TENTATIVE TRACT 33486

CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, CALIFORNIA

AMENDED MAP NO. 2
NOVEMBER 2006

OWNER / DEVELOPER

LAKE CHIVAL, LLC
33833 HIGHWAY 79 SOUTH
TEMECULA, CA 92592
(951) 296-5070
FAX: (951) 296-5071

ENGINEER

HALL & FOREMAN, INC.
ATTN: ANDY POWELL
43513 RIDGE PARK DRIVE
TEMECULA, CA 92592
(951) 676-8726
FAX: (951) 699-0896

BENCHMARK

BENCHMARK DATUM: COUNTY OF RIVERSIDE
BENCHMARK EL.-24-80 ELEVATION 1284.94

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NORTHEASTERLY LOT LINES OF PARCELS 3 & 4 OF PARCEL MAP 10708, BOOK 70, PAGE 94, RECORDED OF RIVERSIDE COUNTY, CALIFORNIA BEING N 53°07'22" E.

UTILITY PURVEYORS

ELECTRIC:
SOUTHERN CALIFORNIA EDISON
26100 MENIFEE ROAD
MENIFEE, CA 92543
(951) 674-3146

GAS:
THE GAS COMPANY
1981 W. LUGONIC AVENUE
REDLANDS, CA 92374
(951) 335-7828

CABLE:
AT&T BROADBAND
556 BIRCH STREET
LAKE ELSINORE, CA 92530
(888) 255-5789

PHONE:
VERIZON
150 S. JUANITA STREET
HEMET, CA 92543
(951) 929-9464

SEWER / WATER:
ELSINORE VALLEY MUNICIPAL WATER DISTRICT
31315 CHANEY STREET
LAKE ELSINORE, CA 92530
(951) 674-3146

EXISTING ZONING

R-E: ESTATE SINGLE-FAMILY RESIDENTIAL

PROPOSED ZONING

R1: SINGLE FAMILY

EXISTING USE

SINGLE FAMILY AND VACANT

GROSS AREA

23.46 ACRES

LOT DENSITY

ACRES	TOTAL LOTS	DWELLING UNITS PER ACRE
23.46	83	3.54

FLOOD ZONE

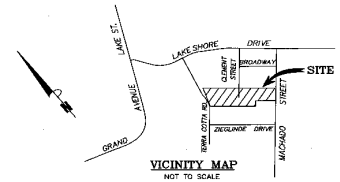
SITE IS NOT LOCATED WITHIN A 100 YR. FLOOD PLAIN

LOT AREA MATRIX

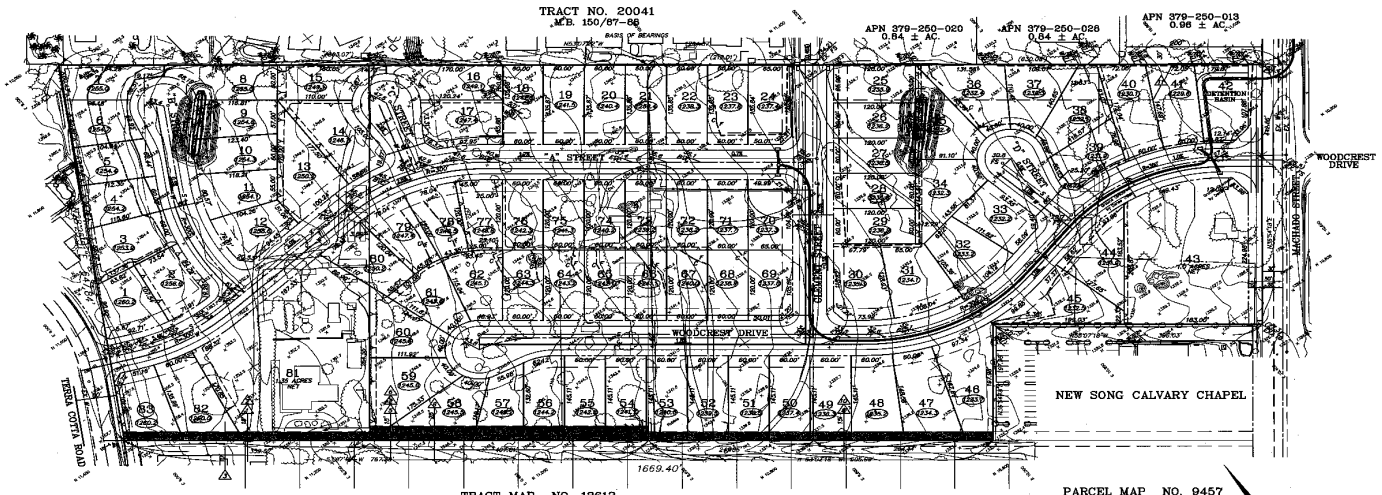
R1 MINIMUM SQUARE FOOTAGE:	6,000 SF
R1 MINIMUM AVERAGE SQUARE FOOTAGE:	7,260 SF
TRACT MINIMUM SQUARE FOOTAGE:	7,200 SF
TRACT AVERAGE SQUARE FOOTAGE:	8,570 SF

