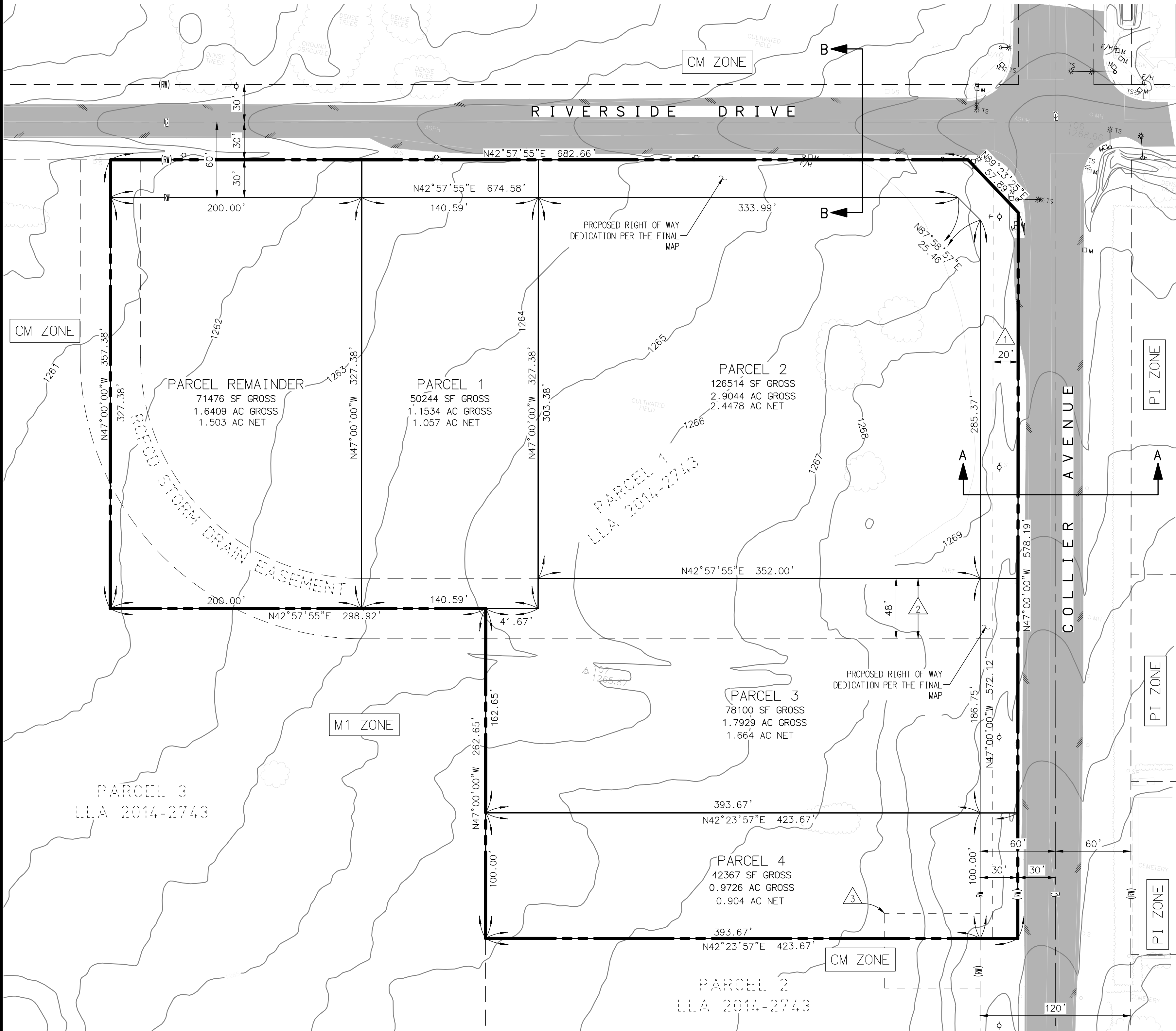


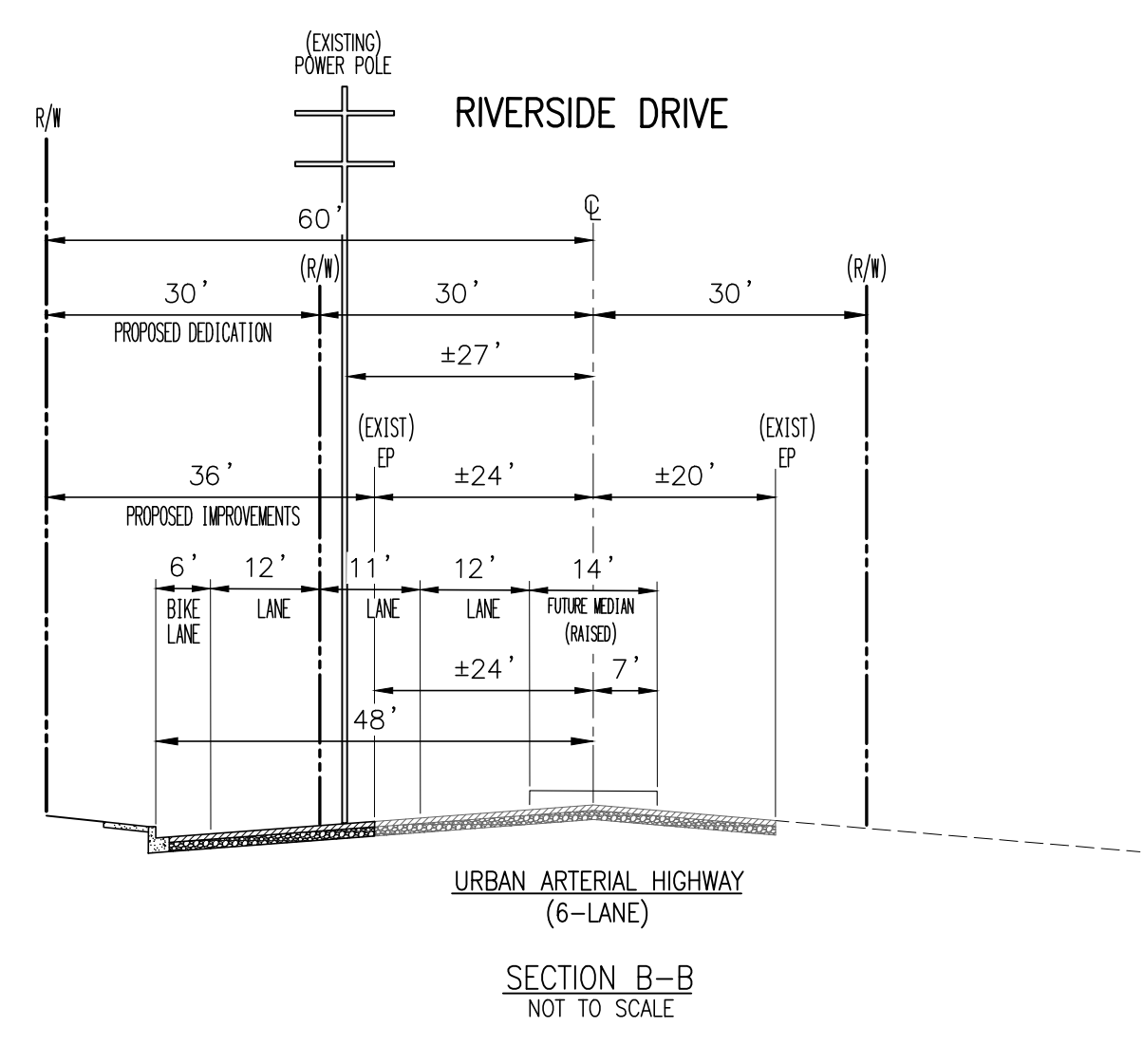
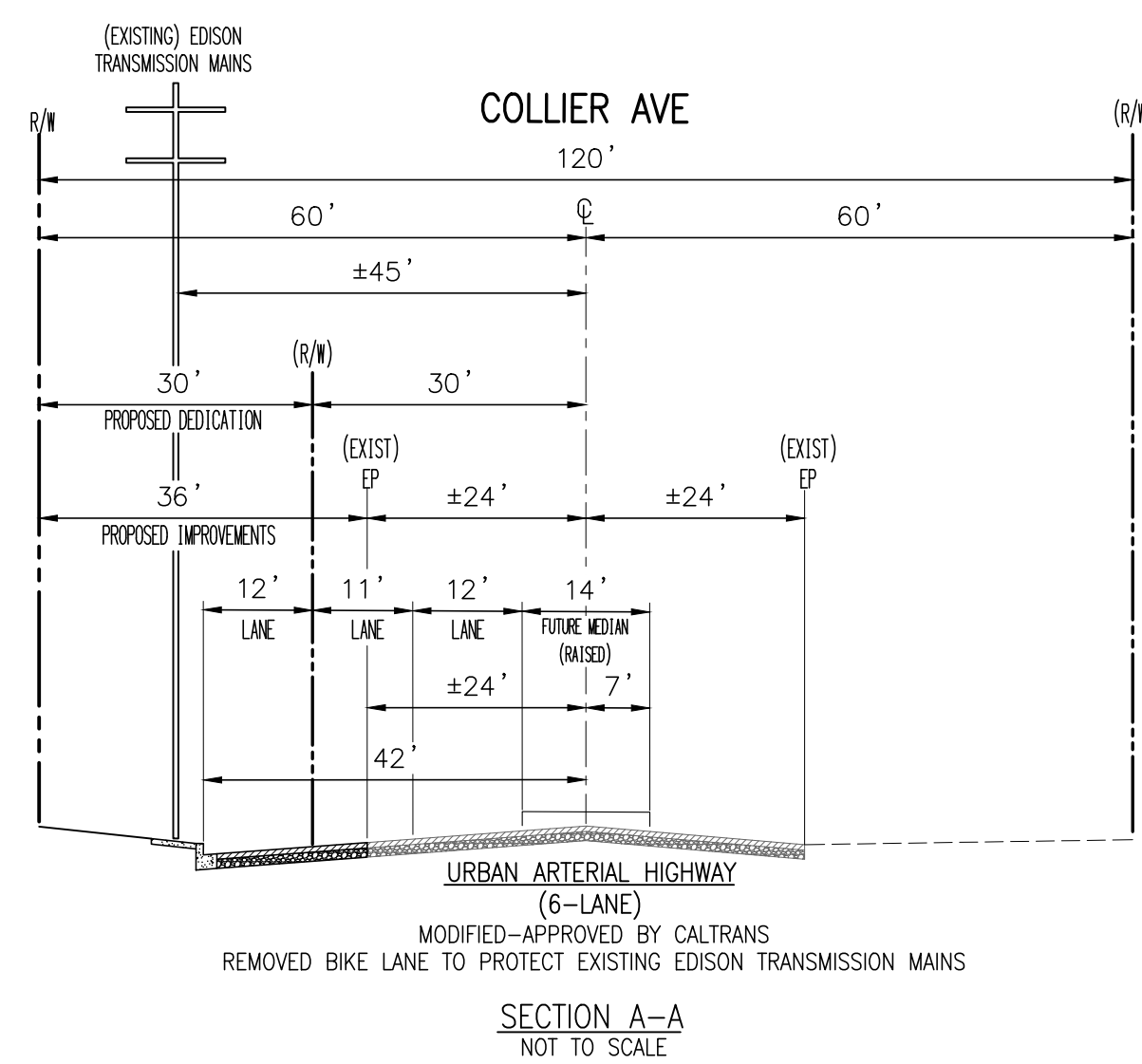
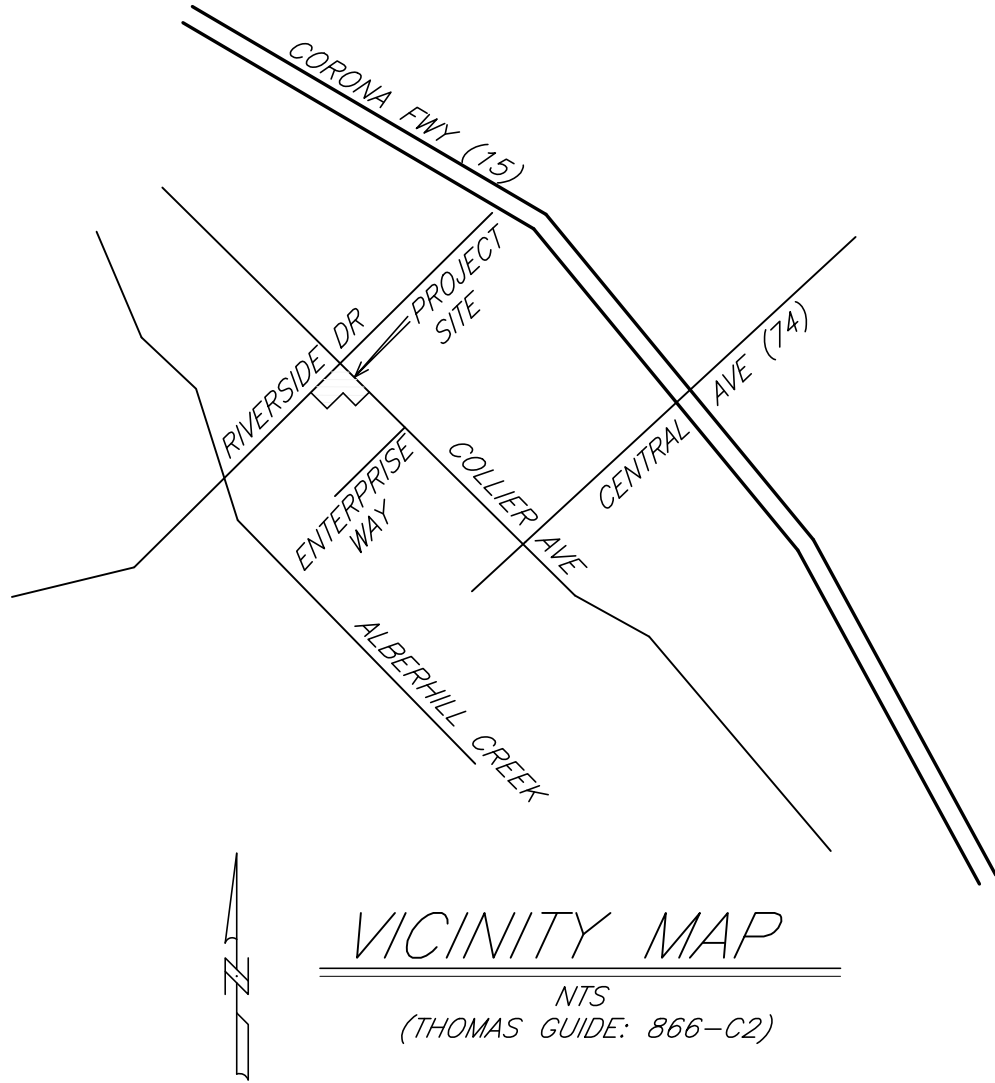
IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

TENTATIVE PARCEL MAP NO. 38614

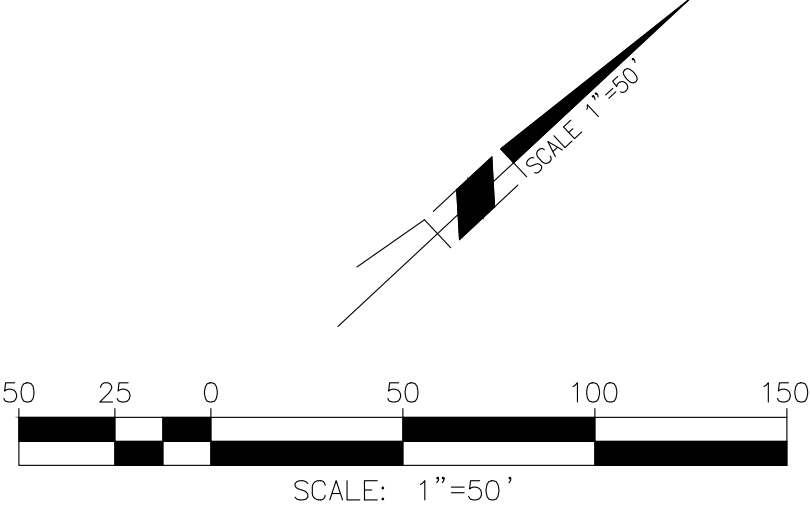
BEING A SUBDIVISION OF A PORTION OF LOT 6 OF BLOCK A OF "SUBDIVISION IN ELSINORE", IN THE CITY OF LAKE ELSINORE IN BOOK 8 PAGE 377, OF MAPS, RECORDS OF SAN DIEGO, ALSO BEING A PORTION OF PARCEL 1 AND PARCEL 2 AS RECORDED IN INSTRUMENT NUMBER 2004-102283 RECORDS OF RIVERSIDE COUNTY AS SHOWN BY A MAP ON FILE IN BOOK 124 PAGE 60, OF RECORDS OF SURVEY OF RIVERSIDE COUNTY, ALSO BEING PARCEL 1 OF OF LOT LINE ADJUSTMENT NO. 2014-2743 RECORDED IN INSTRUMENT NO. 15-45347 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
RENCIVIL - JUNE 2019



- LEGEND**
- RIGHT OF WAY
 - - - EXIST RIGHT OF WAY
 - - - CENTERLINE
