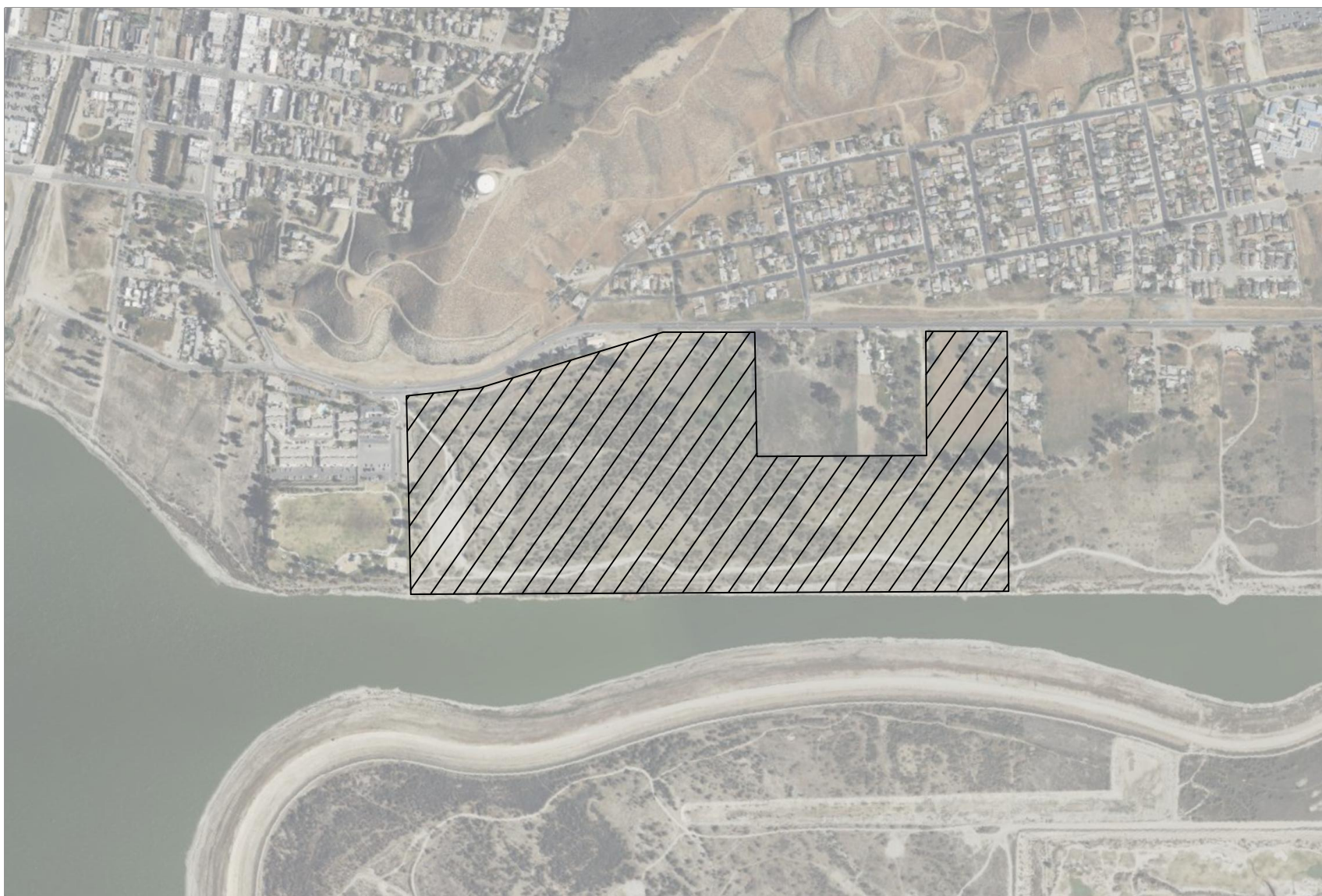


CITY OF LAKE ELSINORE



VICINITY MAP



TENTATIVE PARCEL MAP No. 38825 FOR  
WATERSEDGE MITIGATION BANK PROJECT

COUNTY OF RIVERSIDE, CALIFORNIA

APN# 373-330-001 THROUGH -022 AND 373-300-038 THROUGH -041

OWNER / DEVELOPER / SUBDIVIDER

WATERS EDGE ELSINORE, LLC  
4060 CAMPUS DRIVE, SUITE 100  
NEWPORT BEACH, CA 92660  
(949) 510-5178

CIVIL ENGINEER

DAVID EVANS AND ASSOCIATES INC.  
41951 REMINGTON AVENUE, SUITE 220  
TEMECULA, CA 92590  
(951) 294-9300

SCHOOL DISTRICT

LAKE ELSINORE UNIFIED SCHOOL DISTRICT  
345 CHANEY STREET  
LAKE ELSINORE, CA 92530

UTILITY PROVIDERS

TELEPHONE - VERIZON, 1-800-483-5000  
GAS COMPANY - SCG CO., 1-800-427-2200  
ELECTRIC COMPANY - SCE, 1-800-655-4555  
CABLE TELEVISION - MEDIA ONE, (909) 674-7741

SEWER / WATER

ELSINORE VALLEY MUNICIPAL WATER DISTRICT  
31315 CHANEY STREET  
LAKE ELSINORE, CA 92530  
(909) 674-3146

EXISTING SITE ZONING

THE SITE IS PART OF THE EAST LAKE SPECIFIC PLAN,  
PLANNING AREA 8 - "ACTION SPORTS, TOURISM,  
COMMERCIAL AND RECREATION"  
