

LEGAL DESCRIPTION:

PARCEL 1 OF PARCEL MAP NO. 5570, AS SHOWN BY MAP ON FILE IN BOOK 10, PAGE 34 OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS.

ASSESSOR'S PARCEL NUMBER:

419-150-034

EXISTING EASEMENTS/EXCEPTIONS:

SEE PRELIMINARY TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-96442-PHX1 DATED NOVEMBER 12, 2019. ITEMS LISTED BELOW ARE SHOWN IN THE PRELIMINARY TITLE REPORT AND PLOTTABLE ITEMS ARE DENOTED THUS: # WITH LOCATIONS KEYED THE SAME HEREON.

12 EASEMENTS, COVENANTS AND CONDITIONS CONTAINED IN THE DEED FROM J. DREW FUNK, J.D. REID, PEARL J. GRANT, AND EDWARD CRYER, AS GRANTOR, TO FRANK W. CHAMBERS, A SINGLE MAN, AS GRANTEE, RECORDED JANUARY 31, 1946 AS BOOK 715, PAGE 142 OF OFFICIAL RECORDS. REFERENCE BEING MADE TO THE DOCUMENT FOR FULL PARTICULARS.

EASEMENT TO BE VACATED PER SEPARATE INSTRUMENT.

13 EASEMENTS, COVENANTS AND CONDITIONS CONTAINED IN THE DEED FROM J. DREW FUNK AND RUBY M. FUNK, AS GRANTOR, TO WILLIAM CAMERON AND JANET CAMERON, HUSBAND AND WIFE, AS JOINT TENANTS, AS GRANTEE, RECORDED APRIL 27, 1948 AS BOOK 904, PAGE 477 OF OFFICIAL RECORDS. REFERENCE BEING MADE TO THE DOCUMENT FOR FULL PARTICULARS.

EASEMENT TO BE VACATED PER SEPARATE INSTRUMENT.

14 AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 13, 1962 AS INSTRUMENT NO. 104649 OF OFFICIAL RECORDS.

IN FAVOR OF: COUNTY OF RIVERSIDE
AFFECTS: AS DESCRIBED THEREIN

EASEMENT TO BE VACATED PER SEPARATE INSTRUMENT.

15 AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED AUGUST 31, 1970 AS INSTRUMENT NO. 85601 OF OFFICIAL RECORDS.

IN FAVOR OF: CITY OF BEAUMONT
AFFECTS: AS DESCRIBED THEREIN

EASEMENT TO REMAIN.

16 A DEDICATION FOR PUBLIC ROADS PURPOSES PER DOCUMENT RECORDED NOVEMBER 6, 1975 AS INSTRUMENT NO. 138162 OF OFFICIAL RECORDS IS A DEDICATION OF REAL PROPERTY THAT WAS ACCEPTED BY RESOLUTION OF THE CITY COUNSEL FO BEAUMONT ON OCTOBER 13, 1975. THIS AREA IS INCLUDED IN THE LEGAL DESCRIPTION WITHIN EXHIBIT A OF COMMITMENT NO. NCS-964442-PHX.

