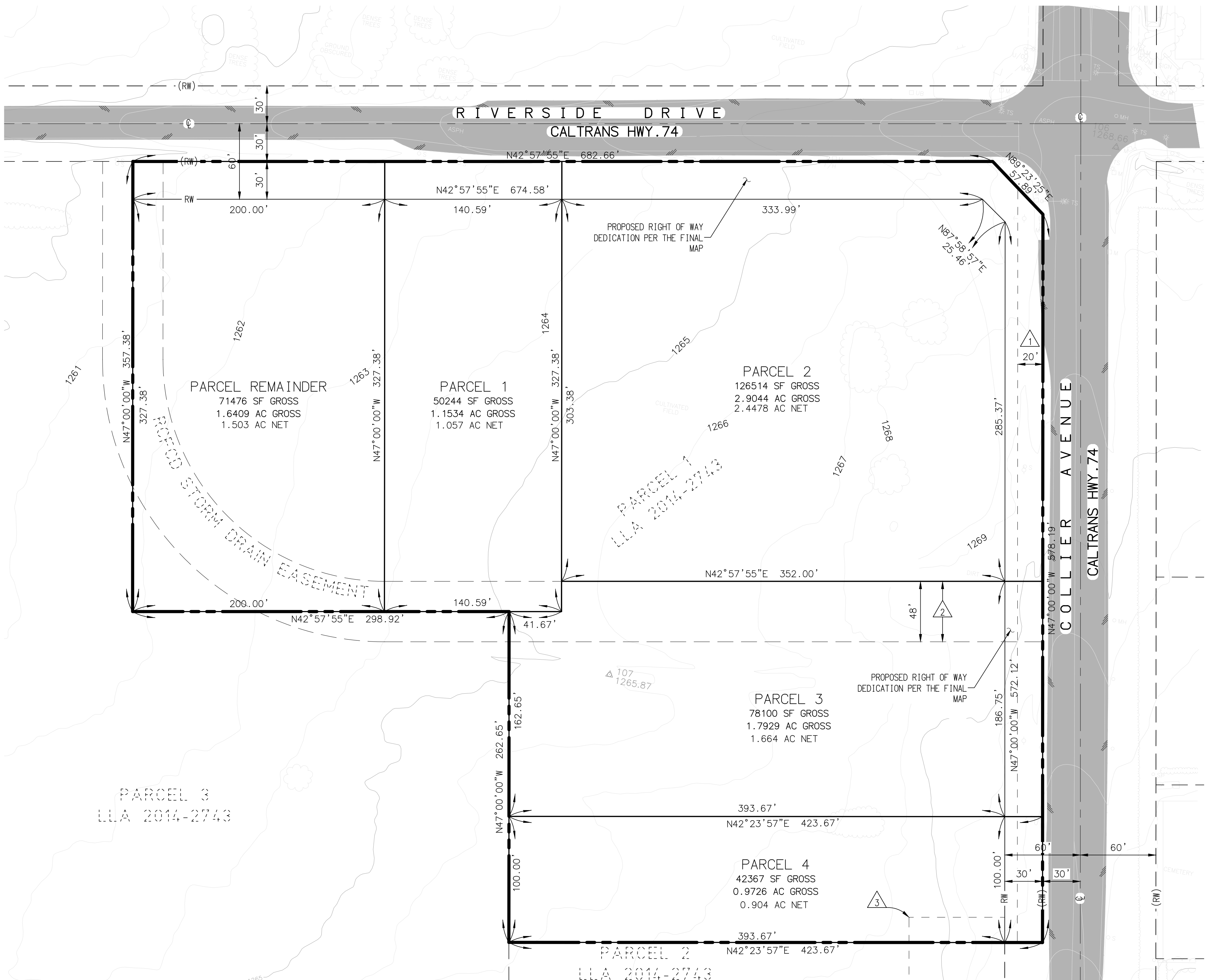


IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

TENTATIVE PARCEL MAP NO. 37773

BEING A SUBDIVISION OF A PORTION OF LOT 6 OF BLOCK A OF "SUBDIVISION IN ELSINORE", IN THE CITY OF LAKE ELSINORE IN BOOK 8 PAGE 377, OF MAPS, RECORDS OF SAN DIEGO, ALSO BEING A PORTION OF PARCEL 1 AND PARCEL 2 AS RECORDED IN INSTRUMENT NUMBER 2004-1022883 RECORDS OF RIVERSIDE COUNTY AS SHOWN BY A MAP ON FILE IN BOOK 124 PAGE 80, OF RECORDS OF SURVEY OF RIVERSIDE COUNTY, ALSO BEING PARCEL 1 OF LOT LINE ADJUSTMENT NO. 2014-2743 RECORDED IN INSTRUMENT NO. 15-45347 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
RENCIVIL - JUNE 2019



