

GROSS AREA = 4.141 ACRES  
 NUMBERED PARCELS: 3  
 LETTERED LOTS: 1

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

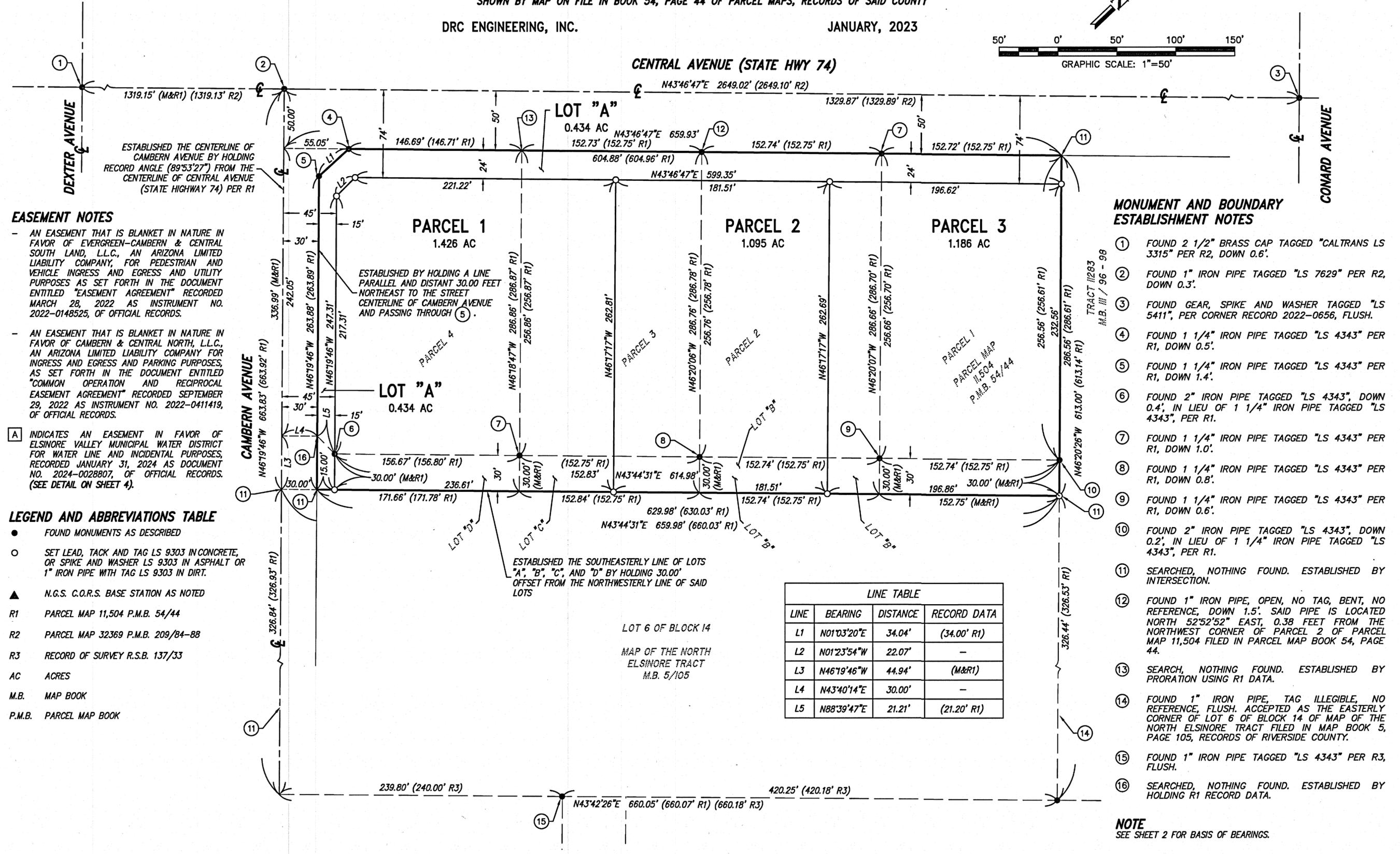
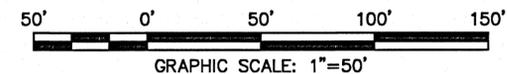
SHEET 3 OF 4 SHEETS

# PARCEL MAP NO. 38195

BEING A SUBDIVISION OF PARCELS 1, 2, 3, AND 4, AND LOTS "A" THROUGH "D" OF PARCEL MAP NO. 11,504 AS SHOWN BY MAP ON FILE IN BOOK 54, PAGE 44 OF PARCEL MAPS, RECORDS OF SAID COUNTY

DRC ENGINEERING, INC.

