

TRACT MAP NO. 31462-21

BEING A DIVISION OF PARCEL "B" OF LOT LINE ADJUSTMENT 04-LA-13, RECORDED OCTOBER 19, 2004, AS INSTRUMENT NO. 2004-0826803, OF OFFICIAL RECORDS OR RIVERSIDE COUNTY, STATE OF CALIFORNIA, LOCATED IN SECTIONS 1, T. 3 S., R. 2 W., SECTION 31, T. 2 S., R. 1 W., AND SECTION 36, T. 2 S., R. 2 W., S.B.M. NOVEMBER 2020

PROACTIVE ENGINEERING CONSULTANTS WEST

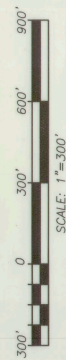
BASIS OF BEARINGS

THE BASIS OF COORDINATES FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM 1983, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "RABBIT" AND "REST", AS SHOWN HEREON. ALL DISTANCES SHOWN ON THIS MAP ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GROUND DISTANCES MAY BE OBTAINED BY APPLYING THE MEAN SCALE FACTOR TO THE DISTANCES SHOWN HEREON. THE GEOGRAPHIC COORDINATES SHOWN HEREON ARE ESTABLISHED BY USING G.P.S. IN A STATIC MODE FOR RELATIVE POSITIONING.

1) CONTROL STATION "RABBIT"
NATIONAL GEODETIC SURVEY, CALIFORNIA DIVISION OF HIGHWAYS DISK SET IN TOP OF CONCRETE UTILITY PIPE, 3592.271' (GRID) 6324379.1355, GROUND 6324383.2146, AND LONGITUDE 117°02'03.129555" W (GRID) 6324379.1355, GROUND 6324383.2146

2) CONTROL STATION "REST"
NATIONAL GEODETIC SURVEY, CALIFORNIA DIVISION OF HIGHWAYS DISK SET IN TOP OF CONCRETE MONUMENT STAMPED "REST 1972", HORIZONTAL ORDER = SECOND, VERTICAL ORDER = FIRST, 3592.282' (GRID) 6328245.054, GROUND 6328246.7656, AND LONGITUDE 117°01'11.02842" W (GRID) 6328245.054, GROUND 6328246.7656

3) MAP BASE DATUM
A) MEAN SCALE FACTOR IS 1.00001314
B) MEAN ELEVATION IS 2366.920 FEET, MVD 88
C) MEAN SEA LEVEL REDUCTION FACTOR 0.998991788
D) MEAN EARTH RADIUS IS 20906262.61 FEET
E) MAP COMPRESSION FACTOR IS 0.9989904925
F) MAPPING ANGLE AT STA. "REST" IS: -002525.273"



