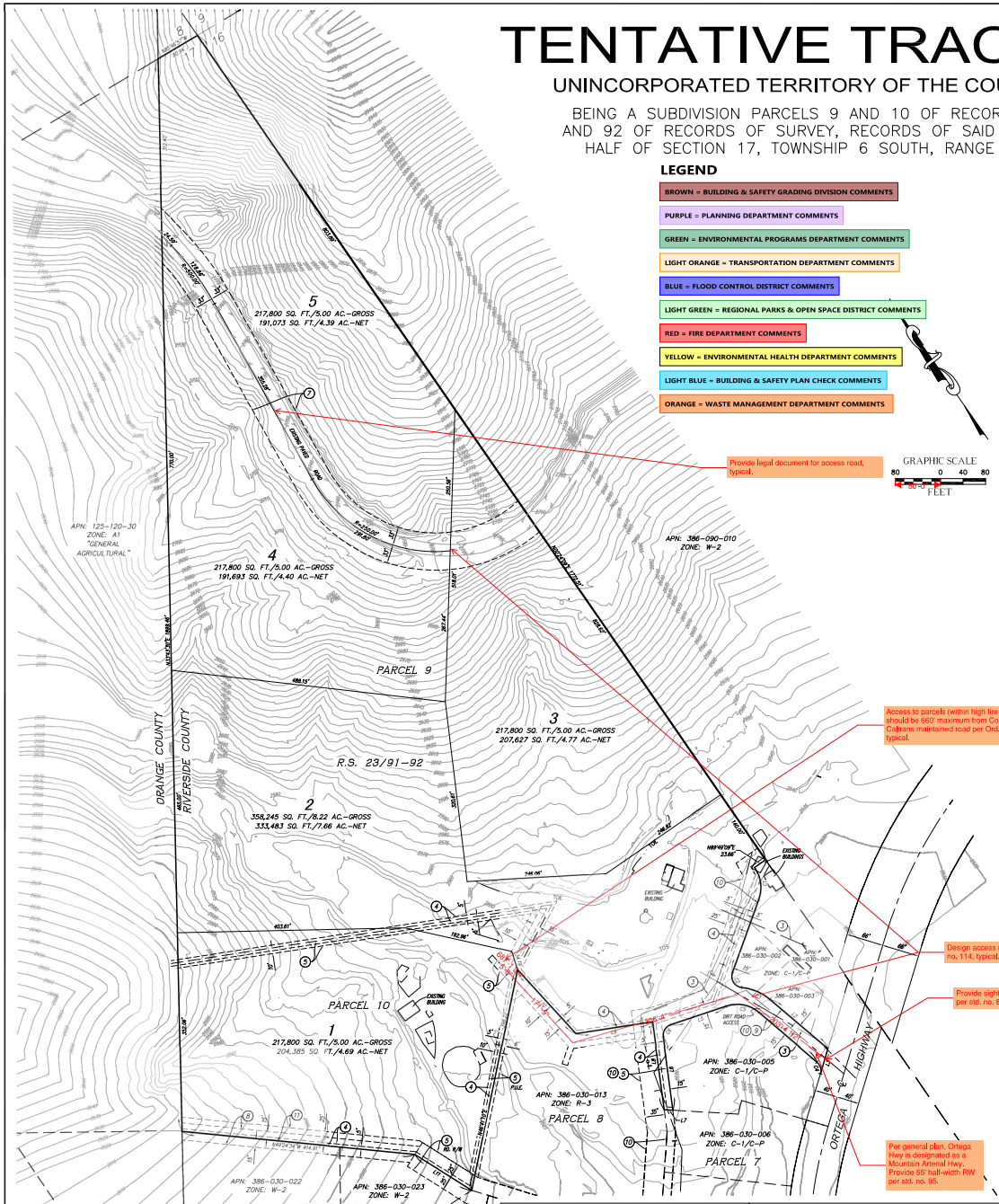
TENTATIVE TRACT MAP NO. 38353

UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BEING A SUBDIVISION PARCELS 9 AND 10 OF RECORD OF SURVEY RECORDED IN BOOK 23, PAGES 91 AND 92 OF RECORDS OF SURVEY, RECORDS OF SAID COUNTY, TOGETHER WITH A PORTION OF THE EAST HALF OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN.



