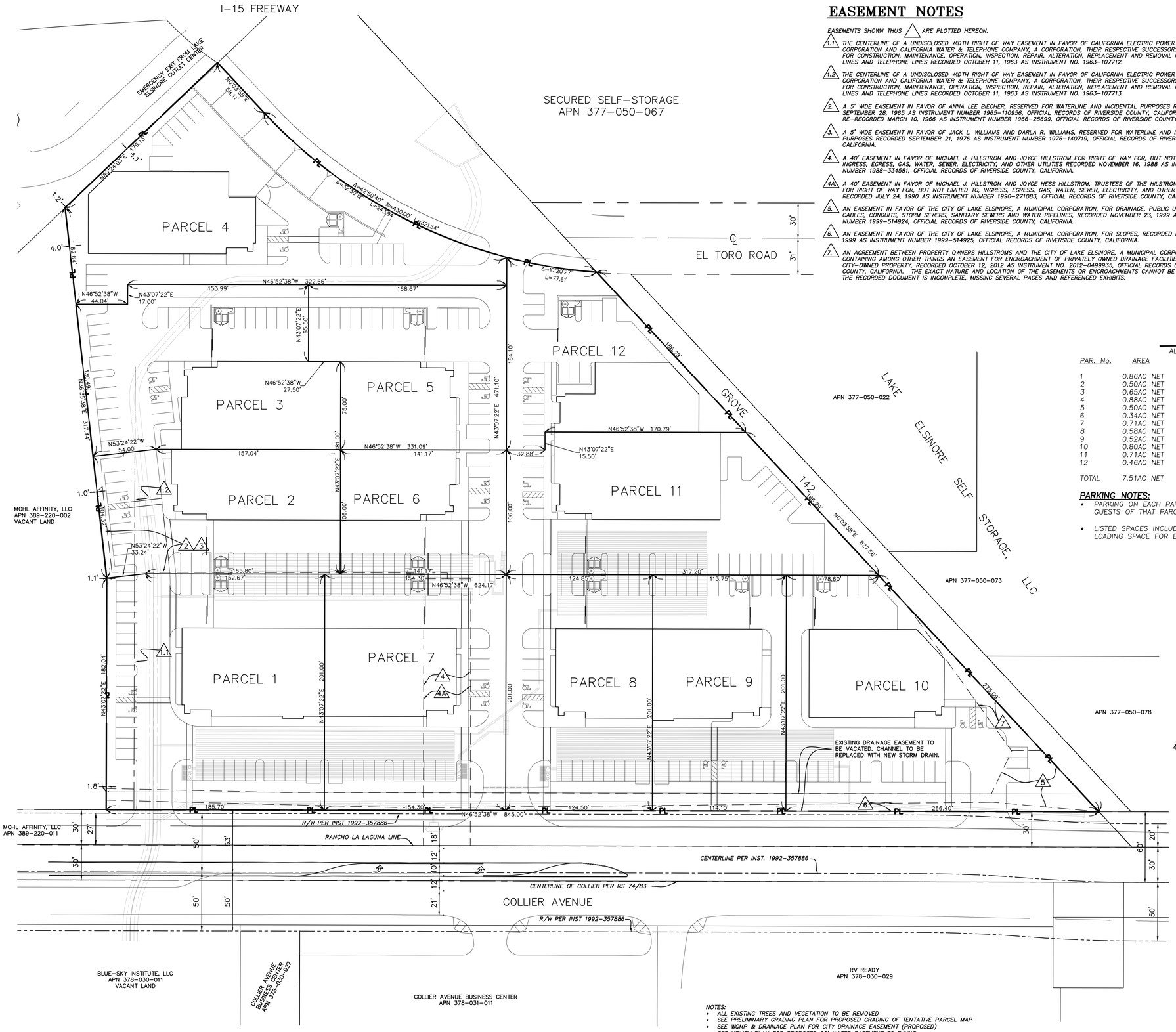
IN THE CITY OF LAKE ELSINORE, RIVERSIDE COUNTY, CALIFORNIA

TENTATIVE PARCEL MAP 38124

NORTH ELSINORE BUSINESS PARK

APRIL 2021

A PORTION OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, CALIFORNIA.



EASEMENT NOTES

EASEMENTS SHOWN THUS △ ARE PLOTTED HEREON.

1.1 THE CENTERLINE OF A UNDISCLOSED WIDTH RIGHT OF WAY EASEMENT IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, A CORPORATION AND CALIFORNIA WATER & TELEPHONE COMPANY, A CORPORATION, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, MAINTENANCE, OPERATION, INSPECTION, REPAIR, ALTERATION, REPLACEMENT AND REMOVAL OF ELECTRICAL LINES AND TELEPHONE LINES RECORDED OCTOBER 11, 1963 AS INSTRUMENT NO. 1963-107712.

