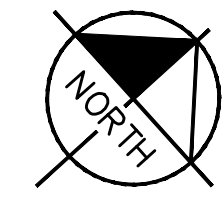
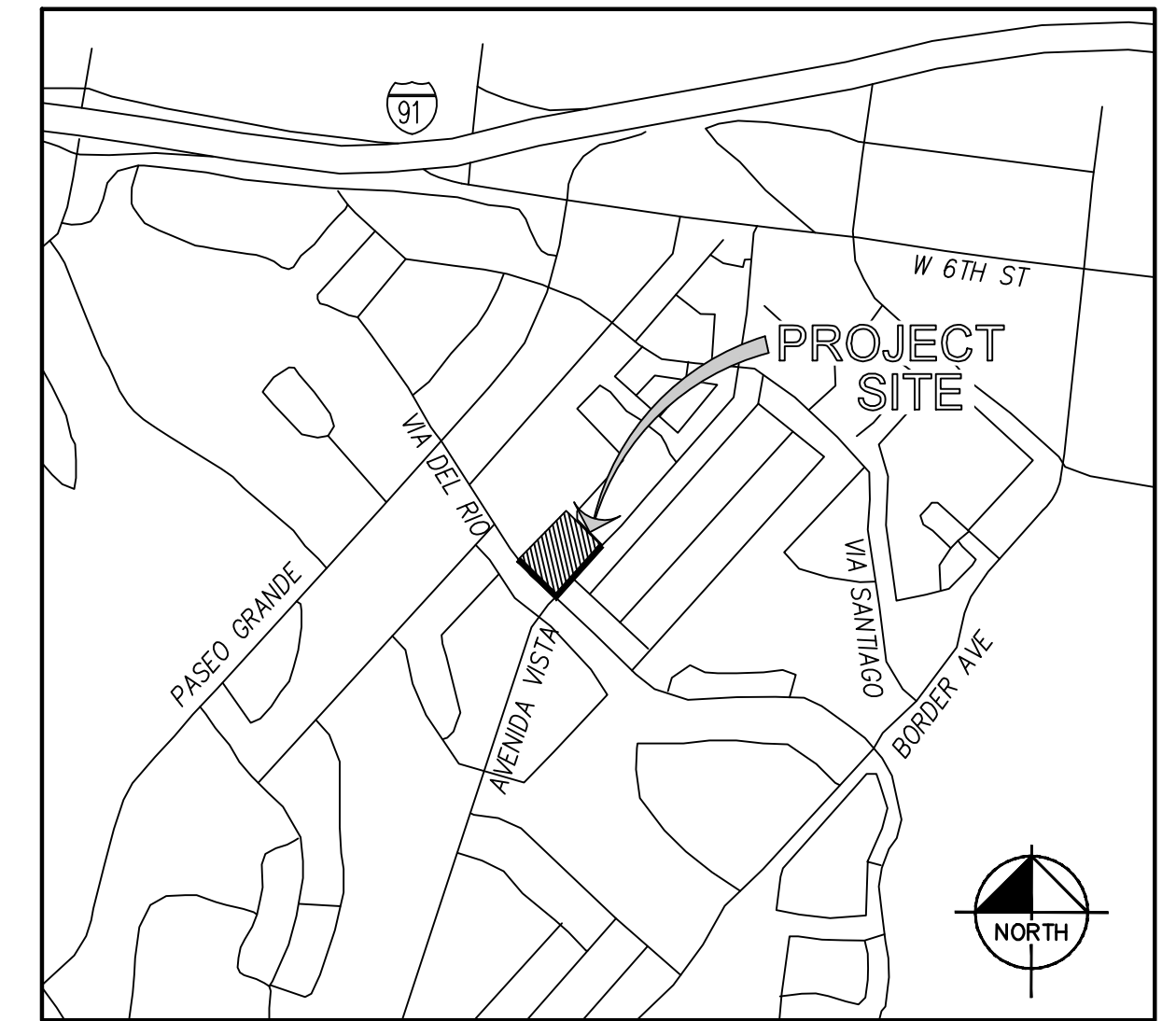


