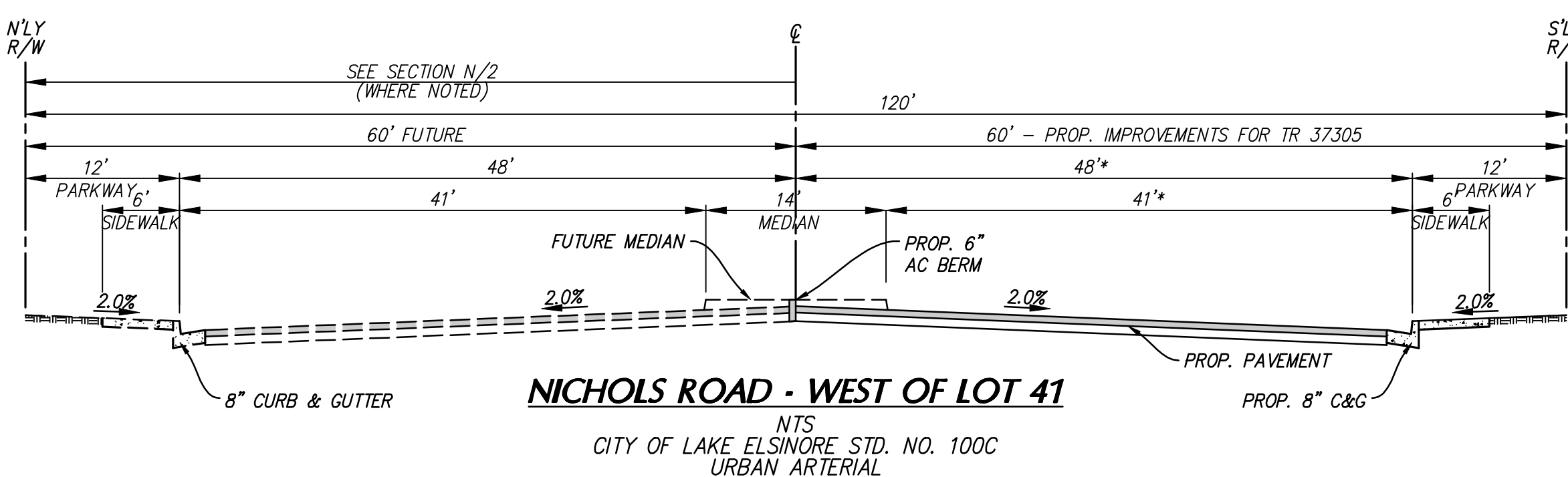


EASEMENT NOTES:

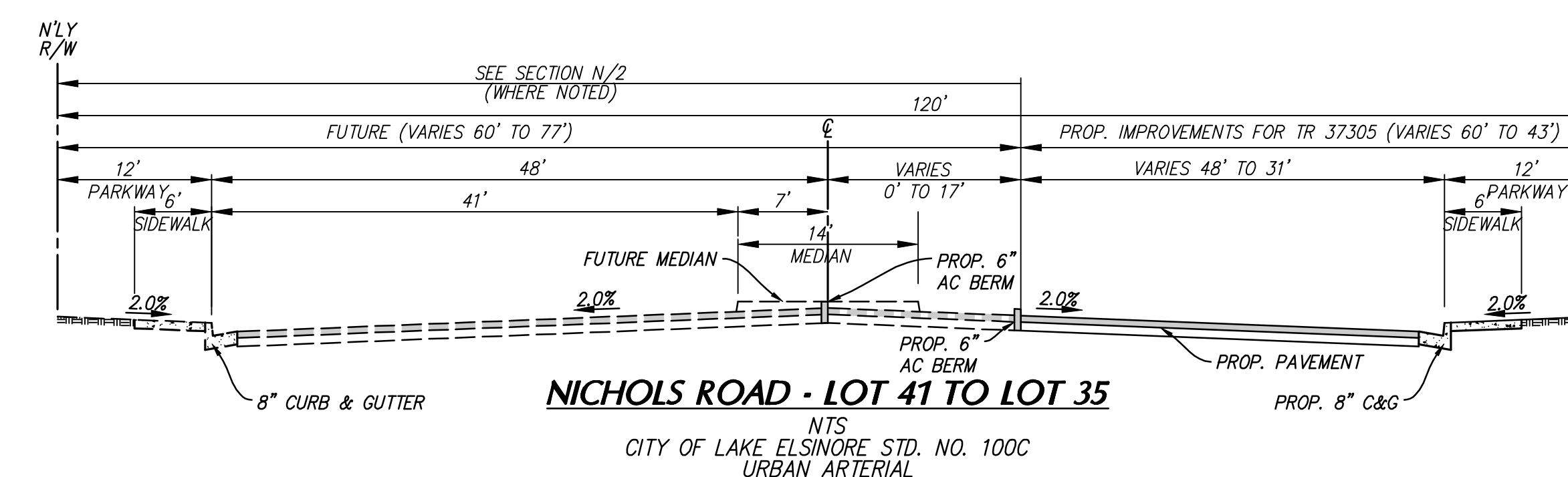
2. EASEMENT(S) FOR DITCHES AND PIPELINES, IN FAVOR OF THE TEMESCAL WATER COMPANY, RECORDED ON AUGUST 9, 1995 PER A DOCUMENT RECORDED IN BOOK 33, PAGE 364 OF DEEDS.
- NOT PLOTTED - INDETERMINATE FROM RECORD.
5. AGREEMENT TO ESTABLISH COVENANTS AND EQUITABLE SERVITUDES BETWEEN ADJOINING LANDOWNERS, PER 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 REVIEW IN-PLACE PUBLIC UTILITY FACILITIES, RECORDED ON FEBRUARY 6, 2013 PER THE VACATION OF A PORTION OF NICHOLS ROAD RECORDED AS INSTRUMENT NO. 2013-00657 OF OFFICIAL RECORDS.
- TO BE VACATED / ABANDONED PER PARCEL MAP 37465.
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.
11. EASEMENT FOR FUTURE CALTRANS WIDENING / IN FAVOR OF THE CITY OF LAKE ELSINORE, RECORDED ON DECEMBER 20, 2015 PER INSTRUMENT NO. 2015-0589006.
- 17, 28. 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.
29. EASEMENT FOR ROAD AND UTILITY PURPOSES, IN FAVOR OF MARY ELIZABETH CUMMINGS, RECORDED ON NOVEMBER 16, 1966 PER INSTRUMENT NO. 111314 OF OFFICIAL RECORDS.
- A. EASEMENT "B" PER PARCEL MAP NO. 37465 FOR PUBLIC ROAD PURPOSES. THIS EASEMENT IS TO BE VACATED BY THE CITY OF LAKE ELSINORE, INCLUDING ANY UTILITY RIGHTS, UPON COMPLETION OF THE NEW NICHOLS ROAD IMPROVEMENTS REQUIRED PER. TTM 37305.
- B. EASEMENT "C" PER PARCEL MAP NO. 37465 FOR PUBLIC ROAD PURPOSES. THIS EASEMENT IS TO BE VACATED BY THE CITY OF LAKE ELSINORE, INCLUDING ANY UTILITY RIGHTS, UPON COMPLETION OF THE FUTURE ULTIMATE SOUTH ONE-HALF WIDTH IMPROVEMENT FOR NICHOLS ROAD.

