

TENTATIVE PARCEL MAP NO. 38628

PURPOSE: CREATE 1 LOT

YEFIM TSALYUK, LS 7421
DATE OF PREPARATION: FEBRUARY 2023

SITE ADDRESS:
42146 6th STREET
TEMECULA, CA 92590
A.P.N. 922-053-037

AREA SUMMARY

TOTAL AREA = 29,813 S.F.(0.68 ac.) GROSS

PURPOSE STATEMENT

THE PURPOSE IS TO CREATE 1 LOT
FOR CONDOMINIUM PURPOSES (14 TOWNHOMES)

OWNER:

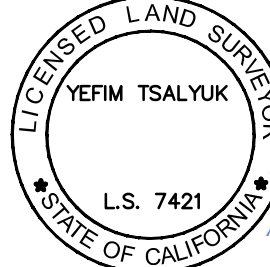
TEMECULA TOWNHOMES LLC
1485 POMONA ROAD, SUITE G
CORONA, CA 92882
p. 951.734.2723

SUBDIVIDER

YOSEF AUDI
1485 POMONA ROAD, SUITE G
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p. 951.734.2723

ENGINEER

ITF & ASSOCIATES, INC.
11278 LOS ALAMITOS BLVD., #354
LOS ALAMITOS, CA 90720
(800) 797-9483



BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE
BEARING OF SIX STREET BEING N 44°30'04" E, PER
RECORD OF SURVEY, R.S.B. 119/40-44

LEGAL DESCRIPTION:

PARCEL 1

THE NORTHEASTERLY 125 FEET OF THE NORTHEASTERLY 170 FEET OF THE FOLLOWING DESCRIBED PARCEL:

THE SOUTHWESTERLY HALF OF THAT TRACT OF LAND FORMERLY USED AS A RAILROAD RIGHT OF WAY AND STATION GROUNDS OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD COMPANY, CONVEYED TO N.R. VAIL, ET AL, BY DEED RECORDED JUNE 11, 1940 IN BOOK 464, PAGE 505, OF THE OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID PROPERTY BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 1 IN BLOCK 27, AS SHOWN BY MAP OF TEMECULA ON FILE IN BOOK 15, PAGE 726 OF MAPS, RECORDS OF SAN DIEGO, COUNTY OF CALIFORNIA, SAID CORNER BEING THE POINT OF BEGINNING OF A STRAIGHT LINE, THE SOUTHERLY CORNER OF LOT 1 IN BLOCK 36, AS SHOWN BY SAID MAP; THENCE NORTHWESTERLY IN A STRAIGHT LINE, TO THE MOST NORTHERLY CORNER OF LOT 10 IN BLOCK 37, AS SHOWN ON SAID MAP; THENCE NORTHWESTERLY IN A STRAIGHT LINE, TO THE POINT OF BEGINNING OF A STRAIGHT LINE, THE SOUTHERLY CORNER OF LOT 2 IN BLOCK 24, AS SHOWN ON SAID MAP; THENCE SOUTHEASTERLY IN A STRAIGHT LINE, TO THE POINT OF BEGINNING

EXCEPTING THEREFROM THE NORTHWESTERLY 70 FEET THEREOF.

SAID NORTHEASTERLY 125 FEET BEING MEASURED FROM THE SOUTHWESTERLY LINE OF RIVER STREET
SAID RIVER STREET BEING THE NORTHEASTERLY 125 FEET OF THE ABOVE DESCRIBED PARCEL.

ALSO EXCEPTING THEREFROM THAT PORTION IN FINAL ORDER OF CONDEMNATION BY THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, RECORDED ON OCTOBER 7, 2008 AS INSTRUMENT NO. 541834 AND OCTOBER 9, 2008 AS INSTRUMENT NO. 546498 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 2

THE NORTHEASTERLY 210 FEET OF THE NORTHWESTERLY 70 FEET OF THE FOLLOWING DESCRIBED PARCEL:
THE NORTHWESTERLY HALF OF THAT TRACT OF LAND FORMERLY USED AS A RAILROAD RIGHT OF WAY AND STATION GROUNDS OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD COMPANY, CONVEYED TO N.R. VAIL, ET AL, BY DEED RECORDED JUNE 11, 1940 IN BOOK 464, PAGE 505, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID PROPERTY BEING DESCRIBED AS FOLLOWS:

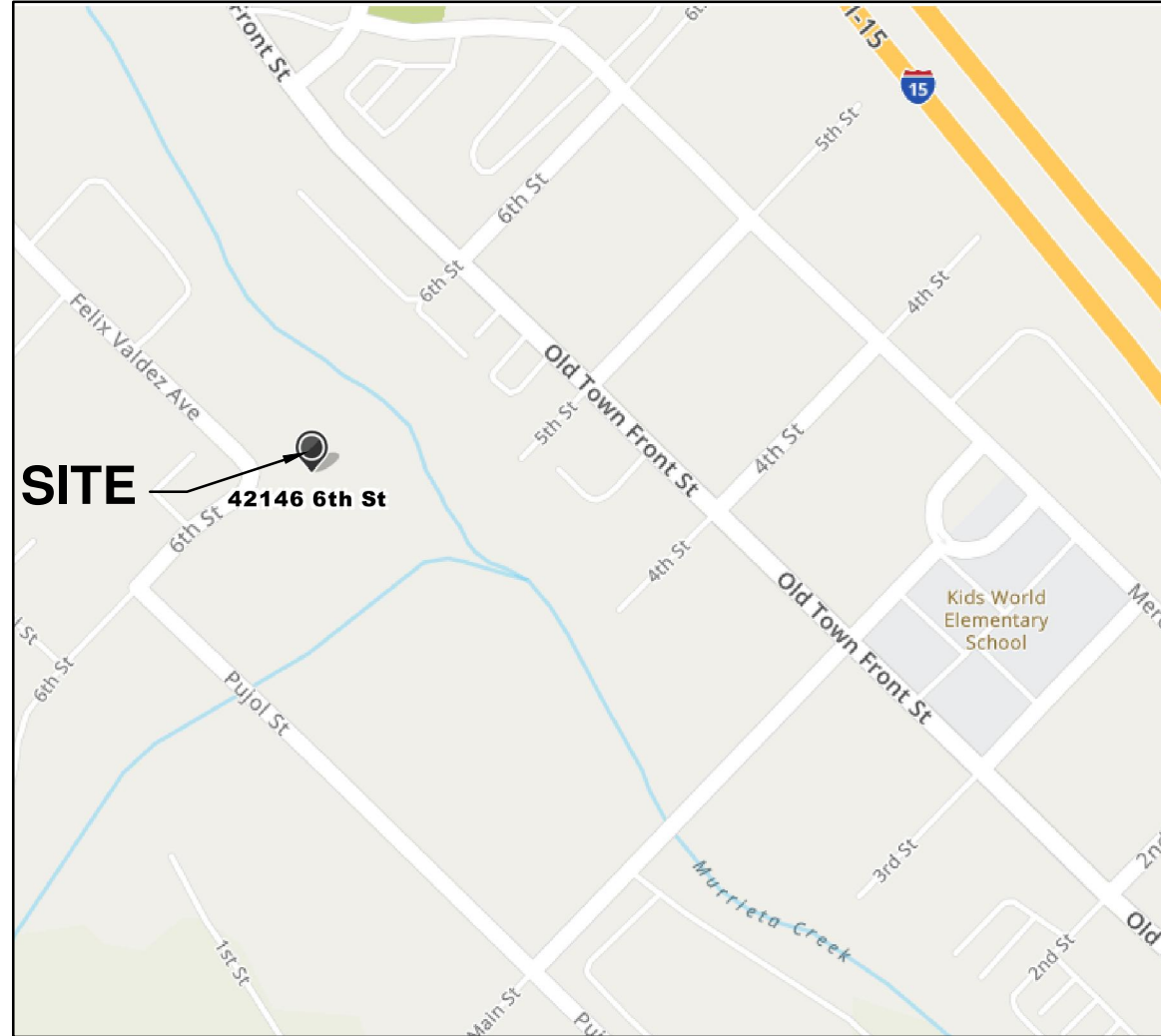
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SAID NORTHEASTERLY 210 FEET BEING MEASURED FROM THE SOUTHWESTERLY LINE OF RIVER STREET
SAID RIVER STREET BEING THE NORTHEASTERLY 125 FEET OF THE ABOVE DESCRIBED PARCEL.

