

**OWNER/APPLICANT**  
 EXETER CHERRY VALLEY LAND, LLC  
 4602 EAST UNIVERSITY DRIVE, SUITE 105  
 PHOENIX, AZ 85034  
 TEL: 708-341-4821  
 ATTN: ANDREW GREYBAR  
 EMAIL: AGREYBAR@EXETERPS.COM

**ENGINEER**  
 ALBERT A. WEBB ASSOCIATES  
 3788 MCGRAW STREET  
 RIVERSIDE, CA 92508  
 TEL: (951) 320-6001  
 FAX: (951) 788-1256  
 ATTN: BYANKA VELASCO  
 EMAIL: BYANKA.VELASCO@WEBBASSOCIATES.COM

**ASSESSOR'S PARCEL NO.**  
 407-230-022-22), 407-190-016, 407-190-017

**LAND USE**  
 EXISTING LAND USE: LOW DENSITY RESIDENTIAL  
 PROPOSED LAND USE: E-COMMERCE, COMMERCIAL, OPEN SPACE  
 EXISTING ZONING: SPECIFIC PLAN  
 PROPOSED ZONING: SPECIFIC PLAN

**UTILITIES**

WATER	BEAUMONT CHERRY VALLEY WATER DISTRICT	451-845-4501
SEWER	CITY OF BEAUMONT	451-764-8520
GAS	SOUTHERN CALIFORNIA GAS COMPANY	1-800-423-1391
ELECTRIC	SOUTHERN CALIFORNIA EDISON	1-800-655-8844
TELEPHONE	ATT	1-800-241-3624
TELEVISION	SPECTRUM/CHARTER	1-844-780-6054

**BASIS OF BEARINGS**  
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CGS83, ZONE 5, BASED LOCALLY ON CONTROL STATIONS "MLFP", "P584" AND "GRFP", NAD 83 (NRS2011) AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID, QUOTE BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE AS SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES, MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.9999024748. CALCULATIONS ARE MADE AT POINT #1 WITH COORDINATES OF N2284970.819, E16326052.571, USING AN ELEVATION OF 2492.644 FEET. THE CONVERGENCE ANGLE AT POINT #1 IS -00°29'02.30".

**LEGAL DESCRIPTION**  
 THE LAND REFERRED TO HEREIN BELONGS TO THE CITY OF BEAUMONT (AREA), IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

**PARCEL 1:** APN 407-190-016  
 THE WESTERLY 208.71 FEET OF THE NORTHERLY 1073.55 FEET OF THE SOUTH HALF OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.  
 EXCEPTING THEREFROM THE NORTHERLY 30 FEET IN WOODLAND AVENUE, NOW CHERRY VALLEY BOULEVARD.  
 ALSO EXCEPTING THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED NOVEMBER 14, 1974 AS INSTRUMENT NO. 146636.

**PARCEL 2:** APN 407-190-017  
 THAT PORTION OF THE SOUTH HALF OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTH HALF OF SECTION 24, SAID POINT BEING ALSO A POINT IN THE CENTER OF WOODLAND AVENUE;  
 THENCE NORTH 84° 33' 30" EAST ON THE CENTER LINE OF WOODLAND AVENUE, 786.12 FEET, MORE OR LESS, TO A POINT DISTANT SOUTH 84° 33' 30" WEST, 741 FEET, FROM THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO J. VINCENT HANNON AND JEREMIAH C. HANNON BY DEED RECORDED JANUARY 28, 1909 IN BOOK 276, PAGE 324 OF DEEDS, RIVERSIDE COUNTY RECORDS;  
 THENCE SOUTH 0° 28' 50" WEST AND PARALLEL WITH THE WESTERLY LINE OF SAID PARCEL CONVEYED TO HANNON, 1975 FEET TO A POINT ON THE NORTHERLY LINE OF THAT CERTAIN PARCEL CONVEYED TO MELVIN F. KLAGOS AND PAULINE M. KLAGOS, HUSBAND AND WIFE BY DEED RECORDED AUGUST 4, 1994 AS INSTRUMENT NO. 67500;  
 THENCE WESTERLY ON THE NORTHERLY LINE OF SAID PARCEL CONVEYED TO KLAGOS TO A POINT IN THE WEST LINE OF SAID SECTION 24; THENCE NORTH 0° 01' 40" EAST ON THE WEST LINE OF SAID SECTION 24, TO THE POINT OF BEGINNING;  
 EXCEPTING THEREFROM THE WESTERLY 208.71 FEET OF THE NORTHERLY 1073.55 FEET;  
 ALSO EXCEPTING THEREFROM THE NORTHERLY 30 FEET IN WOODLAND AVENUE, NOW CHERRY VALLEY BOULEVARD.  
 ALSO EXCEPTING THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED NOVEMBER 14, 1974 AS INSTRUMENT NO. 146646.

