



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Lake Elsinore, California, will hold a Public Hearing on April 23, 2024, at the Lake Elsinore Cultural Center, 183 North Main Street, Lake Elsinore, California, 92530, at 7:00 p.m., or as soon thereafter as the matter may be heard, to consider the following related items:

Planning Application No. 2023-29 (Tentative Parcel Map No. 38753): A request by Raffaele Suprano, Compass Land Advisors, to subdivide a 1.26-acre parcel into two (2) parcels that are 0.79 acres and 0.47 acres, respectively. The project is located on the northerly side of Lakeshore Drive and westerly of Riverside Drive (APN: 378-290-015).

The proposed project is exempt from the California Environmental Quality Act (Cal. Pub. Res. Code §§21000 et seq.: "CEQA") and the CEQA Guidelines (14 C.C.R. §§ 15000 et seq.) pursuant to CEQA Guidelines Section 15315 Minor Land Divisions.

PLANNING COMMISSION RECOMMENDATION: On March 19, 2024, at a duly noticed Public Hearing, the Lake Elsinore Planning Commission by a 5-0 vote recommended that the City Council approve the proposed project.

ALL INTERESTED PERSONS are hereby invited to attend this Public Hearing to present written information, express opinions, or otherwise present evidence in the above matters. If you wish to legally challenge any action taken by the City on the above matter, you may be limited to raising only those issues you or someone else at the Public Hearing described in this notice, or in written correspondence delivered to the City prior to or at the Public Hearing. If you require accommodation to participate in a Public Hearing, please contact the City Clerk's office at (951) 674-3124 ext. 269. All Agenda materials are available for review at City Hall the Friday before the Public Hearing.

FURTHER INFORMATION on this item may be obtained by contacting Joey Mendoza, Associate Planner in the Planning Division at jmendoza@lake-elsinore.org or at (951) 674-3124, ext. 273.

Candice Alvarez, MMC,
City Clerk

THE PRESS-ENTERPRISE

KEEP YOUR EYES ON THE 'PRISE

pe.com

The Press-Enterprise
3512 14 Street
Riverside, California 92501
(951) 368-9229

City of Lake Elsinore
130 South Main Street
Lake Elsinore, California 92530

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011659523

FILE NO. 0011659523

PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

04/10/2024

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Date: April 10, 2024.
At: Riverside, California

Signature



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Candice Alvarez, MMC,
City Clerk
The Press-Enterprise
Published: 4/10/24



AFFIDAVIT OF NOTIFICATION LIST

Application No. Lake Elsinore

Applicant Name Raffael Saprano

Project Name/Location Lake Elsinore

I certify that on Feb 7 day of Feb., 2024, we prepared a notification list and a radius map, including properties entirely and partially within 300 feet of the most exterior boundaries of the property being considered in the above referenced project known as (Property Address) 16758 Lakeshore Dr, Lake Elsinore, CA 92530. The property owner names and addresses listed on the notification list, provided in an excel spreadsheet on a CD or external hard drive, were taken from the latest records of the Riverside County Assessor. Such names are recorded in the records of the Riverside County Assessor as being the present owner or owners of both the subject property and the property/properties within the required mailing radius of the subject property.

Applicant/Representative Signature

2-7-2024

Date

This instrument was acknowledged before me on this 7 day of Feb., 2024, by

In witness whereof I hereunto set my hand and official seal.

Notary Public

SEE ATTACHED NOTARY
DATED 2/7/2024

My Commission expires on: 12-25-2026

Pursuant to Government Code Sections 65090-65096 notification lists shall be from the most recent Assessor Tax rolls. In order for the application to be deemed complete please return the completed, notarized affidavit to the assigned case planner at your earliest convenience.

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

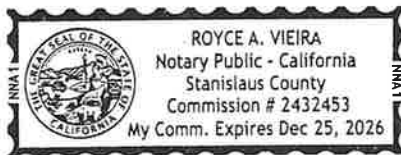
State of California

County of STANISLAUS

On 2-7-2024 before me, ROYCE A. VIEIRA, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared DEBBIE ANN GARCIA
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Affidavit of Notification List

Document Date: 2-7-2024 Number of Pages: 1

Signer(s) Other Than Named Above: -NA-

Capacity(ies) Claimed by Signer(s)

Signer's Name: DEBBIE A. GARCIA

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____



1250 Corona Pointe Court, Suite 200, Corona, CA 92879
Toll Free (877) 659-4502 - Fax (909) 477-6055

First American Title Insurance Company, a California corporation,

HEREBY CERTIFIES THAT ACCORDING TO THE RECORDS OF A VENDOR SERVICE,
THE ATTACHED LIST CONTAINS THE NAMES AND ADDRESSES OF ALL PERSONS
TO WHOM ALL PROPERTY IS ASSESSED AS THEY APPEAR ON THE LATEST
AVAILABLE ASSESSMENT ROLL, INCLUDING OCCUPANTS, OF THE COUNTY OF
RIVERSIDE WITHIN THE AREA DESCRIBED AND FOR A RADIUS OF 300 FEET FROM
THE EXTERIOR BOUNDARIES OF THE PROPERTY LEGALLY DESCRIBED AS:

APN: 378-290-015

Dated: FEBRUARY 7, 2024

Prepared By: Debbie Garcia

Limitation of Liability for Informational Report

First American Title Company

IMPORTANT – READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.

