

TAX PARCEL NO.

377-070-036-3,
377-070-035-2

PROPERTY ADDRESS

18294 & 18298 COLLIER AVENUE,
LAKE ELSINORE, CA 92530

RECORD OWNER

RSM PROPERTIES, INC., A CALIFORNIA CORPORATION
CONTACT PERSON: MURREY SEIDNER
C/O SEIDNER-MILLER AUTOMOTIVE, INC.
1253 S. LONE HILL DRIVE
GLENORA, CA 91740

AREA TABLE

THE GROSS LAND AREA IS:
TITLE REPORT PARCEL: 237,347.86 S.F. / 5.449 ACRES
TOTAL GROSS: 237,347.86 S.F. / 5.449 ACRES

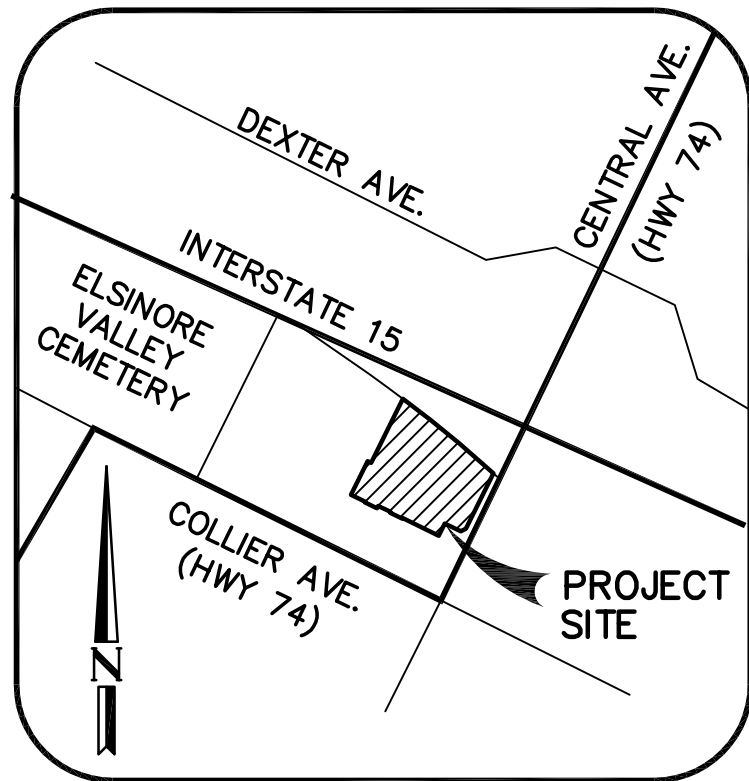
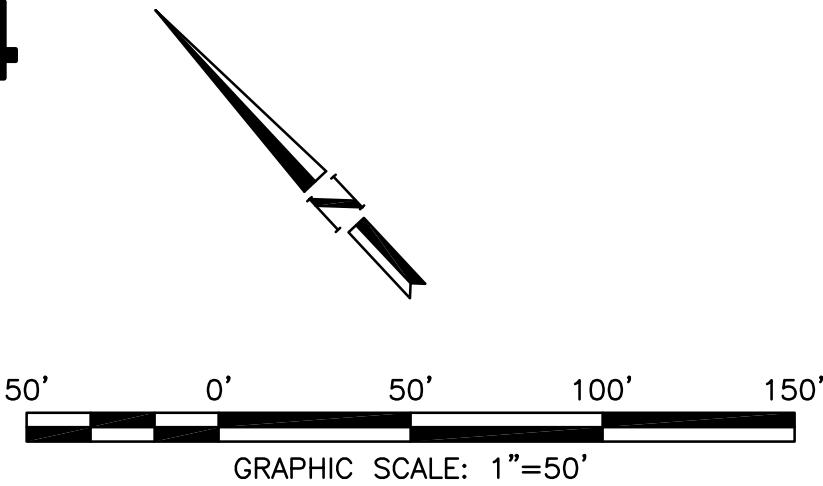
LEGEND :

- PARCEL BOUNDARY
————— PARCEL LINE
- - - - - EASEMENT LINE
- - - - - LOT LINE
- - - - - STREET CENTERLINE
////// ABUTTER'S RIGHT PER ITEM [B]

TENTATIVE PARCEL MAP NO. 37364
FOR CONDOMINIUM PURPOSES

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

BEING A SUBDIVISION OF LOT 2 OF TRACT NO. 31983, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 380, PAGES 6 AND 7 OF MAPS, IN THE OFFICE OF THE
COUNTY RECORDER OF SAID COUNTY.



