

EASEMENT AND RIGHT OF WAY NOTES:

2. EASEMENT(S) FOR DITCHES AND PIPELINES, IN FAVOR OF THE TEMESCAL WATER COMPANY, RECORDED ON AUGUST 9, 1895 PER A DOCUMENT RECORDED IN BOOK 33, PAGE 364 OF DEEDS.
- NOT PLOTTED - INDETERMINATE FROM RECORD.
5. AGREEMENT TO ESTABLISH COVENANTS AND EQUITABLE SERVITUDES BETWEEN ADJOINING LANDOWNERS, PER A DOCUMENT RECORDED ON DECEMBER 21, 1981 AS INSTRUMENT NO. 234928 OF OFFICIAL RECORDS.
- NOT PLOTTED - INDETERMINATE FROM RECORD.
6. AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT FOR DRAINAGE AND SLOPE PURPOSES, IN FAVOR OF THE COUNTY OF RIVERSIDE, RECORDED ON JANUARY 11, 1983, PER INSTRUMENT NO. 5623 OF OFFICIAL RECORDS.
8. RESERVATION OF EASEMENTS AND RIGHTS NECESSARY TO MAINTAIN, OPERATE, REPLACE, REMOVE, OR REVENUE IN-PLACE PUBLIC UTILITY FACILITIES, RECORDED ON FEBRUARY 6, 2013 PER THE VACATION OF A PORTION OF NICHOLS ROAD RECORDED AS INSTRUMENT NO. 2013-0085707 OF OFFICIAL RECORDS.
9. EASEMENT FOR PUBLIC RIGHTS OF WAY AND PUBLIC UTILITY PURPOSES, IN FAVOR OF THE CITY OF LAKE ELSINORE, RECORDED ON MARCH 6, 2013 PER INSTRUMENT NO. 2013-0109930 OF OFFICIAL RECORDS.
- TO BE VACATED / ABANDONED PER PARCEL MAP 37465.
11. EASEMENT FOR FUTURE CALTRANS WIDENING / IN FAVOR OF THE CITY OF LAKE ELSINORE, RECORDED ON DECEMBER 20, 2013 PER INSTRUMENT NO. 2013-0589006.
14. 22. EASEMENT FOR POLE LINES AND / OR CONDUITS, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED ON DECEMBER 31, 1968 PER INSTRUMENT NO. 127429 OF OFFICIAL RECORDS.
21. EASEMENT FOR ROAD AND UTILITY PURPOSES, IN FAVOR OF MARY ELIZABETH CUMMINGS, RECORDED ON NOVEMBER 16, 1968 PER INSTRUMENT NO. 111316 OF OFFICIAL RECORDS.
- A. EASEMENT TO THE CITY OF LAKE ELSINORE FOR ROADWAY PURPOSES TO BE DEDICATED PER PARCEL MAP 37465 ENCOMPASSING THE EXISTING INTERM ROADWAY IMPROVEMENTS FOR NICHOLS ROAD.
- THIS EASEMENT WILL BE VACATED/ABANDONED BY THE CITY OF LAKE ELSINORE ONCE THE ULTIMATE SOUTH ONE-HALF WIDTH IMPROVEMENTS FOR NICHOLS ROAD SHOWN ON TTM 37305 ARE ACCEPTED BY THE CITY.
- B. EASEMENT TO THE CITY OF LAKE ELSINORE FOR ROADWAY PURPOSES TO BE DEDICATED PER PARCEL MAP 37465 ENCOMPASSING THE EXISTING 2-LANE ROADWAY IMPROVEMENTS FOR NICHOLS ROAD.
- THIS EASEMENT WILL BE VACATED/ABANDONED BY THE CITY OF LAKE ELSINORE ONCE THE INTERM 2-LANE ROADWAY IMPROVEMENTS FOR NICHOLS ROAD SHOWN ON TTM 37305 ARE ACCEPTED BY THE CITY.
- C. EASEMENT TO THE CITY OF LAKE ELSINORE FOR ROADWAY PURPOSES TO BE DEDICATED PER PARCEL MAP 37465 ENCOMPASS THE EXISTING INTERM ROADWAY IMPROVEMENTS FOR NICHOLS ROAD.
- THIS EASEMENT WILL BE VACATED/ABANDONED BY THE CITY OF LAKE ELSINORE ONCE THE FUTURE ULTIMATE FULL SOUTH ONE-HALF WIDTH ROADWAY IMPROVEMENTS FOR TTM 37305 ARE ACCEPTED BY THE CITY.
- D. NICHOLS ROAD, 120 FEET IN WIDTH, TO BE DEDICATED TO THE CITY OF LAKE ELSINORE FOR PUBLIC RIGHT OF WAY AND PUBLIC UTILITY PURPOSES WITHIN PARCEL 1 PER PARCEL MAP 37465.
- E. NICHOLS ROAD, 120 FEET IN WIDTH, TO BE DEDICATED TO THE CITY OF LAKE ELSINORE FOR PUBLIC RIGHT OF WAY AND PUBLIC UTILITY PURPOSES WITHIN PARCEL 2 PER PARCEL MAP 37465.
- F. EL TORO ROAD, 60 FEET IN WIDTH, CONVEYED IN FEE TO THE COUNTY OF RIVERSIDE FOR PUBLIC RIGHT OF WAY AND PUBLIC UTILITY PURPOSES.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LAKE ELSINORE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1 (APN 389-200-038, 389-200-039):