First American Title Insurance Company

By:  Chief Executive Officer

Attest: 
Ruben Castro - Vice President - Southern California Regional Director



First American Title Company

APN	OWNER	ADDRESS	CITY	STATE	ZIP
378-245-012	Sohail Fahmian & Hang Duong	10141 Antigua St	Anaheim	CA	92804-5302
378-245-013	Sohail Fahmian & Hang Duong	10141 Antigua St	Anaheim	CA	92804-5302
378-245-014	Rose & Raul Moreno	19098 State St	Corona	CA	92881-3782
378-263-001	Derek Johnson	450 Dulin Rd	Fallbrook	CA	92028
378-263-002	David Bertoldo	16769 Hunt Ave	Lake Elsinore	CA	92530-4705
378-263-003	Maria Victorio	16777 Hunt Ave	Lake Elsinore	CA	92530-4705
378-263-004	Antonio Llamas	10905 Angell St	Norwalk	CA	90650-2535
378-263-005	Cecelia Fairfax	5512 Inner Circle Dr	Riverside	CA	92506-3617
378-263-006	Christian Jensen & Inga Mikelson	Marvej 23	Skagen		
378-263-007	Christian Jensen & Inga Mikelson	Markvej23	Skagen		
378-263-008	John & Kimberly Carreon	16819 Hunt Ave	Lake Elsinore	CA	92530-4761
378-263-009	John & Kimberly Carreon	16819 Hunt Ave	Lake Elsinore	CA	92530-4761
378-263-010	Juancarlo Freman	120 W Ellis Ave	Inglewood	CA	90302-6337
378-263-011	Linda Poe	1345 Bonair Rd	Vista	CA	92084-4103
378-263-017	Juancarlo Freman	120 W Ellis Ave	Inglewood	CA	90302-6337
378-263-018	Michelle Pawlak	16792 Lash St	Lake Elsinore	CA	92530-6728
378-263-019	Michelle Pawlak	16792 Lash St	Lake Elsinore	CA	92530-6728
378-263-020	Michelle Pawlak	16792 Lash St	Lake Elsinore	CA	92530-6728
378-263-021	Michelle Pawlak	16792 Lash St	Lake Elsinore	CA	92530-6728
378-263-022	Luciane Caixeta	31757 Biagio Way	Winchester	CA	92596-8532
378-263-023	Thi Phan	9452 Luders Ave	Garden Grove	CA	92844-2321
378-263-024	Emily Toy & Christian Tornero	7851 Orangewood Av	Stanton	CA	90680-3511
378-263-025	John Jefferson Carter Fam Tr	23905 Clinton Keith R	Wildomar	CA	92595-7897
378-263-026	Jovian Mendoza	309 N Basque Ave	Fullerton	CA	92833-2704
378-263-027	Suset Arellano & Elisa Lara	1029 Pearl Ave	Las Vegas	NV	89104-4635
378-263-028	Emilio & Maricela Solis	2745 Vista Sereno Ct	Lemon Grove	CA	91945-3436
378-263-029	Emilio & Maricela Solis	22711 Tranquility Cir	Wildomar	CA	92595-4930
378-263-030	Sohail Fahmian & Hang Duong	10141 Antigua St	Anaheim	CA	92804-5302
378-264-001	Loren & William McClurg	935 S Los Robles Ave	Pasadena	CA	91106-3718
378-264-002	Rose & Mary Mosero	429 Camino Manzana	Thousand Oaks	CA	91360-2007
378-264-003	Charles Rasmussen Iii	2275 Huntington Dr	San Marino	CA	91108-2640
378-290-013	Lakeside Center	7303 Whitegate Ave	Riverside	CA	92506-5462
378-290-015	Chu & Hye Yun	175 S Peralta Hills Dr	Anaheim	CA	92807-3424
378-290-016	Sanford Sandelman & The Masue T	185 Nw Spanish River	Boca Raton	FL	33431-4230
378-290-017	Bvn Company	1859 W Red Fox Rd	Santa Ana	CA	92704-7157
378-290-018	Chu & Hye Yun	175 S Peralta Hills Dr	Anaheim	CA	92807-3424
378-305-001	Pedro Villareal Jr	29700 Wise St	Lake Elsinore	CA	92530-6732
378-305-002	Aek Global Invest Aliasghar	4603 Hurford Ter	Encino	CA	91436-3345
378-305-003	Ht Prop	31902 Avenida Evita	San Juan Capo	CA	92675-3902
378-305-004	Alvin & Sharon Adams	16636 Lakeshore Dr	Lake Elsinore	CA	92530-6746
379-470-004	Mark & Marisela Jorgenson	16628 Escavera St	Lake Elsinore	CA	92530-7030
379-470-005	Nickolas & Haylee Young	16626 Escavera St	Lake Elsinore	CA	92530-7030
379-470-006	Rodney Mondino	27871 Rural Ln	Laguna Niguel	CA	92677-6005
379-470-083	Lakeshore Viscaya & Wstrn Edu Cor	177 Holston Dr	Lancaster	CA	93535-4570
379-480-001	Laura Sandoval	16618 Escavera St	Lake Elsinore	CA	92530-7028
379-480-002	Rocio Alcala	16616 Escavera St	Lake Elsinore	CA	92530-7028

