

RECORDING REQUESTED BY  
AND WHEN RECORDED  
RETURN TO AND MAIL TAX  
STATEMENTS TO:

City of Beaumont  
550 East 6<sup>th</sup> Street  
Beaumont, CA 92223

APN 400-620-053

SPACE ABOVE THIS LINE RECORDER'S USE

*Transfer Tax Not Applicable: R&T Code 11922*

*Exempt from Recording Fees: Gov. Code 27383*


**GRANT DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Pardee Homes ("Grantor"), hereby GRANTS to the City of Beaumont, a municipal corporation ("Grantee"), the following described real property in the City of Beaumont, County of Riverside, State of California:

.45 ACRES M/L IN LOT 128 MB 431/089 TR 31288

**GRANTOR:**

Pardee Homes

Michael C Taylor  
  
Division President

Dated: 12/07/20

By: \_\_\_\_\_

# California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
 County of Riverside } s.s.

On December 7, 2020 before me, Ana E. Chavez Perez, Notary Public,  
Name of Notary Public, Title

personally appeared Michael C. Taylor  
Name of Signer (1)

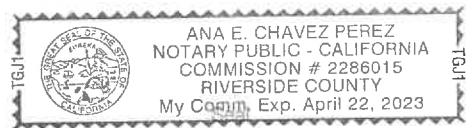
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Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
 Signature of Notary Public



**OPTIONAL INFORMATION**

*Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.*

**Description of Attached Document**

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of \_\_\_\_\_  
 \_\_\_\_\_  
 containing \_\_\_\_\_ pages, and dated \_\_\_\_\_.

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) \_\_\_\_\_  
Title(s)
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information	
<b>Method of Signer Identification</b>	
Proved to me on the basis of satisfactory evidence:	
<input type="checkbox"/> form(s) of identification	<input type="checkbox"/> credible witness(es)
Notarial event is detailed in notary journal on:	
Page # _____	Entry # _____
Notary contact: _____	
Other	
<input type="checkbox"/> Additional Signer	<input type="checkbox"/> Signer(s) Thumbprints(s)
<input type="checkbox"/> _____	

**THIS SUBDIVISION CONTAINS:**

129 NUMBERED LOTS  
130 LOTS 1001  
67.55 ACRES OR LESS

**OWNER'S STATEMENT**

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON, THAT WE ARE THE ONLY PERSONS WHOSE RECORD IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND, THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTRICT OF THE BORDER LINE.

WE HEREBY RESERVE LOTS 1, 7, THROUGH 17, INCLUDING, INDICATED HEREON AS "PRIVATE STREETS", FOR PRIVATE STREET USE AND THE MAINTENANCE THEREOF, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT.

WE HEREBY RESERVE LOTS 123, 124, 128, AND 127 FOR OPEN SPACE PURPOSES, AND LOT 129 FOR OPEN AND LOT OWNERS WITHIN THIS TRACT AND.

WE HEREBY RESERVE LOTS 123, 124, 128, AND 127 FOR OPEN SPACE PURPOSES, AND LOT 129 FOR OPEN AND LOT OWNERS WITHIN THIS TRACT AND.

WE HEREBY DEDICATE TO PUBLIC USE, EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES, FOR DRAINAGE AND LANDSCAPE MAINTENANCE PURPOSES.

WE HEREBY OFFER FOR DEDICATION TO THE CITY OF BEAUMONT, LOT 125 AND 126, IN FEE SIMPLE, FOR DRAINAGE AND LANDSCAPE MAINTENANCE PURPOSES.

WE HEREBY DEDICATE TO THE CITY OF BEAUMONT THE PUBLIC UTILITY EASEMENT (P.U.E.) AS SHOWN HEREON.

**PAIGE HAWES**, CALIFORNIA CORPORATION  
VICE PRESIDENT

**NOTARY ADOPTED EMENT**  
STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE  
BEFORE ME, the undersigned authority, on this \_\_\_\_\_ day of \_\_\_\_\_, 2008, personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

**NOTARY ADOPTED EMENT**  
STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE  
BEFORE ME, the undersigned authority, on this \_\_\_\_\_ day of \_\_\_\_\_, 2008, personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

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**NOTARY ADOPTED EMENT**  
STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE  
BEFORE ME, the undersigned authority, on this \_\_\_\_\_ day of \_\_\_\_\_, 2008, personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

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

**TRACT NO. 31288**

BEING A SUBDIVISION OF PARCEL 1 AND 2, 06-114-10, RECORDED NOVEMBER 16, 2006 AS INSTRUMENT NO. 2006-048687 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, AND A PORTION OF PARCEL 8, 03-14-11, RECORDED A JULY 7, 2003 AS INSTRUMENT NO. 2003-00663 OF OFFICIAL RECORDS, ALL LING WITHIN PORTIONS OF SECTIONS 31 AND 32, T.2S., R.17W., AND A PORTION OF FRACTIONAL SECTION 6, T.3S., R.17W., SAN BERNARDINO MEMORIAL, STATE OF CALIFORNIA  
LEVI D. COV, L.S. 7930  
DECEMBER, 2006

**TAX BOND CERTIFICATE**

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$\_\_\_\_\_ HAS BEEN EXECUTED AND FILED WITH THE COUNTY CLERK OF RIVERSIDE COUNTY, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TO SAID PROPERTY BUT NOT PAYABLE AND SAID BOND HAS BEEN DELIVERED BY SAID BOND OF SUPERVISORS.

