

NOTE

- 4 NUMBERED PARCELS
- 1 REMAINDER
- 2 LETTERED LOTS
- 8.469 ACRES GROSS
- 6.676 ACRES NET

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 60, 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 2020

RECORDER'S STATEMENT

FILED THIS ____ DAY OF _____ 2020
AT ____ M. IN BOOK _____ OF MAPS,
AT PAGES _____ AT THE REQUEST OF
THE CLERK OF THE CITY OF LAKE ELSINORE.

NO. _____
FEE _____
PETER ALDANA
COUNTY ASSESSOR - CLERK RECORDER

BY: _____
DEPUTY

SUBDIVISION GUARANTEE: STEWART TITLE

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES LOTS "A" AND "B" INCLUSIVE AS SHOWN HEREON.

WE HEREBY DEDICATE TO THE CITY OF LAKE ELSINORE ALL SUBSURFACE WATER RIGHTS.

IMPROVEMENTS ARE DEFERRED UNTIL DEVELOPMENT PLANS ARE SUBMITTED BY FUTURE LOT OWNERS.

WE HEREBY DEDICATE TO PUBLIC USE THE EASEMENT NOTED HEREON FOR INGRESS, EGRESS, PASSAGE, WATER QUALITY MAINTENANCE, AND DELIVERY PURPOSES. THE EASEMENT IS BLANKET IN NATURE.

RKW & MLW ELSINORE, LP
A CALIFORNIA LIMITED PARTNERSHIP

BY: DEBRA WONG
ITS: MANAGER

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF _____
COUNTY OF _____

ON _____ BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF _____ THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

PRINCIPLE PLACE OF BUSINESS IS IN:
_____ COUNTY.

SIGNATURE

MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER: _____

SIGNATURE OMISSIONS

PURSUANT TO THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED AS THEIR INTERESTS CANNOT RIPEN INTO A FEE:

SOUTHERN CALIFORNIA EDISON, HOLDER OF A 20' WIDE EASEMENT FOR ELECTRIC POLES, LINES AND APPURTENANCES, RECORDED JULY 22, 1988 AS INSTRUMENT NO. 88-204481 OF OFFICIAL RECORDS.

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, HOLDER OF A 48' WIDE EASEMENT FOR DRAINAGE FACILITIES, RECORDED MAY 19, 2014 AS INSTRUMENT NO. 2014-0181902 OF OFFICIAL RECORDS.

CALIFORNIA GOLD DEVELOPMENT CORPORATION HOLDER OF A NON-EXCLUSIVE INGRESS EGRESS OF PEDESTRIAN AND VEHICULAR EASEMENT, RECORDED FEBRUARY 18, 2015 AS INSTRUMENT NO. 15-64251 OF OFFICIAL RECORDS.

TEMESCAL WATER COMPANY HOLDER OF AN EASEMENT FOR PIPELINES WHICH IS NOT LOCATABLE BY RECORD, RECORDED APRIL 22, 1901 BOOK 121, PAGE 88 OF DEEDS

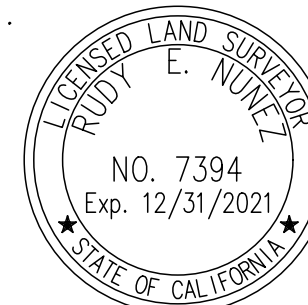
DEFERRED IMPROVEMENTS STATEMENT

PURSUANT TO THE PROVISIONS OF SECTION 66411.1 OF THE SUBDIVISION MAP ACT, NOTICE IS HEREBY GIVEN THAT ALL IMPROVEMENTS TO THE LAND SUBDIVIDED BY THIS MAP ARE DEFERRED UNTIL IMPROVEMENT PLANS ARE SUBMITTED BY THE FUTURE PARCEL OWNERS AND APPROVED BY THE CITY OF LAKE ELSINORE.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF RKW MLW ELSINORE, LP ON JUNE 2020. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: _____
RUDY E. NUNEZ
LS 7394 EXP. 12/31/2021



