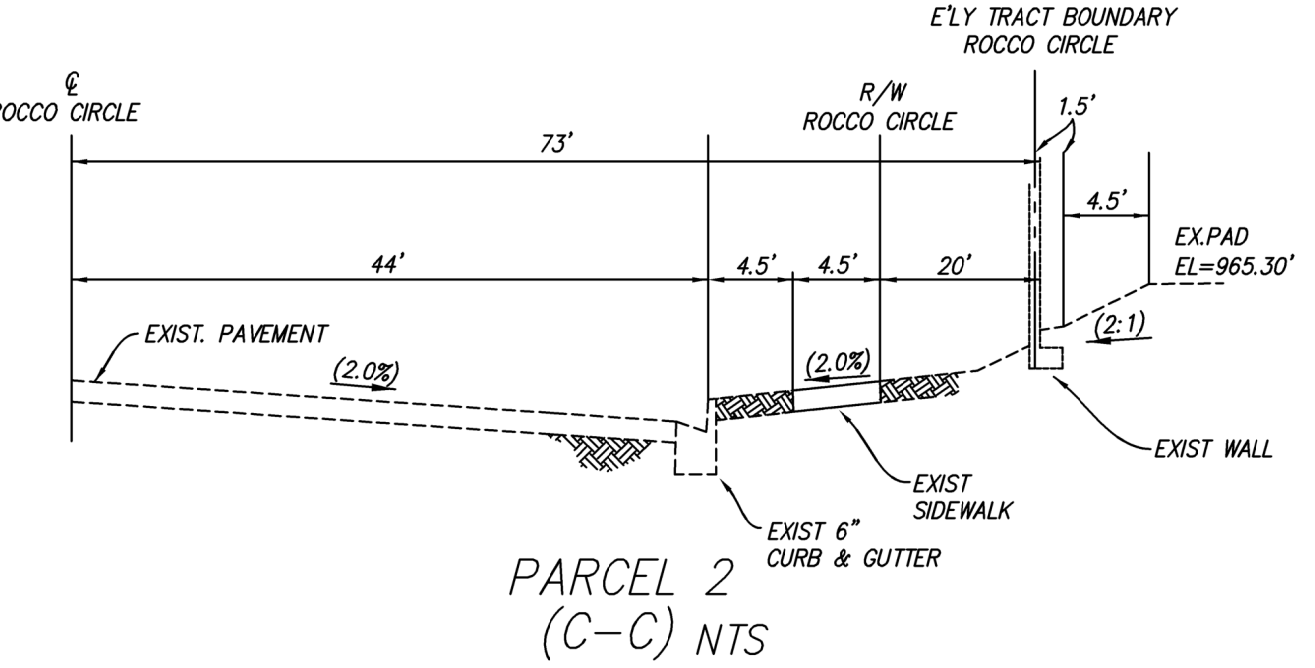
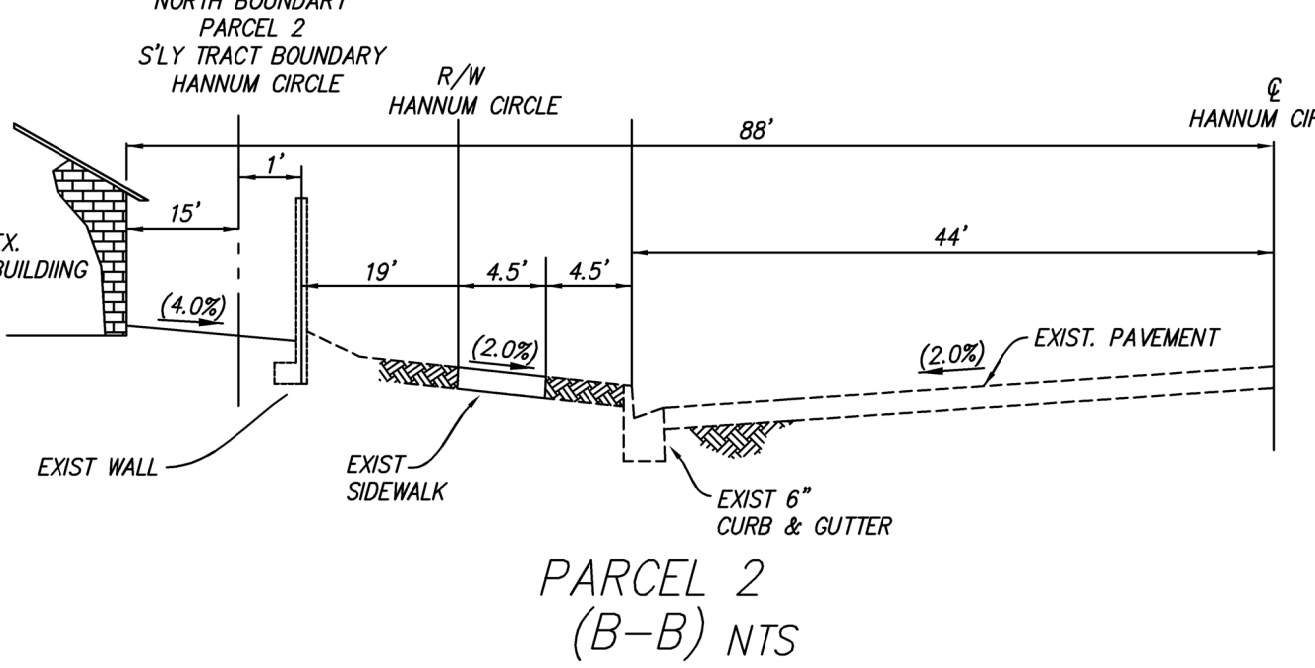
