

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CORONA IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: THAT PORTION OF RANCHO LA SIERRA YORBA SET APART AND ALLOTTED TO JOHN J. SCULLY IN THE DECREE OF PARTITION IN THE CASE OF CHAVES, ET AL., VS. SCULLY, ET AL., ACTION NO. 7939 OF THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF RIVERSIDE, A CERTIFIED COPY OF WHICH APPEARS OF RECORD IN BOOK 637, PAGE 432 OF DEEDS, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT STATION NO. 1 AT THE SOUTHWEST CORNER OF TRACT "C" ON SAID MAP; THENCE NORTH 1,814.00 FEET TO STATION NO. 2; THENCE NORTH 4370.00 FEET TO STATION NO. 3; THENCE EAST, 1,030.00 FEET TO STATION NO. 4; THENCE SOUTH 2,147.40 FEET TO STATION NO. 5; THENCE NORTH 76°39'00" WEST, 964.30 FEET TO THE POINT OF BEGINNING, SAID PARCEL BEING A PORTION OF TRACT "C" AS SHOWN ON SAID MAP.

EXCEPT ANY PORTION WITHIN THE LAND CONVEYED TO THE STATE OF CALIFORNIA FOR FREEWAY PURPOSES BY DEED RECORDED FEBRUARY 04, 1969 AS INSTRUMENT NO. 10880 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION AS DESCRIBED IN FINAL ORDER OF CONDEMNATION, CASE NO. RIC445638, RECORDED JANUARY 29, 2009 AS INSTRUMENT NO. 2009-0042968 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING ANY MOBILE HOMES ON SAID LAND.

APN: 101-180-014-8

PARCEL 2:

THAT PORTION OF RANCHO LA SIERRA YORBA SET APART AND ALLOTTED TO JOHN J. SCULLY IN THE DECREE OF PARTITION IN THE CASE OF CHAVES, ET AL., VS. SCULLY, ET AL., ACTION NO. 7939 OF THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF RIVERSIDE, A CERTIFIED COPY OF WHICH APPEARS OF RECORD IN BOOK 637, PAGE 432 OF DEEDS, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT STATION NO. 1 AT THE SOUTHWEST CORNER OF TRACT "D" ON SAID MAP; THENCE NORTH 3,244.00 FEET TO THE SOUTHERLY LINE OF THE COUNTY HIGHWAY 91, GRANTED TO THE COUNTY OF RIVERSIDE BY FINAL ORDER OF CONDEMNATION IN ACTION NO. 7448 IN SAID COURT, A CERTIFIED COPY OF WHICH ORDER APPEARS OF RECORD IN BOOK 433, PAGE 180 OF DEEDS, RIVERSIDE COUNTY RECORDS; THENCE EAST ALONG THE SOUTHERLY LINE OF SAID HIGHWAY 1,490.00 FEET TO STATION NO. 3; THENCE SOUTH 3,630.00 FEET TO STATION NO. 4; THENCE NORTH 76°39'00" WEST, 1,534.60 FEET TO THE POINT OF BEGINNING, SAID PARCEL BEING DESIGNATED AS TRACT "D" ON SAID MAP.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THAT PORTION CONDEMNED BY THE STATE OF CALIFORNIA FOR A STATE HIGHWAY IN ACTION NO. 31106 IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA IN AND FOR THE COUNTY OF RIVERSIDE, A CERTIFIED COPY OF FINAL ORDER OF CONDEMNATION BEING RECORDED OCTOBER 01, 1941 IN BOOK 518, PAGE 227, AND IN BOOK 319, PAGE 12, RESPECTIVELY OF OFFICIAL RECORDS, RIVERSIDE COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN THAT PORTION CONDEMNED BY ORANGE COUNTY FLOOD CONTROL DISTRICT IN ACTION NO. 31309 OF THE SUPERIOR COURT OF THE STATE OF CALIFORNIA IN AND FOR THE COUNTY OF RIVERSIDE, A CERTIFIED COPY OF FINAL ORDER OF CONDEMNATION BEING RECORDED JUNE 10, 1941 IN BOOK 508, PAGE 94 OF OFFICIAL RECORDS, RIVERSIDE COUNTY RECORDS.

