

TRACT NO. 33370

SHEET 2 OF 2 SHEETS

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

THE NORTHWEST QUARTER, OF THE NORTHEAST QUARTER, OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNADINO MERIDIAN, EXCEPTING THE LAND CONVEYED TO THE STATE OF CALIFORNIA FOR HIGHWAY PURPOSES, RECORDED JULY 26, 1955 IN BOOK 1772 PAGE 9 OF OFFICIAL RECORDS, AND THE LAND CONVEYED TO THE CITY OF LAKE ELSINORE, RECORDED JUNE 29, 1957 IN BOOK 2111 PAGE 62 OF OFFICIAL RECORDS BOTH ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER.

WILSON MIKAMI INC.

RICHARD A. TETREAU L.S. 7418

FOR CONDOMINIUM PURPOSES

N89°09'24"W 1970.74' (N89°45'00"W 1970.74' R1) (N89°08'48"W 1970.83' R2)
657.62' (657.62' R1) (657.75' R2)

FD. 1" IP DN 0.2" TAG ILLEGIBLE, IN LIEU OF 1" IP, TAGGED "LS 3698", PER R/S 82/17 S89°09'24"E 4.79'

FD. 2" IP DN 1.0" "LS 3698" PER R/S 82/17

FD. 1" IP DN 0.2" "LS 3698" PER R/S 82/17

FD. 1" IP DN 0.1" "LS 3698" PER R/S 82/17 HELD FOR LINE S89°21'35"E 0.08'

FD. 2" IP FLUSH W/BRASS CAP STAMPED "DOT FRANK-AVE.6 P.I." (PER R2) FD. DESTROYED 10/2016

FD. 1" IP DN 1.4" "LS 3698" PER R/S 82/17 HELD FOR LINE AND BANCROFT

FD. 1" IP DN 0.4" "LS 3698" UNSTABLE PER R/S 82/17 S71°18'10"E 0.31'

FD. 1" IP DN 0.3" "LS 3698" PER R/S 82/17

FD. 1" IP DN 0.3" "LS 3698" PER R/S 82/17

SEARCHED FOR FD. NOTHING ESTABLISHED AT RECORD DISTANCE PER R1 SECTION 5, T6S, R4W, S.B.M.

1313.11' (1313.12' R1) (1313.08' R2) SECTION 8, T6S, R4W, S.B.M.

FD. OPEN 1-1/2" IP UP 0.8" ACCEPTED AS THE N1/4 CORNER, SEC.8,T6S,R4W S.B.M. PER R/S 82/17 SET TAG "LS 7418"

SURVEYORS NOTES:

- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF BANCROFT WAY AND FRANKLIN AVENUE AS SHOWN ON CALTRANS MONUMENTATION MAP NO. 205-057 ON FILE WITH THE COUNTY OF RIVERSIDE SAID CENTERLINE BEARS N89°19'04"W.
- (R1) INDICATES RECORD DISTANCE PER R.S. 82/17
- (R2) INDICATES RECORD DISTANCE PER CALTRANS MONUMENTATION MAP NO. 205-057 ON FILE WITH THE COUNTY OF RIVERSIDE RECORDER THE DISTANCES SHOWN HEREON HAVE BEEN CONVERTED TO GROUND, BY APPLYING THE COMBINATION FACTOR SHOWN ON SAID MAP.
- (R3) INDICATES RECORD DISTANCE PER O.R. 2111/62
- (R4) INDICATES RECORD DISTANCE PER O.R. 1772/9
- LOT "A" IS RESERVED HEREON FOR PRIVATE STREET PURPOSES, AND LOTS "B" AND "C" ARE RESERVED HEREON FOR LANDSCAPE PURPOSES, ALL TO BE MAINTAINED BY FUTURE HOMEOWNERS ASSOCIATION.
- LOTS "D" AND "E" ARE DEDICATED HEREON TO THE CITY OF LAKE ELSINORE, FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.
- O.R. 2111/62 DOES NOT MATHEMATICALLY CLOSE BY THE FOLLOWING COURSE S 88°32'56" E 58.71'. IF THE BEARING "SOUTH 89°54' EAST" IS CHANGED TO S 89°45' E, TO MATCH THE STATE HIGHWAY DEED O.R. 1772/9 AND TO MAINTAIN THE PERPENDICULAR AND RELATIONSHIP AS ESTABLISHED IN SAID STATE HIGHWAY DEED, AND ALSO TO MAINTAIN A PARALLEL RELATIONSHIP CREATING A PARCEL THAT IS A CONSTANT 60.00' WIDE, AND IF THE COURSE "SOUTH 44°14'44" WEST" IS CHANGED TO S44°14'44" E THE DOCUMENT WILL CLOSE WITHIN ACCEPTABLE MATHEMATICAL TOLERANCES.
- DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
- /// INDICATES ABUTTER'S RIGHTS RELINQUISHED.
- TRACT CONTAINS: 9.114 ACRES GROSS.

MONUMENT NOTES:

- FOUND MONUMENTS AS NOTED.
- SET MONUMENT AS NOTED.
- 1" I.P. AND TAG "LS. 7418", TO BE SET, FLUSH, AT ALL REAR CORNERS AND FRONT CORNER CUTBACKS OR LEAD, TACK AND TAG "LS. 7418", TO BE SET IN TOP OF WALL, UNLESS OTHERWISE NOTED.