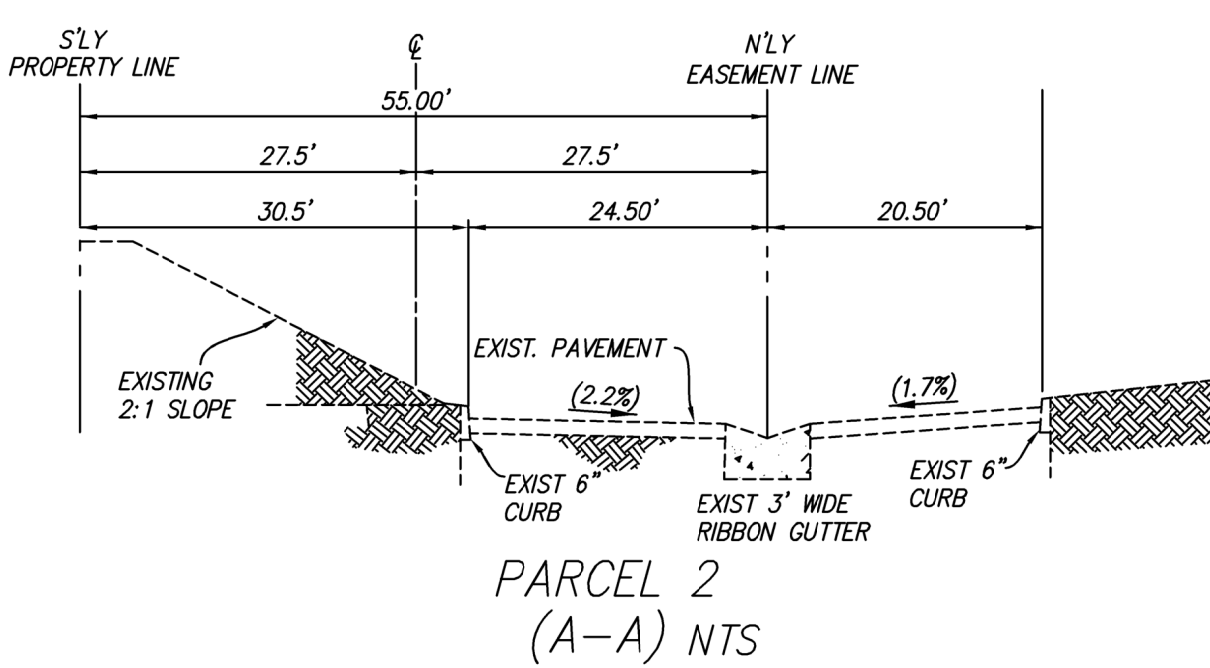
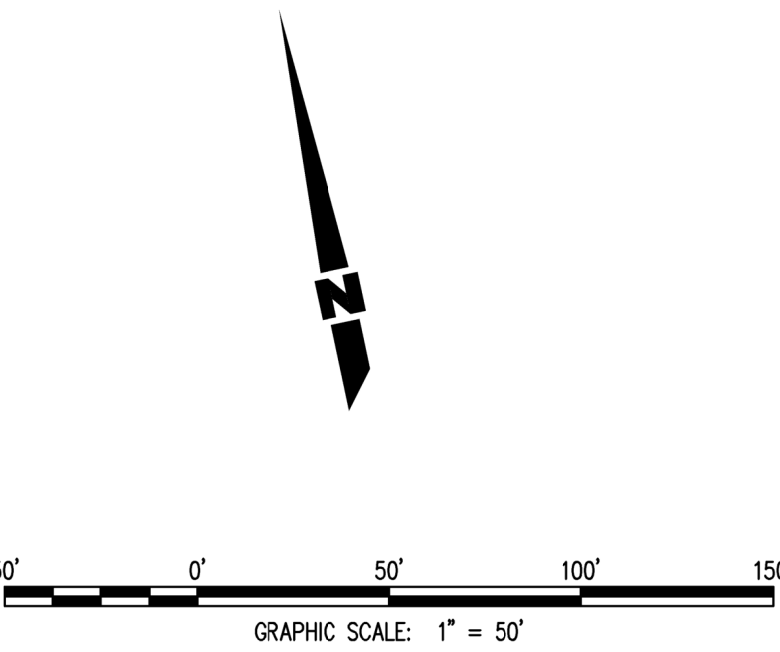
VICINITY MAP
N.T.S.