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

BY: \_\_\_\_\_

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BY: \_\_\_\_\_

2008-0675961  
ORIGINAL

SHEET 1 OF 15 SHEETS

**RECORDER'S STATEMENT**

FILED THIS 20th DAY OF Dec 2008 AT 8:00PM, IN BOOK 141, OF MAPS OF PAGES 591-603 AT THE OFFICE OF THE CITY CLERK, CITY OF BEAUMONT, NO. 2008-0675961  
FEE \$ 50.00  
LARRY M. HAD, COUNTY ASSESSOR-CLERK-RECORDER  
BY: *[Signature]*  
SUBDIVISION GUARANTEE: CHILDED TITLE COMPANY, DEPUTY

**SURVEYOR'S STATEMENT**

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP COMES WITHIN THE SCOPE OF MY PROFESSIONAL SURVEYING. I HAVE BEEN ADVISED BY THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PAIGE HAWES, A CALIFORNIA CORPORATION, IN DECEMBER OF 2006, I WILL BE IN ACCORDANCE WITH THE TERMS OF THE AGREEMENT FOR THE MAP. I HEREBY STATE THAT THESE MEASUREMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETIRED AND THAT THIS FINAL MAP SATISFACTORY CONDITIONS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: March 30, 2008

BY: \_\_\_\_\_

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BY: \_\_\_\_\_



**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THE MAP AND FIND THAT THE SUBDIVISION AS SHOWN HEREON IS IN ACCORDANCE WITH THE CITY ENGINEER'S STATEMENT AND THE CITY ENGINEER'S STATEMENT. I HAVE BEEN ADVISED BY THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PAIGE HAWES, A CALIFORNIA CORPORATION, IN DECEMBER OF 2006, I WILL BE IN ACCORDANCE WITH THE TERMS OF THE AGREEMENT FOR THE MAP. I HEREBY STATE THAT THESE MEASUREMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETIRED AND THAT THIS FINAL MAP SATISFACTORY CONDITIONS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: 25 Aug 08