PARCEL C OF LOT LINE ADJUSTMENT NO. 12-1173, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED MARCH 06, 2013 AS INSTRUMENT NO. 2013-011976 OF OFFICIAL RECORDS.

PARCEL 2 (APN 389-210-008):

PORTIONS OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, GOVERNMENT LOTS 3, 4, 5, AND 6 OF FRACTIONAL SECTION 25, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, LYING NORTHEASTERLY OF THE LAND CONVEYED TO THE STATE OF CALIFORNIA BY DOCUMENT RECORDED AUGUST 26, 1955 AS INSTRUMENT NO. 55724, IN BOOK 1786, PAGE 139 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT "B" THE MOST NORTHERLY CORNER OF LAND DESCRIBED IN PARCEL 2 IN THE OUTCLAIM DEED THAT RECORDED NOVEMBER 01, 1973 AS INSTRUMENT NO. 72-143333 OF OFFICIAL RECORDS; THENCE NORTH 47°51'00" WEST A DISTANCE OF 512.05 FEET TO THE NORTH LINE OF GOVERNMENT LOTS 3, 4, 5, AND 6 SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE NORTH 89°09'51" WEST (NORTH 89°09'51" WEST RECORD) ALONG SAID NORTH LINE, A DISTANCE OF 1079.00 FEET TO THE NORTHEASTERLY LINE OF SAID LAND CONVEYED TO THE STATE OF CALIFORNIA, RECORDED SOUTH 47°51'00" EAST (SOUTH 47°51'00" EAST RECORD) ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 1322.60 FEET TO THE MOST WESTERLY CORNER OF PARCEL 2; THENCE NORTH 42°09'00" EAST ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 2 A DISTANCE OF 712.35 FEET TO SAID POINT "B", THE POINT OF BEGINNING.

EXCEPT ONE-THIRD OF ALL OIL, MINERAL, AND OTHER HYDROCARBON SUBSTANCES UNDER AND IN SAID LAND, TOGETHER WITH RIGHT OF SURFACE ENTRY, TO PROSPECT FOR AND REMOVE ABOVE MENTIONED, AS CONTAINED IN THE DEED FROM DAISY E. HOOK, AN UNMARRIED WOMAN, WHO ACQUIRED TITLE AS DAISY TOTMAN, AN UNMARRIED WOMAN, RECORDED JANUARY 03, 1957 AS INSTRUMENT NO. 40335, IN BOOK 2098, PAGE 26 OF OFFICIAL RECORDS.

PARCEL 2A:

AN EASEMENT FOR ROAD AND UTILITIES ALONG THE NORTHEASTERLY 30.00 FEET OF PARCEL 1 AND PARCEL 2 OF RECORD OF SURVEY, IN BOOK 48, PAGE 18 OF RECORDS OF SURVEY.