(CITY OF LAKE ELSINORE EAST LAKE SPECIFIC PLAN  
AMENDMENT NO.11, SEPT 2018, PAGE 116, FIGURE 3-8)

EXISTING ZONING OF SURROUNDING AREAS ADJACENT  
TO SITE ARE NOTED ON SHEET 2.

AERIAL TOPO SOURCE

INLAND AERIAL FLOWN 2007

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LAKE ELSINORE, COUNTY  
OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS  
FOLLOWS:

BEING OF SUBDIVISION OF LOTS 1 THROUGH 22, INCLUSIVE  
OF TRACT NO. 31839 AS SHOWN BY MAP ON FILE IN BOOK  
431, PAGES 32 THROUGH 45, INCLUSIVE OF MAPS, RECORDS  
OF RIVERSIDE COUNTY, CALIFORNIA.

OWNER SIGNATURE

WATERS EDGE ELSINORE, LLC

*David A. Evans*

07/02/2024

SIGNATURE

DATE

GRADING STATEMENT

MINIMAL GRADING WILL INCLUDE THE CREATION OF  
SHALLOW, SEASONAL VERNAL POOLS PER THE  
CONCEPTUAL HABITAT RESTORATION PLAN FOR THE  
WATERSEDGE MITIGATION BANK.

NOTES:

LAKESHORE DRIVE AND LAKEPOINT PARK DRIVE ARE PAVED  
ROADS. LUCERNE STREET IS PAVED TO THE MOST  
NORTHERLY PROPERTY LINE OF APN 373-330-020.

NO EXISTING OR PROPOSED PAVED ROADS ON PROPERTY.

