

SURROUNDING LAND USE

NORTH: PERRIS VALLEY COMMERCE CENTER SP (LIGHT INDUSTRIAL)
 SOUTH: PERRIS VALLEY COMMERCE CENTER SP (COMMERCIAL)
 EAST: PERRIS VALLEY COMMERCE CENTER SP (LIGHT INDUSTRIAL/COMMERCIAL)
 WEST: PERRIS VALLEY COMMERCE CENTER SP (COMMERCIAL)

TENTATIVE PARCEL MAP NO. 38915

IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
 UNITED ENGINEERING GROUP CA., INC JANUARY 2024

EXISTING & PROPOSED LAND USE:

PARCEL #	EXIST LAND USE	PROPOSED LAND USE
1	COMMERCIAL	COMMERCIAL
2	COMMERCIAL	LIGHT INDUSTRIAL
3	COMMERCIAL	COMMERCIAL
4	COMMERCIAL	COMMERCIAL
5	COMMERCIAL	COMMERCIAL

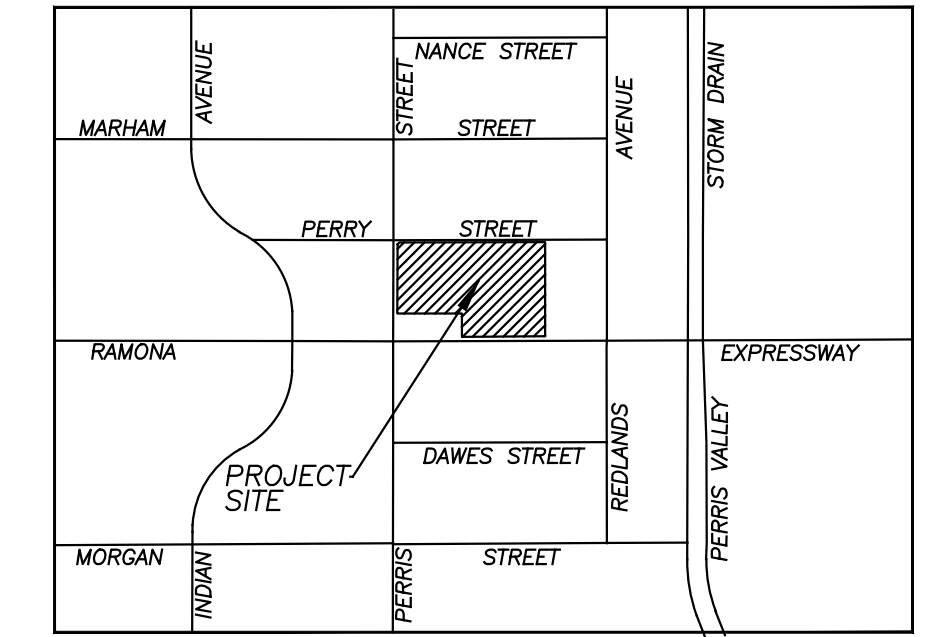
FOR FINANCE AND CONVEYANCE PURPOSES ONLY

A FUTURE SUBDIVISION MAP, OR LAND USE ENTITLEMENT OR PERMIT IS NECESSARY TO DEVELOP THIS PROPERTY. THIS MAP DOES NOT REMOVE ANY CONDITIONS OF APPROVAL FOR SEPARATE LAND USE ENTITLEMENTS OR TENTATIVE MAPS OR USE PERMITS APPROVED FOR THIS LAND.

ALL PARCELS CREATED SHALL ABIDE BY THE CONDITIONS OF APPROVAL FOR TPM 38606.

OWNERS:

-THE ALLEN FAMILY TRUST.
 -BHARPUR SINGH DHANOA AND GAGANDEEP KAUR DHANOA, TRUSTEES OF THE BHARPUR AND GAGANDEEP DHANOA REVOCABLE TRUST, AS TO AN UNDIVIDED 65% INTEREST; BHARPUR SINGH DHANOA, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 20% INTEREST AND RAJ K. DEWAN AS TRUSTEE OF THE DEWAN TRUST DATED JULY 17, 1986, AS TO AN UNDIVIDED 15%.
 -TADASHI YAMAMATO AND JUNKO YAMAMATO, TRUSTEES OF THE LILY TRUST.
 -MARK E. BORDEN, TRUSTEE OF THE MARK E. BORDEN REVOCABLE TRUST DATED 8/15/2005, AS TO AN UNDIVIDED 2% INTEREST, MARK BORDEN, A SINGLE MAN AS TO AN UNDIVIDED 2% INTEREST AND ROBIN L. MOSLEY, A MARRIED WOMEN AS HER SOLE AND SEPARATE PROPERTY AS TO AN UNDIVIDED 96% INTEREST.



VICINITY MAP

N.T.S.

