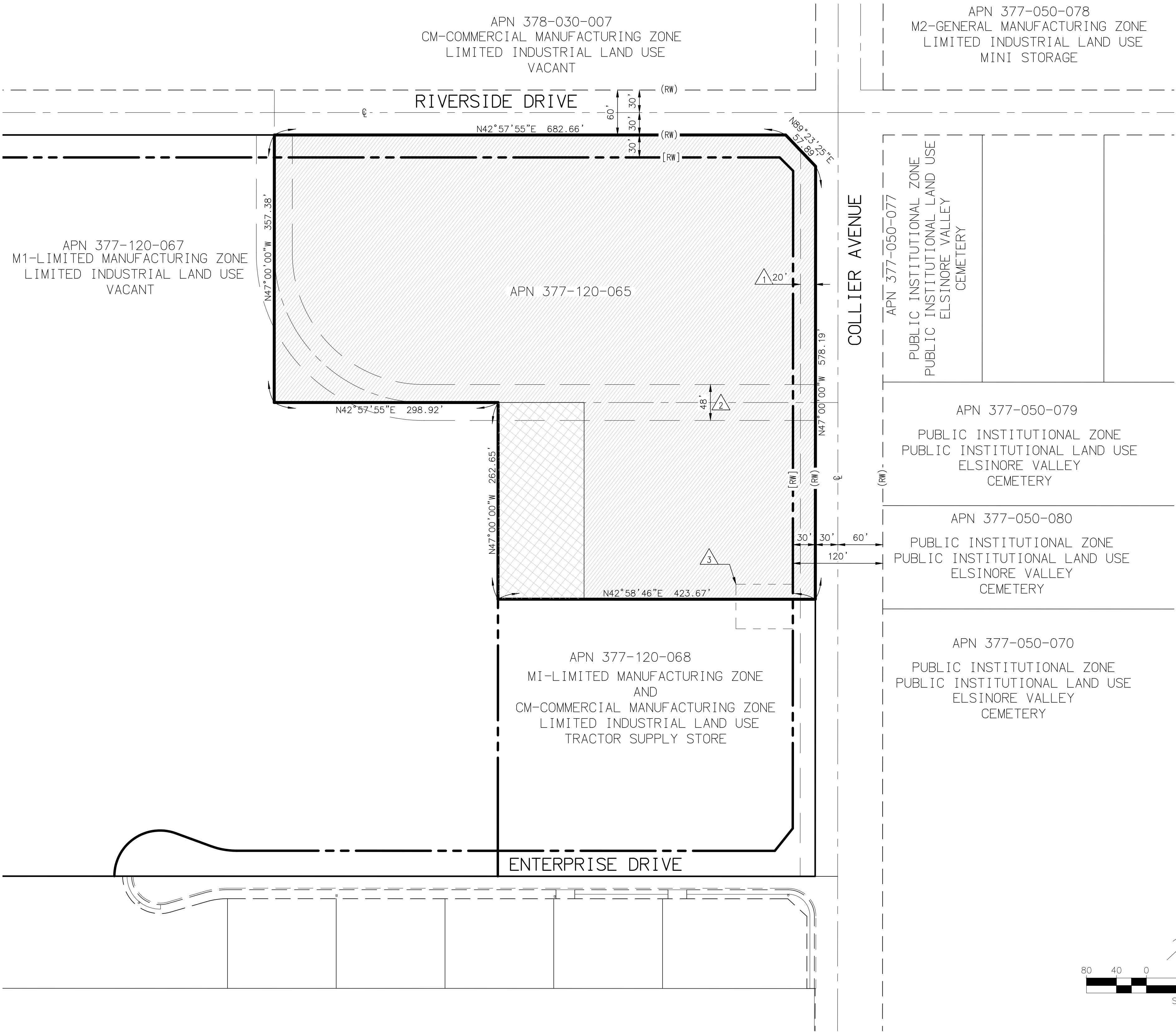


Zone Change No. 2019-06  
Business District



OWNER/APPLICANT:

RKW MLW ELSINORE, LP  
1080 N. BATAVIA ST., STE K  
ORANGE, CALIFORNIA 92867  
PH (714) 289-1900 FAX (714) 289-1155

ENGINEER:

RENCIVIL ENGINEERING  
25631-B ADDISON ST.  
MURRIETA, CA 92562  
PH (951) 696-9902 FAX (951) 696-9961  
ATTN: RUDY NUNEZ  
RUDY@RENCIVIL.COM

ENGINEER:

RENCIVIL ENGINEERING  
25631-B ADDISON ST.  
MURRIETA, CA 92562  
PH (951) 696-9902 FAX (951) 696-9961  
ATTN: RUDY NUNEZ  
RUDY@RENCIVIL.COM