ALSO EXCEPTING THEREFROM ANY PORTION WITHIN THE LAND CONVEYED TO THE STATE OF CALIFORNIA FOR FREEWAY PURPOSES BY DEED RECORDED FEBRUARY 04, 1969 AS INSTRUMENT NO. 10880 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE FOLLOWING:

COMMENCING AT THE SOUTHWESTERLY TERMINUS OF SAID COURSE "B" AS DESCRIBED IN THE DEED RECORDED FEBRUARY 04, 1969 AS INSTRUMENT NO. 10880 OF OFFICIAL RECORDS; THENCE ALONG SAID COURSE "B", NORTH 48°26'24" EAST 90.46 FEET; THENCE AT RIGHT ANGLES, NORTH 41°33'36" WEST, 100.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 81°21'55" WEST 39.05 FEET TO A LINE PARALLEL WITH AND DISTANT 130 FEET, MEASURED AT RIGHT ANGLES, FROM SAID COURSE "B"; THENCE ALONG SAID PARALLEL LINE, SOUTH 48°26'24" WEST, 71.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 400 FEET; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 79°58'16", AN ARC DISTANCE OF 557.96 FEET; THENCE COURSE "C" NORTHEASTERLY ALONG A 600-FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY FROM A TANGENT BEARING NORTH 23°32'39" EAST, THROUGH A CENTRAL ANGLE OF 41°31'23" AN ARC DISTANCE OF 434.82 FEET; THENCE COURSE "D", NORTH 65°04'02" EAST 248.32 FEET TO THE SOUTHERLY LINE OF SAID LAND CONDEMNED BY THE ORANGE COUNTY FLOOD CONTROL DISTRICT IN SAID ACTION NO. 31309; THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO A LINE BEARING NORTH 48°40'29" EAST FROM SAID TRUE POINT OF BEGINNING; THENCE SOUTH 48°40'29" WEST 490.55 FEET, MORE OR LESS, TO SAID TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION AS DESCRIBED IN FINAL ORDER OF CONDEMNATION, CASE NO. RIC445638, RECORDED JANUARY 29, 2009 AS INSTRUMENT NO. 2009-0042968 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING ANY MOBILE HOMES ON SAID LAND.

APN: 101-180-037-9; 101-180-038-0

PARCEL 3:

THAT PORTION OF TRACT "C" MARKED "A, B, NO. 5", IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED OF THE PARTITION OF MARIA JESUS Y DE SCULLY ESTATE, FILED IN ACTION NO. 7939 OF THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF RIVERSIDE, A CERTIFIED COPY OF WHICH DECREE APPEARS OF RECORD IN BOOK 637, PAGE 432 OF DEEDS, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT "C" MARKED "A, B, NO. 5", AS SHOWN ON SAID MAP; BEING STATION NO. 2 ON SAID MAP; THENCE SOUTHERLY ON THE WESTERLY LINE OF SAID TRACT "C", 1,100.00 FEET TO STATION NO. 1; THENCE EASTERLY, 1,030.00 FEET TO STATION NO. 4; THENCE NORTHERLY ON THE EASTERLY LINE OF SAID TRACT "C", 1,100.00 FEET TO STATION NO. 3, BEING THE SOUTHERLY LINE OF COUNTY ROAD AS SHOWN ON SAID MAP; THENCE WESTERLY ON SOUTHERLY LINE OF SAID COUNTY ROAD, BEING THE NORTHERLY LINE OF SAID TRACT "C", 1,030.00 FEET TO THE POINT OF BEGINNING, BEING THE PARCEL OF LAND ALLOTTED TO ADOLFO BOTILLER BY DECREE IN SAID PARTITION ACTION AND AS DESCRIBED IN THE CERTIFIED COPY OF SAID DECREE RECORDED IN BOOK 637, PAGE 432 OF DEEDS, RIVERSIDE COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THAT PORTION CONDEMNED BY THE STATE OF CALIFORNIA FOR A STATE HIGHWAY IN ACTION NO. 31106 IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA IN AND FOR THE COUNTY OF RIVERSIDE, A CERTIFIED COPY OF FINAL ORDER OF CONDEMNATION BEING RECORDED OCTOBER 01, 1941 IN BOOK 518, PAGE 227, AND IN BOOK 319, PAGE 12, RESPECTIVELY OF OFFICIAL RECORDS, RIVERSIDE COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN THAT PORTION CONDEMNED BY ORANGE COUNTY FLOOD CONTROL DISTRICT IN ACTION NO. 31309 OF THE SUPERIOR COURT OF THE STATE OF CALIFORNIA IN AND FOR THE COUNTY OF RIVERSIDE, A CERTIFIED COPY OF FINAL ORDER OF CONDEMNATION BEING RECORDED JUNE 10, 1941 IN BOOK 508, PAGE 94 OF OFFICIAL RECORDS, RIVERSIDE COUNTY RECORDS.

