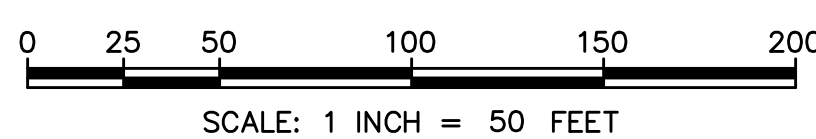


## CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE



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

PARCEL A:

THAT PORTION OF LOTS 1 AND 4-A AS SHOWN ON AMENDED MAP OF A PORTION OF SEDCO TRACT NO. 28, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19 PAGE(S) 37 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY RIGHT OF WAY PER DEED RECORDED APRIL 8, 1921 IN BOOK 543 PAGE 259 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF CORYDON STREET 60.00 FEET WIDE AND THE NORTHEASTERLY RIGHT OF WAY LINE OF CEREAL STREET, 60.00 FEET WIDE AS SHOWN A RECORD OF SURVEY IN BOOK 19, PAGE 25, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. THENCE ALONG SAID RIGHT OF WAY LINE OF CORYDON STREET NORTH 36 DEGREES 35 MINUTES EAST 1110.0 FEET TO THE TRUE POINT OF BEGINNING.

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE OF CORYDON STREET NORTH 36 DEGREES 35 MINUTES EAST 395.91 FEET TO THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF CORYDON STREET AND THE WESTERLY RIGHT OF WAY LINE OF MISSION TRAIL, 60.00 FEET WIDE AS SHOWN BY RECORDED OF SURVEY IN BOOK 19, PAGE 25, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

THENCE ALONG SAID RIGHT OF WAY LINE OF MISSION TRAIL NORTH 02 DEGREES 27 MINUTES WEST 200.00 FEET; THENCE SOUTH 87 DEGREES 33 MINUTES WEST 802.72 FEET; THENCE SOUTH 11 DEGREES 03 MINUTES 36 SECONDS WEST 50.08 FEET TO A POINT ON A LINE PASSING THROUGH THE TRUE POINT OF BEGINNING HAVING A BEARING OF NORTH 53 DEGREES 25 MINUTES WEST; THENCE ALONG SAID LINE SOUTH 53 DEGREE 25 MINUTES EAST 727.65 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION DESCRIBED IN FINAL ORDER RECORDED SEPTEMBER 4, 2007 AS INSTRUMENT NO. 07-0562726. SAID LAND IS ALSO KNOWN AS PARCEL 4 AS SHOWN BY MAP ON FILE IN BOOK 73, PAGE 44 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL B:**

THAT PORTION OF LOTS 1 AND 4-A AS SHOWN ON AMENDED MAP OF A PORTION OF SEDCO TRACT NO. 28, THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19 PAGE(S) 37 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THE PORTION OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY RIGHT OF WAY PER DEED RECORDED APRIL 8, 1921 IN BOOK 543 PAGE 259 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF CORDROYN STREET 60.00 FEET WIDE AND THE WESTERLY RIGHT OF WAY LINE OF MISSION TRAIL 60.00 FEET WIDE AS SHOWN ON RECORD OSURVEY IN BOOK 19, PAGE 25, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF MISSION TRAIL NORTH 02 DEGREES 27 MINUTES WEST 110.00 FEET; THENCE SOUTH 87 DEGREES 33 MINUTES WEST 110.00 FEET; THENCE SOUTH 02 DEGREES 27 MINUTES WEST 410.00 FEET; THENCE SOUTH 87 DEGREES 33 MINUTES WEST 704.21 FEET; THENCE SOUTH 11 DEGREES 03 MINUTES 36 SECONDS WEST 421.67 FEET TO A POINT ON A LINE PASSING THROUGH THE TRUE POINT OF BEGINNING HAVING A BEARING OF NORTH 87 DEGREES 33 MINUTES EAST; THENCE ALONG SAID LINE NORTH 87 DEGREES 33 MINUTES EAST 802.72 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION DESCRIBED IN FINAL ORDER RECORDED SEPTEMBER 4, 2007 AS INSTRUMENT NO. 07-0562726. SAID LAND IS ALSO KNOWN AS PARCEL 5 AS SHOWN BY MAP ON FILE IN BOOK 73, PAGE 44 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF LAKE ELSINORE, A MUNICIPAL CORPORATION BY GRANT DEED RECORDED JUNE 20, 2012 AS INSTRUMENT NO. NO. 2012-0284733 OF OFFICIAL RECORDS.