 - - - EASEMENT
 - CURB AND GUTTER
 - EDGE OF PAVEMENT
 - EXISTING GROUND CONTOUR
 - EXISTING GUY WIRE
 - EXISTING SIGN
 - EXISTING METER
 - EXISTING POWER POLE
 - EXISTING MANHOLE
 - EXISTING TRAFFIC LIGHT
 - EXISTING FIRE HYDRANT
 - EXISTING STREET LIGHT

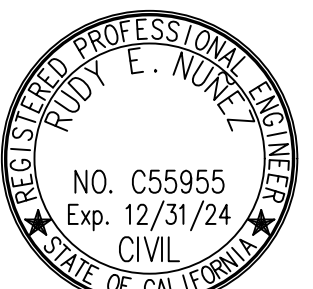


Parcel Area Table			
Parcel #	SF GROSS	AC GROSS	AC NET
1	50,244	1.153	1.057
2	126,514	2.9044	2.4478
3	78,100	1.7929	1.664
4	42,367	0.9726	0.904
REMAINDER	71,476	1.6409	1.503



APPROVED BY: THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR CITY AND STATE LAWS, AND A PERMIT CAN BE ISSUED.			
REMON HABIB RCE No. 83156 CITY ENGINEER CITY OF LAKE ELSINORE	DATE	MARK	REVISIONS
		DESIGNED BY	DRAWN BY
		CHECKED BY	APPR. DATE

PREPARED UNDER THE SUPERVISION OF:
R.C.E. C55955 EXP 12/31/24
DATE 2/21/2023



SURROUNDING LAND USE		OWNER/APPLICANT:	