ALSO EXCEPTING THEREFROM ANY PORTION WITHIN THE LAND CONVEYED TO THE STATE OF CALIFORNIA FOR FREEWAY PURPOSES BY DEED RECORDED FEBRUARY 04, 1969 AS INSTRUMENT NO. 10880 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE FOLLOWING:

BEING THAT CERTAIN PARCEL EXCEPTED IN THE DEED RECORDED FEBRUARY 04, 1969 AS INSTRUMENT NO. 10880 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY TERMINUS OF SAID COURSE "B" AS DESCRIBED IN THE DEED RECORDED FEBRUARY 04, 1969 AS INSTRUMENT NO. 10880 OF OFFICIAL RECORDS; THENCE ALONG SAID COURSE "B", NORTH 48°26'24" EAST 90.46 FEET; THENCE AT RIGHT ANGLES, NORTH 41°33'36" WEST, 100.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 81°21'55" WEST 39.05 FEET TO A LINE PARALLEL WITH AND DISTANT 130 FEET, MEASURED AT RIGHT ANGLES, FROM SAID COURSE "B"; THENCE ALONG SAID PARALLEL LINE, SOUTH 48°26'24" WEST, 71.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 400 FEET; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 79°58'16", AN ARC DISTANCE OF 557.96 FEET; THENCE COURSE "C" NORTHEASTERLY ALONG A 600-FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY FROM A TANGENT BEARING NORTH 23°32'39" EAST, THROUGH A CENTRAL ANGLE OF 41°31'23" AN ARC DISTANCE OF 434.82 FEET; THENCE COURSE "D", NORTH 65°04'02" EAST 248.32 FEET TO THE SOUTHERLY LINE OF SAID LAND CONDEMNED BY THE ORANGE COUNTY FLOOD CONTROL DISTRICT IN SAID ACTION NO. 31309; THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO A LINE BEARING NORTH 48°40'29" EAST FROM SAID TRUE POINT OF BEGINNING; THENCE SOUTH 48°40'29" WEST 490.55 FEET, MORE OR LESS, TO SAID TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION AS DESCRIBED IN FINAL ORDER OF CONDEMNATION, CASE NO. RIC445638, RECORDED JANUARY 29, 2009 AS INSTRUMENT NO. 2009-0042968 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING ANY MOBILE HOMES ON SAID LAND.

APN: 101-180-015-9

GENERAL NOTES:

PREPARED: DECEMBER 2024

Table with 3 columns: ITEM, ACREAGE, PERCENT. Includes Acreage Summary, Industrial Net Area, Private/Public Streets, Open Space, and Total.