LEGAL DESCRIPTION:

THAT PORTION OF LOT 6 OF BLOCK A OF SUBDIVISION IN ELSINORE, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE 377 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, ALSO BEING A PORTION OF PARCEL 1 OF THE RECORD OF SURVEY RECORDED IN 2004 AS INSTRUMENT NO. 04-1022883 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 124 PAGE 60 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 6;  
THENCE SOUTH 43°43'16" WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT 6 A DISTANCE OF 40.13 FEET TO A POINT ON THE WESTERLY TERMINUS OF THE SOUTHERLY CORNER CUTOFF OF RIVERSIDE DRIVE AND COLLIER AVENUE, SAID POINT ALSO BEING ON THE SOUTHEASTERLY RIGHT(S) OF WAY OF RIVERSIDE DRIVE, 30.00 FOOT HALF-WIDTH, AS SHOWN ON SAID RECORD OF SURVEY TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING SOUTHWESTERLY ALONG SAID RIGHT(S) OF WAY SOUTH 43°43'16" WEST, A DISTANCE OF 682.75 FEET;  
THENCE DEPARTING SAID SOUTHEASTERLY RIGHT(S) OF WAY LINE SOUTH 46°16'58" EAST, A DISTANCE OF 357.75;  
THENCE NORTH 43°41'34" EAST, A DISTANCE OF 299.01 FEET;  
THENCE SOUTH 46°14'57" EAST, A DISTANCE OF 262.56 FEET;  
THENCE NORTH 43°44'27" EAST, A DISTANCE OF 423.67 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY OF COLLIER STREET, 30.00 FOOT HALF-WIDTH;  
THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY NORTH 46°14'57" WEST, A DISTANCE OF 578.68 FEET TO THE EASTERLY TERMINUS OF THE SOUTHERLY CORNER OUTBACK OF RIVERSIDE DRIVE AND COLLIER AVENUE;  
THENCE ALONG SAID SOUTHERLY CORNER OUTBACK SOUTH 89°47'16" WEST, A DISTANCE OF 57.81 FEET TO THE TRUE POINT OF BEGINNING.  
SAID LAND IS SHOWN AND DESCRIBED AS PARCEL 1 IN THAT CERTAIN NOTICE OF LOT LINE ADJUSTMENT NO. 20142743, APPROVED BY THE CITY OF LAKE ELSINORE, RECORDED FEBRUARY 5, 2015 AS INSTRUMENT NO. 15-45347 OF OFFICIAL RECORDS.