BY: \_\_\_\_\_

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BY: \_\_\_\_\_

BY: \_\_\_\_\_

9.3. 2008  
*[Signature]*  
CITY CLERK, CITY OF BEAUMONT  
RIVERSIDE COUNTY, CALIFORNIA



2008-0675961  
ORIGINAL

43/96

SHEET 8 OF 15 SHEETS

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

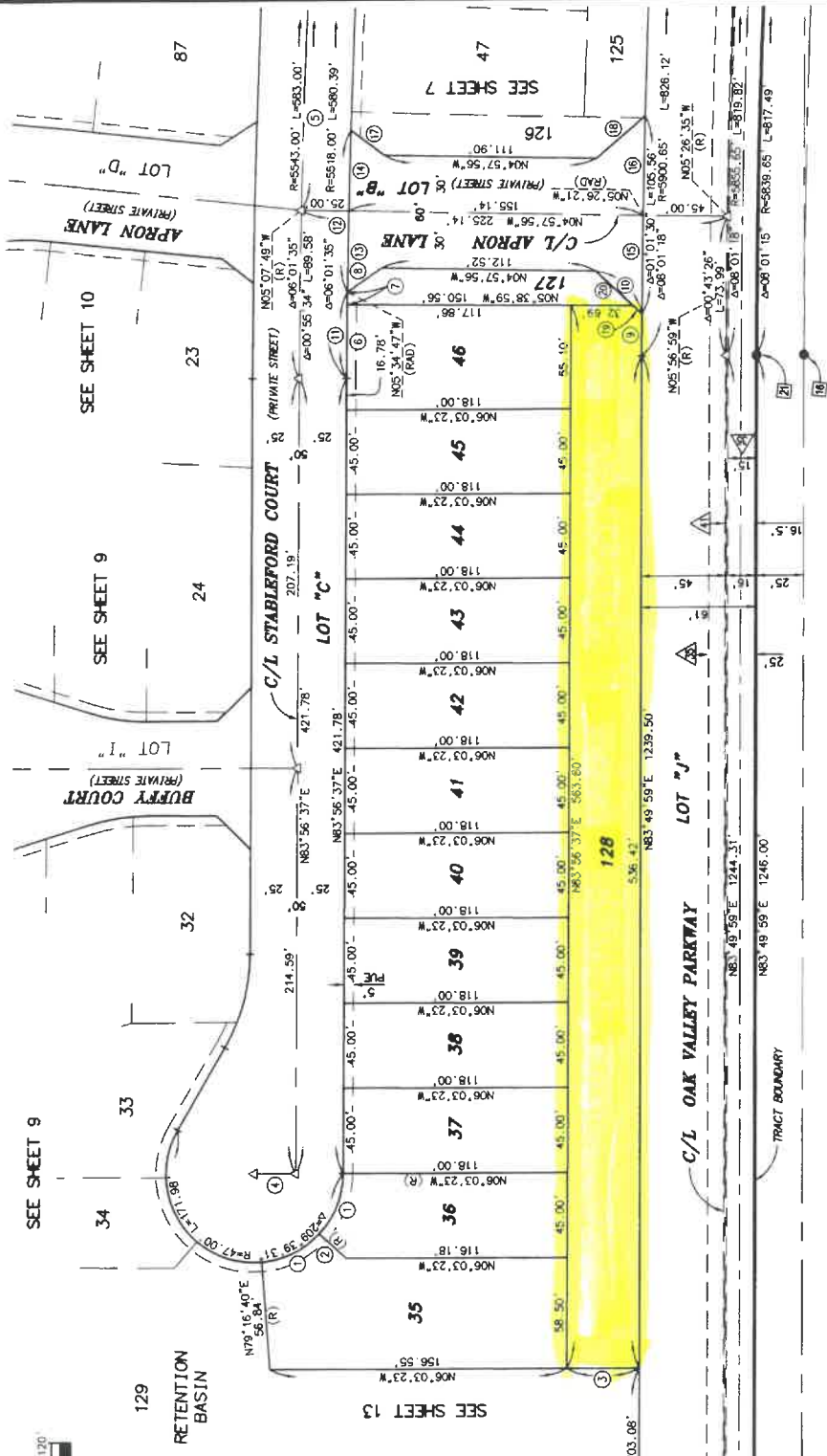
# TRACT NO. 31288

BEING A SUBDIVISION OF PARCEL 1 AND 2, 08-14-10, RECORDED NOVEMBER 16, 2006 AS INSTRUMENT NO. 2006-081410, COUNTY OF RIVERSIDE, CALIFORNIA, AND A PORTION OF PARCEL 1, 08-14-10, RECORDED JULY 2, 2003 AS INSTRUMENT NO. 2003-00683 OF RECORD, ALL AS SHOWN ON MAPS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK, COUNTY OF RIVERSIDE, CALIFORNIA, AND A PORTION OF FRACTIONAL SECTION 6, T.35S., R.17W., SAN BERNARDINO MERIDIAN, STATE OF CALIFORNIA.

LEVI D. COX, L.S. 7930  
DECEMBER, 2006



LINE AND CURVE DATA TABLE	BEARING/Delta	RADIUS	LENGTH
1	42° 40' 01"	47.00	35.00
2	N36° 36' 39" E	19.40	19.40
3	N06° 03' 23" W	---	38.54'
4	N06° 03' 23" W	---	22.00
5	S09° 06' 01" W	5543.00	493.42'
6	S09° 06' 01" W	5518.00	39.16'
7	S09° 06' 01" W	5518.00	6.74'
8	N41° 12' 22" W	---	22.37'
9	S09° 06' 01" W	5900.65	22.37'
10	N09° 06' 01" E	5518.00	33.89'
11	N09° 06' 01" E	5518.00	86.20'
12	S09° 06' 01" W	5518.00	43.19'
13	S09° 06' 01" W	5518.00	43.09'
14	S09° 06' 01" W	5900.65	52.57'
15	S09° 06' 01" W	5900.65	52.98'
16	N47° 33' 27" W	---	22.26'
17	N47° 33' 27" W	---	33.96'
18	N37° 06' 54" E	---	6.59'
20	N37° 06' 54" E	---	27.09'



**NOTE:**  
SEE SHEET 2 FOR VICINITY MAP, MONUMENT NOTES, AND BOUNDARY CONTROL. SEE SHEET 3 FOR SHEET INDEX MAP. SURVEYOR NOTES, EXISTENCE NOTES AND BASIS OF BEARINGS NOTE.

RECORDING REQUESTED BY  
AND WHEN RECORDED  
RETURN TO AND MAIL TAX  
STATEMENTS TO:

City of Beaumont  
550 East 6<sup>th</sup> Street  
Beaumont, CA 92223

APN 400-630-073, 400-620-050

SPACE ABOVE THIS LINE RECORDER'S USE

*Transfer Tax Not Applicable: R&T Code 11922*

*Exempt from Recording Fees: Gov. Code 27383*

**GRANT DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Pardee Homes ("Grantor"), hereby GRANTS to the City of Beaumont, a municipal corporation ("Grantee"), the following described real property in the City of Beaumont, County of Riverside, State of California:

.54 ACRES M/L IN POR LOT 125 MB 431/089 TR 31288

**GRANTOR:**  
Pardee Homes

Dated: 12/7/20

Michael C. Taylor  
By: [Signature]  
Division President

# California All-Purpose Certificate of Acknowledgment

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State of California }  
 County of Riverside } s.s.

On December 7, 2020 before me, Ana E. Chavez Perez, Notary Public,  
Name of Notary Public, Title

personally appeared Michael C. Taylor  
Name of Signer (1)  
 -----  
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

*[Signature]*  
 Signature of Notary Public



**OPTIONAL INFORMATION**

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 containing \_\_\_\_\_ pages, and dated \_\_\_\_\_.

