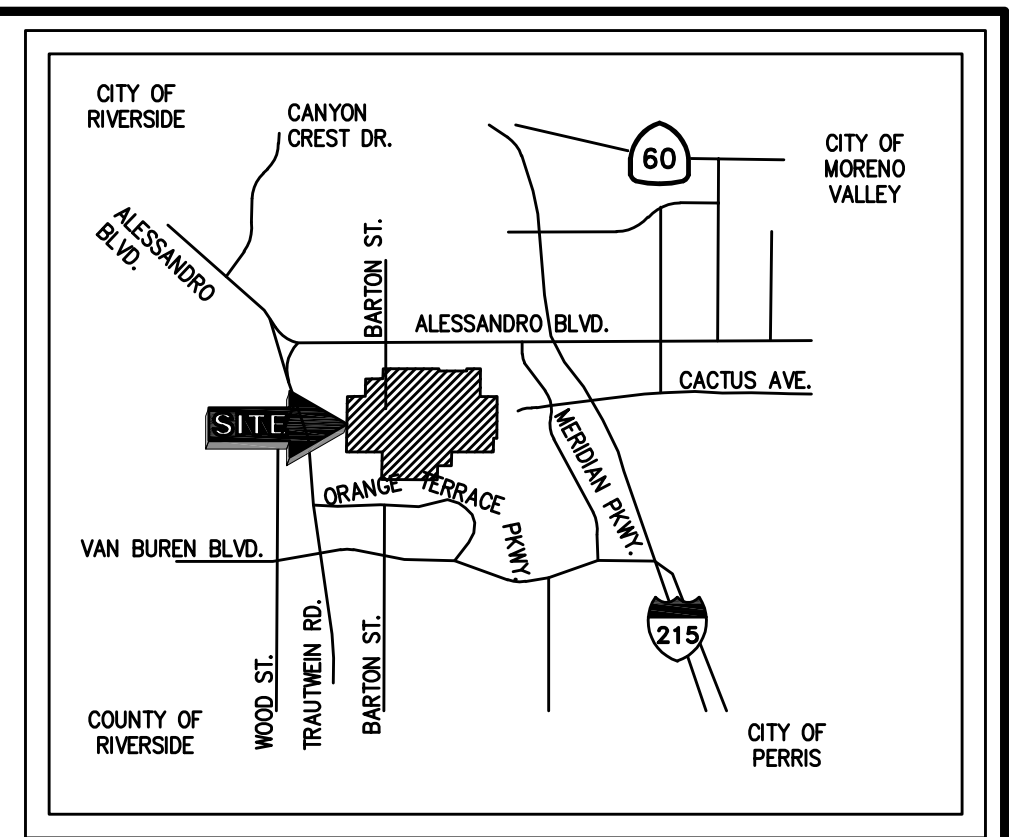
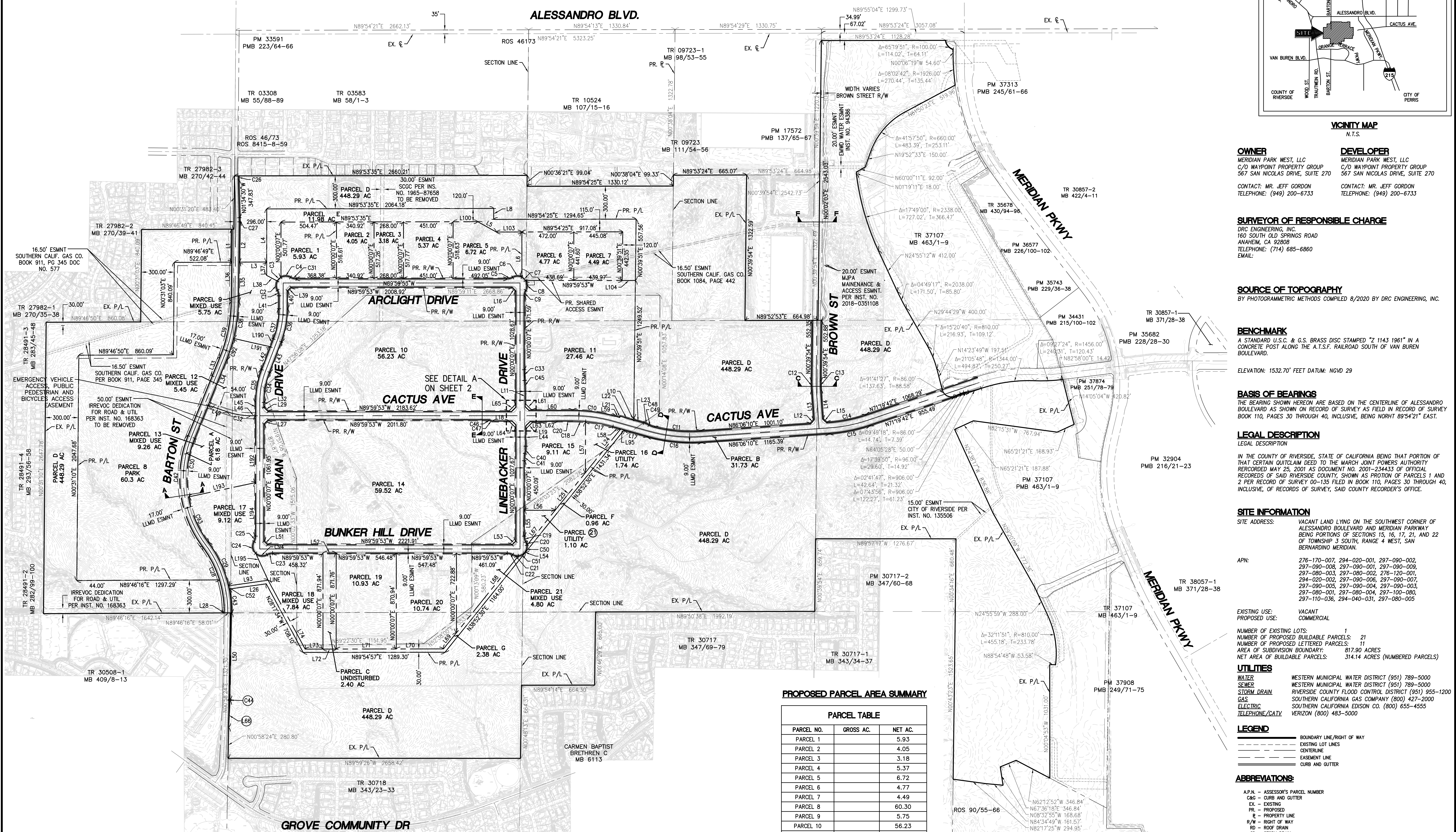


