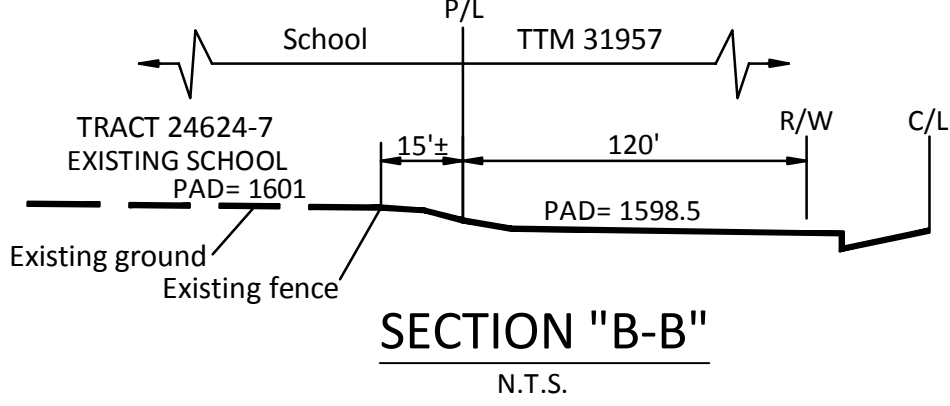
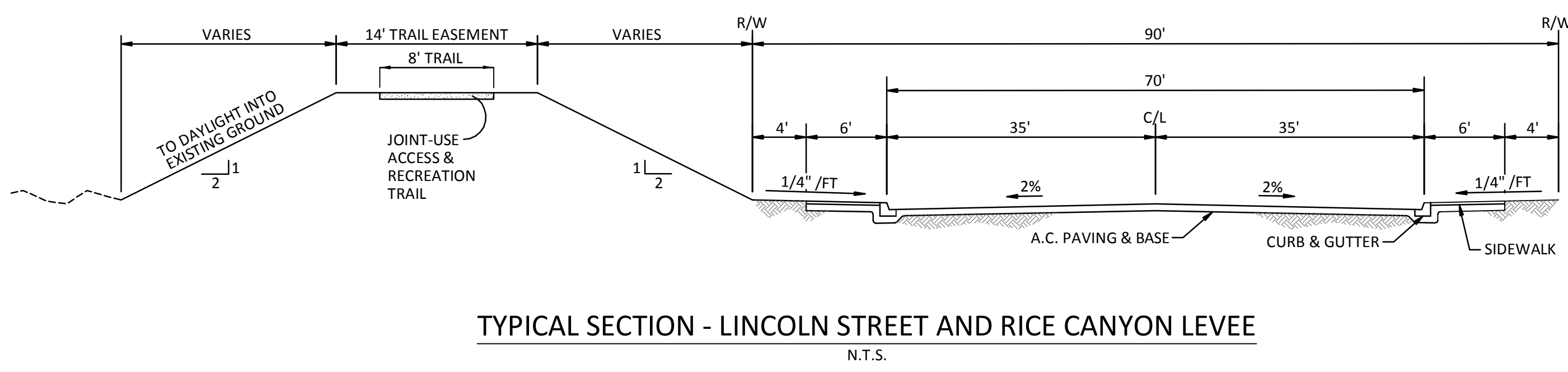
