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UTILITIES

WATER
EVMWD
31315 CHANEY ST.
LAKE ELSINORE, CA 95530
(951) 674-3146

SEWER
EVMWD
31315 CHANEY ST.
LAKE ELSINORE, CA 95530
(951) 674-3146

ELECTRIC
SOUTHERN CALIFORNIA EDISON
P.O. BOX 6400
RANCHO CUCAMONGA, CA 91729
(800) 655-4555

GAS
SOUTHERN CALIFORNIA GAS COMPANY
7000 INDIANA AVENUE, SUITE 105
RIVERSIDE, CA. 92506
(800) 427-2200

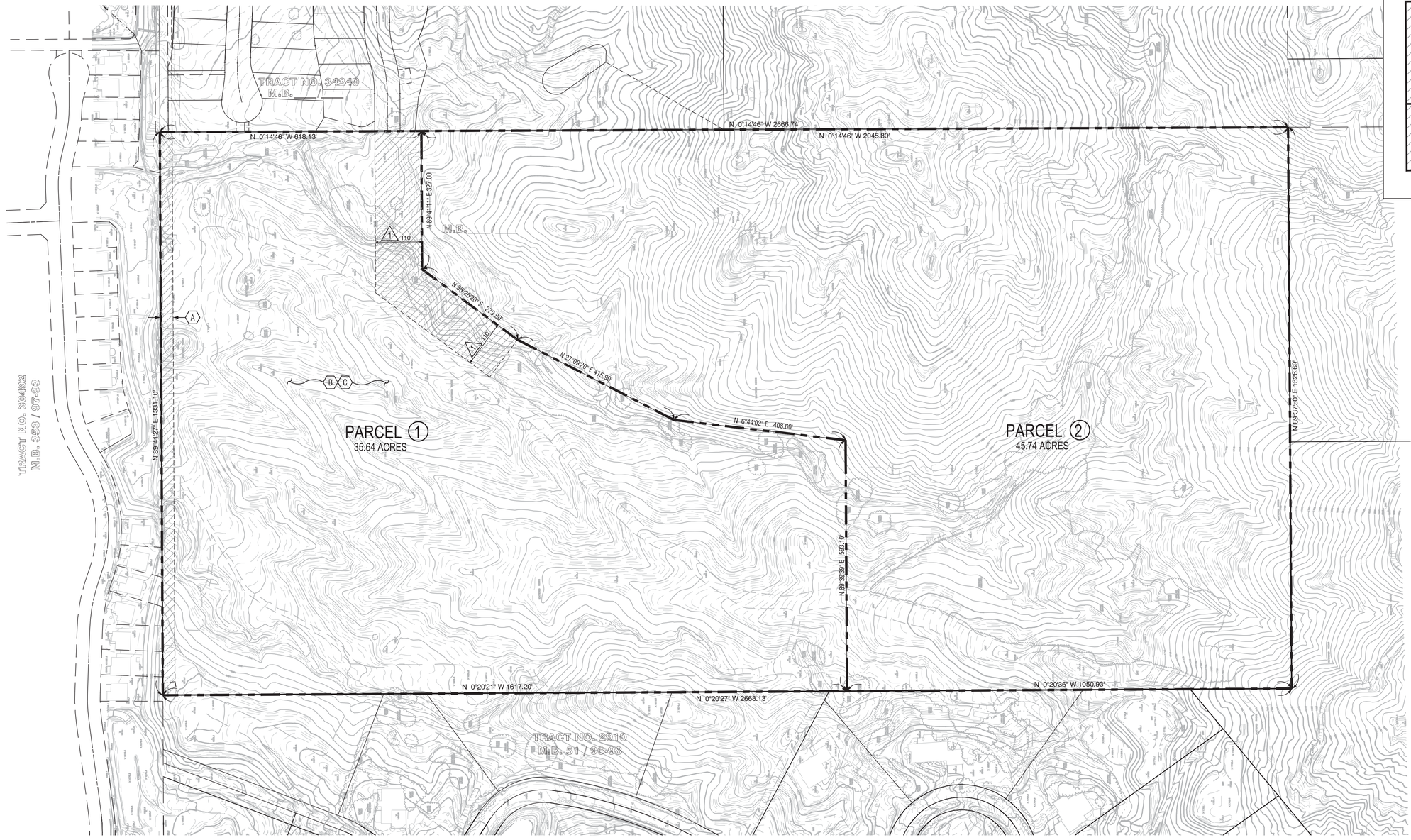
RECYCLE WATER
EVMWD
31315 CHANEY ST.
LAKE ELSINORE, CA 95530
(951) 674-3146

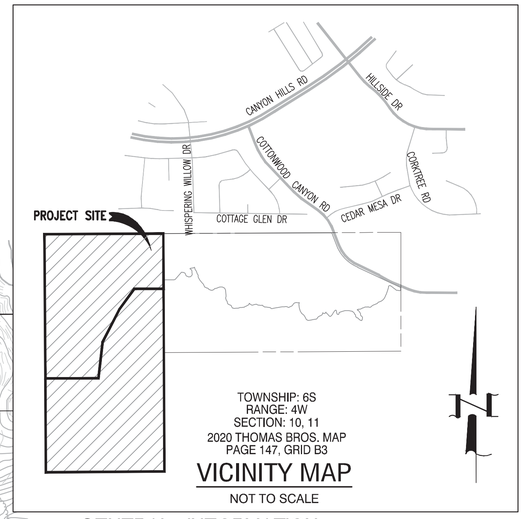
TELEPHONE
SPECTRUM
31500 GRAPE STREET, SUITE 9
LAKE ELSINORE, CA 92532
(888) 406-7063