- The signer(s) capacity or authority is/are as:
- Individual(s)
  - Attorney-in-fact
  - Corporate Officer(s) \_\_\_\_\_  
Title(s)
  - Guardian/Conservator
  - Partner - Limited/General
  - Trustee(s)
  - Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) Entity(ies) Signer is Representing

**Additional Information**

**Method of Signer Identification**

Proved to me on the basis of satisfactory evidence:  
 form(s) of identification  credible witness(es)

Notarial event is detailed in notary journal on:  
 Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

Other

Additional Signer  Signer(s) Thumbprints(s)

\_\_\_\_\_







2008-0675961  
ORIGINAL

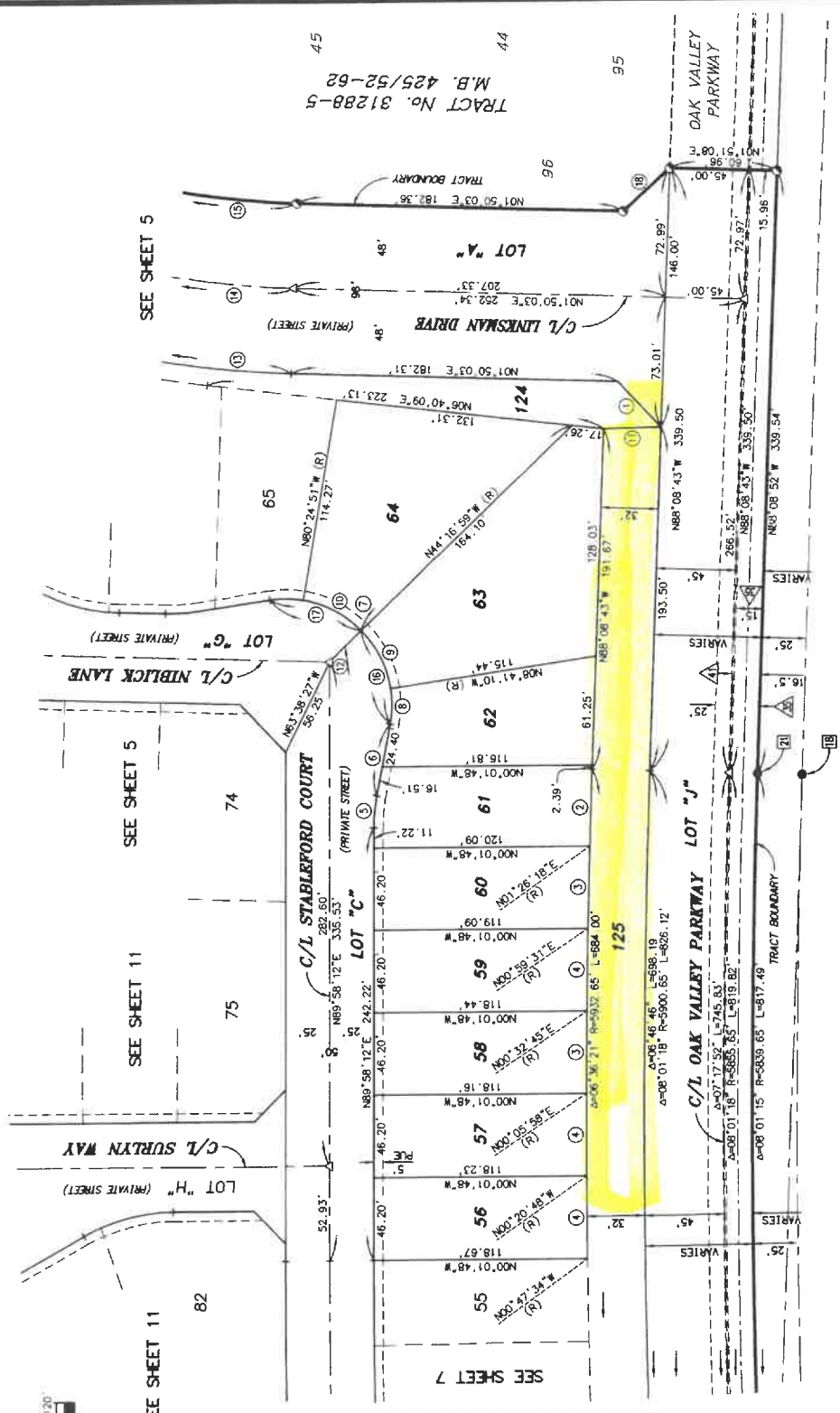
43/94

SHEET 6 OF 15 SHEETS

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

**TRACT NO. 31288**

BEING A SUBDIVISION OF PARCELS 1 AND 2, 06-LA-10, RECORDED NOVEMBER 16, 2006 AS INSTRUMENT NO. 2006-0675961, AND PARCELS 3 AND 4, 06-LA-11, RECORDED NOVEMBER 16, 2006 AS INSTRUMENT NO. 2006-0675962, AND PARCELS 5 AND 6, 06-LA-12, RECORDED NOVEMBER 16, 2006 AS INSTRUMENT NO. 2006-0675963, AND PARCELS 7 AND 8, 06-LA-13, RECORDED NOVEMBER 16, 2006 AS INSTRUMENT NO. 2006-0675964, AND PARCELS 9 AND 10, 06-LA-14, RECORDED NOVEMBER 16, 2006 AS INSTRUMENT NO. 2006-0675965, ALL LING WITHIN PORTIONS OF SECTIONS 31 AND 32, T.25S., R.1W., AND A PORTION OF FRACTIONAL SECTION 6, T.25S., R.1W., SAN BERNARDINO MERIDIAN, STATE OF CALIFORNIA  
LEVI D. COX, L.S. 7930  
DECEMBER, 2006