1.2 THE CENTERLINE OF A UNDISCLOSED WIDTH RIGHT OF WAY EASEMENT IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, A CORPORATION AND CALIFORNIA WATER & TELEPHONE COMPANY, A CORPORATION, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, MAINTENANCE, OPERATION, INSPECTION, REPAIR, ALTERATION, REPLACEMENT AND REMOVAL OF ELECTRICAL LINES AND TELEPHONE LINES RECORDED OCTOBER 11, 1963 AS INSTRUMENT NO. 1963-107713.

2. A 5' WIDE EASEMENT IN FAVOR OF ANNA LEE BIECHER, RESERVED FOR WATERLINE AND INCIDENTAL PURPOSES RECORDED SEPTEMBER 28, 1965 AS INSTRUMENT NUMBER 1965-110956, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. RE-RECORDED MARCH 10, 1966 AS INSTRUMENT NUMBER 1966-25699, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

3. A 5' WIDE EASEMENT IN FAVOR OF JACK L. WILLIAMS AND DARLA R. WILLIAMS, RESERVED FOR WATERLINE AND INCIDENTAL PURPOSES RECORDED SEPTEMBER 21, 1976 AS INSTRUMENT NUMBER 1976-140719, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

4. A 40' EASEMENT IN FAVOR OF MICHAEL J. HILLSTROM AND JOYCE HILLSTROM FOR RIGHT OF WAY FOR, BUT NOT LIMITED TO, INGRESS, EGRESS, GAS, WATER, SEWER, ELECTRICITY, AND OTHER UTILITIES RECORDED NOVEMBER 16, 1988 AS INSTRUMENT NUMBER 1988-334581, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

4A. A 40' EASEMENT IN FAVOR OF MICHAEL J. HILLSTROM AND JOYCE HESS HILLSTROM, TRUSTEES OF THE HILSTROM FAMILY TRUST FOR RIGHT OF WAY FOR, BUT NOT LIMITED TO, INGRESS, EGRESS, GAS, WATER, SEWER, ELECTRICITY, AND OTHER UTILITIES RECORDED JULY 24, 1990 AS INSTRUMENT NUMBER 1990-271083, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

5. AN EASEMENT IN FAVOR OF THE CITY OF LAKE ELSINORE, A MUNICIPAL CORPORATION, FOR DRAINAGE, PUBLIC UTILITIES, WIRES, CABLES, CONDUITS, STORM SEWERS, SANITARY SEWERS AND WATER PIPELINES, RECORDED NOVEMBER 23, 1999 AS INSTRUMENT NUMBER 1999-514924, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

6. AN EASEMENT IN FAVOR OF THE CITY OF LAKE ELSINORE, A MUNICIPAL CORPORATION, FOR SLOPES, RECORDED NOVEMBER 23, 1999 AS INSTRUMENT NUMBER 1999-514925, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

7. AN AGREEMENT BETWEEN PROPERTY OWNERS HILLSTROMS AND THE CITY OF LAKE ELSINORE, A MUNICIPAL CORPORATION CONTAINING AMONG OTHER THINGS AN EASEMENT FOR ENCROACHMENT OF PRIVATELY OWNED DRAINAGE FACILITIES INTO CITY-OWNED PROPERTY, RECORDED OCTOBER 12, 2012 AS INSTRUMENT NO. 2012-0499935, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. THE EXACT NATURE AND LOCATION OF THE EASEMENTS OR ENCROACHMENTS CANNOT BE DETERMINED AS THE RECORDED DOCUMENT IS INCOMPLETE, MISSING SEVERAL PAGES AND REFERENCED EXHIBITS.

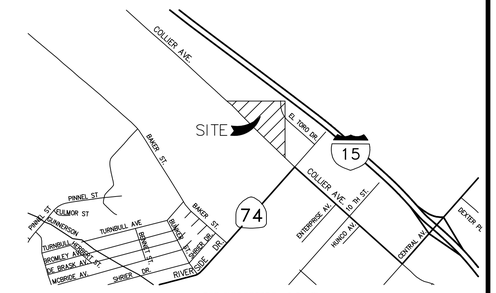
PARCEL SUMMARY

ALL PARCELS MIXED-USE INDUSTRIAL

PAR. No.	AREA	AREA SQ. FT.	BUILDING AREA	PARKING SPACES
1	0.86AC NET	37,263 SQ. FT.	9,000 SQ. FT	36 SPACES
2	0.50AC NET	21,662 SQ. FT.	8,300 SQ. FT.	21 SPACES
3	0.65AC NET	28,431 SQ. FT.	9,850 SQ. FT.	27 SPACES
4	0.88AC NET	38,445 SQ. FT.	9,140 SQ. FT.	19 SPACES
5	0.50AC NET	21,635 SQ. FT.	7,070 SQ. FT.	18 SPACES
6	0.34AC NET	14,964 SQ. FT.	5,595 SQ. FT.	13 SPACES
7	0.71AC NET	31,014 SQ. FT.	8,270 SQ. FT.	26 SPACES
8	0.58AC NET	25,096 SQ. FT.	6,120 SQ. FT.	21 SPACES
9	0.52AC NET	22,863 SQ. FT.	7,000 SQ. FT.	20 SPACES
10	0.80AC NET	34,672 SQ. FT.	8,220 SQ. FT.	23 SPACES
11	0.71AC NET	31,134 SQ. FT.	10,200 SQ. FT.	33 SPACES
12	0.46AC NET	19,963 SQ. FT.	5,900 SQ. FT.	14 SPACES
TOTAL	7.51AC NET	327,142 SQ. FT.	94,665 SQ. FT.	271 SPACES

