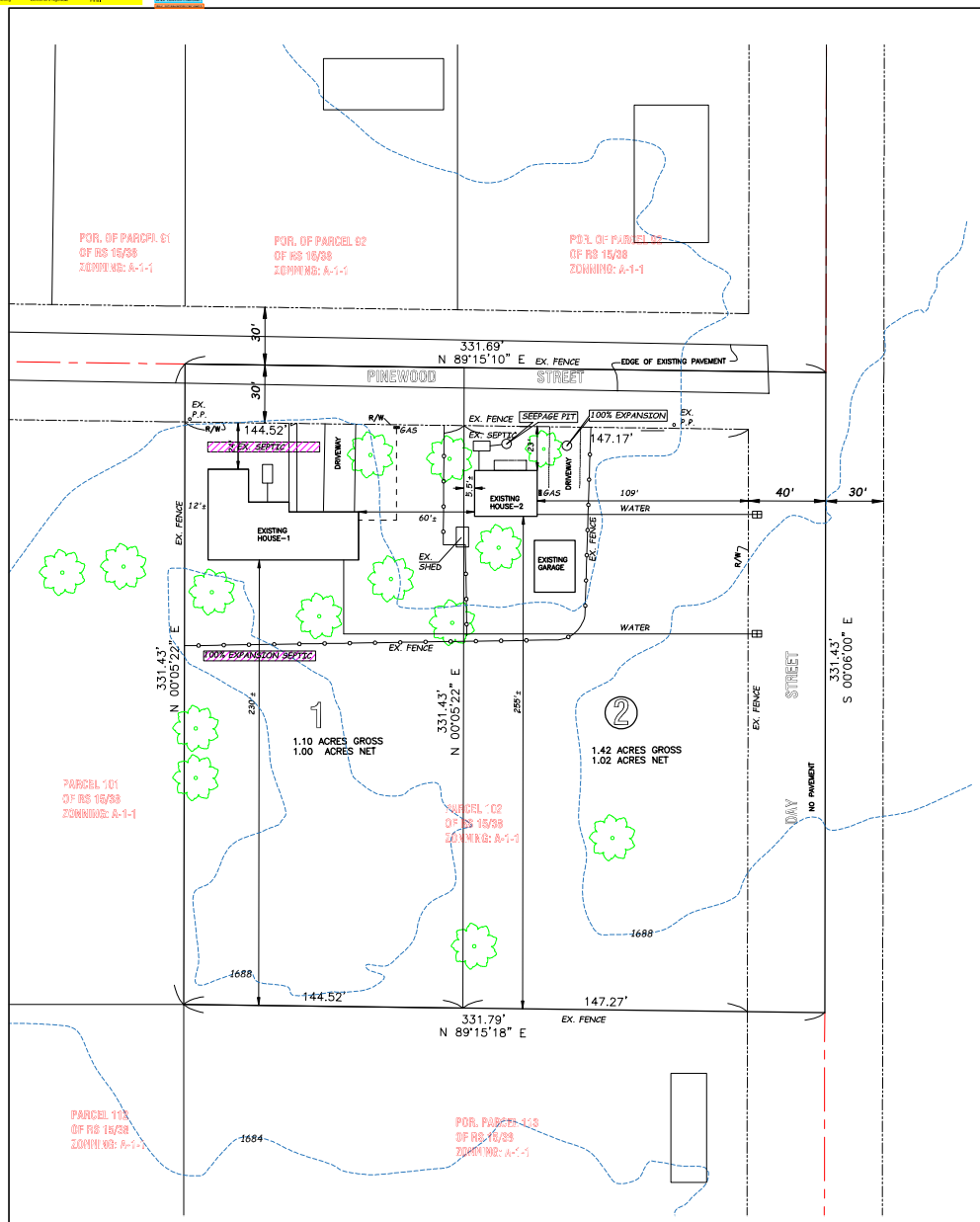
CASE: TPM38761
EXHIBIT: Parcel Map
DATE: 3-7-2024
PLANNER: R. Montoya

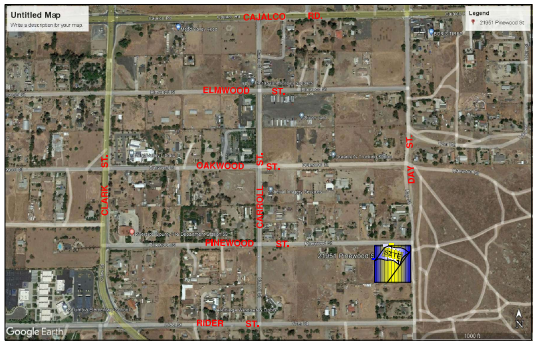


IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE,STATE OF CALIFORNIA

TENTATIVE PARCEL MAP NO. 38761

BEING A DIVISION OF THAT PORTION OF SOUTHEAST ¼ OF SECTION 10, T4S, R4W, S.B.M.
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

OCTOBER *2023*



VICINITY MAP
THOMAS 777-A3 (N.T.S.)