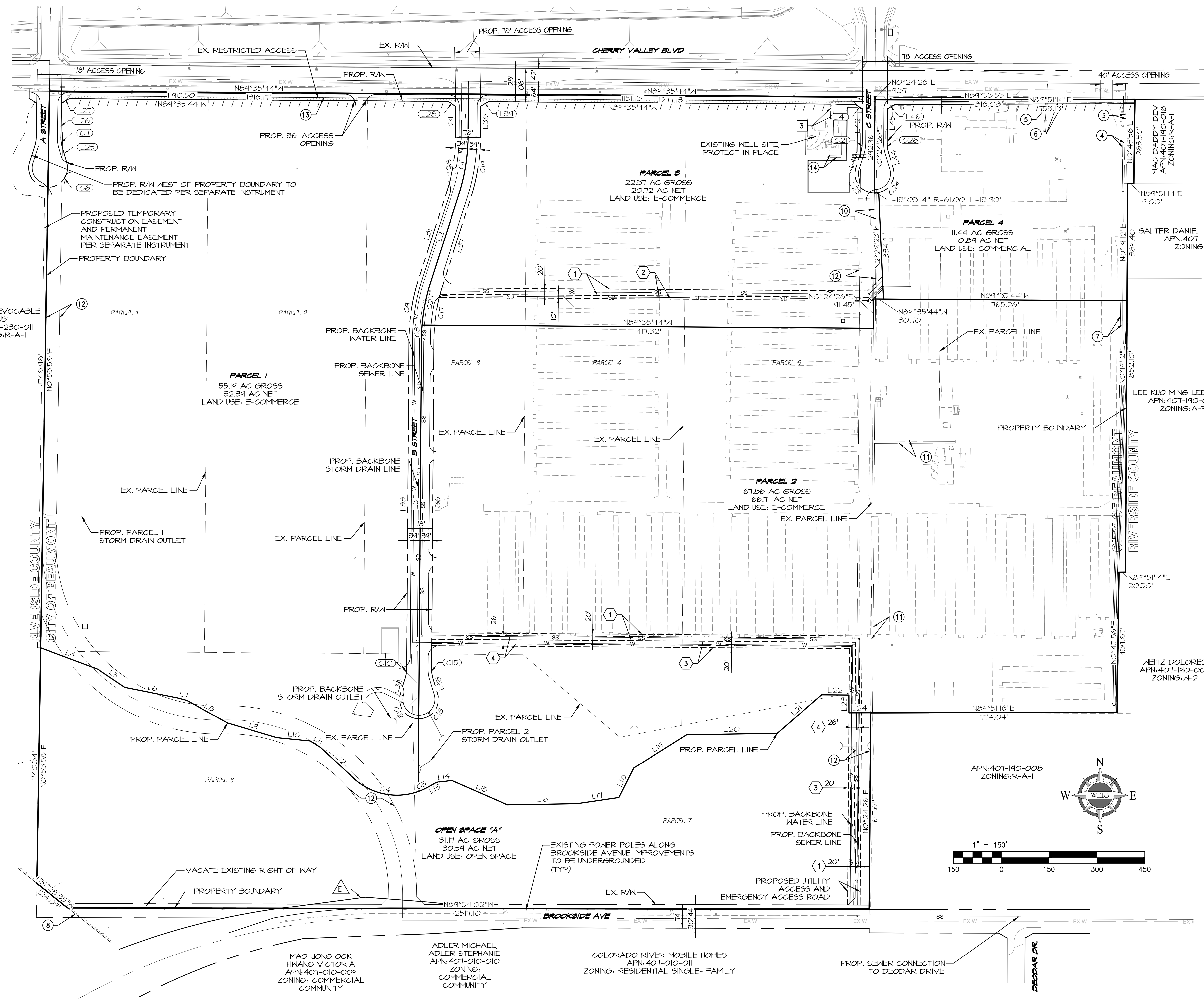
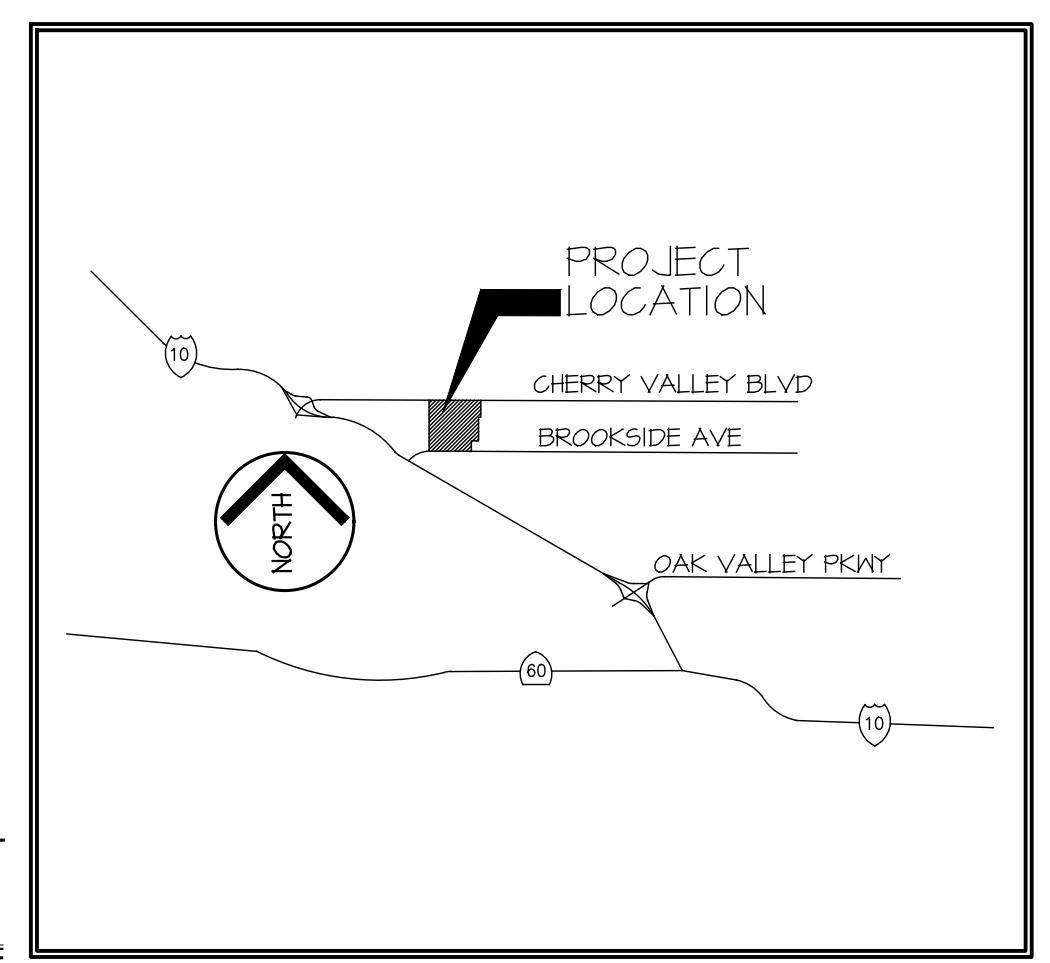
**PARCEL 2A:**  
 THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:  
 COMMENCING AT A POINT ON THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER DISTANT SOUTH 84° 33' 30" WEST, 741 FEET FROM THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO J. VINCENT HANNON BY DEED RECORDED JANUARY 28, 1909 IN BOOK 276, PAGE 324 OF DEEDS, RIVERSIDE COUNTY RECORDS; SAID POINT ALSO BEING DISTANT NORTH 84° 33' 30" EAST 786.12 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION;  
 THENCE SOUTH 0° 28' 50" WEST, PARALLEL WITH THE WEST LINE OF THE PARCEL CONVEYED TO J. VINCENT HANNON 313.5 FEET TO THE TRUE POINT OF BEGINNING;  
 THENCE EASTERLY ON SAID SOUTHERLY LINE OF THE PARCEL CONVEYED TO GEORGEOS GEORGE AND ELIZABETH B. GEORGE, BY DEED FILED FOR RECORD AUGUST 21, 1952 AS INSTRUMENT NO. 35786, IN BOOK 1344 PAGE 352 OFFICIAL RECORDS, 11 FEET;  
 THENCE SOUTHERLY 1221.5 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT CERTAIN PARCEL CONVEYED TO FRANK J. FABIAN AND MARY R. FABIAN BY DEED RECORDED NOVEMBER 4, 1931 IN BOOK 434, PAGE 587 OF OFFICIAL RECORDS, RIVERSIDE COUNTY RECORDS, 20.5 FEET OF THE SOUTHWEST CORNER OF SAID PARCEL SO CONVEYED TO FRANK J. FABIAN AND WIFE; SAID POINT BEING DISTANT 618.50 FEET WESTERLY, MEASURED ALONG SAID SOUTHERLY LINE BEING PARALLEL WITH SAID NORTHERLY LINE OF THE SOUTHWEST QUARTER, FROM SAID WESTERLY LINE OF THE PARCEL CONVEYED TO J. VINCENT HANNON;  
 THENCE WEST ON SAID SOUTH LINE 20.5 FEET;  
 THENCE NORTH 1221.5 FEET TO THE POINT OF BEGINNING.

