

LEGAL DESCRIPTION

IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF PARCEL 2 AS SHOWN ON CERTIFICATE OF COMPLIANCE RECORDED DECEMBER 23, 1997 AS INSTRUMENT NO. 97-470236 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WITHIN SECTION 15, TOWNSHIP 5, SOUTH, RANGE 4, WEST, SAN BERNARDINO BASE AND MERIDIAN.

EXISTING EASEMENTS

- AN EASEMENT FOR CANAL OR DITCH PURPOSES FOR CONVEYING WATER FOR IRRIGATION AND INCIDENTAL PURPOSES, RECORDED JULY 22, 1897 IN BOOK 31 OF DEEDS, PAGE 319.  
IN FAVOR OF: TEMESCAL WATER CO.  
AFFECTS: PORTION OF SAID LAND  
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- AN EASEMENT FOR CANAL OR DITCH PURPOSES AND INCIDENTAL PURPOSES, RECORDED JULY 3, 1914 IN BOOK 396 OF DEEDS, PAGE 240.  
IN FAVOR OF: TEMESCAL WATER COMPANY  
AFFECTS: PORTION OF SAID LAND  
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- AN EASEMENT FOR POLES, WIRES AND INCIDENTAL PURPOSES, RECORDED AUGUST 16, 1917 IN BOOK 466 OF DEEDS, PAGE 214.  
IN FAVOR OF: SOUTHERN SIERRAS POWER COMPANY  
AFFECTS: PORTION OF SAID LAND  
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- AN EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES, RECORDED JULY 6, 1970 AS INSTRUMENT NO. 64209 OF OFFICIAL RECORDS.  
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION  
AFFECTS: SAID LAND  
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- AN EASEMENT FOR DRAINAGE PURPOSES AND INCIDENTAL PURPOSES, RECORDED MARCH 31, 1978 AS INSTRUMENT NO. 60978 OF OFFICIAL RECORDS.  
IN FAVOR OF: STATE OF CALIFORNIA  
AFFECTS: PORTION OF SAID LAND
- AN EASEMENT FOR OVERHEAD AND UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS FOR DISTRIBUTING ELECTRICAL ENERGY AND FOR TRANSMITTING INTELLIGENCE BY ELECTRICAL MEANS AND INCIDENTAL PURPOSES, RECORDED MAY 21, 1991 AS INSTRUMENT NO. 169353 OF OFFICIAL RECORDS.  
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS  
AFFECTS: A PORTION OF THE LAND
- AN EASEMENT FOR ACCESS AND INCIDENTAL PURPOSES, RECORDED JANUARY 27, 2017 AS INSTRUMENT NO. 2017-0037492 OF OFFICIAL RECORDS.  
IN FAVOR OF: RIVERSIDE-CORONA RESOURCE CONSERVATION DISTRICT, A PUBLIC ENTITY  
AFFECTS: AS DESCRIBED THEREIN