PARCEL 3 (APN 389-210-032):

PORTIONS OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, GOVERNMENT LOTS 3, 4, 5, AND 6 OF FRACTIONAL SECTION 25, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, LYING NORTHEASTERLY OF THE LAND CONVEYED TO THE STATE OF CALIFORNIA BY DOCUMENT RECORDED AUGUST 26, 1955 AS INSTRUMENT NO. 55724, IN BOOK 1786, PAGE 139 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 25, NORTH 00°44'48" EAST A DISTANCE OF 784.97 FEET FROM THE INTERSECTION OF SAID EAST LINE AND THE NORTHEASTERLY LINE OF SAID LAND CONVEYED TO THE STATE OF CALIFORNIA, THENCE NORTH 47°51'00" WEST A DISTANCE OF 2150.18 FEET TO THE NORTH LINE OF SAID GOVERNMENT LOTS 3, 4, 5, AND 6 SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE SOUTH 89°09'51" EAST (SOUTH 89°09'51" EAST RECORD) ALONG SAID NORTH LINE, A DISTANCE OF 1612.78 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 25; THENCE SOUTH 00°44'48" WEST ALONG THE EAST LINE OF SAID SECTION 25 A DISTANCE OF 1419.26 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO THE ELSINORE UNION HIGH SCHOOL, RECORDED ON JUNE 19, 1987 AS INSTRUMENT NO. 87-175002 OF OFFICIAL RECORDS, ALSO EXCEPT ANY PORTION OF THAT REAL PROPERTY DESCRIBED IN THE DECLARATION OF DEDICATION, DATED APRIL 27, 1981, RECORDED ON JANUARY 19, 1982 AS INSTRUMENT NO. 7183 OF OFFICIAL RECORDS.

ALSO EXCEPT ONE-THIRD OF ALL OIL, MINERAL, AND OTHER HYDROCARBON SUBSTANCES UNDER AND IN SAID LAND, TOGETHER WITH THE RIGHT OF SURFACE ENTRY, TO PROSPECT FOR AND REMOVE ABOVE MENTIONED, AS CONTAINED IN THE DEED FROM DAISY E. HOOK, AN UNMARRIED WOMAN, WHO ACQUIRED TITLE AS DAISY TOTMAN, AND UNMARRIED WOMAN, RECORDED JANUARY 03, 1957 AS INSTRUMENT NO. 40335, IN BOOK 2098, PAGE 26 OF OFFICIAL RECORDS.

PARCEL 3A:

AN EASEMENT FOR ROAD AND UTILITIES ALONG THE NORTHEASTERLY 30.00 FEET OF PARCEL 1 AND PARCEL 2 OF RECORD OF SURVEY, IN BOOK 48, PAGE 18 OF RECORDS OF SURVEY.

PARCEL 4 (APN 389-210-036):

THOSE PORTIONS OF GOVERNMENT LOTS 3, 4, 5, AND 6 AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AS CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED AUGUST 26, 1955 AS INSTRUMENT NO. 55724, IN BOOK 1786, PAGE 139 OF OFFICIAL RECORDS, THAT PORTION OF GOVERNMENT LOT 2 AS CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED FEBRUARY 17, 1956 AS INSTRUMENT NO. 11723, IN BOOK 1865, PAGE 46 OF OFFICIAL RECORDS OF SAID COUNTY, ALL IN FRACTIONAL SECTION 25, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT AN ANGLE POINT IN THE NORTHEASTERLY RIGHT OF WAY LINE OF OLD STATE HIGHWAY ROUTE 71, SAID ANGLE POINT BEING AT THE NORTHWESTERLY TERMINUS OF THAT CERTAIN COURSE DESCRIBED AS "NORTH 42°08'22" WEST 100.50 FEET IN SAID DEED RECORDED IN AUGUST 26, 1955 AS INSTRUMENT NO. 55724, IN BOOK 1786, PAGE 139 OF OFFICIAL RECORDS; THENCE ALONG SAID NORTHEASTERLY LINE NORTH 50°42'48" WEST 200.25; THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE NORTH 47°51'03" WEST 2,043.47 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,700.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE FROM A TANGENT BEARING OF SOUTH 28°39'45" EAST THROUGH AN ANGLE OF 21°39'25" A DISTANCE OF 642.09 FEET; THENCE SOUTH 50°38'10" EAST 1,480.36 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2,500 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 03°01'56" A DISTANCE OF 132.31 FEET; THENCE 54°04'06" EAST 86.89 FEET TO SAID NORTHEASTERLY LINE; THENCE ALONG SAID NORTHEASTERLY LINE 42°08'25" WEST 85.93 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO THE ELSINORE UNION HIGH SCHOOL, BY DEED RECORDED ON JUNE 19, 1987 AS INSTRUMENT NO. 87-175002 OF OFFICIAL RECORDS.