**PARCEL 2B:**  
 THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER DISTANT SOUTH 84° 33' 30" WEST, 741 FEET FROM THE NORTHWEST CORNER OF THAT CERTAIN PARCEL CONVEYED TO J. VINCENT HANNON BY DEED RECORDED JANUARY 28, 1909 IN BOOK 276, PAGE 324 OF DEEDS, RIVERSIDE COUNTY RECORDS; SAID POINT ALSO BEING DISTANT NORTH 84° 33' 30" EAST 786.12 FEET FROM THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER;  
 THENCE SOUTH 0° 28' 50" WEST, PARALLEL WITH THE WEST LINE OF THE PARCEL CONVEYED TO J. VINCENT HANNON 313.4 FEET;  
 THENCE NORTH 84° 33' 30" EAST, 30 FEET;  
 THENCE NORTH 0° 28' 50" EAST, 313.4 FEET, TO THE NORTH LINE OF SAID SOUTHWEST QUARTER;  
 THENCE SOUTH 84° 33' 30" WEST, 30 FEET TO THE POINT OF BEGINNING;  
 EXCEPTING THEREFROM THE NORTH 30 FEET IN WOODLAND AVENUE, NOW CHERRY VALLEY BOULEVARD.  
 ALSO EXCEPTING THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED NOVEMBER 14, 1974 AS INSTRUMENT NO. 146646.

**PARCEL 3:** APNs: 407-230-022, 407-230-023, 407-230-024, 407-230-025, 407-230-026, 407-230-027 AND 407-230-028

**PARCELS 1 TO 7, INCLUSIVE, AND LOTS A TO K, INCLUSIVE OF PARCEL MAP NO. 12218, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN PARCEL MAP BOOK 85, PAGE 66 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.**

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TENTATIVE PARCEL MAP NO. 38223**  
 LOCATED IN SECTION 24 & 30, T. 2 S., R. 1 W.



