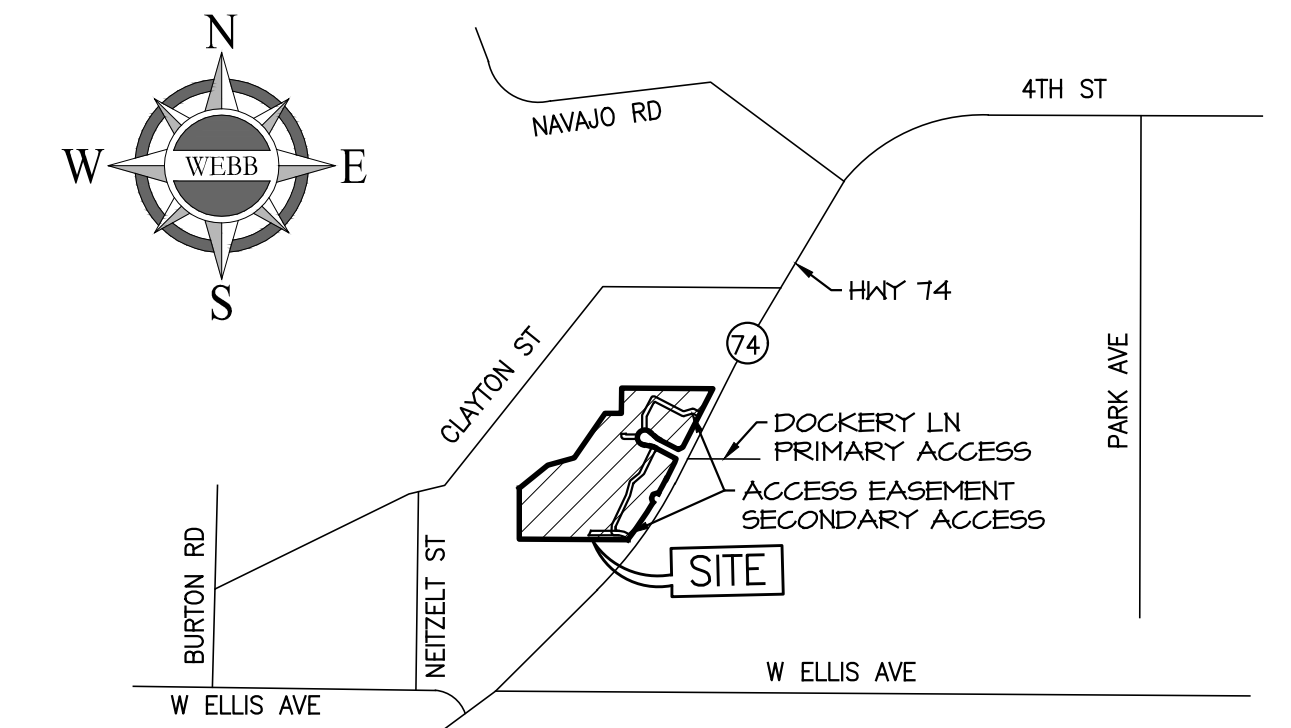
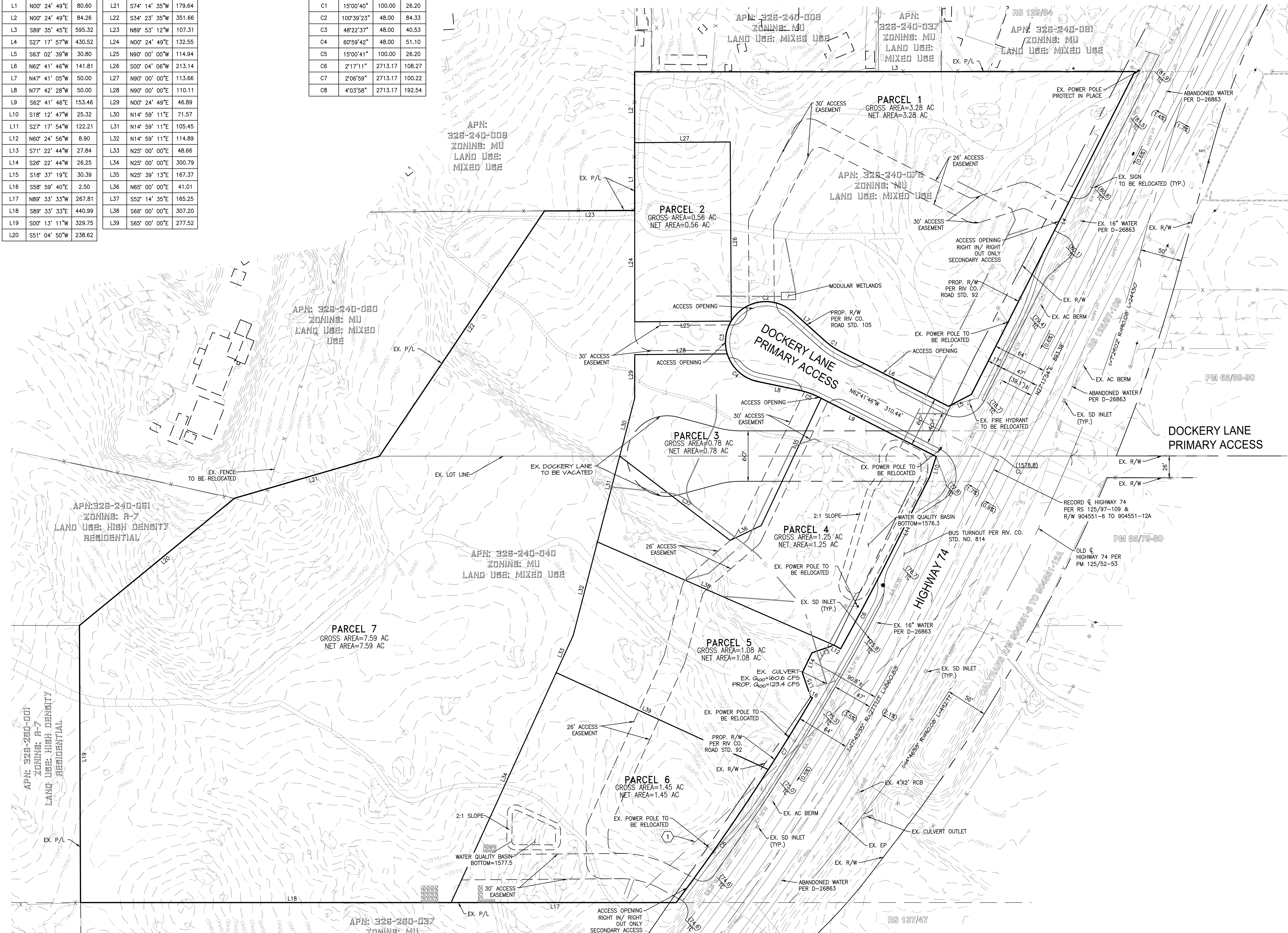