LEGEND

- BROWN = BUILDING & SAFETY GRADING DIVISION COMMENTS
- PURPLE = PLANNING DEPARTMENT COMMENTS
- GREEN = ENVIRONMENTAL PROGRAMS DEPARTMENT COMMENTS
- LIGHT ORANGE = TRANSPORTATION DEPARTMENT COMMENTS
- BLUE = FLOOD CONTROL DISTRICT COMMENTS
- LIGHT GREEN = REGIONAL PARKS & OPEN SPACE DISTRICT COMMENTS
- RED = FIRE DEPARTMENT COMMENTS
- YELLOW = ENVIRONMENTAL HEALTH DEPARTMENT COMMENTS
- LIGHT BLUE = BUILDING & SAFETY PLAN CHECK COMMENTS
- ORANGE = WASTE MANAGEMENT DEPARTMENT COMMENTS

GRAPHIC SCALE
80 0 40 80
FEET

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	65.00'	5°09'36"	60.21'
C2	20.00'	104°17'21"	36.39'
C3	80.00'	3°41'58"	54.56'
C4	20.00'	66°27'05"	23.20'
C5	65.00'	58°04'31"	61.69'
C6	20.00'	79°59'01"	27.91'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N54°57'36"E	136.78'
L2	N14°36'59"W	125.26'
L3	N57°48'47"E	45.68'
L4	N14°36'59"W	135.23'
L5	N75°37'40"W	103.39'
L6	N37°37'39"E	130.72'
L7	N75°37'44"W	15.28'
L8	N37°37'39"E	156.70'
L9	N67°45'40"W	137.49'
L10	N57°36'40"W	153.11'
L11	N22°47'25"W	110.85'

LEGEND

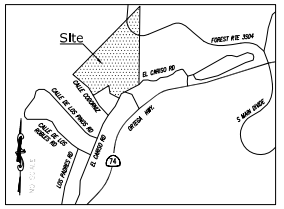
- CONCRETE PAVEMENT
- CONTROL POINT
- FOUND MONUMENT AS NOTED
- GUY WIRE
- PINE TREE
- POWER POLE
- SEWER CLEAN OUT
- SIGN
- TREE (TYPICAL)
- UTILITY POLE
- WATER FAUCET
- WATER VALVE
- ASSESSOR'S PARCEL NUMBER
- CENTERLINE
- ELECTRIC PULL BOX
- FINISH SURFACE
- GRADE BREAK
- NATURAL GROUND
- RIGHT OF WAY
- TOE OF SLOPE
- TOP OF SLOPE
- TOP OF STRUCTURE
- WATER METER
- CENTERLINE
- DIRT LIMITS
- INTERIOR LOT LINE
- PROPERTY LINE
- RIGHT-OF-WAY
- TOE OF SLOPE
- TOP OF SLOPE
- WOOD FENCE

CASE: TTM38353
EXHIBIT: Tract Map EI
DATE: 4/21/2022
PLANNER: Calora Boyd
☑ Meeting ☐ Comment Agenda ☐ Final

Provide primary and secondary access from the project to a County or Caltrans maintained roads.

Provide 24' wide aggregate base road within 40' access easement. Show and label 24' access road on the exhibit. Provide a typical section showing existing and proposed improvements and easement, typical.

VICINITY MAP



GENERAL NOTES

ASSESSOR'S PARCEL NOS: 386-020-005, 386-030-004 & 386-030-014

AREA: 1,229,445 SQ. FT. 28.22 ACRES GROSS
1,126,261 SQ. FT. 25.90 ACRES NET (LESS ACCESS EASEMENTS)

THIS SUBDIVISION MAP CONSISTS OF 5 LOTS AND INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDED.

ZONE: W-2 (CONTROLLED DEVELOPMENT AREAS)

LAND USE: RR (RURAL RESIDENTIAL)

SITE IS LOCATED IN FLOOD ZONE D, MAP NO. 06065C2018G, DATED 8/28/2008 (MODERATE TO HIGH RISK OF FLOODING IS UNKNOWN)

SCHOOL DISTRICT: LAKE ELSINORE UNIFIED SCHOOL DISTRICT

THERE ARE NO WATER WELLS ON THE PROPERTY OR WITHIN 200 FEET OF THE SUBDIVISION

PROPERTY IS NOT LOCATED WITHIN THE COUNTY SERVICE AREA

LAND IS NOT SUBJECT TO LIQUEFACTION, OTHER GEOLOGIC HAZARDS, IS NOT IN A SPECIAL STUDIES ZONE.

SUBDIVISION FOR LAND DIVISION ONLY.

UTILITY SUPPLIERS

GAS: SOUTHERN CALIFORNIA GAS COMPANY
25620 JEFFERSON AVE.
MURRIETA, CA 92562
(951) 830-3485

ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY
14497 PROCTOR RD.
MILDONAR, CA 92505
(800) 611-1911

WATER: ELSINORE VALLEY MUNICIPAL WATER DISTRICT
31315 CHANEY ST.
LAKE ELSINORE, CA 92530
(760) 772-1967

TRASH: CCAR WASTE SERVICES
1706 GOETZ RD.
PERRIS, CA 92570
(951) 943-1991

INTERNET, CABLE TV, TELEPHONE: SPECTRUM
(951) 388-3058

LEGAL DESCRIPTION

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

PARCEL 1:
THAT PORTION OF THE EAST ONE HALF OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL NO. 9, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 23, PAGE(S) 91 AND 92 OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ANY PORTION THEREOF LYING WITHIN ORANGE COUNTY.