# CITY OF CORONA TENTATIVE TRACT MAP NO. 38934

THAT PORTION OF LOT 2 OF TRINIDAD YORBA TRACT, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,  
AS SHOWN BY MAP ON FILE IN BOOK 2 PAGE 22 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA  
FOR CONDOMINIUM PURPOSES



GRAPHIC SCALE IN FEET  
0 20 40 80  
SCALE: 1"=40' WHEN PRINTED AT FULL SIZE (24" X 36")



VICINITY MAP  
NOT TO SCALE

## AREA SUMMARY

TOTAL AREA: 2.87± AC (GROSS), 2.86± AC (NET)  
CONDO UNITS: 57 (ATTACHED)  
LANDSCAPING AREA: 25,778 SF  
BUILDING COVERAGE (LOT 1): 86,226 SF

NAME	AREA (SF)	AREA (AC)	LAND USE DESCRIPTION
LOT 1	-	2.82 (GROSS) 2.81 (NET)	GENERAL SITE AREA
LOT A	162	0.004	MODULAR WETLAND SYSTEM
LOT B	857	0.020	Basin ALONG VIA DEL RIO
LOT C	526	0.012	Basin AT INTERSECTION OF VIA DEL RIO AND AVENIDA DEL VISTA
LOT D	545	0.013	Basin ALONG AVENIDA DEL VISTA

## ZONING / LAND USE

GENERAL PLAN USE: HIGH DENSITY RESIDENTIAL (HDR)  
EXISTING ZONING: R3, HIGH DENSITY RESIDENTIAL (HDR)  
PROPOSED ZONING: R3, HIGH DENSITY RESIDENTIAL (HDR)  
EXISTING LAND USE: PLACE OF WORKSHIP  
PROPOSED LAND USE:  
- LOT 1: RESIDENTIAL ATTACHED CONDO RESIDENTIAL (HDR)  
- LOT A-D: WQMP FACILITIES

PROPOSED DENSITY: 19.86 UNITS/ACRE

NORTH/EAST CONDITION: APARTMENT OVER 100 UNITS (HDR)  
NORTH/WEST CONDITION: SCHOOL (S)  
SOUTH/WEST CONDITION: EXISTING SINGLE FAMILY HOMES (R1-9.6 / LDR)  
SOUTH/EAST CONDITION: EXISTING SINGLE FAMILY HOMES (R1-7.2 / LDR)

ONE PHASE AND ONE FINAL MAP IS PLANNED.

## ALLEY - LINEAR FOOTAGE

ALLEY A	118.50 L.F.
ALLEY B	426.71 L.F.
ALLEY C	164.76 L.F.
ALLEY D	268.74 L.F.
ALLEY E	164.73 L.F.
GRAND TOTAL	1,143.44 L.F.

## UTILITY PROVIDERS

CITY OF CORONA UTILITIES DEPARTMENT  
755 PUBLIC SAFETY WAY  
CORONA, CALIFORNIA, 92880  
(951) 736-2234

SOUTHERN CALIFORNIA EDISON  
1351 E. FRANCIS ST.  
CORONA, CA 91761  
(909) 930-8495  
WWW.SCE.COM

SO. CAL. GAS COMPANY  
1775 SAMPSON AVENUE,  
CORONA, CA 92879  
(800) 427-2200  
WWW.SOCALGAS.COM

AT&T  
(800) 572-4545  
WWW.ATTINTERNETSERVICE.COM

DIGALERT  
UNDERGROUND SERVICE ALERT  
(800) 422-4133



## MAP PREPARATION DATE

AUGUST, 2025

## MAP REVISION DATE

-

Kimley-Horn  
3801 UNIT  
PHONE: [REDACTED]