LEGEND/ABBREVIATIONS

A.C.	ASPHALT CONCRETE	—	CENTERLINE
AC.	ACRE	—	PROPERTY LINE
A.B.	AGGREGATE BASE	—	RIGHT OF WAY
BC	BEGIN OF CURVE	—	PROPOSED LOTLINE
CB	CATCH BASIN	—	PROPOSED WATER
C/L, CL, E	CENTER LINE	—	PROPOSED STORM DRAIN
C&G	CURB AND GUTTER	—	PROPOSED SEWER
CY	CUBIC YARD	—	PROPOSED RECYCLE WATER
D/L	DAYLIGHT	—	STREET GRADE & FLOW DIRECTION
DWY	DRIVEWAY	—	PROPOSED CONTOUR
E.A., EA	EACH	—	EXISTING CONTOUR
EC	END OF CURVE	—	TOP OF SLOPE
EP	END OF PAVEMENT	—	
EG	EXISTING GROUND	—	
EX., EXIST.	EXISTING	—	
FH	FIRE HYDRANT	—	
FG	FINISH GRADE	—	
FL	FLOWLINE	—	
FM	FORCE MAIN	—	
FS	FINISHED SURFACE	—	
GB	GRADE BREAK	—	
HP	HIGH POINT	—	
L.F., LF	LINEAL FEET	—	
LN	LANE	—	
LS	LANDSCAPE	—	
MAX	MAXIMUM	—	
MIN	MINIMUM	—	
MH	MANHOLE	—	
N.A.P.	NOT-A-PART	—	
NTS	NOT TO SCALE	—	
P/L	PROPERTY LINE	—	
PROP.	PROPOSED	—	
R/W, RW	RIGHT OF WAY	—	
R	RADIUS	—	
SCE	SOUTHERN CALIFORNIA EDISON	—	
SD	STORM DRAIN	—	
S	SEWER	—	
SIM.	SIMILAR	—	
SF, S.F.	SQUARE FEET	—	
SW	SIDEWALK	—	
TC	TOP OF CURB	—	
TYP.	TYPICAL	—	
VC	VERTICAL CURVE	—	
W	WATER	—	



* NOTE: A 14' WIDE RIGHT TURN ONLY LANE WILL BE PROVIDED ON THE SOUTH SIDE OF NICHOLS ROAD APPROACHING THE ENTRANCE TO THE COMMERCIAL SITE (LOT 169)



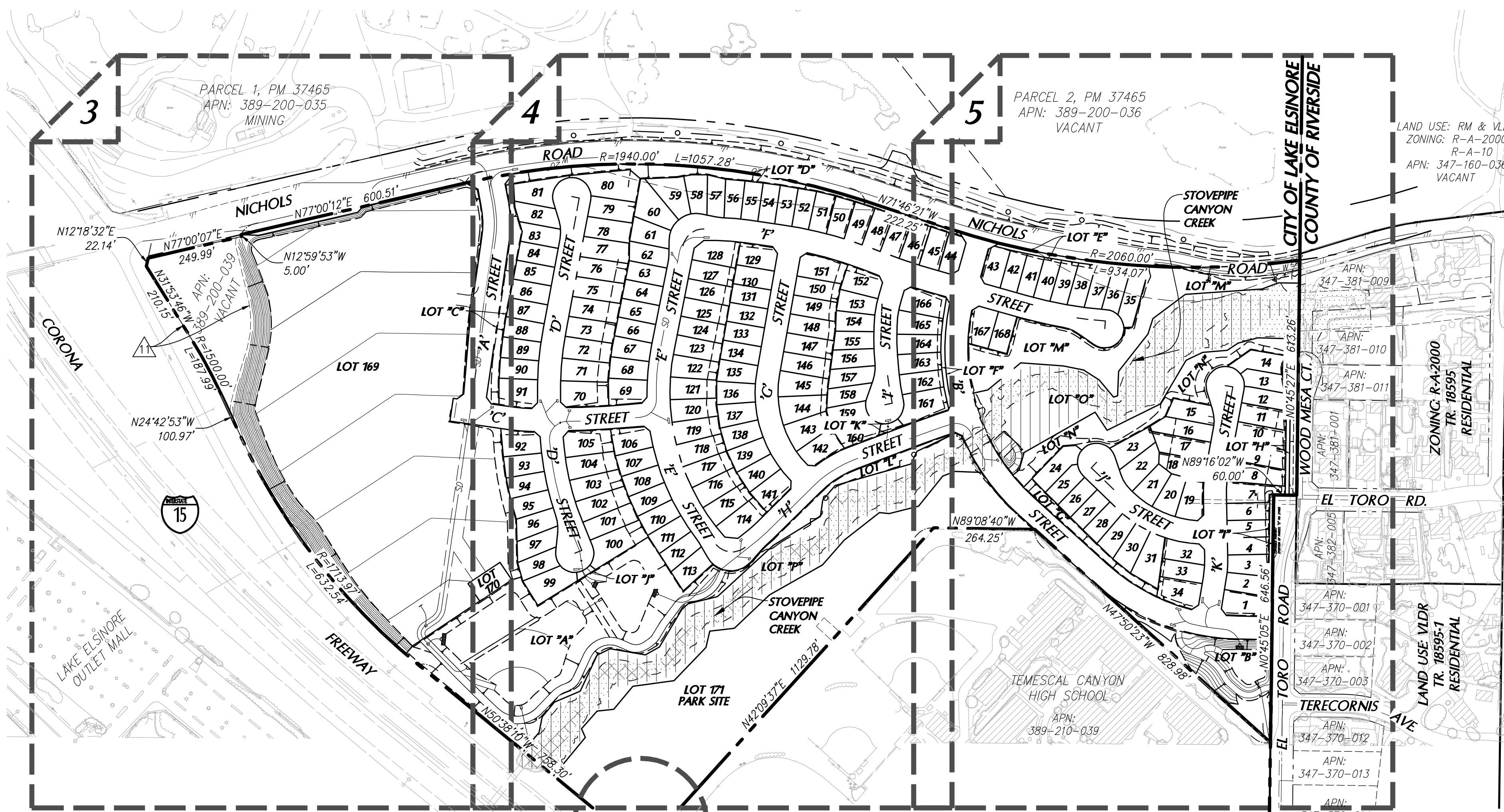
EARTHWORK QUANTITIES

CUT:	198,000 CY
FILL:	217,000 CY
IMPORT/EXPORT:	56,200 CY

CUT AND FILL QUANTITIES SHOWN ARE RAW ESTIMATES. IMPORT QUANTITY INCLUDES ESTIMATED AMOUNTS FOR SHRINKAGE, SUBSIDENCE, OVER-EXCAVATION QUANTITIES. ALL VALUES TO BE VERIFIED WITH FINAL DESIGN