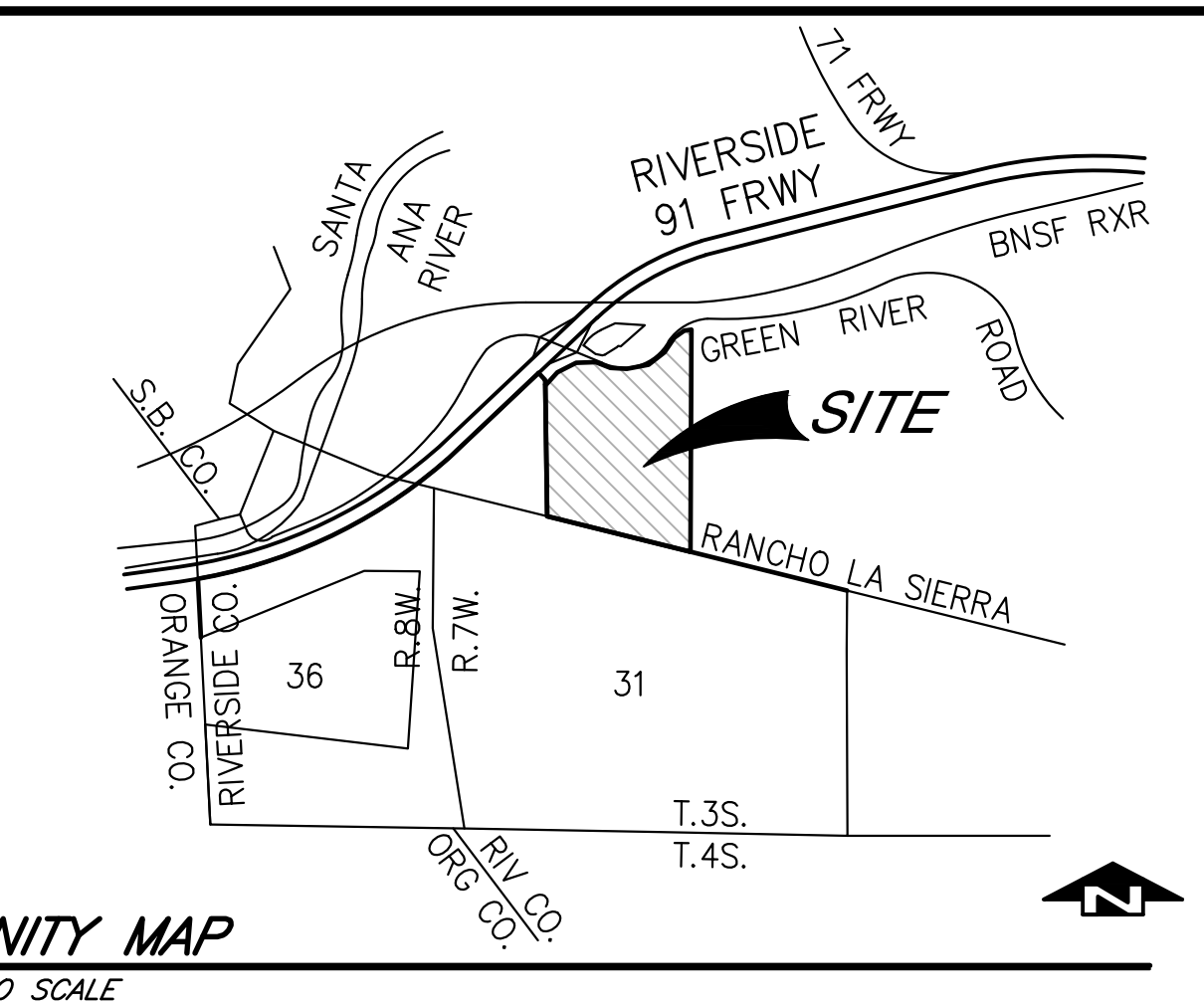
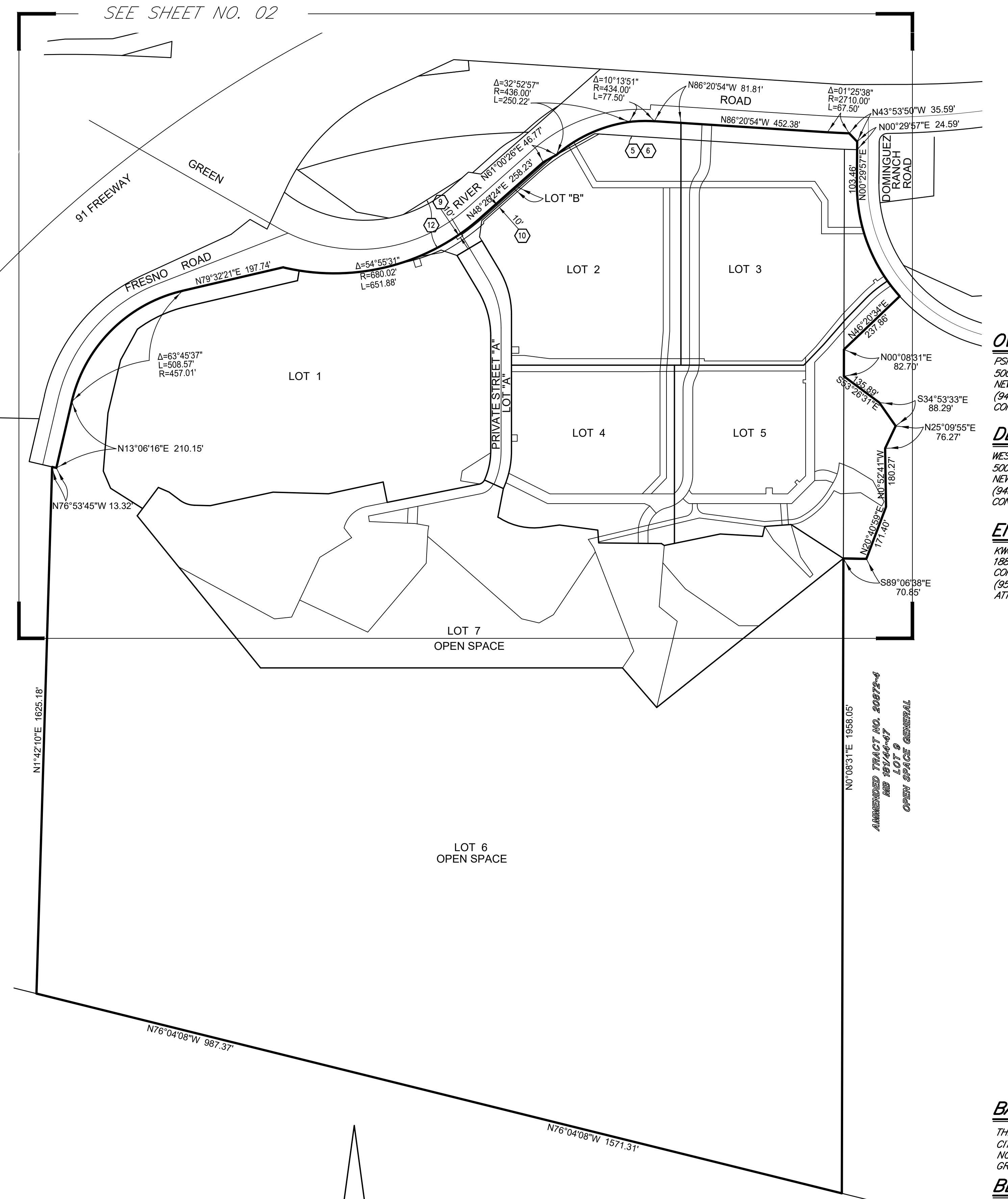
- 1. TOTAL PROJECT GROSS ACREAGE IS 154.50 ACRES.
2. ACREAGE SUMMARY...
3. PROPOSED NO. OF LOTS: 7 LOTS
4. EXISTING GENERAL PLAN DESIGNATION: GENERAL COMMERCIAL, MIXED USE 2, ESTATE RESIDENTIAL AND OPEN SPACE-GENERAL
5. PROPOSED GENERAL PLAN DESIGNATION: MIXED USE 2 AND OPEN SPACE-GENERAL
6. EXISTING LAND USE: VACANT
7. PROPOSED LAND USE: INDUSTRIAL AND OPEN SPACE
8. EXISTING ZONING: GENERAL COMMERCIAL, MIXED USE 2, ESTATE RESIDENTIAL
9. PROPOSED ZONING: BUSINESS PARK INDUSTRIAL AND OPEN SPACE
10. ADJACENT LAND USE: NORTH: GENERAL PLAN - GENERAL COMMERCIAL; SOUTH: RURAL MOUNTAINOUS; EAST: OPEN SPACE/LOW DENSITY RESIDENTIAL; WEST: RURAL MOUNTAINOUS.
11. SOURCE OF TOPOGRAPHY IS AERIAL TOPOGRAPHY FLOWN ON MAY 28, 2019 BY ARROWHEAD MAPPING CORPORATION.
12. ALL LOT LINES AND DIMENSIONS ARE APPROXIMATE.
13. ALL EXISTING EASEMENTS AND IRREVOCABLE OFFERS OF DEDICATION THAT AFFECT THE PROPERTY BEING SUBDIVIDED ARE SHOWN ON THIS PARCEL MAP.
14. ALL EXISTING EASEMENTS ARE TO REMAIN IN THEIR DESIGNATED LOCATIONS UNLESS NOTED OTHERWISE.
15. SCHOOL DISTRICT: CORONA-NORCO SCHOOL DISTRICT.
16. STREETS GRADES: 0.6% MINIMUM, 10% MAXIMUM.
