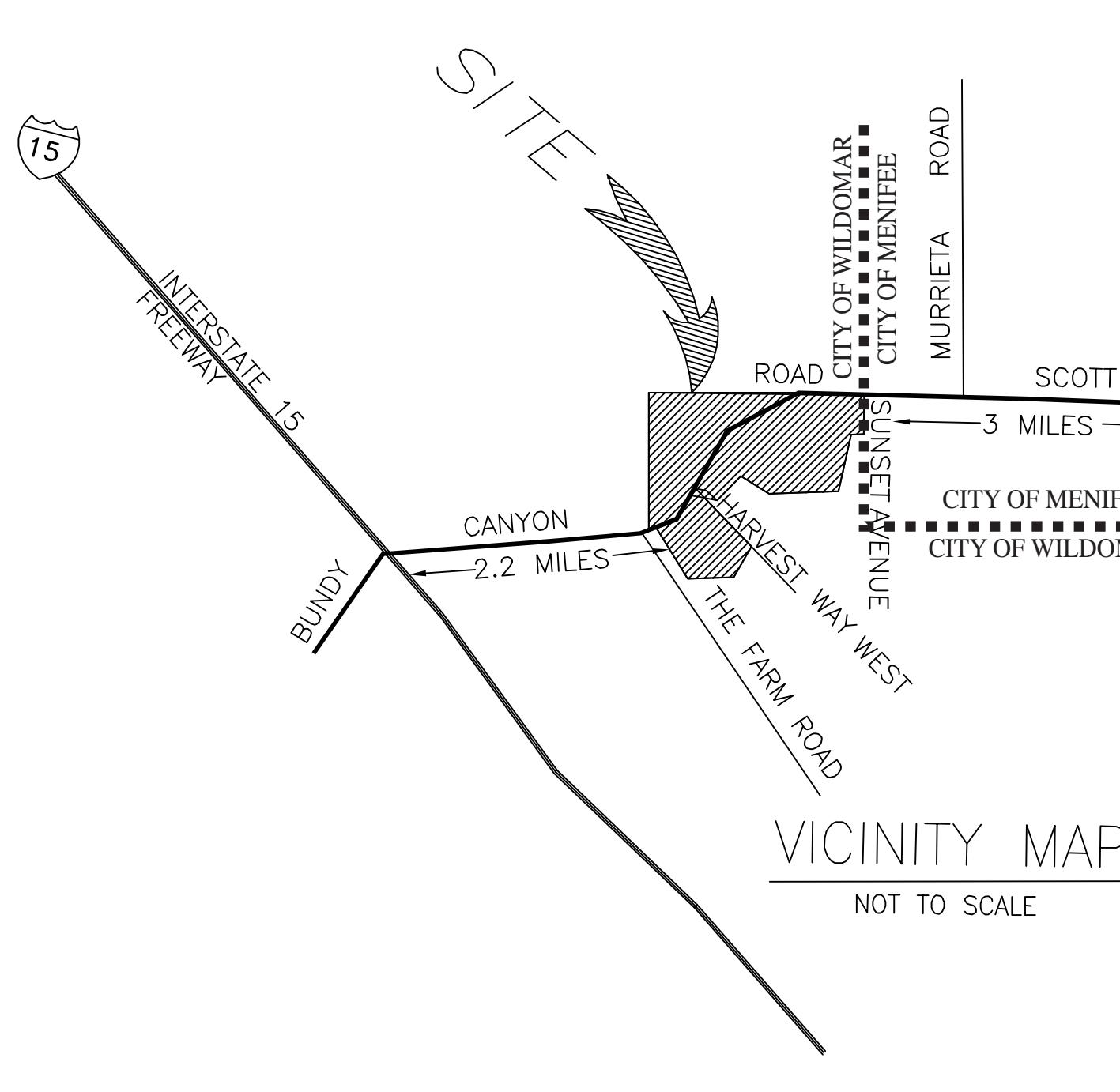


# CITY OF WILDOMAR



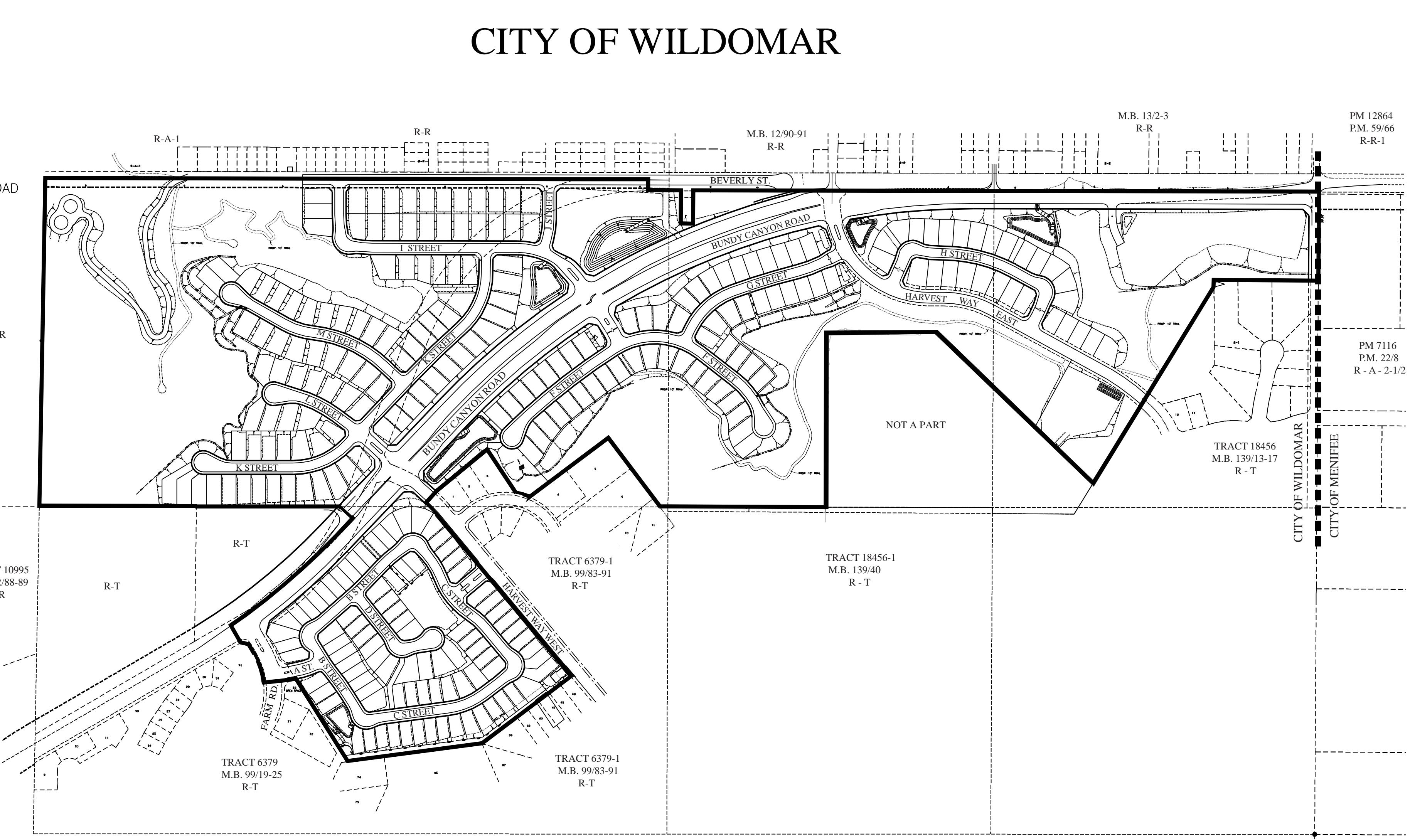
## LEGAL DESCRIPTION:

PARCEL 1: THE WEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN; EXCEPTING THERE FROM THAT PORTION THEREOF CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED SEPTEMBER 12, 1960 AS INSTRUMENT NO. 79587 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE COUNTY WATER COMPANY, INC., A CALIFORNIA CORPORATION BY DEED RECORDED JULY 9, 1986 AS INSTRUMENT NO. 159570 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. (ASSESSOR'S PARCEL NO.'S: 362-070-021-1; 362-080-008-0; 362-080-081-2; 362-080-009-2)

PARCEL 2: THE WEST HALF OF THE NORTHWEST QUARTER (BEING ALSO DESIGNATED AS GOVERNMENT LOT 2); THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THE EAST HALF OF THE NORTHEAST QUARTER; ALL OF THE ABOVE BEING IN SECTION 19, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN; ALSO EXCEPTING THEREFROM THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 19; EXCEPTING THEREFROM TRACT NO. 6378 AS SHOWN BY MAP ON FILE IN BOOK 91 PAGES 19 TO 25 OF MAPS RECEOVEDS OF RIVERSIDE COUNTY, CALIFORNIA; ALSO EXCEPTING THAT PORTION THEREOF CONTAINED IN BUNDY CANYON ROAD; ALSO EXCEPTING THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED SEPTEMBER 12, 1960 AS INSTRUMENT NO. 79587 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; ALSO EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TO THE FARM, A CALIFORNIA CORPORATION BY DOCUMENTS RECORDED JULY 16, 1976 AS INSTRUMENT NO. 103640 AND APRIL 20, 1979 AS INSTRUMNET NO. 79615 BOTH OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; ALSO EXCEPTING THEREFROM THE FOLLOWING; THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, BOUNDED BY THE FOLLOWING DESCRIBED LINE; BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19; THENCE SOUTH 89°42'40" WEST, ALONG THE NORTHERLY LINE OF SAID SECTION 19, 85.55 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH, AND HAVING A RADIUS OF 1000.00 FEET; THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 8°54'50", AN ARC DISTANCE OF 155.58 FEET; THENCE SOUTH 9°12'10" EAST, RADIAL TO SAID CURVE, 44.00 FEET; THENCE SOUTH 7°24'16" EAST, 270.19 FEET; THENCE SOUTH 0°17'20" EAST, 222.94 FEET TO THE TRUE POINT OF BEGINNING OF THE DESCRIPTION; THENCE SOUTH 89°42'40" WEST PARALLEL WITH SAID NORTHERLY LINE OF SECTION 19, 200.00 FEET; THENCE SOUTH 0°17'20" EAST, 200.00 FEET; THENCE NORTH 89°42'40" EAST PARALLEL WITH SAID NORTHERLY LINE 200.00 FEET; THENCE NORTH 0°17'20" WEST, 200.00 FEET TO THE TRUE POINT OF BEGINNING; ALSO EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITH TRACT NO. 18456-1, AS SHOWN BY MAP ON FILE IN BOOK 131 PAGES 40 THROUGH 46, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND WITH TRACT NO. 18456, AS SHOWN BY MAP ON FILE IN BOOK 139 PAGES 13 THROUGH 17, INCLUSIVE OF MAPS RECORS OF RIVERSIDE COUNTY, CALIFORNIA; ALSO EXCEPTING THEREFROM THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, OF SAID SECTION 19. ALSO EXCEPTING THEREFROM THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 19. (ASSESSORS PARCEL NO.'S 362-070-001-3; 362-070-013-4; 362-070-018-9; 362-070-023-3; 362-080-004-7; 362-080-012-4; 362-090-004-8)

PARCEL 3: THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, BOUNDED BY THE FOLLOWING DESCRIBED LINE; BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE SOUTH 89°42'40" WEST, ALONG THE NORTHERLY LINE OF SAID SECTION 19, 85.55 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH, AND HAVING A RADIUS OF 1000.00 FEET; THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 8°54'50", AND ARC DISTANCE OF 155.58 FEET; THENCE SOUTH 9°11'21" EAST, RADIAL TO SAID CURVE, 44.00 FEET; THENCE SOUTH 7°24'16" EAST, 270.19 FEET; THENCE SOUTH 0°17'20" EAST, 222.94 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89°42'40" WEST, PARALLEL WITH SAID NORTHERLY LINE OF SAID SECTION 19, 200.00 FEET; THENCE SOUTH 0°17'20" EAST, 200.00 FEET; THENCE NORTH 89°42'40" EAST, PARALLEL WITH SAID NORTHERLY LINE, 200.00 FEET; THENCE NORTH 0°17'20" WEST, 200.00 FEET TO THE TRUE POINT OF BEGINNING. (ASSESSORS PARCEL NO. 362-070-003-5)