379-480-003	Fanta Vongamath	16614 Escavera St	Lake Elsinore	CA	92530-7028
379-480-004	Susan Hamilton	32020 Merano St	Lake Elsinore	CA	92530-7051
379-480-005	Rosalyn Lee	32022 Merano St	Lake Elsinore	CA	92530-7051
379-480-006	Katelyn & Peter Quesada	32024 Merano St	Lake Elsinore	CA	92530-7051
379-480-007	Jill Mirasol	32025 Merano St	Lake Elsinore	CA	92530-7073
379-480-008	2018-3 lh Borrower Lp	1717 Main St	Dallas	TX	75201-4657
379-480-012	Dev Arain	13512 Plummer Cree	Eastvale	CA	92880-5550
379-480-013	Dev Arain	13512 Plummer Cree	Eastvale	CA	92880-5550
379-480-014	Brettany Gonzalez	2602 Star Crest Ln	Corona	CA	92881-8630
379-480-087	Ali & Hamideh Safai	68 Canyon Crk	Irvine	CA	92603-0419
379-480-091	Homeowners Viscaya	110 E Avenida Palizad	San Clemente	CA	92672-3956
379-480-094	The Gonzales Family Trust	26819 Mountain Gler	Menifee	CA	92584-8331
379-480-095	The Gonzales Family Trust	26819 Mountain Gler	Menifee	CA	92584-8331

378-245-012
Sohail Fahmian & Hang Duong
10141 Antigua St
Anaheim, CA 92804-5302

378-263-001
Derek Johnson
450 Dulin Rd
Fallbrook, CA 92028

378-263-004
Antonio Llamas
10905 Angell St
Norwalk, CA 90650-2535

378-263-007
Christian Jensen & Inga Mikelstone
Markvej23
Skagen

378-263-010
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120 W Ellis Ave
Inglewood, CA 90302-6337

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16792 Lash St
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Stanton, CA 90680-3511

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1029 Pearl Ave
Las Vegas, NV 89104-4635

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16769 Hunt Ave
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Cecelia Fairfax
5512 Inner Circle Dr
Riverside, CA 92506-3617

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16819 Hunt Ave
Lake Elsinore, CA 92530-4761

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935 S Los Robles Ave
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19098 State St
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Maria Victorio
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Thousand Oaks, CA 91360-2007

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Encino, CA 91436-3345

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68 Canyon Crk
Irvine, CA 92603-0419

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378-290-018
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Anaheim, CA 92807-3424

378-305-003
Ht Prop
31902 Avenida Evita
San Juan Capo, CA 92675-3902

379-470-005
Nickolas & Haylee Young
16626 Escavera St
Lake Elsinore, CA 92530-7030