APN : 370-050-026-3 (AFFECTS : PARCEL A) AND APN : 370-050-030-6 (AFFECTS : PARCEL B)

- ① AN EASEMENT FOR SANITARY SEWER AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED OCTOBER 24, 1985 AS INSTRUMENT NO. 85-239660 OF OFFICIAL RECORDS.  
[AFFECTS PARCEL A] [AFFECTS THE EASTERLY 20 FEET OF PARCEL A]
- ② THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ACCEPTANCE OF DRAINAGE WATERS" RECORDED MAY 13, 1986 AS INSTRUMENT NO. 86-109491 OF OFFICIAL RECORDS.
- ③ DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED MAY 15, 1986 AS INSTRUMENT NO. 86-112387 OF OFFICIAL RECORDS. [AFFECTS PARCELS A AND B]
- ④ AN EASEMENT FOR PUBLIC ROAD AND DRAINAGE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JULY 07, 2000 AS INSTRUMENT NO. 00-283480 OF OFFICIAL RECORDS.  
[AFFECTS PARCEL B]  
[NOT PLOTTED; SAE EASEMENT LIES WITHIN THE RIGHT-OF-WAY OF MISSION TRAIL]
- ⑤ AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED APRIL 13, 2001 AS INSTRUMENT NO. 01-155718 OF OFFICIAL RECORDS. [AFFECTS PARCEL B]  
[THE ELY 20 FOOT SAE EASEMENT LIES WITHIN THE RIGHT-OF-WAY OF MISSION TRAIL]
- ⑥ THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "JOINT LEASE AGREEMENT" RECORDED MAY 08, 2001 AS INSTRUMENT NO. 01-200748 OF OFFICIAL RECORDS.  
[AFFECTS PARCEL B AND EXCEPTION ITEM NO. 15]

ELECTRICITY:	SOUTHERN CALIFORNIA EDISON (800) 655-4555
WATER:	ELSINORE VALLEY MUNICIPAL WATER DISTRICT 31315 CHANEY STREET LAKE ELSINORE, CA 92531 (951) 674-3146
SEWER:	ELSINORE VALLEY MUNICIPAL WATER DISTRICT 31315 CHANEY STREET LAKE ELSINORE, CA 92531 (951) 674-3146
TELEPHONE:	VERIZON TELEPHONE (800) 483-5000
CABLE:	TIME WARNER CABLE (888) 211-1546
GAS:	SOUTHERN CALIFORNIA GAS CO. (800) 427-2200

---	BOUNDARY LINE	S	-- SOUTH
N	CENTER LINE	N	-- NORTH
W	PROPERTY LINE	W	-- WEST
E	SETBACK LINE	E	-- EAST
SWLY	EASEMENT LINE	SWLY	-- SOUTHERLY
NWLY	EASEMENT CENTERLINE	NWLY	-- NORTHERLY
WLY	ORIGINAL LOT LINE	WLY	-- WESTERLY
EWLY	5' CONTOUR	EWLY	-- EASTERLY
CL	10' CONTOUR	CL	-- CENTERLINE
PL	CONCRETE	PL	-- PROPERTY LINE
TP	CURB	TP	-- TYPICAL
APN	GUTTER	APN	-- ASSESSOR'S PARCEL NUMBER
PTP	SIDEWALK	PTP	-- PER PRELIMINARY TITLE REPORT
WT	AC BERM	WT	-- WATER
ELEC	VALVE	ELEC	-- ELECTRIC
SO-CAL	ICV	SO-CAL	-- SO-CAL EDISON
SD	MANHOLE	SD	-- STORM DRAIN
TS	SIGN	TS	-- TRAFFIC SIGNAL
HH	TRAFFIC SIGNAL W/ARM	HH	-- HANDLE
OP	TRAFFIC SIGNAL	OP	-- POWER POLE
PED	TRAFFIC SIGNAL	PED	-- PEDESTAL
SL	TRAFFIC SIGNAL	SL	-- STREET LIGHT
DM	TRAFFIC SIGNAL	DM	-- DIAMETER
ICV	TRAFFIC SIGNAL	ICV	-- IRRIGATION CONTROL VALVE
FI	TRAFFIC SIGNAL	FI	-- FIRE HYDRANT
VSP	TRAFFIC SIGNAL	VSP	-- VENTILATION SERVICE PIPE



1. THE LAND AREA OF THE SUBJECT PROPERTY IS PARCEL A (PTR) 4.62 ACRES AND PARCEL B (PTR) 6.81 ACRES.
2. TITLE SEARCH – THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SUMMIT WEST CONSULTANTS, INC. OR THE SURVEYOR TO DETERMINE OWNERSHIP OF THIS PROPERTY OR TO VERIFY THE DESCRIPTIONS PROVIDED. THE COMPATIBILITY OF THESE DESCRIPTIONS WITH THAT OF ADJACENT PROPERTIES, NOR EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, SUMMIT WEST CONSULTANTS, INC., RELIED UPON FIRST AMENDED PRELIMINARY TITLE REPORT FIRST AMERICAN TITLE, (909) 510-6233, DATED MAY 10, 2019.