- EASEMENT NOTES**
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT, GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY PURPOSE: PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDING DATE: AUGUST 24, 1951 RECORDING NO: BOOK 1248, PAGE 324 OF OFFICIAL RECORDS TO BE QUITCLAIMED
  - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT, GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY PURPOSE: PUBLIC UTILITIES RECORDING DATE: AUGUST 24, 1951 RECORDING NO: BOOK 1248, PAGE 333 OF OFFICIAL RECORDS TO BE QUITCLAIMED
  - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT, GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY PURPOSE: UTILITIES AND INCIDENTAL PURPOSES RECORDING DATE: DECEMBER 6, 1951 RECORDING NO: 86633, IN BOOK 2189, PAGE 434 OF OFFICIAL RECORDS AFFECTS: PARCEL TWO
  - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT, GRANTED TO: C. HAROLD KOLB ETAL APN:407-190-024 ZONING:A-P PURPOSE: UTILITIES AND INCIDENTAL PURPOSES RECORDING DATE: NOVEMBER 1, 1960 RECORDING NO: 9592 OF OFFICIAL RECORDS AFFECTS: PARCEL TWO
  - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT, GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY PURPOSE: PIPELINES AND INCIDENTAL PURPOSES RECORDING DATE: OCTOBER 3, 1961 RECORDING NO: 43744 OF OFFICIAL RECORDS TO BE QUITCLAIMED
  - THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREeway ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT, RECORDING DATE: NOVEMBER 13, 1962 RECORDING NO: 104311 IN BOOK 3251, PAGE 314 OF OFFICIAL RECORDS
  - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT, GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY PURPOSE: UTILITIES AND INCIDENTAL PURPOSES RECORDING DATE: JULY 10, 1974 RECORDING NO: 86449 OF OFFICIAL RECORDS TO BE QUITCLAIMED
  - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT, GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY PURPOSE: UTILITIES AND INCIDENTAL PURPOSES RECORDING DATE: AUGUST 4, 1975 RECORDING NO: 43517 OF OFFICIAL RECORDS TO BE QUITCLAIMED
  - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT, GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY PURPOSE: PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDING DATE: MARCH 26, 1991 RECORDING NO: 91-08044 OF OFFICIAL RECORDS AFFECTS: PARCEL THREE TO BE QUITCLAIMED
  - AN EASEMENT OR OTHER RIGHT OF WAY FOR BROOKSIDE AVENUE AS EVIDENCE BY CALTRANS R/M MAP 987065 (RIV. CO. 204-276), PARCEL NO. 14494-B BY BOOK 3251, PAGE 314 OF OFFICIAL RECORDS, RECORDED 11/13/1962.
  - PROPOSED EASEMENT AS SHOWN ON TENTATIVE MAP NO. 36583 PREPARED BY MDS CONSULTING.
  - PROPOSED SEWER EASEMENT
  - PROPOSED STORM DRAIN EASEMENT
  - PROPOSED WATER EASEMENT
  - PROPOSED EMERGENCY ACCESS EASEMENT

**NOTES:**

- SITE WILL BE COMPLETELY DEMOLISHED WITH THE EXCEPTION OF THE EXISTING BCVND WELL SITE.
- NATIONAL FLOOD INSURANCE PROGRAM PANEL 07856, MAP NO. 06065C07856, ZONE X
- PROJECT IS CURRENTLY UNDERGOING PERMITTING TO WATER HILL SERVE APPLICATION.
- SEE INDIVIDUAL PLOT PLANS FOR PARCELS 1-3 FOR DETAILS GRADINGS, SITE PLAN, AND WATER QUALITY INFORMATION.
- OFFSITE IMPROVEMENTS NEEDED FOR THIS PROJECT:
  - CHERRY VALLEY BOULEVARD WEST PROJECT DRIVEWAY
  - SIGNAL MODIFICATION TO PROVIDE A FOUR-LEGGED TRAFFIC SIGNAL (TO BE PROVIDED BY NORTHERLY ADJACENT DEVELOPMENT).
- MIDDLE PROJECT DRIVEWAY
  - INSTALL NEW TRAFFIC SIGNAL
  - CONSTRUCT A 300' DEDICATED EASTBOUND RIGHT-TURN POCKET INTO THE PROJECT DRIVEWAY.
  - ONE DEDICATED LEFT-TURN AND ONE DEDICATED RIGHT-TURN LANE AT THE NORTHEAST APPROACH.
- EAST PROJECT DRIVEWAY
  - INSTALL A STOP SIGN ON THE NORTHEAST APPROACH AND PERMIT RIGHT-IN-RIGHT-OUT ACCESS ONLY.
- FOR OFFSITE IMPROVEMENTS, INCLUDING ULTIMATE IMPROVEMENTS AT THE I-10/CHERRY VALLEY BOULEVARD INTERCHANGE, THE RECOMMENDED IMPROVEMENTS MAY INCLUDE A COMBINATION OF FEE PAYMENTS TO ESTABLISHED PROGRAMS, CONSTRUCTION OF SPECIFIC IMPROVEMENTS, PAYMENT OF A FAIR-SHARE CONTRIBUTION TOWARD FUTURE IMPROVEMENTS, OR A COMBINATION OF THESE APPROACHES.

LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	N00° 24' 16"E	135.86	L13	N60° 37' 36"E	30.19	L25	S16° 18' 33"E	50.00
L2	N17° 50' 37"E	284.48	L14	N83° 18' 44"E	48.65	L26	S00° 53' 58"W	108.47
L3	N00° 24' 16"E	1420.32	L15	N66° 20' 45"W	190.48	L27	N60° 31' 04"E	27.68
L4	N84° 30' 12"W	184.41	L16	N84° 02' 30"E	217.69	L28	S55° 50' 42"E	28.86
L5	N56° 07' 20"W	104.96	L17	N81° 34' 06"E	133.61	L29	N00° 24' 16"E	45.83
L6	N18° 46' 15"W	170.97	L18	N26° 48' 54"E	103.54	L30	N17° 50' 37"E	284.48
L7	N74° 34' 40"W	28.00	L19	N57° 50' 03"E	146.31	L31	N00° 24' 16"E	1035.48
L8	N61° 03' 25"W	146.63	L20	N84° 07' 36"E	284.35	L32	N17° 36' 47"E	50.00
L9	N73° 25' 17"W	161.36	L21	N44° 03' 50"E	184.51	L33	S16° 48' 15"E	50.00
L10	N84° 22' 01"W	105.04	L22	N84° 35' 46"W	85.51	L34	S00° 24' 16"W	1035.48
L11	N57° 54' 14"W	38.34	L23	N00° 08' 44"W	55.80	L35	S17° 50' 37"W	284.48
L12	N47° 06' 49"W	141.61	L24	N84° 51' 16"E	68.46	L36	S00° 24' 16"W	97.86

