

TENTATIVE TRACT No. 38626

FOR CONDOMINIUM PURPOSES

CONDOMINIUM LOT SUMMARY		
NO.	AREA (S.F.)	USE
UNIT 1	3,720	COMMERCIAL CONDOMINIUM
UNIT 2	3,651	COMMERCIAL CONDOMINIUM
UNIT 3	3,663	COMMERCIAL CONDOMINIUM
UNIT 4	3,667	COMMERCIAL CONDOMINIUM
UNIT 5	3,667	COMMERCIAL CONDOMINIUM
UNIT 6	3,725	COMMERCIAL CONDOMINIUM
LOT 'A'	71,229	COMMON AREA

VICINITY MAP
NOT TO SCALE

SITE

LEGAL DESCRIPTION

BEING ALL OF LOTS 5 AND 6 OF TRACT 37977, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 482, PAGES 1 THROUGH 4, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR ACCESS AND UTILITY PURPOSES AS DESCRIBED IN DOCUMENT ENTITLED "RECIPROCAL EASEMENT AGREEMENT", RECORDED FEBRUARY 18, 2021 AS INSTRUMENT NO. 2021-010496 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

BENCHMARK

COUNTY OF RIVERSIDE BENCHMARK: "E-10-70"
LOCATION: 337.0 FEET NORTHWEST OF THE "T" INTERSECTION OF LAKEVIEW TERRACE AND OLIVE STREET, 33.0 FEET NORTHEAST OF THE CENTER OF LAKEVIEW TERRACE, 4.0 FEET NORTHWEST OF POWERPOLE #11730. 1.0 FEET SOUTHWEST OF A MARKER POST, A BRASS DISK SET IN THE TOP OF A CONCRETE POST AND MARKED E-10-70. ELEVATION=1330.771 FEET (1929 DATUM) PLUS 2.64 FEET ADJUSTMENT

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS BASED UPON THE CENTERLINE OF CORYDON STREET, AS SHOWN ON A RECORD SURVEY, ON FILE IN BOOK 73, PAGE 44, OF RECORDS OF SURVEY, BEING SHOWN AS NORTH 36°35'00" EAST.

LEGEND

ASSESSORS PARCEL NUMBER (APN)

OLD: 370-050-038 & 370-050-039
NEW: 370-050-041

SITE ADDRESS

33575 CORYDON ROAD
LAKE ELSINORE, CA 92530

ENGINEER/REPRESENTATIVE

TEMECULA ENGINEERING CONSULTANTS, INC.
29377 RANCHO CALIFORNIA ROAD, SUITE 202
TEMECULA, CA 92591
PHONE: 951-676-1018
CONTACT: STAN HEATON, P.E.

OWNER/DEVELOPER/APPLICANT

ON-POINT COMMERCIAL, LLC
2510 PALISADES DR.
CORONA, CA 92882
(714) 240-0410
CONTACT: STEVE VETTEL

UTILITY NOTES

WATER: ELSINORE VALLEY MUNICIPAL WATER DISTRICT
31315 CHANEY STREET
LAKE ELSINORE, CA 92331
951-674-3146
SEWER: ELSINORE VALLEY MUNICIPAL WATER DISTRICT
31315 CHANEY STREET
LAKE ELSINORE, CA 92530
(951) 674-3146
GAS: SOUTHERN CALIFORNIA GAS CO.
1981 W. LUGONIA AVENUE
REDLANDS, CA 92374
(909) 335-7828
PHONE: SBC/PACIFIC BELL GTE (VERIZON)
1265 N. VAN BUREN 150 S. JUANITA STREET
SUITE 180 HEMET, CA 92543
(714) 666-5423 (951) 672-6518
ELECTRIC: ANAHEIM, CA 92807
(714) 666-5423
SO. CAL. EDISON CO.
26100 MENIFEE ROAD
ROMOLAND, CA 92585
(951) 928-8207
(951) 820-5498
FIRE: RIVERSIDE COUNTY FIRE DEPARTMENT
4080 LEMON STREET (SECOND FLOOR)
RIVERSIDE, CA 92502
(951) 955-4777
FIBER OPTIC: LEVEL 3 COMMUNICATIONS
NETWORK RELOCATIONS DEPARTMENT
1025 ELDORADO BOULEVARD, BUILDING 33A-522
BROOMFIELD, CO 80021
(720) 888-5688