PARCEL 2:
THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF ORTEGA HIGHWAY AND THE EAST LINE OF SECTION 17; THENCE SOUTH 51° 05' 30" WEST ALONG SAID CENTERLINE OF ORTEGA HIGHWAY, 112.94 FEET; THENCE NORTH 15° 19' 15" WEST TO THE NORTHERLY LINE OF ORTEGA HIGHWAY 80 FEET WIDE, AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 15° 19' 15" WEST TO A POINT, SAID POINT BEING SOUTH 51° 05' 30" WEST, 112.94 FEET, AND NORTH 15° 19' 15" WEST, 179.43 FEET FROM THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG A TANGENT CURVE CONCAVE TO THE SOUTHWEST, WITH A CENTRAL ANGLE OF 34° 24' 30", AND A RADIUS OF 90 FEET, A DISTANCE OF 54.04 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE EASTERLY, WITH A CENTRAL ANGLE OF 103° 56' 43", A RADIUS OF 20 FEET, A DISTANCE OF 36.28 FEET; THENCE NORTH 54° 13' EAST, 136.96 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST, WITH A CENTRAL ANGLE OF 53° 00' AND A RADIUS OF 65 FEET; THENCE NORTHERLY ALONG SAID CURVE 60.13 FEET TO A POINT WHICH BEARS NORTH 0° 10' WEST 350.37 FEET AND SOUTH 89° 50' WEST FROM THE POINT OF THE BEGINNING; THENCE SOUTH 00° 31' 07" WEST 14.56 FEET; THENCE SOUTH 54° 13' WEST ALONG THE SOUTHEASTERLY LINE OF PARCEL NO. 9, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP OF RECORDED IN BOOK 23, PAGE(S) 91 AND 92 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, A DISTANCE OF 239.30 FEET; THENCE NORTH 74° 07' WEST, ALONG THE SOUTHERLY LINE OF THE HEREINBEFORE MENTIONED PARCEL NO. 9 A DISTANCE OF 112.87 FEET TO THE MOST EASTERLY CORNER OF PARCEL NO. 8 OF THE HEREINBEFORE MENTIONED RECORD OF SURVEY; THENCE SOUTH 28° 47' WEST ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL NO. 8 TO THE MOST NORTHERLY CORNER OF PARCEL NO. 7, OF SAID RECORD OF SURVEY; THENCE SOUTH 52° 10' 50" EAST 15.28 FEET TO THE MOST WESTERLY CORNER OF THAT CERTAIN PARCEL CONVEYED TO ROBERT NO. GOODWIN AND LOUISE G. GOODWIN, HUSBAND AND WIFE, AS JOINT TENANTS, AS DESCRIBED BY DEED RECORDED AUGUST 11, 1964 AS INSTRUMENT NO. 89415 OFFICIAL RECORDS; THENCE NORTH 28° 47' EAST ALONG THE NORTHWESTERLY LINE OF THE HEREINBEFORE MENTIONED GOODWIN PARCEL 133.13 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTH, WITH A CENTRAL ANGLE OF 79° 06', A RADIUS OF 20 FEET, AND A TANGENT DISTANCE OF 16.52 FEET; THENCE EASTERLY ALONG SAID CURVE, A DISTANCE OF 27.61 FEET; THENCE SOUTH 74° 07' EAST, 103.87 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST WITH A CENTRAL ANGLE OF 59° 47' 45" A RADIUS OF 60 FEET, AND A TANGENT DISTANCE OF 33.80 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF 61.49 FEET; THENCE SOUTH 15° 19' 15" EAST, 135.75 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE WEST, WITH A CENTRAL ANGLE OF 44° 27' 45", A RADIUS OF 20 FEET, AND A TANGENT DISTANCE OF 13.10 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE A DISTANCE OF 23.20 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ORTEGA HIGHWAY, 80 FEET IN WIDTH; THENCE NORTH 51° 05' 30" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF ORTEGA HIGHWAY TO THE TRUE POINT OF BEGINNING.

PARCEL 3:
THAT PORTION OF THE EAST ONE HALF OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL NO. 10, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 23, PAGE(S) 91 AND 92 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ANY PORTION THEREOF LYING WITHIN ORANGE COUNTY.