UTILITIES

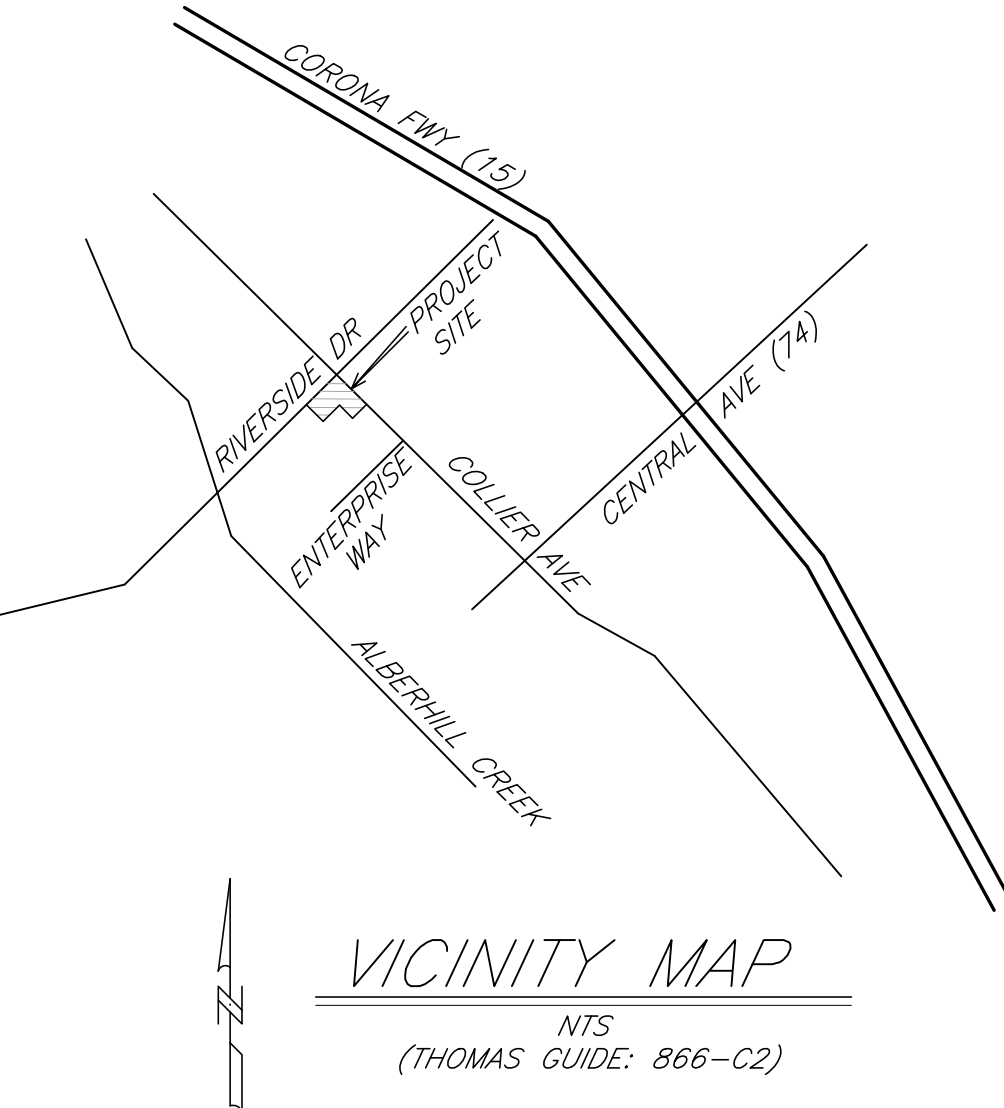
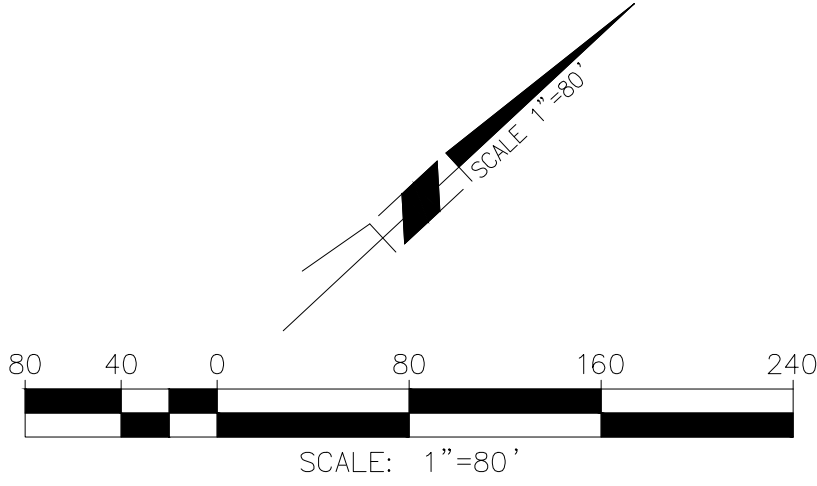
ELECTRIC: SOUTHERN CALIFORNIA EDISON 26100 MENIFEE ROAD MENIFEE, CA 92543 (951)674-3146	TELEPHONE: VERIZON 150 S. JUANITA ST. HEMET, CA 92543 (951) 929-9464
GAS: THE GAS COMPANY 1981 W. LUGONIC AVE. REDLANDS, CA 92374 (951) 335-7828	SEWER, WATER & FIRE: EWMID 31315 CHANEY ST. LAKE ELSINORE, CA 92530 (951) 674-3146

LEGEND:

	EXISTING ZONE = CM (COMMERCIAL MANUFACTURING) PROPOSED ZONE = CM (COMMERCIAL MANUFACTURING)
	EXISTING ZONE = M1 (LIMITED MANUFACTURING) PROPOSED ZONE = CM (COMMERCIAL MANUFACTURING)
	EXISTING LAND USE = LIMITED INDUSTRIAL PROPOSED LAND USE = COMMERCIAL INDUSTRIAL

EASEMENTS

- AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED JULY 22, 1988 AS INSTRUMENT NO. 88-204481 OF OFFICIAL RECORDS.
- AN EASEMENT IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, RECORDED ON OCTOBER 17, 2012 AS INSTRUMENT NO. 12-496596 OF OFFICIAL RECORDS
- AN NON-EXCLUSIVE RECIPROCAL INGRESS EGRESS EASEMENT, RECORDED FEBRUARY 18, 2015 AS INSTRUMENT NO. 15-64251 OF OFFICIAL RECORDS



		City of Lake Elsinore		Change of Zone Exhibit		EXHIBIT DATE 10-31-19
		APPROVED BY CITY ENGINEER DATE		Zone Change No. 2019-xx Business District		ACCOUNT NO.
MARK DESIGNED BY DRAWN BY CHECKED BY		REVISIONS APPR DATE		SHEET 1 OF 1		J.N. 4426