ALSO EXCEPT ONE-THIRD OF ALL OIL, MINERAL, AND OTHER HYDROCARBON SUBSTANCES UNDER AND IN SAID LAND, TOGETHER WITH RIGHT OF SURVEY ENTRY, TO PROSPECT FOR AND REMOVE ABOVE MENTIONED AS CONTAINED IN THE DEED FROM DAISY E. HOOK, AN UNMARRIED WOMAN, WHO ACQUIRED TITLE AS DAISY TOTMAN, AN UNMARRIED WOMAN, RECORDED JANUARY 03, 1957 AS INSTRUMENT NO. 40335, IN BOOK 2098, PAGE 26 OF OFFICIAL RECORDS.

PARCEL 5 (APN 389-210-034):

PARCEL 2 AS SHOWN ON RECORD OF SURVEY RECORDED FEBRUARY 24, 1966 IN BOOK 48, PAGE 18 OF RECORD OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THAT PORTION CONVEYED TO THE ELSINORE UNION HIGH SCHOOL DISTRICT RECORDED ON JUNE 19, 1987 AS INSTRUMENT NO. 175002 OF OFFICIAL RECORDS.

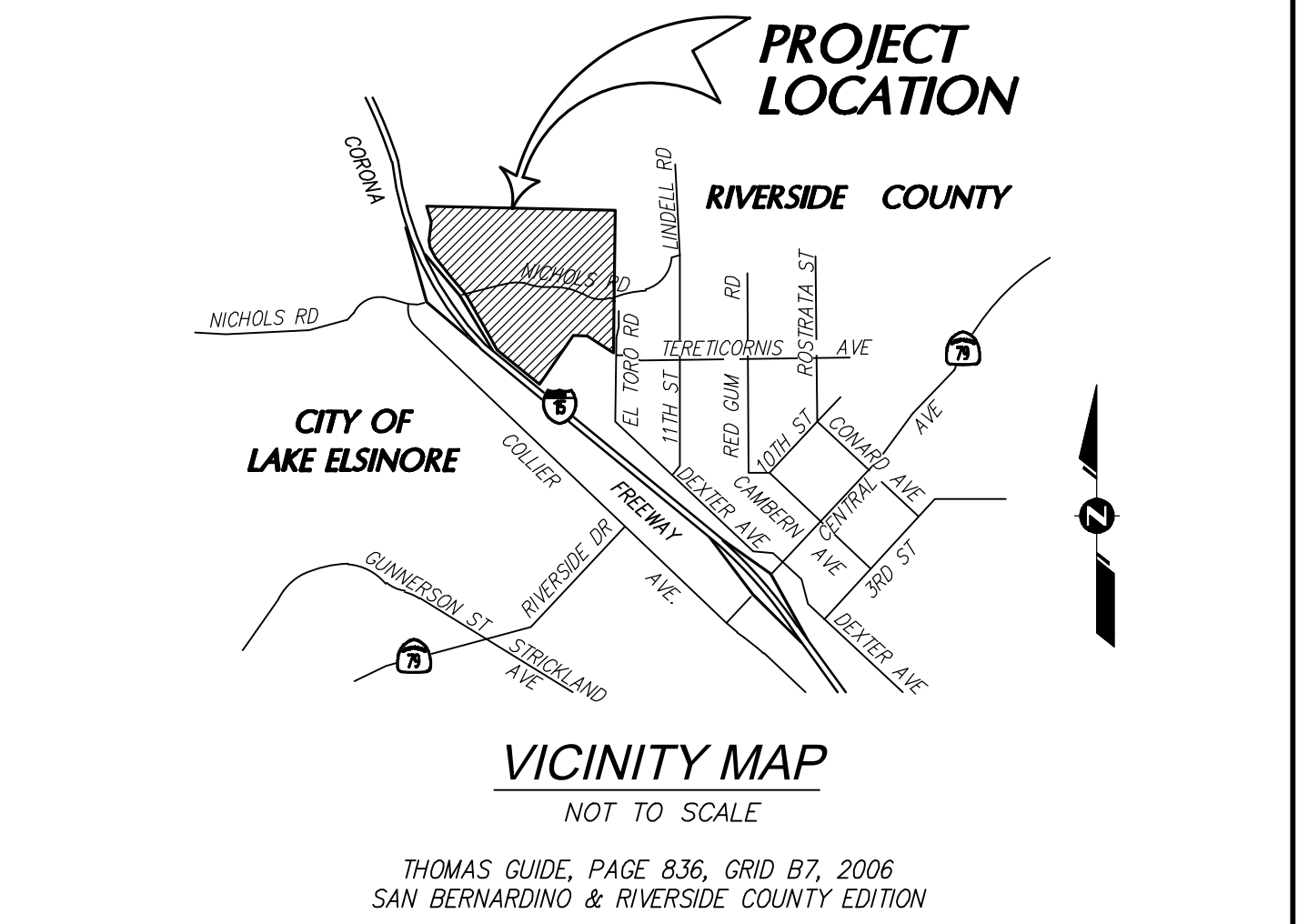
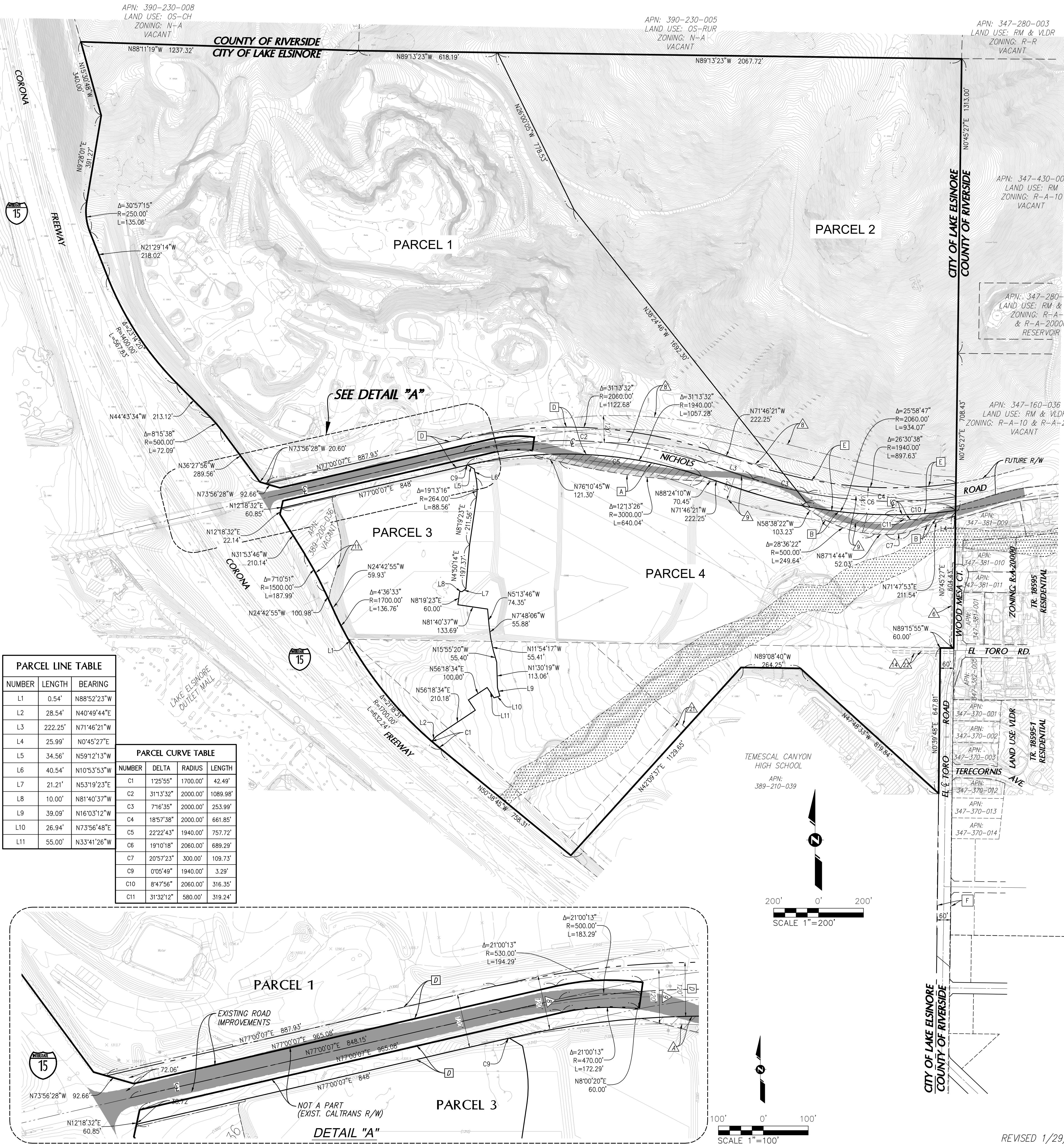
ALSO EXCEPT ONE-THIRD OF ALL OIL, MINERAL AND OTHER HYDROCARBON SUBSTANCES UNDER AND IN SAID LAND, TOGETHER WITH THE RIGHT OF SURFACE ENTRY, TO PROSPECT FOR AND REMOVE ABOVE MENTIONED, AS CONTAINED IN THE DEED FROM DAISY E. HOOK, AN UNMARRIED WOMAN, WHO ACQUIRED TITLE AS DAISY TOTMAN, AN UNMARRIED WOMAN, RECORDED JANUARY 03, 1957 AS INSTRUMENT NO. 40335, IN BOOK 2098, PAGE 26 OF OFFICIAL RECORDS.

