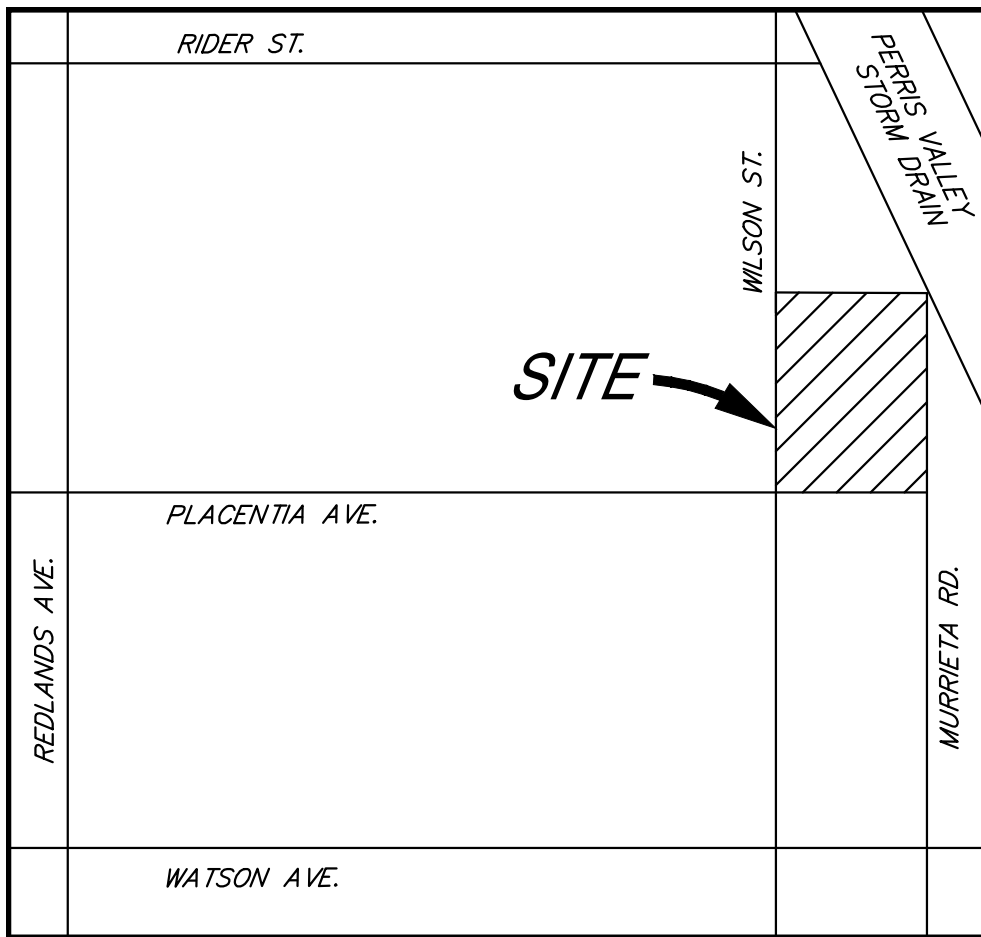


IN THE CITY PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
TENTATIVE PARCEL MAP 38550
 SEPTEMBER 2023



VICINITY MAP
 NOT TO SCALE

OWNER/APPLICANT
 LAKE CREEK INDUSTRIAL, LLC
 13681 NEWPORT AVE. STE 8301
 TUSTIN, CA 92780
 VOICE: (949) 910-4616

ENGINEER
 SDH & ASSOCIATES, INC
 27363 VIA INDUSTRIA
 TEMECULA, CA 92590
 VOICE: (951) 683-3691

TOPOGRAPHY SOURCE
 AERIAL PHOTOGRAMMETRY BY:
 ARROWHEAD MAPPING
 VOICE: (909) 889-2420

ZONING
 EX. ZONING: LIGHT INDUSTRIAL
 PR. ZONING: LIGHT INDUSTRIAL

BENCHMARK
 NGS DESIGNATION NO. 431 PID: DX5438 RIVERSIDE COUNTY, CALIFORNIA ELEVATION = 1,441.70' NAVD '88
 DESCRIPTION: AT THE NORTHEAST CORNER OF RIDER ST AND WILSON AVE, 57 FEET (17.4 M) EAST OF
 CENTERLINE OF WILSON PRODUCED AND 35.2 FEET (10.7 M) NORTH OF RIDER ST, A 4 FOOT (1.2 M)
 DIAMETER CONCRETE BASE OF A STEEL EDISON POWER POLE. A 3-1/4 INCH STANDARD MWSDC ALUMINUM
 DX5438 DISK SET ON SOUTHSIDE FLUSH.