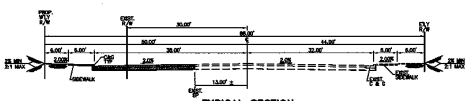
NET LOT AREAS

LOT No.	NET AREA	LOT No.	NET AREA	LOT No.	NET AREA	LOT No.	NET AREA	LOT No.	NET AREA
1	8,154 SF	18	8,153 SF	35	10,026 SF	52	8,707 SF	69	7,716 SF
2	8,635 SF	19	8,152 SF	36	10,180 SF	53	8,707 SF	70	7,716 SF
3	9,498 SF	20	8,152 SF	37	6,632 SF	54	8,707 SF	71	7,200 SF
4	7,414 SF	21	8,151 SF	38	9,307 sf	55	8,707 SF	72	7,200 SF
5	7,261 SF	22	8,151 SF	39	7,684 SF	56	8,519 SF	73	7,200 SF
6	7,232 SF	23	8,151 SF	40	10,302 SF	57	7,317 SF	74	7,200 SF
7	7,493 SF	24	8,743 SF	41	9,205 SF	58	10,355 SF	75	7,200 SF
8	8,470 SF	25	7,805 SF	42-D.B.	9,356 SF	59	11,239 SF	76	7,200 SF
9	7,341 SF	26	7,200 SF	43	43,363 SF	60	9,242 SF	77	7,200 SF
10	7,316 SF	27	7,200 SF	44	9,796 SF	61	7,756 SF	78	7,284 SF
11	7,434 SF	28	7,200 SF	45	10,751 SF	62	8,313 SF	79	7,284 SF
12	7,726 SF	29	7,200 SF	46	12,166 SF	63	7,200 SF	80	8,385 SF
13	11,399 SF	30	10,110 SF	47	11,639 SF	64	7,200 SF	81	58,641 SF
14	11,582 SF	31	10,061 SF	48	10,052 SF	65	7,200 SF	82	10,712 SF
15	7,880 SF	32	9,150 SF	49	8,707 SF	66	7,200 SF	83	9,038 SF
16	8,471 SF	33	8,235 SF	50	8,707 SF	67	7,200 SF		
17	9,145 SF	34	9,892 SF	51	8,707 SF	68	7,200 SF		

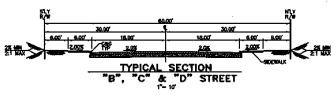


VICINITY MAP
NOT TO SCALE

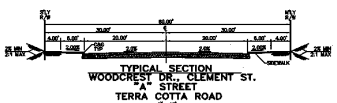




TYPICAL SECTION
MACHADO STREET
1"= 10'



TYPICAL SECTION
"B", "C" & "D" STREET
1"= 10'



TYPICAL SECTION
WOODCREST DR., CLEMENT ST.
"A" STREET
TERRA COTTA ROAD
1"= 10'

LEGAL DESCRIPTION

STEWART TITLE OF CALIFORNIA, INC. #501261194 (DESCRIBED AS PARCEL A)
APN: 379-150-001

THE NORTHWESTERLY 6.00 ACRES OF THE NORTHEASTERLY 12.00 ACRES OF THE 9.173 CHAINS OF LOT 16 BLOCK B OF RANCHO LA LAGUNA, AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE 177 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, BEING THE NORTHWESTERLY 6 ACRES OF THE TRACT OF OWNER FRED C. BLOODGOOD, THE SOUTHEASTERLY LINE OF 6 ACRES BEING PARALLEL WITH MACHADO STREET.