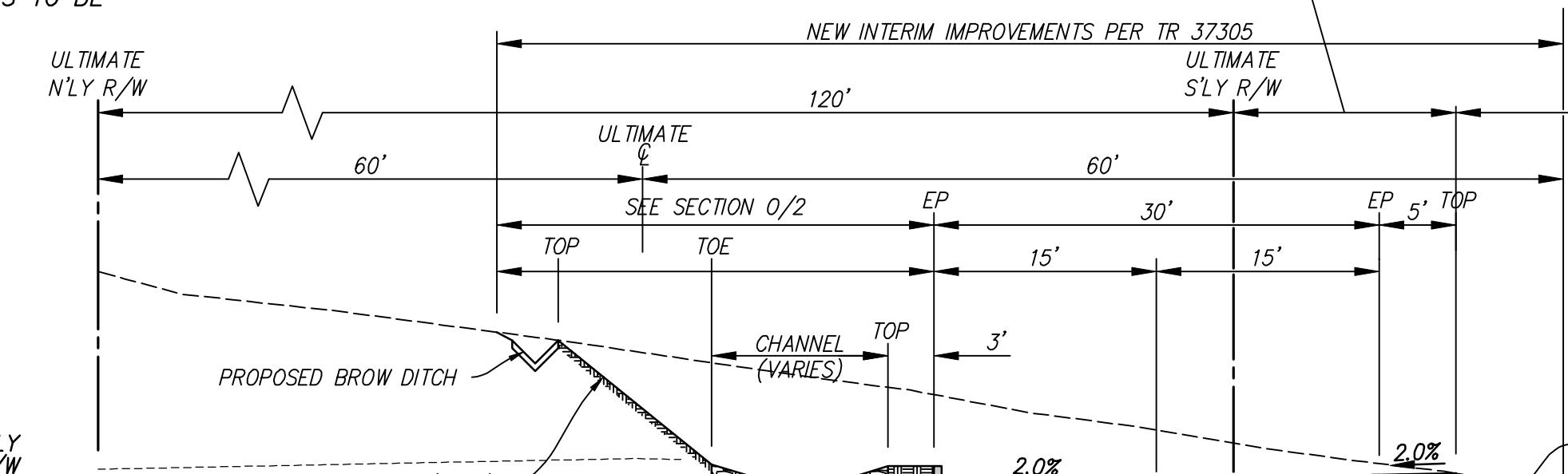
SEE SHEET 3
DETAIL "A"

INDEX MAP

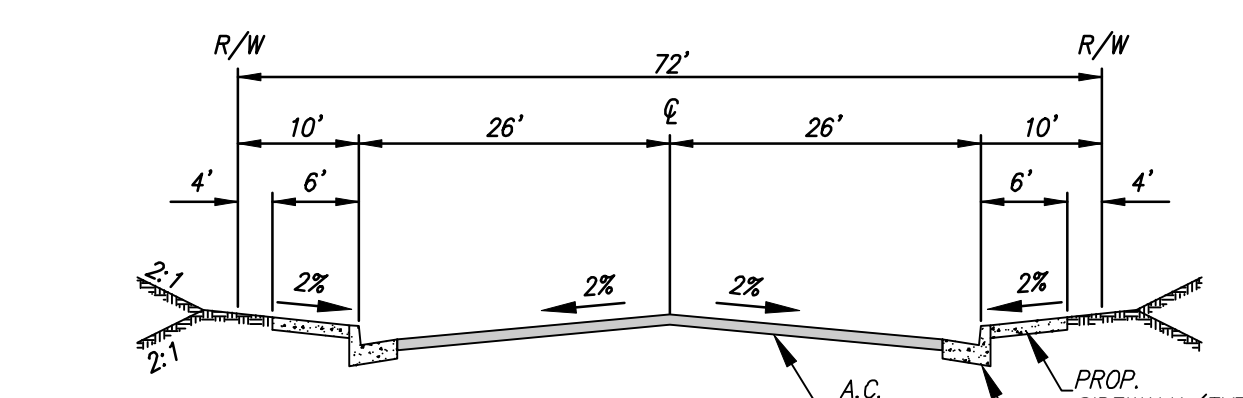


SEE SHEET 3
DETAIL "A"