LINE TABLE			CURVE TABLE			
LINE #	DIRECTION	LENGTH	CURVE #	DELTA	RADIUS	LENGTH
L39	S60° 08' 53"W	27.78	C1	17°26'21"	600.00	182.62
L41	N54° 20' 14"W	27.71	C2	13°08'23"	600.00	137.60
L42	S00° 24' 26"W	107.94	C3	4°17'54"	600.00	45.03
L43	N17° 36' 57"E	50.00	C4	62°28'05"	200.00	218.05
L44	S16° 48' 06"E	50.00	C5	4°47'30"	200.00	34.18
L45	S00° 24' 26"W	108.54				
L46	N60° 00' 39"E	27.67				

**ACREAGE**  
 189.03 ACRES GROSS  
 181.30 ACRES NET

PARCEL #	GROSS AREA (AC)	NET AREA (AC)
PARCEL 1	55.11	52.34
PARCEL 2	67.86	66.71
PARCEL 3	22.37	20.72
PARCEL 4	11.44	10.84
O.S. A	31.17	30.54
<b>TOTAL ACREAGE</b>	<b>188.03</b>	<b>181.3</b>

SCALE: 1" = 150'  
 DATE: 4/17/22  
 DESIGNED: EP  
 CHECKED: BLV  
 P.L.N. CK REF: FB

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BEAUMONT SUMMIT STATION  
 TENTATIVE PARCEL MAP NO. 38223

R/O: 21-0044  
 SHEET: 1  
 OF 2 SHEETS  
 DWG. NO.

PRELIMINARY

**CUT & FILL:**

MAX CUT: 5'6"  
MAX FILL: 6'