PROPERTY ADDRESS:

PROPERTY IS A VACANT SITE WITH NO ADDRESS

GENERAL NOTES:

- GROSS SITE AREA: TOTAL = 48.350 ACRES.
- ASSESSOR'S PARCEL NUMBERS: 302-130-002, 008, 018, 021, 022, 023, 024, & 027.
- PROPERTY HAS ACCESS TO PERRIS BLVD, PERRY STREET, & RAMONA EXPRESSWAY DULY DEDICATED AND ACCEPTED PUBLIC STREETS.
- THERE IS A PROPOSED OFFER OF STREET DEDICATION OF 19 FEET ON RAMONA EXPRESSWAY AND 9 FEET ON PERRIS BOULEVARD.

(A) INDICATES PROPOSED RECIPROCAL INGRESS, EGRESS, EMERGENCY ACCESS AND UTILITY EASEMENT

FLOOD PLAIN NOTE:

THE SUBJECT PARCEL IS IN ZONE X AND ZONE AE, PER THE FLOOD INSURANCE RATE MAP (FIRM).

MAP NO. 06065C1430H EFFECTIVE 8/18/14 AND AS REVISED BY LOMR 15-09-1728P-060258 EFFECTIVE 5/26/16

BENCHMARK:

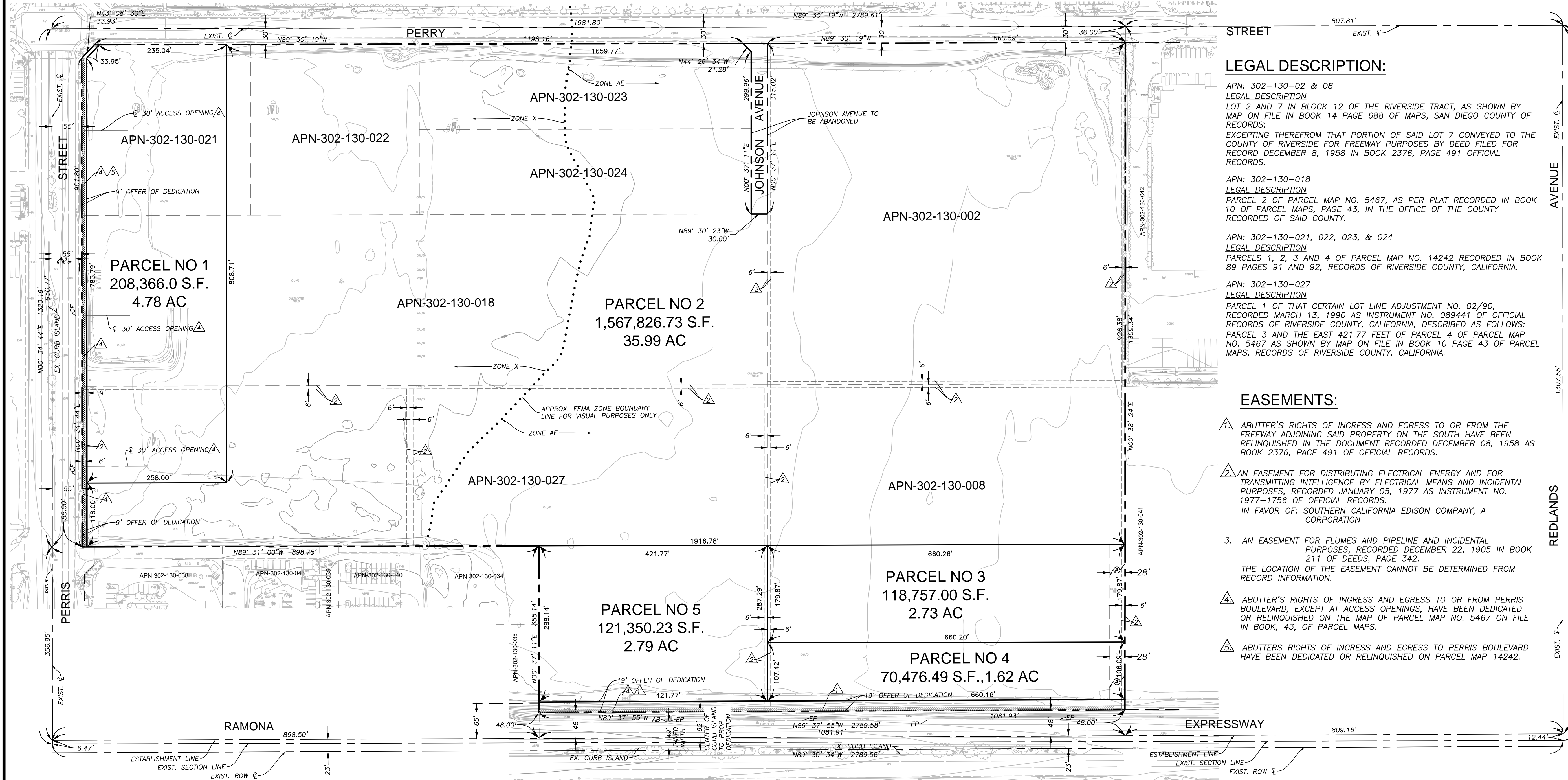
NGS DATA POINT DESIGNATION-432:PID-DX5439
 3 1/2" ALUMINUM DISC STAMPED "BM 432"
 SW COR PERRIS BLVD AND RIDER ST, BASE OF STEEL SIGNAL LIGHT, 3.5' X 2.7' CONC BASE ON EAST SIDE SET FLUSH
 ELEV = 1455.11 (NAVD88)