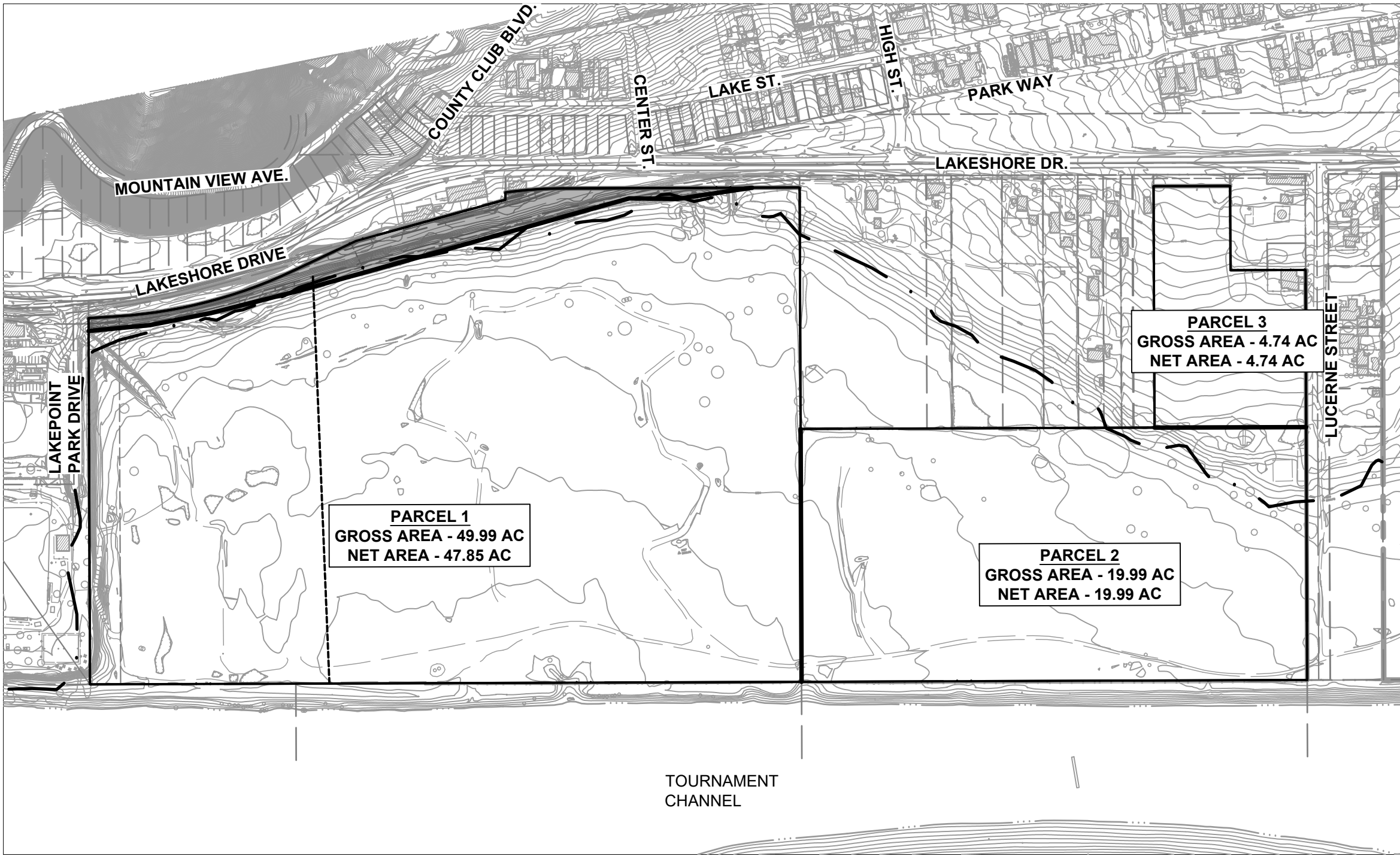
NO EXISTING OR PROPOSED SEWAGE DISPOSAL FACILITIES  
ON PROPERTY.

NO EXISTING OR PROPOSED SIDEWALKS, PAVEMENT, CURBS  
AND GUTTERS, STREET LIGHT, OR DRIVEWAYS ON  
PROPERTY.

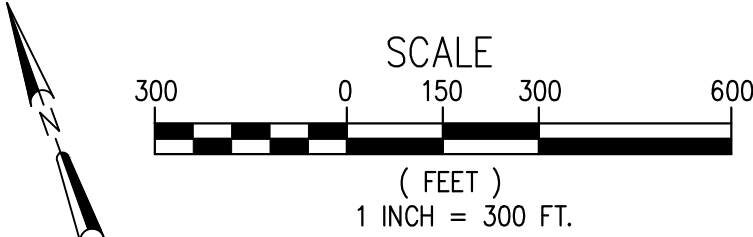
NO EXISTING TREES WILL BE REMOVED AT THIS TIME.

FEMA DATA

FROM FLOOD INSURANCE RATE MAP, RIVERSIDE COUNTY  
CALIFORNIA AND INCORPORATED AREAS, PANEL 2037 OF 3805,  
MAP NUMBER 06065C2037G, DATED 2008.