TOGETHER WITH THAT PORTION OF SIXTH STREET ADJOINING SAID LAND ON THE NORTHWEST AS
VACATED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF RESOLUTION NO. 85-390 RECORDED
AUGUST 6, 1985 AS INSTRUMENT NO. 174062 OF OFFICIAL RECORDS, WHICH WOULD PASS BY
OPERATION OF LAW WITH A CONVEYANCE OF SAID LAND.

EXCEPTING THEREFROM THAT PORTION IN FINAL ORDER OF CONDEMNATION BY THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, RECORDED ON OCTOBER 7, 2008 AS INSTRUMENT NO. 541834 AND OCTOBER 9, 2008 AS INSTRUMENT NO. 546498 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 922-053-031



VICINITY MAP
NTS

UTILITIES

SEWER-	EASTERN MUNICIPAL WATER
WATER-	RANCHO CALIFORNIA WATER
ELECTRIC-	SOUTHERN CALIFORNIA EDISON
GAS-	SOUTHERN CALIFORNIA GAS
TELEPHONE-	FRONTIER
CABLE-	FRONTIER

EXISTING LAND USE- RESIDENTIAL HIGH
PROPOSED LAND USE- RESIDENTIAL HIGH
PLANNING APPLICATION NUMBER PA22-0941
OLD TOWN SPECIAL PLAN NEIGHBORHOOD

NOTES

- TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER
- THERE ARE NO EXISTING TREES LARGER THAN 6" IN DIAMETER ON SITE
- SITE IS NOT WITHIN SPECIAL HAZARD ZONE

EARTHWORK ESTIMATE

RAW CUT	0 C.Y.
RAW FILL	880 C.Y.
IMPRORT	880 C.Y.

EASEMENTS

- ① EXIST. EASEMENT FOR STORM DRAIN AND OPEN STORM DRAIN SYSTEM TO CITY OF TEMECULA PER INSTRUMENT NO. 2004-0099795 DATED 02/11/2004 (SHOWN HEREON)
- ② PROPOSED INGRESS-EGRESS AND UTILITY EASEMENT TO BE DEDICATED ON FINAL MAP
- ③ PROPOSED STORM DRAIN EASEMENT TO BE DEDICATED ON FINAL MAP