TTM 38934  
CUP 2024-0003  
SHEET C-2

EXHIBIT 2

## OWNER

ANDRES SERRANO MINISTRIES, A CALIFORNIA CORPORATION

## DEVELOPER

MLC HOLDINGS, INC.  
5 PETERS CANYON, SUITE 310  
IRVINE, CA 92606  
ATTN: LOUISA FELETTI  
EMAIL: LOUISA.FELETTI@MERITAGEHOMES.COM  
(949) 299-3833

## SURVEYOR

GGI  
1251 POMONA ROAD, SUITE 101  
CORONA, CA 92882  
ATTN: MICHAEL NAVARRO, PLS  
EMAIL: MN@GGISURVEY.COM

## ENGINEER

KIMLEY HORN & ASSOCIATES, INC.  
3801 UNIVERSITY AVENUE, SUITE 300  
RIVERSIDE, CA 92501  
ATTN: MICHAEL SUTTON, PE  
PHONE: (951) 543-9868  
EMAIL: MIKE.SUTTON@KIMLEY-HORN.COM

## BENCHMARK

DATE OF SURVEY: SEPTEMBER 12TH, 2023

DATE OF PLAT: OCTOBER 18TH, 2023

CITY OF CORONA BENCHMARK NO. C-123, BEING A FOUND 2-1/2" BRASS DISK SET IN TOP OF CURB STAMPED "C-123", LOCATED 5.00 FEET NORTH OF THE B.C.R. OF THE NORTHWESTERLY CURB RETURN OF THE INTERSECTION OF BORDER A VENUE AND VIA DEL RIO. ELEVATION: 788.476'

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE 6 NAD 83 (EPOCH 2010) AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) "BILL" AND (CORS) "JPLM" BEING N55°07'18"W.

## ADDRESS

1717 VIA DEL RIO  
CORONA, CA, 92882

## LEGAL DESCRIPTION

PER PRELIMINARY REPORT ORDER NO. 05A-7028601 (RA) DATED AUGUST 21, 2023, PREPARED BY FIRST AMERICAN TITLE COMPANY, THE SUBJECT PROPERTY IS DESCRIBED /IS FOLLOWS:

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

THAT PORTION OF LOT 2 OF TRINIDAD YORBA TRACT, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 2 PAGE 22 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY TERMINUS OF THAT CERTAIN COURSE IN THE NORTHWESTERLY LINE OF AVENIDA DEL VISTA SHOWN ON MAP OF TRACT NO. 2583, ON FILE IN BOOK 46 PAGES 11 TO 14, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AS HAVING A BEARING AND LENGTH OF NORTH 42° 05' 03" EAST, 1811.00 FEET; THENCE SOUTHWESTERLY ALONG THAT CERTAIN CURVE IN SAID NORTHWESTERLY LINE SHOWN ON SAID MAP OF TRACT NO. 2583, BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 14.00 FEET AND AN ARC LENGTH OF 21.99 FEET; THROUGH A CENTRAL ANGLE OF 90° 00' 00" TO THE END OF SAID CURVE; THENCE TANGENT TO SAID CURVE NORTH 47° 54' 57" WEST, 26.74 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 956.00 FEET; THENCE NORTHWESTERLY ALONG SAID LAST MENTIONED CURVE AN ARC DISTANCE OF 242.13 FEET THROUGH A CENTRAL ANGLE OF 14° 30' 41"; THENCE TANGENT TO SAID LAST MENTIONED CURVE NORTH 33° 24' 16" WEST 11.39 FEET; TO A POINT ON THE SOUTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO CORONA UNIFIED SCHOOL DISTRICT OF RIVERSIDE, BY DEED RECORDED DECEMBER 7, 1959 IN BOOK 2594 PAGE 15 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTH 42° 04' 47" EAST (FORMERLY RECORDED NORTH 42° 03' 13" EAST) ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL, 405.65 FEET; THENCE SOUTH 47° 54' 57" EAST, 291.35 FEET TO A POINT IN THE NORTHWESTERLY LINE OF AVENIDA DEL VISTA HAVING A BEARING AND LENGTH OF NORTH 42° 05' 03" EAST, 1811.00 FEET; DISTANT THEREON NORTH 42° 05' 03" EAST 425.00 FEET FROM THE POINT OF BEGINNING; THENCE ALONG SAID CERTAIN COURSE SOUTH 42° 05' 03" WEST 425.00 FEET TO THE POINT OF BEGINNING.