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND FOUND THAT IT IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP 37773 AS FILED, AMENDED AND APPROVED BY THE CITY COUNCIL ON 3/24/20. THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATED: _____, 2020

REMOM HABIB R.C.E. 83156, (EXPIRES 03-31-21)
CITY ENGINEER, CITY OF LAKE ELSINORE

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

DATED: _____, 2020

MICHAEL LEE FOREMAN, P.L.S. 5778 (EXPIRES 06-30-22)
ACTING CITY SURVEYOR, CITY OF LAKE ELSINORE

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, NOW A LIEN NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$_____

DATED: _____ 2020

JON CHRISTENSEN
COUNTY TAX COLLECTOR

BY: _____
DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$_____ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED: _____ 2020

CASH OR SURETY BOND
JON CHRISTENSEN
COUNTY TAX COLLECTOR

BY: _____
DEPUTY

CITY CLERK'S STATEMENT

THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA BY AND THROUGH ITS DULY AUTHORIZED OFFICERS HEREBY APPROVES THE PARCEL MAP AND ACCEPTS THE OFFERS OF DEDICATION OF LOTS "A" AND "B" INCLUSIVE, MADE HEREON FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES, AND AS PART OF THE CITY MAINTAINED ROAD SYSTEM AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF LAKE ELSINORE:

ALL SUBSURFACE WATER RIGHTS.

THE EASEMENT FOR INGRESS, EGRESS, PASSAGE, DRAINAGE, WATER QUALITY MAINTENANCE. AND DELIVERY PURPOSES AS DEDICATED HEREON.

CANDICE ALVAREZ
CITY CLERK, CITY OF LAKE ELSINORE

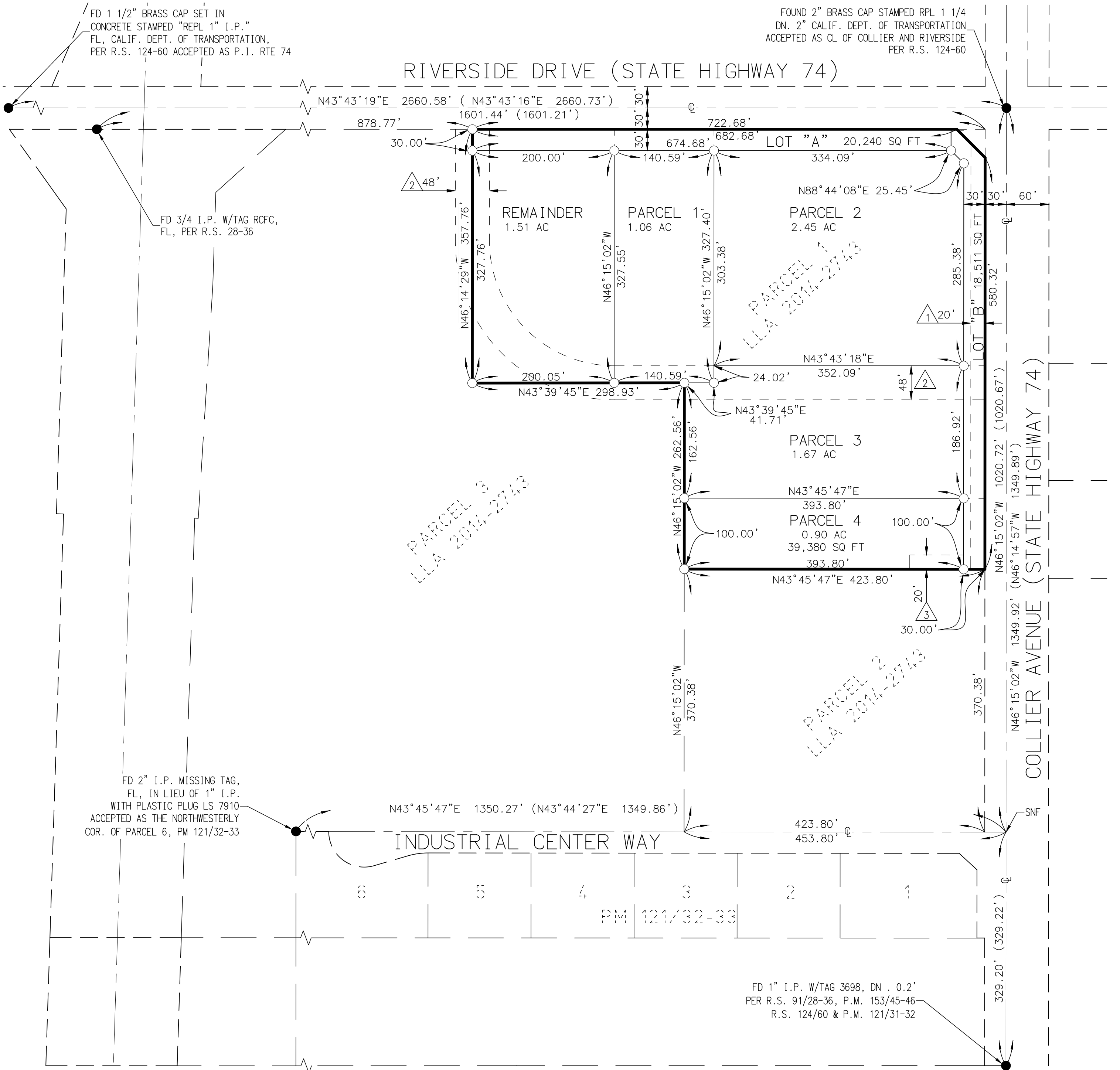
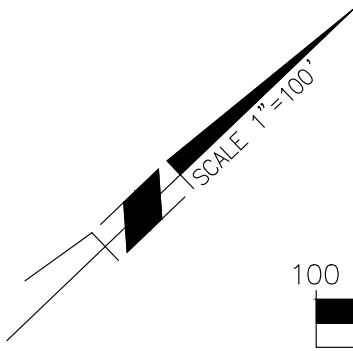
NOTE