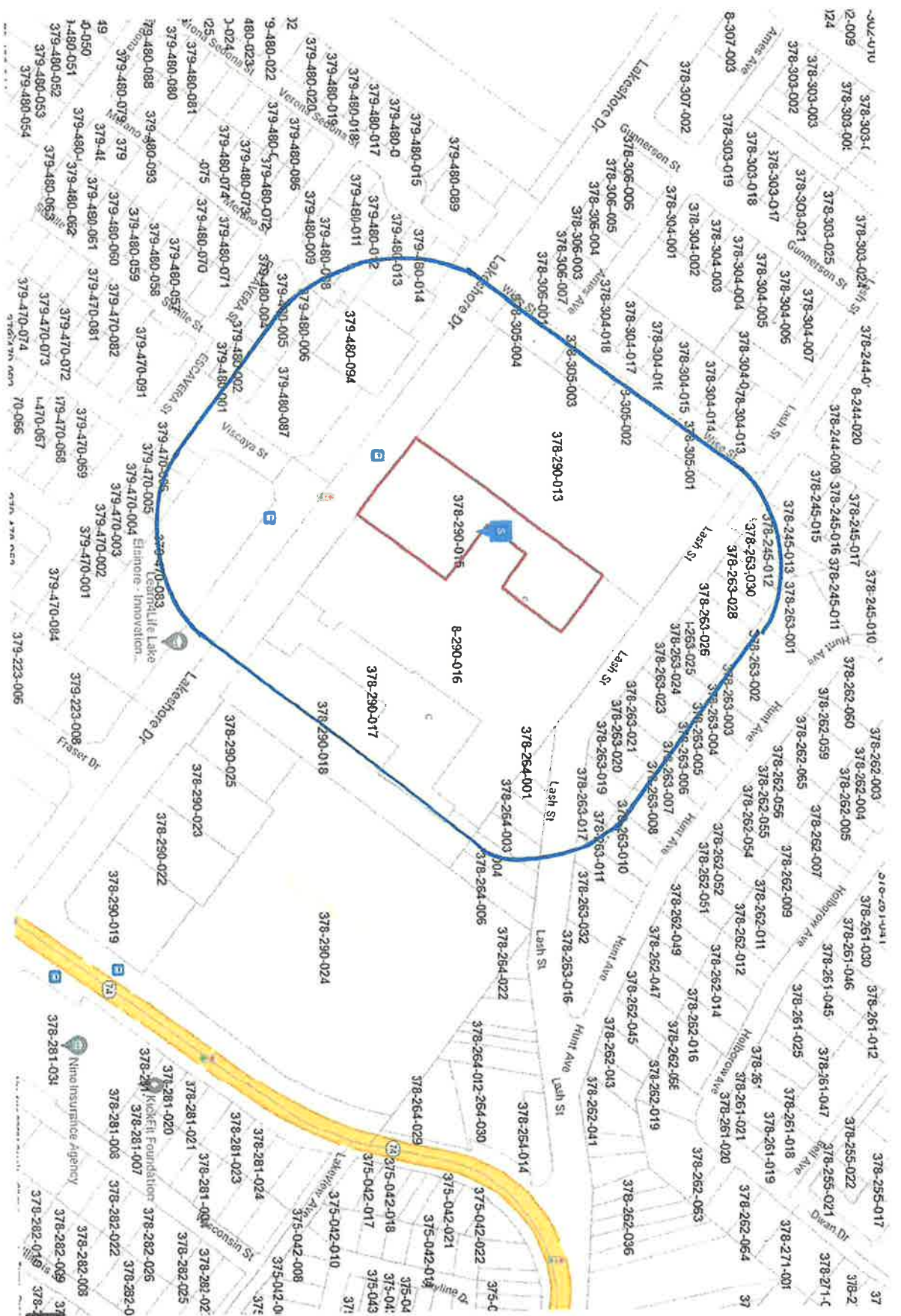
379-480-001
Laura Sandoval
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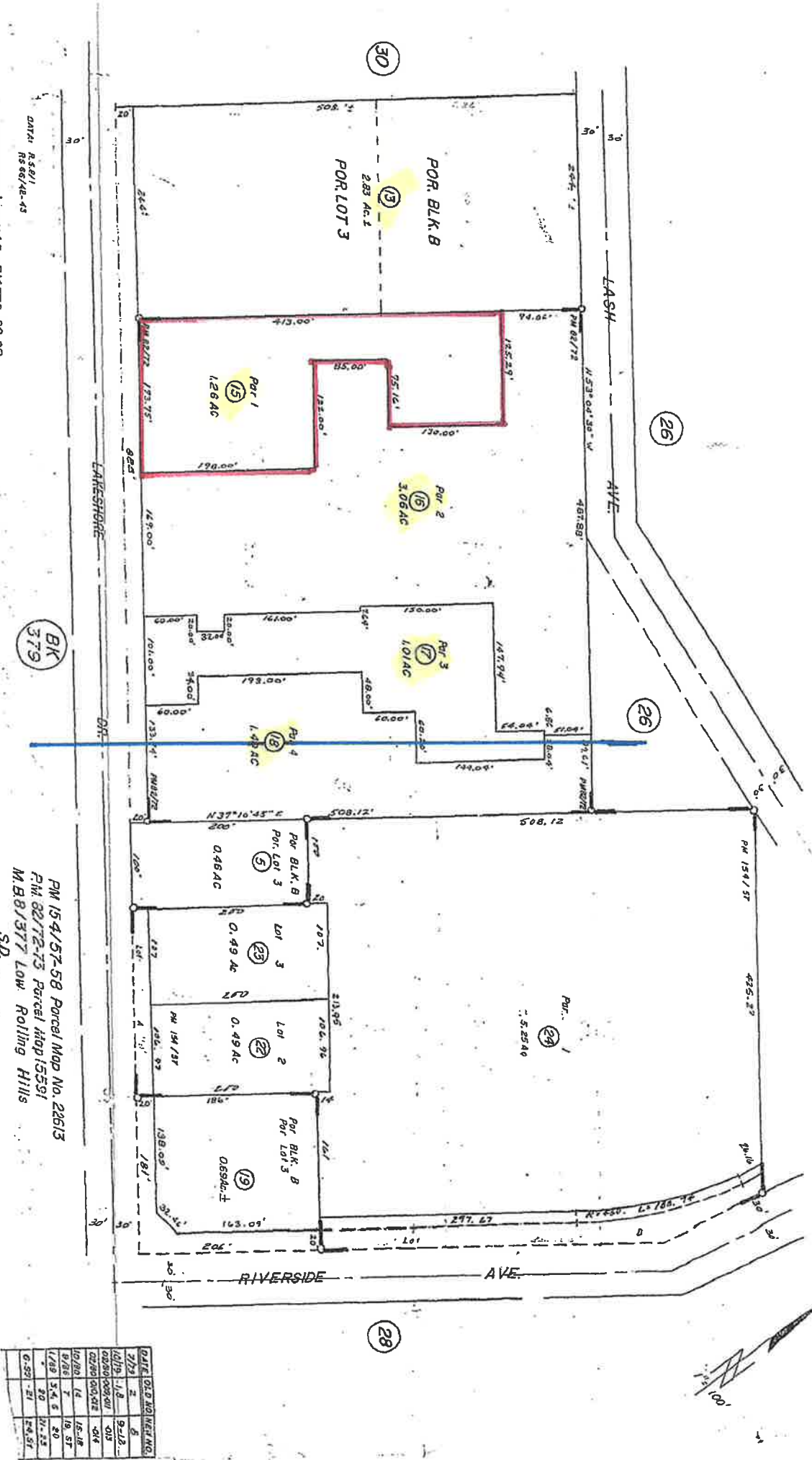


POR. RANCHO LA LAGUNA

T.R. A. 005-029

JUL 26 1995

10-32-1
378-29



DATE	OLD NO.	NEW NO.
7/73	1	8
10/73	1	9
02/80	009,001	015
02/80	009,016	016
10/80	1	16
8/88	1	18
1/88	3,4,5	20
3/90	11-13	
6-92	21	24,31

ASSESSOR'S MAP BK 378 PG. 29
RIVERSIDE COUNTY, CALIF.

DRAWN BY: R.S. 8/1
R.S. 8/1/82-43

PM 154/57-58 Parcel Map No. 22613
PM 82/78-73 Parcel Map 15591
M.B. 8/377 Low Rolling Hills
S.D.