DATA TABLE

NO	BEARING/Delta	RADIUS	LENGTH
1	N46°50'40"E	---	35.36'
2	N00°24'59"	5932.65'	43.11'
3	00°26'47"	5932.65'	46.22'
4	00°26'46"	5932.65'	46.19'
5	10°23'19"	100.00'	18.13'
6	N79°36'29"W	---	40.91'
7	108°36'17"	60.00'	14.11'
8	315°35'40"	60.00'	19.24'
9	36°07'52"	60.00'	37.84'
10	N01°24'26"W	---	32.05'
11	N44°29'54"W	---	25.19'
12	24°30'48"	548.00'	234.46'
13	24°30'48"	500.00'	213.92'
14	24°30'48"	452.00'	193.38'
15	24°30'48"	404.00'	172.84'
16	54°38'30"	60.00'	57.22'
17	54°19'47"	60.00'	56.89'
18	N43°09'20"W	---	35.35'

**NOTE**  
SEE SHEET 2 FOR VICINITY MAP, MONUMENT NOTES, AND BOUNDARY CONTROL. SEE SHEET 3 FOR SHEET INDEX MAP, SURVEYOR NOTES, EASEMENT NOTES AND BASIS OF BEARINGS NOTE.

RECORDING REQUESTED BY  
AND WHEN RECORDED  
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STATEMENTS TO:

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550 East 6<sup>th</sup> Street  
Beaumont, CA 92223

APN 400-120-061

SPACE ABOVE THIS LINE RECORDER'S USE

*Transfer Tax Not Applicable: R&T Code 11922*

*Exempt from Recording Fees: Gov. Code 27383*

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FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Pardee Homes ("Grantor"), hereby GRANTS to the City of Beaumont, a municipal corporation ("Grantee"), the following described real property in the City of Beaumont, County of Riverside, State of California:

.33 ACRES M/L IN LOT 124 MB 415/014 TR 31288-1

**GRANTOR:**

Pardee Homes

*Michael C Taylor*  
*[Signature]*  
Division President

Dated: 12/07/20

By: \_\_\_\_\_

# California All-Purpose Certificate of Acknowledgment

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State of California

County of Riverside

} s.s.

On December 7, 2020 before me, Ana E. Chavez Perez, Notary Public,  
Name of Notary Public, Title


personally appeared Michael C. Taylor  
Name of Signer (1)

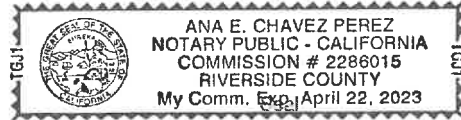
-----  
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
Signature of Notary Public



## OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of \_\_\_\_\_

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_

The signer(s) capacity or authority is/are as:

- Individual(s)  
 Attorney-in-fact  
 Corporate Officer(s) \_\_\_\_\_  
Title(s)

- Guardian/Conservator  
 Partner - Limited/General  
 Trustee(s)  
 Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) Entity(ies) Signer is Representing

### Additional Information

#### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:  
 form(s) of identification  credible witness(es)

Notarial event is detailed in notary journal on:

Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

Other

Additional Signer  Signer(s) Thumbprints(s)

\_\_\_\_\_

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

THIS SUBDIVISION CONTAINS:

128 NUMBERED LOTS  
8 LETTERED STREET LOTS  
136 LOTS TOTAL  
37.20 ACRES GROSS

**OWNER'S STATEMENT**

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON, THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY RESERVE LOTS "A" THROUGH "G", INCLUSIVE, INDICATED HEREON AS "PRIVATE STREETS", FOR PRIVATE STREET USE AND THE MAINTENANCE THEREOF, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT.

WE HEREBY RESERVE LOTS 129, 140, AND 146 FOR OPEN SPACE PURPOSES AND THE MAINTENANCE THEREOF, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES, LOT "H", AS SHOWN AS DESERT LAWN DRIVE, AS SHOWN WITHIN THIS MAP.

WE HEREBY DEDICATE TO PUBLIC USE, EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES, WITHIN LOTS "A" THROUGH "G", INCLUSIVE, SHOWN AS BIRDE DRIVE, WALTER WAY, DIVOT DRIVE, HOSEL STREET, BOWMER PLAY COURT AND MULLIGAN DRIVE, RESPECTIVELY.

WE HEREBY DEDICATE TO THE CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES, THE (S) FIVE FOOT WIDE EASEMENTS, AS SHOWN WITHIN THIS MAP.

WE HEREBY OFFER FOR DEDICATION IN FEE SIMPLE TO THE CITY OF BEAUMONT, LOTS 124, 126 AND 127 FOR OPEN SPACE PURPOSES AND THE MAINTENANCE THEREOF, AS SHOWN WITHIN THIS MAP.