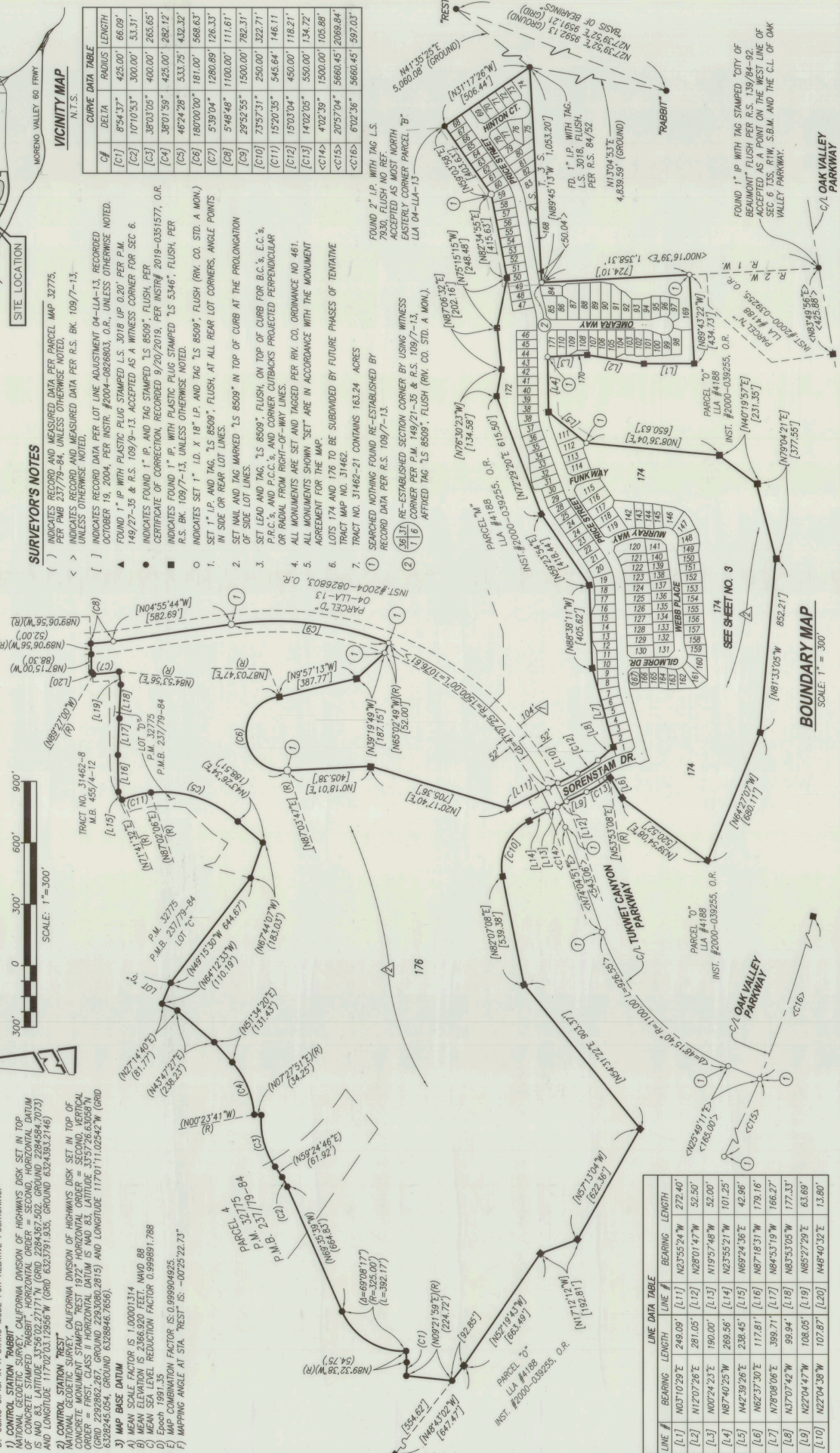
SURVEYOR'S NOTES

- () INDICATES RECORD AND MEASURED DATA PER PARCEL MAP 32775, PER P.M.B. 23775-84, UNLESS OTHERWISE NOTED.
- < > INDICATES RECORD AND MEASURED DATA PER R.S. BK. 109/7-13, UNLESS OTHERWISE NOTED.
- [] INDICATES RECORD DATA PER LOT LINE ADJUSTMENT 04-LA-13, RECORDED OCTOBER 19, 2004, PER INSTR. #2004-0826803, O.R., UNLESS OTHERWISE NOTED.
- ▲ FOUND 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018 UP 0.20" PER P.M. 149/27-35 & R.S. 109/9-13, ACCEPTED AS A WITNESS CORNER FOR SEC. 6.
- CERTIFICATE FOUND, 1" I.P. AND TAG STAMPED "LS 8509", FLUSH, PER INSTR. #2019-0315177, O.R.
- INDICATES FOUND, 1" I.P. WITH PLASTIC PLUG STAMPED "LS 5346", FLUSH, PER R.S. BK. 109/7-13, UNLESS OTHERWISE NOTED.
- INDICATES SET 1" I.D. X 18" I.P. AND TAG "LS 8509", FLUSH (RY. CO. STD. A MON.) IN SIDE OR REAR LOT LINES.
- 1. SET 1" I.P. AND TAG, IS 8509", FLUSH, AT ALL REAR LOT CORNERS, ANGLE POINTS IN SIDE OR REAR LOT LINES.
- 2. SET NAIL AND TAG MARKED "LS 8509" IN TOP OF CURB AT THE PROLONGATION OF SIDE LOT LINES.
- 3. SET LEAD AND TAG, "LS 8509", FLUSH, ON TOP OF CURB FOR B.C.'S, E.C.'S, P.C.'S, AND P.C.C.'S, AND CORNER CURBBOCKS PROJECTED PERPENDICULAR OR RADIAL FROM RIGHT-OF-WAY LINES.
- 4. ALL MONUMENTS ARE SET AND TAGGED PER RY. CO. ORDINANCE NO. 461.
- 5. ALL MONUMENTS SHOWN "SET" ARE IN ACCORDANCE WITH THE MONUMENT AGREEMENT FOR THE MAP.
- 6. LOTS 174 AND 176 TO BE SUBDIVIDED BY FUTURE PHASES OF TENTATIVE TRACT NO. 31462-21 CONTAINS 163.24 ACRES.
- 7. SEARCHED NOTHING FOUND RE-ESTABLISHED BY USING WITNESS CORNER PER LA #4189 & R.S. 109/7-13.
- ② RE-ESTABLISHED SECTION CORNER BY USING WITNESS CORNER PER LA #4189 & R.S. 109/7-13.
- ③ AFFRIED TAG "LS 8509", FLUSH (RY. CO. STD. A MON.).

VICINITY MAP

N.T.S.

CURVE DATA	RADIUS	LENGTH
CH	Δ	Δ
[C1]	874.37'	425.00'
[C2]	10710.53'	300.00'
[C3]	38703.05'	400.00'
[C4]	38701.59'	425.00'
[C5]	46724.28'	533.75'
[C6]	180700.00'	181.00'
[C7]	539.04'	1280.89'
[C8]	548.48'	1100.00'
[C9]	2952.55'	1500.00'
[C10]	7357.31'	250.00'
[C11]	15720.35'	545.64'
[C12]	150370.4'	450.00'
[C13]	14702.05'	550.00'
<C14>	492.39'	1500.00'
<C15>	20757.04'	5660.45'
<C16>	672.36'	5660.45'



