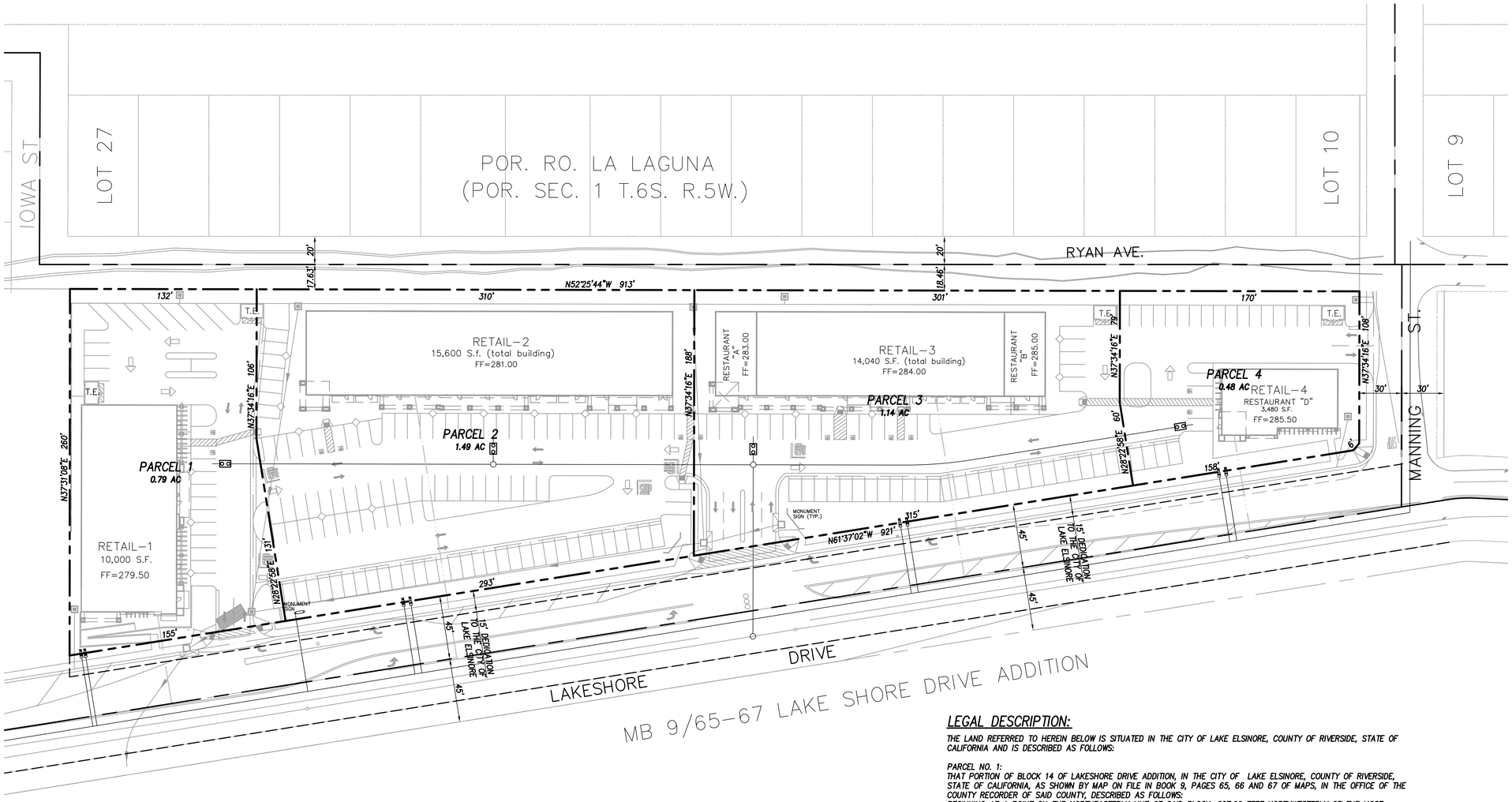
The Lakeview Plaza

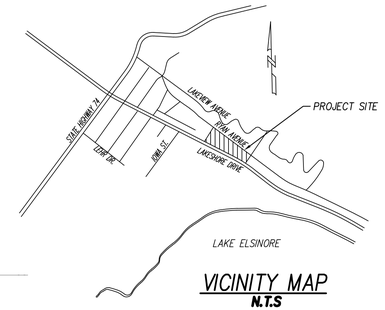
TENTATIVE PARCEL MAP NO. 37854

LOT 14-17 APN NO. 375-092-002,003,004,005 &006

LAKESHORE DRIVE

LAKE ELSINORE, CA





VICINITY MAP

N.T.S

EASEMENTS:

EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT;

RESERVED BY: TEMESCAL WATER COMPANY

PURPOSE: ALL DITCHES PIPELINES AND OTHER APPARATUS FOR THE DISTRIBUTION OF WATER FOR DOMESTIC AND IRRIGATION.