SITE MAP



PARCEL TABLE				
PARCEL #	GROSS AREA	NET AREA	PRESENT PARCEL USAGE	PROPOSED PARCEL USAGE
1	49.99	47.85	VACANT LAND	HABITAT MITIGATION BANK
2	19.99	19.99	VACANT LAND	HABITAT MITIGATION BANK
3	4.74	4.74	VACANT LAND	HABITAT MITIGATION BANK

LEGEND

- PROPERTY LINE
- STREET CENTERLINE
- EXISTING RIGHT-OF-WAY
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING CONTOURS
- EXISTING EASEMENT
- EXISTING FENCE
- EXISTING GAS
- EXISTING TELECOM
- EXISTING WATER
- FEMA 100 YEAR FLOOD LIMITS
- EXISTING POWER POLE
- EXISTING TREE
- EXISTING STREETLIGHT
- EXISTING FIRE HYDRANT

ABBREVIATIONS	
#, NO.	NUMBER
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AVE	AVENUE
BLVD	BOULEVARD
CL	CENTERLINE
CLE, COLE	CITY OF LAKE ELSINORE
CLR	CLEAR
E	ELECTRICAL LINE, EAST
ELY	EASTERLY
EP	EDGE OF PAVEMENT
EX.	EXISTING
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
G	GAS LINE
LF	LINEAR FEET
LS	LANDSCAPE
MAX	MAXIMUM
MIN	MINIMUM
N	NORTH
NE	NORTHEAST
NTS, N.T.S.	NOT TO SCALE
P/L	PROPERTY LINE
R.O.W.	RIGHT-OF-WAY
R/W	RIGHT-OF-WAY LINE

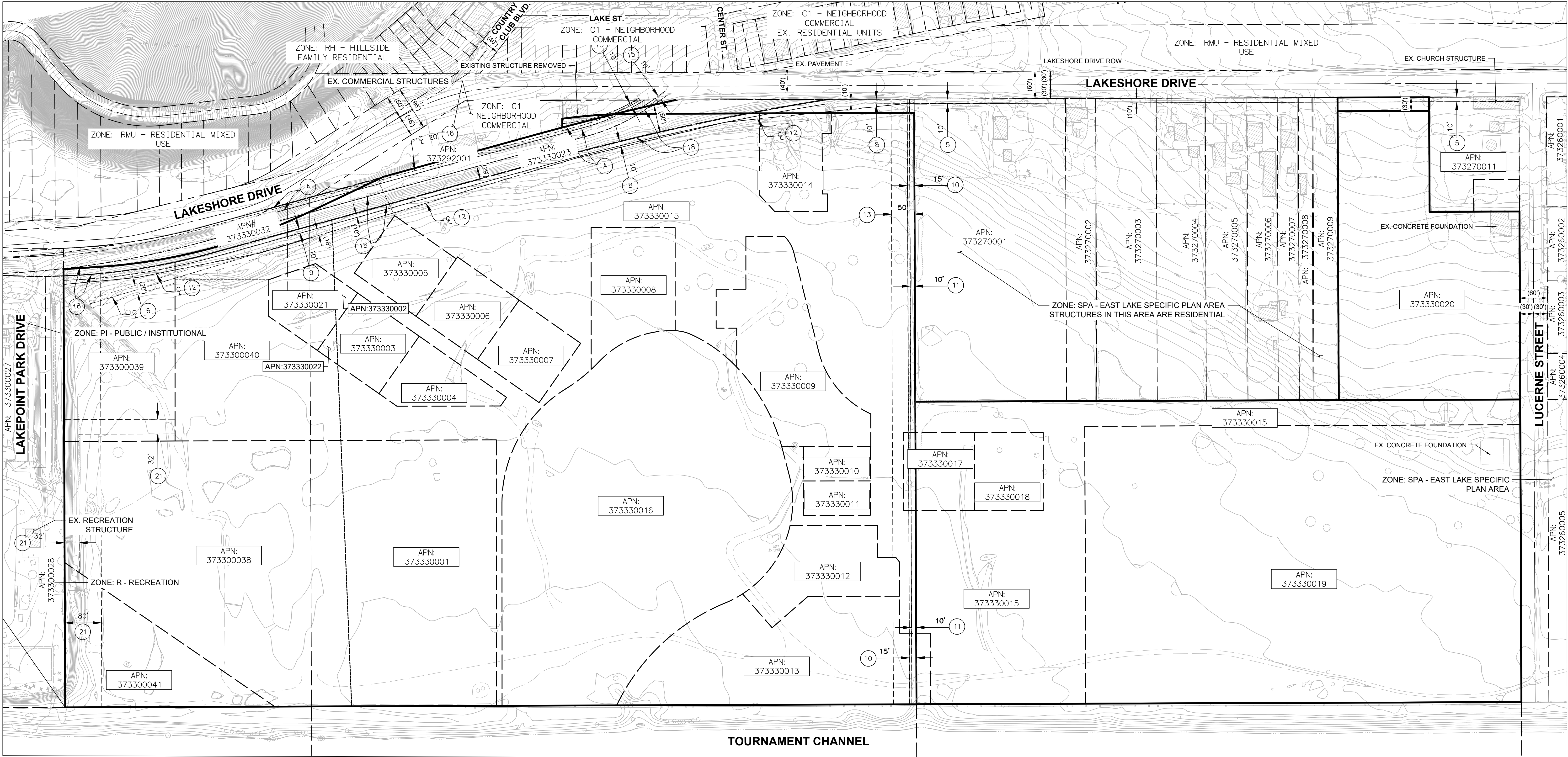
RD	ROAD
S	SOUTH
S=	SLOPE (FT/FT)
SCE	SOUTHERN CALIFORNIA EDISON
SD	STORM DRAIN
SF	SQUARE FEET
SHT	SHEET
SL	STREET LIGHT CONDUIT
SPPWC	STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION
SS	SANITARY SEWER
STD	STANDARD
STLT	STREET LIGHT
T	TELEPHONE LINE
TC	TOP OF CURB
TELE	TELECOMMUNICATIONS
TG	TOP OF GRATE
TMH	TELEPHONE MANHOLE
TRSIG	TRAFFIC SIGNAL
W	WEST, WIDTH, WATER MAIN
W/ PVMT	WITH PAVEMENT
WLY	WESTERLY
WV	WATER VALVE