17. ALL CONC. GUTTERS AND SMOLES SHALL HAVE A MINIMUM GRADE OF: 0.6%
18. ALL A.C. PAVING SHALL HAVE A MINIMUM GRADE OF: 1.0%
19. CONCRETE PAVEMENT SHALL BE PROVIDED FOR ALL ROADWAYS THAT HAVE STREET GRADES EXCEEDING 10% OR AS APPROVED BY THE CITY OF CORONA.
20. ALL SLOPES ADJACENT TO STREET R.O.W. TO BE MAINTAINED BY P.O.A.
21. ALL SLOPES SHOWN HEREON ARE 2:1 MAXIMUM UNLESS OTHERWISE NOTED.
22. ALL MAJOR SLOPES OR COMMON AREAS, OPEN SPACE, PRIVATE DRAINAGE FACILITIES, FUEL MODIFICATION, ROAD ACCESS EASEMENTS, AND ANY OTHER COMMON AMENITIES SHALL BE MAINTAINED BY A PROPERTY OWNER ASSOCIATION OR ESTABLISHED SUBJECT TO CURRENT STATE LAWS AND BE SUBJECT TO THE APPROVAL OF THE CITY OF CORONA WHO SHALL REVIEW ALL CCB'S AND RULES FOR THEIR CCB'S, PROPERTY OWNER ASSOCIATION DOCUMENTS AND ALL DOCUMENTS TO CONVEY TITLE TO THE PROPERTY OWNER ASSOCIATION.
23. FENCING SHALL BE INSTALLED ON SITE AS NECESSARY TO RESTRICT PUBLIC ACCESS TO PROPOSED OPEN SPACE AREAS. REFER TO WALL AND FENCE PLAN FOR LOCATIONS.
24. THERE ARE NO KNOWN ACTIVE EARTHQUAKE FAULTS IMPACTING THE PROJECT SITE. REFER TO SOILS REPORT FOR ADDITIONAL INFORMATION.
25. PROPOSED WATER TO HAVE TWO POINTS OF CONNECTION TO EXISTING WATER SYSTEM.
