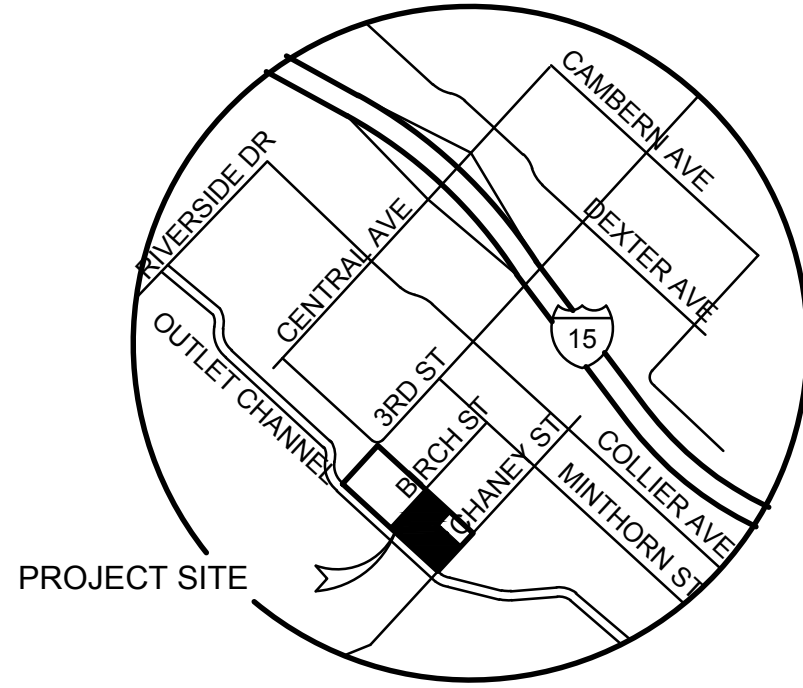


CITY OF LAKE ELSINORE  
TENTATIVE PARCEL MAP NO. 38341  
FAIRWAY BUSINESS PARK - PHASE 3

LEGAL DESCRIPTION

LOTS 1, 2, 3 AND 8 OF PARCEL MAP 36551 RECORDED  
CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
DATED 5 OF SEPTEMBER, 2017, OFFICIAL RECORDS OF RIVERSIDE COUNTY.  
LOTS 7 OF PARCEL MAP 37526 RECORDED  
CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
DATED 17 OF OCTOBER, 2018, OFFICIAL RECORDS OF RIVERSIDE COUNTY.



VICINITY MAP

NOT TO SCALE

ASSESSOR'S PARCEL NUMBER

377-140-027

SERVICE PROVIDERS

WATER & SEWER	EVMWD 31315 CHANEY STREET LAKE ELSINORE, CA 92530 PHONE: (909) 674-3124
ELECTRIC	SOUTHERN CALIFORNIA EDISON 26100 MENIFEE ROAD ROMOLAND, CA 92380 PHONE: (909) 928-8252
GAS	SOUTHERN CALIFORNIA GAS COMPANY 1981 LUGONIA AVE. REDLANDS, CA 92374 PHONE: (800) 228-7377
CABLE	COMCAST CABLE 2320 PAMONA-RINCON ROAD CORONA, CA 91720 PHONE: (909) 270-3371
PHONE	VERIZON TELEPHONE COMPANY 150 SOUTH JULANITA STREET HEMET, CA 92546 PHONE: (909) 925-6211

NOTES:

DATE MAP PREPARED: FEBRUARY 16, 2017  
EXISTING PARCELS: 5  
TOTAL PROPOSED LOTS: 6 LOTS  
AVERAGE LOT SIZE: 1.47 ACRES  
ADJOINING PROPERTY LAND USE: M-1 LIMITED MANUFACTURING  
PROPOSED SEWAGE METHOD: PUBLIC SEWER SYSTEM  
EXISTING ZONING: M-2 LIMITED MANUFACTURING  
PROPOSED ZONING: M-2 LIMITED MANUFACTURING  
GENERAL PLAN DESIGNATION: LIMITED INDUSTRIAL  
TOTAL NET ACREAGE: 8.79 AC  
TOTAL GROSS ACREAGE: 8.79 AC  
EXISTING LOT USE: VACANT  
PROPOSED LOT USE: LIGHT INDUSTRIAL OFFICE  
PRIVATE STREET MAINTENANCE BY: N/A  
FEES WILL BE PAID IN LIEU OF A PARK DEDICATION ON THE SITE