- 4 NUMBERED PARCELS
- 1 REMAINDER
- 2 LETTERED LOTS
- 8.469 ACRES GROSS
- 6.676 ACRES NET

PARCEL MAP NO. 37773

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RENCIVIL - JUNE 2020



BASIS OF BEARINGS:

THE BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 6, NORTH AMERICAN DATUM 1983, AS DETERMINED LOCALLY BY A 3-POINT STATIC RESECTION TO CONTINUOUSLY OPERATING REFERENCE STATIONS "CNPP", "BILL" AND "MLFP". THE COORDINATE OF THE BASE CONTROL POINT IS 2197837.044 NORTH, 6228330.494. SURVEY PERFORMED WITH CARLSON BRX6+ TRIPLE FREQUENCY, GNSS RECEIVER. POINT WAS OCCUPIED FOR 4 HOURS. DATA WAS POST PROCESSED USING CARLSON SURVEY GNSS 2016 SOFTWARE VERSION 2.1.6 (SEE SHEET 3 FOR DETAIL)

EASEMENT NOTES:

- 1 AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED JULY 22, 1988 AS INSTRUMENT NO. 88-204481 OF OFFICIAL RECORDS.
- 2 AN EASEMENT IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, RECORDED ON MAY 19, 2014 AS INSTRUMENT NO. 2014-0181902 OF OFFICIAL RECORDS
- 3 AN NON-EXCLUSIVE RECIPROCAL INGRESS EGRESS EASEMENT, RECORDED FEBRUARY 18, 2015 AS INSTRUMENT NO. 15-64251 OF OFFICIAL RECORDS
- 4 TEMESCAL WATER COMPANY HOLDER OF AN EASEMENT FOR PIPELINES WHICH IS NOT LOCATABLE BY RECORD, RECORDED APRIL 22, 1901 BOOK 121, PAGE 88 OF DEEDS
- 5 EASEMENT FOR INGRESS, EGRESS, PASSAGE, DRAINAGE, WATER QUALITY MAINTENANCE, AND DELIVERY PURPOSES DEDICATED TO PUBLIC USE HEREON. THE EASEMENT IS BLANKET IN NATURE FOR ALL PARCELS.