RAW CUT: 2,254,450 CY  
RAW FILL: 1,664,660 CY

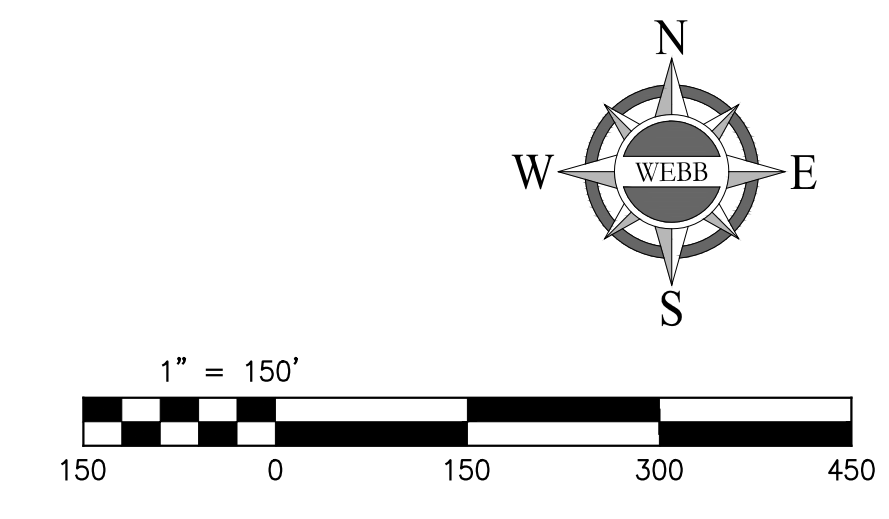
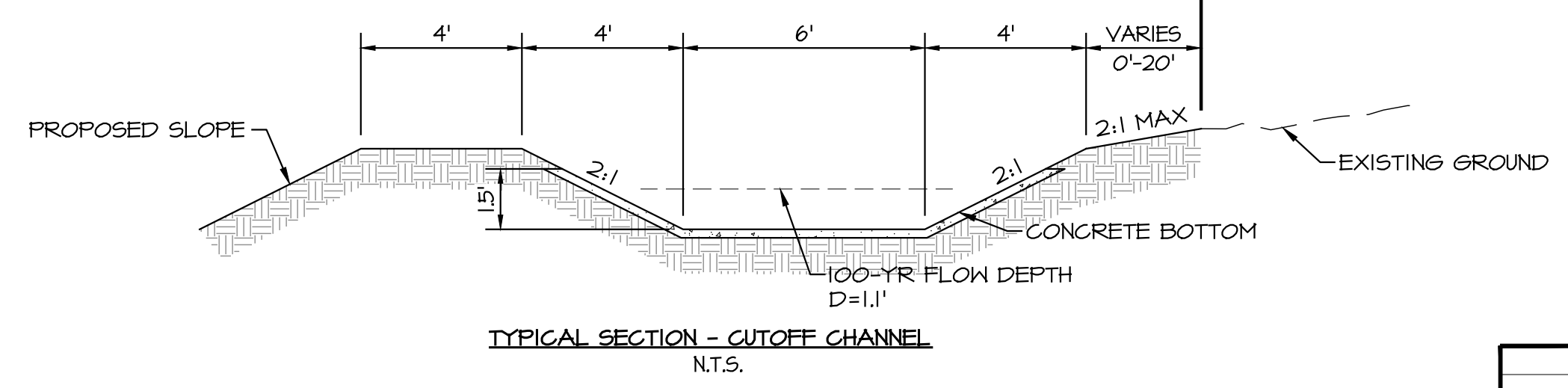
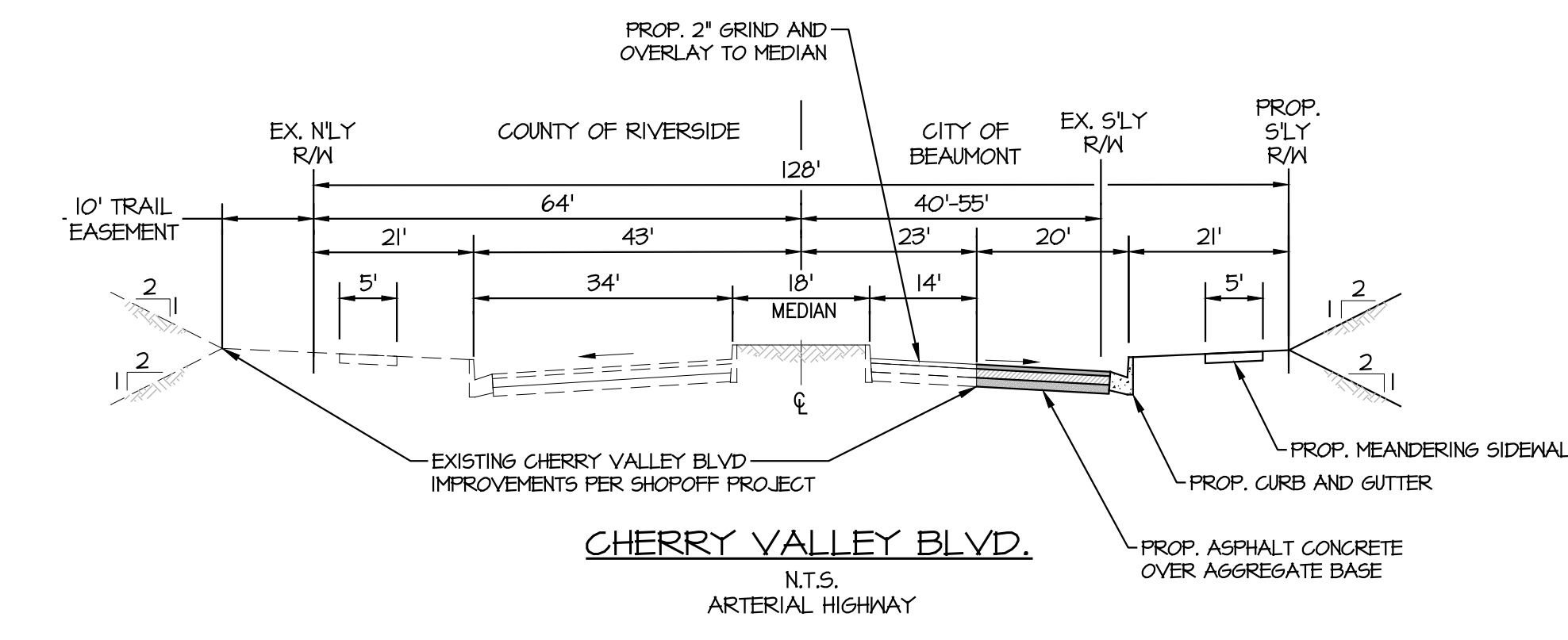
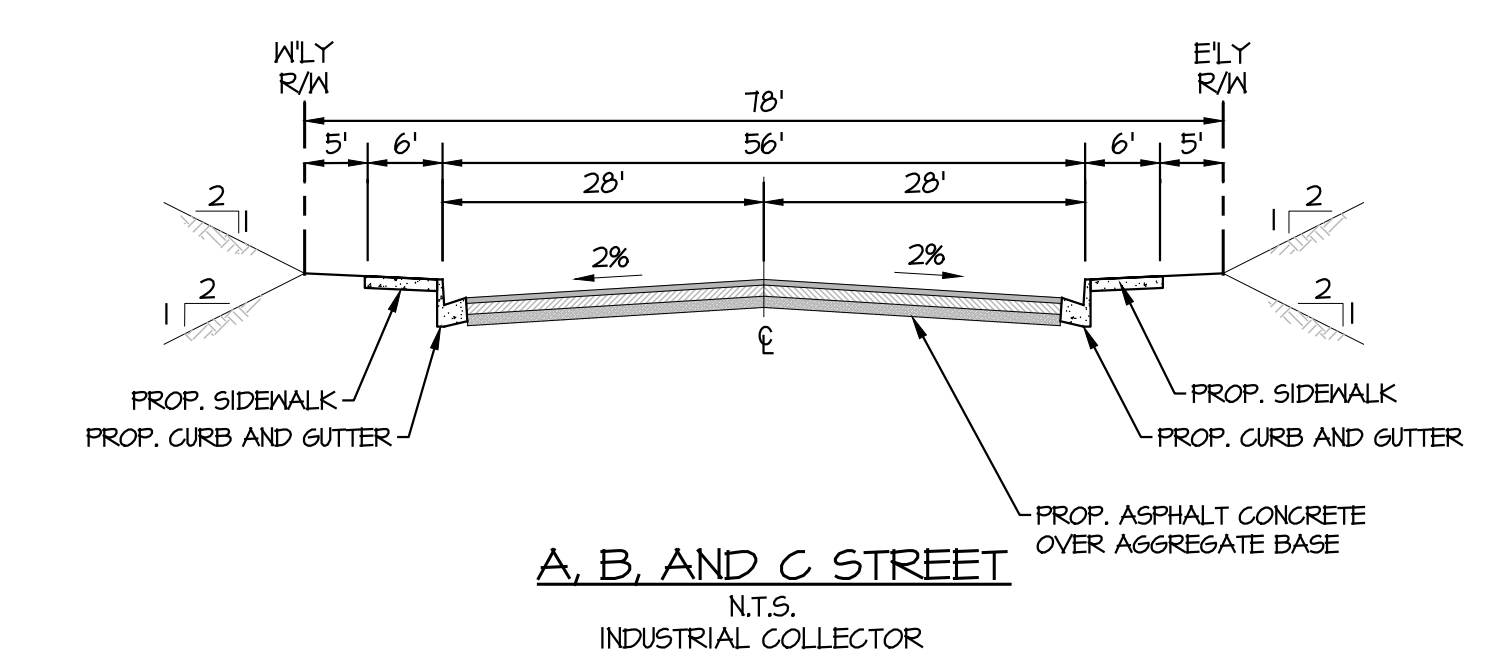