PARCEL 4: THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN; (ASSESSORS PARCEL NO. 362-080-005-8)



## INDEX MAP

SCALE: 1" = 300'

## LEGAL DESCRIPTION (CONT.):

PARCEL 5: THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN; EXCEPTING THEREFROM TRACT NO. 6378 AS SHOWN BY MAP ON FILE IN BOOK 91 PAGES 19 TO 25 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA TRACT NO. 6379 AS SHOWN BY MAP ON FILE BOOK 104 PAGES 92 TO 96, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND TRACT NO. 6379-1 AS SHOWN BY MAP ON FILE IN BOOK 99 PAGES 83 TO 90 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY DOCUMENT RECORDED JUNE 26, 1975 AS INSTRUMENT NO. 75704 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. (A PORTION OF ASSESSORS PARCEL NO. 362-090-015-8)

PARCEL 6: THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN; EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY, THAT PORTION OF THE SOUTHWEST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, LYING WITHIN AN 88 FOOT WIDE STRIP OF LAND, 44 FEET IN RIGHT ANGLE WIDTH ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE WESTERLY, ALONG THE NORTH LINE OF SAID SECTION 19, A DISTANCE OF 2719.57 FEET TO THE BEGINNING OF A 1000 FOOT RADIAL CURVE, CONCAVE TO THE SOUTHEAST; THENCE SOUTH WESTERLY ALONG THE ARC OF SAID 1000 FOOT RADIAL CURVE, THROUGH AN ANGLE OF 69°07'30", A DISTANCE OF 1206.45 FEET; THENCE SOUTH 20°25' WEST, A DISTANCE OF 687.91 FEET TO THE BEGINNING OF 1000 FOOT RADIAL CURVE, CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG SAID 1000 FOOT RADIAL CURVE, THROUGH AN ANGLE OF 38°45', A DISTANCE OF 676.31 FEET; THENCE SOUTH 59°10' WEST, A DISTANCE OF 1356.05 FEET TO A POINT WHICH BEARS NORTH 59°15' WEST, A DISTANCE OF 341.42 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 19; ALSO EXCEPTING ALL THAT PORTION OF THE ABOVE DESCRIBED PROPERTY LYING NORTH WESTERLY OF THE ABOVE DESCRIBED 88 FOOT WIDE STRIP OF LAND; ALSO EXCEPTING THEREFROM TRACT NO. 6378 AS SHOWN BY MAP ON FILE IN BOOK 91 PAGES 19 TO 25 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY DOCUMENT RECORDED JUNE 26, 1975 AS INSTRUMNET NO 75704 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. (A PORTION OF ASSESSORS PARCEL NO. 362-090-015-8)

PARCEL 7: THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN; EXCEPTING THEREFROM TRACT NO. 6378 AS SHOWN BY MAP ON FILE IN BOOK 91 PAGES 19 TO 25 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN BUNDY CANYON ROAD AND THAT PORTION LYING NORTHERLY OF THE NORTHWESTERLY LINE OF SAID BUNDY CANYON ROAD. (ASSESSORS PARCEL NO. 362-090-009-3)

PARCEL 8: THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN; EXCEPTING THEREFROM TRACT NO. 6379-1 AS SHOWN BY MAP ON FILE IN BOOK 99 PAGES 83 TO 90 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; ALSO EXCEPTING THEREFROM THAT PORTION LYING WITH BUNDY CANYON. (ASSESSORS PARCEL NO. 362-070-006-8; 362-070-010-1; 362-070-024-4)

## NOTES

- 1) ALL IMPROVEMENTS SHALL BE PER SCHEDULE "A" SUBDIVISION OF CITY OF WILDOMAR GUIDELINES.
- 2) 2010 THOMAS BROS. MAP BOOK PAGE 897, GRIDS G-1, H-1, G-2, & H-2.
- 3) THIS MAP DOES NOT INCLUDE THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND OWNER.
- 4) ALL SLOPES ARE 2:1 RATIO UNLESS OTHERWISE NOTED.
- 5) THIS MAP IS NOT SUBJECT TO FLOODING PER FEMA MAP DESIGNATION ZONE "C".
- 6) SETBACKS OF SLOPES TO PROPERTY LINES SHALL CONFORM TO ORDINANCE OF CITY OF WILDOMAR.
- 7) NO EXISTING STRUCTURES ON PROJECT SITE.
- 8) THIS MAP IS NOT WITHIN THE ALQUIST PIROLO SPECIAL STUDIES ZONE AND DESERT BLOW SAND AREAS.
- 9) THIS MAP LIES WITHIN THE LAKE ELSINORE UNIFIED SCHOOL DISTRICT.
- 10) THE PROJECT SITE IS NOT IN WITHIN A LIQUEFACTION OR OTHER GEOLOGIC HAZARD AREA PER THE RIVERSIDE COUNTY ENVIRONMENTAL HAZARD MAP.
- 11) RETAINING WALLS SHALL BE VERDURA OR SIMILAR PLANTABLE WALL.
- 12) AVERAGE LOT SIZE IS GREATER THAN 6,000 SQUARE FEET.
- 13) PLANNING DEVIATIONS REQUESTED:
  - MINIMUM 30' LOT FRONTRAGE LOTS 47, 48, 222, 223, 224.
  - MINIMUM 55' LOT FRONTRAGE LOTS 212, 213, 214.
- 14) NO ENGINEERING DEVIATIONS REQUESTED.