OWNER

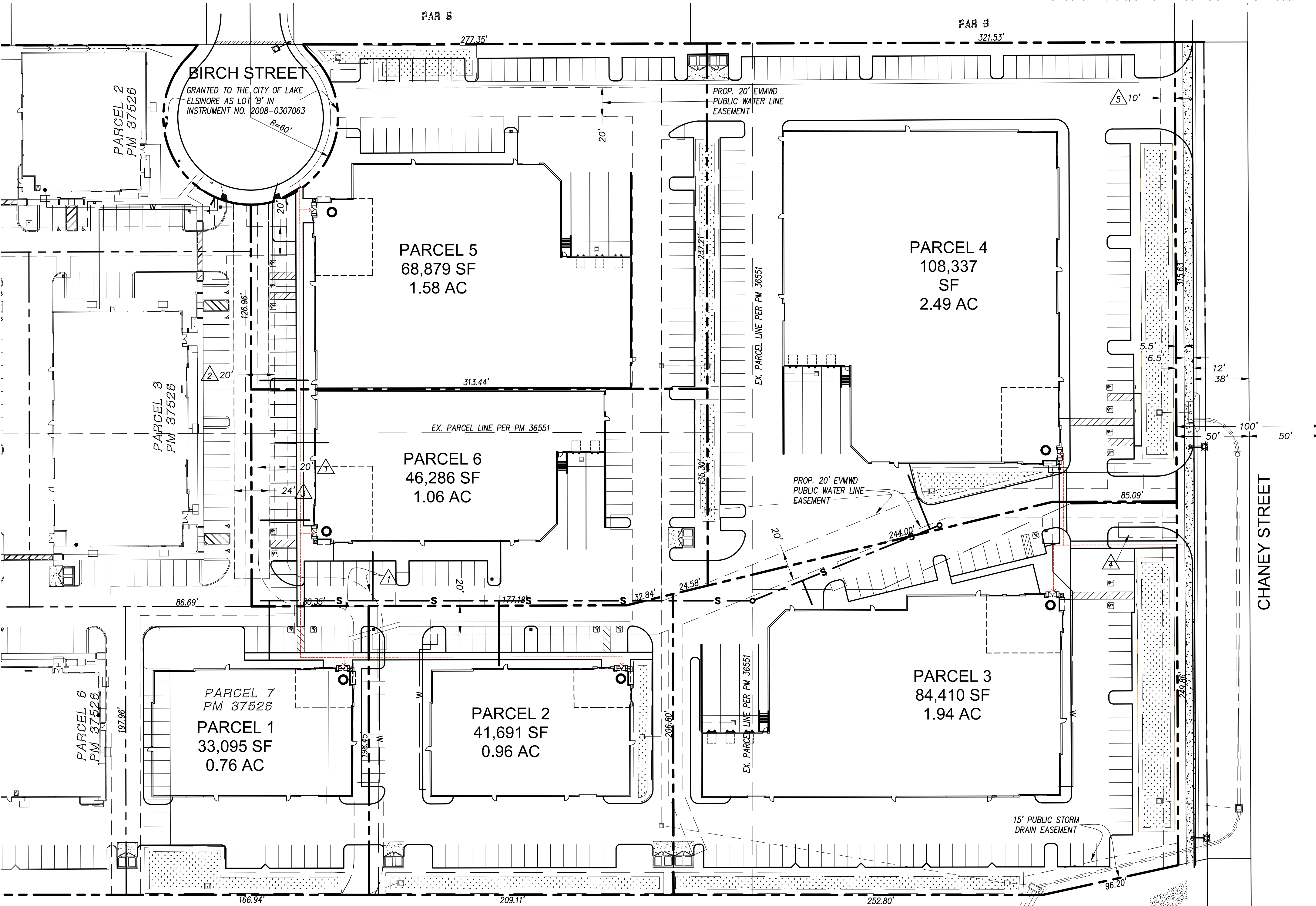
ROD OSHITA  
ARI CHANEY STREET, LLC.  
1601 N. SEPULVEDA BLVD. #401  
MANHATTAN BEACH, CA 90266  
T: (310) 939-7102  
F: (310) 939-7104

ENGINEER

SWS ENGINEERING, INC.  
1635 LAKE SAN MARCOS DR., SUITE 200  
SAN MARCOS, CA 92078  
T: (760) 744-0011  
F: (760) 744-0046