LEGAL DESCRIPTION
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE
 OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 PARCEL 3 AS SHOWN BY PARCEL MAP 6132, ON FILE IN BOOK 15 PAGE 69, OF PARCEL MAPS, RECORDS
 OF RIVERSIDE COUNTY, CALIFORNIA;
 EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF PERRIS IN DOCUMENT RECORDED MARCH
 4, 1988 AS INSTRUMENT NO. 57919 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS
 FOLLOWS:
 THAT PORTION OF PARCEL 3 OF PARCEL MAP NO. 6132 AS SHOWN BY MAP ON FILE IN BOOK 15 PAGE 69
 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:
 A STRIP OF LAND 15.00 FEET WIDE, THE CENTER LINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 1, OF SAID MAP, SAID SOUTHWEST CORNER ALSO
 BEING THE CENTER LINE INTERSECTION OF PLACENTIA AVENUE AND WILSON AVENUE (SHOWN AS WILSON
 STREET OF SAID PARCEL MAP NO. 6132);
 THENCE NORTH 0 DEGREES 24' 54" WEST ALONG THE WEST LINE OF SAID PARCEL 1, BEING ALSO ALONG
 SAID CENTER LINE OF WILSON AVENUE, A DISTANCE OF 810.00 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE NORTH 99 DEGREES 35' 58" EAST, PARALLEL WITH SAID CENTER LINE OF PLACENTIA AVENUE, A
 DISTANCE OF 1321.17 FEET TO THE EAST LINE OF SAID PARCEL MAP NO. 5132, THE EASTERLY TERMINUS
 OF SAID STRIP.
 FOR CONVEYANCING PURPOSES ONLY: APN 300-170-005 (AFFECTS: PORTION OF SAID LAND)
 APN 300-170-006 (AFFECTS: PORTION OF SAID LAND)

LEGEND

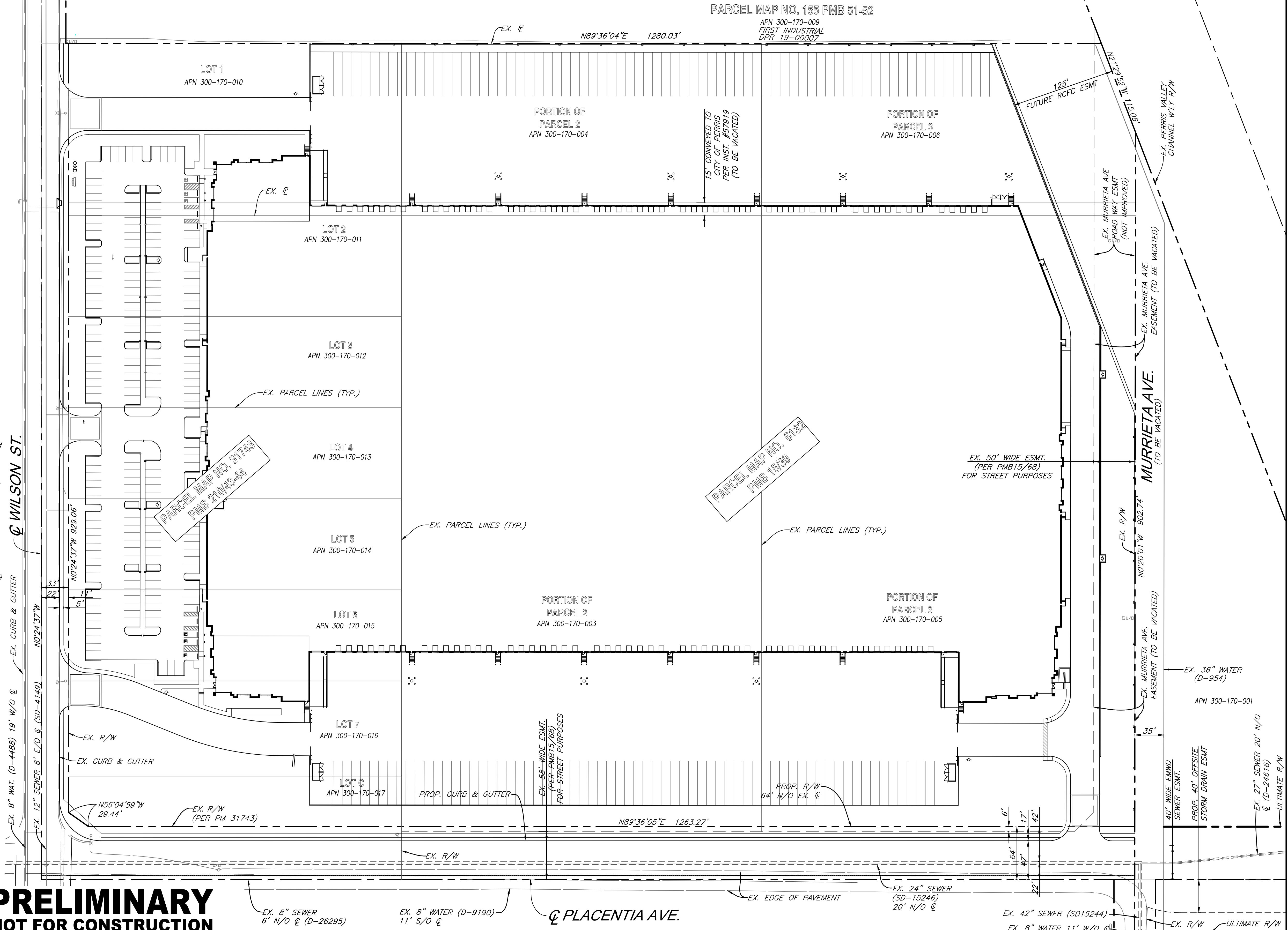
- TRACT BOUNDARY
- PROP. PROPERTY LINE
- CENTERLINE
- CURB AND GUTTER
- EXISTING CONTOUR
- SLOPE

