

7) **Final Map 38626, Corydon Gateway**

Approve Final Map 38626 subject to City Engineer's acceptance as being true and correct and authorize the City Clerk to sign the map and arrange for the recordation of the final map.



## REPORT TO CITY COUNCIL

**To:** Honorable Mayor and Members of the City Council  
**From:** Jason Simpson, City Manager  
**Prepared by:** Remon Habib, City Engineer  
**Date:** January 23, 2024  
**Subject:** Final Map 38626, Corydon Gateway

### **Recommendation**

Approve Final Map 38626 subject to City Engineer's acceptance as being true and correct and authorize the City Clerk to sign the map and arrange for the recordation of the final map.

### **Background**

The project site located at the northwest corner Mission Trail and Corydon Street intersection. Final Map 38626 will subdivide one (1) parcel totaling 2.14 gross acres for condominium purposes to convert approximately 1.64-acre lot into one common parcel and establish six (6) units within the industrial building.

### **Discussion**

Per the Subdivision Map Act Section 66474.1, Final Map 38626 has been reviewed and staff has been determined the final map is in substantial conformance to the previously approved Tentative Tract Map 38626. All conditions of approval relative to the final map have been completed.

### **Fiscal Impact**

Public improvements are to be constructed by the master developer of the Corydon Gateway project. Security posted is sufficient for the City to complete the construction if needed. Staff time was utilized to prepare the documents.

**Attachments**

Attachment 1 - Final Boundary Map

Attachment 2 - Vicinity Map



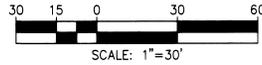
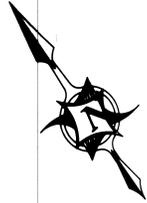
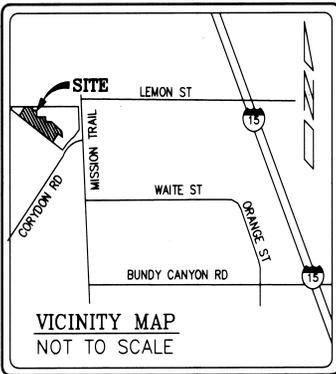
# TRACT MAP NO. 38626

FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF LOTS 5 AND 6 OF TRACT MAP NO. 37977, AS SHOWN BY MAP FILED IN BOOK 482, PAGES 1 THROUGH 4, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA SAID LOTS DESCRIBED AS PARCEL "A" OF CERTIFICATE OF PARCEL MERGER NO. 2022-0008 AS EVIDENCED BY DOCUMENT RECORDED JUNE 15, 2022 AS INSTRUMENT NO. 2022-0271003 OF OFFICIAL RECORDS OF SAID COUNTY.

INLAND VALLEY SURVEYING, INC.

OCTOBER, 2023



**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTHWESTERLY LINE OF LOT 5 AND 6 OF TRACT MAP NO. 37977, M.B. 482/1-4, BEING NORTH 53°25'41" WEST.

**SURVEYOR'S NOTES**

- INDICATES FOUND 1" I.P. W/TAG "L.S. 9029", FLUSH, PER M.B. 482/1-4.
- INDICATES SET 1" I.P., FLUSH, WITH TAG STAMPED "L.S. 8509".
- ( ) INDICATES RECORD AND MEASURED DATA PER M.B. 482/1-4.
- THIS TRACT MAP CONTAINS 2.14 ACRES GROSS WITHIN THE DISTINCTIVE BORDER.
- THIS TRACT MAP VESTS A SUBDIVISION FOR CONDOMINIUM PURPOSES OF 6 CONDOMINIUM UNITS.