# TENTATIVE PARCEL MAP No. 38063

ALESSANDRO BLVD.



VICINITY MAP  
N.T.S.

**OWNER**  
MERIDIAN PARK WEST, LLC  
C/O WAYPOINT PROPERTY GROUP  
567 SAN NICOLAS DRIVE, SUITE 270  
CONTACT: MR. JEFF GORDON  
TELEPHONE: (949) 200-6733

**DEVELOPER**  
MERIDIAN PARK WEST, LLC  
C/O WAYPOINT PROPERTY GROUP  
567 SAN NICOLAS DRIVE, SUITE 270  
CONTACT: MR. JEFF GORDON  
TELEPHONE: (949) 200-6733

**SURVEYOR OF RESPONSIBLE CHARGE**  
DRC ENGINEERING, INC.  
160 SOUTH OLD SPRINGS ROAD  
ANAHEIM, CA 92808  
TELEPHONE: (714) 685-8860  
EMAIL:

**SOURCE OF TOPOGRAPHY**  
BY PHOTOGRAMMETRIC METHODS COMPILED 8/2020 BY DRC ENGINEERING, INC.

**BENCHMARK**  
A STANDARD U.S.C. & G.S. BRASS DISC STAMPED "Z 1143 1961" IN A CONCRETE POST ALONG THE A.T.S.F. RAILROAD SOUTH OF VAN BUREN BOULEVARD.

ELEVATION: 1532.70' FEET DATUM: NGVD 29

**BASIS OF BEARINGS**  
THE BEARING SHOWN HEREON ARE BASED ON THE CENTERLINE OF ALESSANDRO BOULEVARD AS SHOWN ON RECORD OF SURVEY AS FIELD IN RECORD OF SURVEY BOOK 110, PAGES 30 THROUGH 40, INCLUSIVE, BEING NORTH 89°54'21" EAST.

**LEGAL DESCRIPTION**  
LEGAL DESCRIPTION  
IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA BEING THAT PORTION OF THAT CERTAIN QUILCLAIM DEED TO THE MARCH JOINT POWERS AUTHORITY RECORDED MAY 25, 2001 AS DOCUMENT NO. 2001-234433 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, SHOWN AS PORTION OF PARCELS 1 AND 2 PER RECORD OF SURVEY 00-135 FILED IN BOOK 110, PAGES 30 THROUGH 40, INCLUSIVE, OF RECORDS OF SURVEY, SAID COUNTY RECORDER'S OFFICE.

**SITE INFORMATION**  
SITE ADDRESS: VACANT LAND LYING ON THE SOUTHWEST CORNER OF ALESSANDRO BOULEVARD AND MERIDIAN PARKWAY BEING PORTIONS OF SECTIONS 15, 16, 17, 21, AND 22 OF TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

APN: 276-170-007, 294-020-001, 297-090-002, 297-090-008, 297-090-001, 297-090-009, 297-080-003, 297-080-002, 276-120-001, 294-020-002, 297-090-006, 297-090-007, 297-090-005, 297-090-004, 297-090-003, 297-080-001, 297-080-004, 297-100-080, 297-110-036, 294-040-031, 297-080-005

EXISTING USE: VACANT  
PROPOSED USE: COMMERCIAL

NUMBER OF EXISTING LOTS: 1  
NUMBER OF PROPOSED BUILDABLE PARCELS: 21  
NUMBER OF PROPOSED LETTERED PARCELS: 11  
AREA OF SUBDIVISION BOUNDARY: 817.90 ACRES  
NET AREA OF BUILDABLE PARCELS: 314.14 ACRES (NUMBERED PARCELS)