26. DRAINAGE SYSTEM WILL BE DEVELOPED IN ACCORDANCE WITH THE CITY OF CORONA AND RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT STANDARDS AND SPECIFICATIONS. DRAINAGE ON THIS SITE WILL BE CONVEYED BY MEANS OF A STORM DRAIN SYSTEM CONSISTING OF VARYING SIZES OF STORM DRAIN PIPES. STORM FLOWS TRIBUTARY TO THE SITE SHALL BE INTERCEPTED AND CONVEYED AROUND THE SITE VIA THE STORM DRAIN SYSTEMS SHOWN HEREON. ALL STORM DRAIN SHOWN HEREON ARE PRELIMINARY.
27. PROPOSED FLOW-BY/RETENTION BASINS AND WOMP BASINS MAY BE MAINTAINED BY FUTURE P.O.A OR C.D.D FORMED SPECIFICALLY FOR DEVELOPMENT. THE MAINLINE STORM DRAIN, INLETS AND OUTLET STRUCTURES SHALL BE PUBLICLY MAINTAINED VIA A PROPOSED DEDICATED DRAINAGE EASEMENT.
28. RECIPROCAL EASEMENTS FOR PRIVATE LOOPED WATER SYSTEM, SHARED FACILITIES, AND DRAINAGE SHALL BE GRANTED TO AND ADMINISTERED BY THE P.O.A THROUGH THE CCB'S.
29. THE SUBJECT PROPERTY IS WITHIN AN UNMAPPED FLOOD ZONE X.
30. THE SUBJECT PROPERTY IS WITHIN A SPECIAL FIRE HAZARD ZONE.
31. THE SUBJECT PROPERTY IS WITHIN A SANTA ANA RIVER WATER SHED.
32. ALL PARTIES HAVING A BENEFICIARY INTEREST IN THE PROPERTY BEING SUBDIVIDED ARE AWARE OF AND CONSENT TO THE FILING OF THIS TENTATIVE TRACT MAP.