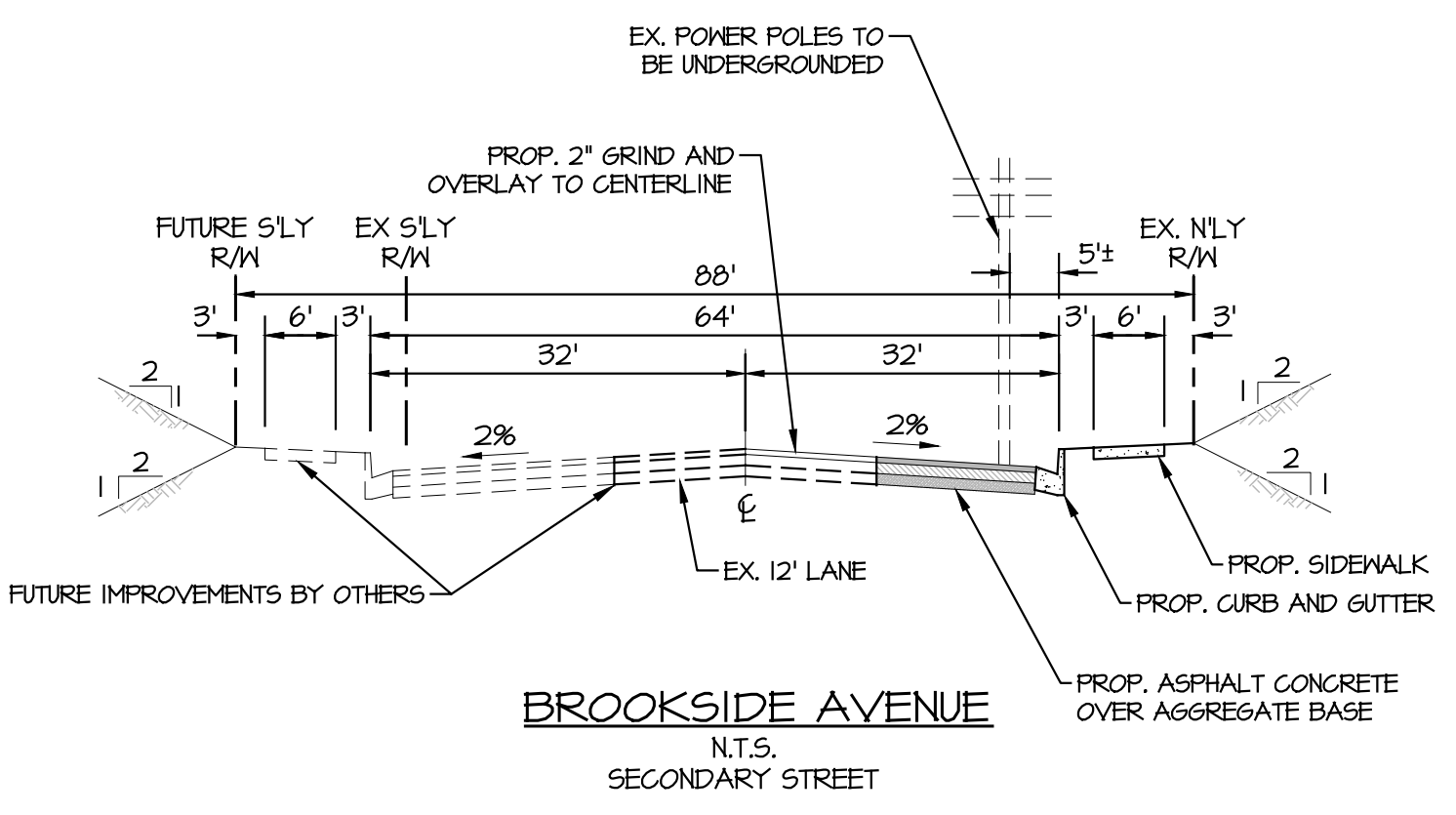
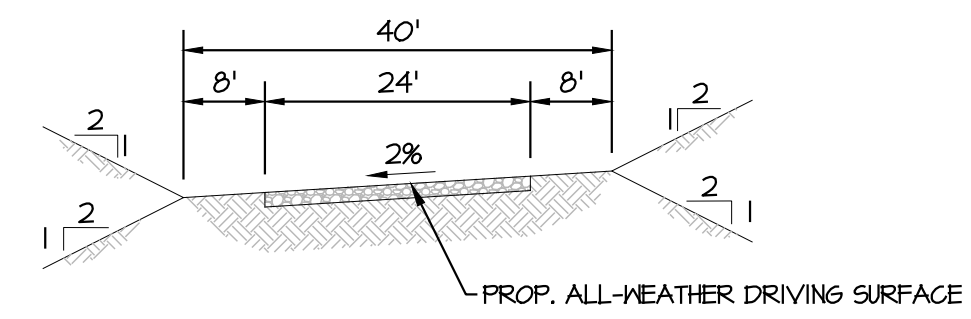
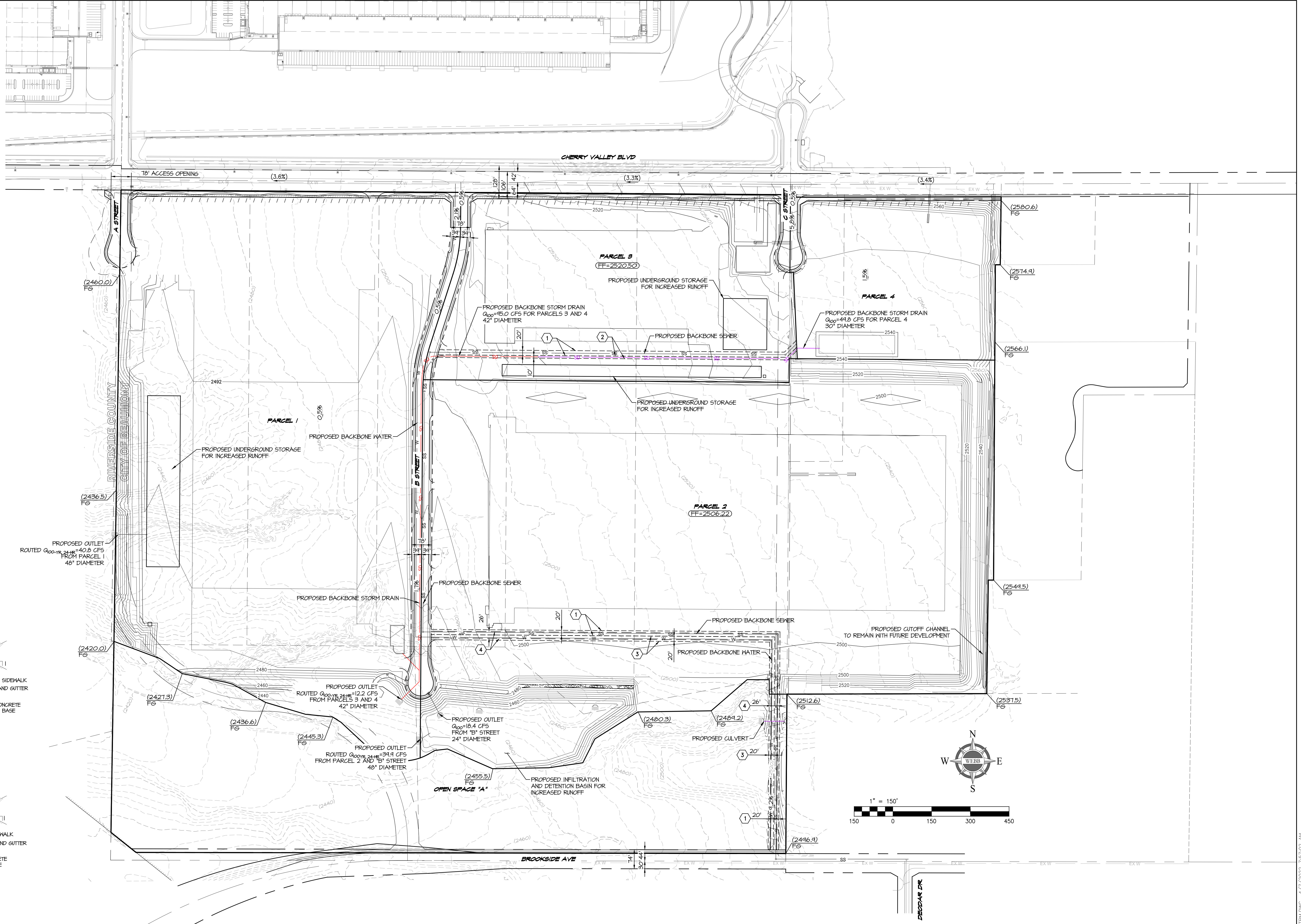
\*\*SITE IS EXPECTED TO BALANCE AFTER ADJUSTMENTS FOR SHRINKAGE AND SUBSIDENCE.