## JANUARY 2020

RED CORYDON, LLC  
38122 STONE MEADOW DRIVE  
MURRIETA, CA 92562

**OWNER:**

RED CORYDON, LLC  
38122 STONE MEADOW DRIVE  
MURRIETA, CA 92562

SUMMIT WEST CONSULTANTS, INC.  
P.O. BOX 71151  
RIVERSIDE, CA 92513  
PHONE: 626-512-4934  
PROJECT MANAGER: CARLOS UREÑA

TOTAL 6.05 ACRES

## SPA - SPECIFIC PLAN AREA (EAST LAKE SPECIFIC PLAN)

370-050-026-3  
370-050-030-6

## COUNTY OF RIVERSIDE BENCHMARK: "E-10-70"

LOCATION: 37.0 FEET NORTHWEST OF THE "T" INTERSECTION OF LAKEVIEW TERRACE AND OLIVE STREET, 33.0 FEET NORTHEAST OF THE CENTER OF LAKE VIEW TERRACE, 4.0 FEET NORTHWEST OF POWER POLE #11730, 1.0 FEET SOUTHEAST OF A MARKER POST, A BRASS DISK SET IN THE TOP OF A CONCRETE POST AND MARKED F-10-70.



ELEVATION = 1330.771 FEET (DATUM: THE NATIONAL GEODETIC VERTICAL DATUM OF 1929)

THE BEARING OF NORTH 36°35'00" EAST, BEING THE CENTERLINE OF CORYDON ST., AS SHOWN ON A MAP FILED IN BOOK 73, PAGE 44, RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

ELEVATIONS DEPICTED IN THIS MAP ARE BASED ON A FIELD SURVEY PERFORMED ON AUGUST 2019, AND IS A ONE FOOT CONTOUR INTERVAL TOPOGRAPHY.

PORTIONS OF THE PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN 2  
VERSIONS OF ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS  
MAP NO. 06065C2043G, BEARING AN EFFECTIVE DATE OF AUGUST 28, 2008

1. ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
2. ZONE "X" IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% CHANCE ANNUAL FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

 <p style="text-align: center;">THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION:</p> <p style="text-align: center;">CARLOS UREÑA</p> <p style="text-align: center;">Exp. 12/31/21 NO. 8234</p> <p style="text-align: center;"><i>Carlos Ureña</i> Date: 07/20/2020</p> <p style="text-align: center;">CARLOS UREÑA P.L.S 8234 EXP. 12/31/2021</p>	<div style="font-size: 24pt; font-weight: bold; margin-bottom: 10px;">COUNTY OF RIVERSIDE</div> <div style="font-size: 24pt; font-weight: bold; margin-bottom: 10px;">CITY OF LAKE ELSINORE</div> <div style="font-size: 36pt; font-weight: bold;">TENTATIVE TRACT MAP NO. 37977</div>					
<ul style="list-style-type: none"> <li>* Civil Engineering</li> <li>* Surveying</li> <li>* Planning</li> <li>* NPDES/SWPPP</li> </ul>  <p style="text-align: center; font-weight: bold; font-size: 18pt;">Summit West Consultants</p>	<div style="text-align: center;"> P.O. Box 71151  Riverside, CA 92513  (951) 512-4854  info@swcwi.com  summitwestconsultants.com </div>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;">DRAWN BY: MM</td> <td rowspan="3" style="width: 100px; vertical-align: middle; text-align: center;">DATE: 07/20/2020</td> </tr> <tr> <td style="padding: 5px;">CHECKED BY: BH</td> </tr> <tr> <td style="padding: 5px;">SCALE: AS NOTED</td> </tr> </table>	DRAWN BY: MM	DATE: 07/20/2020	CHECKED BY: BH	SCALE: AS NOTED
DRAWN BY: MM	DATE: 07/20/2020					
CHECKED BY: BH						
SCALE: AS NOTED						