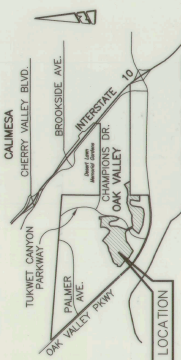
LINE DATA TABLE

LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
[L1]	N03°10'29"E	240.00'	[L11]	N25°55'24"W	272.40'
[L2]	N12°07'26"E	281.05'	[L12]	N28°01'47"W	52.50'
[L3]	N07°24'23"E	190.00'	[L13]	N19°57'46"W	52.00'
[L4]	N87°40'25"W	268.56'	[L14]	N25°55'21"W	101.25'
[L5]	N42°39'26"E	238.45'	[L15]	N69°24'36"E	42.96'
[L6]	N78°08'06"E	399.71'	[L16]	N87°18'51"W	178.16'
[L7]	N37°07'42"W	99.94'	[L17]	N84°53'19"W	166.27'
[L8]	N27°04'47"W	108.05'	[L18]	N85°55'05"W	177.33'
[L9]	N22°04'38"W	107.87'	[L19]	N85°27'29"E	63.69'
[L10]	N22°04'38"W	13.80'	[L20]	N49°40'32"E	13.80'

BOUNDARY MAP
SCALE: 1" = 300'

SEE SHEET NO. 3

FOUND 1" I.P. WITH TAG STAMPED "LOT OF BEAUMONT" FLUSH PER R.S. 139/84-92 ACCEPTED AS A POINT ON THE WEST LINE OF SEC. 6 T.3S., R.1W., S.B.M. AND THE C.L. OF OAK VALLEY PARKWAY.



EASEMENT NOTES:

1. A 104' WIDE EASEMENT FOR PUBLIC ROAD, UTILITIES, AND DRAINAGE PURPOSES, IN FAVOR OF THE COUNTY OF RIVERSIDE, RECORDED JUNE 2, 1989, AS INSTRUMENT NO. 241545, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.
2. AN EASEMENT FOR FLIGHT AND IMPACT OF ERMAT GOLF BALLS AS RECORDED DECEMBER 28, 2000, AS INSTRUMENT NO. 2000-516796 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, "BLANKET EASEMENT"

TRACT MAP NO. 31462-21

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 BEING A DIVISION OF PARCEL "B" OF LOT LINE ADJUSTMENT 04-LLA-13, RECORDED OCTOBER 19, 2004, AS INSTRUMENT NO. 2004-0828603, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, LOCATED IN SECTIONS 1, 2, 3, S. R. 2 W., SECTION 31, T. 2 S. R. 2 W., S.B.B.M.

NOVEMBER 2020
 PROACTIVE ENGINEERING CONSULTANTS WEST

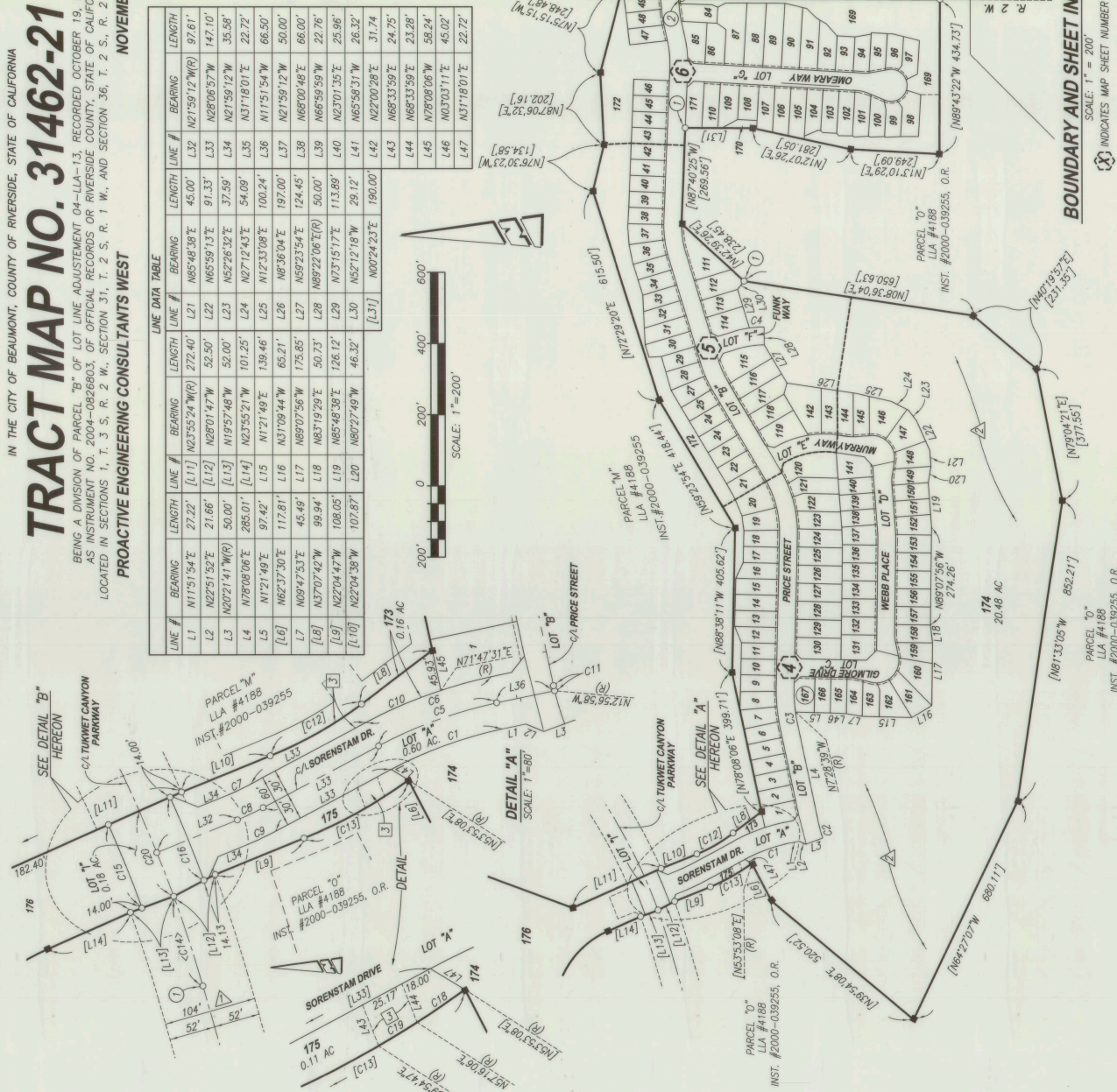
LINE DATA TABLE								
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N17°51'54"E	27.22'	L11	N2°35'52"W	272.40'	L21	N85°48'38"E	45.00'
L2	N22°51'52"E	21.86'	L12	N28°01'47"W	52.50'	L22	N65°59'13"E	91.33'
L3	N20°21'41"W	50.00'	L13	N19°57'48"W	52.00'	L23	N52°26'32"E	37.59'
L4	N78°08'06"E	285.01'	L14	N23°55'21"W	101.25'	L24	N27°12'43"E	54.09'
L5	N1°21'49"E	97.42'	L15	N1°21'49"E	139.46'	L25	N12°13'08"E	100.24'
L6	N62°37'30"E	117.81'	L16	N37°09'44"W	65.21'	L26	N9°36'04"E	197.00'
L7	N89°47'53"E	45.49'	L17	N89°07'56"W	175.85'	L27	N67°00'48"E	66.00'
L8	N37°04'42"W	99.94'	L18	N83°19'29"E	50.73'	L28	N89°22'06"E	50.00'
L9	N22°04'47"W	108.05'	L19	N85°48'58"E	128.12'	L29	N73°15'17"E	113.89'
L10	N22°04'38"W	107.87'	L20	N80°27'49"W	46.32'	L30	N32°12'18"W	29.12'
			L31	N00°24'23"E	190.00'	L41	N65°58'31"W	28.32'
			L42	N27°00'28"E	31.74'	L43	N68°33'59"E	24.75'
			L44	N69°33'59"E	23.28'	L45	N78°08'06"W	58.24'
			L46	N03°03'11"E	45.02'	L47	N37°18'01"E	22.72'