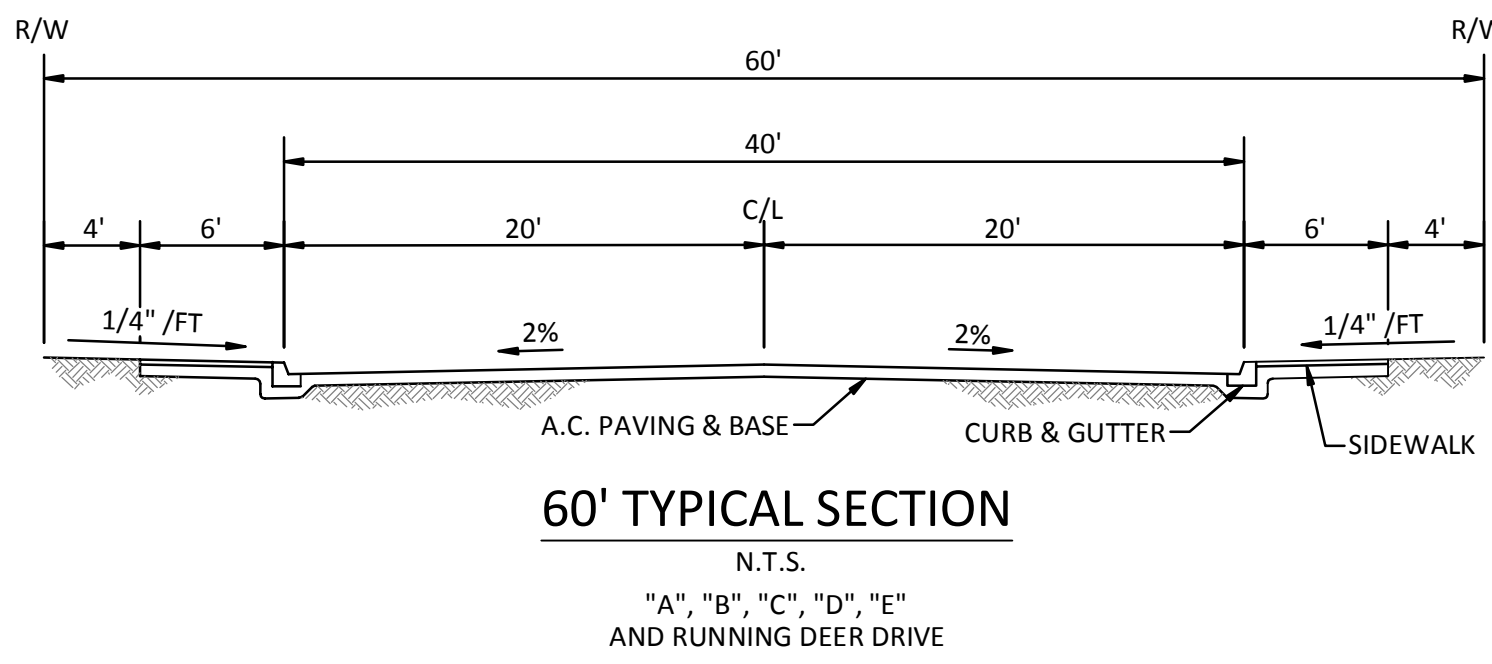
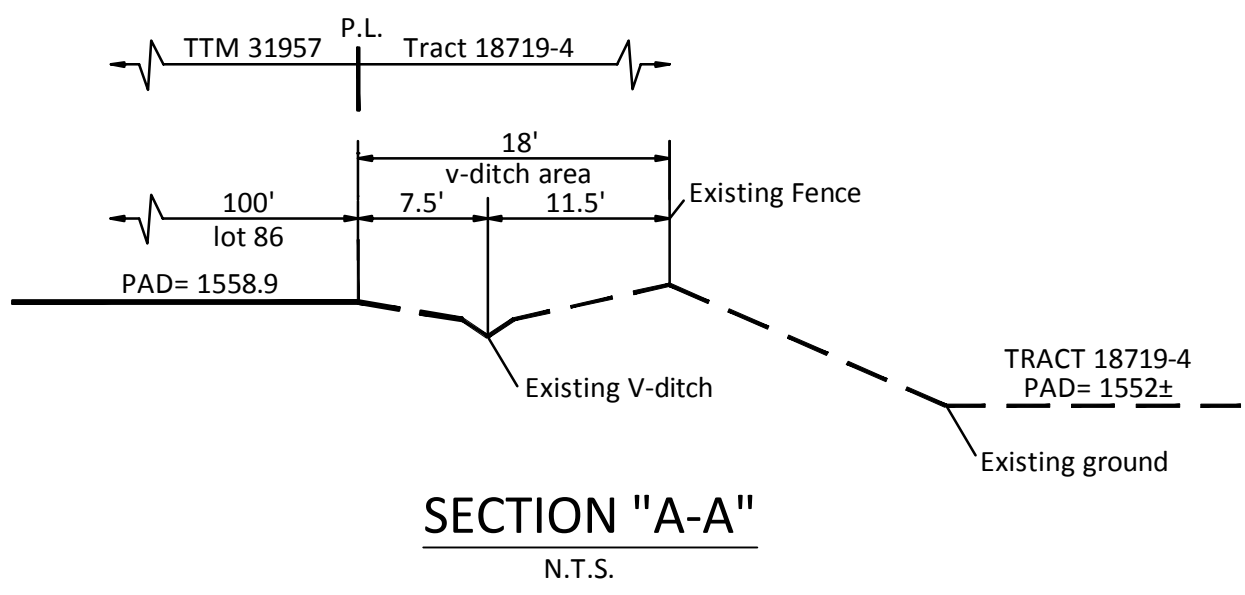


IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# TENTATIVE TRACT MAP NO. 31957

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST AND SOUTHEAST QUARTERS OF  
SECTION 28, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SBM.



#### OWNER

SAM RUNNING DEER, LLC  
1200 QUAIL STREET, SUITE 220  
NEWPORT BEACH, CA 92660

#### DEVELOPER

SAM RUNNING DEER, LLC  
1200 QUAIL STREET, SUITE 220  
NEWPORT BEACH, CA 92660  
CONTACT:ERIK LUNDE  
(714)318-3500

#### LEGAL DESCRIPTION

PARCEL 1:  
A PORTION OF THE NORTHEAST QUARTER OF  
SECTION 28,  
TOWNSHIP 5 SOUTH, RANGE 5 WEST, SAN  
BERNARDINO MERIDIAN, ACCORDING TO THE  
OFFICIAL PLAT THEREOF,  
A PORTION OF SAID LAND IS IN THE CITY OF LAKE  
ELSINORE PURSUANT TO RESOLUTION RECORDED  
MARCH  
5, 1993 AS INSTRUMENT NO. 107516, OFFICIAL  
RECORDS.

PARCEL 2:  
A PORTION OF THE SOUTHEAST QUARTER OF THE  
SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 5  
SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN,  
ACCORDING TO THE OFFICIAL PLAT THEREOF.

#### ENGINEER

K&A ENGINEERING, INC.  
357 N. SHERIDAN STREET, SUITE 117  
CORONA, CA 92680  
PHONE (951) 279-1800

#### ASSESSORS PARCEL NO.

391-260-046 & 391-260-003

#### ZONING AND LAND USE

EXISTING ZONE R-1  
PROPOSED ZONE R-1  
EXISTING LAND USE VACANT  
PROPOSED LAND USE SINGLE FAMILY RESIDENTIAL

#### GENERAL PLAN DESIGNATION

EXISTING LOW MEDIUM DENSITY RESIDENTIAL (L.M.D.)  
PROPOSED LOW MEDIUM DENSITY RESIDENTIAL (L.M.D.)

#### SERVICES:

#### SEWER AND WATER

ELSINORE VALLEY M.W.D.  
31315 CHANEY STREET  
LAKE ELSINORE, CA 92530  
PHONE (951) 674-3146

#### POWER/ELECTRICITY

SOUTHERN CALIFORNIA EDISON CO.  
26100 MENEFEE ROAD  
RIVERSIDE, CA 92506  
PHONE (951) 657-1101

#### CABLE TELEVISION

COMCAST  
556 BIRCH STREET  
LAKE ELSINORE, CA 92530  
PHONE (888) 255-5789

#### GAS

SOUTHERN CALIFORNIA GAS CO.  
3700 CENTRAL AVENUE  
RIVERSIDE, CA 92506  
PHONE (951) 671-6113

#### SCHOOL DISTRICTS

LAKE ELSINORE UNIFIED SCHOOL DISTRICT  
545 CHANEY STREET  
LAKE ELSINORE, CA 92530  
PHONE (951) 674-1131

#### TELEPHONE

GENERAL TELEPHONE COMPANY  
120 E. THIRD STREET  
PERRIS, CA 92570  
PHONE (951) 652-6821

#### TRACT DATA

GROSS AREA = 34.2 ACRES  
RESIDENTIAL AREA = 17.4 ACRES  
OPEN SPACE/LANDSCAPE AREAS/STREETS = 16.8 ACRES  
MINIMUM LOT AREA = 6,000 S.F.  
AVERAGE LOT AREA = 7,795 S.F.  
RESIDENTIAL DENSITY = 2.84 LOTS/GROSS ACRES  
NUMBERED LOTS = 97  
LETTERED LOTS = 4