## LEGEND

TRACT BOUNDARY		PROPOSED 2:1 SLOPE UNLESS NOTED ON PLANS
PROPOSED LOT NUMBER		
PROPOSED PAD ELEVATION		EXISTING CONTOUR
PROPOSED SEWER LINE		
PROPOSED STORM DRAIN LINE		
FIRE HYDRANT		DECORATIVE PAVEMENT (PRIVATE STREETS ONLY)

DATE	BY	MARK	REVISIONS
10/11/2012	RV		REVISED PER CITY COMMENTS #3
9/14/2012	RV		REVISED PER CITY COMMENTS #2
3/6/2012	RV		REVISED PER CITY COMMENTS #1

## GENERAL NOTES

THOMAS BROS. COORD'S:	PAGE 897, G-1 AND G-2
PROPOSED USE:	RESIDENTIAL (S.F.)
EXISTING ZONING:	SPECIFIC PLAN 116 (THE FARM) AMD. #4
PROPOSED ZONING:	SPECIFIC PLAN 116 (THE FARM) AMD. #4
EXISTING USE:	VACANT
TOTAL SINGLE FAMILY LOTS:	275
TOTAL OPEN SPACE LOTS:	17
LIFT/PUMP STA.:	3
TOTAL ACRES:	137.82 AC. GROSS 111.67 AC. NET
MINIMUM LOT SIZE:	4500 S.F.
AVERAGE LOT SIZE:	6,730 S.F.
DENSITY:	1.8 UNIT/AC. (OVERALL) 3.2 UNIT/AC. (DEVELOPED)
PROPOSED IMPROVEMENT SCHEDULE:	SCHEDULE "A"
SCHOOL:	LAKE ELSINORE UNIFIED SCHOOL DISTRICT

## UTILITIES

SEWER:	ELSIÑORE VALLEY MUNICIPAL WATER DISTRICT
WATER:	THE FARM MUTUAL WATER COMPANY
GAS:	SOUTHERN CALIF. GAS CO.
ELECTRIC:	SOUTHERN CALIF. EDISON
TELEPHONE:	VERIZON
CATV:	TIME WARNER

## ASSESSOR PARCEL NUMBERS

362-070-001, 362-070-003, 362-070-006, 362-070-010, 362-070-013,  
362-070-018, 362-070-021, 362-070-023, 362-070-024, 362-080-004,  
362-080-005, 362-080-007, 362-070-008, 362-080-009, 362-080-012,  
362-090-009, 362-090-015

## DEVELOPER

BILL LO  
SUNBELT COMMUNITIES  
27127 CALLE ARROYO, SUITE 1920  
SAN JUAN CAPISTRANO, CA. 92675  
949-218-6023

## OWNER

SUNBELT COMMUNITIES  
27127 CALLE ARROYO, SUITE 1920  
SAN JUAN CAPISTRANO, CA. 92675  
949-218-6023

## REPRESENTATIVE

MARKHAM DEVELOPMENT MANAGEMENT GROUP, INC.  
41635 ENTERPRISE CIRCLE NORTH, SUITE B  
TEMECULA, CA 92590-5614  
PHONE: (951) 296-3466  
FAX: (951) 296-3476

## EXHIBIT PREPARED BY

VSL ENGINEERING  
31805 TEMECULA PARKWAY, SUITE 129,  
TEMECULA, CA. 92591  
PHONE: (951) 296-3930

## SITE DATA & DENSITY CALCULATIONS

SEE SHEET 6

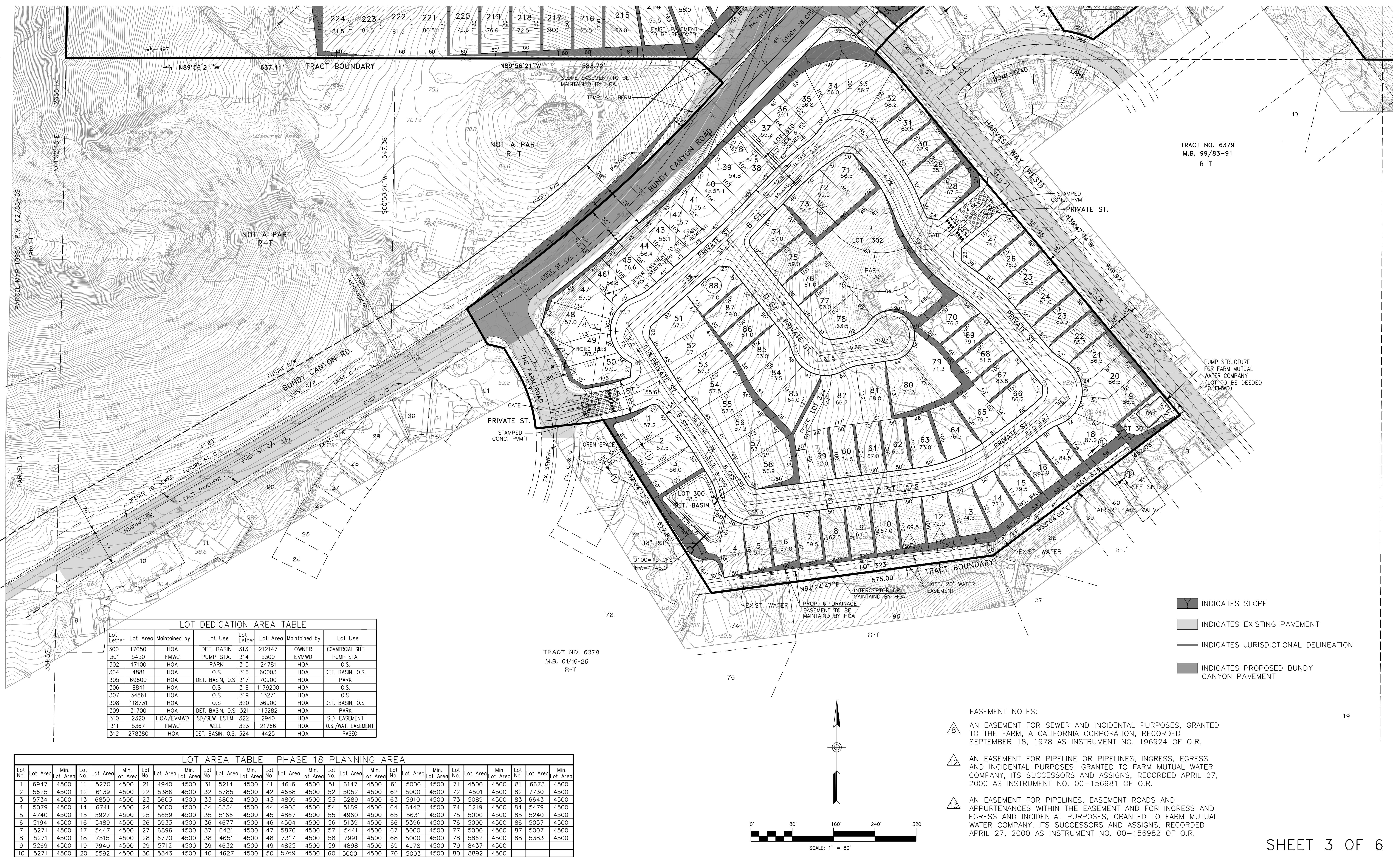
## SOURCE OF TOPOGRAPHY

FLOWN AERIAL TOPOGRAPHY BY M.C. SPIRO LAND SURVEYING  
ON SEPTEMBER 1, 2010.