COUNTY OF RIVERSIDE TENTATIVE PARCEL MAP NO. 37850



LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	N00° 24' 49"E	80.60	L21	S74° 14' 35"W	179.64
L2	N00° 24' 49"E	84.26	L22	S34° 23' 35"W	351.66
L3	S89° 35' 45"E	595.32	L23	N89° 53' 12"W	107.31
L4	S27° 17' 57"W	430.52	L24	N00° 24' 49"E	132.55
L5	S63° 02' 39"W	30.80	L25	N90° 00' 00"W	114.94
L6	N62° 41' 46"W	141.81	L26	S00° 04' 06"W	213.14
L7	N47° 41' 05"W	50.00	L27	N90° 00' 00"E	113.66
L8	N77° 42' 28"W	50.00	L28	N90° 00' 00"E	110.11
L9	S62° 41' 46"E	153.46	L29	N00° 24' 49"E	46.89
L10	S18° 12' 47"W	25.32	L30	N14° 59' 11"E	71.57
L11	S27° 17' 54"W	122.21	L31	N14° 59' 11"E	105.45
L12	N60° 24' 56"W	8.90	L32	N14° 59' 11"E	114.89
L13	S71° 22' 44"W	27.84	L33	N25° 00' 00"E	48.66
L14	S26° 22' 44"W	26.25	L34	N25° 00' 00"E	300.79
L15	S18° 37' 19"E	30.39	L35	N25° 39' 13"E	167.37
L16	S58° 59' 40"E	2.50	L36	N65° 00' 00"E	41.01
L17	N89° 33' 33"W	267.81	L37	S52° 14' 35"E	165.25
L18	S89° 33' 33"E	440.99	L38	S66° 00' 00"E	307.20
L19	S00° 13' 11"W	329.75	L39	S65° 00' 00"E	277.52
L20	S51° 04' 50"W	238.62			