APN: 379-150-001

FIRST AMERICAN TITLE #0625-1210245 (DESCRIBED AS PARCEL A)
APN: 379-150-002

THE SOUTHEASTERLY 6.00 ACRES OF THE NORTHWESTERLY 12.00 ACRES OF THE NORTHEAST 9.173 CHAINS OF LOT 16 BLOCK B, RANCHO LA LAGUNA, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 177 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, CALIFORNIA, THE NORTHWESTERLY AND SOUTHEASTERLY LINES OF SAID SOUTHEASTERLY 6.00 ACRES BEING A PARALLEL WITH MACHADO STREET, TOGETHER WITH THE RIGHT TO USE THE PRIVATE ROADWAY THROUGH SAID LOT 16 AS SET OUT IN DEEDS RECORDED IN BOOK 173, PAGE 428 AND IN BOOK 175, PAGE 53, RESPECTIVELY OF DEEDS IN THE OFFICE OF SAID COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA.

FIRST AMERICAN TITLE #0625-1210245 (DESCRIBED AS PARCEL B)
APN: 379-150-041

PARCEL 3 OF PARCEL MAP 10708 AS SHOWN BY MAP ON FILE IN BOOK 70, PAGE 94 OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS, STATE OF CALIFORNIA.

FIRST AMERICAN TITLE COMPANY #NHRV-1700324 (DESCRIBED AS PARCEL A)
APN: 379-150-043 AND 379-150-042

PARCEL 1 TOGETHER WITH LETTERED LOT C, AND PARCEL 2 TOGETHER WITH LETTERED LOT B, ON FILE IN BOOK 70, PAGE 94 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

FIRST AMERICAN TITLE COMPANY #NHRV-1700324 (DESCRIBED AS PARCEL B)
APN: 379-150-044

PARCEL 4 TOGETHER WITH LETTERED LOT D, AS SHOWN BY PARCEL MAP 10708, ON FILE IN BOOK 70, PAGE 94, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

EASEMENT NOTES

AFFECTING PARCEL 379-150-001 PER STEWART TITLE OF CALIFORNIA #501261194

1) AN EASEMENT IN FAVOR OF WILLIAM D. HAMMEL AND RACHEL W. HAMMEL, HUSBAND AND WIFE, FOR THE PURPOSE OF A PRIVATE ROAD UNDER CONTROL OF OWNERS AND INCIDENTAL PURPOSES, IN INSTRUMENT RECORDED MAY 11, 1911 IN BOOK 329 PAGE 219 OF DEEDS. (ITEM 3)

2) AN EASEMENT IN FAVOR OF FRED C. BLOODGOOD AND NELLIE A. BLOODGOOD, HUSBAND AND WIFE, FOR THE PURPOSE OF PIPE LINES OR DITCHES FOR IRRIGATION PURPOSES AND INCIDENTAL PURPOSES IN INSTRUMENT RECORDED MARCH 29, 1918 IN BOOK 479 PAGE 43 OF DEEDS. (ITEM 4) (NORTHERLY LINE OF SOUTHWESTERLY 15' EASEMENT)

3) AN EASEMENT IN FAVOR OF GENERAL TELEPHONE COMPANY OF CALIFORNIA, A CORPORATION, FOR THE PURPOSE OF PUBLIC UTILITIES, AND INCIDENTAL PURPOSES, IN INSTRUMENT NO. 86485, RECORDED JULY 3, 1973 OF OFFICIAL RECORDS. (ITEM 5)

4) SAID LAND LIES WITHIN THE CITY OF LAKE ELSINORE REDEVELOPMENT PROJECT AREA, RECORDED JULY 20, 1983 AS INSTRUMENT NO. 1983-145706 OF OFFICIAL RECORDS. (ITEM #8)

AFFECTING PARCEL 379-150-002 PER FIRST AMERICAN TITLE #0625-1210245

5) AN EASEMENT IN FAVOR OF WILLIAM D. HAMMEL AND RACHEL W. HAMMEL FOR THE PURPOSE OF ROAD PURPOSES AND INCIDENTAL PURPOSES, RECORDED MAY 11, 1911 IN BOOK 329 OF DEEDS, PAGE 219. (ITEM 4)

6) AN EASEMENT IN FAVOR OF FRED C. BLOODGOOD AND NELLIE A. BLOODGOOD, FOR THE PURPOSE OF PIPE LINES OR DITCHES FOR IRRIGATION PURPOSES AND INCIDENTAL PURPOSES, RECORDED MARCH 29, 1918 IN BOOK 479, PAGE 113 OF DEEDS. (ITEM 5) (NORTHERLY LINE OF SOUTHWESTERLY 15' EASEMENT)