APN:

- 300-170-003
- 300-170-004
- 300-170-005
- 300-170-006
- 300-170-010
- 300-170-011
- 300-170-012
- 300-170-013
- 300-170-014
- 300-170-015
- 300-170-016
- 300-170-017

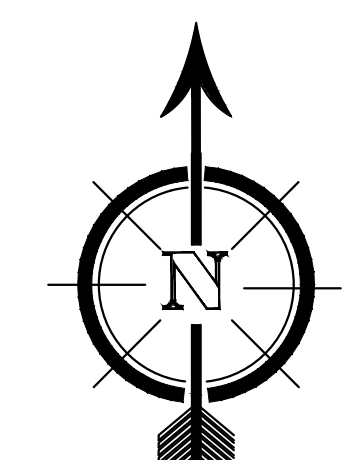
BASIS OF BEARINGS
 THE BEARINGS SHOWN HEREON ARE
 BASED ON THE CENTERLINE OF PLACENTIA
 AVENUE PER PARCEL MAP NO. 31743.
 PMB 210/43-44
 BEING NORTH 89°36'05" EAST

PROJECT DATA
 GROSS SITE AREA: 1,253,387 S.F. (28.77 AC.)
 NET SITE AREA: 1,216,057 S.F. (27.91 AC.)



**PRELIMINARY
 NOT FOR CONSTRUCTION**

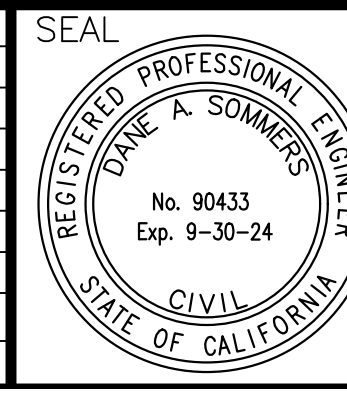
DIGALERT
 DIAL BEFORE YOU DIG
 TOLL FREE 1-800-227-2600
 A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT



NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR INSURING THE ACCURACY AND THE ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT DISCREPANCIES ARISE AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL AT THE CITY.

MARK	BY	DATE	REVISIONS	APPR.	DATE



APPROVED BY: CITY OF PERRIS
 CONTRACT CITY ENGINEER DATE
 PREPARED BY: DATE
 DANE A. SOMMERS
 R.C.E. NO. 90433 EXP. DATE 9-30-24

PLAN PREPARED BY:
SDH ASSOCIATES INCORPORATED
 SDH AND ASSOCIATES INC.
 27363 VIA INDUSTRIA
 TEMECULA, CALIFORNIA 92590
 TEL: (951) 683-3691 FAX (951) 788-2314

CITY OF PERRIS
TENTATIVE PARCEL MAP 38550

FOR: W.O. CITY FILE NO.
 SHEET NO. 1 OF 1