VICINITY MAP
NOT TO SCALE

TITLE INFORMATION

THE TITLE INFORMATION SHOWN HEREON IS PER PRELIMINARY SUBDIVISION REPORT NO. 5100121, DATED MAY 11, 2018, AS PREPARED BY WFG NATIONAL TITLE COMPANY OF CALIFORNIA, GLENDALE, CA [TITLE OFFICER: DONNA BIVENS, TELEPHONE: (818) 476-4000]. NO RESPONSIBILITY OF CONTENT, COMPLETENESS OR ACCURACY OF SAID SUBDIVISION REPORT IS ASSUMED BY THIS MAP OR THE SURVEYOR.

LEGAL DESCRIPTION

LOT 2 OF TRACT NO. 31983, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 380, PAGES 6 AND 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TITLE EXCEPTIONS AND EASEMENTS

1. AN EASEMENT IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY AND CALIFORNIA WATER AND TELEPHONE COMPANY, THEIR SUCCESSORS AND/OR ASSIGNS FOR THE PURPOSE OF PUBLIC UTILITIES SET FORTH IN DOCUMENT RECORDED JANUARY 29, 1965 AS INSTRUMENT NO. 11459, OF OFFICIAL RECORDS.

(DOCUMENT AFFECTS - PLOTTED HEREON AS [A])

2. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR THE PURPOSE OF POLE LINES SET FORTH IN DOCUMENT RECORDED JUNE 13, 1978 AS INSTRUMENT NO. 78-120281 OF OFFICIAL RECORDS.

(DOCUMENT AFFECTS - PLOTTED HEREON AS ABUTTER'S RIGHTS [B])

3. AN EASEMENT IN FAVOR OF HOME DEPOT, THEIR SUCCESSORS OR ASSIGNS, SUBSEQUENT OWNERS AND LESSEES IN INTEREST, THEIR SECURITY INTEREST HOLDERS, EASEMENT HOLDERS FOR ALL THOSE EASEMENT RIGHTS CREATED BY AND GRANTED IN THAT CERTAIN DOCUMENT ENTITLED RESTRICTION AGREEMENT AND GRANT OF EASEMENTS RECORDED MAY 2, 2004 AS INSTRUMENT NO. 2004-0417230 OF OFFICIAL RECORDS.

(DOCUMENT AFFECTS - BLANKET IN NATURE AND IS NOT PLOTTED, SAID DOCUMENT MENTIONS RESTRICTION ON BUILDING HEIGHT, NOT TO EXCEED ONE STORY AND TWENTY-FIVE FEET IN HEIGHT; NONEXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE COMMON AREA; STORM DRAINAGE AND DETENTION EASEMENT)

4. AN EASEMENT IN FAVOR OF ELSINORE VALLEY MUNICIPAL WATER DISTRICT FOR THE PURPOSE OF ACCESS ROAD AND SANITARY SEWER SET FORTH IN DOCUMENTS RECORDED JULY 26, 2006 AS INSTRUMENT NO. 2006-0594880, AND INSTRUMENT NO. 2005-0594881 AND RE-RECORDED OCTOBER 17, 2005 AS INSTRUMENT NO. 2005-0854480 AND AS INSTRUMENT NO. 2005-0854481, ALL OF OFFICIAL RECORDS.

(DOCUMENT AFFECTS - PLOTTED HEREON AS [C])

5. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR THE PURPOSE OF PUBLIC UTILITIES SET FORTH IN DOCUMENT RECORDED OCTOBER 19, 2005 AS INSTRUMENT NO. 2005-0863838 OF OFFICIAL RECORDS.