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	EXISTING CONDITIONS
3	TENTATIVE PARCEL MAP

MARK	REVISIONS	APPR.	DATE	PREPARED BY:	SEAL	WATERSEDGE MITIGATION BANK PROJECT	TENTATIVE PARCEL MAP	SHEET 1
				DAVID EVANS AND ASSOCIATES INC. 41951 Remington Avenue, Suite 220 Temecula, CA 92590 Phone: 951-294-9300	REGISTERED PROFESSIONAL ENGINEER JUSTIN A. BROWN Ex. 09/30/24 No. 85617 CIVIL STATE OF CALIFORNIA	SCALE: AS SHOWN DATE: 09/28/2023	COVER SHEET	OF 3 SHEETS
				JUSTIN BROWN, PE		BENCH MARK: EL-44-80 1 1/2" ALUM. CAP IN 6" CONC. COLLAR. FROM THE INT. OF LUCERNE ST. & LAKESHORE DR. 0.1 MI. ALONG LUCERNE ST. 23' - SE OF C/L OF LUCERNE ST. -38' S OF A 60' DIA. EUCALYPTUS TREE, 1 S OF SURVEY MARKER POST	COVER SHEET	FILE NO. RRDCWELE0001





**EASEMENT NOTES:**

EASEMENT A IS NOT ON THE TITLE REPORT. INFORMATION WAS INCLUDED WITH CL SURVEYING'S BOUNDARY MAP.

(A) AN EASEMENT FOR TEMPORARY INGRESS AND EGRESS, CONSTRUCTION AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 22, 2008 AS INSTRUMENT NO. 08-86503 OF OFFICIAL RECORDS.  
IN FAVOR OF: ELSINORE VALLEY MUNICIPAL WATER DISTRICT  
AFFECTS: AS DESCRIBED THEREIN

EASEMENTS 5 THROUGH 21 PER CHICAGO FIRST AMERICAN TITLE COMPANY, REPORT NO. 0625-5728594, DATED AUGUST 10, 2022. UPDATED AUGUST 18, 2022.