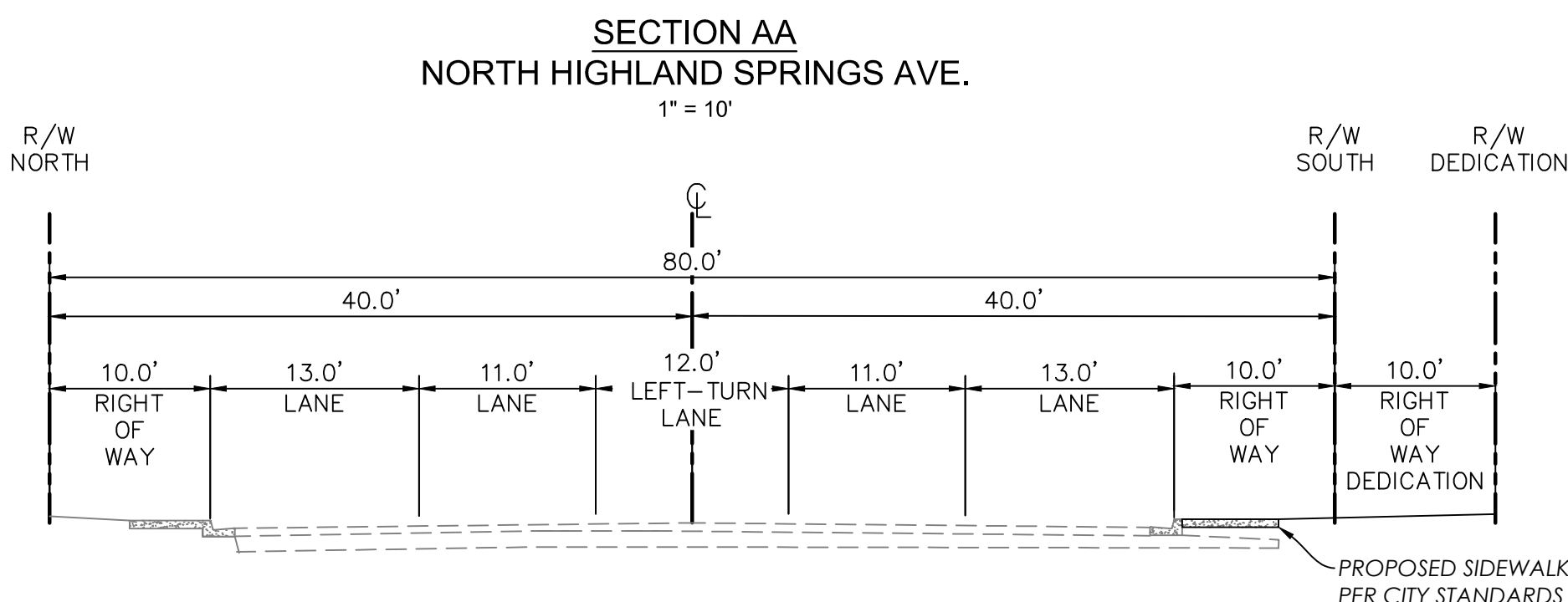
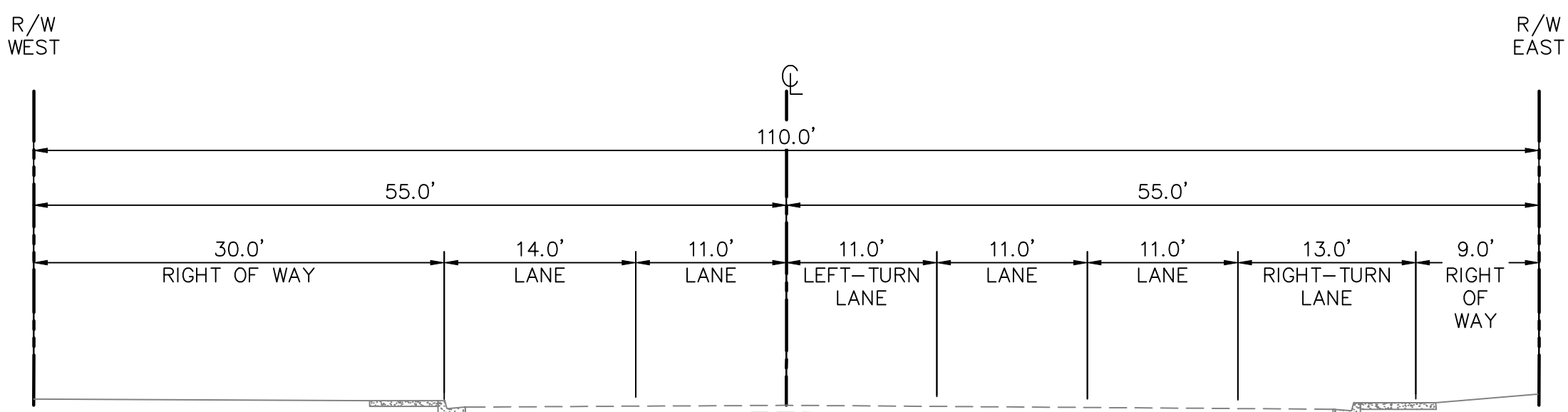
EASEMENT TO REMAIN.