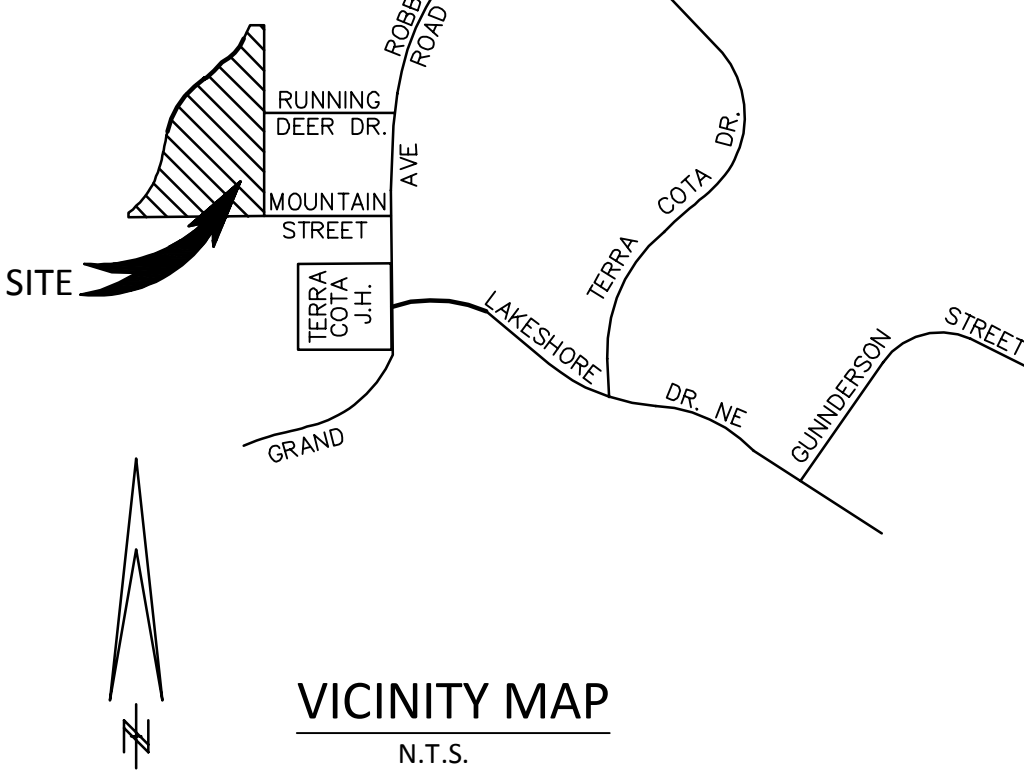
#### RAW EARTHWORK QUANTITIES

CUT: 129,000 CY.  
FILL: 84,800 CY.  
NET: 45,000 CY.

THESE QUANTITIES DO NOT INCLUDE REMEDIAL ADJUSTMENT  
FACTORS FOR STRIPPING LOSS, OVER-EXCAVATION AND  
SHRINKAGE. FINAL ENGINEERING WILL ADJUST THE VERTICAL  
DESIGN

#### LEGEND

A.C. ASPHALT CONCRETE  
C & G CURB AND GUTTER  
D/A DRIVEWAY APRON  
E.P. EDISON POLE  
EX EXISTING  
F.G. FINISH GRADE  
F.L. FLOW LINE  
F.S. FINISH SURFACE  
P.L. PROPERTY LINE  
P.W. PAVEMENT  
T.C. TOP OF CURB  
C.L.F. CHAIN LINK FENCE  
100.36 DESIGN ELEVATION  
(100.10) EXISTING ELEVATION



#### EXISTING EASEMENT NOTES

- INGRESS/EGRESS EASEMENT IN FAVOR OF THOMAS G. CORWELL  
ET AL RECORDED 1-14-69 PER INSTRUMENT NO. 3819.
- ROAD EASEMENT IN FAVOR OF ELSINORE READY MIX RECORDED  
6-21-89 PER INSTRUMENT NO. 205082.