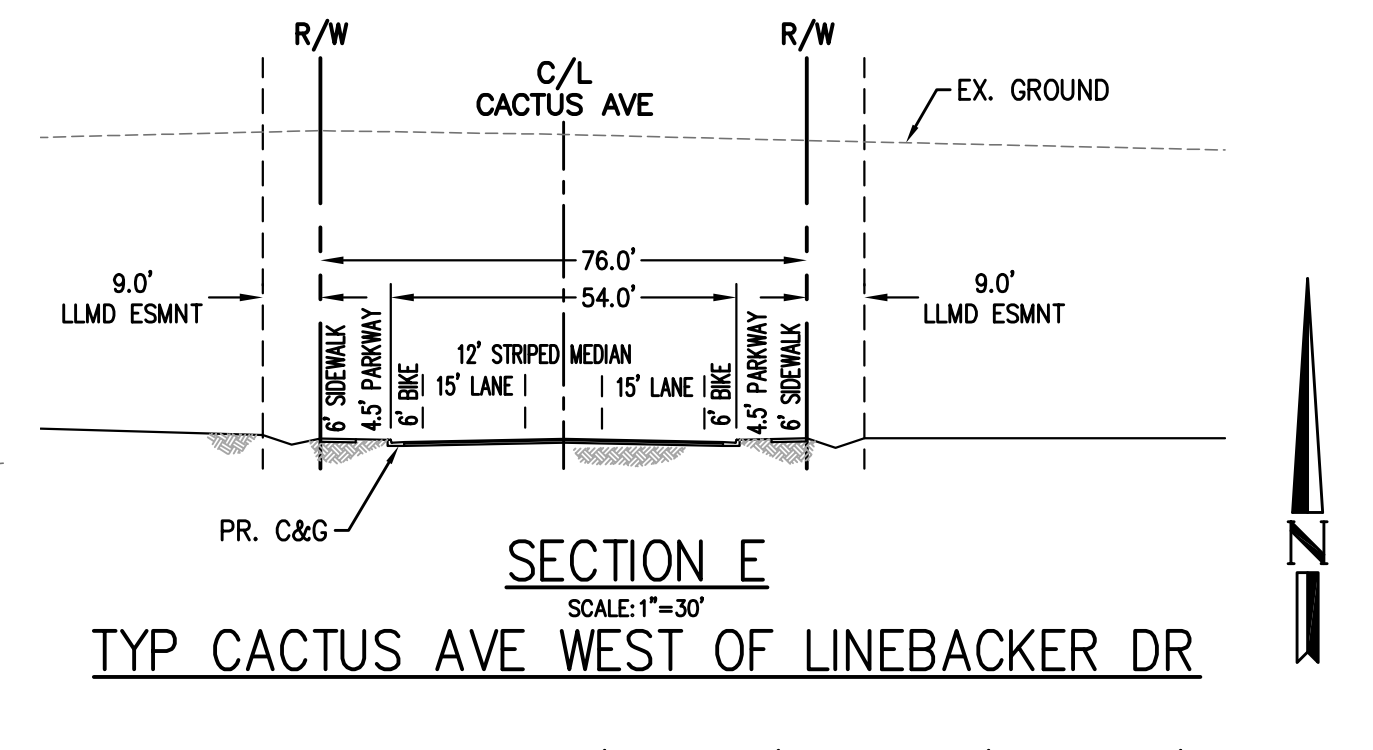
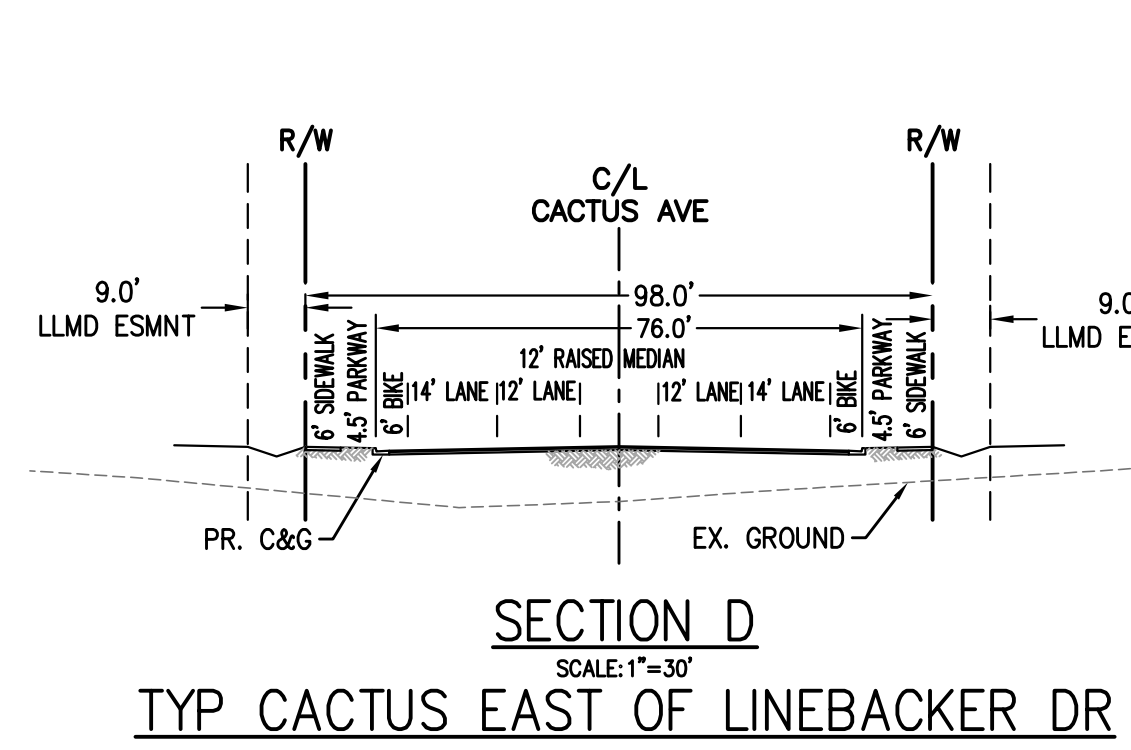
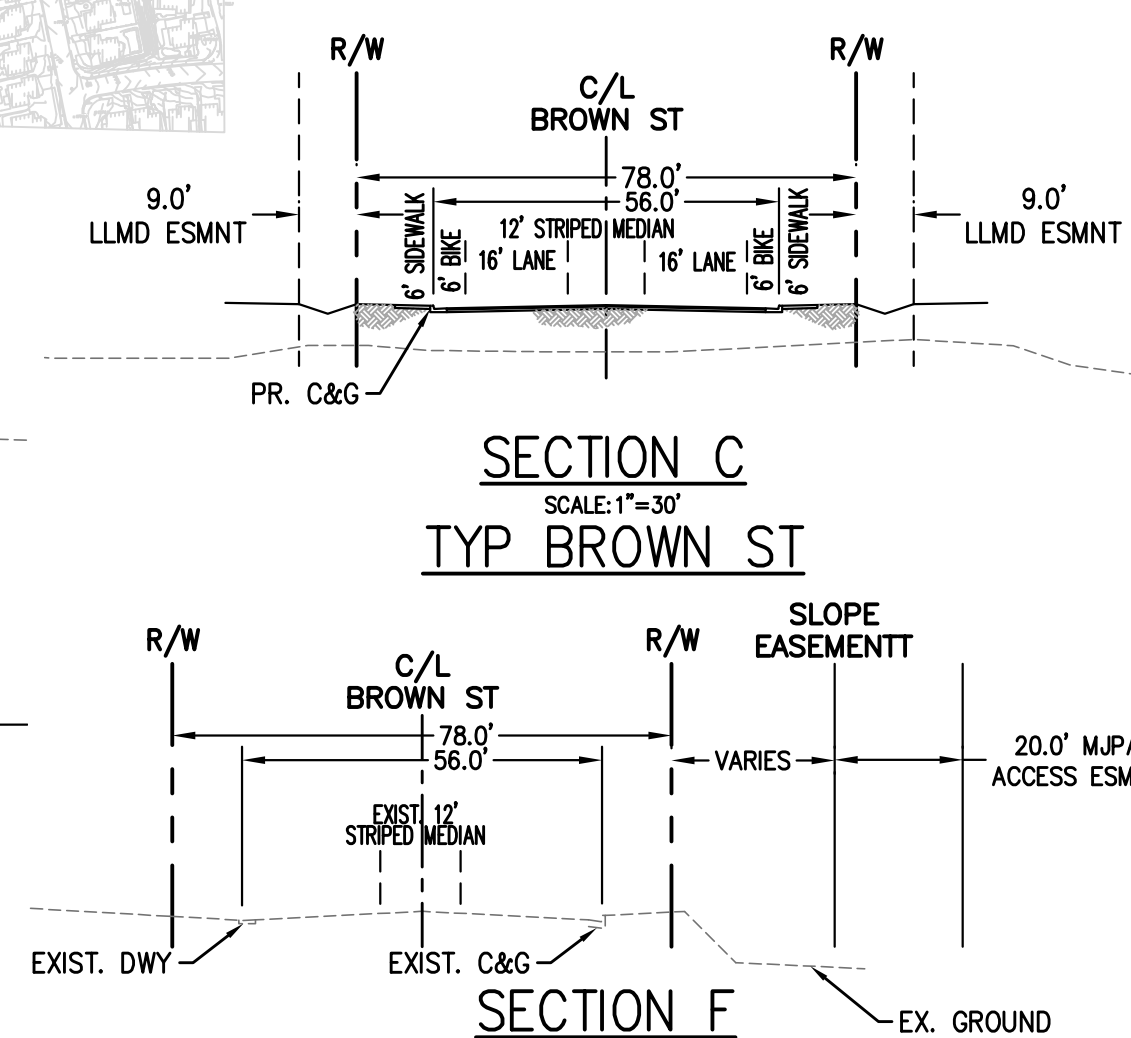
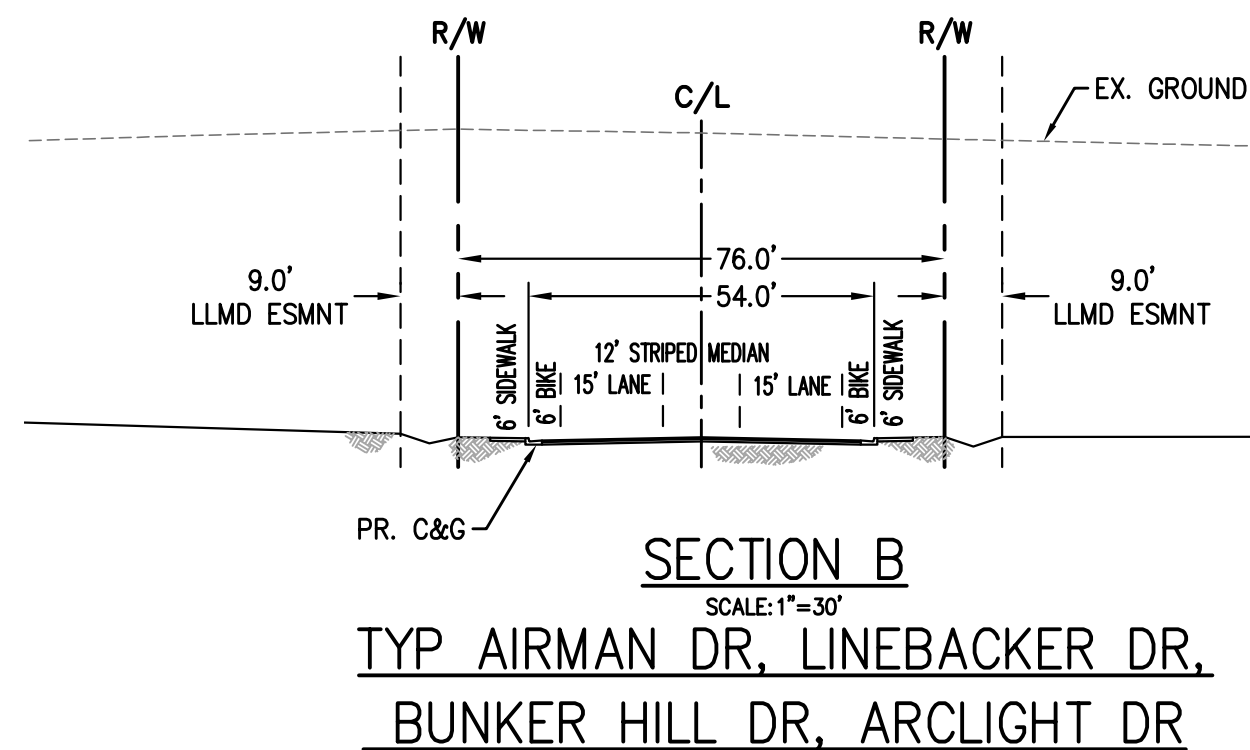
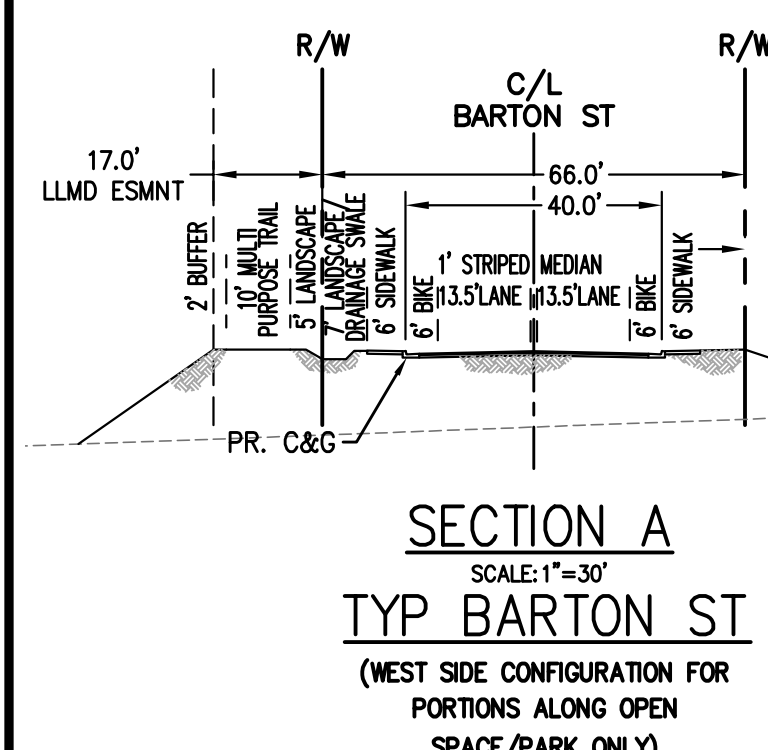
**UTILITIES**  
WATER: WESTERN MUNICIPAL WATER DISTRICT (951) 789-5000  
SEWER: WESTERN MUNICIPAL WATER DISTRICT (951) 789-5000  
STORM DRAIN: RIVERSIDE COUNTY FLOOD CONTROL DISTRICT (951) 955-1200  
GAS: SOUTHERN CALIFORNIA GAS COMPANY (800) 427-2000  
ELECTRIC: SOUTHERN CALIFORNIA EDISON CO. (800) 655-4555  
TELEPHONE/CATV: VERIZON (800) 483-5000