ANDREW HONEY A CALIFORNIA CORPORATION  
VICE PRESIDENT

WINE TAYLOR  
VICE PRESIDENT

**NOTARY ACKNOWLEDGEMENT**

STATE OF California )  
COUNTY OF Riverside )  
I, Notary Public in and for said state, do hereby certify that the foregoing instrument was personally known to me, or proved to me by the credible evidence of the persons who are named as witnesses hereon, and that they executed the same in the presence of me, and that they acknowledged to me that they executed the same for the purposes and intentions stated in the instrument, and that they executed the same for the purposes and intentions stated in the instrument, and that they executed the same for the purposes and intentions stated in the instrument, and that they executed the same for the purposes and intentions stated in the instrument.

MY COMMISSION EXPIRES June 9, 2007  
IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

*Shirley Jean*  
NOTARY PUBLIC IN AND FOR SAID STATE

**NOTARY ACKNOWLEDGEMENT**

STATE OF California )  
COUNTY OF Riverside )  
I, Notary Public in and for said state, do hereby certify that the foregoing instrument was personally known to me, or proved to me by the credible evidence of the persons who are named as witnesses hereon, and that they executed the same in the presence of me, and that they acknowledged to me that they executed the same for the purposes and intentions stated in the instrument, and that they executed the same for the purposes and intentions stated in the instrument, and that they executed the same for the purposes and intentions stated in the instrument, and that they executed the same for the purposes and intentions stated in the instrument.

MY COMMISSION EXPIRES November 21, 2008  
IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

*Kelly Marie Klein*  
NOTARY PUBLIC IN AND FOR SAID STATE

**TRACT NO. 31288-1**

BEING A SUBDIVISION OF A PORTION OF PARCEL, 1 LOT LINE ADJUSTMENT NO. 06-114-10, RECORDED NOVEMBER 16, 2006 AS INSTRUMENT NO. 2006-0848657 OF OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, AND 32, TOWNSHIP 2 SOUTH RANGE 1 WEST 34th EVIDENCE MERIDIAN, STATE OF CALIFORNIA.

LEVI D. COX, L.S. 7930  
AUGUST, 2005

**TAX BOND CERTIFICATE**

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ \_\_\_\_\_ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDS ARE A LIEN AGAINST THE PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN TAKEN BY SAID BOARD OF SUPERVISORS.

DATED: \_\_\_\_\_, 2006  
MANDY ROBERTS  
CLERK OF THE BOARD OF SUPERVISORS

BY: \_\_\_\_\_  
LEVI D. COX  
COUNTY TAX COLLECTOR

DEPUTY  
DEPUTY

**TAX COLLECTOR'S CERTIFICATE**

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDS ARE A LIEN AGAINST THE PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN TAKEN BY SAID BOARD OF SUPERVISORS.

DATED: August 29, 2006  
PAUL McDONNELL, COUNTY TAX COLLECTOR

BY: *Keiston MacGillis*  
DEPUTY

**SOILS REPORT NOTE**

PER LINDSEY CALIFORNIA INVESTIGATION REPORT FOR TRACTIVE TRACT NO. 11288, DATED JANUARY 20, 2005, AS BORN ORDER 70046, WAS PREPARED BY PACIFIC SOILS ENGINEERING, INC., AS REQUIRED BY SECTION 6604.5 OF THE CALIFORNIA HEALTH AND SAFETY CODE AND AS REQUIRED BY SECTION 6604.5 OF THE CALIFORNIA GOVERNMENT CODE. A COPY OF SAID REPORT IS ON FILE FOR PUBLIC INSPECTION IN THE CITY ENGINEERS OFFICE.

**SIGNATURE OMISSIONS NOTE**

- 1) SOUTHERN CALIFORNIA GAS COMPANY, OWNERS OF AN EASEMENT FOR PRIVATE ROAD PARAPHRASES RECORDED DECEMBER 7, 1951 IN BOOK 1325, PAGE 83, OFFICIAL RECORDS.
- 2) SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION, OWNERS OF AN EASEMENT FOR PRIVATE ROAD RECORDED JANUARY 1, 1966 AS INSTRUMENT NO. 10292, OFFICIAL RECORDS.
- 3) SOUTHERN CALIFORNIA SECTION OF THE PROFESSIONAL GOLFERS ASSOCIATION OF AMERICA, OWNERS OF AN EASEMENT FOR FLIGHT AND IMPACT OF ERRANT GOLF BALLS RECORDED DECEMBER 28, 2000 AS INSTRUMENT NO. 2000-516796, OFFICIAL RECORDS.
- 4) GAK VALLEY PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP, OWNERS OF EASEMENTS FOR DRAINAGE, STORMWATER, WALLS OR FENCES, LANDSCAPING, IRRIGATION, DRAINAGE SYSTEMS AND THE IMPROVEMENTS, UTILITIES, AND SIGNS RECORDED JULY 15, 2003 AS INSTRUMENT NO. 2003-358433, OFFICIAL RECORDS.
- 5) STATE OF CALIFORNIA, OWNERS OF ACCESS RIGHTS, RECORDED OCTOBER 28, 1949 IN BOOK 1118, PAGE 487, OFFICIAL RECORDS.