CURVE DATA TABLE			
CA	DELTA	ADIUS	LENGTH
C1	167°50.3"	470.00'	133.31'
C2	87°94.7"	275.00'	40.78'
C3	423°15"	475.00'	36.37'
C4	71°14.40"	325.00'	41.09'
C5	167°50.3"	500.00'	141.81'
C6	167°15.03"	530.00'	150.32'
C7	67°07.45"	270.00'	28.88'
C8	67°07.45"	300.00'	32.09'
C9	67°07.45"	330.00'	35.30'
C10	95°4.28"	530.00'	91.65'
C11	1105°04"	400.00'	5.88'
C12	1503°04"	500.00'	116.21'
C13	1402°09"	1500.00'	134.72'
C14	1402°09"	1500.00'	105.88'
C15	357°31"	1462.00'	101.01'
C16	345°29"	1538.00'	100.88'
C17	270°08"	1500.00'	52.86'
C18	322°56"	550.00'	32.47'
C19	2°39'41"	550.00'	25.39'
C20	375°20"	1500.00'	102.56'

EASEMENT DEDICATION NOTES:

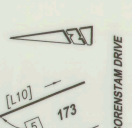
1. A 5' EASEMENT IN FAVOR OF CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES OFFERED FOR DEDICATION HEREON.
2. A 5' EASEMENT IN FAVOR OF BEAUMONT CHERRY VALLEY WATER DISTRICT FOR WATER FACILITY PURPOSES OFFERED FOR DEDICATION HEREON.
3. AN EASEMENT IN FAVOR OF CITY OF BEAUMONT FOR PUBLIC UTILITIES AND ACCESS PURPOSES OFFERED FOR DEDICATION HEREON.
4. AN EASEMENT IN FAVOR OF OURSELVES, OUR SUCCESSORS, AND ASSIGNEES, FOR GOLF COURSE TUNNEL PURPOSES, RETAINED HEREON.

FOUND 2" I.P. WITH TAG L.S. 7930 FLUSH NO REF. ACCEPTED AS MOST NORTH EASTERLY CORNER PARCEL "B" LLA 04-LLA-13



BOUNDARY AND SHEET INDEX MAP

SCALE: 1" = 200'
 INDICATES MAP SHEET NUMBER



IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

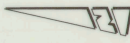
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BEING A DIVISION OF PARCEL "B" OF LOT LINE ADJUSTMENT 04-LA-13, RECORDED OCTOBER 19, 2004, AS INSTRUMENT NO. 2004-0826803, OF OFFICIAL RECORDS OR RIVERSIDE COUNTY, STATE OF CALIFORNIA, LOCATED IN SECTIONS 1, T. 3 S., R. 2 W., SECTION 36, T. 2 S., R. 2 W., S.B.B.M.