**LEGEND**  
BOUNDARY LINE/RIGHT OF WAY  
EXISTING LOT LINES  
CENTERLINE  
EASEMENT LINE  
CURB AND GUTTER

**ABBREVIATIONS:**  
A.P.N. - ASSESSOR'S PARCEL NUMBER  
C&G - CURB AND GUTTER  
EX - EXISTING  
PR - PROPOSED  
PL - PROPERTY LINE  
R/W - RIGHT OF WAY  
RD - ROAD  
SD - STORM DRAIN  
SS - SANITARY SEWER  
SSMH - SEWER MANHOLE  
TC - TOP OF CURB  
TG - TOP OF GRADE  
TYP - TYPICAL  
W - WATER  
WM - WATER METER  
WV - WATER VALVE

**PROPOSED PARCEL AREA SUMMARY**

PARCEL NO.	GROSS AC.	NET AC.
PARCEL 1	5.93	
PARCEL 2	4.05	
PARCEL 3	3.18	
PARCEL 4	5.37	
PARCEL 5	6.72	
PARCEL 6	4.77	
PARCEL 7	4.49	
PARCEL 8	60.30	
PARCEL 9	5.75	
PARCEL 10	56.23	
PARCEL 11	27.46	
PARCEL 12	5.45	
PARCEL 13	9.26	
PARCEL 14	59.52	
PARCEL 15	9.11	
PARCEL 16	1.74	
PARCEL 17	9.12	
PARCEL 18	7.84	
PARCEL 19	10.93	
PARCEL 20	10.74	
PARCEL 21	4.80	
PARCEL 22	1.10	
PARCEL A	61.8	
PARCEL B	31.73	
PARCEL C	2.40	
PARCEL D	448.29	
PARCEL E	11.98	
PARCEL F	2.38	
PARCEL G	0.03	
PARCEL H	0.03	
PARCEL I	0.03	
PARCEL J	0.03	
PARCEL K	0.03	
TOTAL	817.90	



DATE OF PREPARATION: December 12, 2022

PREPARED BY: **DRC** Engineering, Inc.  
Civil Engineering/Land Surveying/Planning  
160 S. Old Springs Road  
Suite 210  
Anaheim Hills, CA 92808  
714-685-8860