**RECORDER'S STATEMENT**

FILED THIS 29 DAY OF August, 2006 AT 2:05 PM IN BOOK 415 OF MAPS AT PAGES 145-216 AT THE REQUEST OF THE CITY CLERK, CITY OF BEAUMONT, COUNTY ASSESSOR-CLERK-RECORDER LEVI D. COX, L.S. 7930.

BY: *John*  
SUBDIVISION GUARANTEE: CHICAGO TITLE COMPANY, DEPUTY

**SURVEYOR'S STATEMENT**

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF THIRTEEN (13) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PARADE HOMES, A CALIFORNIA CORPORATION, IN JANUARY OF 2006. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP. I HEREBY STATE THAT THESE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: September 14, 2006

*Levi David Cox*  
LEVI DAVID COX, L.S. 7930

**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THE MAP WITHIN THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 31288, WHICH WAS APPROVED BY THE CITY COUNCIL ON SEPTEMBER 14, 2004 AND ANY APPROVED ALTERATIONS THEREOF. THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF TITLE 16 OF THE BEAUMONT MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH. THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, THAT THE PLANS FOR THE DRAINAGE, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOODS HAVE BEEN APPROVED, THAT A COMPLETE SET OF PLANS FOR THE CONSTRUCTION OF ALL REQUIRED IMPROVEMENTS HAS BEEN SUBMITTED AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AGREEMENT WITH THE CITY OF BEAUMONT CONCERNING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

FOR DEEPAK MOORANI, P. E. 51047, CITY ENGINEER, CITY OF BEAUMONT

*Deepeek Moorani*  
BY: DEEPAK MOORANI, L.S. 6359  
(LIC. EXPIRES 12/31/2006)

**BEAUMONT CITY COUNCIL CERTIFICATE**

I HEREBY CERTIFY THAT THIS MAP WAS PRESERVED FOR APPROVAL TO THE CITY OF BEAUMONT AT A REGULAR MEETING THEREOF HELD ON THE 15th DAY OF October, 2006, AND THAT THERE UPON SAID COUNCIL DID, BY AN ORDER ORALLY PASSED AND ENTERED, APPROVED SAID MAP AND DID ACCEPT ON BEHALF OF THE CITY OF BEAUMONT, SUBJECT TO IMPROVEMENTS:

THE DEDICATION OF LOT "H", SHOWN AS DESERT LAWN DRIVE, AS OFFERED FOR STREET AND PUBLIC UTILITY PURPOSES, AS SHOWN WITHIN THIS MAP.

THE DEDICATION FOR PUBLIC UTILITY EASEMENTS TOGETHER WITH THE RIGHT OF ADDRESS AND EGRESS FOR EMERGENCY VEHICLES AND PERSONNEL WITHIN LOTS "A" THROUGH "G", INCLUSIVE, SHOWN AS BIRDE DRIVE, WALTER WAY, DIVOT DRIVE, HOSEL STREET, BOWMER PLAY COURT AND MULLIGAN DRIVE, RESPECTIVELY.

THE DEDICATION OF THE EASEMENTS FOR PUBLIC UTILITY PURPOSES, THE (S) FIVE FOOT WIDE EASEMENTS, AS SHOWN WITHIN THIS MAP.

AND DO NOT ACCEPT THE OFFER OF DEDICATION OF LOTS 124, 126 AND 127, IN FEE SIMPLE, FOR OPEN SPACE PURPOSES AND MAINTENANCE THEREOF, ALL AS OFFERED FOR DEDICATION AND SHOWN WITHIN THIS MAP.  
DATED: 10-22, 2006  
*Warth L. Chance*  
CITY CLERK OF THE CITY OF BEAUMONT



2006-0953786

415  
25

ORIGINAL

SHEET 12 OF 13 SHEETS

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

# TRACT NO. 31288-1

BEING A SUBDIVISION OF A PORTION OF PARCEL 1, LOT LINE ADJUSTMENT NO. 08-LLA-10, RECORDED NOVEMBER 16, 2006 AS INSTRUMENT NO. 2006-084857 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, LYING WITHIN SECTION 31 AND 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, STATE OF CALIFORNIA