PROACTIVE ENGINEERING CONSULTANTS WEST

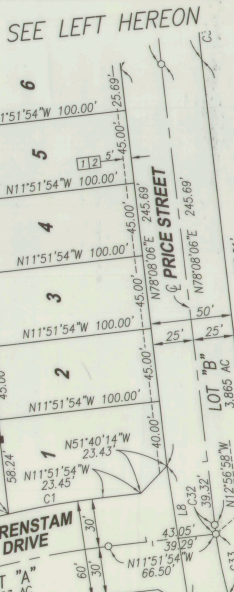
NOVEMBER 2020

SEE SHEET 2 AND 3 FOR SURVEYOR'S NOTES, BASIS OF BEARING, EASEMENT DEDICATION NOTES, AND EASEMENT NOTES.



PARCEL "M"
LLA #4188
INST. #2000-039255
[N88°38'11"W 405.62']

PARCEL "M"
LLA #4188
INST. #2000-039255
[N78°08'06"E 399.71']

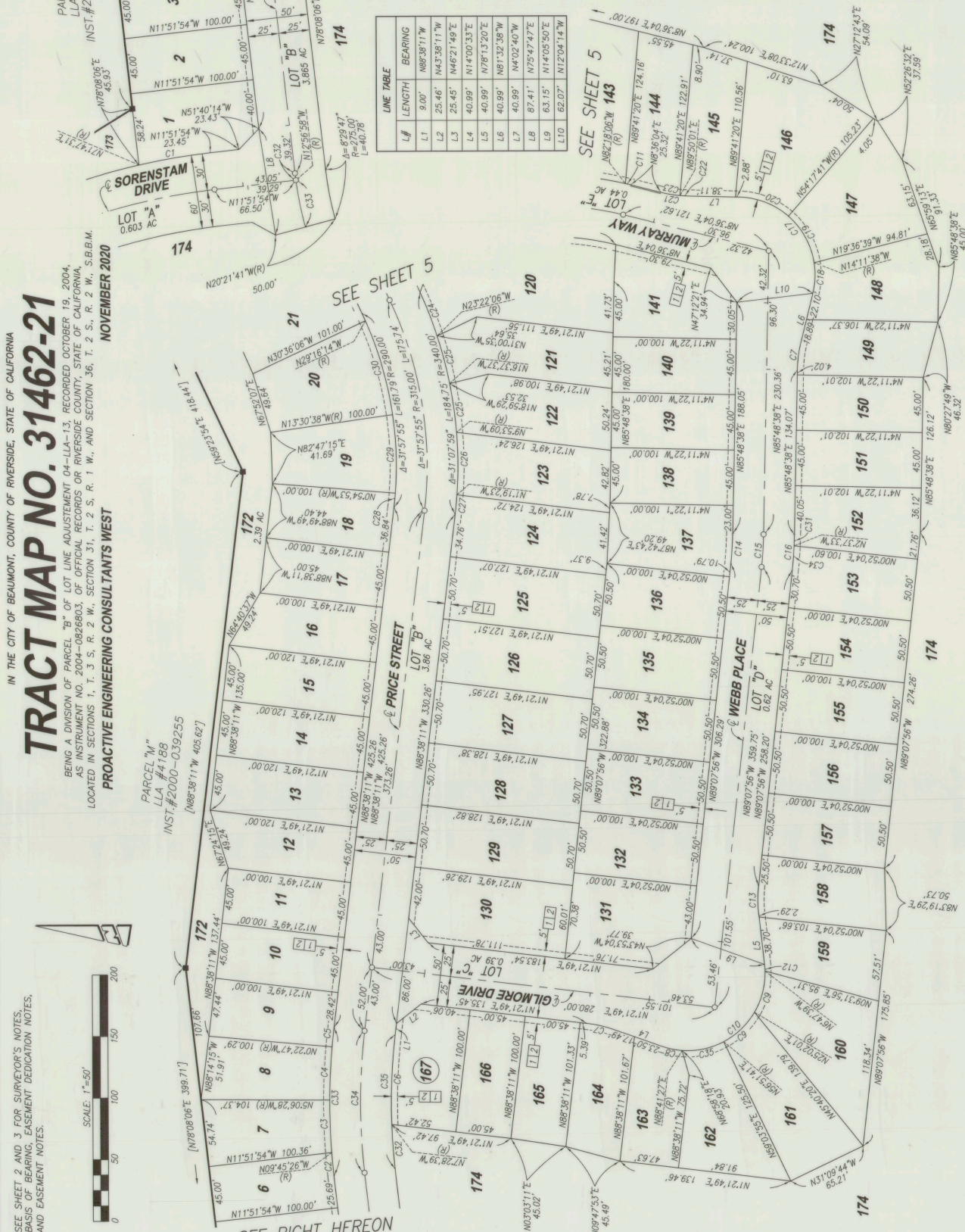


SEE SHEET 5

SEE SHEET 5

C#	LENGTH	RADIUS	DELTA	TANGENT
C1	56.67	530.00	6°20'35"	29.37
C2	19.31	525.00	2°06'28"	9.66
C3	42.60	525.00	4°38'57"	21.31
C4	43.32	525.00	4°43'41"	21.67
C5	15.97	525.00	1°44'36"	7.99
C6	73.29	475.00	8°50'27"	36.72
C7	22.73	103.00	12°38'44"	11.41
C8	16.84	63.00	15°19'06"	8.47
C9	35.00	63.00	31°49'40"	17.96
C10	127.31	63.00	115°47'13"	100.41
C11	4.38	275.00	0°54'10"	2.17
C12	4.54	63.00	4°59'01"	2.74
C13	24.27	275.00	5°03'26"	12.15
C14	24.27	275.00	5°03'26"	12.15
C15	26.48	300.00	5°03'26"	13.25
C16	28.69	325.00	5°03'26"	14.35
C17	112.71	63.00	102°30'02"	78.50
C18	24.91	63.00	22°39'01"	12.82
C19	44.09	63.00	40°06'02"	22.89