PROJECT: **MERIDIAN UPPER PLATEAU SW CNR OF ALESSANDRO BLVD & MERIDIAN PKWY RIVERSIDE, CALIFORNIA TENTATIVE PARCEL MAP**

DRAWING NAME: \_\_\_\_\_

ISSUE: **TPM**

DATE: **12/12/2022**

CHECKED: **MH** DRAWN: **JS**

DRAWING FILE: **20-750.TPM**

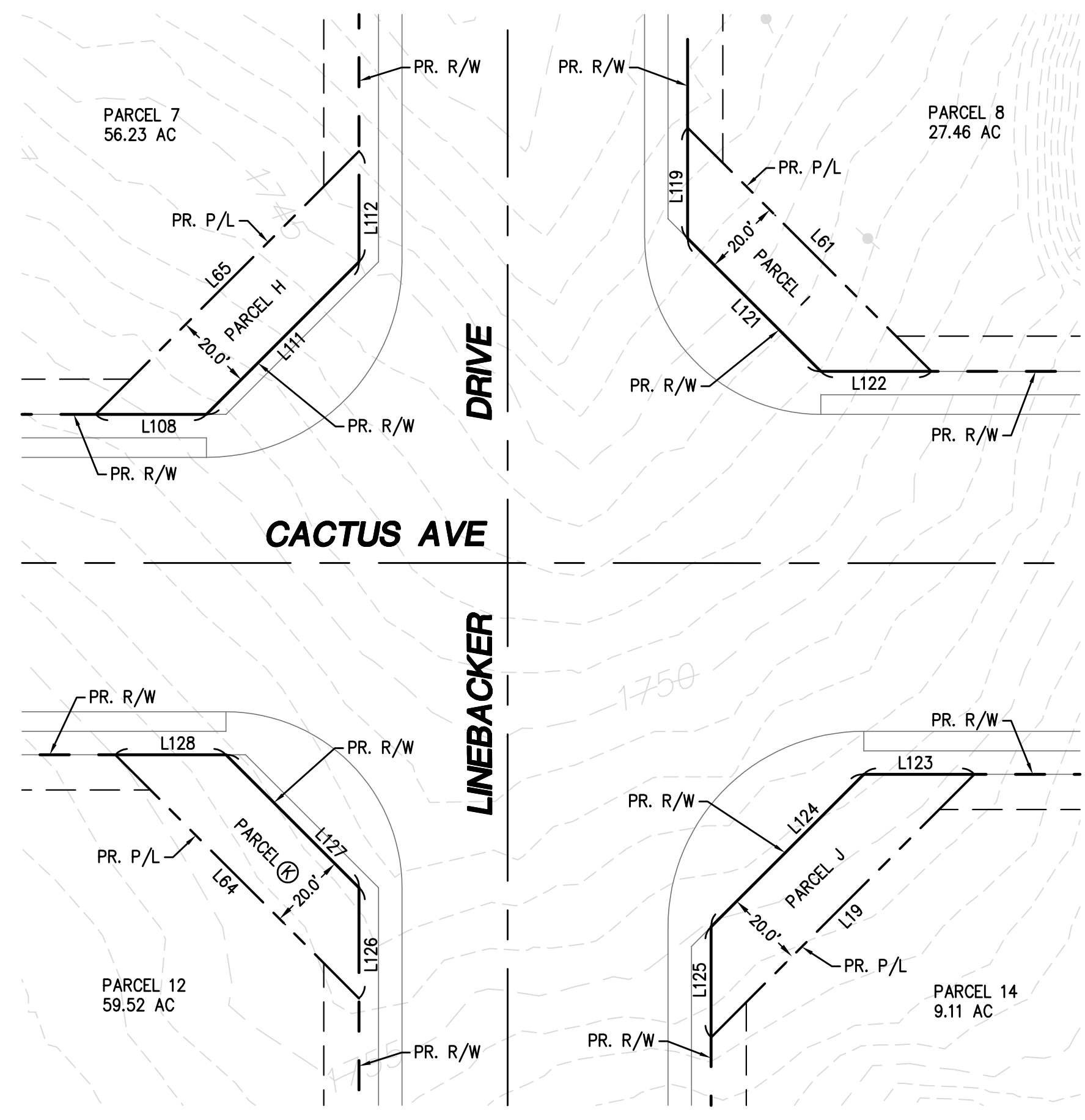
PROJECT NO.: **20-750**

SHEET NUMBER: **1**

OF **2** SHEETS

SCALE: **AS SHOWN**





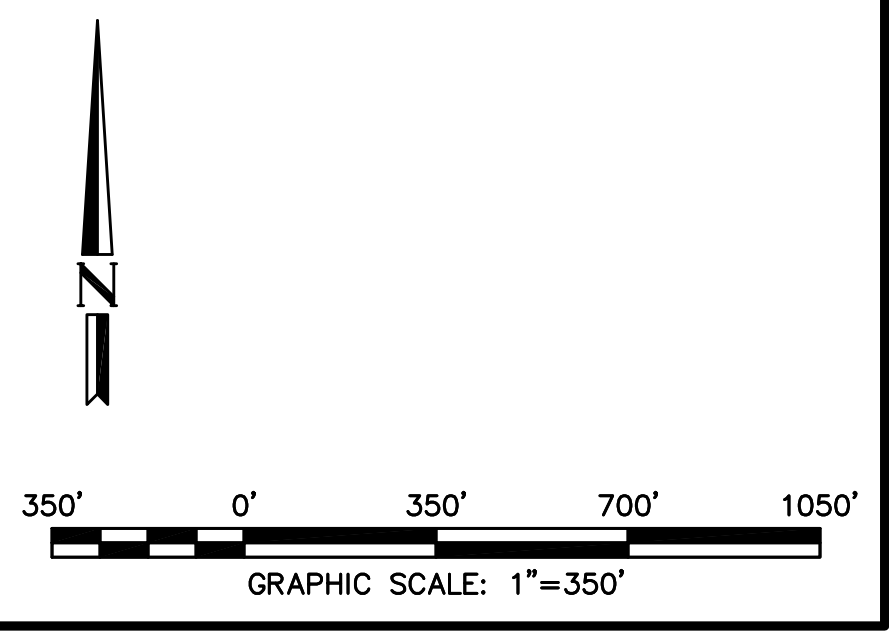
DETAIL A  
SCALE: 1"=30'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	52.64'	100.00'	30°09'40"
C2	87.23'	86.03'	58°05'37"
C3	48.55'	86.10'	32°18'32"
C4	89.86'	86.00'	59°51'51"
C5	52.64'	100.00'	30°09'40"
C6	86.28'	86.00'	57°28'53"
C7	45.76'	86.00'	30°29'15"
C8	93.59'	86.00'	62°21'12"
C9	52.64'	100.00'	30°09'40"
C10	397.47'	1449.00'	15°42'59"
C11	429.45'	1351.00'	18°12'46"
C12	82.73'	1039.00'	4°33'43"
C13	76.52'	961.00'	4°33'43"
C14	367.13'	1351.00'	15°34'12"
C15	373.64'	1449.00'	14°46'28"
C16	496.07'	1449.00'	19°36'56"
C17	252.20'	1351.00'	10°41'45"
C18	118.39'	1351.00'	5°01'15"
C19	52.62'	101.74'	29°38'02"
C20	35.09'	86.00'	23°22'33"
C21	53.48'	86.00'	35°37'47"
C22	52.64'	100.00'	30°09'40"
C23	52.64'	100.00'	30°09'40"
C24	112.82'	85.99'	75°10'34"
C25	52.64'	100.00'	30°09'40"
C26	31.73'	867.00'	2°05'50"
C27	37.33'	933.00'	2°17'32"
C28	641.85'	967.00'	38°01'50"
C29	436.72'	1033.00'	24°13'23"
C30	541.57'	967.00'	32°05'20"
C31	52.64'	100.00'	30°09'40"
C32	214.87'	650.00'	18°56'25"
C33	97.11'	1189.00'	4°40'46"
C34	279.22'	762.33'	20°59'08"
C35	306.93'	874.29'	20°06'52"
C36	307.14'	838.00'	21°00'00"
C37	279.29'	762.00'	21°00'00"
C38	339.79'	1324.35'	14°42'02"
C39	516.47'	1385.00'	21°21'56"
C40	68.75'	325.00'	12°07'15"
C41	64.10'	303.00'	12°07'15"
C42	1066.25'	1033.00'	59°08'25"
C43	218.87'	1033.00'	12°08'23"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C44	7.50'	233.00'	1°50'38"
C45	98.91'	1211.00'	4°40'46"
C46	6.84'	9.00'	43°31'52"
C47	23.55'	31.00'	43°31'52"
C48	51.05'	211.00'	13°51'48"
C49	50.36'	189.00'	15°15'57"
C50	66.37'	86.00'	44°13'07"
C51	70.69'	86.00'	47°05'54"
C52	30.07'	1033.00'	1°40'05"
C92	201.37'	1451.00'	7°57'06"
C93	456.55'	966.97'	27°03'08"
C94	112.82'	85.38'	75°42'41"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	300.04'	N0°43'02.13"E
L2	366.18'	N0°43'02.13"E
L3	252.27'	N89°47'11.52"E
L4	482.79'	N0°00'07.13"E
L5	193.28'	N61°01'09.13"W
L6	410.21'	N0°00'07.13"E
L10	19.29'	N38°52'30.13"E
L11	111.01'	N0°00'07.13"E
L12	48.08'	N41°06'10.46"E
L13	269.14'	N3°53'49.54"W
L14	269.01'	N3°53'49.54"W
L15	47.75'	N48°29'57.75"W
L16	48.08'	N44°59'52.87"W
L17	220.29'	N74°16'53.67"W
L18	149.27'	S89°59'52.87"E