SURROUNDING LAND USE

NORTH: PUBLIC/INSTITUTIONAL
(ELSINORE VALLEY CEMETERY--VACANT)
SOUTH: VACANT
EAST: INDUSTRIAL
COMMERCIAL
(TRACTOR SUPPLY)
WEST: INDUSTRIAL
(VACANT)

ZONING

EXISTING: (CM) COMMERCIAL
(M-1) LIMITED MANUFACTURING

SURROUNDING ZONING

NORTH: (PI) PUBLIC INSTITUTIONAL
SOUTH: (CM) COMMERCIAL
MANUFACTURING (M1) LIMITED
EAST: (CM) COMMERCIAL
MANUFACTURING
WEST: (CM) COMMERCIAL
MANUFACTURING

FEMA NOTE

THE PROPERTY LIES WITH ZONE "X" AS SHOWN ON F.E.M.A COMMUNITY PANEL NO. 060665C-2028-G DATED AUGUST 28, 2008

GENERAL PLAN LAND USE

LIMITED INDUSTRIAL

PROPOSED LAND USE

COMMERCIAL

ACREAGE

GROSS: 8.46 ACRES

ASSESSORS MAP NUMBER

377-120-065

WATER RIGHTS

UNDERGROUND WATER RIGHTS ARE PROPOSED TO BE DEDICATED ON THE RECORDED FINAL MAP.

OWNER/APPLICANT:

RKW MLW ELSINORE, LP
1080 N. BATAVIA ST., STE K
ORANGE, CALIFORNIA 92667
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

PROPOSED EASEMENT

A PROPOSED RECIPROCAL EASEMENT FOR INGRESS, EGRESS, PASSAGE, DRAINAGE, WATER QUALITY MAINTENANCE AND DELIVERY WILL AFFECTS ENTIRE PROPERTY AND WILL BE BLANKET IN NATURE