PARCEL 6 (APN 389-200-035):

PARCEL A OF LOT LINE ADJUSTMENT NO. 12-1173, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED MARCH 06, 2013 AS INSTRUMENT NO. 2013-011976 OF OFFICIAL RECORDS.

PARCEL 7 (APN 389-200-036):

PARCEL B OF LOT LINE ADJUSTMENT NO. 12-1173, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED MARCH 06, 2013 AS INSTRUMENT NO. 2013-011976 OF OFFICIAL RECORDS.



GENERAL NOTES

1. ASSESSORS' PARCEL NUMBERS:
389-200-035, 389-200-036, 389-200-038, 389-200-039, 389-210-008, 389-210-032, 389-210-034, & 389-210-036
2. APPROXIMATE AREA
GROSS = 234.6 ACRES
NET = 227.7 ACRES
3. EXISTING GENERAL PLAN DESIGNATION:
PARCEL 1 SPECIFIC PLAN (SP) - ALBERHILL RANCH
PARCEL 2 SPECIFIC PLAN (SP) - ALBERHILL RANCH
PARCEL 3 SPECIFIC PLAN (SP) - ALBERHILL RANCH & GENERAL COMMERCIAL (GC)
PARCEL 4 SPECIFIC PLAN (SP) - ALBERHILL RANCH & GENERAL COMMERCIAL (GC)
4. PROPOSED GENERAL PLAN DESIGNATION:
PARCEL 1 SPECIFIC PLAN (SP) - ALBERHILL RANCH
PARCEL 2 SPECIFIC PLAN (SP) - ALBERHILL RANCH
PARCEL 3 SPECIFIC PLAN (SP) - NICHOLS SOUTH
PARCEL 4 SPECIFIC PLAN (SP) - NICHOLS SOUTH
5. EXISTING ZONING:
PARCEL 1 SPECIFIC PLAN (SP) - ALBERHILL RANCH
PARCEL 2 SPECIFIC PLAN (SP) - ALBERHILL RANCH
PARCEL 3 SPECIFIC PLAN (SP) - ALBERHILL RANCH & COMMERCIAL MIXED USE (CU)
PARCEL 4 SPECIFIC PLAN (SP) - ALBERHILL RANCH & COMMERCIAL MIXED USE (CU)
6. PROPOSED ZONING:
PARCEL 1 SPECIFIC PLAN (SP) - ALBERHILL RANCH
PARCEL 2 SPECIFIC PLAN (SP) - ALBERHILL RANCH
PARCEL 3 SPECIFIC PLAN (SP) - NICHOLS SOUTH
PARCEL 4 SPECIFIC PLAN (SP) - NICHOLS SOUTH
7. PARCEL SUMMARY:
- | PARCEL NO. | PROPOSED USE | GROSS ACREAGE | NET ACREAGE |
|------------|-----------------------------|---------------|-------------|
| 1 | MINING | 92.0 AC | 80.6 AC* |
| 2 | OPEN SPACE | 65.2 AC | 64.1 AC** |
| 3 | COMMERCIAL (FUTURE) | 16.3 AC | 15.8 AC*** |
| 4 | RESIDENTIAL/PARK/OS(FUTURE) | 61.1 AC | 58.2 AC |