INDEX MAP

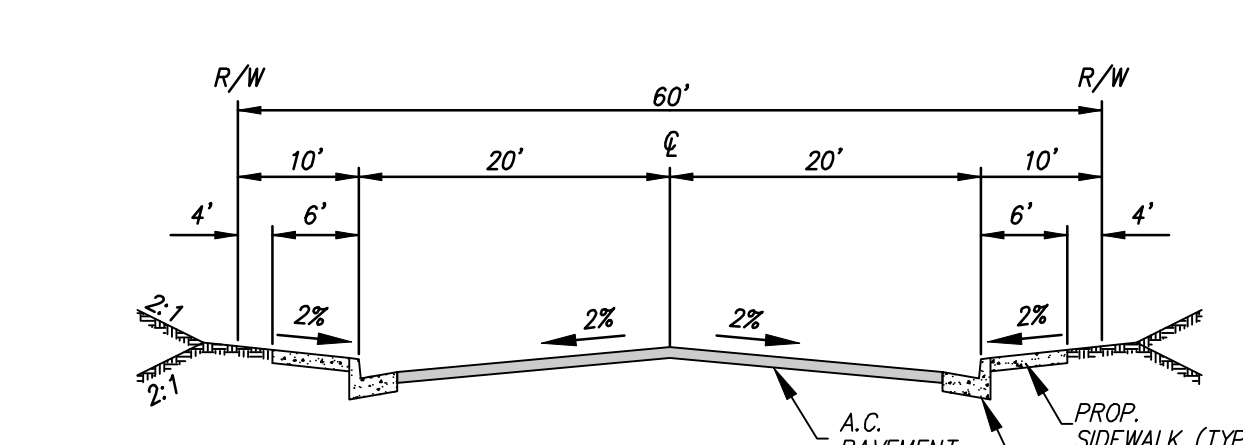


INTERIM NICHOLS ROAD - EAST OF LOT 41



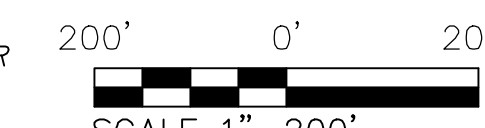
MODIFIED LOCAL STREET

NOTE: NO PARKING ALLOWED ON "A" STREET



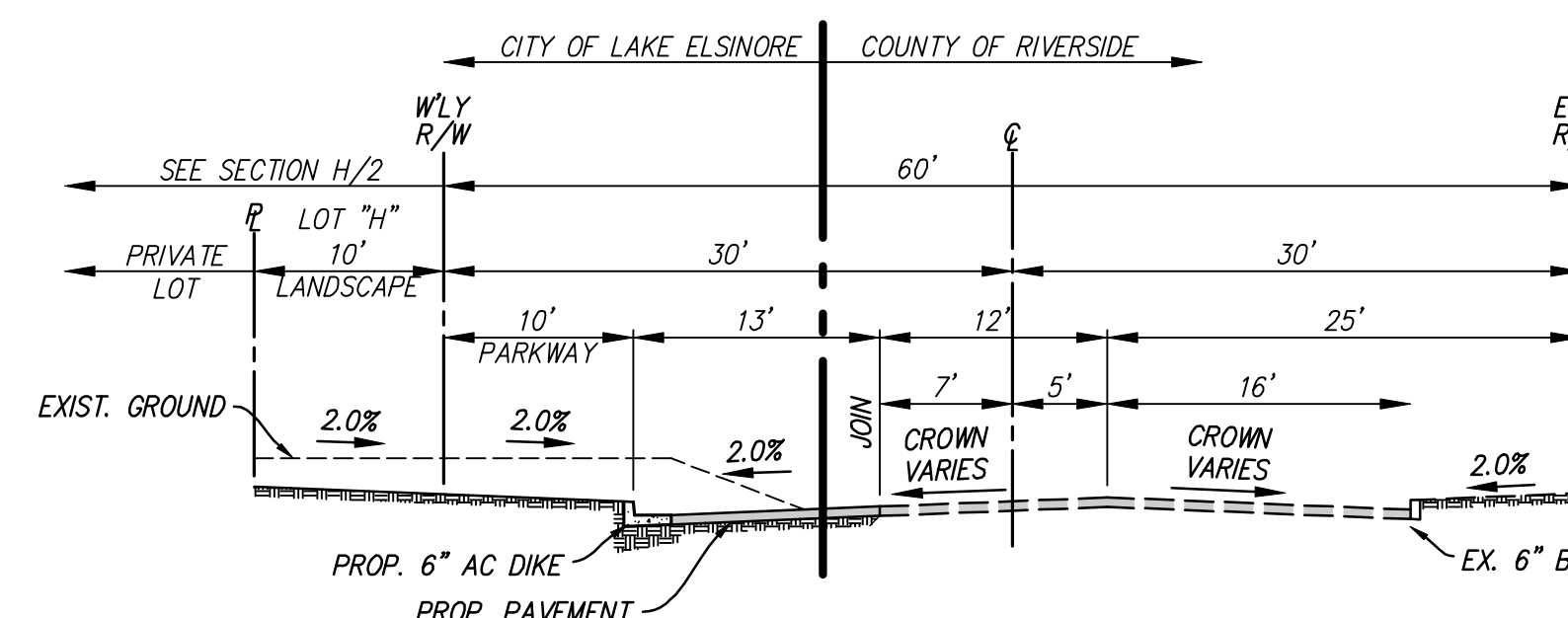
LOCAL STREET

"B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z" STREETS
NOTE: NO PARKING ALLOWED ON "B" STREET



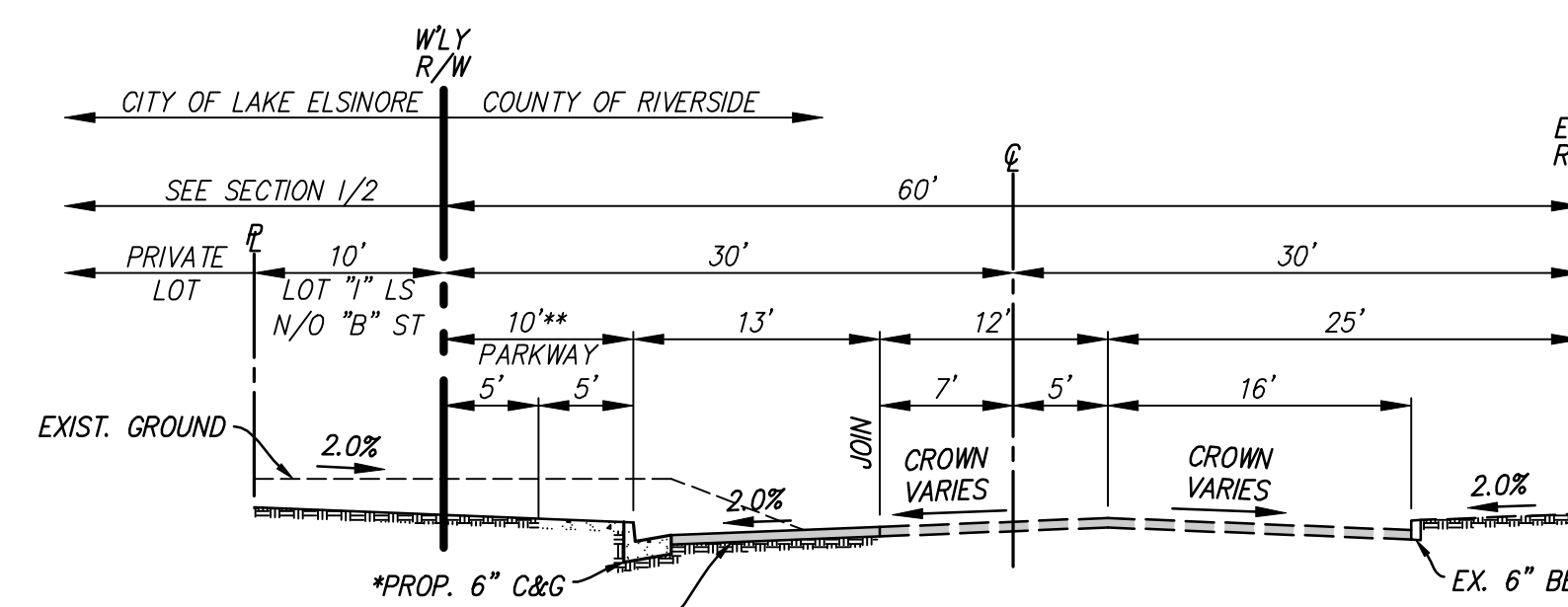
TEMPORARY ROADWAY EASEMENT "C" PER PM 37465 TO BE VACATED ONCE THE ULTIMATE SOUTH ONE-HALF WIDTH IMPROVEMENT ARE ACCESSED BY THE CITY OF LAKE ELSINORE (WIDTH VARIES)