BASIS OF BEARING:

THE BASIS OF BEARINGS SHOWN HEREON ARE BASED ON THE CENTER LINE OF 8TH STREET, BEING SOUTH 89°10'30" WEST, AS SHOWN ON PARCEL MAP NO. 5570 RECORDED OCTOBER 9, 1973 AS NO. 131938 IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

LEGEND:

PROPERTY BOUNDARY / RIGHT OF WAY: ————
CENTERLINE: ————
PROPOSED LOT LINE: ————
EASEMENT: - - - - -



SECTION BB
8TH STREET
1" = 10'

ZONING DATA:

GENERAL PLAN DESIGNATION: COMMUNITY COMMERCIAL
EXISTING ZONE: CC - COMMUNITY COMMERCIAL
EXISTING LAND USE: VACANT
PROPOSED ZONE: CC - COMMUNITY COMMERCIAL
PROPOSED LAND USE: COMMERCIAL
FLOOD ZONE DESIGNATION: ZONE X - MINIMAL FLOOD HAZARD
FEMA FLOOD MAP: PANEL T03SR01WS11, CITY OF BEAUMONT 060247

SETBACKS
STREET FRONTAGE 25'
REAR NONE
INTERIOR SIDE NONE

PROJECT NARRATIVE:

THE PROPOSED PROJECT IS A SUBDIVISION OF 1 EXISTING PARCEL INTO 2 PROPOSED PARCELS. IN ADDITION, THIS PROJECT REQUIRE A RIGHT OF WAY DEDICATION FOR 8TH STREET. NO OTHER PUBLIC EASEMENTS ARE CONTEMPLATED TO BE REQUIRED.

EXISTING NUMBER OF LOTS: 1
EXISTING ACREAGE: 2.08 ACRES / 90,742.04 SQ. FT
PROPOSED NUMBER OF LOTS: 2
TOTAL SUBDIVISION ACREAGE: 2.01 ACRES / 87,419.96 SQ. FT
PROPOSED DEDICATION: 0.08 ACRES / 3,322.08 SQ. FT

SITE DESIGN REFERENCE:

CIVIL SITE DESIGN INCLUDING, BUT NOT LIMITED TO, GRADING, DRAINAGE, STORMWATER MANAGEMENT, AND UTILITIES ARE DEPICTED ON PLOT PLAN PP2020-0276 PREPARED BY KIMLEY-HORN.

PROPOSED LOT SUMMARY:

PARCEL 1: 1.14 ACRES / 49,565.09 SQ. FT
PARCEL 2: 0.87 ACRES / 37,854.87 SQ. FT
LOT A: 0.08 ACRES / 3,322.08 SQ. FT
TOTAL: 2.08 ACRES / 90,742.04 SQ. FT

PROPOSED EASEMENT DEDICATIONS:

A 10' RIGHT OF WAY DEDICATION FOR 8TH STREET

UTILITY PURVEYORS:

SEWER: CITY OF BEAUMONT PUBLIC WORKS
WATER: CHERRY VALLEY WATER DISTRICT
GAS: SOUTHERN CALIFORNIA GAS CO.
ELECTRIC: SO. CAL. EDISON CO.
PHONE: AT&T
STORM: CITY OF BEAUMONT/RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

ABBREVIATIONS:

AC ACRE
APN ASSESSOR'S PARCEL NUMBER
BLDG BUILDING
CL CENTERLINE
DED DEDICATION
ESMT EASEMENT
EX EXISTING
LS LANDSCAPE
NLY NORTHERLY
PL PROPERTY LINE
POC POINT OF CONNECTION
PROP/PR PROPOSED
R/W RIGHT-OF-WAY
S/W SIDEWALK
S'LY SOUTHERLY
SF SQUARE FEET
TYP TYPICAL