APN: 103-200-088 AND 103-200-089

## EXISTING EASEMENTS

[5] AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 15, 1963 AS BOOK 3536, PAGE 237 OF OFFICIAL RECORDS. IN FAVOR OF: CALIFORNIA ELECTRIC POWER COMPANY, A CORPORATION AFFECTS: AS DESCRIBED THEREIN

[11] THE EFFECT OF A DOCUMENT ENTITLED "EASEMENT & ASSIGNMENT OF LEASE AGREEMENT", RECORDED OCTOBER 19, 2012 AS INSTRUMENT NO. 2012-0501567 OF OFFICIAL RECORDS.

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. THE EFFECT OF A DOCUMENT ENTITLED "AMENDMENT TO EASEMENT AND ASSIGNMENT OF LEASE AGREEMENT", RECORDED MAY 16, 2013 AS INSTRUMENT NO. 2013-0233019 OF OFFICIAL RECORDS.

THE EFFECT OF A DOCUMENT ENTITLED "SECOND ASSIGNMENT OF EASEMENT AND ASSIGNMENT OF LEASE AGREEMENT", RECORDED SEPTEMBER 05, 2018 AS INSTRUMENT NO. 2018-0355514 OF OFFICIAL RECORDS.

[12] THE EFFECT OF A DOCUMENT ENTITLED "EASEMENT & ASSIGNMENT OF LEASE AGREEMENT", RECORDED OCTOBER 19, 2012 AS INSTRUMENT NO. 2012-0501568 OF OFFICIAL RECORDS.

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. THE EFFECT OF A DOCUMENT ENTITLED "AMENDMENT TO EASEMENT AND ASSIGNMENT OF LEASE AGREEMENT", RECORDED JUNE 18, 2013 AS INSTRUMENT NO. 2013-0288273 OF OFFICIAL RECORDS.

THE EFFECT OF A DOCUMENT ENTITLED "SECOND ASSIGNMENT OF EASEMENT AND ASSIGNMENT OF LEASE AGREEMENT", RECORDED SEPTEMBER 05, 2018 AS INSTRUMENT NO. 2018-0355515 OF OFFICIAL RECORDS.

[14] THE EFFECT OF TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AND ASSIGNMENT AGREEMENT" RECORDED OCTOBER 26, 2016 AS INSTRUMENT NO. 2016-0471870 OF OFFICIAL RECORDS.

[23] AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTALS, RECORDED APRIL 15, 2024, UNDER INSTRUMENT 2024-0108048 IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY

[\*] PORTION OF EXISTING EASEMENT TO BE VACATED

## ABBREVIATIONS

AC	-	ACRES
BLDG	-	BUILDING
BSL	-	BUILDING SETBACK LINE
C&G	-	CURB & GUTTER
CL	-	CENTERLINE
CONC.	-	CONCRETE
CONDO	-	CONDOMINIUM
EX.	-	EXISTING
FG	-	FINISHED GROUND
FL	-	FLOWLINE
FS	-	FINISHED SURFACE
FH	-	FIRE HYDRANT
N.T.S.	-	NOT TO SCALE
PE	-	PAD ELEVATION
PROP.	-	PROPOSED
PUE	-	PUBLIC UTILITY EASEMENT
P.I.P.	-	PROTECT IN PLACE
PWMT	-	PAVEMENT
R/W	-	RIGHT OF WAY
SD	-	STORM DRAIN
SWLK	-	SIDEWALK
TYP	-	TYPICAL
TC	-	TOP OF CURB