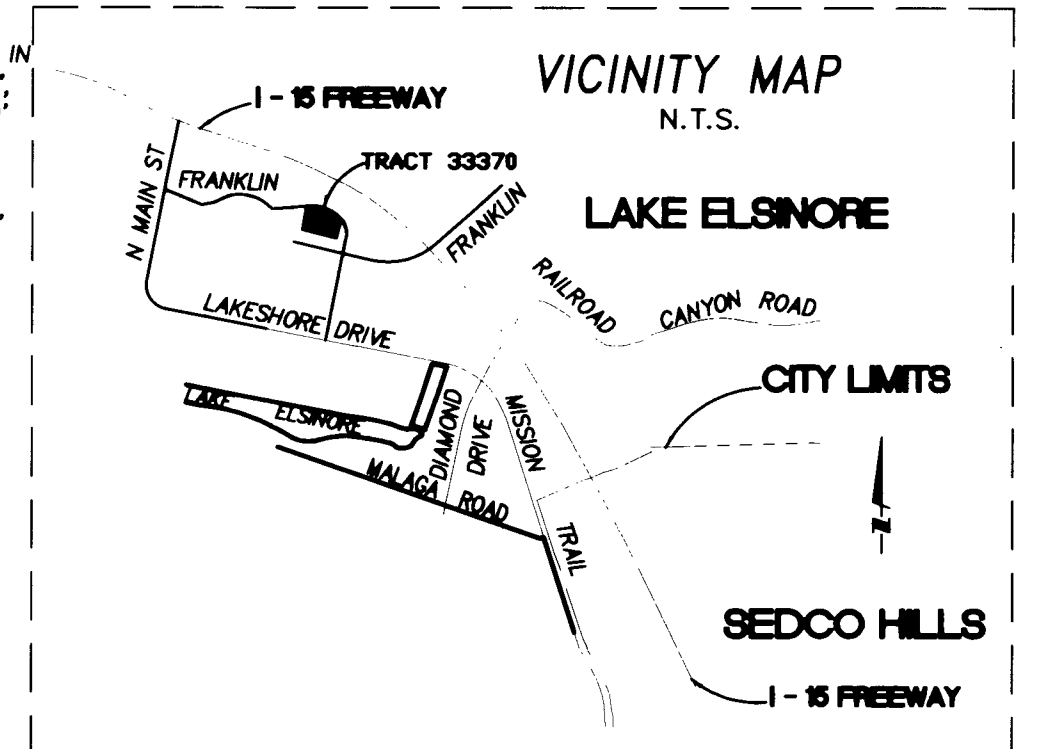
LEAD, TACK AND TAG, "LS. 7418", TO BE SET IN TOP OF CURB ON LOT SIDELINES PRODUCED IN LIEU OF FRONT LOT CORNERS; AT E.C.'S AND B.C.'S THE TAGS WILL BE SET PERPENDICULAR TO CENTERLINE TANGENTS, UNLESS OTHERWISE NOTED.

EASEMENT NOTES:

- EASEMENT OVER AND 3' BEYOND THE LIMITS OF LOT "A" FOR EMERGENCY ACCESS AND UTILITY PURPOSES (P.U.E.), DEDICATED HEREON TO THE CITY OF LAKE ELSINORE.
- EASEMENT FOR STORM DRAIN PURPOSES, DEDICATED HEREON TO THE CITY OF LAKE ELSINORE.

COUNTRY CLUB HEIGHTS UNIT NO. 5
M.B. 12 / 76

ELSINORE HEIGHTS TRACT UNIT NO. 2
M.B. 12/88

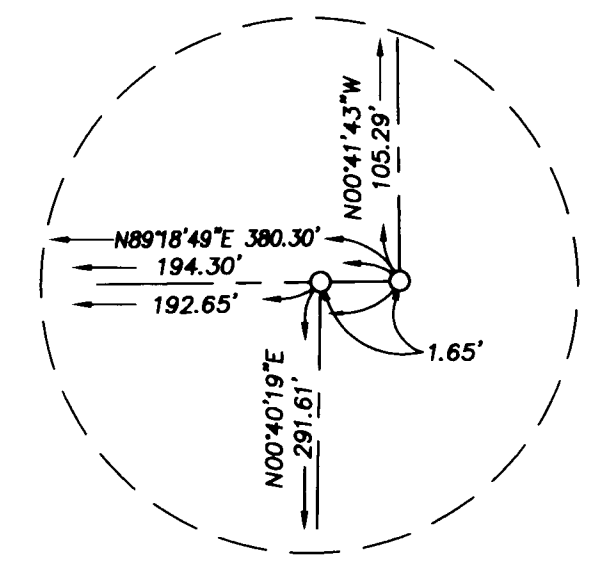


SCALE: 1" = 60'

ELSINORE HEIGHTS UNIT NO. 3
M.B. 13/39-40

LINE TABLE		
LINE	LENGTH	BEARING
L1	44.00'	N89°18'49"E
L2	44.87'	N89°18'17"E
L3	26.05'	N35°48'08"E
L4	48.11'	N00°41'11"W
L5	8.59'	N44°59'34"E
L6	25.55'	N35°16'09"W
L7	6.29'	N01°38'48"W
L8	22.00'	N00°40'19"E
L9	1.80'	N89°19'41"W
L10	41.42'	N43°38'42"W
L11	87.81'	N43°38'42"W
R1	84.64'	N42°00'08"W
L12	30.00'	N00°51'22"E
R3	30.00'	S00°15'00"W
L13	42.06'	N43°38'42"W
R3	42.06'	S44°14'44"W
L14	129.87'	N43°38'42"W
R4	129.88'	N43°39'00"W

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	130.00'	68.29'	30°05'53"
C2	262.00'	91.47'	20°00'12"



DETAIL "A"

FD. 2" IP FLUSH W/BRASS CAP STAMPED "DOT FRANK-AVE.6 P.I." (PER R2) C/L FRANKLIN ST. 12+63 B.C. (PER R2)