OWNER AFFIDAVIT

I CONSENT TO THE FILING OF THIS
TENTATIVE TRACT MAP

DATE 1/9/2023
STEVE VETTEL,
ON-POINT COMMERCIAL, LLC

TRACT MAINTENANCE

IMPROVEMENTS	RESPONSIBLE PARTY
STREETS	CORYDON MTI
COMMON LANDSCAPE AREAS	CORYDON MTI
COMMON SLOPE AREAS	CORYDON MTI
WALLS, FENCES, MONUMENTS & SIGNAGE	CORYDON MTI

PARCEL 8
RS 73-44
APN 370-050-012-8
SP ZONE

PARCEL 2
L.L.A. 2020-00005
REC'D 06/24/20
INST. NO. 2020-027272
APN 370-050-032
SP ZONE
VACANT

PARCEL 3
TRACT MAP NO. 37977
M.B. 482/1-4
APN 370-050-036
SP ZONE

PARCEL 2
TRACT MAP NO. 37977
M.B. 482/1-4
APN 370-050-035
SP ZONE

PARCEL 1
TRACT MAP NO. 37977
M.B. 482/1-4
APN 370-050-034
SP ZONE

EXISTING CORYDON STREET

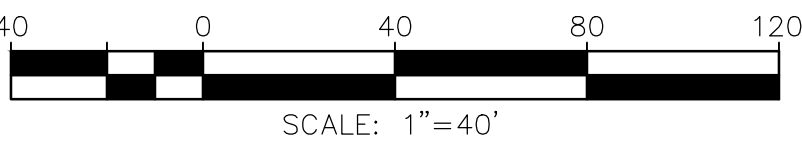
EXISTING MISSION TRAIL

EASEMENT NOTES:

- INDICATES 30' ACCESS EASEMENT PER M.B. 482/1-4.
- INDICATES EASEMENT FOR ACCESS, UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF DEVELOPMENT AT MISSION TRAILS LAKE ELSINORE, LLC, RECORDED FEBRUARY 18, 2021 AS INSTRUMENT NO. 2021-0104196, O.R.
- INDICATES EASEMENT FOR PIPELINE AND PUBLIC UTILITY PURPOSES, IN FAVOR OF ELSINORE VALLEY MUNICIPAL WATER DISTRICT, RECORDED ON NOVEMBER 16, 2022 AS INSTRUMENT NO. 2022-0472412

GENERAL NOTES

- APPROXIMATE AREA: 2.14 AC GR AND NET
- ZONING AND GENERAL PLAN: SP
- THE PROJECT SITE IS NOT SUBJECT TO FLOOD HAZARD (FEMA PANEL: 0605C20436 ZONE X 8/27/08).
- NO INTERNAL STREETS, PRIVATE OR PUBLIC, ARE PROPOSED ON SITE.
- ALL DRAINAGE AND WATER QUALITY PREVIOUSLY APPROVED UNDER PERMIT NO. PWMP-2022-00002.
- NO TREES EXIST ON SITE.
- NO PARKS ARE TO BE DEDICATED ON SITE.
- GRADING PERMIT: ENG-2022-00128
- BUILDING PERMIT: BLDG2022-01833
- EVMD WATER PERMIT: W0 22-055



TEC TEMECULA
ENGINEERING
CONSULTANTS, INC.

LAND PLANNING, CIVIL ENGINEERING, CONSTRUCTION CONSULTANTS
29377 RANCHO CALIFORNIA RD, STE. 202, TEMECULA, CA 92591
* TELEPHONE 951-676-1018 * FACSIMILE 951-676-2294 *

REGISTERED CIVIL ENGINEER NO. 43982 DATE: 1/9/2023



DATE	BY	MARK	REVISIONS	APPR	DATE
	ENGINEER				COUNTY
TENTATIVE TRACT No. 38626 FOR CONDOMINIUM PURPOSES					
SHEET NO. 1					OF 1