(5) AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 2, 1925 IN BOOK 646 OF DEEDS, PAGE 223.  
IN FAVOR OF: SOUTHERN SIERRAS POWER COMPANY  
AFFECTS: AS DESCRIBED THEREIN

(6) AN EASEMENT FOR ELECTRIC LINES, TELEPHONE LINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 10, 1938 IN BOOK 363, PAGE 425 OF OFFICIAL RECORDS.  
IN FAVOR OF: THE NEVADA-CALIFORNIA ELECTRIC CORPORATION  
AFFECTS: AS DESCRIBED THEREIN

7 AN EASEMENT FOR ALL DITCHES, PIPE LINES, AND OTHER APPARATUS FOR THE DISTRIBUTION OF WATER FOR DOMESTIC AND IRRIGATION PURPOSES AND INCIDENTAL PURPOSES, RECORDED MARCH 4, 1964 AS INSTRUMENT NO. 27383 AND JANUARY 15, 1965 AS INSTRUMENT NO. 5629, BOTH OF OFFICIAL RECORDS.  
IN FAVOR OF: TEMESCAL WATER COMPANY, ITS SUCCESSORS OR ASSIGNS  
AFFECTS: AS DESCRIBED THEREIN  
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

(8) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 9, 1966 AS INSTRUMENT NO. 48446 OF OFFICIAL RECORDS.  
IN FAVOR OF: CALIFORNIA WATER AND TELEPHONE COMPANY  
AFFECTS: AS DESCRIBED THEREIN

(9) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 9, 1966 AS INSTRUMENT NO. 48447 OF OFFICIAL RECORDS.  
IN FAVOR OF: CALIFORNIA WATER & TELEPHONE COMPANY, A CORPORATION  
AFFECTS: AS DESCRIBED THEREIN

(10) AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED JUNE 13, 1973 AS INSTRUMENT NO. 76782 OF OFFICIAL RECORDS.  
IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY  
AFFECTS: AS DESCRIBED THEREIN TO BE ABANDONED BY SEPARATE INSTRUMENT

(11) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 11, 1973 AS INSTRUMENT NO. 90771 OF OFFICIAL RECORDS.  
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY  
AFFECTS: AS DESCRIBED THEREIN TO BE ABANDONED BY SEPARATE INSTRUMENT

(12) AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED MARCH 27, 1978 AS INSTRUMENT NO. 57382 OF OFFICIAL RECORDS.  
IN FAVOR OF: ELSINORE VALLEY MUNICIPAL WATER DISTRICT  
AFFECTS: AS SET OUT THEREIN

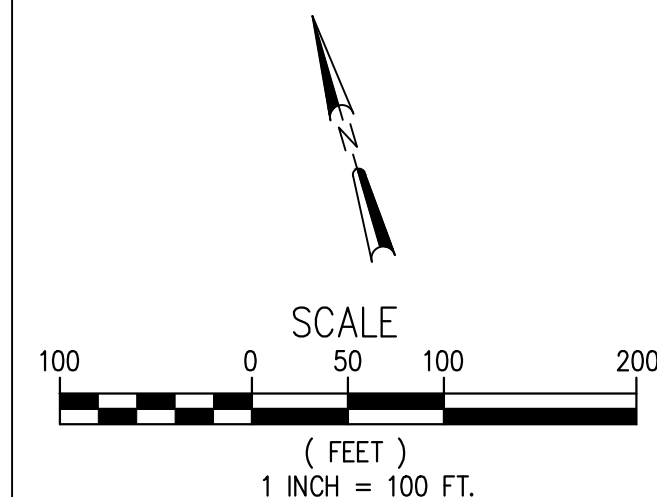
(13) AN EASEMENT FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 5, 1979 AS INSTRUMENT NO. 187536 OF OFFICIAL RECORDS.  
IN FAVOR OF: CALIFORNIA BEST HYDROFARMS COOPERATIVE  
AFFECTS: AS DESCRIBED THEREIN TO BE ABANDONED BY SEPARATE INSTRUMENT

(15) AN EASEMENT FOR SANITARY SEWER PURPOSES, AND FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 4, 1987 AS INSTRUMENT NO. 87-343647 OF OFFICIAL RECORDS.  
IN FAVOR OF: ELSINORE VALLEY MUNICIPAL WATER DISTRICT  
AFFECTS: AS DESCRIBED THEREIN