7) AN EASEMENT IN FAVOR OF DR. FRED H. MESINGER AND D.F. MESINGER, HUSBAND AND WIFE, FOR THE PURPOSE OF WELL SITE AND PIPE LINES AND APPURTENANCES AND INCIDENTAL PURPOSES, RECORDED APRIL 7, 1948 IN BOOK 900 PAGE 492 OF OFFICIAL RECORDS. (ITEM 6) (NOT PLOTTABLE)

8) AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY AND GENERAL TELEPHONE COMPANY OF CALIFORNIA, FOR THE PURPOSE OF EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 26, 1968 AS INSTRUMENT NO. 8018 OF OFFICIAL RECORDS. (ITEM 7)

AFFECTING PARCEL 379-150-043 PER FIRST AMERICAN TITLE #NHRV-1700324

9) AN EASEMENT IN FAVOR OF WILLIAM D. HAMMEL AND RACHEL W. HAMMEL, HUSBAND AND WIFE, FOR THE PURPOSE OF A PRIVATE ROAD UNDER CONTROL OF OWNERS AND INCIDENTAL PURPOSES, IN INSTRUMENT RECORDED MAY 11, 1911 IN BOOK 329 PAGE 219 OF DEEDS. (ITEM 4)

AFFECTING PARCEL 379-150-044 PER FIRST AMERICAN TITLE #NHRV-1700324

10) AN EASEMENT IN FAVOR OF WILLIAM D. HAMMEL AND RACHEL W. HAMMEL FOR THE PURPOSE OF ROAD PURPOSES AND INCIDENTAL PURPOSES, RECORDED MAY 11, 1911 IN BOOK 329 OF DEEDS, PAGE 219. (ITEM 4)

11) AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR THE PURPOSE OF PUBLIC HIGHWAY AND PUBLIC UTILITY PURPOSES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 17, 1939 IN BOOK 435, PAGE 379 OF OFFICIAL RECORDS. (ITEM 5) VACATED

AFFECTING PARCEL 379-150-041 PER FIRST AMERICAN TITLE #0625-1210245
AFFECTING PARCEL 379-150-042, 043 & 044 PER FIRST AMERICAN TITLE #NHRV-1700324

12) AN EASEMENT IN FAVOR OF DR. FRED H. MESINGER AND D.F. MESINGER, HUSBAND AND WIFE, FOR THE PURPOSE OF WELL SITE AND PIPE LINES AND APPURTENANCES AND INCIDENTAL PURPOSES, RECORDED APRIL 7, 1948 IN BOOK 900 PAGE 492 OF OFFICIAL RECORDS. (NOT PLOTTABLE)

13) A CERTIFICATE OF CORRECTION FOR STREET NAME CHANGE WHERE AS STREET SHOWN ON SAID PARCEL MAP WAS CHANGED FROM ORANGE STREET TO CLEMENT STREET, RECORDED JULY 24, 1989 AS INSTRUMENT NO. 89-206416 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

AFFECTING ALL PARCELS PER ALL TITLE REPORTS

14) SAID LAND LIES WITHIN THE RANCHO LAGUNA REDEVELOPMENT PROJECT AREA, RECORDED AUGUST 13, 1981 AS INSTRUMENT NO. 1981-153429 OF OFFICIAL RECORDS.

LEGEND

FS	FINISHED SURFACE
GB	GRADE BREAK
BVC	BEGINNING OF VERTICAL CURVE
PI	POINT OF INTERSECTION
EVC	END OF VERTICAL CURVE
S	SEWER
W	WATER
C	CENTERLINE
	RETAINING WALL
	5 FOOT CONTOURS
	1 FOOT CONTOURS
234.5	PAD GRADE ELEVATION
	RIGHT OF WAY
	SET BACK

SCALE
1" = 60'

DATE	BY	REVISIONS	DATE	ACC'D

PREPARED BY:
Hall & Foreman, Inc.
Engineering-Surveying-Planning-Landscape Architecture
43513 Ridge Park Drive Temecula, CA 92592
Ph. (951) 676-8726 Fax (951) 699-0896
PREPARED BY:
REG. NO. 14859
EXP. 9-30-08
DATE
REG. NO. 18888
EXP. MM 9-30-08

CITY OF LAKE ELSINORE

TENTATIVE TRACT 33486
AMMENDMENT MAP NO. 2

Drawing No.
1
SHT. 1 OF 1

11/18/06