**LEGEND**

- SD PROPOSED PRIVATE BACKBONE STORM DRAIN
- SD PROPOSED RCF4K&D BACKBONE STORM DRAIN
- SD PROPOSED CITY OF BEAUMONT BACKBONE STORM DRAIN

**NOTE**

- A, B, AND C STREETS TO BE CONSTRUCTED PER TFM 38223
- STORM DRAIN GREATER THAN 36" DIAMETER WITHIN PUBLIC RIGHT-OF-WAY OR EASEMENT TO BE OWNED AND OPERATED BY RCF4K&D
- STORM DRAIN 36" DIAMETER OR SMALLER WITHIN PUBLIC RIGHT-OF-WAY OR EASEMENT TO BE OWNED AND OPERATED BY THE CITY OF BEAUMONT
- ALL ONSITE STORM DRAIN TO BE OWNED AND OPERATED BY POA



REVISIONS	SCALE: 1" = 150'	<b>ALBERT A. WEBB ASSOCIATES</b> ENGINEERING CONSULTANTS 3788 McCRAY STREET RIVERSIDE, CA 92508 PH. (951) 686-1070 FAX (951) 788-1256	BEAUMONT SUMMIT STATION CONCEPTUAL GRADING	PLO 21-0044 SHEET 2 OF 2 SHEETS DWG. NO.
	DATE: 4/1/22			

PRELIMINARY  
4/7/2022 1:57:02 AM