

LOT SUMMARY TABLE

(5000 SQ. FT.)

Lot No.	Gross Area	Lot No.	Gross Area	Lot No.	Gross Area	Lot No.	Gross Area	Lot No.	Gross Area	Lot No.	Gross Area	Lot No.	Gross Area	Lot No.	Gross Area	Lot No.	Gross Area	
7,344	90	8,870	171	7,284	265	8,092	354	6,843	442	7,486	530	8,589	818	6,454	706	8,884	794	8,600
2	8,609	90	9,889	178	7,438	266	8,012	355	443	7,485	531	8,590	819	6,453	707	8,883	795	8,601
3	7,892	91	7,892	179	7,569	267	8,126	356	444	7,484	532	8,591	820	6,452	708	8,882	796	8,602
4	8,090	92	7,881	180	7,414	268	8,627	357	445	7,483	533	8,592	821	6,451	709	8,881	797	8,601
5	8,090	93	7,881	181	7,414	269	8,627	358	446	7,482	534	8,593	822	6,450	710	8,880	798	8,600
6	8,277	94	8,335	182	13,370	270	8,015	359	447	7,481	535	8,590	823	6,449	711	8,879	799	8,599
7	7,391	95	10,066	183	8,086	271	8,041	360	448	7,480	536	8,591	824	6,448	712	8,878	800	8,598
8	8,277	96	13,370	184	10,066	272	8,041	361	449	7,479	537	8,592	825	6,447	713	8,877	801	8,597
9	6,474	97	14,071	185	7,061	273	6,091	362	450	7,478	538	8,593	826	6,446	714	8,876	802	8,596
10	6,474	98	14,071	186	7,061	274	6,091	363	451	7,477	539	8,594	827	6,445	715	8,875	803	8,595
11	6,448	99	8,078	187	7,568	275	7,803	364	452	7,476	540	8,595	828	6,444	716	8,874	804	8,594
12	10,228	100	8,875	188	5,812	276	6,138	365	453	7,475	541	8,596	829	6,443	717	8,873	805	8,593
13	10,228	101	8,875	189	5,812	277	6,138	366	454	7,474	542	8,597	830	6,442	718	8,872	806	8,592
14	10,228	102	8,875	190	5,812	278	6,138	367	455	7,473	543	8,598	831	6,441	719	8,871	807	8,591
15	9,143	103	8,158	191	7,915	279	7,283	368	456	7,472	544	8,599	832	6,440	720	8,870	808	8,590
16	8,008	104	8,874	192	6,135	280	6,797	369	457	7,471	545	8,600	833	6,439	721	8,869	809	8,589
17	8,889	105	7,852	193	5,843	281	5,843	370	458	7,470	546	8,601	834	6,438	722	8,868	810	8,588
18	10,071	106	8,889	194	5,590	282	5,590	371	459	7,469	547	8,602	835	6,437	723	8,867	811	8,587
19	10,071	107	8,889	195	5,590	283	5,575	372	460	7,468	548	8,603	836	6,436	724	8,866	812	8,586
20	10,071	108	8,889	196	5,590	284	5,575	373	461	7,467	549	8,604	837	6,435	725	8,865	813	8,585
21	10,061	109	8,883	197	5,561	285	5,579	374	462	7,466	550	8,605	838	6,434	726	8,864	814	8,584
22	10,061	110	8,883	198	5,561	286	5,579	375	463	7,465	551	8,606	839	6,433	727	8,863	815	8,583
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APPLICANT:	OWNER:	NOTES
CENYIA HONES 2280 MIDLAND CIRCLE SUITE 150 COLUMBIA, GA 30080 (404) 775-0000	TT GROUP INC. 606 N FIRST STREET SAN JOSE, CA 95131-5109 (408) 286-7000 ATTN: STEWART FARMY	<ol style="list-style-type: none"> 1. A.P.N.: 149-269-017 019, 021, 024-029, 034, 349-290-004, 017-021, 149-150-001-004, 016, 016 2. EXISTING LAND USE: AGRICULTURE 3. EXISTING ZONING: TUSCANY HILLS SPECIFIC PLAN 4. PROPOSED ZONING: TUSCANY HILLS SPECIFIC PLAN 5. PROPOSED LAND USE: RESIDENTIAL 6. ALL STREETS ARE PUBLIC 7. PARK REQUIREMENTS TO BE MET BY LAND DEDICATION & IMPROVEMENTS PER DEVELOPMENT AGREEMENT 8. ALL SLOPES NOT WITHIN A PRIVATE LOT, COMMON AREAS, OPEN SPACE, PRIVATE DRAINAGE FACILITIES, FIRE BREAKS, UTILITY AREAS, ROAD ACCESS EASEMENTS, AND ANY OTHER COMMON ADJACENCIES SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION. THE ASSOCIATION SHALL BE ESTABLISHED TO SUCCEED TO CURRENT STATE LAWS AND BE SUBJECT TO THE APPROVAL OF THE CITY ATTORNEY AND COMMUNITY DEVELOPMENT DIRECTOR AND SHALL REVIEW ALL CC & R'S AND RULES FOR THEIR ADEQUACY AND COMPLETENESS. THE CITY ATTORNEY SHALL REVIEW CC & R'S, HOMEOWNERS ASSOCIATION DOCUMENTS AND ALL DOCUMENTS TO CONVEY TITLE TO THE HOMEOWNERS ASSOCIATION. 9. MINIMUM RESIDENTIAL LOT SIZE: 5,000 SF. PER TUSCANY HILLS SPECIFIC PLAN AMENDED NO. 1. 10. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT. 11. NO EXISTING BUILDINGS ARE LOCATED ON SITE OR WITHIN 100' OF TRACT BOUNDARY. 12. ALL EXISTING EASEMENTS ARE SHOWN HEREON.