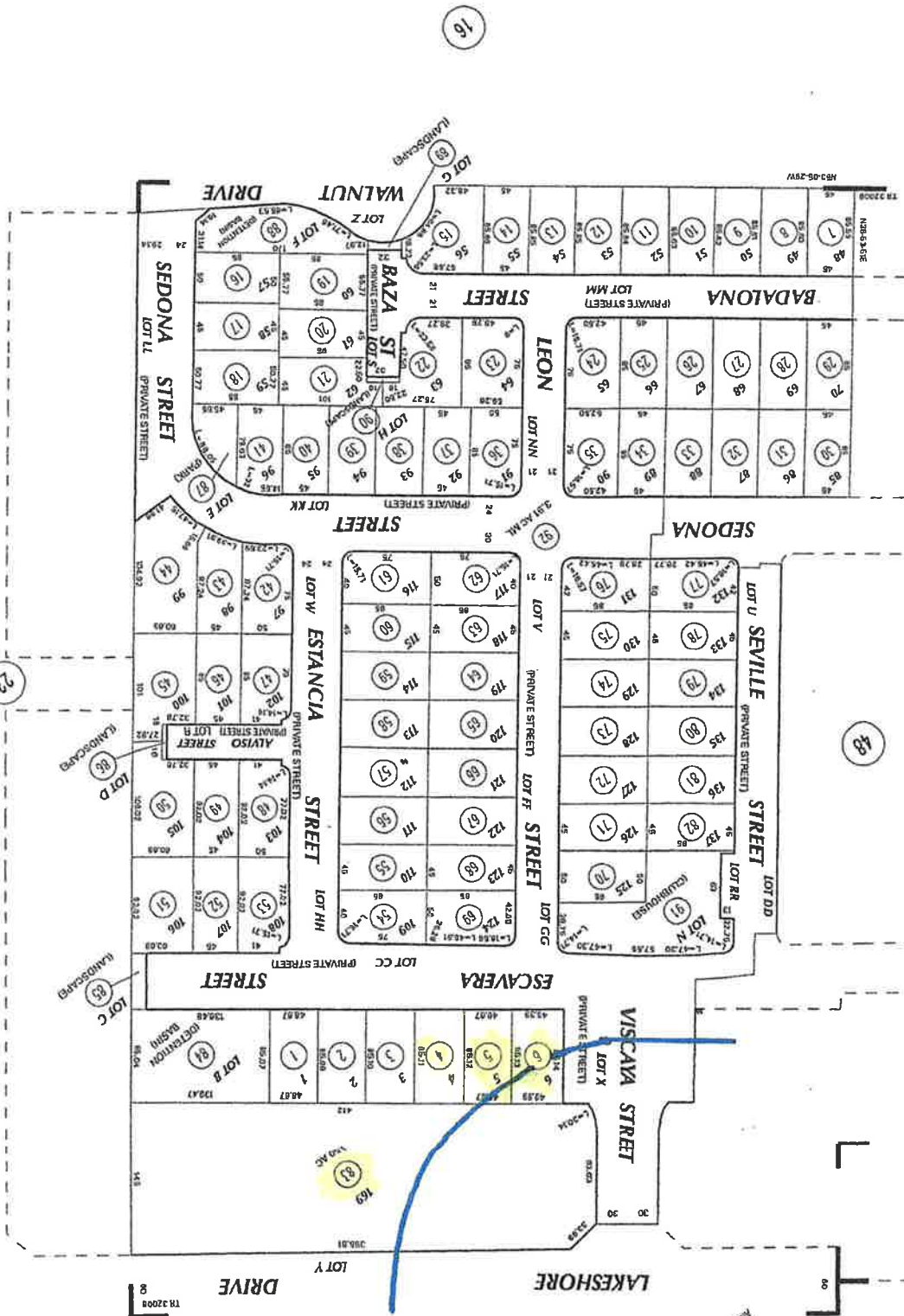
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSURED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PAPER MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

FEB 23 2006

POR. PROTRACTED SEC. 35 T. 5S., R. 5W
 POR. PROTRACTED SEC. 2 T. 6S., R. 5W
 CITY OF LAKE ELISHORE

T. R. A. 005-028

379-47
 5/3-73



ASSESSOR'S MAP BR379 PG. 47
 Riverside County, Calif.

MB 366/21-27 TRACT MAP NO. 3208

Feb 2006

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAP NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