TEMPORARY ROADWAY EASEMENT PER PM 37465 TO BE VACATED ONCE NEW INTERIM IMPROVEMENTS SHOWN HEREON ARE ACCEPTED BY THE CITY OF LAKE ELSINORE (WIDTH VARIES)



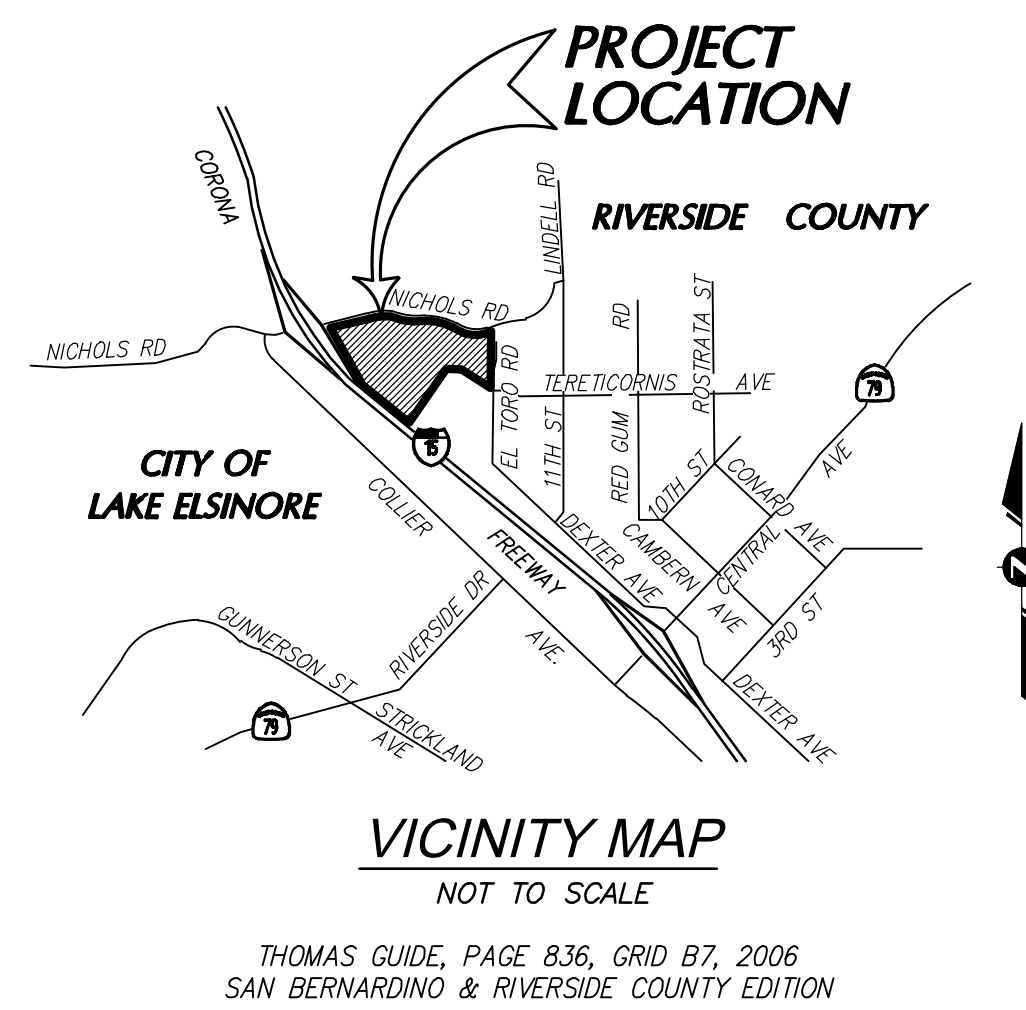
WOOD MESA COURT

NOTE: NO SIDEWALK (MODIFIED COUNTY STD. 105 SECTION "D")



EL TORO ROAD

NOTE: PARKWAY ADJACENT TO LOTS 3 THROUGH 6 SHALL VARY FROM 10' TO 50'



GENERAL NOTES

1. ASSESSORS' PARCEL NUMBERS: 389-200-038, 389-200-039; 389-210-008; 389-210-032; 389-210-034; 389-210-036, & PORTIONS OF CURRENT APNS: 289-200-035 & 289-200-036
2. APPROXIMATE AREA
GROSS = 73.97 ACRES
NET = 72.50 ACRES
EXCLUDES CALTRANS WIDENING EASEMENT (A)
3. EXISTING GENERAL PLAN DESIGNATION: SPECIFIC PLAN (SP) - ALBERHILL RANCH AND GENERAL COMMERCIAL (GC)
4. PROPOSED GENERAL PLAN DESIGNATION: SPECIFIC PLAN (SP) - NICHOLS SOUTH
5. EXISTING ZONING: SPECIFIC PLAN (SP) - ALBERHILL RANCH AND COMMERCIAL MIXED USE (CMU)
6. PROPOSED ZONING: SPECIFIC PLAN (SP) - NICHOLS SOUTH
7. TOTAL LOTS:
SINGLE FAMILY: LOTS 1-168 22.74 AC
COMMERCIAL: LOT 169 14.22 AC (15.68 AC GROSS)
SEWER LIFT STATION: LOT 170 0.13 AC
PARK SITE: LOT 171 6.49 AC
PUBLIC STREETS (A-J) & PORTION WOOD MESA CT. 10 LOTS 12.49 AC
LETTERED LOTS (SEE TABLE ON SHEET 2) 16 LOTS 16.43 AC
8. RESIDENTIAL LOT SIZE DATA
AVERAGE LOT SIZE = 5,896 SF
MINIMUM LOT SIZE = 4,549 SF
MAXIMUM LOT SIZE = 9,468 SF
9. PROPOSED GROSS DENSITY RESIDENTIAL: 168 DU / 36.20 AC = 4.64 DU/AC
10. EXISTING LAND USE: VACANT
11. ADJACENT LAND USES:
WEST: FREEWAY (INTERSTATE 15)
SOUTH: TEMESCAL CANYON HIGH SCHOOL
EAST: EXISTING RESIDENTIAL
NORTH: MINING AND VACANT
12. PROPOSED USES:
RESIDENTIAL: LOTS 1-168
COMMERCIAL: LOT 169
SEWER LIFT STATION: LOT 170
PARK SITE: LOT 171
LANDSCAPE LOTS (MAINT. BY HOA): LOTS "A" THROUGH "K"
OPEN SPACE/LS LOT: LOTS "L" THROUGH "N"
OPEN SPACE: LOTS "O" AND "P"
13. PUBLIC STREETS: ALL STREETS SHOWN HEREON SHALL BE PUBLIC STREETS.
14. OPEN SPACE LOTS: ALL OPEN SPACE LOTS SHALL BE MAINTAINED BY THE H.O.A.
15. BUILDING SETBACKS: PER NICHOLS SOUTH SPECIFIC PLAN
16. THOMAS GUIDE: PAGE 836, GRIDS B-7 & C-7, 2007 SAN BERNARDINO & RIVERSIDE EDITION
17. 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.
18. FLOODPLAIN: PORTIONS OF THE SITE ARE WITHIN A MAPPED FLOOD PLAIN - ZONE "A" PER FEMA FIRM PANEL 2028 OF 3802, MAP NO. 06065C208G. A CLOWR AND A LOWR WILL BE REQUIRED WITH THIS DEVELOPMENT TO RE-ESTABLISH THE LIMITS OF THIS FLOODPLAIN FOR STOVEPIPE CANYON CREEK TO MATCH EXISTING AND PROPOSED CONDITIONS
19. PHASING: THREE FINAL MAPS ARE PROPOSED