EASEMENTS:

ITEMS SHOWN HEREON WERE PLOTTED FROM RECORD DATA BASED ON SCHEDULE "B" DOCUMENTS FROM THE TCCOR TITLE REPORT NO. 00652770-988-DNI, DATED JULY 9, 2023.

PLOTTABLE EASEMENTS ARE INDICATED BY A "◊", NON-PLOTTABLE EASEMENTS ARE INDICATED BY "◻" ALL WITHIN THE "EXCEPTION" ITEMS OF THE TITLE REPORT.

- 1. A RIGHT OF WAY OVER AND THROUGH THE LAND HEREIN DESCRIBED FOR THE CONSTRUCTION OF SUCH MINOR DITCHES AS MAY BE NECESSARY AND CONVENIENT FOR THE PURPOSE OF CONDUCTING WATER FROM THE MAIN DITCH TO ANY PART OF THE ALLOTMENTS MADE BY DECREE OF PARTITION HEREBY MENTIONED LYING BELOW SAID LAND, FOR THE IRRIGATION OF SUCH ALLOTMENTS, TOGETHER WITH THE RIGHT TO CONSTRUCT AND FOREVER MAINTAIN SUCH MINOR DITCHES, AS SET OUT IN DECREE OF PARTITION RECORDED JULY 16, 1878 IN BOOK U, PAGE(S) 239 OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY. TO REMAIN
2. AN EASEMENT FOR PUBLIC UTILITIES PURPOSES, IN FAVOR OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED JULY 26, 1912 IN BOOK 356, PAGE 229 OF DEEDS. TO REMAIN
3. THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY DOCUMENT RECORDED SEPTEMBER 28, 1950 AS INSTRUMENT NO. 3603 OF O.R. TO REMAIN
4. THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY DOCUMENT RECORDED FEBRUARY 04, 1969 AS INSTRUMENT NO. 10880 OF O.R. TO REMAIN
5. AN EASEMENT FOR STORM DRAIN PURPOSES, IN FAVOR OF THE CITY OF CORONA, RECORDED NOVEMBER 01, 2012 AS INSTRUMENT NO. 2012-0525229 OF O.R. TO REMAIN
6. AN EASEMENT FOR SLOPE PURPOSES, IN FAVOR OF THE CITY OF CORONA, RECORDED NOVEMBER 01, 2012 AS INSTRUMENT NO. 2012-0525230 OF O.R. TO REMAIN
7. AN EASEMENT FOR TELECOMMUNICATIONS PURPOSES, IN FAVOR OF LEVEL 3 COMMUNICATIONS, LLC, RECORDED AUGUST 29, 2013 AS INSTRUMENT NO. 2013-0423943 OF O.R. TO REMAIN
8. RIGHTS OF THE PUBLIC TO ANY PORTION OF THE LAND LYING WITHIN THE AREA COMMONLY KNOWN AS GREEN RIVER ROAD TO REMAIN
9. AN EASEMENT FOR PUBLIC UTILITIES PURPOSES, IN FAVOR OF SPRINT COMMUNICATIONS COMPANY, RECORDED DECEMBER 16, 2013 AS INSTRUMENT NO. 2013-0581753, OF O.R. TO REMAIN
10. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT, ENTITLEMENTS COOPERATION AGREEMENT, RECORDED SEPTEMBER 20, 2019 AS INSTRUMENT NO. 2019-0371851, OF O.R. TO REMAIN



OWNER:

PSIP WR GREEN RIVER, LLC
500 NEWPORT CENTER DR #630
NEWPORT BEACH, CA 92660
(949) 720-0369
CONTACT: JEREMY MAPE

DEVELOPER:

WESTERN REALCO
500 NEWPORT CENTER DR #630
NEWPORT BEACH, CA 92660
(949) 720-0369
CONTACT: JEREMY MAPE

ENGINEER:

KWC ENGINEERS
1880 COMPTON AVENUE, SUITE 100
CORONA, CA 92881 - 3370
(951) 734-2130
ATTL: BRANDON BARNETT, P.E.

SITE ADDRESS:

4802 GREEN RIVER ROAD
CORONA, CA 92880

ASSESSOR PARCEL NO.:

101-180-014-8
101-180-037-9
101-180-038-0
101-180-015-9

NUMBERED PARCEL:

Table with 3 columns: LOT NUMBER, PROPOSED GROSS AREA, LAND USE. Lists lots 1 through 7 with their respective areas and uses (Industrial, Open Space, Private Street, Public Street).