## ASSESSOR'S PARCEL NO

103-200-088 AND 103-200-089

## EARTHWORK QUANTITIES

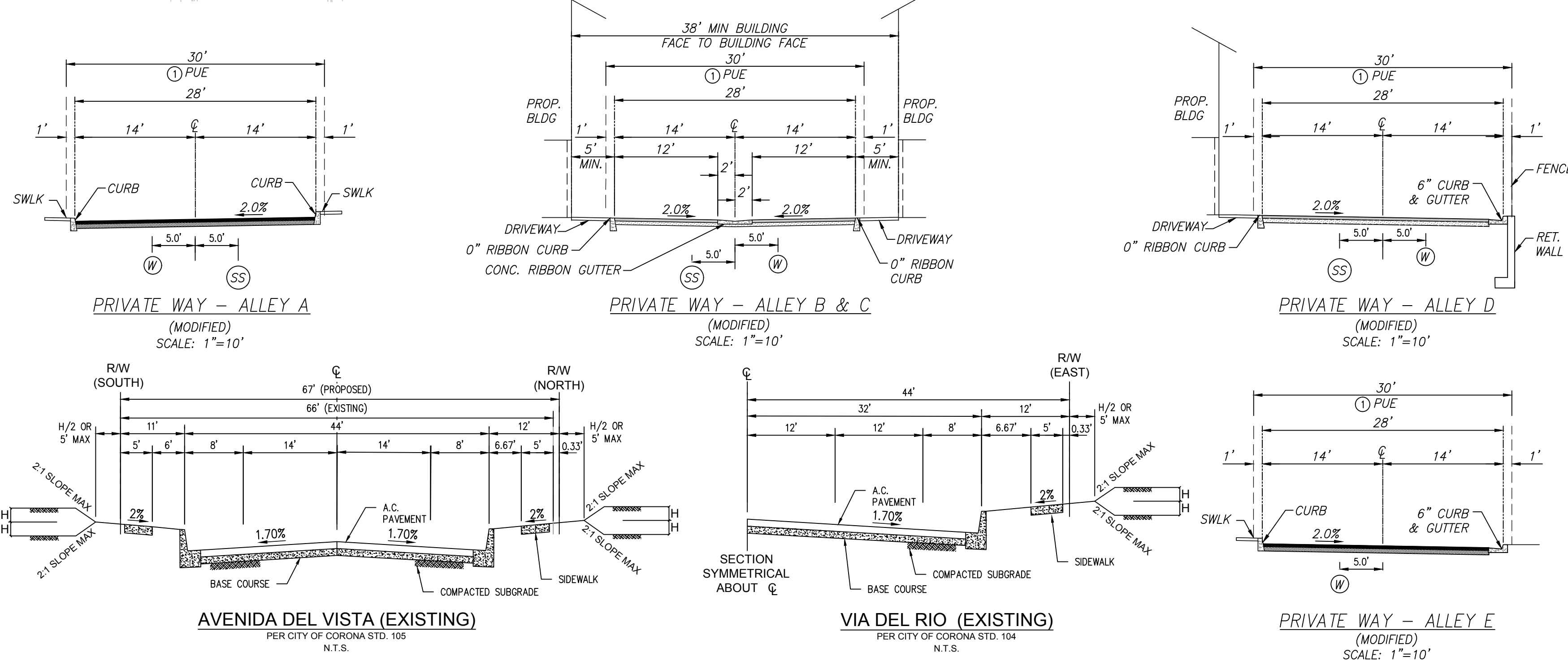
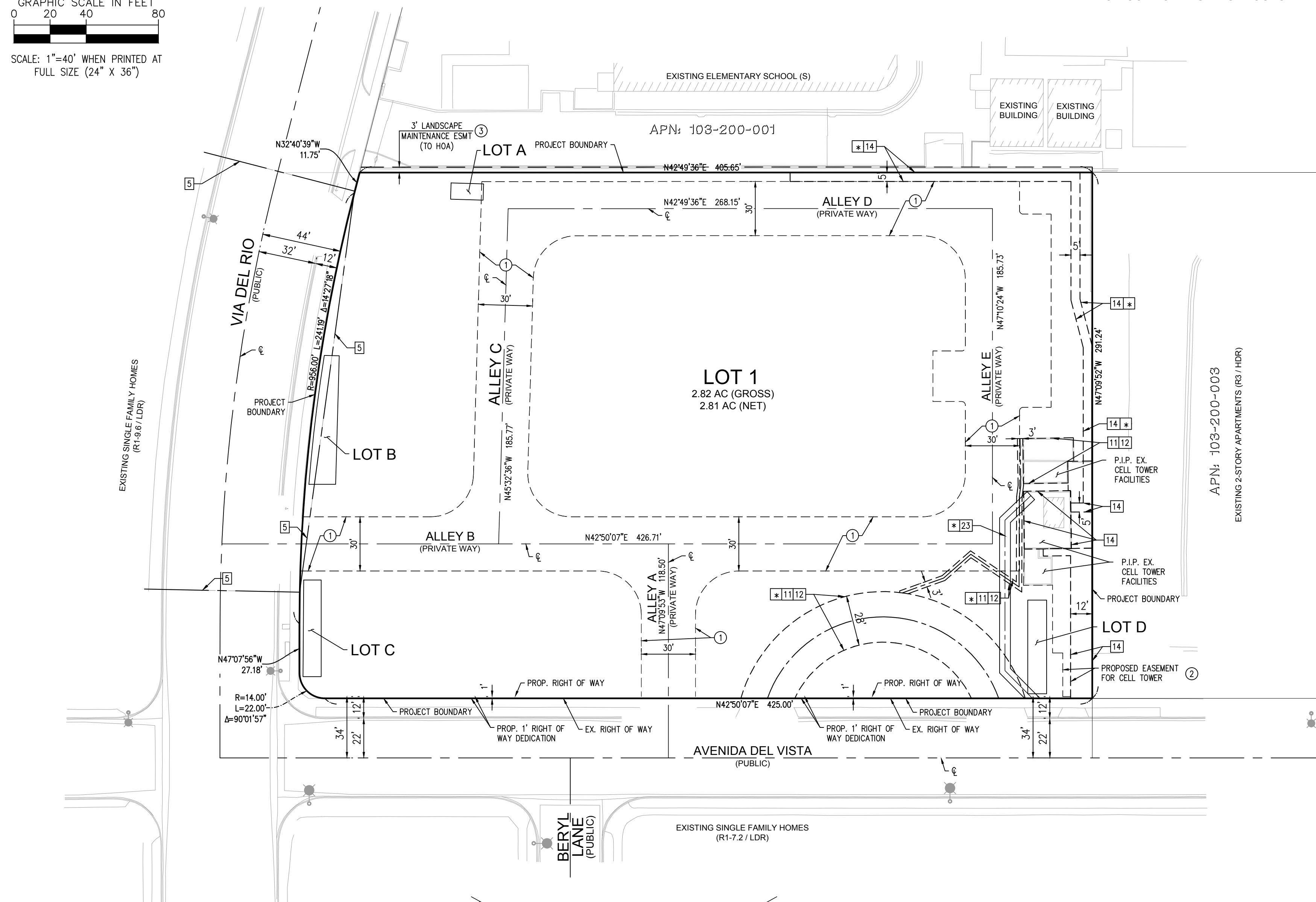
CUT = 2,700 CY (RAW)  
FILL = 6,200 CY (RAW)  
NET = 3,500 CY OF FILL

## LEGEND

BOUNDARY	---
RIGHT OF WAY	---
CENTERLINE	---
EASEMENT LINE (PUE)	---
LOT LINE	---
PROPOSED EASEMENT	---

## PROPOSED EASEMENT

- EASEMENT FOR PUBLIC UTILITY, AND INGRESS/EGRESS PURPOSES (WIDTH VARIES)
- PRIVATE EASEMENT FOR CELL TOWER (VAIRES)
- 3' PRIVATE EASEMENT FOR LANDSCAPE MAINTENANCE (OFFSITE)



K:\RVL\LD\195261016 - MLC CORONA\CAD\PRELIMINARY\TENTATIVE TRACT MAP-NO CURB.DWG 8/12/2025 1:31:36 PM