NOTE:
THE AREA SHOWN IN WHERE THE SEPTIC SYSTEM (SEPTIC TANK, LEACH LINES, AND 100% EXPANSION LINES) WILL ALL BE CONTAINED WITHIN THAT SPACE.

PROPERTY DATA:
PARCEL : 2.51 ACRES GROSS
2.09 ACRES NET

LAND USE: RC-VLDR
EXISTING ZONING: A-1-1
PROPOSED ZONING: A-1-1
RESIDENTIAL
MINIMUM DEPTH: 150 FEET
MINIMUM PARCEL WIDTH 100 FEET
MINIMUM SIZE: 20,000 SQ.FT.

SETBACKS:
FRONT : 20 FL
SIDE (EACH) : 10 FL
STREET SIDE: 20 FL
REAR : 20 FL
MAX. PARCEL COVERAGE: 50%
MAX. HEIGHT LIMIT: 40 FL

ASSESSOR PARCEL NO.:
318-180-070, RIVERSIDE COUNTY

LEGAL DESCRIPTION:
LOT 102 OF THE RECORD OF SURVEY, RECORDED IN BOOK 15 OF PARCEL MAPS, PAGES 38, RECORD OFFICE OF RIVERSIDE COUNTY, CALIFORNIA

TOWNSHIP /RANGE:
T4S,R4W, SEC. 10

FEMA FLOOD PLAIN:
NOT REQUIRED

FAULT ZONE:
NOT IN A FAULT ZONE

LIQUEFACTION POTENTIAL: NOT IN A LIQUEFACTION AREA
WATERSHED: SANTA ANA RIVER

PALEONTOLOGICAL SENSITIVITY:
LOW POTENTIAL

FIRE AREA:
VERY HIGH FIRE

BASIS OF BEARINGS:
CENTER LINE OF WEBSTER AVE. NEXT TO CROSS SECTION OF CENTER LINE OF OAKWOOD ST.
N89°15'15"E

SURCE OF TOPO:
RIVERSIDE COUNTY FLOOD CONTROL
SCALE: 1"=200'

BENCH MARK :
Z 8351
½" I.P.W/ ILLEGIBLE TAG
DN 1.35' IN AC, DAY ST.
E. 6,249,235.47
N. 2,252,495.09
GPS EL. 1,722.5

SUPERVISORIAL DISTRICT:
DISTRICT 1

AIRPORT COMPATIBILITY ZONES:
MARCH AIRE RESERVE BASE, ZONE "D"

UTILITY SERVICES:

THE GAS COMPANY
SOUTHERN CALIFORNIA GAS CO.
1-800-427-2200

ELECTRIC:
SOUTHERN CALIFORNIA EDISON
1-800-684-8123

WATER:
CABLE COMPANY:
SEWER:
ONSITE SEPTIC SYSTEM

TRASH:
CR&R
1-800-755-8112

SCHOOLDISTRICT:
VAL VARDE UNIFIED
951-940-6155

TELEPHONE COMPANY:
VERIZON
1-800-483-5000

SCALE 1"=30'
GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

24 HOUR POINT OF CONTACT
BRENDA PORCHIA
(951) 483-6870

OWNER:
BRENDA W. PORCHIA
21951 PINEWOOD ST.
PERRIS, CA 92570
951-483-6870

ASSESSOR PARCEL NO.:
318-180-070, RIVERSIDE COUNTY

THIS MAP PREPARED BY:
AC ENGINEERING GROUP, INC.
UNDER DIRECTION OF :
MOKSUDUR RAHMAN P.E. RCE # 69263 EXP. 6-30-2024
750 S. LINCOLN AVE. # 104-167
CORONA, CA 92882
951-272-8181 FAX: 951-272-8794
DATE OF PREPARATION: 10-14-2023

Know what's below, Call before you dig.

ACE Group, Inc.
750 S. LINCOLN AVE. #104-167
CORONA, CA 92882
(951) 272-8181, (951) 272-8794 FAX

REGISTERED PROFESSIONAL ENGINEER
MOKSUDUR RAHMAN
C 069263
EXP. 06-30-24
CIVIL
STATE OF CALIFORNIA

THESE PLANS ARE PREPARED UNDER THE DIRECTION OF :

REVISIONS	APPD	DATE

TENTATIVE PARCEL MAP NO. 38761
21951 PINEWOOD ST.
PERRIS ,CA 92570

0626-6823-WO

DATE10/14/23

SCALE: N.T.S.

SHEET 1 OF 1