FLOOD ZONE

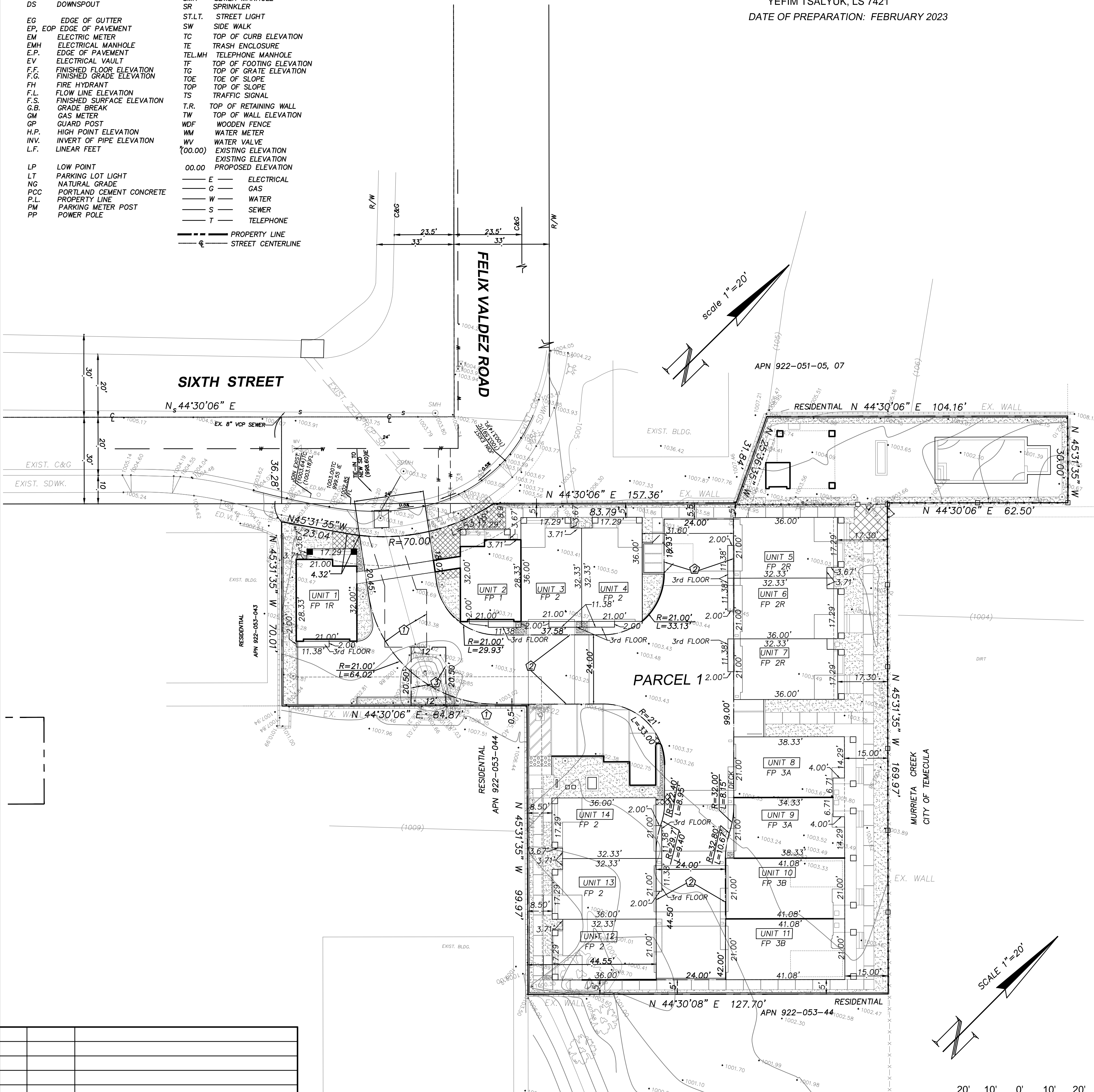
ZONE AE (SPECIAL FLOOD ZONE AREA)
PER FEMA MAP 06065C3285G DATED 08/28/2008