DATUM STATEMENT:

THE DISTANCES SHOWN HEREON ARE GROUND DISTANCES. GRID DISTANCES PER THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 6 MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCES BY A MEAN COMBINATION FACTOR OF 0.999918285930

SURVEYOR'S NOTES

- 1. ● INDICATES FOUND MONUMENT AS NOTED
- 2. ○ INDICATES SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED "L.S. 7394". CENTERLINE MONUMENTS SET WITH 1" IRON PIPE WITH PLASTIC PLUG STAMPED "L.S. 7394" SET FLUSH IN PAVEMENT SURFACE.
- 3. # INDICATES CURVE DATA CALLED OUT IN TABULAR FORM.
- 4. # INDICATES LINE DATA CALLED OUT IN TABULAR FORM.
- 5. () RECORD DATA PER RECORD OF SURVEY 124/60
- 6. CL INDICATES CENTERLINE
- 7. COR INDICATES CORNER
- 8. DN INDICATES DOWN
- 9. FD INDICATES FOUND
- 10. FL INDICATES FLUSH
- 11. I.P. INDICATES IRON PIPE
- 12. INT INDICATES INTERSECTION
- 13. R.S. INDICATES RECORD OF SURVEY
- 14. SNF INDICATES SEARCHED NOT FOUND