## PRELIM



SEE SHEET NO. 4



SHEET 3 OF 6



## LOT AREA TABLE PHASE 9 – PLANNING AREA

Lot No.	Lot Area	Min. Lot Area	Lot No.	Lot Area	Min. Lot Area
39	6442	6000	103	6118	6000
40	6408	6000	104	6121	6000
41	6412	6000	105	6029	6000
42	6408	6000	106	8307	6000
43	6415	6000	107	6577	6000
44	6408	6000	108	6659	6000
45	6408	6000	109	6778	6000
46	6654	6000	110	6000	6000
47	6216	6000	111	6322	6000
48	6845	6000	112	6576	6000
49	6566	6000	113	6017	6000
50	6312	6000	114	6538	6000
51	6001	6000	115	6668	6000
52	6224	6000	116	6414	6000

LOT AREA TABLE – PHASE 17A PLANNING AREA

LOT AREA TABLE – PHASE 17A PLANNING AREA																							
Lot No.	Lot Area	Min. Lot Area	Lot No.	Lot Area	Min. Lot Area	Lot No.	Lot Area	Min. Lot Area	Lot No.	Lot Area	Min. Lot Area	Lot No.	Lot Area	Min. Lot Area	Lot No.	Lot Area	Min. Lot Area	Lot No.	Lot Area	Min. Lot Area			
173	9280	7200	186	9049	7200	199	9655	7200	212	9125	7200	225	7200	7200	238	7340	7200	251	7350	7200	264	7300	7200
174	7350	7200	187	7276	7200	200	8060	7200	213	10749	7200	226	7200	7200	239	7891	7200	252	8400	7200	265	7200	7200
175	7350	7200	188	7700	7200	201	8888	7200	214	9949	7200	227	7200	7200	240	7822	7200	253	8281	7200	266	7200	7200
176	7350	7200	189	7700	7200	202	8786	7200	215	7800	7200	228	7200	7200	241	7899	7200	254	7603	7200	267	7200	7200
177	7350	7200	190	7700	7200	203	7200	7200	216	7800	7200	229	8519	7200	242	7799	7200	255	7200	7200	268	7200	7200
178	7350	7200	191	7700	7200	204	7200	7200	217	7800	7200	230	8254	7200	243	7550	7200	256	7200	7200	269	9375	7200
179	7350	7200	192	7700	7200	205	7200	7200	218	7800	7200	231	8140	7200	244	8773	7200	257	7484	7200	270	8281	7200
180	7350	7200	193	7700	7200	206	7200	7200	219	7800	7200	232	7920	7200	245	8813	7200	258	7522	7200	271	7800	7200
181	7350	7200	194	7700	7200	207	7200	7200	220	7800	7200	233	8311	7200	246	8350	7200	259	7523	7200	272	7562	7200
182	7350	7200	195	7700	7200	208	7200	7200	221	7800	7200	234	7607	7200	247	8655	7200	260	7600	7200	273	7500	7200
183	7962	7200	196	7700	7200	209	7200	7200	222	7860	7200	235	7711	7200	248	7800	7200	261	7608	7200	274	7500	7200
184	7962	7200	197	9406	7200	210	7671	7200	223	8335	7200	236	8606	7200	249	7900	7200	262	7685	7200	275	7680	7200
185	7500	7200	198	9011	7200	211	8056	7200	224	9945	7200	237	7437	7200	250	7350	7200	263	7688	7200			

SEE SHEET NO. 3

-  INDICATES SLOPE
-  INDICATES EXISTING PAVEMENT
-  INDICATES RIPARIAN HABITAT
-  INDICATES JURISDICTIONAL  
DELINEATION.
-  INDICATES PROPOSED BUNDY  
CANYON PAVEMENT

EASEMENT NOTES:  
AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR  
UNDERGROUND FACILITIES, GRANTED TO CALIFORNIA ELECTRIC  
POWER COMPANY, RECORDED FEBRUARY 13, 1948, BOOK 891  
PAGE 387, OF O.R.

AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR  
UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, GRANTED  
TO CALIFORNIA ELECTRIC POWER COMPANY RECORDED MAY 29

TO CALIFORNIA ELECTRIC POWER COMPANY, RECORDED MAY 25,  
1959, AS INSTRUMENT NO. 47084 OF O.R. 4

AN EASEMENT FOR ROAD PURPOSED, AS SHOWN ON THE MAP OF  
SAID RECORD OF SURVEY ON FILE IN BOOK 32 PAGE 59 OF  
RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY,  
CALIFORNIA.