EARTHWORK QUANTITIES

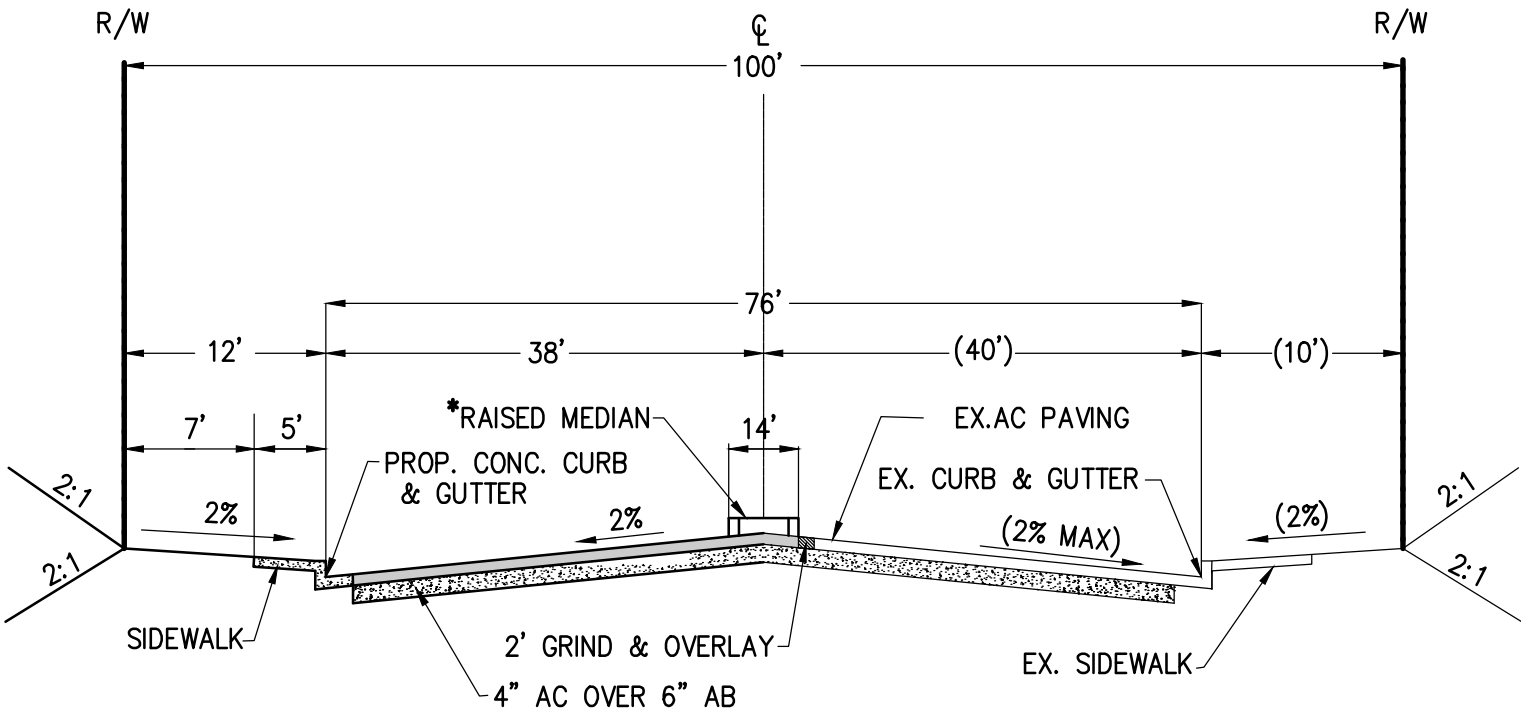
CUT YARDAGE - 1,200 CY  
FILL YARDAGE - 3,700 CY  
IMPORT YARDAGE - 2,500 CY



LAKE ELSINORE OUTLET CHANNEL

EASEMENT NOTES:

- AN EASEMENT IN FAVOR OF THE CITY OF LAKE ELSINORE FOR RIGHT-OF-WAY AND STORM DRAIN PURPOSES, RECORDED OCTOBER 15, 2008 AS INSTRUMENT NO. 2008-0555380, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- AN EASEMENT IN FAVOR OF ELSINORE VALLEY MUNICIPAL WATER DISTRICT FOR ACCESS ROAD AND SEWER PURPOSES, RECORDED AUGUST 8, 2008 AS INSTRUMENT NO. 2008-0435975, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- INDICATES AN ACCESS EASEMENTS FOR INGRESS & EGRESS PURPOSES RESERVED HEREON.
- AN EASEMENT IN FAVOR OF ELSINORE VALLEY MUNICIPAL WATER DISTRICT FOR ACCESS AND WATER PURPOSES, RECORDED AUGUST 8, 2008 AS INSTRUMENT NO. 2008-0435974, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON FOR ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATIONS SYSTEMS, RECORDED DECEMBER 26, 1990 AS INSTRUMENT NO. 464469, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

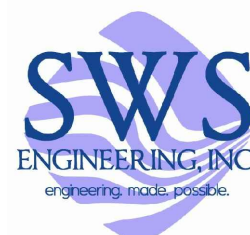


CHANEY STREET

TI=8.5

NOT TO SCALE

\* FOR THE RAISED MEDIAN A CASH IN LIEU WILL BE PROVIDED TO THE CITY FOR FUTURE CONSTRUCTION.



SWS ENGINEERING, INC.  
CIVIL ENGINEERING • LAND PLANNING • SURVEYING  
1635 Lake San Marcos Drive, Suite 200  
San Marcos, CA 92078  
P: 760-744-0011

DATE: Dec 08, 21 1:24pm by: Mike Schweitzer  
FILE: Z:\Projects\2012\12-126\PRODI\Planning\TM\Phase 3\12-126\_TM01\_PHASE3.dwg

REVISIONS:

CITY OF LAKE ELSINORE

W.O. FOR: F.B.

1

OF 1 SHEETS

FILE NO.