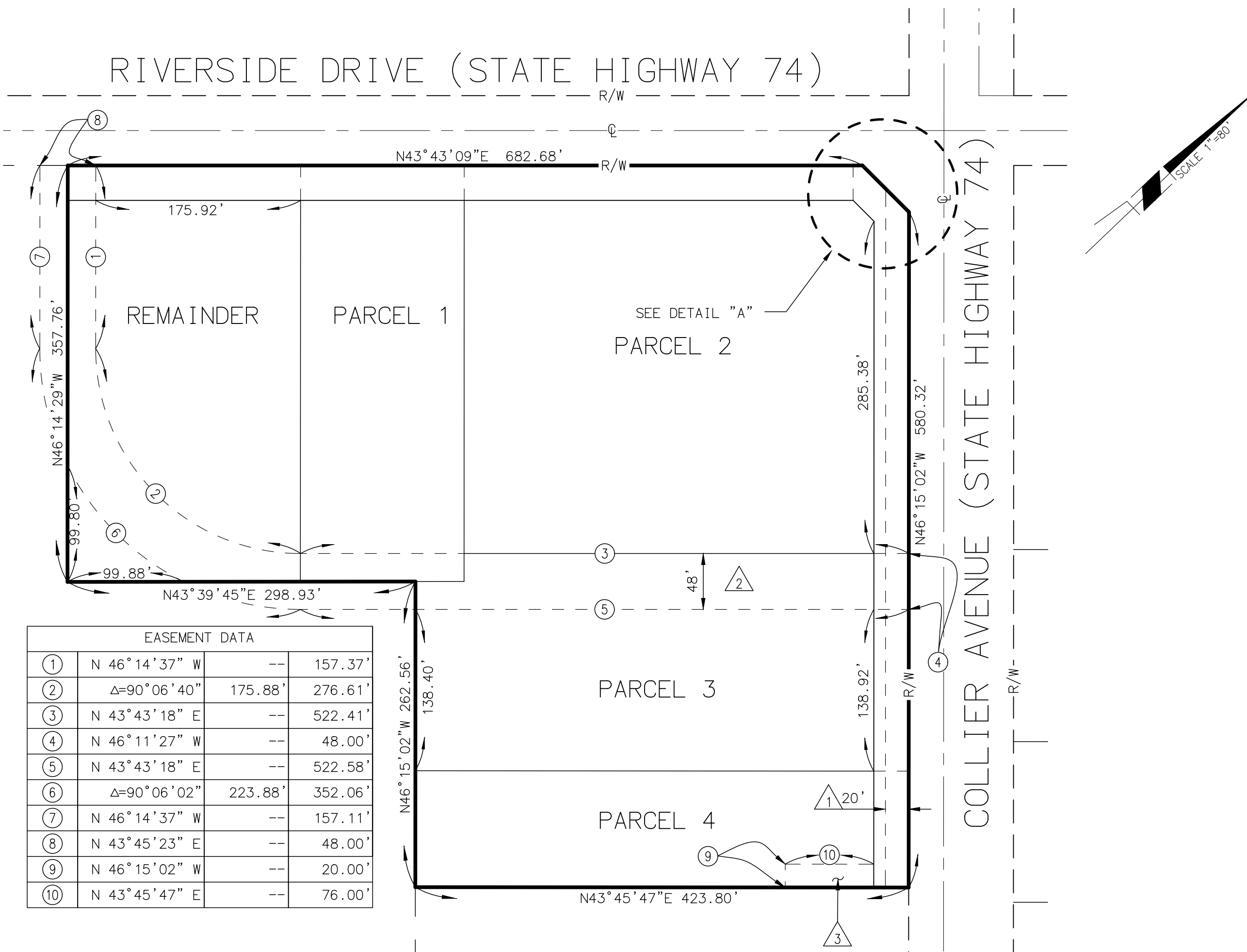
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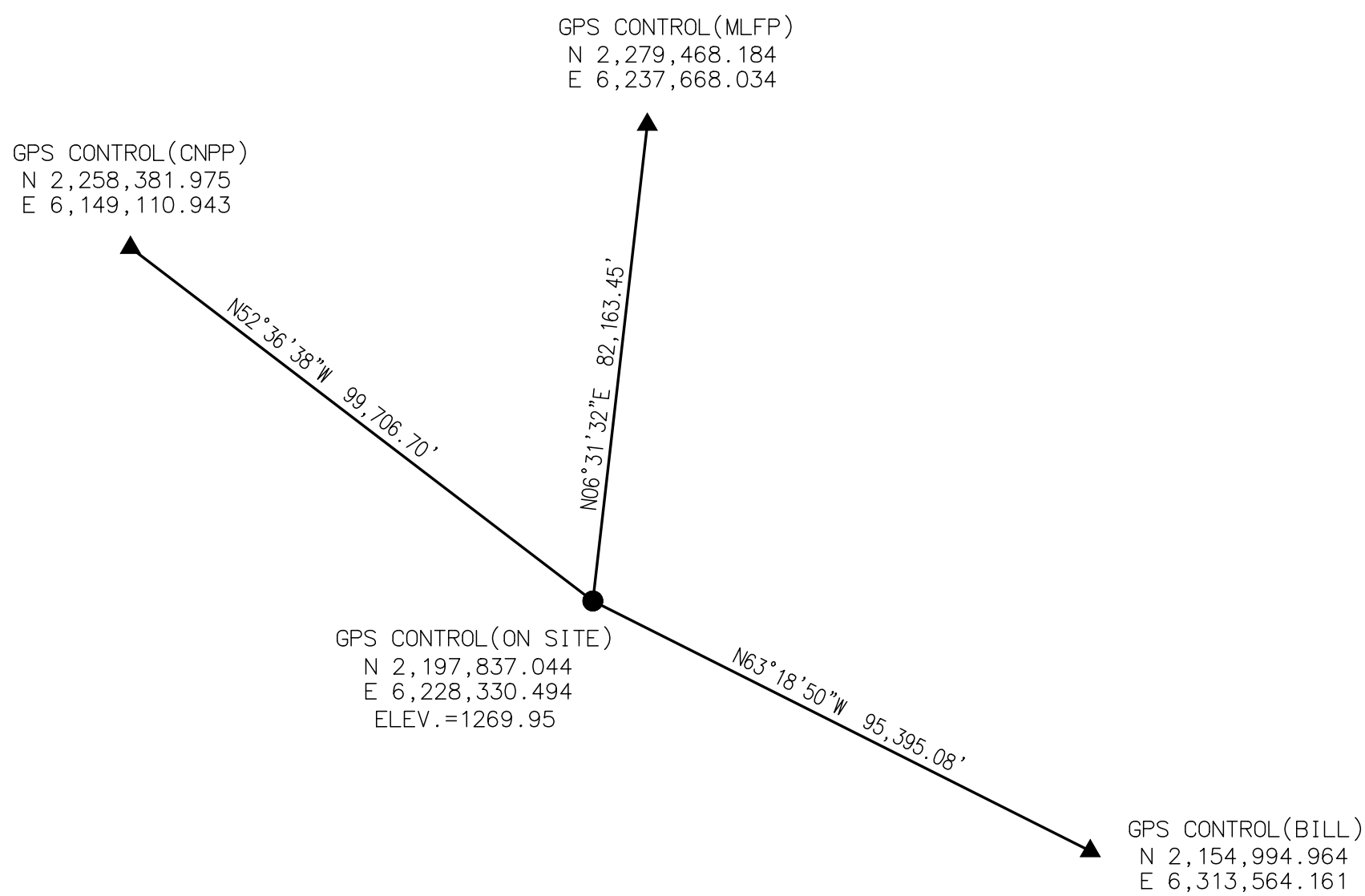
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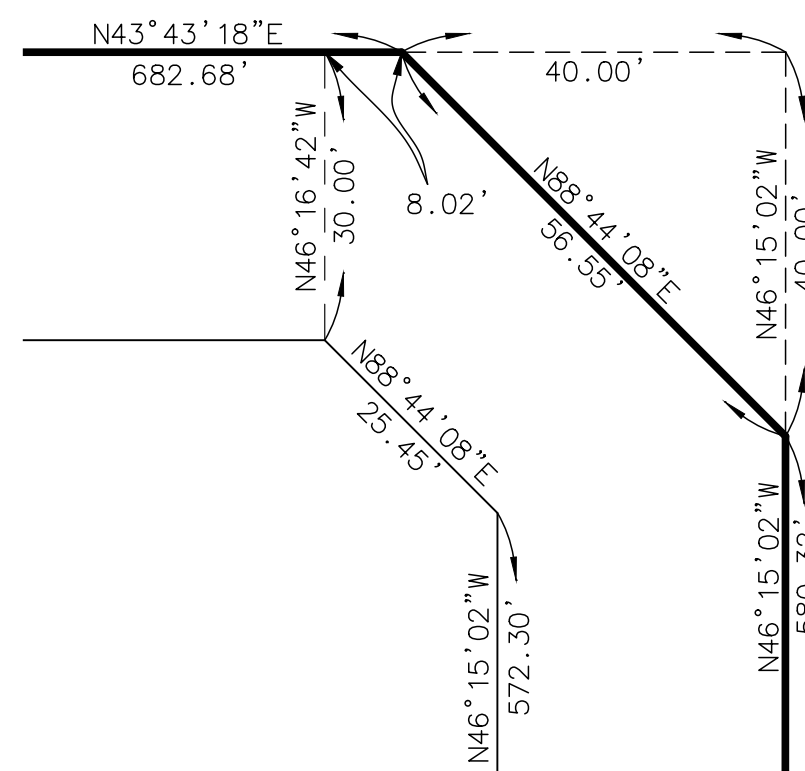
EASEMENT DATA			
①	N 46° 14' 37" W	--	157.37'
②	Δ=90° 06' 40"	175.88'	276.61'
③	N 43° 43' 18" E	--	522.41'
④	N 46° 11' 27" W	--	48.00'
⑤	N 43° 43' 18" E	--	522.58'
⑥	Δ=90° 06' 02"	223.88'	352.06'
⑦	N 46° 14' 37" W	--	157.11'
⑧	N 43° 45' 23" E	--	48.00'
⑨	N 46° 15' 02" W	--	20.00'
⑩	N 43° 45' 47" E	--	76.00'

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BASIS OF BEARINGS DETAIL



DETAIL "A"