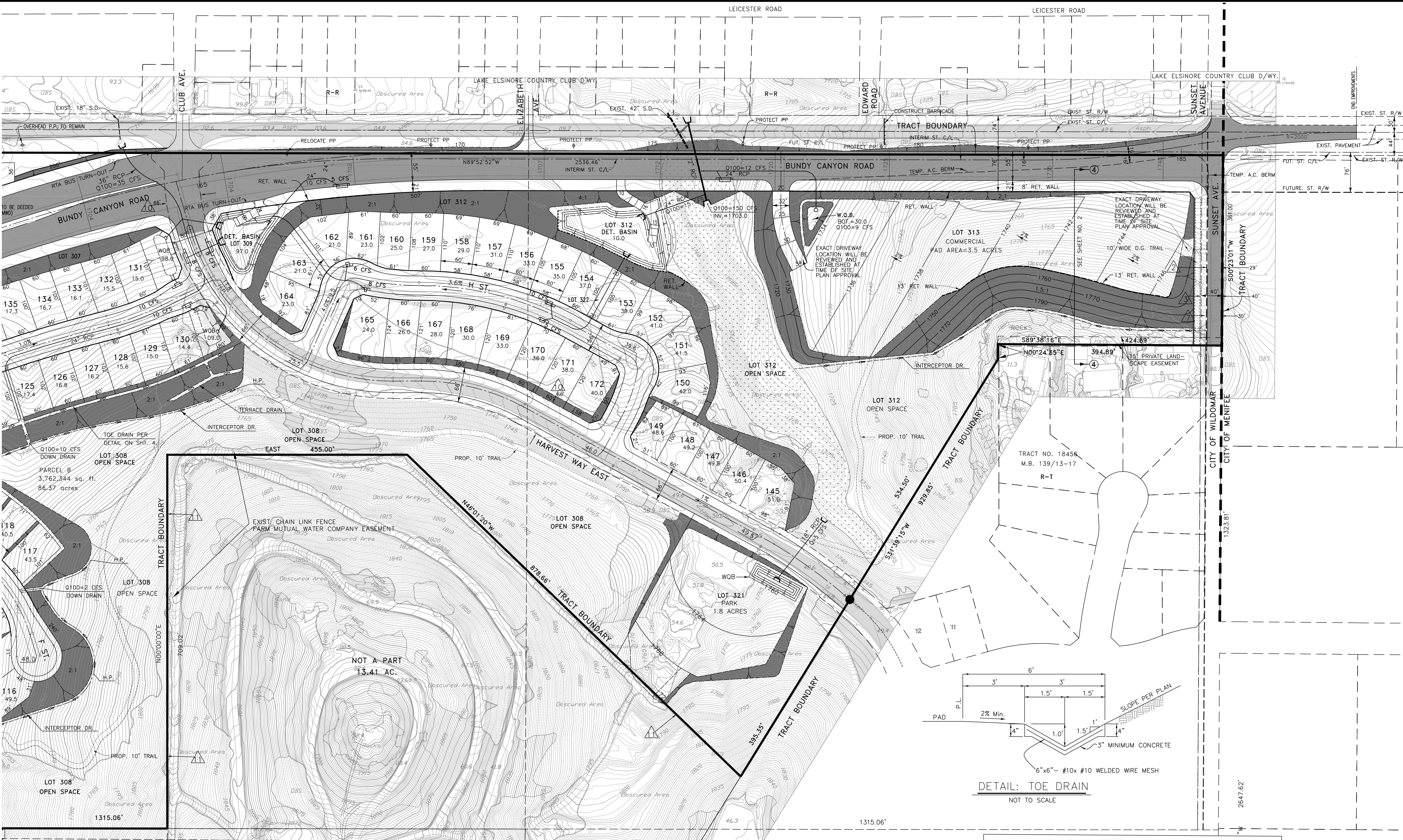
AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR  
UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, GRANTED  
TO CALIFORNIA WATER AND TELEPHONE COMPANY, RECORDED  
JUNE 7, 1961 AS INSTRUMENT NO. 48434 OF O.R.

AN EASEMENT FOR STREET, INGRESS, EGRESS AND INCIDENTAL PURPOSES, GRANTED TO TITLE INSURANCE AND TRUST COMPANY, A CALIFORNIA CORPORATION, RECORDED APRIL 9, 1962 AS INSTRUMENT NO. 32229 OF O.R.

AN EASEMENT FOR ROAD, DRAINAGE, INCLUDING PUBLIC UTILITY  
AND PUBLIC SERVICES AND INCIDENTAL PURPOSES, GRANTED TO  
THE COUNTY OF RIVERSIDE, RECORDED SEPTEMBER 15, 1983 AS  
INSTRUMENT NO. 189325 AND REFERENCED IN DOCUMENT  
RECORDED SEPTEMBER 12, 1960 AS INSTRUMENT NO. 79587,  
BOTH OF O.R.

SEE SHEET NO. 4

SEE SHEET NO. 3



LOT AREA TABLE - PHASE 9 PLANNING AREA														
Lot No.	Lot Area		Min. Lot Area		Lot No.	Lot Area		Min. Lot Area		Lot No.	Lot Area			
	Lot No.	Lot Area	Lot No.	Lot Area		Lot No.	Lot Area	Lot No.	Lot Area		Lot No.	Lot Area		
117	6081	6000	129	6093	6000	141	6529	6000	153	6143	6000	165	10100	6000
118	6387	6000	130	6063	6000	142	8212	6000	154	6271	6000	166	7302	6000
119	6000		131	6014	6000	143	6363	6000	155	6604	6000	167	7226	6000
120	6155	6000	132	6013	6000	144	7243	6000	156	6807	6000	168	8120	6000
121	7061	6000	133	6014	6000	145	8002	6000	157	6934	6000	169	8401	6000
122	7677	6000	134	6003	6000	146	6000	6000	158	6995	6000	170	7757	6000
123	7176	6000	135	6000	6000	147	6000	6000	159	6585	6000	171	7200	6000
124	6219	6000	136	6000	6000	148	6000	6000	160	6422	6000	172	8204	6000
125	6101	6000	137	6161	6000	149	6467	6000	161	5538	6000			
126	6102	6000	138	6166	6000	150	8135	6000	162	6357	6000			
127	6125	6000	139	6172	6000	151	6698	6000	163	7730	6000			
128	6139	6000	140	6389	6000	152	7251	6000	164	7161	6000			