L19	95.15'	N45°00'07.13"E
L20	136.49'	S89°59'52.87"E
L21	12.00'	S15°43'06.33"W
L22	116.66'	S74°16'53.67"E
L23	105.84'	S74°16'53.67"E
L24	510.84'	N38°52'30.13"E
L25	438.58'	N38°52'30.13"E
L26	339.77'	N81°58'35.13"E
L27	55.15'	N45°00'07.13"E
L28	0.69'	N0°58'23.63"E
L29	55.15'	S44°59'52.87"E
L32	43.45'	S0°00'07.13"W
L33	188.22'	N22°04'58.22"E
L34	449.06'	N22°04'58.22"E
L35	357.48'	N0°43'02.13"E
L36	356.37'	N0°43'02.13"E
L37	121.85'	N0°00'07.13"E
L38	109.40'	N62°02'53.45"W
L39	48.08'	N45°00'07.13"E
L40	162.10'	N0°00'07.13"E
L41	117.88'	N0°00'23.37"W
L42	220.38'	N20°59'34.37"E
L43	297.86'	N20°59'42.99"E
L44	155.73'	N0°00'07.13"E
L45	120.45'	S0°00'07.13"W
L46	46.26'	S89°59'52.87"E
L47	585.84'	N22°04'58.22"E
L48	324.93'	N22°04'58.22"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L49	183.35'	S71°03'28.31"E
L50	787.73'	N0°58'23.63"E
L51	48.08'	N44°59'52.87"W
L52	120.00'	S89°59'52.87"E
L53	48.08'	S45°00'07.13"W
L54	4.14'	S51°07'29.87"E
L55	235.71'	N0°00'07.13"E
L56	281.74'	S89°59'52.87"E
L57	456.28'	S0°00'58.55"W
L58	74.95'	N74°16'53.67"W
L59	37.97'	S74°16'53.67"E
L60	369.20'	S89°59'52.87"E
L61	88.08'	N44°59'53.87"W
L62	150.08'	N88°05'34.19"E
L63	71.72'	N89°59'54.61"W
L64	88.08'	N44°59'54.02"W
L65	95.15'	N45°00'07.13"E
L66	244.88'	N2°49'01.63"E
L67	409.75'	N38°52'30.13"E
L68	896.66'	N38°52'30.13"E
L69	189.35'	N38°52'30.13"E
L70	428.64'	N89°54'57.13"E
L71	546.48'	N89°54'57.13"E
L72	120.00'	N89°54'57.13"E
L73	161.91'	N89°54'57.13"E
L74	711.05'	N28°17'33.87"W
L93	362.76'	N81°58'35.13"E
L95	32.63'	N74°16'53.67"W
L100	224.10'	N89°53'34.54"E
L103	231.80'	N89°54'25.50"E
L104	120.01'	N89°59'52.87"W
L108	28.28'	N89°59'52.87"W
L111	55.15'	S45°00'07.13"W
L112	28.28'	S0°00'07.13"W
L119	28.28'	S0°00'07.13"W
L121	48.08'	S44°59'52.87"E
L122	28.28'	S89°59'52.87"E
L123	28.28'	S89°59'52.87"E
L124	55.15'	N45°00'07.13"E
L125	28.28'	N0°00'07.13"E
L126	28.28'	S0°00'07.21"W
L127	48.08'	S44°59'54.02"E
L128	28.28'	S89°59'52.87"E



DATE OF PREPARATION: December 12, 2022

PREPARED BY: **DLORC**  
160 S. Old Springs Road  
Suite 210  
Anheim Hills, CA 92808  
Civil Engineering/Land Surveying/Land Planning 714-665-8660

NO.:	REVISION:

PROJECT: **MERIDIAN UPPER PLATEAU SW CNR OF ALESSANDRO BLVD & MERIDIAN PKWY RIVERSIDE, CALIFORNIA**

DRAWING NAME: **TENTATIVE PARCEL MAP**

ISSUE:	TPM
DATE:	12/12/2022
CHECKED: MH	DRAWN: JS
DRAWING FILE:	20-750.TPM
PROJECT NO.:	20-750
SHEET NUMBER:	2
OF	2 SHEETS
SCALE:	AS SHOWN

FILENAME: Y:\ORC\BLOCK\orders\ORC\ENG\_CAD\20-750\20-750.dwg; LAST SAVED ON: May 25 2016 3:36pm PLOTTED BY: LENA; ON: Jun 22 2016 11:35am; CPO