EASEMENTS

1. EASEMENT FOR ROAD PURPOSES AS RESERVED IN GRANT DEED RECORDED MAY 24, 1935 IN BOOK 235, PAGE 34 OF DEEDS. (CANNOT LOCATE FROM RECORD)
2. EASEMENT FOR PUBLIC UTILITIES, INGRESS & EGRESS RESERVED IN GRANT DEED RECORDED JULY 28, 1948 IN BOOK 998, PAGE 213 OF DEEDS. (CANNOT LOCATE FROM RECORD)
3. EASEMENT TO CALIFORNIA ELECTRIC POWER CO. FOR POLE LINES RECORDED FEBRUARY 19, 1952 IN BOOK 1343, PAGE 35, O.R. (PLOTTED HEREON)
4. EASEMENT TO CALIFORNIA ELECTRIC POWER CO. FOR ELECTRIC AND TELEPHONE SERVICE RECORDED APRIL 24, 1956 IN BOOK 1901, PAGE 414, O.R. (PLOTTED HEREON)
5. EASEMENTS FOR ROAD RIGHT OF WAY (RD. R/W) AND PUBLIC UTILITIES (P.U.E.) AS DEDICATED AND DELINEATED ON THE RECORD OF SURVEY FILED FEBRUARY 21, 1956 IN BOOK 23, PAGES 91 AND 92 OF RECORDS OF SURVEY. (PLOTTED HEREON)
6. EASEMENT FOR WATER MAINS, POLE LINES & PUBLIC UTILITIES EXCEPTED AND RESERVED IN DOCUMENT ENTITLED "DECLARATION OF RESTRICTIONS" RECORDED APRIL 24, 1956 IN BOOK 1929, PAGE 578, O.R. (BLANKET IN NATURE)
7. EASEMENT TO UNITED STATES OF AMERICA FOR ROAD PURPOSES RECORDED JUNE 13, 1960 IN BOOK 2712, PAGE 439, O.R., AMENDED BY QUITCLAIM RECORDED OCTOBER 11, 1965 AS INST. NO. 128870, O.R. (PLOTTED HEREON)
8. DEDICATION DEED FOR INGRESS, EGRESS & PUBLIC UTILITY PURPOSES RECORDED FEBRUARY 20, 1991 IN BOOK 2853, PAGE 173, O.R. (PLOTTED HEREON)
9. EASEMENT FOR INGRESS & EGRESS PURPOSES RECORDED SEPTEMBER 1, 1965 AS INST. NO. 1965-101142, O.R. (PLOTTED HEREON)
10. EASEMENT FOR UTILITY AND ACCESS PURPOSES RECORDED MARCH 10, 2017 AS INST. NO. 2017-100338, O.R. (PLOTTED HEREON)
11. EASEMENT FOR DRIVEWAY PURPOSES RECORDED NOVEMBER 8, 2018 AS INST. NO. 2018-438843, O.R. (PLOTTED HEREON)

OWNER/SUBDIVIDER

HECTOR SALINAS OLMEDA
P.O. BOX 1334
SAN JUAN CAPISTRANO, CA 92693
(949) 212-4671

SURVEYOR

CALVADA SURVEYING, INC.
AMANDA G. DUPONT, LS 7780
411 JENKS CIRCLE #205
CORONA, CA 92880
(951) 280-3980

REVISIONS			
NO.	DATE	REVISIONS	BY

UTILITY STATEMENT

EXISTING UTILITIES AND/OR STRUCTURES SHOWN HEREON ARE PER VISIBLE AND APPARENT SURFACE EVIDENCE, RECORD DRAWINGS OR THE CONSTRUCTION UTILITY LINES OBTAINED FROM RELIABLE AND RESPONSIBLE SOURCES. NOT CONNECTED WITH CALVADA SURVEYING, INC. OR IMPLIED. PROVIDED BY AN INDEPENDENT LOCATING CONTRACTOR. NO GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SUCH INFORMATION. FOR MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES OR PIPE LINES ARE REQUIRED, THE UTILITY OR PIPELINE WILL HAVE TO BE VERIFIED BY FIELD POTHOLING. CALVADA SURVEYING, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE HELD LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES OR PIPELINES.

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SAN JUAN CAPISTRANO

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE RIVERSIDE/ORANGE COUNTY LINE, BEING N33°41'30"E PER RECORD OF SURVEY 92-119, RECORDED IN BOOK 102 PAGES 69 THROUGH 84, INCLUSIVE OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

BENCHMARK

THE CALIFORNIA SPATIAL CENTER C.O.R.S. "CCRS", ELEVATION = 2738.73 FEET (NAVD 88)

SURVEYOR OF RECORD

FIELD COMPLETION DATE: MAY 27, 2021

CALVADA SURVEYING, INC.
411 Jenks Cir., Suite 205, Corona, CA 92878
Phone: (951) 280-3980 Fax: (951) 280-3746
Toll Free: 800-CALVADA www.calvada.com
EST. 1989 JOB NO. 21253

Amanda G. DuPont
Registration No. 7780
2/4/22

SHEET 1 OF 1