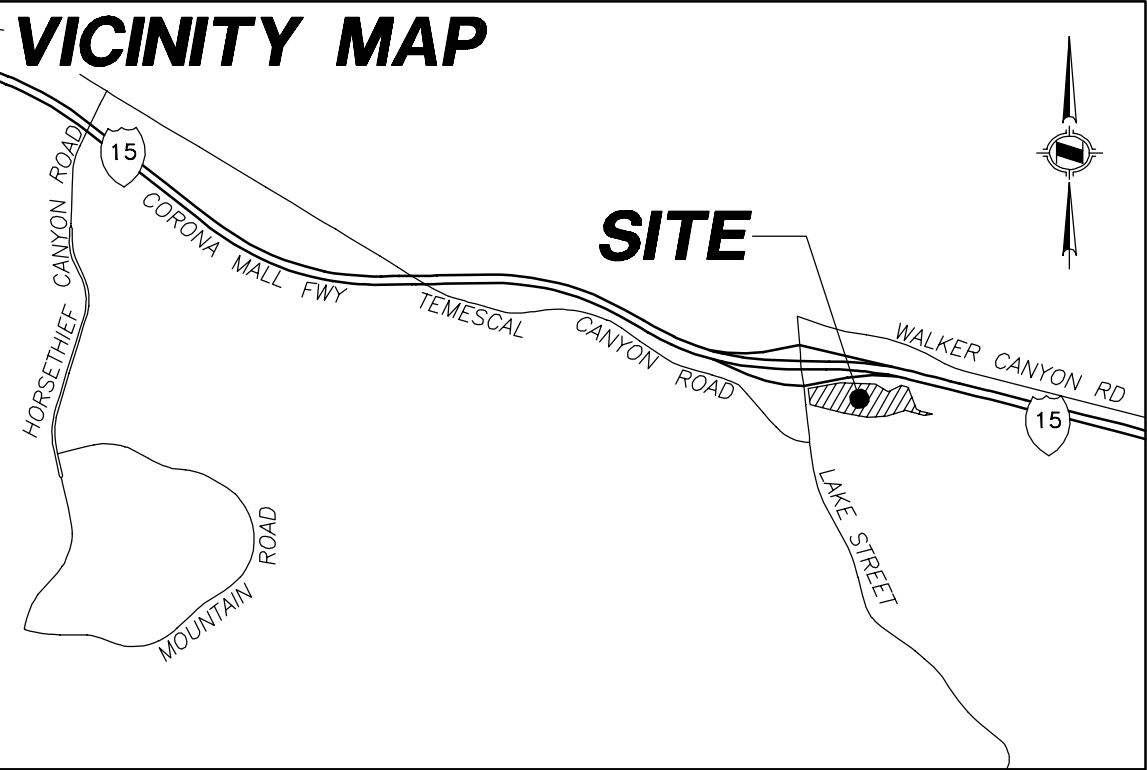
NOTES

- 1. EXISTING LAND USE: VACANT
- 2. PROPOSED LAND USE: COMMERCIAL (INDOOR RV & BOAT STORAGE, CONVENIENCE/RETAIL STORE, AND GAS PUMP STATIONS)
- 3. EXISTING GENERAL PLAN DESIGNATION: ALBERHILL RANCH SPECIFIC PLAN
- 4. PROPOSED GENERAL PLAN LAND USE DESIGNATION: ALBERHILL RANCH SPECIFIC PLAN
- 5. EXISTING ZONING: ALBERHILL RANCH SPECIFIC PLAN
- 6. PROPOSED ZONING: ALBERHILL RANCH SPECIFIC PLAN
- 7. ASSESSOR PARCEL NUMBERS: 390-130-018
- 8. GROSS LOT AREA: 629,222 S.F. 14.4 AC.
- 9. A PORTION OF THE PROJECT SITE IS LOCATED WITHIN ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED) OF THE 1% ANNUAL SPECIAL FLOOD HAZARD AREA (100-YEAR FLOOD PLAIN) PER FIRM MAP NUMBER 06065C2007G, PANEL 2007 OF 3805, DATED AUGUST 28, 2008.
- 10. ALL PROPOSED IMPROVEMENTS SHALL COMPLY WITH CITY OF LAKE ELSINORE STANDARD PLANS AND SPECIFICATIONS OR THE PROPERTIES SPECIFIC PLAN DESIGN GUIDELINES.
- 11. THE PROJECT SITE IS NOT LOCATED WITHIN A FAULT ZONE.
- 12. ON SITE PRIVATE ADVANCED TREATMENT TO BE USED FOR SEWER.
- 13. TOPOGRAPHIC SOURCE: ANGEL MURRILLO DATED 04/26/2018
- 14. THE TENTATIVE TRACT MAP BOUNDARY CONTAINS THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER

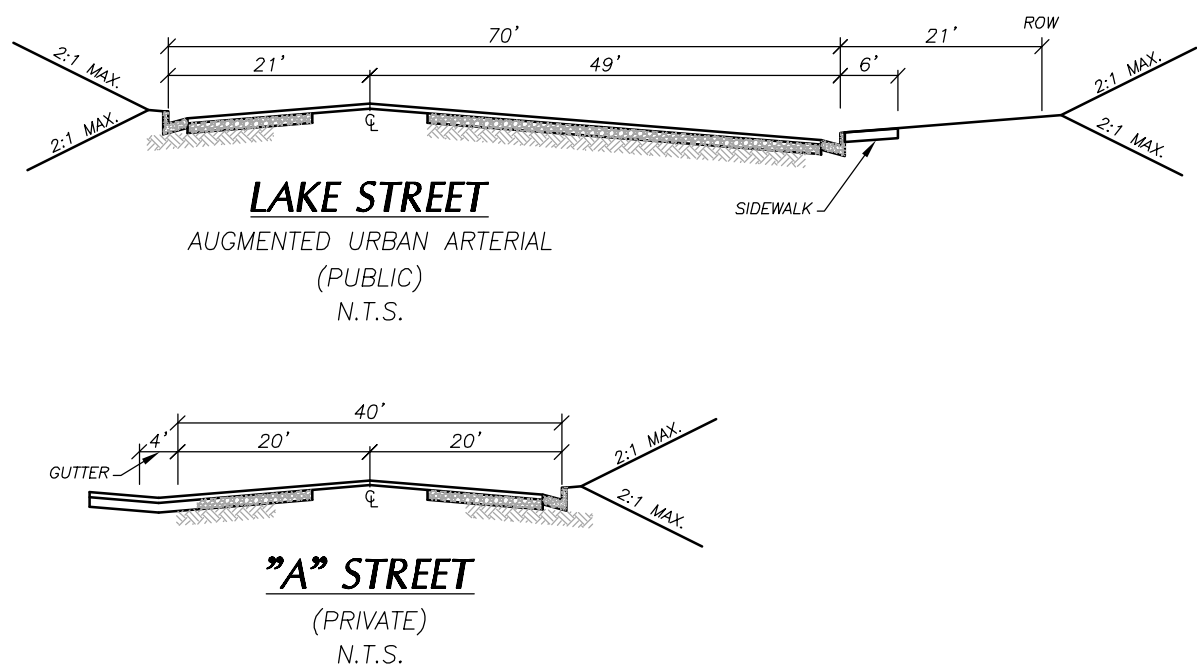
UTILITY/SERVICE PROVIDERS:

ELECTRIC	SOUTHERN CALIFORNIA EDISON (800) 611-1911 24487 PRIELUPP RD WILDOMAR, CA 92595 ELSNORE VALLEY MUNICIPAL WATER DISTRICT (951) 674-3146 31315 CHANEY STREET LAKE ELSINORE, CA 92530	TELEPHONE	SOUTHERN CALIFORNIA TELEPHONE & ENERGY (951) 693-1880 27515 ENTERPRISE CIRCLE WEST TEMECULA, CA 92590
WATER	ELSNORE VALLEY MUNICIPAL WATER DISTRICT (951) 674-3146 31315 CHANEY STREET LAKE ELSINORE, CA 92530	CABLE	TIME WARNER (866) 874-2389 556 BIRCH STREET LAKE ELSINORE, CA 92530
SEWER	ELSNORE VALLEY MUNICIPAL WATER DISTRICT (951) 674-3146 31315 CHANEY STREET LAKE ELSINORE, CA 92530	TRASH	CR&R DISPOSAL (951) 943-1991 1706 GOETZ ROAD PERRIS, CA 92570

APN: 390-130-029  
SP: ALBERHILL RANCH  
ZONE: ALBERHILL RANCH  
GP: ALBERHILL RANCH



STREET SECTION



LOT SUMMARY TABLE

LOT NUMBER	GROSS AC.	NET AC.
1	1.11	0.94
2	11.65	10.63
3	1.14	1.09
4	0.54	0.50

PARKING SUMMARY TABLE

LOT NUMBER	AUTO PARKING STALLS	RV PARKING STALLS
1	21	0
2	8	192 (104 COVERED)
3	10	5
4	0	0

AREA SUMMARY TABLE

USE	SQUARE FEET	PERCENTAGE OF SITE
BUILDING	83,528	13.27%
LANDSCAPING	145,378	23.10%
PAVED AREAS	400,316	63.62%
TOTAL SITE AREA	629,222	100.00%

STATEMENT OF OWNERSHIP

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

OWNER: \_\_\_\_\_ DATE \_\_\_\_\_



						OWNER/APPLICANT: <b>LAKE STREET PROPERTIES, LP</b> 2279 EAGLE GLEN PARKWAY SUITE 112-470 CORONA, CA 92883 PHN: 909-260-9951	ENGINEER/PREPARED BY: <b>HUNSAKER &amp; ASSOCIATES</b> IRVINE, INC. PLANNING ■ ENGINEERING ■ SURVEYING Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0759
				DRAWN BY:	AM		
				DESIGNED BY:	--		
				CHECKED BY:	--		
NO.	DATE	REVISIONS	APPROVED				

LAKE STREET STORAGE  
TENTATIVE PARCEL NO. 37550  
City of Lake Elsinore