C20	43.71	63.00	39°44'59"	22.77
C21	22.73	103.00	12°38'44"	11.41
C22	6.97	103.00	3°52'41"	3.49
C23	15.78	103.00	8°46'03"	7.90
C24	37.99	340.00	6°24'04"	19.01
C25	40.00	340.00	6°44'28"	20.02
C26	50.81	340.00	8°33'46"	25.45
C27	15.94	340.00	2°41'12"	7.97
C28	11.53	290.00	2°16'42"	5.77
C29	63.75	290.00	12°35'45"	32.01
C30	79.77	290.00	15°45'36"	40.14
C31	8.87	325.00	1°33'49"	4.43
C32	5.68	300.00	1°05'04"	2.84
C33	38.81	300.00	7°24'34"	19.43
C34	19.82	325.00	3°29'37"	9.91
C35	35.00	63.00	31°49'40"	17.96
C32	36.37	475.00	4°31'15"	18.20
C33	121.21	525.00	13°13'43"	60.88
C34	115.44	500.00	13°13'43"	57.98
C35	109.67	475.00	13°13'43"	55.08

LINE #	LENGTH	BEARING
L1	9.00	N88°38'11"W
L2	25.46	N46°21'49"E
L3	25.45	N4°00'33"E
L4	40.99	N78°13'20"E
L5	40.99	N81°32'38"E
L6	40.99	N1°02'40"W
L7	40.99	N5°47'47"E
L8	87.41	N14°05'50"E
L9	63.15	N12°04'14"W
L10	82.07	N12°04'14"W



IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

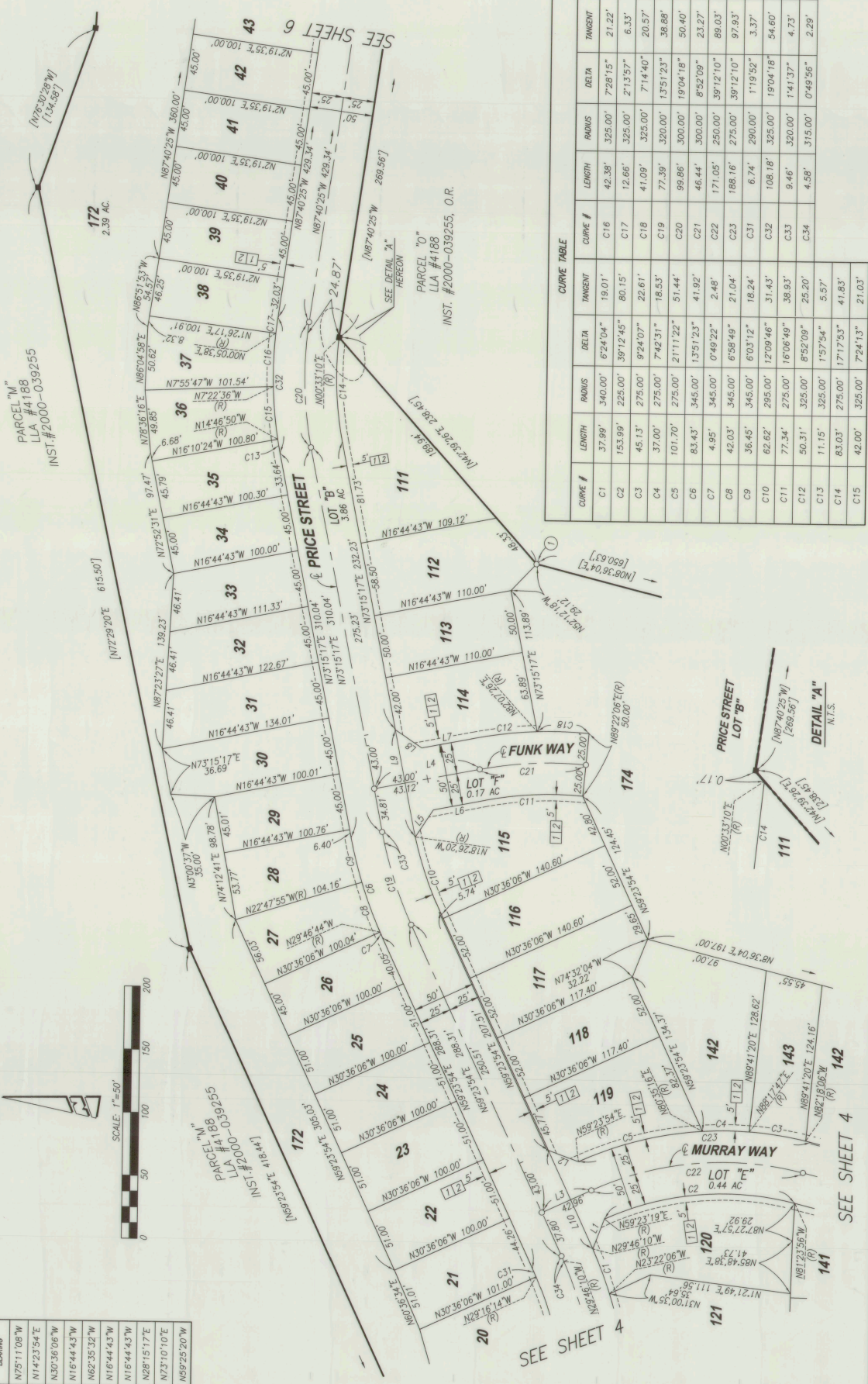
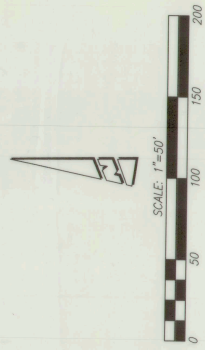
TRACT MAP NO. 31462-21