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	15°00'40"	100.00	26.20
C2	100°39'23"	48.00	84.33
C3	48°22'37"	48.00	40.53
C4	60°59'42"	48.00	51.10
C5	15°00'41"	100.00	26.20
C6	2°17'11"	2713.17	108.27
C7	2°06'59"	2713.17	100.22
C8	4°03'58"	2713.17	192.54



OWNER/APPLICANT:
SALMANCO, LP
764 WEST RAMONA EXPRESSWAY, SUITE C
PERRIS, CA 92571
PHONE: (951) 776-8300
CONTACT: MARWAN ALABASSI

CIVIL ENGINEER:
ALBERT A. WEBB ASSOCIATES
3788 MCCRAY STREET
RIVERSIDE, CA 92506
PHONE: (951) 320-6066
CONTACT: NICOLE TORSTVET
EMAIL: NICOLE.TORSTVET@WEBBASSOCIATES.COM

TPM 37850 AREA:
GROSS AREA: 15.61 AC
HIGHWAY 74 (VACATION): 0.26 AC
DOCKERY LANE (VACATION): 0.53 AC
DOCKERY LANE (DEDICATION): 0.41 AC
NET AREA: 15.99 AC

NUMBER OF PARCELS:
8 PARCELS

TPM IDENTIFICATION
ASSESSORS PARCEL NO. 326-240-079, 326-240-040
THOMAS BROTHERS MAP PAGE 807, GRID E4 2008 EDITION

UTILITIES:

SEWER PRIVATE ONSITE WASTE WATER TREATMENT SYSTEM	GAS SOUTHERN CALIFORNIA GAS COMPANY 1981 W. LUCOGNA AVENUE REDLANDS, CA 92374 PHONE: 909-335-7500	CABLE TELEVISION SPECTRUM 12625 FREDERICK ST, SUITE F-10 MORENO VALLEY, CA 92553 PHONE: 866-874-2389	TELEPHONE FRONTIER COMMUNICATIONS 29310 BRADLEY RD. SUN CITY, CA 92586 PHONE: 800-921-8101
ELECTRIC SOUTHERN CALIFORNIA EDISON 26100 MENIFEE RD. ROMOLAND, CA 92585 PHONE: 951-928-8290	WATER DISTRICT EASTERN MUNICIPAL WATER DISTRICT P.O. BOX 8300 PERRIS, CA 92572-8300 PHONE: 951-928-6107	SCHOOL DISTRICT PERRIS UNION HIGH SCHOOL DISTRICT 155 E 4TH STREET PERRIS, CA 92570 PHONE: 951-943-6369	PERRIS ELEMENTARY 143 E 1ST STREET PERRIS, CA 92570 PHONE: 951-657-3181

LAND USE/ZONING:
EXISTING LAND USE: VACANT
PROPOSED LAND USE: MIXED USE (MU)
EXISTING & PROPOSED ZONING: MIXED USE (MU)
EXISTING & PROPOSED GENERAL PLAN LAND USE: MIXED USE (MU)

EASEMENT NOTES:
1. APPROXIMATE 1/4 OF RIGHT OF WAY FOR SOUTHERN SIERRAS POWER COMPANY PER BOOK 695 PAGE 413 OF DEED, REC. 11/03/1926.
PLOTTED AS SHOWN ON PM 125/52-53 DUE TO THE POINT OF BEGINNING CANNOT BE ESTABLISHED

LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF RIVERSIDE UNINCORPORATED AREA AND DESCRIBED AS FOLLOWS:
PARCELS 3 AND 4 OF PARCEL MAP 19127, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 125 PAGES 52 AND 53, OF PARCEL MAPS, RECORDS OF RIVERSIDE. EXCEPTING THEREFROM THOSE PORTIONS DESCRIBED AS PARCELS 13890-2 AND 13890-1 IN DEED TO RIVERSIDE COUNTY TRANSPORTATION COMMISSION RECORDED JULY 8, 2003 AS INSTRUMENT NO. 2003-504505, OFFICIAL RECORDS.