POR, PROTRACTED SEC. 35 T. 5S, R. 5W
CITY OF LAKE ELSHORE

T. 5S, R. 5W

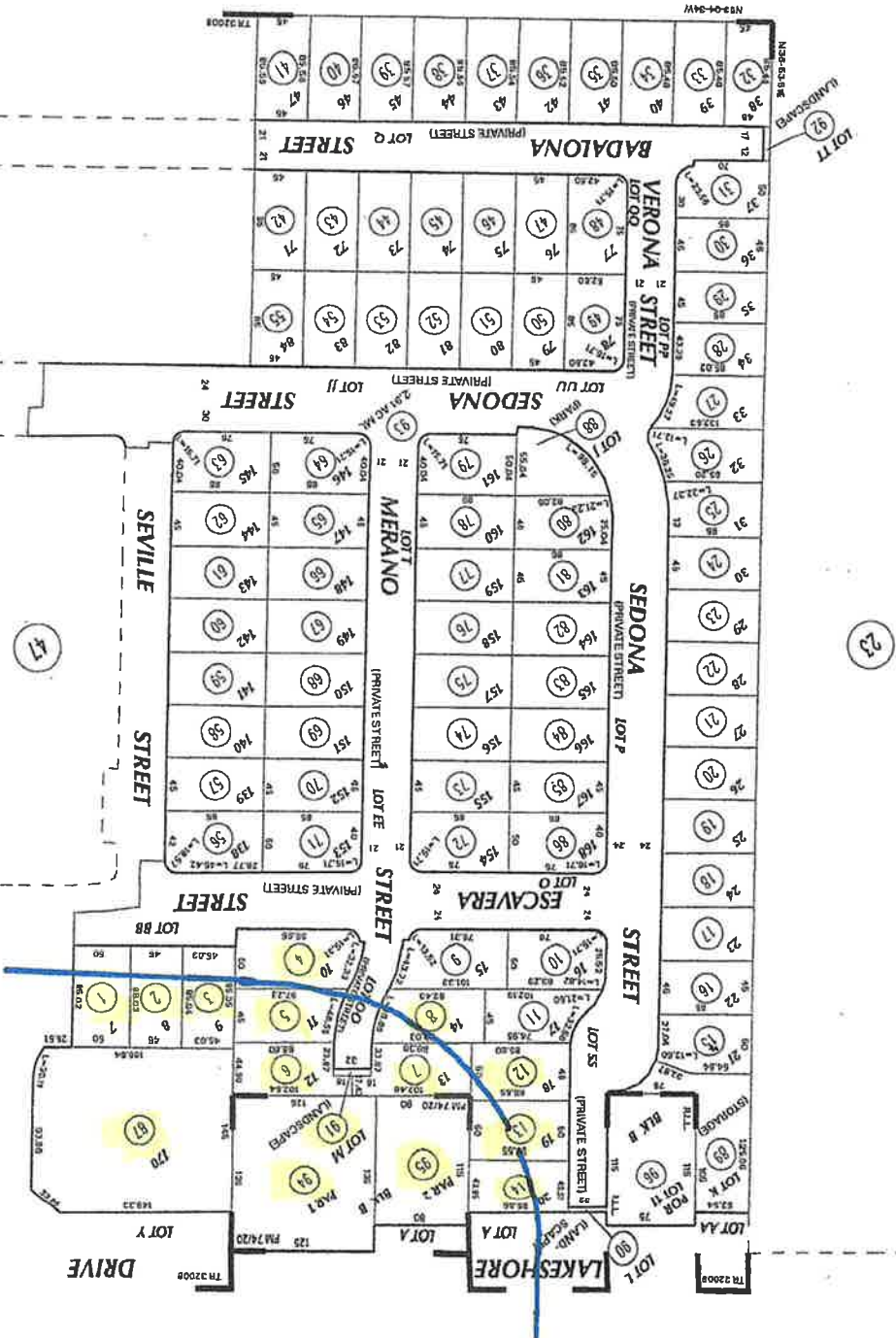
379-48
379-23

ASSESSOR'S MAP 83379 PG. 48
Riverside County, Calif.

609

MB 8/377 SD RANCHO LA LAGUNA
PM 74/20 PARCEL MAP NO. 13024
MB 386/21-27 TRACT MAP NO. 32008

Feb 2006



376
30

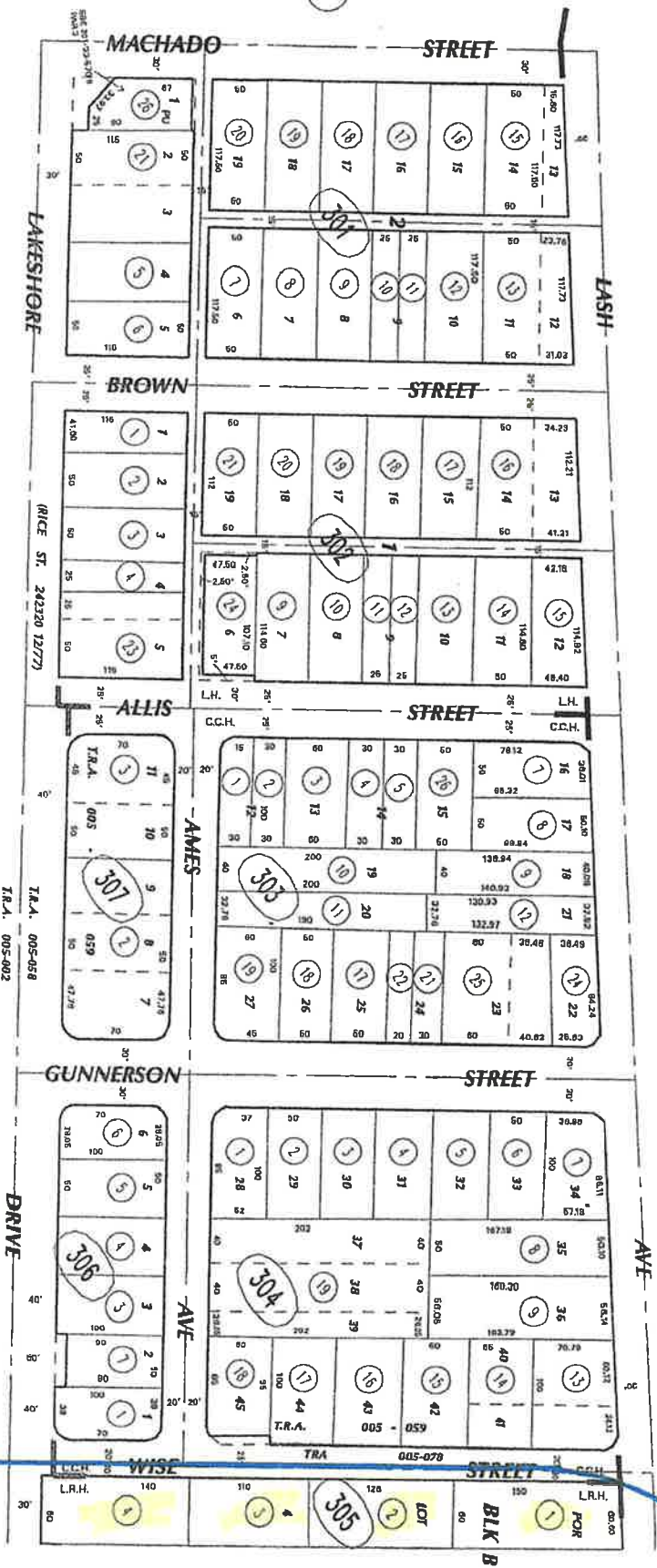
1" = 100'
SCALE = 52'