LEGAL DESCRIPTION
BEING A SUBDIVISION OF ALL PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 10239, RECORDED
IN BOOK 49, PAGE 94 OF PARCEL MAPS, SAID COUNTY RECORDS

Local Street
"P", "E", "F", "G", "L", "V", "AC", "AH", "AJ", "AL", "AT", "AV", "AZ",
"AB", & A PORTION OF "X", "AA", "AI", "AN", "AU", "AW", "AAC" STREETS

Collector Streets
"A", "B" & "T"

Secondary Highway
Summerhill Drive

PROPOSED
45°

FUTURE IMPROVEMENTS BY OTHERS
R/W

PALE HADDLESTON
R.C.E. 58620 EXP. 6/20/06

DATE _____

2014
CITY OF CALIFORNIA

02/07/04	SHADED FIRE ACCESS	JS
11/09/04	DESIGN PER CITY	DC
08/27/04	REDESIGN PER CITY	DC
DATE	REVISION	BY

SCALE T=100'

DATE 02/09/05

W.O. 0919-80

GROSS AREA 368.4 AC±

CONTOUR INTERVAL 2'

TOTAL LOTS 807 RESIDENTIAL

3 PARKS

61 OPENSACE

4 BASINS

1 LIFT STATION

0 50' 100' 200'