BENCH MARK

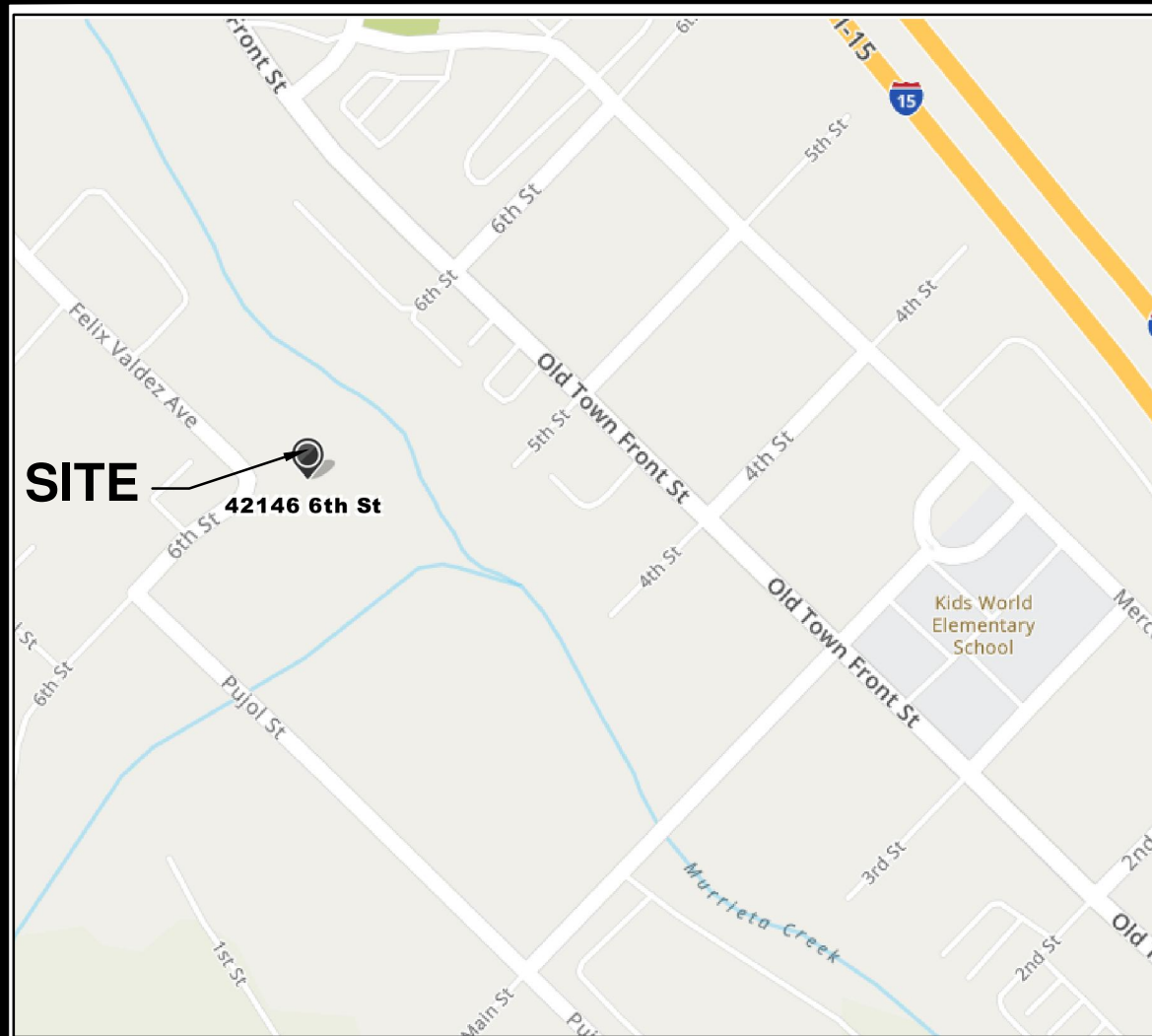
RIVERSIDE COUNTY DESIGNATION 600-7-68
S10 BRASS DISK STAMPED JET
100 FEET SOUTH OF AND ACROSS THE STREET FROM THE POST OFFICE,
AT HOTEL BUILDING (FORMER FIRST NATIONAL BANK BLDG.), SET
VERTICALLY IN THE N/E CONCRETE WALL, 1.5' N/W OF EAST CORNER OF
A DOOR COLUMN AT THE EAST CORNER OF THE BUILDING 2.3 FEET
ABOVE THE FIRST CONCRETE ENTRANCE STEP, AND ABOUT 2.5 FEET
HIGHER THAN THE STREET.

ELEV. 1005.64 (1970)