FEB 19 2008

POR. PROTRACTED SEC. 35 T. 5S., R. 5W
CITY OF LAKE ELSINORE

T.R.A. 005-058
005-059
005-078

378-30
1B-32-1
13



ASSESSOR'S MAP 08378 PG.30
Riverside County, Calif.

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DATA: MEN 539

MB 8/377 SD LOW ROLLING HILLS
MB 11/28 LAKEVIEW HEIGHTS
MB 17/95 COUNTRY CLUB HEIGHTS UNIT F

Feb 2008

DATE	Q15 NUMBER	NEW NUMBER
2/1/74	103-1-1	21-72
2/1/74	103-1-2	3-8
2/7/74	201-5-4	28
2/7/74	204-5-2	19
Q415	NEW NUMBER	
2/7/74	321-1-1-1	31
2/7/74	306-5	22
2/7/74	202-6-7	22
2/7/74	205-5-77	72
2/1/74	203-1-1	74
2/1/74	103-1-3	24
2/7/74	301-1-3	72
2/7/74	321-2-13	24, 25, 51
2/7/74	24-13	22, 23
2/7/74	502-8	31, 51

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSORS PARCEL MAY NOT COMPLY WITH LOCAL LOT, SPLIT OR BUILDING SITE ORDINANCES.

SEC 35 T5SR6W
POR. RANCHO LA LAGUNA

TRA 005-005

378-24

18-29-7
29-6

ARNOLD AVE

STEVENS AVE

SMITH AVE

INGHAM ST

LASH AVE

GUNNERSON ST

MORBERG ST

HAGUE STREET



ASSESSOR'S MAP BK378 PG 24
Riverside County, Calif.

Date
RS 80/87
RS 83/80
MKG- 03-01

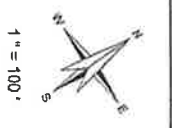


Map Reference
MB 1859 - 81 COUNTRY CLUB HEIGHTS UNIT A

May 2022

Legend

- Lot Line
- Right-of-Way
- Old Lot Lines
- Historical R.L.A.W
- Other Easements
- Leased Areas
- Subdividing the Block