| TOTAL | | 234.6 AC | 227.7 AC* |
- * EXCLUDES DEDICATION OF NICHOLS ROAD WITHIN PARCEL 1 [D]
** EXCLUDES DEDICATION OF NICHOLS ROAD WITHIN PARCEL 2 [E]
*** EXCLUDES 1.47 AC CALTRANS WIDENING EASEMENT [A]
8. ADJACENT LAND USES
WEST: FREEWAY (INTERSTATE 15)
SOUTH: TEMESCAL CANYON HIGH SCHOOL
EAST: EXISTING RESIDENTIAL
NORTH: MINING AND VACANT
9. PUBLIC STREETS:
NICHOLS ROAD, LOTS "A" AND "B" TO BE DEDICATED TO THE CITY OF LAKE ELSINORE FOR PUBLIC RIGHT OF WAY AND PUBLIC UTILITY PURPOSES.
10. THOMAS GUIDE:
PAGE 836, GRIDS A-6, A-7, B-6, B-7, C-6 & C-7, 2007 SAN BERNARDINO & RIVERSIDE EDITION
11. GEOLOGICAL HAZARDS: PER THE SOILS REPORT BY CHU/TERRACON THERE ARE NOT ACTIVE FAULTS WITHIN THE SITE AND THE SITE IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGICAL HAZARDS.
12. FLOODPLAIN:
PORTIONS OF THE SITE ARE WITHIN A MAPPED FLOOD PLAIN - ZONE "A" PER FEMA FIRM PANEL 2028 OF 3805. MAP NUMBER 06085C208.

PUBLIC UTILITIES / SERVICES

SCHOOL DISTRICT	LAKE ELSINORE UNIFIED SCHOOL DISTRICT (951) 253-7000
ELECTRIC:	SOUTHERN CALIFORNIA EDISON COMPANY (800) 655-4555
GAS:	SOUTHERN CALIFORNIA GAS COMPANY (800) 427-2200
WATER & SEWER:	EASTERN MUNICIPAL WATER DISTRICT (951) 674-3146
TELEPHONE:	VERIZON (800) 483-3000
CABLE:	TIME WARNER (888) 892-2253

LEGEND

BOUNDARY		NEW EASEMENT FOR ROADWAY PURPOSES
PROPOSED PARCEL LINE		EXISTING NICHOLS ROAD IMPROVEMENTS
EXISTING RIGHT OF WAY OF EASEMENT		EXISTING 100 YEAR FEMA FLOODPLAIN
EASEMENT		STOVEPIPE CANYON CREEK - ZONE "A"
EXISTING PARCEL LINE		

OWNER/DEVELOPER
NICHOLS ROAD PARTNERS, LLC
171 BOY 17850
CORONA, CA 92877
PHONE: (951) 277-3900

ENGINEERING LAND PLANNING SURVEYING

357 N. SHERIDAN STREET
SUITE 117
CORONA, CALIFORNIA 92880
TEL (951) 279-1800
FAX (951) 279-4380

CITY OF LAKE ELSINORE

TENTATIVE PARCEL MAP NO. 37465
FOR CONVEYANCE PURPOSES ONLY

SHEET NO.
1

OF 1 SHEETS