LEGEND			
A.C.	AGGREGATE BASE	PC	PULL BOX
B.	ASPHALT CONCRETE	PB	PORTLAND CEMENT CONC
B.C.	BACK PREVENTER	R	RATE OF GRADE OR R
BWL	BACK OF WALK	R/W	RIGHT OF WAY
BR	BREAK LINE	S	SLOPE OF PIPE
CB	CATCH BASIN	SCO	SEWER CLEANOUT
CBX	CONTROL BOX	SDMH	STORM DRAIN MANHOLE
CLF	CURB FACE	SMH	SEWER MANHOLE
C.O.	CHAIN LINK FENCE	SR	SPRINKLER
C.Y.	CLEAN OUT	STLT.	STREET LIGHT
C.C.	CUBIC YARD	SW	SIDE WALK
CS	DOWNSPOUT	TC	TOP OF CURB ELEVATION
EG	EDGE OF GUTTER	TE	TRASH ENCLOSURE
EP	EDGE OF PAVEMENT	TEL.MH	TELEPHONE MANHOLE
EM	ELECTRIC METER	TF	TOP OF FOOTING ELEVATION
EMH	ELECTRICAL MANHOLE	TO	TOP OF GRADE ELEVATION
E.P.	EDGE OF PAVEMENT	TOE	TOE OF SLOPE
EV	ELECTRICAL VAULT	TOP	TOP OF SLOPE
F.F.	FINISHED FLOOR ELEVATION	TS	TRAFFIC SIGNAL
F.G.	FINISHED GRADE ELEVATION	T.R.	TOP OF RETAINING WALL
F.H.	FIRED HYDRANT	TW	TOP OF WALL ELEVATION
F.L.	FLOW LINE ELEVATION	W	WOODEN FENCE
F.S.	FINISHED SURFACE ELEVATION	WM	WATER METER
G.B.	GRADE BREAK	WV	WATER VALVE
G.P.	GAZE POST	(70.00)	EXISTING ELEVATION
GP	GUARD POST		EXISTING ELEVATION
H.P.	HIGH POINT ELEVATION		
INV.	INVERT OF PIPE ELEVATION		
L.F.	LINEAR FEET		
LP	LOW POINT		
LT	PARKING LOT LIGHT	E	ELECTRICAL
NG	NATURAL GRADE	G	GRASS
PC	PORTLAND CEMENT CONCRETE	W	WATER
P.L.	PROPERTY LINE	S	SEWER
PM	PARKING METER POST	T	TELEPHONE
PP	POWER POLE		
		---	PROPERTY LINE
		⊕	STREET CENTERLINE



NO.	DATE	DESCRIPTION
REVISIONS		



VICINITY MAP
NTS

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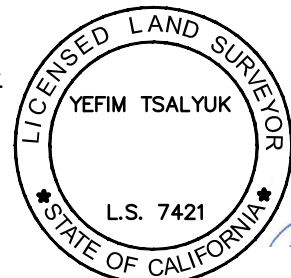
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TENTATIVE PARCEL MAP NO. 38628