CABLE / INTERNET
COX COMMUNICATION
C/O. TEL-PATH COMMUNICATIONS
34350 BLOSSOMS DRIVE
LAKE ELSINORE, CA. 92532
(619) 992-2994

TENTATIVE PARCEL MAP NO. 39310
FOR FINANCE PURPOSE ONLY
CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
MDS CONSULTING

DARYL J. CHRISTIAN, L.S. 8554
FOR FINANCING AND CONVEYANCE PURPOSES ONLY
NO DEVELOPMENT IS PROPOSED OR AUTHORIZED WITH THE RECORDING OF THIS MAP





TOWNSHIP: 6S
RANGE: 4W
SECTION: 10, 11
2020 THOMAS BROS. MAP
PAGE 147, GRID B3

VICINITY MAP
NOT TO SCALE

GENERAL INFORMATION

1. LAND USE: VACANT / RESIDENTIAL
2. EXISTING ZONING: CANYON HILLS ESTATES SPECIFIC PLAN
3. EXISTING GENERAL PLAN: CANYON HILLS ESTATES SPECIFIC PLAN
4. PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL / OPEN SPACE
5. PROPOSED ZONING: CANYON HILLS ESTATES SPECIFIC PLAN
6. PROPOSED GENERAL PLAN: CANYON HILLS ESTATES SPECIFIC PLAN
7. ADJACENT LAND USES: NORTH: SINGLE-FAMILY RESIDENTIAL / VACANT
   EAST: SINGLE-FAMILY RESIDENTIAL / VACANT
   SOUTH: VACANT
   WEST: SINGLE-FAMILY RESIDENTIAL

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: 365-230-001

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, BEING NORTH 89°41'16" EAST, AS SHOWN ON PARCEL MAP 14611, RECORDED IN BOOK 87, PAGE 73 OF PARCEL MAPS.

PROPOSED LAND USE SUMMARY

PARCEL	LAND USE	AREA (AC)	PERCENT(%)
1	VACANT RESIDENTIAL	35.64 AC	31.3%
2	VACANT RESIDENTIAL	45.74 AC	68.7%
	TOTAL GROSS ACREAGE	81.38 AC	100.0%

EXISTING EASEMENT

(A) EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY AND CALIFORNIA WATER AND TELEPHONE COMPANY, RECORDED OCTOBER 13. 1960 AS INSTRUMENT NO. 88711

(B) EASEMENT FOR POWER LINE AND INCIDENTAL PURPOSES, IN FAVOR OF DAILY BROS. INC., RECORDED APRIL 25, 1962 AS INSTRUMENT NO. 37933, O.R. SAID EASEMENT IS BLANKET IN NATURE

(C) EASEMENT INGRESS, EGRESS AND INCIDENTAL PURPOSES, IN FAVOR OF THE FLYING BEE RANCH II, CARY SCHROEDER AND BRENDA L. SCHROEDER, DIANA L. FOSTER, LINDA M. BEAN, DAVID BEHRENS AND RICHARD E. HEHRENS, RECORDED DECEMBER 28, 2023 AS INSTRUMENT NO. 2023-0383273, O.R. SAID EASEMENT IS BLANKET IN NATURE.

(1) 110.00 FOOT WIDE ACCESS AND UTILITY EASEMENT, RESERVED HEREON FOR THE BENEFIT OF PARCEL 2.

OWNER

THE FLYING BEE RANCH II,
A CALIFORNIA GENERAL PARTNERSHIP
29900 PORTH ROAD
MURRIETA, CA 92563-2326

APPLICANT/DEVELOPER

THE FLYING BEE RANCH II,
A CALIFORNIA GENERAL PARTNERSHIP
29900 PORTH ROAD
MURRIETA, CA 92563-2326

ENGINEER

MDS CONSULTING
5 PETERS CANYON ROAD, SUITE 305
IRVINE, CA. 92606
PHONE: (949) 251-8821
CONTACTS: EDWARD LENTH
BOB ZOLLER

DATE PREPARED: AUGUST 19, 2025
SHEET 1 OF 1

ENGINEER

MDS CONSULTING
5 PETERS CANYON ROAD
SUITE 305
IRVINE, CA 92606
(949) 251-8821
WWW.MDSCONSULTING.NET
PLANNERS ENGINEERS SURVEYORS

REGISTERED PROFESSIONAL ENGINEER
EDWARD J. LENTH
No. 052496
CIVIL
STATE OF CALIFORNIA

8/19/2025
EDWARD J. LENTH RCE 052496 DATE:
EXP. DATE: DECEMBER 31, 2026

I (WE) HEREBY CERTIFY THAT 1) I AM (WE ARE) THE RECORD OWNER(S) OF ALL PARCELS PROPOSED FOR SUBDIVISION BY THIS APPLICATION, 2) I (WE) HAVE KNOWLEDGE OF A CONSENT TO THE FILING OF THIS APPLICATION, AND 3) THE INFORMATION SUBMITTED IN CONNECTION WITH THIS APPLICATION IS TRUE AND CORRECT.

Brenda Schroeder	DocuSigned by: Brenda Schroeder
PRINT/TYPE NAME/TITLE ABOVE	SIGNATURE(S) OF OWNER(S)
PRINT/TYPE NAME/TITLE ABOVE	SIGNATURE(S) OF OWNER(S)

60 0 60 120 240
(IN FEET)
1 inch = 120 ft.

LEGEND

PROPOSED PROPERTY LINE
STREET CENTER LINE
EXISTING EASEMENT

DATE:	NO.	REVISIONS

I:\89492\PLANNING\Plans\Tentative Parcel Map\89492-TPM-01.dwg 8/19/25