PREPARED FOR:

OPTIMUS BUILDING CORPORATION (OBC)
 c/o MIKE NAGGAR
 445 S. D STREET
 PERRIS, CA 92570

LEGEND

- C CENTERLINE
- ROW RIGHT-OF-WAY
- PP POWER POLE
- BW BACK OF SIDEWALK
- EP EDGE OF ASPHALT PAVEMENT
- GW GUY WIRE
- SLP STREET LIGHT POLE
- UB UTILITY BOX
- MH MANHOLE
- V VALVE
- U/O UNIDENTIFIED OBJECT
- S SIGN
- M METER
- TS TRAFFIC SIGNAL
- CONC CONCRETE
- ASPH ASPHALT
- AB ASPHALT BERM
- F/H FIRE HYDRANT
- CF CURB FACE
- INDICATES BOUNDARY LINE BETWEEN FEMA ZONES (APPROXIMATE ONLY FOR VISUAL PURPOSES)
- 2334 - INDICATES CONTOUR ELEVATION
- - - PROJECT BOUNDARY
- (A) EASEMENT IDENTIFICATION
- /// INDICATES ABUTTER'S RIGHTS RELINQUISHED



LEGAL DESCRIPTION:

APN: 302-130-02 & 08
LEGAL DESCRIPTION
 LOT 2 AND 7 IN BLOCK 12 OF THE RIVERSIDE TRACT, AS SHOWN BY MAP ON FILE IN BOOK 14 PAGE 688 OF MAPS, SAN DIEGO COUNTY OF RECORDS;
 EXCEPTING THEREFROM THAT PORTION OF SAID LOT 7 CONVEYED TO THE COUNTY OF RIVERSIDE FOR FREEWAY PURPOSES BY DEED FILED FOR RECORD DECEMBER 8, 1958 IN BOOK 2376, PAGE 491 OFFICIAL RECORDS.

APN: 302-130-018
LEGAL DESCRIPTION
 PARCEL 2 OF PARCEL MAP NO. 5467, AS PER PLAT RECORDED IN BOOK 10 OF PARCEL MAPS, PAGE 43, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 302-130-021, 022, 023, & 024
LEGAL DESCRIPTION
 PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 14242 RECORDED IN BOOK 89 PAGES 91 AND 92, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 302-130-027
LEGAL DESCRIPTION
 PARCEL 1 OF THAT CERTAIN LOT LINE ADJUSTMENT NO. 02/90, RECORDED MARCH 13, 1990 AS INSTRUMENT NO. 089441 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS: PARCEL 3 AND THE EAST 421.77 FEET OF PARCEL 4 OF PARCEL MAP NO. 5467 AS SHOWN BY MAP ON FILE IN BOOK 10 PAGE 43 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EASEMENTS:

- AN EASEMENT FOR DISTRIBUTING ELECTRICAL ENERGY AND FOR TRANSMITTING INTELLIGENCE BY ELECTRICAL MEANS AND INCIDENTAL PURPOSES, RECORDED JANUARY 05, 1977 AS INSTRUMENT NO. 1977-1756 OF OFFICIAL RECORDS.
 IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
- AN EASEMENT FOR FLUMES AND PIPELINE AND INCIDENTAL PURPOSES, RECORDED DECEMBER 22, 1905 IN BOOK 211 OF DEEDS, PAGE 342.
 THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM PERRIS BOULEVARD, EXCEPT AT ACCESS OPENINGS, HAVE BEEN DEDICATED OR RELINQUISHED ON THE MAP OF PARCEL MAP NO. 5467 ON FILE IN BOOK, 43, OF PARCEL MAPS.
- ABUTTERS RIGHTS OF INGRESS AND EGRESS TO PERRIS BOULEVARD HAVE BEEN DEDICATED OR RELINQUISHED ON PARCEL MAP 14242.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°34'44" EAST ALONG THE CENTERLINE OF PERRIS BOULEVARD AS SHOWN ON RECORD OF SURVEY RECORDED JULY 8, 2021 IN BOOK 157, PAGES 8 AND 9, OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

PREPARED UNDER MY SUPERVISION:

DEAN C. PHILLIPS DATE: 1-25-2024
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TENTATIVE PARCEL MAP NO. 38915

FOR FINANCING & CONVEYANCE PURPOSES
 NEC RAMONA EXPRESSWAY & PERRIS STREET
 PERRIS, CALIFORNIA

DATE: 1-25-2024
 SHEET 1 OF 1
 PROJECT NUMBER CA-20012

SUBMITTALS:	REVISIONS	
	NO.	DESCRIPTION
DESIGNED BY:		
DRAWN BY:		
CHECKED BY:		