NORTH: PUBLIC/INSTITUTIONAL (ELSNORE VALLEY CEMETERY-VACANT) SOUTH: VACANT EAST: COMMERCIAL (TRACTOR SUPPLY) WEST: INDUSTRIAL (VACANT)		LAKE ELSINORE PLAZA 2 CORPORATION, A CALIFORNIA CORPORATION 6490 ELMHURST DRIVE SAN DIEGO, CALIFORNIA 92120 PH (619) 654-7534	
ZONING		ENGINEER:	
EXISTING: (CM) COMMERCIAL		RENCIVIL ENGINEERING 25631-B ADDISON ST. MURRIETA, CA 92562 PH (951) 696-9902 FAX (951) 696-9961 ATTN: RUDY NUNEZ RUDY@RENCIVIL.COM	
SURROUNDING ZONING		PROPOSED EASEMENT	
NORTH: (PI) PUBLIC INSTITUTIONAL SOUTH: (CM) COMMERCIAL EAST: (CM) COMMERCIAL WEST: (CM) COMMERCIAL		A PROPOSED RECIPROCAL EASEMENT FOR INGRESS, EGRESS, PASSAGE, DRAINAGE, WATER QUALITY MAINTENANCE AND DELIVERY WILL AFFECTS ENTIRE PROPERTY AND WILL BE BLANKET IN NATURE	
FEMA NOTE		UTILITIES	
THE PROPERTY LIES WITH ZONE "X" AS SHOWN ON F.E.M.A COMMUNITY PANEL NO. 060665C-2028-G DATED AUGUST 28, 2008		ELECTRIC: SOUTHERN CALIFORNIA EDISON 26100 MENEFEE ROAD MENEFEE, CA 92543 (951)674-3146 GAS: THE GAS COMPANY 1981 W. LUGONIC AVE. REDLANDS, CA 92374 (951) 335-7828	