UTILITY NOTES:

WATER: CITY OF CORONA DEPARTMENT OF WATER AND POWER, 815 W. 6TH STREET, CORONA, CA 91720 (909) 736-2321
SEWER: CITY OF CORONA DEPARTMENT OF WATER AND POWER, 815 W. 6TH STREET, CORONA, CA 91720 (909) 736-2321
POWER: SOUTHERN CALIFORNIA EDISON CO., 1351 FRANKS, ONTARIO, CA 91761 (909) 930-8591
GAS: SOUTHERN CALIFORNIA GAS CO., P.O. BOX 3003, REDLANDS, CA 92373 (800) 427-2200
PHONE: AT&T, 1265 N. VAN BUREN ST., #180, ANAHEIM, CA 92807 (714) 666-5423
CABLE TV: TIME WARNER CABLE, 1500 AUTO CENTER DRIVE, ONTARIO, CA 91761 (909) 975-3396

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP WAS TAKEN FROM A LINE BETWEEN THE CITY OF CORONA GPS POINTS 1183 AND 1165, AND BEING N.29°42'51" W. UNLESS NOTED OTHERWISE ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. TO OBTAIN GRID DISTANCE, MULTIPLY THE GROUND DISTANCE BY A FACTOR OF 0.999974771.

BENCHMARK

BENCH MARK NO. C-93, ELEVATION: 512.36 MSL; VERTICAL DATUM: NAVD 28. A 2-1/2" BRASS DISK STAMPED "C-93" SET IN THE TOP OF WESTERLY CURB OF DOMINGUEZ ROAD, 25' SOUTHERLY OF THE E.C.R. IN THE SOUTHWEST CORNER OF THE INTERSECTION OF DOMINGUEZ ROAD AND GREEN RIVER ROAD.



STATEMENT OF PREPARER

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP. THOMAS M. CASELDINE, P.E., P.L.S. DATE: _____

EXHIBIT 2

Table with columns: MARK, REVISIONS, DATE, SCALE, DATE, DRAWN BY, CHECK BY, PREPARED FOR, SHEET NO., OF SHEETS. Includes KWC ENGINEERS logo and project details.

APN 101-180-017
GREEN RIVER RANCH
SP-001
MIXED USE:
INDUSTRIAL/COMMERCIAL

APN 101-180-035
GREEN RIVER RANCH
SP-001
MIXED USE:
INDUSTRIAL/
COMMERCIAL

LOT "B"
PROPOSED ROAD
RIGHT-OF-WAY TO
BE DEDICATED TO
CITY OF CORONA

LOT 1

LOT 2

LOT 3

LOT 4

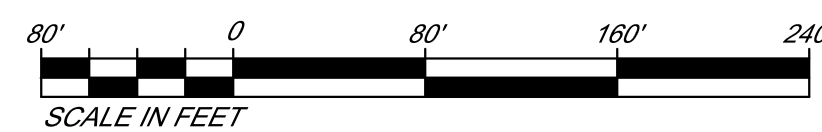
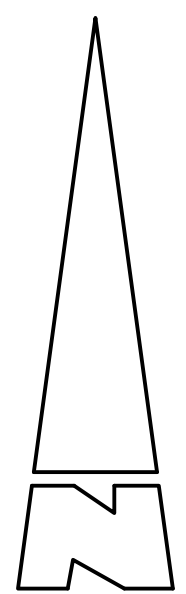
LOT 5

LOT 7
OPEN SPACE

LOT 6
OPEN SPACE

AMMENDED TRACT NO. 20872-4
MB 18144-47
LOT 9
OPEN SPACE GENERAL

APN 101-180-036
GREEN RIVER CANYONS, LLC
R-R



MARK		REVISIONS	DATE	 <small>CIVIL ENGINEERS • PLANNERS • SURVEYORS 1880 COMPTON AVENUE, SUITE 100, CORONA, CA 92881-3370 951-734-2130</small>		TENTATIVE TRACT MAP NO. 37963 GREEN RIVER RANCH BUSINESS PARK CITY OF CORONA	SHEET NO. 2 OF 2 SHTS.
SCALE: 1"=80'		DATE: 03/08/2023	DRAWN BY: CRA	CHECK BY: TMC	PREPARED FOR: WESTERN REALCO	J.N.	2019.1886.1

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