RECORDING DATE: JUNE 11, 1908

RECORDING NO.: IN BOOK 263, PAGE 282, OF DEEDS

AFFECTS: SAID LAND

TAX ASSESSOR'S PARCEL NUMBERS

375-092-002
375-092-003
375-092-004
375-092-005
375-092-006

OWNER

AB GROUP
70 QUARTER HORSE
IRVINE, CA 92602

DEVELOPER

AB GROUP
70 QUARTER HORSE
IRVINE, CA 92602

CIVIL ENGINEER

BLUE PEAK ENGINEERING
18543 YORBA LINDA BLVD. #235
YORBA LINDA, CA 92886
714-749-3077

SOURCE OF WATER SUPPLY

A 12" WATERLINE WILL BE CONNECTED TO EXISTING 12" ZONE 1434 WATERLINE WEST OF THE SITE WITHIN LAKESHORE DRIVE AND CONSTRUCTED EAST TO MANNING STREET, THEN NORTH WITHIN MANNING STREET TO CONNECT TO AN EXISTING 8" ZONE 1571 WATERLINE AT RYAN AVENUE.

METHOD OF SEWAGE DISPOSAL

SEWER LATERALS FROM THE SITE WILL BE CONNECTED TO AN EXISTING 8" SEWER MAIN ALONG THE SITE FRONTAGE ON THE SOTHERLY SIDE OF LAKESHORE DRIVE.

GROSS AREA

AREA (AFTER STREET WIDENING) 174,162 S.F.

ZONING

PRESENT ZONING
NEIGHBORHOOD COMMERCIAL (C-1) ZONE
COMMERCIAL OFFICE (C-O) ZONE
PROPOSED ZONING
NEIGHBORHOOD COMMERCIAL (C-1) ZONE

LAND USE

PRESENT LAND USE
VACANT LAND
PROPOSED LAND USE
RETAIL, RESTAURANT

LEGAL DESCRIPTION:

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 NO. 1:
THAT PORTION OF BLOCK 14 OF LAKESHORE DRIVE ADDITION, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 9, PAGES 65, 66 AND 67 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF SAID BLOCK, 227.99 FEET NORTHWESTERLY OF THE MOST EASTERLY CORNER THEREOF; THENCE SOUTH 26° 45' WEST, 123.88 FEET TO THE NORTHEASTERLY LINE OF THE COUNTY ROAD AS NOW LOCATED THROUGH SAID BLOCK; THENCE NORTHWESTERLY ON THE NORTHEASTERLY LINE OF SAID COUNTY ROAD, HEAD TO NORTHWESTERLY LINE OF SAID BLOCK; THENCE NORTHEASTERLY ON SAID NORTHWESTERLY LINE TO THE MOST NORTHERLY CORNER OF SAID BLOCK; THENCE SOUTHEASTERLY 72.18 FEET, ON THE NORTHEASTERLY LINE OF SAID BLOCK TO THE POINT OF BEGINNING.

PARCEL NO. 2:
THAT PORTION OF BLOCK 15 OF LAKESHORE DRIVE ADDITION, AS SHOWN BY MAP ON FILE 1N BOOK 9, PAGES 65, 66 AND 67 OF MAPS, RIVERSIDE COUNTY RECORDS, LYING NORTHEASTERLY OF THE COUNTY ROAD AS NOW LOCATED THROUGH SAID BLOCK;

PARCEL NO. 3:
THAT PORTION OF BLOCK 16 OF LAKESHORE DRIVE ADDITION, AS SHOWN BY MAP ON FILE IN BOOK 9, PAGES 65, 66 AND 67 OF MAPS, RIVERSIDE COUNTY RECORDS, LYING NORTHEASTERLY OF THE COUNTY ROAD, AS NOW LOCATED THROUGH SAID BLOCK;

PARCEL NO. 4:
THAT PORTION OF BLOCK 17 OF LAKESHORE DRIVE ADDITION, AS SHOWN BY MAP ON FILE 1N BOOK 9, PAGES 65, 66 AND 67 OF MAPS, RIVERSIDE COUNTY RECORDS, LYING NORTHEASTERLY OF THE COUNTY ROAD AS NOW LOCATED THROUGH SAID BLOCK;
EXCEPTING THEREFROM THE NORTHWEST 250 FEET THEREOF; AND

PARCEL NO. 5:
THE SOUTHEAST 100 FEET OF THE NORTHWEST 250 FEET OF BLOCK 17 OF LAKESHORE DRIVE ADDITION, AS SHOWN BY MAP ON FILE IN BOOK 9, PAGES 65, 66 AND 67 OF MAPS, 1N THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL NO. 6:
THE SOUTHEAST 100 FEET OF THE NORTH WEST 150 FEAT OF BLOCK 17, OF LAKESHORE DRIVE ADDITION, AS SHOWN BY MAP ON FILE IN BOOK 9, PAGE 65, 66 AND 67 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BLUE PEAK ENGINEERING, INC.
18543 YORBA LINDA BL. #235
YORBA LINDA, CA 92886
714.749.3077

DRAWING ISSUE RECORD

DATE	DESCRIPTION

REVISION RECORD

NO.	DATE	DESCRIPTION

PROJECT NAME

LAKEVIEW PLAZA
LAKESHORE DRIVE
LAKE ELSINORE, CALIFORNIA

PROFESSIONAL SEAL

REGISTERED PROFESSIONAL ENGINEER
ROBERT J. DEFRATUS
No. C060482
Exp.06-30-20
CIVIL
STATE OF CALIFORNIA

SHEET TITLE

TENTATIVE PARCEL MAP

SHEET NUMBER

1 of 1

DATE: 12/1/19