Secondary Highway
Greenwald Avenue

7904

0/14-17

ADDITIONAL R/W
TO BE DEDICATED

EXIST. R/W

100ft

SIDEWALK

DRAINAGE EXIST

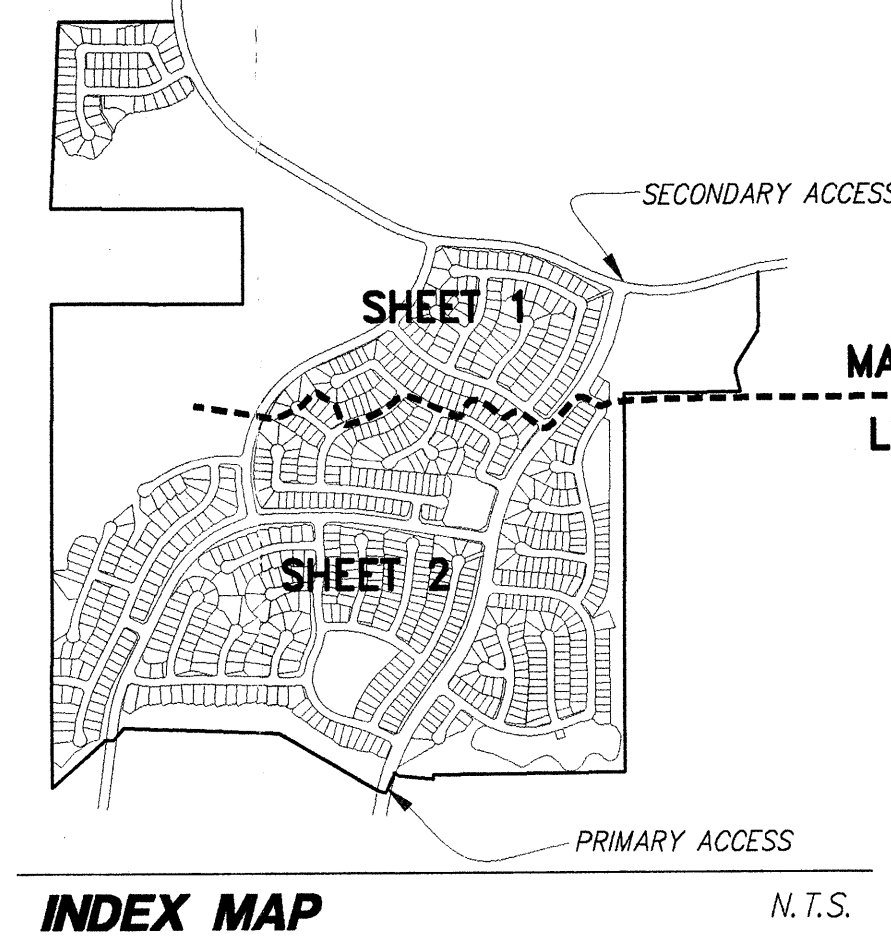
UTILITY PROVIDERS

ELECTRIC	SOUTHERN CALIFORNIA EDISON 26100 MENEFEE ROAD ROWLAND, CA. 92380 (800) 442-4950
GAS	SOUTHERN CALIFORNIA GAS COMPANY 465 SOUTH CORONA MALL CORONA, CA. 91720 (951) 335-7734
WATER	ELSONORE VALLEY MUNICIPAL WATER DISTRICT 31315 CHANEY STREET LAKE ELSONORE, CA. 92531 (909) 674-3146
SEWER	ELSONORE VALLEY MUNICIPAL WATER DISTRICT 31315 CHANEY STREET LAKE ELSONORE, CA. 92531 (909) 674-3146
TELEPHONE	VERIZON 150 S. JUANITA STREET HEMET, CA. 92343 (909) 939-4492
CABLE	A1&T CABLE SERVICES 556 BIRCH STREET LAKE ELSONORE, CA. 92530 1-888-255-5789

EXISTING EASEMENT LEGEND

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE PROPERTY HEREIN DESCRIBED LYING WITHIN PUBLIC STREETS OR ROADS
- DEDICATION TO PUBLIC USE FOR STREET PURPOSES LOTS "A" THROUGH "M" OF PARCEL MAP 8764 INCLUSIVE AND FOR CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES - PLOTTED AS SHOWN
- A 20 AND 40 FOOT WIDE ROAD EASEMENT AS SHOWN ON PARCEL MAP NO. 25005 - PLOTTED AS SHOWN TO BE ABANDONED
- PROVISIONS, HEREIN RECITED, OF THE DEDICATION STATEMENT ON PARCEL MAP NO. 25005 WHICH STATES "THIS PARCEL MAP IS FOR FINANCING/CONVEYANCE PURPOSES ONLY, AND THE PARCELS CREATED BY THIS PARCEL MAP ARE NOT BUILDING SITES" - AFFECTS PROPERTY, NOT PLOTTED, BLANKET IN NATURE
- THE TERMS, COVENANTS AND PROVISIONS OF THAT CERTAIN EASEMENT RECORDED SEPTEMBER 9, 1983 AS INSTRUMENT NO. 184687, O.R. - AFFECTS PROPERTY, NOT PLOTTED, BLANKET IN NATURE
- AN ELECTRICAL AND/OR TELEPHONE UTILITIES FOR CABLE TELEVISION EASEMENT RECORDED MAY 24, 1989 AS INSTRUMENT NO. 169781, O.R. - NOT PLOTTED, CANNOT BE LOCATED BY RECORDS
- COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED AUGUST 23, 1989 AS INSTRUMENT NO. 287398, OFFICIAL RECORDS - AFFECTS PROPERTY, NOT PLOTTED, BLANKET IN NATURE
- COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED MARCH 11, 1991 AS INSTRUMENT NO. 80176, O.R. - AFFECTS PROPERTY, NOT PLOTTED, BLANKET IN NATURE

APN 349-260-003
R-R
CITY OF LAKE ELSINORE



INDEX MAP

N.T.S.

APN 349-270-001
RAMSGATE SP.

TR 24383
MB 24/55-64
RESIDENTIAL

PREPARED FOR:
Centex Homes
2280 Wardlow Circle
Suite 150
Corona, CA 92880
(909) 279-4000

PREPARED BY:



HUNT & ASSOCIATES, INC.
11414 LANDLARK BLVD., SUITE 100
SAN ANTONIO, TEXAS 78240
(214) 350-2000

TENTATIVE TRACT
NO. 31370 EXHIBIT 292
Planning 9-1-05
City Council