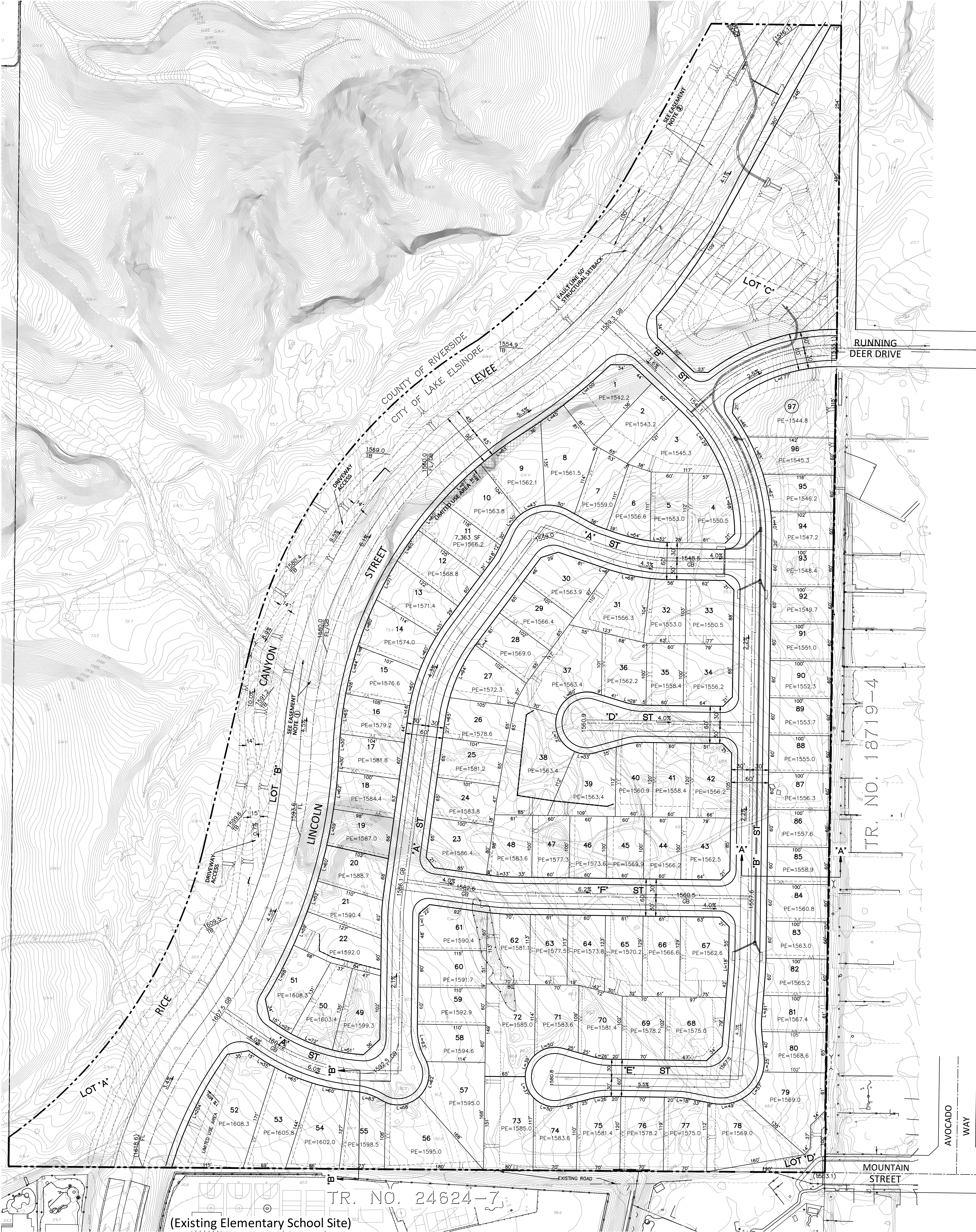
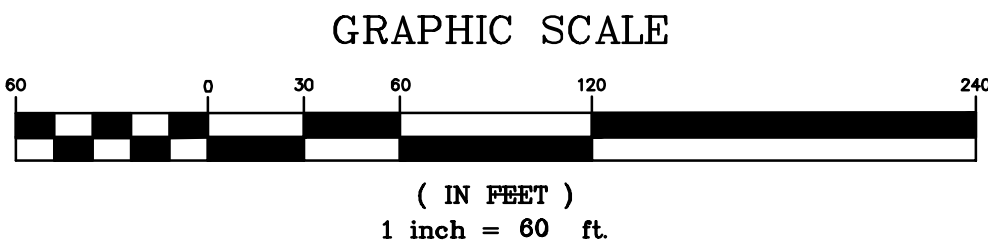
#### NOTES

OWNER/DEVELOPER HAS CONTIGUOUS OWNERSHIP WHICH IS  
NOT A PART OF THIS MAP.

ALL EXISTING EASEMENTS TO BE RELOCATED AND/OR ABANDONED.

#### ACOE AND CDFG

ACOE AREA: 40,946 SF (0.94 ACRE)  
CDFG AREA: 105,544 SF (2.40 ACRES)  
ACOE IMPACT AREA: 1,742 SF (0.04 ACRE)  
CDFG IMPACT AREA: 4,356 SF (0.10 ACRE)



**OSBORN**  
**KA**  
**LAND PLANNING**  
**SURVEYING**  
Engineering, Inc.

357 N. SHERIDAN STREET  
SUITE 117  
CORONA, CALIFORNIA 92680  
TEL. (951) 279-1800  
FAX (951) 279-1380

DATE AMIR H. FALLAHI, RCE 55534

#### REVISIONS:

MARK	REVISIONS	DATE

#### PREPARED FOR:

**SAM RUNNING DEER, LLC**  
1200 QUAIL STREET, SUITE 220  
NEWPORT BEACH, CA 92660

**TENTATIVE TRACT MAP**  
**NO. 31957**  
**CITY OF LAKE ELSINORE, CALIFORNIA**

DATE  
JOB NO.  
DRAWN BY  
CHECKED BY  
SHEET 1 OF 1