FOR CONDOMINIUM PURPOSES

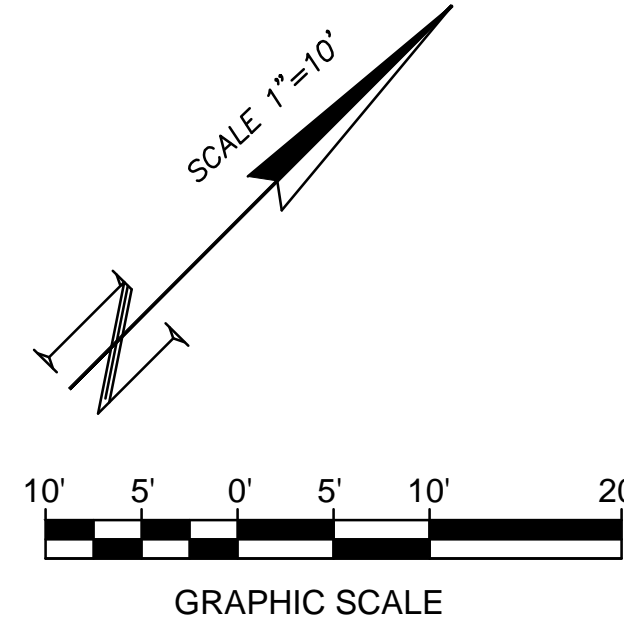
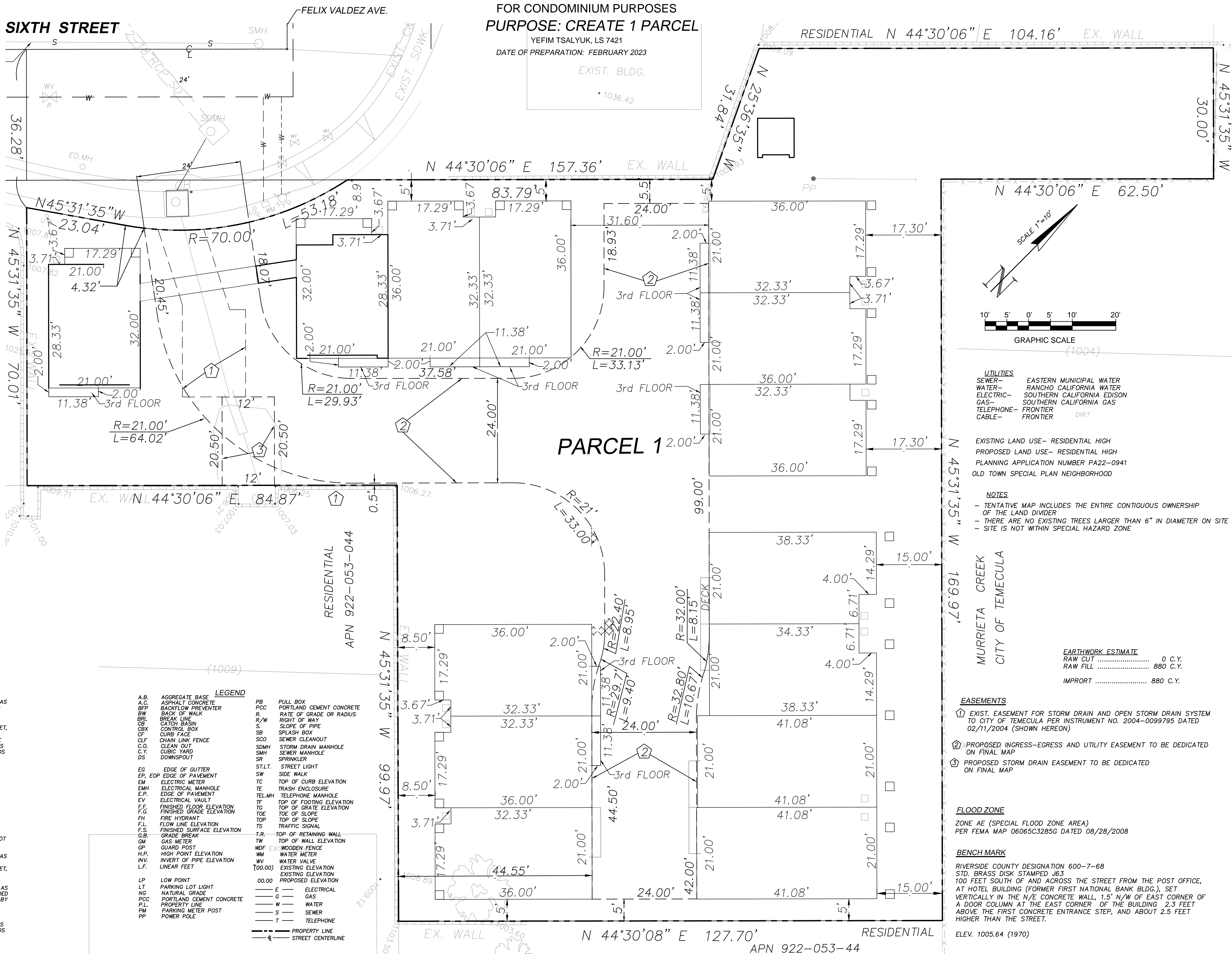
PURPOSE: CREATE 1 PARCEL

YEFIM TSALYUK, LS 7421

DATE OF PREPARATION: FEBRUARY 2023

EXIST. BLDG.

*1036.42



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TELEPHONE-	FRONTIER
CABLE-	FRONTIER DIRT

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FLOOD ZONE

ZONE AE (SPECIAL FLOOD ZONE AREA)
PER FEMA MAP 06065C3285G DATED 08/28/2008

BENCH MARK

RIVERSIDE COUNTY DESIGNATION 600-7-68
STD. BRASS DISK STAMPED J63
100 FEET SOUTH OF AND ACROSS THE STREET FROM THE POST OFFICE, AT HOTEL BUILDING (FORMER FIRST NATIONAL BANK BLDG.), SET VERTICALLY IN THE N/E CONCRETE WALL, 1.5' N/W OF EAST CORNER OF A DOOR COLUMN AT THE EAST CORNER OF THE BUILDING 2.3 FEET ABOVE THE FIRST CONCRETE ENTRANCE STEP, AND ABOUT 2.5 FEET HIGHER THAN THE STREET.

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