LEGAL DESCRIPTION

BEING A SUBDIVISION OF PARCELS 3 AND PARCEL 4 OF PARCEL MAP NO. 37465 IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

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:	ELSINORE VALLEY MUNICIPAL WATER DISTRICT (951) 674-3146
TELEPHONE:	VERIZON (800) 483-3000
CABLE:	TIME WARNER (888) 892-2253

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	SECTIONS
3	TENTATIVE TRACT MAP
4	TENTATIVE TRACT MAP
5	TENTATIVE TRACT MAP

OWNER/DEVELOPER

NICHOLS ROAD PARTNERS, LLC
P.O. BOX 77850
CORONA, CA 92877
PHONE: (951) 277-3900

ENGINEERING
LAND PLANNING
SURVEYING
Engineering, Inc.

357 N. SHERIDAN STREET
SUITE 117
CORONA, CALIFORNIA 92880
TEL. (951) 279-1800
FAX (951) 279-4360

CITY OF LAKE ELSINORE

TENTATIVE TRACT MAP NO. 37305

SHEET NO.
1
OF 5 SHEETS

REVISED 1/29/19

TENTATIVE TRACT MAP NO. 37305
IN THE CITY OF LAKE ELSINORE

RESIDENTIAL LOT SUMMARY

MINIMUM LOT AREA 4,500 S.F. MINIMUM LOT DIMENSION 45' X 100' 77 RESIDENTIAL LOTS			MINIMUM LOT AREA 5,000 S.F. MINIMUM LOT DIMENSION 50' X 100' 91 RESIDENTIAL LOTS		
Lot Number	Lot Area SF	Pad Area SF	Lot Number	Lot Area SF	Pad Area SF
1	7126	4913	61	5797	5052
2	5470	5173	62	5417	4417
3	5597	4631	63	5000	4250
4	4890	3886	64	5000	4250
5	4960	5000	65	4250	4250
6	5030	3870	66	5000	4250
7	6827	4644	67	5216	4478
8	7369	5773	68	5258	4522
9	7077	5291	69	6534	4522
10	6717	4937	70	6273	4977
11	6151	4608	71	5891	5060
12	5150	4301	72	6813	4513
13	4977	4151	73	6691	4452
14	6142	5379	74	6721	4357
15	5807	5006	75	6751	4387
16	6743	6068	76	6781	4417
17	7035	5647	77	6822	4446
18	5980	4736	78	6318	4459
19	6289	4736	79	6532	4442
20	5565	4569	80	5901	4597
21	5399	4445	81	6912	6719
22	6502	5525	82	5587	5437
23	6071	5033	83	5132	4755
24	6868	6185	84	5008	4378
25	4798	4093	85	5015	4258
26	4653	3853	86	5023	4265
27	4656	3966	87	5031	4273
28	4877	4198	88	5148	4281
29	5316	4648	89	5176	4305
30	5811	5144	90	5171	4430
31	7591	6938	91	7325	4431
32	5509	4457	92	6300	4680
33	5503	4354	93	5244	4563
34	7204	4426	94	5225	4506
35	5172	4215	95	5274	4487
36	5227	4002	96	5627	4475
37	5126	4016	97	5651	4886
38	5112	4028	98	5161	4818
39	5055	4029	99	7629	4377
40	4958	3989	100	9468	6771
41	4823	3882	101	6865	6141
42	4695	3875	102	7033	4190
43	5609	4345	103	6979	4473
44	4919	4281	104	7113	4532
45	5294	3998	105	8048	4608
46	5555	4003	106	6335	4777
47	5303	3966	107	5274	4441
48	5244	3955	108	5248	4537
49	4010	1039	109	5246	4510
50	5096	4024	110	5247	4510
51	5064	4050	111	5251	4510
52	4693	4023	112	5338	4515
53	4625	3953	113	5804	4602
54	4549	3874	114	7023	4980
55	5965	5156	115	6457	5410
56	4780	4092	116	6536	4794
57	4763	4086	117	6503	4639
58	5517	4658	118	6533	4545
59	7311	6722	119	6453	4549
60	8064	7477	120	6455	4375
61	4380	121	121	6165	4438
62	5016	4353	122	6465	4373
63	4893	4228	123	6165	4438
64	4951	4191	124	6038	4241
65	5269	4599	125	5981	4208
66	5524	4824	126	5924	4221
67	5091	4346	127	5869	4274
68	4674	3981	128	6912	4336
69	6518	4778	129	6003	5398
70	6200	1307	130	5496	4427
71	5460	4227	131	5000	4250
72	5554	4327	132	5000	4250
73	5685	4453	133	5000	4250
74	6189	4820	134	5000	4250
75	6997	4879	135	5345	4250
76	6107	5480	136	5483	4613
77	5008	4258	137	5483	4754
			138	5499	4758
			139	5496	4773
			140	5490	4771
			141	6246	4762
			142	6365	4575
			143	6896	4569
			144	7305	5004
			145	7214	5488
			146	6406	5489
			147	6295	4835
			148	6169	4689
			149	5885	4563
			150	5862	4231
			151	7317	4160
Minimum 4,549 SF			Minimum 5,000 SF		
Average 5,674 SF			Average 6,084 SF		
Total 436,911 SF			Total 553,617 SF		
Minimum 3,864 SF			Minimum 4,160 SF		
Average 4,583 SF			Average 4,625 SF		
Total 352,911 SF			Total 420,843 SF		