(16) AN EASEMENT FOR SEWER AND INCIDENTAL PURPOSES, RECORDED JUNE 23, 1989 AS INSTRUMENT NO. 208852 OF OFFICIAL RECORDS.  
IN FAVOR OF: ELSINORE VALLEY MUNICIPAL WATER DISTRICT  
AFFECTS: AS DESCRIBED THEREIN

(18) AN EASEMENT FOR PIPELINE, SEWER LINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 22, 2008 AS INSTRUMENT NO. 08-86504 OF OFFICIAL RECORDS.  
IN FAVOR OF: ELSINORE VALLEY MUNICIPAL WATER DISTRICT  
AFFECTS: AS DESCRIBED THEREIN

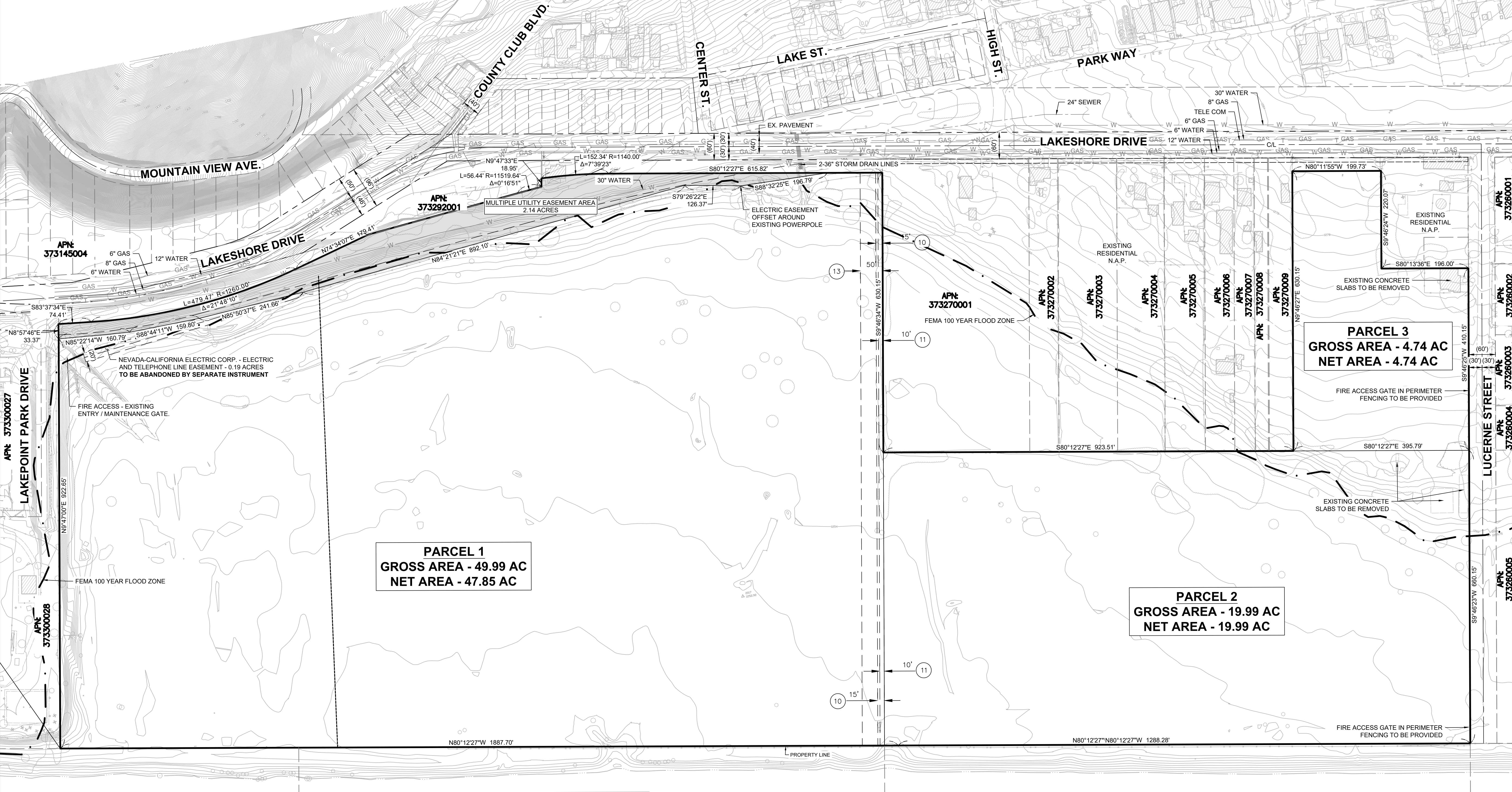
(21) AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF TRACT NO. 31839 RECORDED DECEMBER 02, 2008 AND ON FILE IN BOOK 431, PAGE 32-45, OF TRACT MAPS.  
FOR: PUBLIC UTILITY, ROAD (LOTS 1, 2 AND 22), PRIVATE ACCESS (LOTS 1 AND 2) AND BLANKET RECIPROCAL ACCESS EASEMENT (LOT 16) AND INCIDENTAL PURPOSES.