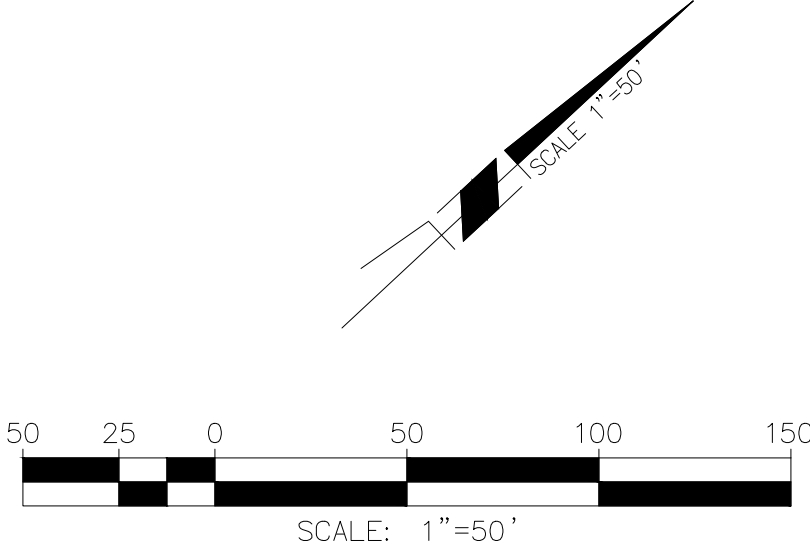
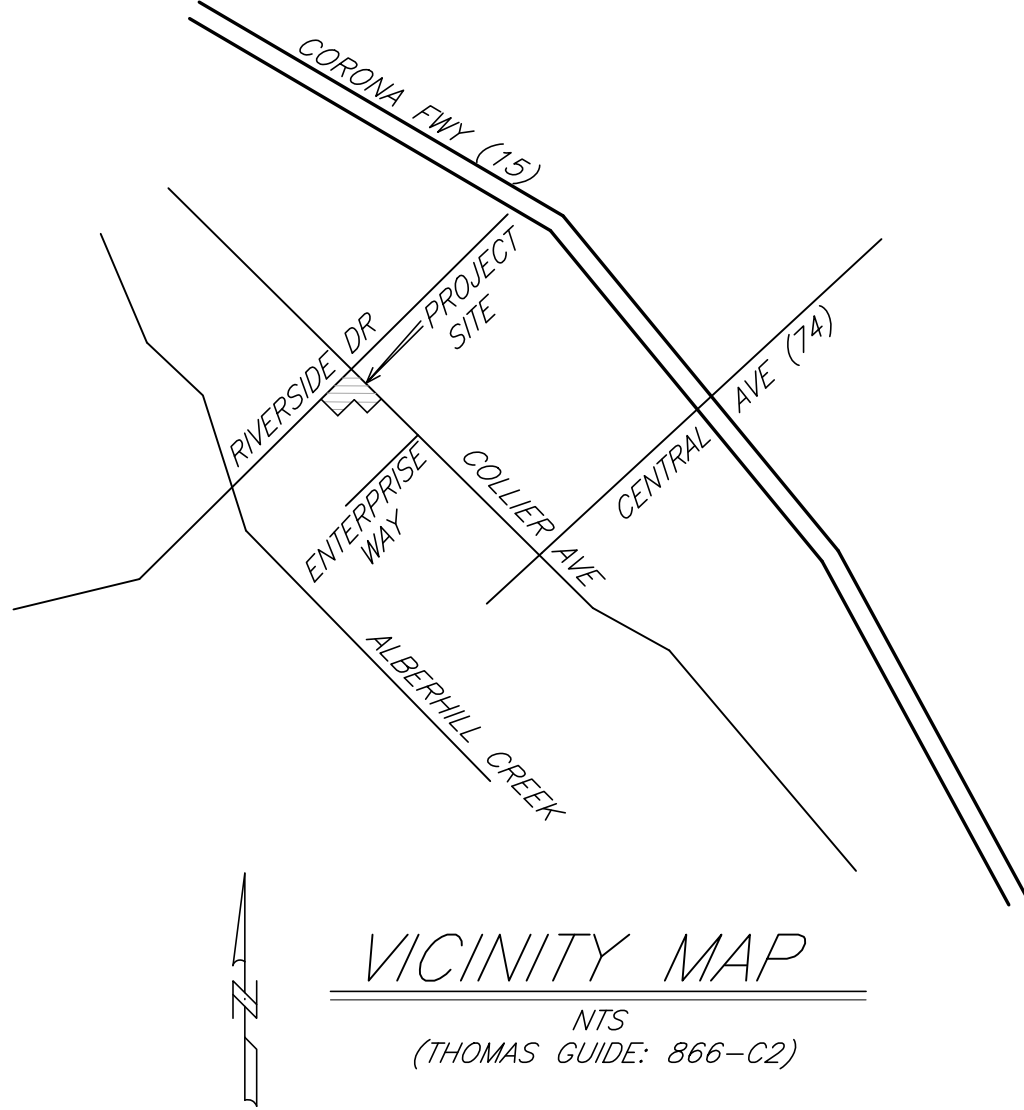
UTILITIES

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

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

Parcel Area Table			
Parcel #	SF GROSS	AC GROSS	AC NET
1	50,244	1.153	1.057
2	126,514	2.9044	2.4478
3	78,100	1.7929	1.664
4	42,367	0.9726	0.904
REMAINDER	71,476	1.6409	1.503



APPROVED BY:

THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR CITY AND STATE LAWS, AND A PERMIT CAN BE ISSUED.

REMON HABIB RCE No. 83156
CITY ENGINEER
CITY OF LAKE ELSINORE

DATE

MARK REVISIONS APPR. DATE
DESIGNED BY DRAWN BY CHECKED BY



PREPARED UNDER THE SUPERVISION OF:

R.C.E. C55955 EXP 12/31/20
DATE 1/23/2020



CITY OF LAKE ELSINORE
Tentative Parcel Map

SHEET 1 OF 1 SHTS.
FILE NO. 4416