GENERAL PLAN LAND USE		TELEPHONE/FIBER OPTIC: VERIZON 150 S. JUANITA ST. HEMET, CA 92543 (951) 929-9464 SEWER, WATER & FIRE: EWMD 31315 CHANEY ST. LAKE ELSINORE, CA 92530 (951) 674-3146	
PROPOSED LAND USE		EASEMENTS	
LIMITED INDUSTRIAL COMMERCIAL		AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED JULY 22, 1988 AS INSTRUMENT NO. 88-204481 OF OFFICIAL RECORDS. AN EASEMENT IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, RECORDED ON MAY 19, 2014 AS INSTRUMENT NO. 2014-0181902 OF OFFICIAL RECORDS AN NON-EXCLUSIVE RECIPROCAL INGRESS EGRESS EASEMENT, RECORDED FEBRUARY 18, 2015 AS INSTRUMENT NO. 15-64251 OF OFFICIAL RECORDS TEMSCAL WATER COMPANY HOLDER OF AN EASEMENT FOR PIPELINES WHICH IS NOT LOCATABLE BY RECORD, RECORDED APRIL 22, 1901 BOOK 121, PAGE 88 OF DEEDS EASEMENT FOR INGRESS, EGRESS, PASSAGE, DRAINAGE, WATER QUALITY MAINTENANCE, AND DELIVERY PURPOSES DEDICATED TO PUBLIC USE HEREON. THE EASEMENT IS BLANKET IN NATURE FOR ALL PARCELS.	
ACREAGE		BENCH MARK	
GROSS: 8.46 ACRES		FROM THE APPROXIMATE INTERSECTION OF COLLIER AVENUE AND THIRD STREET 45 FEET NORTHWESTERLY ALONG COLLIER AND 45 FEET SOUTHWESTERLY TO THE SOUTHERLY END OF HEAD WALL AT CHANNEL	
ASSESSORS MAP NUMBER		BASIS OF BEARINGS:	
377-120-065		THE BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 6, NORTH AMERICAN DATUM 1983, AS DETERMINED LOCALLY BY A 3-POINT STATIC RESECTION TO CONTINUOUSLY OPERATING REFERENCE STATIONS "CNPP", "BILL" AND "MLFP". THE COORDINATE OF THE BASE CONTROL POINT IS 2197837.044 NORTH, 6228330.494. SURVEY PERFORMED WITH CARLSON BRX6+ TRIPLE FREQUENCY GNSS RECEIVER. POINT WAS OCCUPIED FOR 4 HOURS. DATA WAS POST PROCESSED USING CARLSON SURVEY GNSS 2016 SOFTWARE VERSION 2.1.6 (SEE SHEET 3 FOR DETAIL)	
WATER RIGHTS		DATE: 12/95 ELEV: 1274.91	
UNDERGROUND WATER RIGHTS ARE PROPOSED TO BE DEDICATED ON THE RECORDED FINAL MAP.			
LEGAL DESCRIPTION			
THE NORTHWESTERLY RECTANGULAR HALF AND NORTHWESTERLY RECTANGULAR HALF OF THE SOUTHEASTERLY RECTANGULAR HALF OF LOT 6, TOGETHER WITH A PORTION OF LOT 7 IN BLOCK "A" OF SUBDIVISION IN ELSINORE, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 377 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF COUNTY OF SAN DIEGO COUNTY. EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF LAKE ELSINORE BY DEED RECORDED JULY 25, 2002 AS INSTRUMENT NO. 407210, OF OFFICIAL RECORDS AND PARCELS 3040-65A, 3040-65B, 3040-65C, 3040-65D, 3040-76A, AND 3040-76B, AS SHOWN ON RECORD OF SURVEY FILED ON APRIL 7, 1992, IN BOOK 91, PAGES 29 THROUGH 36, INCLUSIVE, OF RECORD OF SURVEY IN THE OFFICE OF THE RECORDER, RIVERSIDE COUNTY.			