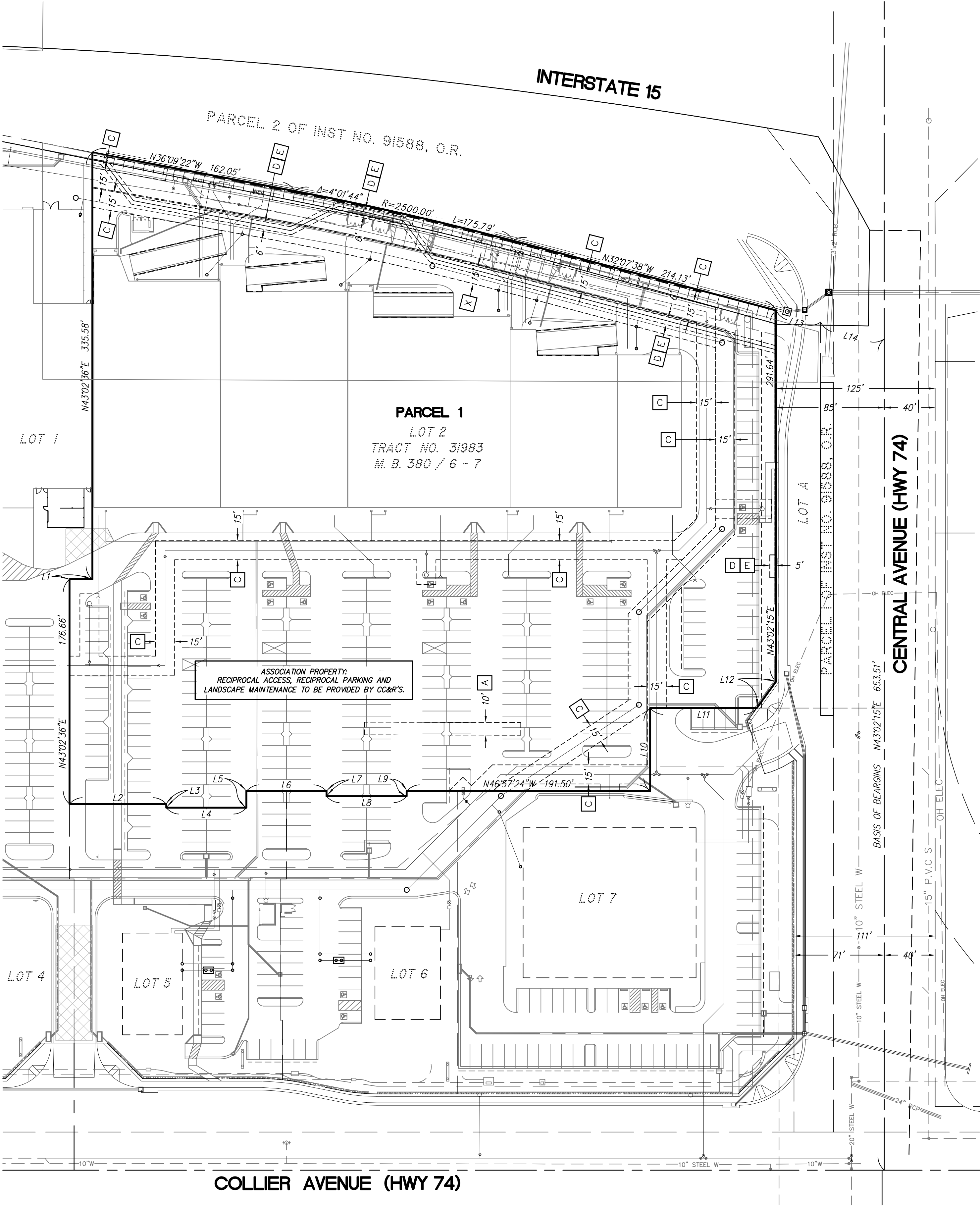
(DOCUMENT AFFECTS - PLOTTED HEREON AS [D])

6. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY FOR THE PURPOSE OF PUBLIC UTILITIES SET FORTH IN DOCUMENT RECORDED JANUARY 4, 2006 AS INSTRUMENT NO. 2006-0004467 AND 2006-004468, BOTH OF OFFICIAL RECORDS.

(DOCUMENT AFFECTS - NOT PLOTTABLE FROM RECORD)

7. AN EASEMENT IN FAVOR OF VERIZON CALIFORNIA, INC. A CORPORATION, FOR THE PURPOSE OF PUBLIC UTILITIES SET FORTH IN DOCUMENT RECORDED JANUARY 9, 2006 AS INSTRUMENT NO. 2006-0016264 OF OFFICIAL RECORDS.