NON-RESIDENTIAL LOT SUMMARY

Lot Number	Lot Area (AC)	USE
169	14.22 (15.68 GROSS)	COMMERCIAL
170	0.13	SEWER LIFT STATION
171	6.49	PARK SITE

LETTERED LOT SUMMARY

Lot Number	Lot Area (SF/AC)	USE
A	190,870 / 4.38	WATER QUALITY/DETENTION BASIN
B	46,543 / 1.07	WATER QUALITY/DETENTION BASIN
C	13,584 / 0.31	LANDSCAPE LOT
D	22,998 / 0.53	LANDSCAPE LOT
E	4,046 / 0.09	LANDSCAPE LOT
F	2,827 / 0.06	LANDSCAPE LOT
G	10,685 / 0.25	LANDSCAPE LOT
H	3,953 / 0.09	LANDSCAPE LOT
I	3,068 / 0.07	LANDSCAPE LOT
J	807 / 0.02	LANDSCAPE LOT
K	1,351 / 0.03	LANDSCAPE LOT
L	14,397 / 0.33	OPEN SPACE/LANDSCAPE LOT
M	76,778 / 1.76	OPEN SPACE/LANDSCAPE LOT
N	41,440 / 0.95	OPEN SPACE/LANDSCAPE LOT
O	138,588 / 3.18	OPEN SPACE
P	144,129 / 3.31	OPEN SPACE

CITY OF LAKE ELSINORE

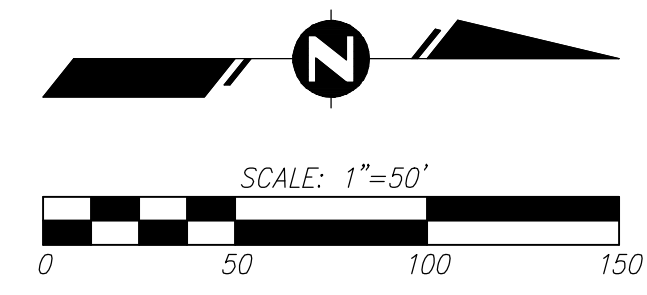
TENTATIVE TRACT MAP
NO. 37305

SHEET NO.

2

OF 5 SHEETS

IN THE CITY OF LAKE ELSINORE



A stylized map showing the location of Lot Park. The map features a diagonal road labeled "CORONA FREEWAY" running from the bottom left towards the top right. Another road, labeled "HIGHWAY 15", runs diagonally from the bottom right towards the top left, intersecting the freeway. A shield-shaped highway marker with the number "15" is positioned near the intersection. In the bottom right corner, there is a circular icon containing a stylized tree or plant, with the text "LOT PARK" written below it. A small crosshair symbol is located near the center of the map.

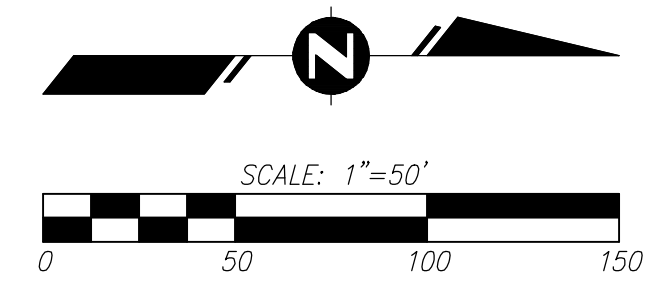
**LOT 170
PARK SITE**

TEMESCAL CANYON HIGH SCHOOL

APN: 389-210-039

DETAIL "A"

SEE SHEET 4



CORONA

**WATER QUALITY
BASIN**

LOT "A"
DETENTION BASIN

LOT 170
PROP. SEWER
LIFT STATION
100.00'