JANUARY, 2023



**EASEMENT NOTES**

- AN EASEMENT THAT IS BLANKET IN NATURE IN FAVOR OF EVERGREEN-CAMBERN & CENTRAL SOUTH LAND, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, FOR PEDESTRIAN AND VEHICLE INGRESS AND EGRESS AND UTILITY PURPOSES AS SET FORTH IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT" RECORDED MARCH 28, 2022 AS INSTRUMENT NO. 2022-0148525, OF OFFICIAL RECORDS.
- AN EASEMENT THAT IS BLANKET IN NATURE IN FAVOR OF CAMBERN & CENTRAL NORTH, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY FOR INGRESS AND EGRESS AND PARKING PURPOSES, AS SET FORTH IN THE DOCUMENT ENTITLED "COMMON OPERATION AND RECIPROCAL EASEMENT AGREEMENT" RECORDED SEPTEMBER 29, 2022 AS INSTRUMENT NO. 2022-0411419, OF OFFICIAL RECORDS.

**A** INDICATES AN EASEMENT IN FAVOR OF ELSINORE VALLEY MUNICIPAL WATER DISTRICT FOR WATER LINE AND INCIDENTAL PURPOSES, RECORDED JANUARY 31, 2024 AS DOCUMENT NO. 2024-0028807, OF OFFICIAL RECORDS. (SEE DETAIL ON SHEET 4).

**LEGEND AND ABBREVIATIONS TABLE**

- FOUND MONUMENTS AS DESCRIBED
- SET LEAD, TACK AND TAG LS 9303 IN CONCRETE, OR SPIKE AND WASHER LS 9303 IN ASPHALT OR 1" IRON PIPE WITH TAG LS 9303 IN DIRT.
- ▲ N.G.S. C.O.R.S. BASE STATION AS NOTED
- R1 PARCEL MAP 11,504 P.M.B. 54/44
- R2 PARCEL MAP 32369 P.M.B. 209/84-88
- R3 RECORD OF SURVEY R.S.B. 137/33
- AC ACRES
- M.B. MAP BOOK
- P.M.B. PARCEL MAP BOOK

**MONUMENT AND BOUNDARY ESTABLISHMENT NOTES**

- ① FOUND 2 1/2" BRASS CAP TAGGED "CALTRANS LS 3315" PER R2, DOWN 0.6'.
- ② FOUND 1" IRON PIPE TAGGED "LS 7629" PER R2, DOWN 0.3'.
- ③ FOUND GEAR, SPIKE AND WASHER TAGGED "LS 5411", PER CORNER RECORD 2022-0656, FLUSH.
- ④ FOUND 1 1/4" IRON PIPE TAGGED "LS 4343" PER R1, DOWN 0.5'.
- ⑤ FOUND 1 1/4" IRON PIPE TAGGED "LS 4343" PER R1, DOWN 1.4'.
- ⑥ FOUND 2" IRON PIPE TAGGED "LS 4343", DOWN 0.4', IN LIEU OF 1 1/4" IRON PIPE TAGGED "LS 4343", PER R1.
- ⑦ FOUND 1 1/4" IRON PIPE TAGGED "LS 4343" PER R1, DOWN 1.0'.
- ⑧ FOUND 1 1/4" IRON PIPE TAGGED "LS 4343" PER R1, DOWN 0.8'.
- ⑨ FOUND 1 1/4" IRON PIPE TAGGED "LS 4343" PER R1, DOWN 0.6'.
- ⑩ FOUND 2" IRON PIPE TAGGED "LS 4343", DOWN 0.2', IN LIEU OF 1 1/4" IRON PIPE TAGGED "LS 4343", PER R1.
- ⑪ SEARCHED, NOTHING FOUND. ESTABLISHED BY INTERSECTION.
- ⑫ FOUND 1" IRON PIPE, OPEN, NO TAG, BENT, NO REFERENCE, DOWN 1.5'. SAID PIPE IS LOCATED NORTH 52°52'52" EAST, 0.38 FEET FROM THE NORTHWEST CORNER OF PARCEL 2 OF PARCEL MAP 11,504 FILED IN PARCEL MAP BOOK 54, PAGE 44.
- ⑬ SEARCH, NOTHING FOUND. ESTABLISHED BY PRORATION USING R1 DATA.
- ⑭ FOUND 1" IRON PIPE, TAG ILLEGIBLE, NO REFERENCE, FLUSH. ACCEPTED AS THE EASTERLY CORNER OF LOT 6 OF BLOCK 14 OF MAP OF THE NORTH ELSINORE TRACT FILED IN MAP BOOK 5, PAGE 105, RECORDS OF RIVERSIDE COUNTY.
- ⑮ FOUND 1" IRON PIPE TAGGED "LS 4343" PER R3, FLUSH.
- ⑯ SEARCHED, NOTHING FOUND. ESTABLISHED BY HOLDING R1 RECORD DATA.

LINE TABLE			
LINE	BEARING	DISTANCE	RECORD DATA
L1	N01°03'20"E	34.04'	(34.00' R1)
L2	N01°23'54"W	22.07'	-
L3	N46°19'46"W	44.94'	(M&R1)
L4	N43°40'14"E	30.00'	-
L5	N88°39'47"E	21.21'	(21.20' R1)

**NOTE**  
 SEE SHEET 2 FOR BASIS OF BEARINGS.