

IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, CALIFORNIA

PARCEL MAP NO. 38753

BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP 15591 AS SHOWN BY MAP ON FILE IN BOOK 82 OF PARCEL MAPS, AT PAGES 72 AND 73 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SECTION 35, T. 5 S., R. 5 W., S.

FARID DADASHI, PLS 9650

JULY, 2024

GPS. CONTROL METZ
N:2234807.067'
E:6263416.434'

GPS. CONTROL VICKER
N:2190014.275'
E:6194249.160'

GPS. CONTROL EL 2680
N:2187338.503'
E:6217637.215'

LEGEND:

SFN/SN = SEARCHED FOUND NOTHING, SET NOTHING
C/L = CENTERLINE DN = DOWN
S&W = SPIKE & WASHER INT. = INTERSECTION
FD = FOUND ACC. = ACCEPTED
AC. = ASPHALT EST. = ESTABLISHED

SCALE: 1" = 30'

ESTABLISHMENT NOTES:

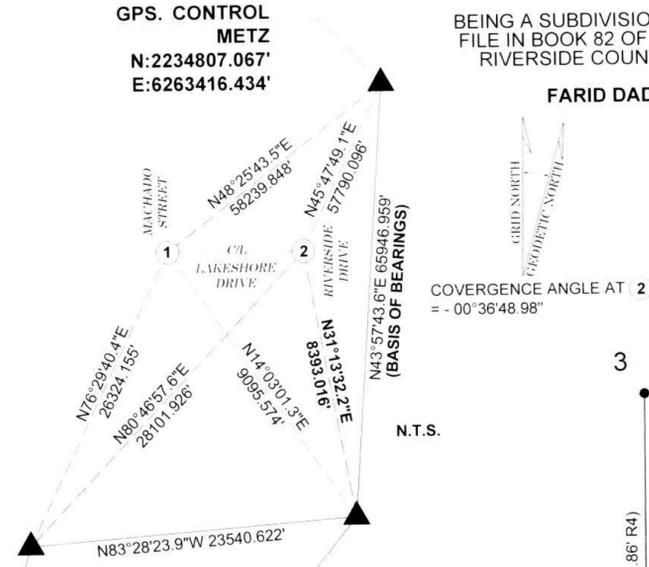
- A SFN/SN, EST. BY PRORATION PER R1
- B E'LY LINE OF PARCEL 1 OF R1 EST. BY HOLDING A LINE BETWEEN MONUMENT 4 AND EST. NOTE A
- C W'LY LINE OF PARCEL 1 OF R1 EST. BY HOLDING A LINE BETWEEN MONUMENT 3 AND EST. NOTE A
- D EST. BY PRORATION BETWEEN MONUMENT 3 AND EST. NOTE A PER R4
- E EST. BY HOLDING RECORD ANGLE AND PRORATED DISTANCES PER R4
- F EST. PARALLEL WITH LAKESHORE DRIVE CENTERLINE AND PRORATED DISTANCE PER R4 FROM EST. NOTE D
- G EST. BY A LINE BETWEEN SE'LY END OF EST. NOTES E AND F

N52°27'55"W (N53°02'58"W R4)
125.26' (125.29' R4)

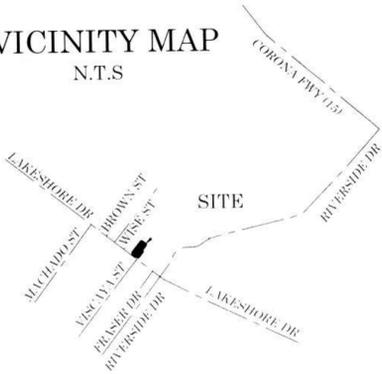
PARCEL 2
GROSS AND NET = 20,589 SQ./FT.
0.473 A.C.

PARCEL 1
GROSS AREA = 34,280 SQ./FT., 0.787 A.C.
NET AREA = 28,410 SQ./FT., 0.652 A.C.

LOT "A", AREA = 1,737 SQ./FT.



VICINITY MAP
N.T.S.



REFERENCES

- R1 = RECORD OF SURVEY, R.S.B. 66/42-43
- R2 = PARCEL MAP 13024, P.M.B. 74/20
- R3 = TRACT 32008, M.M. 386/21-27
- R4 = PARCEL MAP 15591, P.M.B. 82/72-73

MONUMENT NOTES

- 1 FOUND 1" I.P. WITH NO TAG STAMPED, DN. 0.1' PER R2, ACCEPTED C/L INT. OF LAKESHORE DR. & MACHADO ST.
- 2 FOUND 1.5" I.P. WITH ILLEGIBLE TAG, DN. 0.3' PER R3, ACCEPTED C/L INT. OF LAKESHORE DR. & RIVERSIDE DR.
- 3 FOUND 1" I.P. WITH NO TAG, DN. 0.5' PER R4.
- 4 FOUND 1" I.P. WITH ILLEGIBLE TAG, DN. 0.5' PER R4
- 5 FOUND 1" OPEN I.P., FLUSH PER R3, S37°32'05"W 0.15' NOT ACCEPTED ON C/L OF LAKESHORE

SFN, SET 6" PUNCHED SPIKE WITH ALUMINUM WASHER STAMPED "LS-9650" FLUSH IN AC.

EASEMENT NOTES

EASEMENT AND RIGHTS INCIDENTAL THERETO FOR POLE LINES AND CONDUITS TO GENERAL TELEPHONE COMPANY OF CALIFORNIA, A CORPORATION, RECORDED DECEMBER 19, 1979 AS INSTRUMENT NO 269291, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA SAID EASEMENT BEING BLANKET.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "EL 2680", "METZ" AND "VICKER" NAD 83(NSRS2011) EPOCH 2010.00 AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE AS SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES, MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.99978868. CALCULATIONS ARE MADE AT MONUMENT 2 WITH COORDINATES OF:
N: 2,194,515.641'
E: 6,221,988.229'
Z: 1173.091' (M)