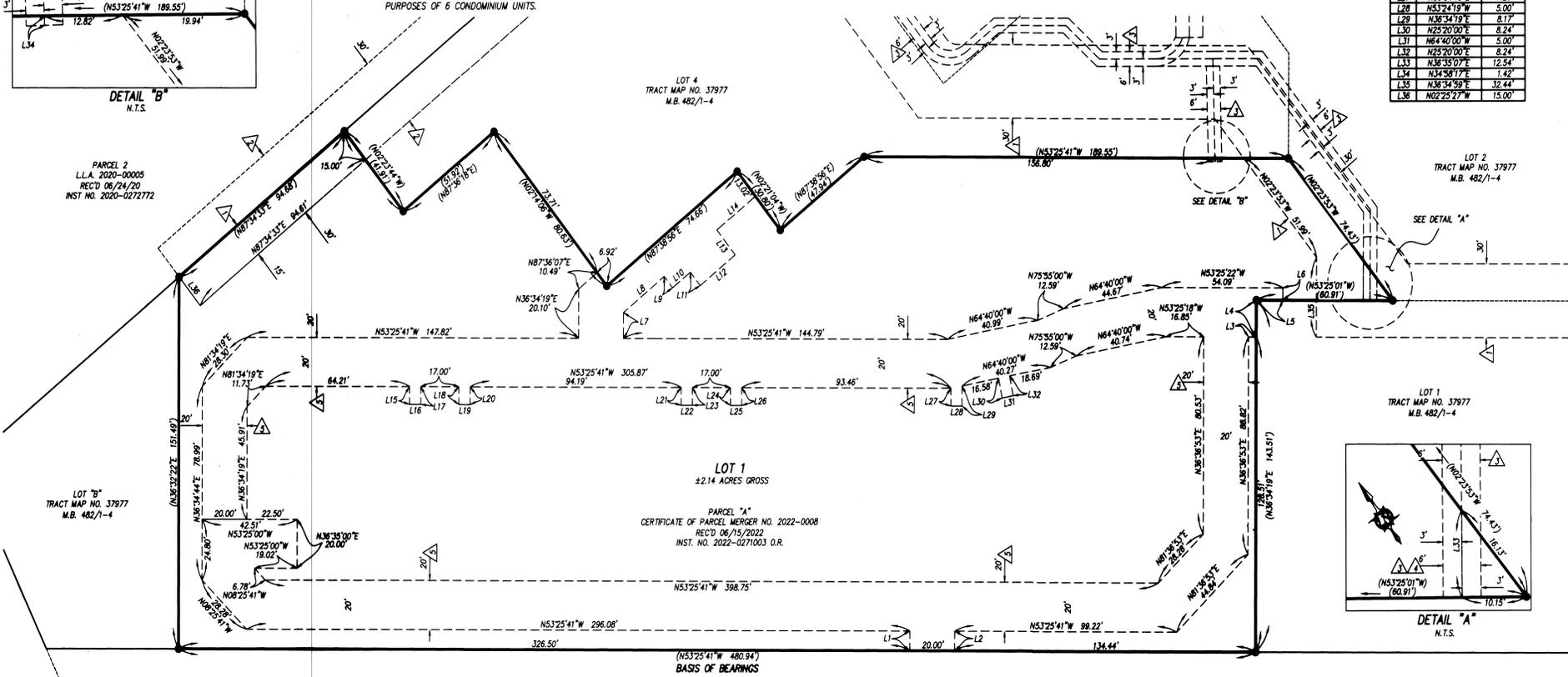
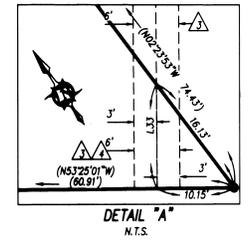
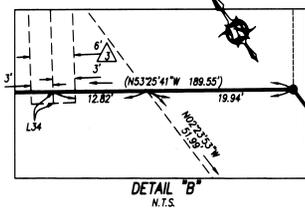
**EASEMENT NOTES:**

- △ INDICATES 30' ACCESS EASEMENT PER M.B. 482/1-4.
- △ INDICATES EASEMENT FOR ACCESS, UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF THE DEVELOPMENT AT MISSION TRAILS LAKE ELSINORE, LLC, RECORDED FEBRUARY 18, 2021 AS INSTRUMENT NO. 2021-010496, O.R.
- △ INDICATES EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL SUPPLY, SYSTEMS AND COMMUNICATION SYSTEMS IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED MARCH 03, 2022 AS INSTRUMENT NO. 2022-0104963, O.R.
- △ INDICATES EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL SUPPLY, SYSTEMS AND COMMUNICATION SYSTEMS IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED MAY 24, 2022 AS INSTRUMENT NO. 2022-0239221, O.R.

**EASEMENT NOTES:**

- △ INDICATES EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF WATER AND SEWER FACILITIES IN FAVOR OF ELSHORE VALLEY MUNICIPAL WATER DISTRICT, RECORDED NOVEMBER 16, 2022 AS INSTRUMENT NO. 2022-0472412, O.R.
- 6. INDICATES EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF PIPE LINES AND CONDUITS FOR GAS LINES, IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, RECORDED MAY 24, 2022 AS INSTRUMENT NO. 2022-0238633, O.R. EASEMENT CANNOT BE PLOTTED FROM RECORD.

| LINE TABLE |             |        |
|------------|-------------|--------|
| NO.        | BEARING     | LENGTH |
| L1         | N36°34'19"E | 8.00'  |
| L2         | N36°34'19"E | 8.00'  |
| L3         | N53°25'50"W | 3.41'  |
| L4         | N36°34'19"E | 18.00' |
| L5         | N53°25'01"W | 11.86' |
| L6         | N36°34'59"E | 5.00'  |
| L7         | N36°34'19"E | 10.53' |
| L8         | N87°36'07"E | 23.41' |
| L9         | N01°59'29"W | 5.93'  |
| L10        | N88°01'21"E | 10.20' |
| L11        | N02°23'54"W | 7.00'  |
| L12        | N87°36'06"E | 20.00' |
| L13        | N02°23'54"W | 13.00' |
| L14        | N87°36'07"E | 22.01' |
| L15        | N36°34'19"E | 7.27'  |
| L16        | N53°25'41"W | 5.00'  |
| L17        | N36°34'19"E | 7.27'  |
| L18        | N36°34'19"E | 7.27'  |
| L19        | N53°25'41"W | 5.00'  |
| L20        | N36°34'19"E | 7.27'  |
| L21        | N36°34'19"E | 7.27'  |
| L22        | N53°25'41"W | 5.00'  |
| L23        | N36°34'19"E | 7.27'  |
| L24        | N36°34'19"E | 7.27'  |
| L25        | N53°25'41"W | 5.00'  |
| L26        | N36°34'19"E | 7.27'  |
| L27        | N36°34'19"E | 7.26'  |
| L28        | N53°24'19"W | 5.00'  |
| L29        | N36°34'19"E | 8.17'  |
| L30        | N25°20'02"E | 8.24'  |
| L31        | N64°40'00"W | 5.00'  |
| L32        | N25°20'00"E | 8.24'  |
| L33        | N36°35'07"E | 12.54' |
| L34        | N34°58'17"E | 1.42'  |
| L35        | N36°34'59"E | 32.44' |
| L36        | N02°23'27"W | 15.00' |



# VICINITY MAP