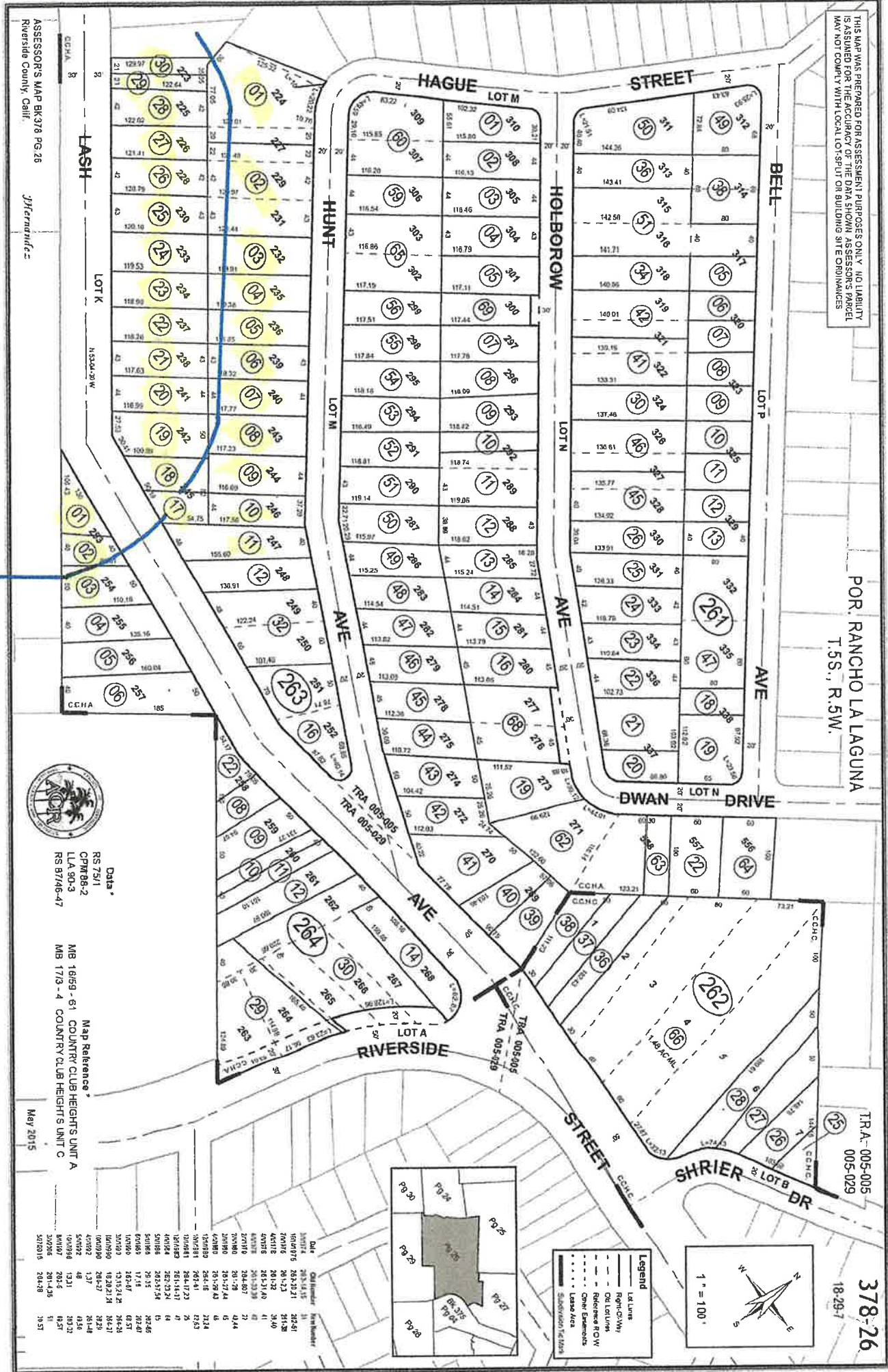
Old	Old Number	New Number
87/176	142-61-1	18
57/181	144-113	19
47/185	142-713	20
87/185	141-120	33
27/187	143-116	24
57/187	143-41	25
57/191	145-12	26
11/186	145-5	28-27
21/185	142-11	22
21/185	142-11	21
37/185	10-11	24-23
11/186	5-10	24-20
71/206	12-13	24-29
71/206	12-13	24-13
71/206	12-13	24-15
11/428	244-1	22-21
54/222	143-118	30

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSORS' PARCEL MAPS DO NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

POR. RANCHO LA LAGUNA
T.5S., R.5W.

TRA-005-005
005-029

378-26
18-29-7



ASSESSOR'S MAP BK378 PG.26
Riverside County, Calif.



Data
RS 75/1
CPM86-2
LLA 90-3
RS 87/46-47

Map Reference
MB 1869-61 COUNTRY CLUB HEIGHTS UNIT A
MB 1778-4 COUNTRY CLUB HEIGHTS UNIT C

May 2015

Lot	Area	Owner	Assessor's Map
1	0.12	...	...
2	0.12	...	...
3	0.12	...	...
4	0.12	...	...
5	0.12	...	...
6	0.12	...	...
7	0.12	...	...
8	0.12	...	...
9	0.12	...	...
10	0.12	...	...
11	0.12	...	...
12	0.12	...	...
13	0.12	...	...
14	0.12	...	...
15	0.12	...	...
16	0.12	...	...
17	0.12	...	...
18	0.12	...	...
19	0.12	...	...
20	0.12	...	...
21	0.12	...	...
22	0.12	...	...
23	0.12	...	...
24	0.12	...	...
25	0.12	...	...
26	0.12	...	...
27	0.12	...	...
28	0.12	...	...
29	0.12	...	...
30	0.12	...	...
31	0.12	...	...
32	0.12	...	...
33	0.12	...	...
34	0.12	...	...
35	0.12	...	...
36	0.12	...	...
37	0.12	...	...
38	0.12	...	...
39	0.12	...	...
40	0.12	...	...
41	0.12	...	...
42	0.12	...	...
43	0.12	...	...
44	0.12	...	...
45	0.12	...	...
46	0.12	...	...
47	0.12	...	...
48	0.12	...	...
49	0.12	...	...
50	0.12	...	...
51	0.12	...	...
52	0.12	...	...
53	0.12	...	...
54	0.12	...	...
55	0.12	...	...
56	0.12	...	...
57	0.12	...	...
58	0.12	...	...
59	0.12	...	...
60	0.12	...	...
61	0.12	...	...
62	0.12	...	...
63	0.12	...	...
64	0.12	...	...
65	0.12	...	...
66	0.12	...	...
67	0.12	...	...
68	0.12	...	...
69	0.12	...	...
70	0.12	...	...
71	0.12	...	...
72	0.12	...	...
73	0.12	...	...
74	0.12	...	...
75	0.12	...	...
76	0.12	...	...
77	0.12	...	...
78	0.12	...	...
79	0.12	...	...
80	0.12	...	...
81	0.12	...	...
82	0.12	...	...
83	0.12	...	...
84	0.12	...	...
85	0.12	...	...
86	0.12	...	...
87	0.12	...	...
88	0.12	...	...
89	0.12	...	...
90	0.12	...	...
91	0.12	...	...
92	0.12	...	...
93	0.12	...	...
94	0.12	...	...
95	0.12	...	...
96	0.12	...	...
97	0.12	...	...
98	0.12	...	...
99	0.12	...	...
100	0.12	...	...