LEGEND

- TPM BOUNDARY
- CENTERLINE
- RIGHT OF WAY
- PROPOSED PARCEL LINE
- EXISTING EASEMENT
- EXISTING LOT LINES

NOTE

- PROPOSED RESERVATION FOR INGRESS, EGRESS FOR THE
BENEFIT OF PARCEL 1 AS SHOWN HEREON
- PROPOSED 30' PUBLIC UTILITY EASEMENT.
- PROPOSED 20' WATERLINE EASEMENT FOR PUBLIC UTILITIES OVER
THE EXISTING WATERLINE SERVICES AS SHOWN HEREON.
- PROPOSED WATER SERVICE FOR THE BENEFIT OF PARCEL 2.
- PROPOSED 20' X 13' WATERLINE EASEMENT FOR PUBLIC UTILITIES
OVER THE EXISTING WATERLINE SERVICE AS SHOWN HEREON.



VANLEN CONSULTANTS
GEOMATICS • CIVIL DESIGN • PLANNING

5015 CANYON CREST DRIVE
RIVERSIDE, CA 92507
SUITE 205
PH. (951) 213-6881

ELEVATIONS ARE BASED UPON
CITY OF CORONA BENCHMARK
C-137. 2 1/2" BRASS DISK
LOCATED AT N.E. CURB RETURN
AT MAIN ST. AND CHASE DR.
(1049.465')

M.B. 2/2, WATER, SEWER AND STORM
DRAIN ATLAS K21 & K22
Reference Plans for
these Improvements

Date	By	REVISIONS
03/21	KP	SUBMITTAL TO CITY 1ST MAP CHECK
05/21	KP	CORRECTIONS PER DPR REVIEW
08/21	KP	CORRECTIONS PER DPR REVIEW

NM
NM
App'd

TOPOGRAPHIC MAPPING PREPARED BY VANLEN
CONSULTANTS. BASED UPON A FIELD SURVEY
CONDUCTED ON 10/30/2020
Scale: 1" = 50'

Engineering
Planning
DPR 2021-0003

Approved

CITY OF CORONA
PLOT PLAN PARCEL MAP NO.38183
2550 SOUTH MAIN STREET

Drawing No.
0172020-3
Sht 1 of 1