## EASEMENT NOTES:

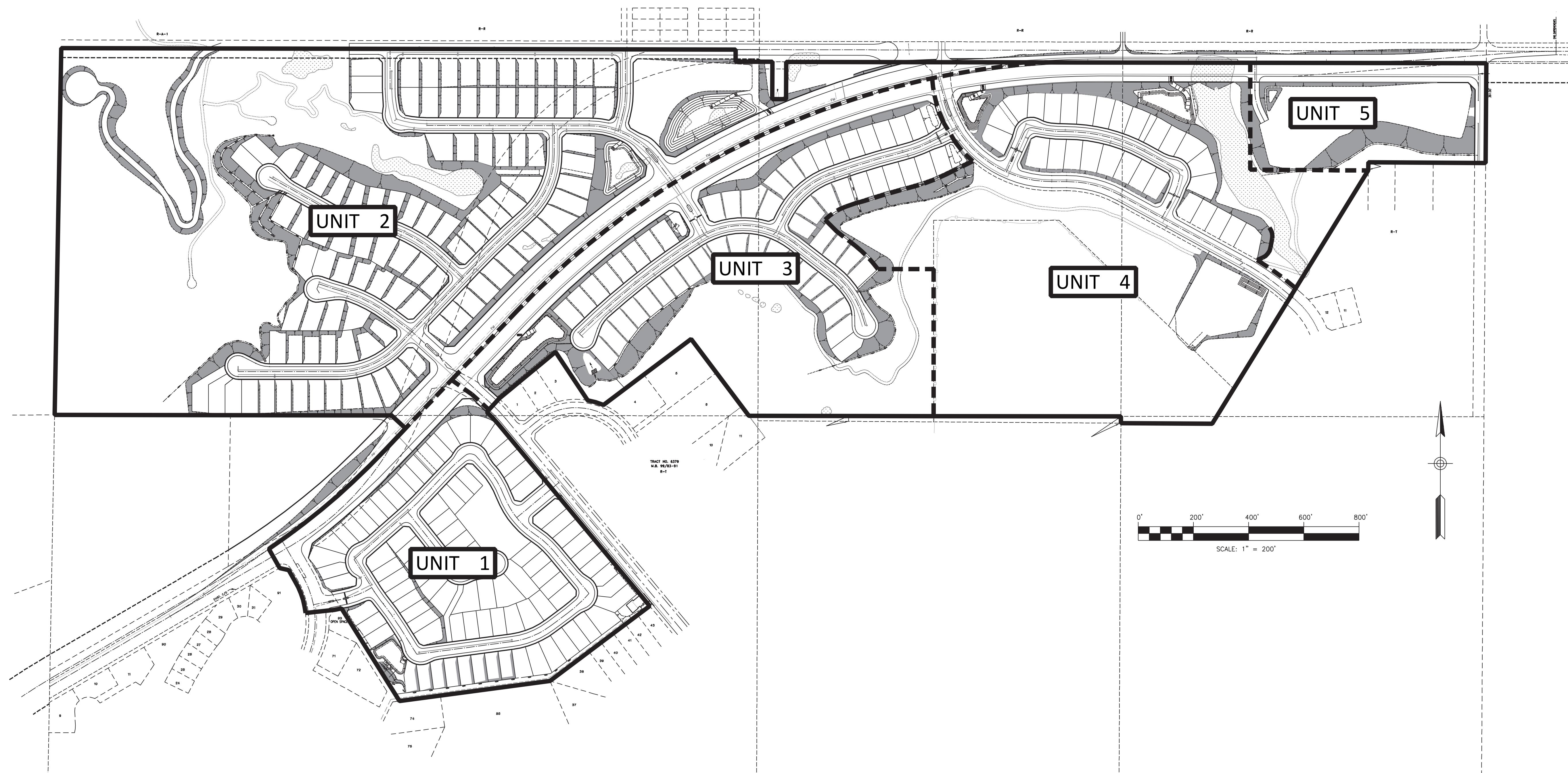
▲ AN EASEMENT FOR STREET, INGRESS, EGRESS AND INCIDENTAL PURPOSES, GRANTED TO TITLE INSURANCE AND TRUST COMPANY, A CALIFORNIA CORPORATION, RECORDED APRIL 9, 1962 AS INSTRUMENT NO. 32229 OF O.R.

▲ AN EASEMENT FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES, GRANTED TO CALIFORNIA ELECTRIC POWER COMPANY, RECORDED OCTOBER 3, 1958, BOOK 2342 PAGE 449 OF O.R.

▲ AN EASEMENT FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, GRANTED TO GENERAL TELEPHONE COMPANY OF CALIFORNIA, RECORDED JANUARY 17, 1984 AS INSTRUMENT NO. 9854 OF O.R.


▲ AN EASEMENT FOR INGRESS, EGRESS, PIPELINES AND INCIDENTAL PURPOSES, GRANTED TO M.H. ARMSTRONG, A MARRIED MAN, AS TO AN UNDIVIDED 2/5 INTEREST AND J.A. ERICKSEN, A MARRIED MAN, AS TO AN UNDIVIDED 3/5 INTEREST, RECORDED MARCH 12, 1959 AS INSTRUMENT NO. 20551 OF O.R. EXACT LOCATION AND EXTENT IS NOT DISCLOSED OF RECORD.

# PHASING MAP



PHASE	DESCRIPTION	TOTAL ACREAGE	RESIDENTIAL ACREAGE	NO. OF LOTS	GROSS DENSITY PER ACRE	STREET ACREAGE	NET DENSITY PER ACRE	COMMERCIAL	OPEN SPACE
18	UNIT 1	20.5	11.8	88	4.3	6.6	7.5	0	2.1
17A	UNIT 2	66.2	19.4	103	1.6	13.4	5.3	0	33.4
9	UNITS 3 & 4	45.9	12.8	84	1.8	22.2	6.6	0	33.3
	<b>TOTALS</b>	<b>132.6</b>	<b>44</b>	<b>275</b>	<b>2.1</b>	<b>42.2</b>	<b>6.3</b>		<b>68.8</b>
19	UNIT 5	5.2	0				5.2	0	

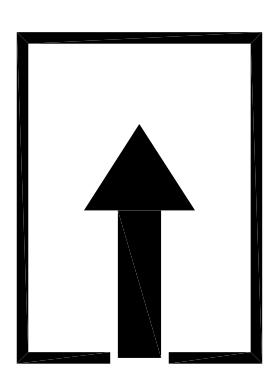
NOTE: PROJECT PHASES MAY NOT DEVELOP IN NUMERICAL ORDER.