LOT 169

× 1281.6

EXIST. N.B. OFFRAMP

VACANT EASEMENT FOR FUTURE CALTRANS WIDENING

APN: 389-200-035

1/18/99

PARCEL 1 PM 37465

MINING
APN: 389-200-035

PARCEL 1
PM .37465

CITY OF LAKE ELSINORE
PERMITTEE TRACT MAP
NO. 37305

SHEET NO.
3

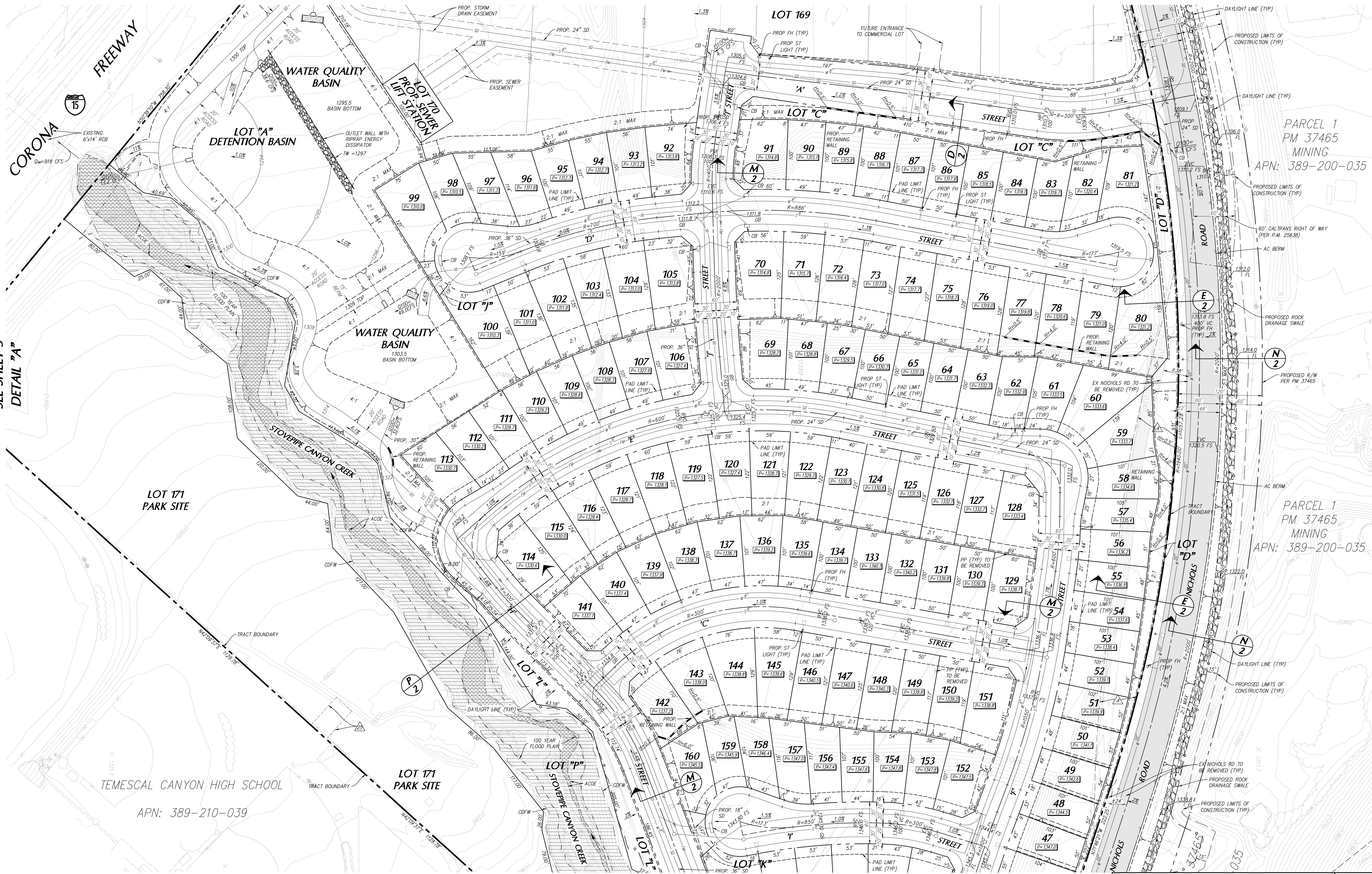
5 SHEETS

SEE SHEET 1 FOR EASEMENT NOTES

SEE SHEET 4

TENTATIVE TRACT MAP NO. 37305
IN THE CITY OF LAKE ELSINORE

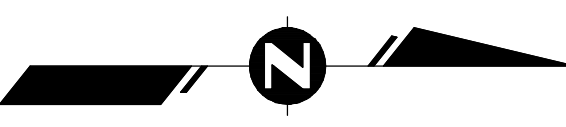
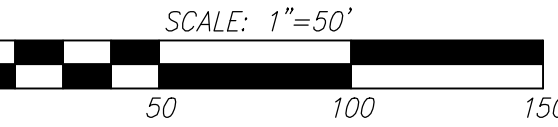
SEE SHEET 3



SEE SHEET 3
DETAIL "A"

SEE SHEET 5

SEE SHEET 1 FOR EASEMENT NOTES



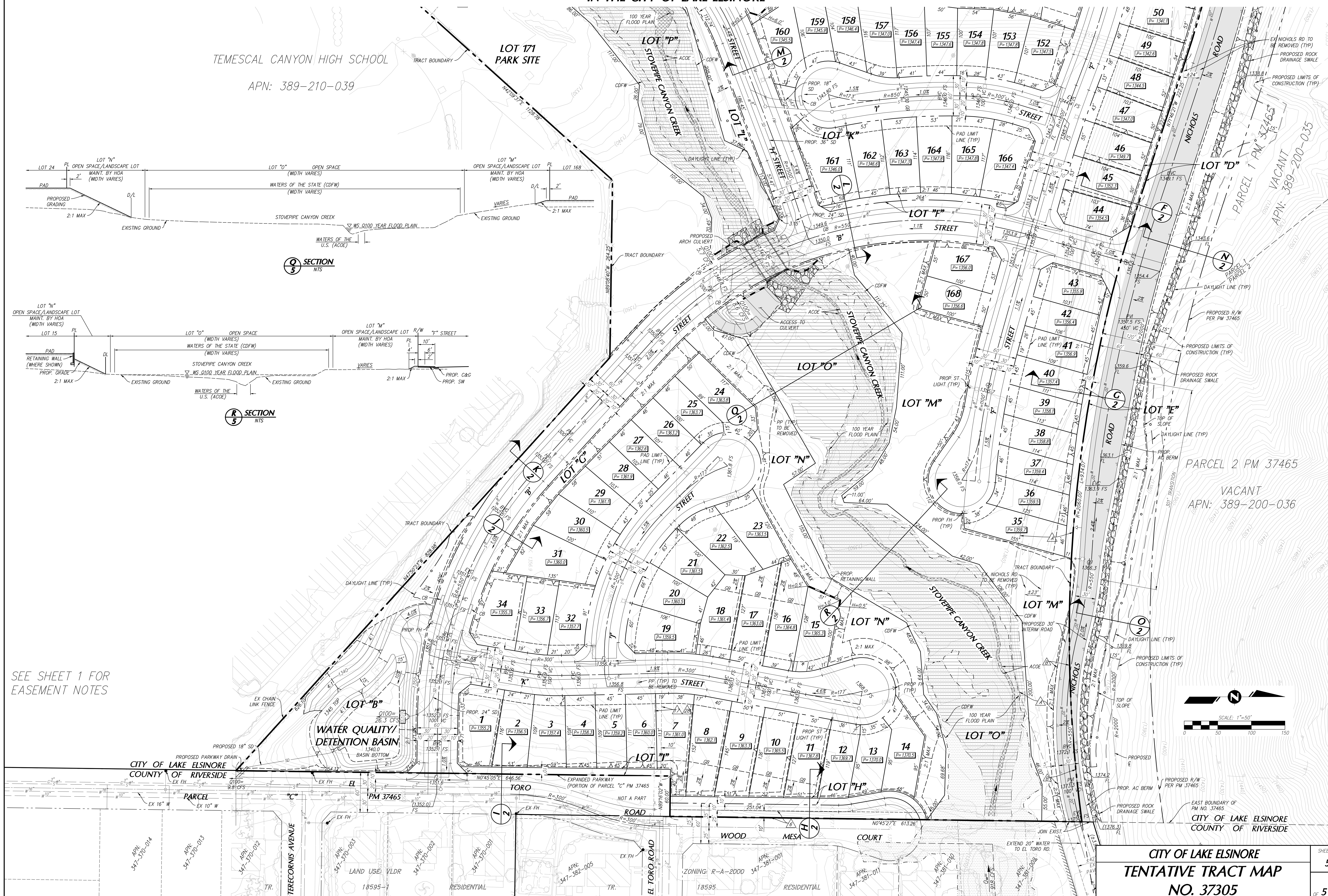
CITY OF LAKE ELSINORE
TENTATIVE TRACT MAP
NO. 37305

SHEET NO.
4
OF 5 SHEETS

SEE SHEET 4

TEMESCAL CANYON HIGH SCHOOL

APN: 389-210-039



SEE SHEET 1 FOR
EASEMENT NOTES

PARCEL 2 PM 37465

VACANT
APN: 389-200-036

CITY OF LAKE ELSINORE
TENTATIVE TRACT MAP
NO. 37305

SHEET NO.
5

OF **5** SHEETS



dwg: R:\382663\Exhibit\Maintenance Plan\663 - EXH - TRACT MAINTENANCE PLAN.dwg (layout: 30x42) Saved: 5/21/2018 8:07 AM Plotted: 5/21/2018 8:10 AM Plot Scale: 1:1 By: Jose Salas