BEING A DIVISION OF PARCEL "B" OF LOT LINE ADJUSTMENT 04-LLA-13, RECORDED OCTOBER 19, 2004, AS INSTRUMENT NO. 2004-0826803, OF OFFICIAL RECORDS OR RIVERSIDE COUNTY, STATE OF CALIFORNIA, LOCATED IN SECTIONS 1, T. 3 S. R. 2 W., SECTION 31, T. 2 S., R. 2 W., S.B.B.M. PROACTIVE ENGINEERING CONSULTANTS WEST

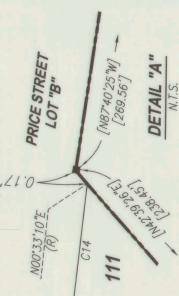
NOVEMBER 2020

SEE SHEET 2 AND 3 FOR SURVEYOR'S NOTES, BASIS OF BEARING, EASEMENT DEDICATION NOTES, AND EASEMENT NOTES.

LINE #	LENGTH	BEARING
L1	25.27'	N75°11'08"W
L2	25.46'	N14°23'54"E
L3	43.00'	N30°36'06"W
L4	84.89'	N16°44'43"W
L5	25.83'	N62°35'32"W
L6	41.77'	N16°44'43"W
L7	41.89'	N16°44'43"W
L8	25.46'	N28°15'17"E
L9	86.53'	N73°10'10"E
L10	87.54'	N89°25'20"W



CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C1	37.99'	340.00'	6°24'04"	19.01'	C16	42.38'	325.00'	7°28'15"	21.22'
C2	153.99'	225.00'	39°12'45"	80.15'	C17	12.66'	325.00'	2°13'57"	6.33'
C3	45.13'	275.00'	9°24'07"	22.61'	C18	41.09'	325.00'	7°14'40"	20.57'
C4	37.00'	275.00'	7°42'31"	18.53'	C19	77.39'	320.00'	13°51'23"	38.88'
C5	101.70'	275.00'	21°11'22"	51.44'	C20	99.86'	300.00'	19°04'18"	50.40'
C6	83.43'	345.00'	13°51'23"	41.92'	C21	46.44'	300.00'	8°52'09"	23.27'
C7	4.95'	345.00'	0°49'22"	2.48'	C22	171.05'	250.00'	39°12'10"	89.03'
C8	42.03'	345.00'	6°58'49"	21.04'	C23	186.16'	275.00'	39°12'10"	97.93'
C9	36.45'	345.00'	6°03'12"	18.24'	C31	6.74'	290.00'	1°19'52"	3.37'
C10	82.82'	295.00'	12°09'46"	31.43'	C32	108.18'	325.00'	19°04'18"	54.60'
C11	77.34'	275.00'	16°06'49"	38.93'	C33	9.46'	320.00'	1°41'37"	4.73'
C12	50.31'	325.00'	8°52'09"	25.20'	C34	4.58'	315.00'	0°49'56"	2.29'
C13	11.15'	325.00'	1°57'54"	5.57'					
C14	83.03'	275.00'	17°17'53"	41.83'					
C15	42.00'	325.00'	7°24'13"	21.03'					



SEE SHEET 4

SEE SHEET 4

INST. #2000-039255

PARCEL "M" LLA #4188

INST. #2000-039255

SEE DETAIL "A"

HERCULES

24.87'

45.00'

45.00'

45.00'