Source of Project Footprint: Lot Study (CAD File) per VSL Engineering Received: 11-29-2012

Project area: 141.2 acres

Scale: 1" = 80'  
0 80 160 320 Feet



## OAK TREE INVENTORY MAP

TENTATIVE TRACT MAP 36388

PRINCIPE AND ASSOCIATES





PLANTING LEGEND						
SYMBOL	ABREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	REMARKS: ALL SLOPE TREES SHALL BE 15 GALLON WATER USE
TREES						
QUE. ENG.	QUE. ENG.	QUEEN'S ENGLISH LAVENDER	QUEEN'S ENGLISH LAVENDER	15G/24" BK	—	DOUBLE STAKE HEIGHT 7'-8"/10' SPREAD 2'-3'-4' MIN. L
ARB. MAR.	ARB. MAR.	ARBUCKLE MARINA	ARBUCKLE MARINA	24" BK	—	DOUBLE STAKE HEIGHT 8'-10' SPREAD 3'-4' MIN. L
CHI. TAS.	CHI. TAS.	CHITALPA TASCHERENTIS	CHITALPA TASCHERENTIS	15G/24" BK	—	DOUBLE STAKE HEIGHT 7'-8"/10' SPREAD 2'-3'-4' MIN. L
CER. OCC.	CER. OCC.	CERCIS OCCIDENTALIS	CERCIS OCCIDENTALIS	15G/24" BK	—	DOUBLE STAKE HEIGHT 7'-8"/10' SPREAD 2'-3'-4' MIN. L
PLA. RAC.	PLA. RAC.	PLATANUS RACEMOSA	PLATANUS RACEMOSA	24" BK	—	DOUBLE STAKE HEIGHT 8'-10' SPREAD 3'-4' MIN. M
AKS. CAL.	AKS. CAL.	ACEROSIS CALIFORNICA	ACEROSIS CALIFORNICA	15G/24" BK	—	DOUBLE STAKE HEIGHT 7'-8"/10' SPREAD 2'-3'-4' MIN. L
QUE. AGR.	QUE. AGR.	QUEEN'S ASH	QUEEN'S ASH	15G/24" BK	—	DOUBLE STAKE HEIGHT 7'-8"/10' SPREAD 2'-3'-4' MIN. L
PRIN. TOR.	PRIN. TOR.	PRINUS TORRENTIA	PRINUS TORRENTIA	15G/24" BK	—	DOUBLE STAKE HEIGHT 7'-8"/10' SPREAD 2'-3'-4' MIN. L
SUBRS.						
BAC. P. "P."	BAC. P. "P."	BACCHARIS PILULARIS "POGONON POINT"	BACCHARIS PILULARIS "POGONON POINT"	PROSTRATE COYOTE BUSH	1 GALLON	—
HES. PAR.	HES. PAR.	HESSERIAEAE PILULARIS	HESSERIAEAE PILULARIS	RED YUCA	5 GALLON	—
HET. ARB.	HET. ARB.	HETEROIOLEA ARBUCKLE	HETEROIOLEA ARBUCKLE	TOYON	5 GALLON	—
ANA. FLA.	ANA. FLA.	AMAGONANTHUS FLAVUS "VELVET"	AMAGONANTHUS FLAVUS "VELVET"	KANGAROO PAWS	1 GALLON	—
MNG. PAR.	MNG. PAR.	MORPHIUM PARVIFOLIUM	MORPHIUM PARVIFOLIUM	PROSTRATE MORPHIUM	1 GALLON	—
LBU. FRU.	LBU. FRU.	LEUCOPHYLLUM FRUTICOSUM "OR CLOUD"	LEUCOPHYLLUM FRUTICOSUM "OR CLOUD"	SPANISH LAVENDER	5 GALLON	—
CAL. Y. "L."	CAL. Y. "L."	CALYSTOON AMALIAE "LITTLE JOHN"	CALYSTOON AMALIAE "LITTLE JOHN"	TEAS RANGER	5 GALLON	—
ROS. GC. R.	ROS. GC. R.	ROSACEAE "GREEN CARMEL RED"	ROSACEAE "GREEN CARMEL RED"	DAWNT BOTTLE BRUSH	5 GALLON	—
SAL. GREG.	SAL. GREG.	SALVIA "GREGGII"	SALVIA "GREGGII"	RED GREEN CARMEL ROSE	5 GALLON	—
RNU. QUA.	RNU. QUA.	RUNNER QUince	RUNNER QUince	AUTUMN SAGE	5 GALLON	—
ROSE.	ROSE.	ROSE	ROSE	SUGAR BUSH	5 GALLON	—
WHE.	WHE.	WHEAT	WHEAT	ROSE	5 GALLON	—
FIC. REP.	FIC. REP.	FIG	FIG	ROSE	5 GALLON	—
WHR.	WHR.	WHEAT	WHEAT	ROSE	5 GALLON	—
FES. ARU.	FES. ARU.	FESTUCA ARUNDINACEA	FESTUCA ARUNDINACEA	WATERSAVER 2 FESCUE	1 GALLON	AS RECD. INSTALL PER SPECIFICATIONS
WUD. & GROWNOODCER.	WUD. & GROWNOODCER.	WOOD MULCH	WOOD MULCH	WOOD MULCH	3" MAX.	AS RECD. 3" DEED = INSTALL TO ALL PLANTING EXCEPT FUEL MORNIGON WEDS
WOOD MULCH	WOOD MULCH	FOREST BLEND WOOD MULCH	FOREST BLEND WOOD MULCH	WOOD MULCH	3" MAX.	AS RECD. 3" DEED = INSTALL TO ALL PLANTING EXCEPT FUEL MORNIGON WEDS

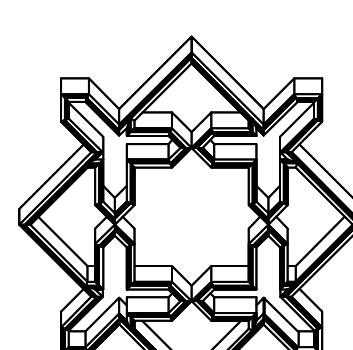
PLANTING LEGEND

NOTES:

1. ALL PLANTING AND IRRIGATION SHALL CONFORM TO THE CITY OF WILLOUGHBY ORDINANCES AND STANDARDS.
2. THE CITY OF WILLOUGHBY IS A DROUGHT TOLERANT PROJECT AND IS A PART OF THE STATE OF CALIFORNIA'S WATER CONSERVATION PROGRAM.
3. ALL MATURE PLANTING SHALL NOT INTERFERE WITH UTILITY LINES OR TRAFFIC SITE LINES.
4. ALL OTHERS SHALL BE SELECTED BY THE PLANTING TYP.
5. ALL PLANTS SHALL BE MAINTAINED BY THE PLANTING TYP.
6. PLANTING SHALL BE MAINTAINED BY THE PLANTING TYP.
7. ALL PLANTING SHALL BE MAINTAINED BY THE PLANTING TYP.
8. ALL DISTURBED OPEN SPACE AREAS SHALL BE PLANTED PER CITY REQUIREMENTS.

PREPARED FOR:

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