TENTATIVE PARCEL MAP NO. 37938

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

July 10, 2020

SUBDIVISION AREA: 2.08 ACRES

APN: 419-150-034

OWNER

KY NGOC NGUYEN
15521 SUNBURST LANE
HUNTINGTON BEACH, CA 92647

APPLICANT

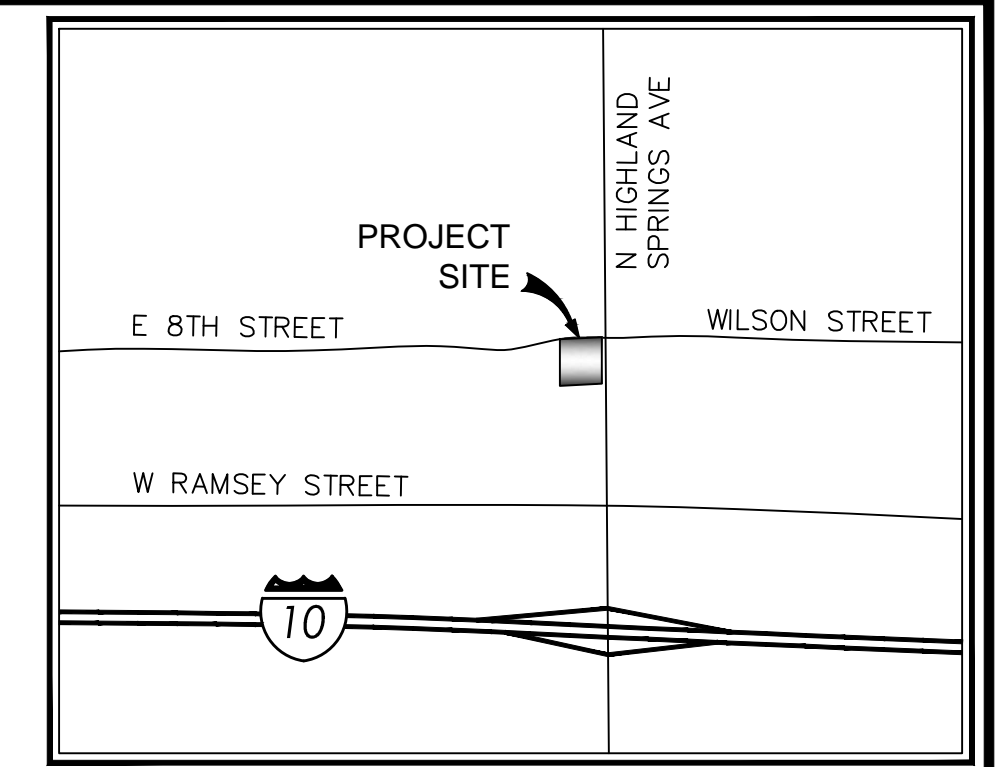
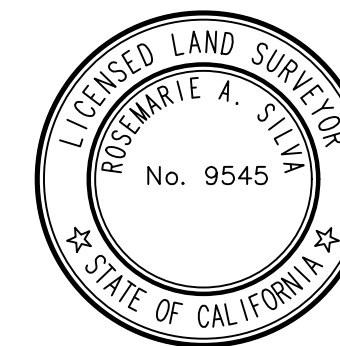
EVERGREEN DEVCO, INC.
2390 EAST CAMELBACK RD, SUITE 410
PHEONIX, AZ 85016

SURVEYOR OF RECORD:

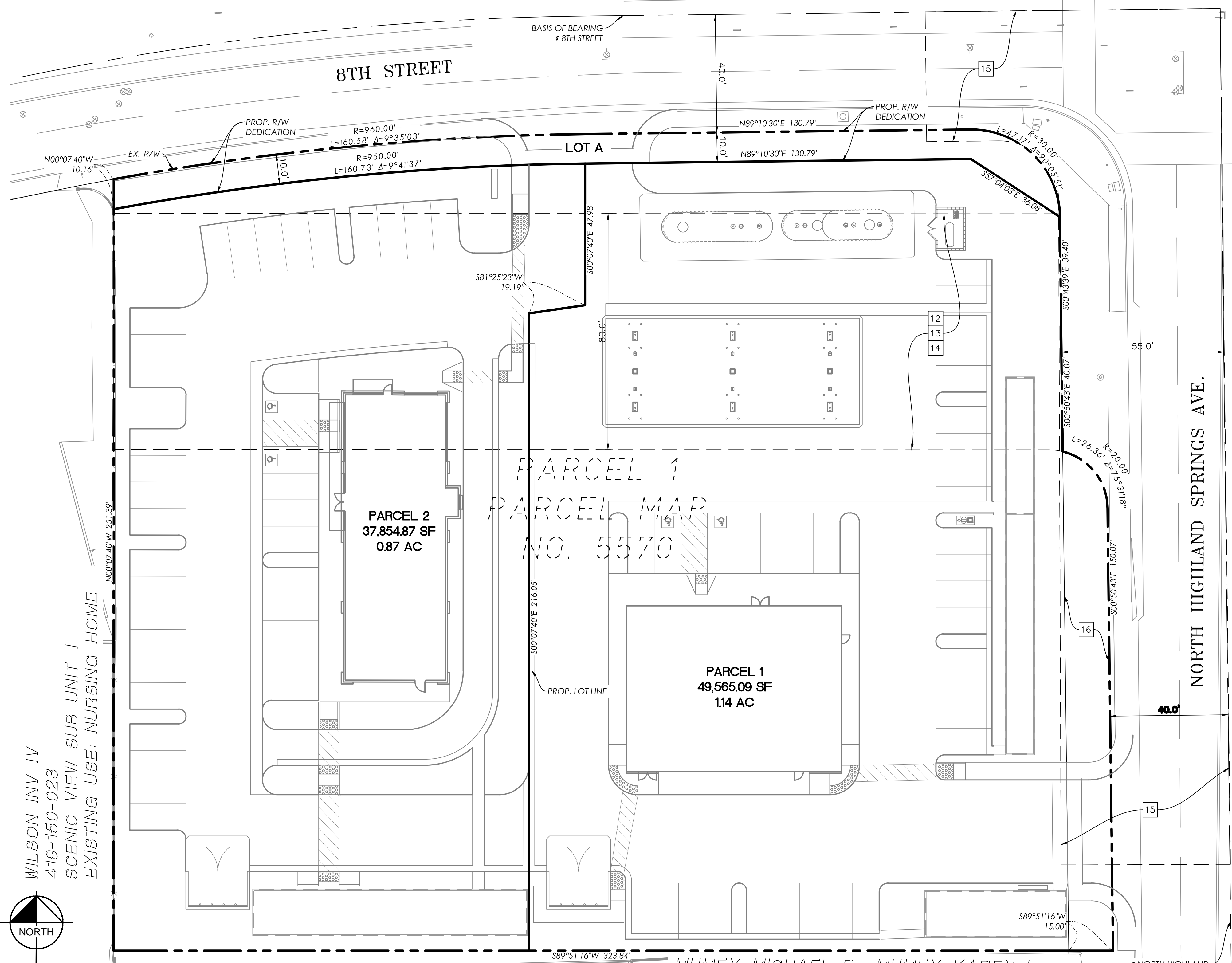
ROSEMARIE SILVA
KIMLEY-HORN AND ASSOCIATES
401 B STREET SUITE 600
SAN DIEGO, CA 92101-4218
TELEPHONE: (619) 272-7198

Rosemarie Silva

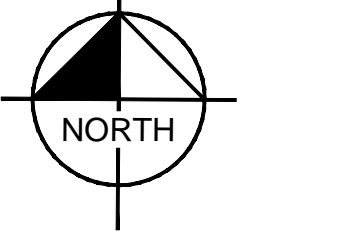
3-18-2020
DATE



VICINITY MAP
N.T.S.



WILSON INV IV
419-150-023
SCENIC VIEW SUB UNIT 1
EXISTING USE: NURSING HOME



MUMEY MICHAEL R., MUMEY KAREN L.
419-150-035, PARCEL 2, PM NO. 5570
EXISTING USE: RETAIL MEDICAL SUPPLIES