PARKING NOTES:

- PARKING ON EACH PARCEL IS RESERVED FOR EXCLUSIVE USE OF TENANTS AND GUESTS OF THAT PARCEL
- LISTED SPACES INCLUDE REQUIRED ACCESSIBLE SPACES AS WELL AS ONE 12' x 20' LOADING SPACE FOR EACH PARCEL



VICINITY MAP
THOMAS GUIDE REF.:
PAGE 866, GRID C1
NOT TO SCALE

GENERAL NOTES

PREPARED BY:
IE SURVEY & ENGINEERING, INC.
41146 ELM STREET, SUITE G
MURRIETA, CA 92562
T: (951) 698.1830
E: INFO@IESURVEYANDENG.COM

APPLICANT:
SADDLEBACK ASSOCIATES
MARK SEVERSON, PRESIDENT
27405 PUERTA REAL, SUITE 120 MISSION VIEJO CA 92691
PHONE (951) 719-2600
EMAIL MSEVERSON@SADDLEBACKASSOCIATES.COM

DEVELOPMENT CONSULTANT:
MARKHAM DEVELOPMENT STRATEGIES, LLC.
28693 OLD TOWN FRONT STREET, SUITE 300-D,
TEMECULA CA 92590
PHONE 909-332-8482
EMAIL LRM@MARKHAMDS.COM

FLOOD ZONING:
FLOOD PANEL NO. 06065C2028G
FLOOD ZONE: ZONE X, SHADED ZONE X, AND ZONE AE

PROPERTY NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGICAL HAZARDS
PROPERTY NOT IN A SPECIAL ZONE
PROPERTY IS NOT IN A FIRE HAZARD ZONE
PROPERTY NOT SUBJECT TO OVERFLOW
PROPERTY PARTIALLY WITHIN 0.2% ANNUAL CHANCE FLOOD HAZARD
PORTION OF PROPERTY SUBJECT TO INUNDATION

NOT WITHIN SPECIFIC PLAN

PROPERTY IS NOT LOCATED WITHIN A COMMUNITY SERVICES DISTRICT

THIS TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER

ZONING: M1, LIMITED MANUFACTURING
GENERAL PLAN DESIGNATION: LIMITED INDUSTRIAL
NO CHANGES PROPOSED

ASSESSOR'S PARCEL NO.: 389-220-003, 004, 005, 006

ADDRESS: COLLIER AVENUE (NO NUMBERS ASSIGNED)

NUMBER OF PARCELS: 12

TOTAL ACREAGE: 7.51 GROSS ACRES
7.51 NET ACRES

SOURCE OF TOPOGRAPHY:
AERIAL SURVEY PERFORMED ON 2/5/2020

CONTOUR INTERVAL: 1'

SCHOOL DISTRICT: LAKE ELSINORE UNIFIED SCHOOL DISTRICT

UTILITIES:
TELEPHONE FRONTIER
CABLE FRONTIER
WATER EVMWD
SEWER EVMWD
ELECTRICITY SOUTHERN CALIFORNIA EDISON
GAS SOUTHERN CALIFORNIA GAS

DATE MAP PREPARED: 3/19/2021

JOB No. 20038

THOMAS BROS. 2008, MAP COORD. 866, C1

40 0 20 40 80 120
SCALE: 1"= 40'

REGISTERED PROFESSIONAL ENGINEER
JOHN B. ROGERS
No. 22428
CIVIL
STATE OF CALIFORNIA

REVISION BLOCK		
NO.	DATE	

NOTES:
- ALL EXISTING TREES AND VEGETATION TO BE REMOVED
- SEE PRELIMINARY GRADING PLAN FOR PROPOSED GRADING OF TENTATIVE PARCEL MAP
- SEE WQMP & DRAINAGE PLAN FOR CITY DRAINAGE EASEMENT (PROPOSED)
- SEE UTILITY PLAN FOR PROPOSED 20' WATER EASEMENT TO EVMWD.
- A RECORD OF SURVEY FOR THIS PROPERTY WAS RECORDED IN APRIL 2021 IN BOOK 156, PAGE 19 OF RECORDS OF SURVEY, RIVERSIDE COUNTY, CALIFORNIA
- PROJECT WILL BE SUBJECT TO CC&R'S COVERING COMMON AREA MAINTENANCE AND A RECIPROCAL EASEMENT AGREEMENT ALLOWING UNIVERSAL ACCESS FOR ALL PARCELS.

SHEET 1 | CITY OF LAKE ELSINORE | SHEETS 1

TENTATIVE PARCEL MAP

APN 389-220-003 THRU APN 389-220-006
NORTH ELSINORE BUSINESS PARK, LAKE ELSINORE, CA