MARK	REVISIONS	APPR.	DATE	PREPARED BY:	SEAL	WATERSEDGE MITIGATION BANK PROJECT	TENTATIVE PARCEL MAP	SHEET 2
				DAVID EVANS AND ASSOCIATES INC. 41951 Remington Avenue, Suite 220 Temecula, CA 92590 Phone: 951-264-9300	REGISTERED PROFESSIONAL ENGINEER LUSTIN A. BROWN Ex. 09/30/24 No. 85617 CIVIL STATE OF CALIFORNIA	SCALE: AS SHOWN	EXISTING CONDITIONS	OF 3 SHEETS
				JUSTIN BROWN, PE		DATE: 09/28/2023	BENCH MARK: EL-44-80 1 1/2" ALUM. CAP IN 6" CONC. COLLAR. FROM THE INT. OF LUCERNE ST. & LAKESHORE DR. 0.1 MI. ALONG LUCERNE ST. 23' - SE OF C/L OF LUCERNE ST. -38' S OF A 60" DIA. EUCALYPTUS TREE, 1' S OF SURVEY MARKER POST	FILE NO. RRDCWELE0001

By: Eddy Oune  
File: F:\Projects\RRDCWELE0001\040CAD\SHEET\SECTION\PM02-EC-TM02-RRDCWELE0001.dwg  
Plot Date: 7/2/2024 1:55 PM  
Save Date: 5/10/2024 11:34 AM





SCALE

100 0 50 100 200

( FEET )

1 INCH = 100 FT.

**LEGEND**

- PROPERTY LINE
- LOT LINE
- FEMA 100 YEAR FLOOD LINE
- NO BUILD EASEMENT

**PARCEL TABLE**

PARCEL #	GROSS AREA	NET AREA	PRESENT PARCEL USAGE	PROPOSED PARCEL USAGE
1	49.99	47.85	VACANT LAND	HABITAT MITIGATION BANK
2	19.99	19.99	VACANT LAND	HABITAT MITIGATION BANK
3	4.74	4.74	VACANT LAND	HABITAT MITIGATION BANK

MARK	REVISIONS	APPR.	DATE	PREPARED BY:  DAVID EVANS AND ASSOCIATES INC. 41951 Remington Avenue, Suite 220 Temecula, CA 92590 Phone: 951.294.9300	SEAL 	WATERSEDGE MITIGATION BANK PROJECT		TENTATIVE PARCEL MAP	SHEET <b>3</b>
						SCALE: AS SHOWN	BENCH MARK: EL+44-80 1 1/2" ALUM. CAP IN 6" CONC. COLLAR. FROM THE INT. OF LUCERNE ST. & LAKESHORE DR. 0.1 MI. ALONG LUCERNE ST. 23' SE OF C/L OF LUCERNE ST. -38' S OF A 60" DIA. EUCALYPTUS TREE, 1' S OF SURVEY MARKER POST	TENTATIVE PARCEL MAP	OF <b>3</b> SHEETS
						DATE: 09/28/2023	FILE NO. <b>RRDCWELE0001</b>		