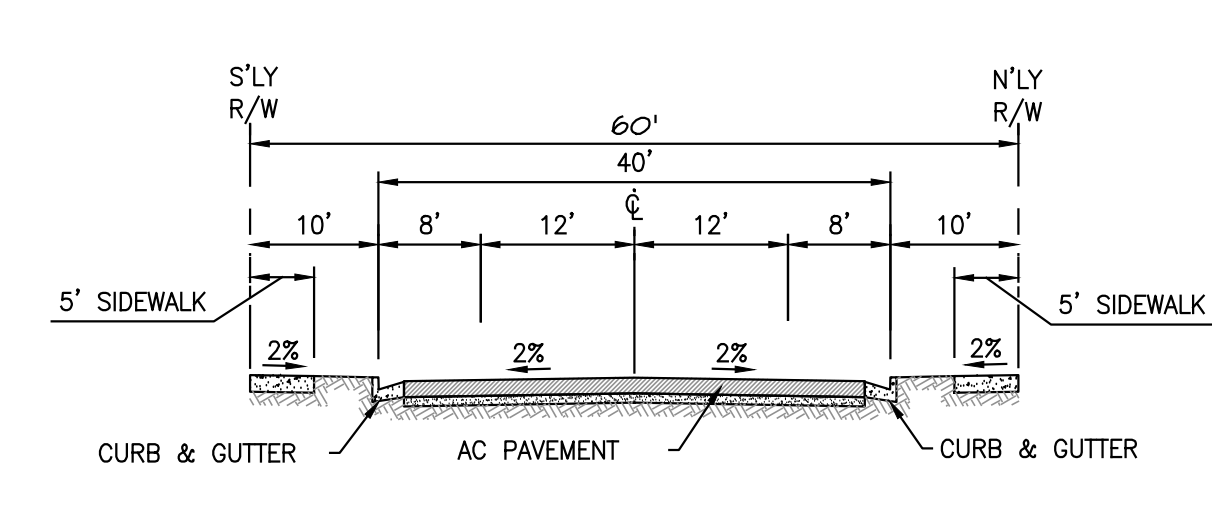
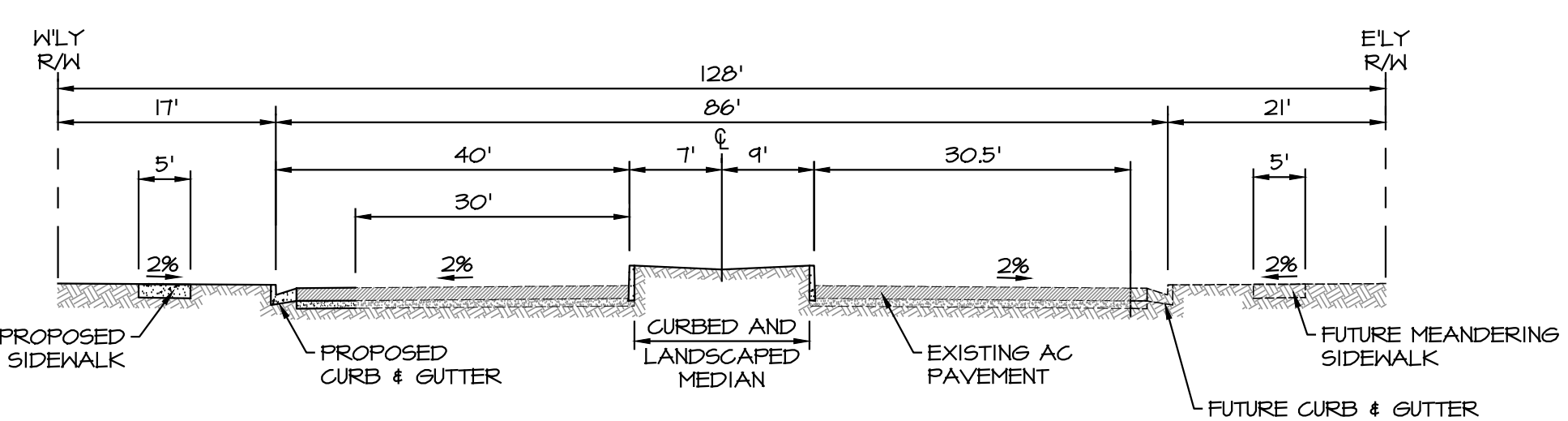
LEGEND

(100:1)	EXISTING ELEVATION	CB	CATCH BASIN
---	PROPERTY BOUNDARY	CL	CENTERLINE
---	PROPOSED R/W	C&G	CURB & GUTTER
---	EXISTING CHAINLINK FENCE	CONC.	CONCRETE
---	PROPOSED STEEL FENCE	EG	EXISTING GRADE
---	EXISTING POWER POLE	EOP	EDGE OF PAVEMENT
---	EXISTING FIRE HYDRANT	EX	EXISTING
---	PROPOSED STORM DRAIN	FH	FIRE HYDRANT
---	GRADEBREAK/RIDGELINE	FL	FLOW LINE
---	FLOWLINE	FS	FINISHED SURFACE
---	EXISTING CONTOURS	PL	PROPERTY LINE
---	PROPOSED CONTOURS	PROP.	PROPOSED
---	EXISTING WATER LINE	R/W	RIGHT OF WAY
---	EXISTING SEWER LINE	SD	STORM DRAIN
---	EXISTING STORM DRAIN	S/W	SIDEWALK
---	EXISTING GAS LINE	TC	TOP OF CURB
---	EXISTING ELECTRICAL LINE		