(DOCUMENT AFFECTS - PLOTTED HEREON AS [E])



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N46°57'24"W	17.94'
L2	N46°57'24"W	76.00'
L3	S43°02'36"W	2.95'
L4	N46°57'24"W	63.00'
L5	N43°02'36"E	13.00'
L6	N46°57'24"W	63.00'
L7	S43°02'36"W	4.00'
L8	N46°57'24"W	63.00'
L9	N43°02'36"E	4.00'
L10	N43°02'36"E	65.35'
L11	N46°57'24"W	83.84'
L12	N78°50'51"E	25.95'
L13	N32°07'38"W	36.21'
L14	N32°07'38"W	51.72'

UTILITY PURVEYORS

WATER AND SEWER:
ELLSINORE VALLEY MUNICIPAL
WATER DISTRICT
31315 CHANEY STREET
LAKE ELSINORE, CA 92531
(909) 674-3146

GAS:
THE GAS COMPANY
251 E. FIRST STREET
BEAUMONT, CA 92223
(800) 427-2200

TELEPHONE:
FRONTIER
9 SOUTH 4TH STREET
REDLANDS, CA 92373-4738
(909) 748-8647

ELECTRIC:
SOUTHERN CALIFORNIA EDISON
24487 PRIELIPP DRIVE
WILDOMAR, CA 92595
(951) 249-8301

CABLE:
TWO/SPECTRUM
560 S. PROMENADE AVENUE,
SUITE 102
CORONA, CA 92879
(951) 547-3831

NON-DEVELOPMENT NOTE

NO NEW DEVELOPMENT IS PROPOSED AS PART OF THIS MAP.

RECIPROCAL ACCESS

RECIPROCAL ACCESS EASEMENT PROVIDED BY EXISTING CC&R'S.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF CENTRAL AVENUE (HIGHWAY 74) BEING NORTH 43°02'15" EAST AS SHOWN ON TRACT NO. 31983, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 380, PAGES 6 AND 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ZONING ORDINANCE

THE CURRENT ZONING CLASSIFICATION IS "C-2 GENERAL COMMERCIAL DISTRICT" PER THE CITY OF LAKE ELSINORE PLANNING DEPARTMENT.

BUILDING SETBACKS

FRONT:

THE FRONT YARD SETBACK FOR ANY BUILDING OR PARKING AREA SHALL AVERAGE 20 FEET, BUT SHALL NOT BE LESS THAN 15 FEET. HOWEVER, CITY COUNCIL MAY ALLOW A 10-FOOT REDUCTION IN THE SETBACK REQUIREMENTS TO PARKING AREAS WHERE ENHANCED DECORATIVE WALLS, ARTWORK, PUBLIC AMENITIES (E.G., FOUNTAINS OR PUBLIC SEATING AREAS) OR OTHER SIMILAR OUTSTANDING DESIGN FEATURES ARE PROVIDED TO THE SATISFACTION OF THE CITY COUNCIL.

REAR:

SIDE AND REAR YARD. NO SETBACK SHALL BE REQUIRED FROM INTERIOR LOT LINES EXCEPT ADJACENT TO A PUBLIC RIGHT-OF-WAY OR A RESIDENTIAL USE, IN WHICH CASE THE MINIMUM SETBACK SHALL BE 15 FEET. [ORD. 653 § 1, 1989; ORD. 772 § 17.48.060, 1986. CODE 1987 § 17.48.060].

BUILDING HEIGHT

EXCEPT AS OTHERWISE PROVIDED BY LENC 17.124.030, THE MAXIMUM BUILDING HEIGHT SHALL BE 45 FEET. [ORD. 772 § 17.48.070, 1986. CODE 1987 § 17.48.070].

PARKING REQUIREMENT

THE PROVISIONS OF CHAPTER 17.148 LENC SHALL BE USED TO DETERMINE THE PARKING FOR DEVELOPMENT IN THE C-2 DISTRICT. [ORD. 772 § 17.48.100, 1986. CODE 1987 § 17.48.100].

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.

PASCAL R. APOTHELOZ, PLS 7734
EMAIL: papotheloz@prc-eng.com
PRC ENGINEERING, INC.
160 S. OLD SPRINGS ROAD
SUITE 210, ANAHEIM, CA 92808
PHONE: (714) 685-6860
FAX: (714) 685-6801

DATE: 12/12/2019

TENTATIVE PARCEL MAP NO. 37364
18294 & 18298 COLLIER AVENUE,
LAKE ELSINORE, CALIFORNIA 92530

TITLE & BOUNDARY INFORMATION

NO.:	REVISION:	DATE:	ISSUE:	FINAL
1	REVISIONS PER CITY PLANNING COMMENTS	14/18/2019	DATE:	10/18/2017
			CHECKED: PRA	DRAWN: LNB
			DRAWING FILE:	17443TPM
			PROJECT NO.:	17-443
			SHEET NUMBER:	1
			OF	1 SHEET
			SCALE:	1" = 50'

PRC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning

160 S. Old Springs Road, Ste. 210
Anaheim Hills, California 92808
(714) 685-6860