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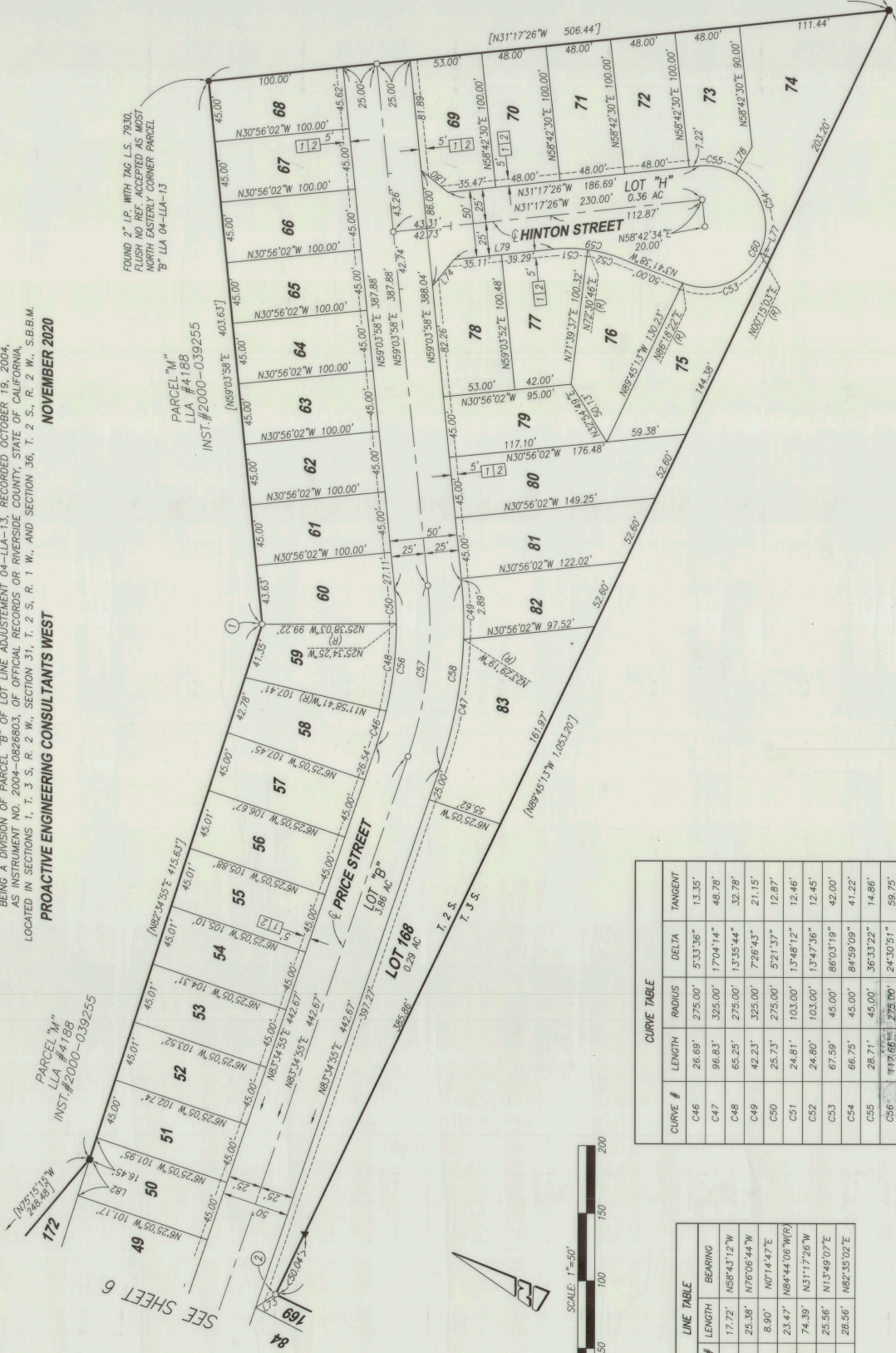
IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

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NOVEMBER 2020

SEE SHEET 2 AND 3 FOR SURVEYOR'S NOTES, BASIS OF BEARING, EASEMENT DEDICATION NOTES, AND EASEMENT NOTES.



FOUND 2" I.P. WITH TAG L.S. 7930 FLUSH NO REF. ACCEPTED AS MOST NORTH EASTERLY CORNER PARCEL "B" LA 04-LA-13

PARCEL "M"
LLA #4188
INST. #2000-039255

FD, 1" I.P. WITH TAG, L.S. 3018, FLUSH, PER R.S. 84/32

CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C46	26.69'	275.00'	5°33'36"	13.35'
C47	96.83'	325.00'	17°04'14"	48.78'
C48	65.25'	275.00'	13°35'44"	32.78'
C49	42.23'	325.00'	7°26'43"	21.15'
C50	25.73'	275.00'	5°21'37"	12.87'
C51	24.81'	103.00'	13°48'12"	12.46'
C52	24.80'	103.00'	13°47'36"	12.45'
C53	67.59'	45.00'	86°03'19"	42.00'
C54	66.75'	45.00'	84°59'09"	41.22'
C55	28.71'	45.00'	36°33'22"	14.86'
C56	117.68'	275.00'	24°30'51"	59.75'
C57	128.36'	300.00'	24°30'51"	65.18'
C58	139.06'	325.00'	24°30'51"	70.61'
C59	49.60'	103.00'	27°35'48"	25.30'
C60	163.05'	45.00'	207°55'46"	—

LINE #	LENGTH	BEARING
L73	17.72'	N58°43'12"W
L74	25.38'	N76°06'44"W
L77	8.90'	N07°14'47"E
L78	23.47'	N68°44'06"W(R)
L79	74.39'	N31°17'26"W
L80	25.56'	N13°49'07"E
L82	28.56'	N82°35'02"E