NOTES:

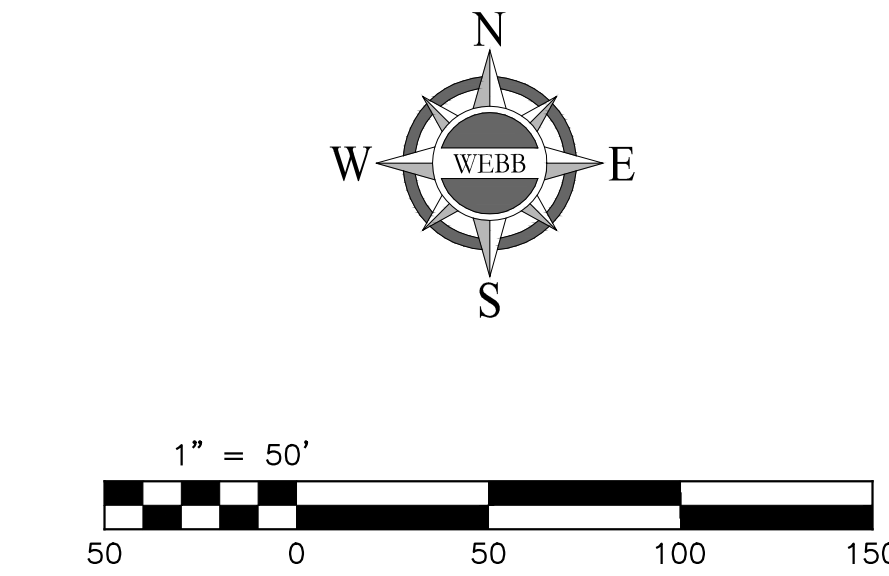
- 2008 THOMAS BROS. MAP-PAGE 807, GRID E4.
- THIS AREA IS NOT SUBJECT TO LIQUEFACTION AND SUBSIDENCE.
- FEMA COMMUNITY PANEL NO. 06065C1440H (ZONE X) & 06065C1420G (ZONE D), COUNTY OF RIVERSIDE
- THIS PROJECT IS NOT WITHIN A SPECIFIC PLAN.
- THIS PROJECT IS WITHIN THE HIGHWAY 74 COMMUNITY PLAN AREA.
- THIS PROJECT IS LOCATED WITHIN ZONE E OF THE MARCH AIR RESERVE BASE AIRPORT COMPATIBILITY ZONES AND WILL REQUIRE REVIEWS BY AIRPORT LAND USE COMMISSION (ALUC).
- A PRIVATE RECIPROCAL ACCESS AND PARKING EASEMENT WILL BE RETAINED FOR PARCELS 1 THROUGH 7.

PARCEL SUMMARY TABLE		
PARCEL #	GROSS ACRES	NET ACRES
1	3.28	3.28
2	0.56	0.56
3	0.78	0.78
4	1.25	1.25
5	1.08	1.08
6	1.45	1.45
7	7.59	7.59
TOTAL	15.99	15.99



HIGHWAY 74
ARTERIAL HIGHWAY
STD. NO. 42 (128' R/W)
TYPICAL SECTION
NOT TO SCALE

DOCKERY LANE
LOCAL STREET
STD. NO. 105 (60' R/W)
TYPICAL SECTION
NOT TO SCALE



REVISIONS		DATE	BY
COUNTY OF RIVERSIDE			
DOCKERY LANE TENTATIVE PARCEL MAP NO. 37850 SCHEDULE E SUBDIVISION AN ALABASSI CONSTRUCTION DEVELOPMENT			
SCALE: 1"=50'	ALBERT A. ENGINEERING CONSULTANTS 3788 MCCRAY STREET RIVERSIDE, CA 92506 PH. (951) 886-1070	W.D. 19-0214	SHEET 1
DATE: 9/28/21	DESIGNED: RC	OF 1 SHEETS	DWG. NO.
CHECKED: SRH	PLN CK REF:		
F.B.			

PLN CK REF: 19-0214-C-C-TPM.DWG 9/29/2021 8:54:41 AM