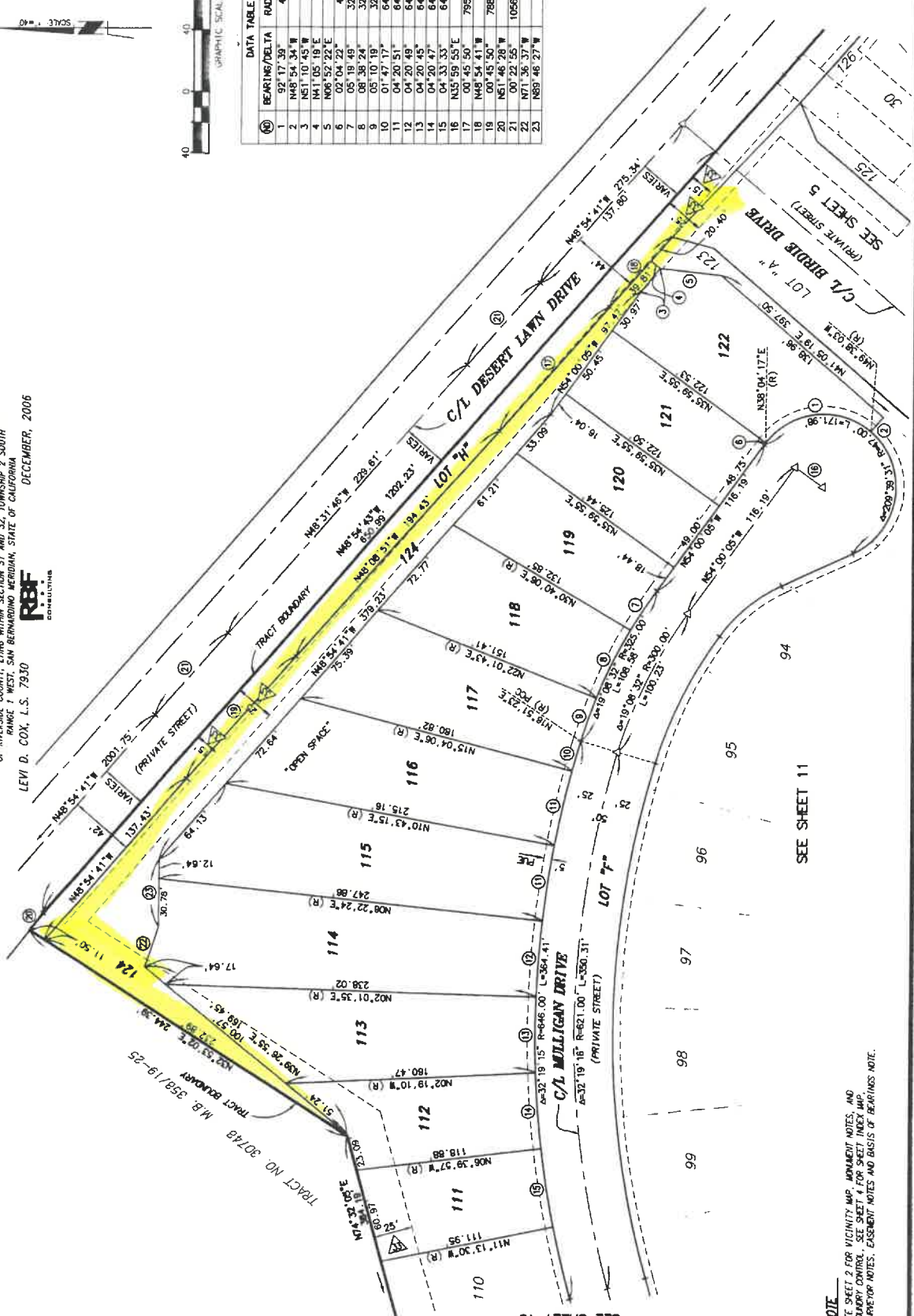
LEVI D. COX, L.S. 7930



DECEMBER, 2006



NO	BEARINGS/Delta	RADIUS	LENGTH
1	92°17'39"	47.00	75.71
2	N48°54'34"W	---	12.16
3	N51°10'45"W	---	19.27
4	N41°05'19"E	---	7.59
5	N06°52'22"E	---	38.83
6	02°04'22"	47.00	1.70
7	05°19'49"	325.00	30.23
8	08°10'19"	325.00	48.01
9	08°10'19"	325.00	48.01
10	01°47'17"	646.00	20.18
11	04°20'51"	646.00	49.02
12	04°20'49"	646.00	48.01
13	04°20'45"	646.00	48.00
14	04°20'47"	646.00	48.00
15	04°33'33"	646.00	51.40
16	N15°59'55"E	---	22.00
17	00°45'50"	7956.00	106.07
18	N48°54'41"W	---	60.20
19	00°45'50"	7984.00	105.11
20	N01°46'28"W	---	13.87
21	07°36'37"W	10560.00	70.40
22	N89°46'27"W	---	43.42



**NOTE**  
 SEE SHEET 2 FOR VICINITY MAP, MONUMENT NOTES, AND BOUNDARY CONTROL. SEE SHEET 4 FOR SHEET INDEX MAP. SURVEYOR NOTES, EASEMENT NOTES AND BASIS OF BEARINGS NOTE.

SEE SHEET 10

SEE SHEET 11

RECORDING REQUESTED BY  
AND WHEN RECORDED  
RETURN TO AND MAIL TAX  
STATEMENTS TO:

City of Beaumont  
550 East 6<sup>th</sup> Street  
Beaumont, CA 92223

APN 400-130-064, 400-120-063

SPACE ABOVE THIS LINE RECORDER'S USE

*Transfer Tax Not Applicable: R&T Code 11922*

*Exempt from Recording Fees: Gov. Code 27383*

**GRANT DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Pardee Homes ("Grantor"), hereby GRANTS to the City of Beaumont, a municipal corporation ("Grantee"), the following described real property in the City of Beaumont, County of Riverside, State of California:

.52 ACRES M/L IN POR LOT 126 MB 415/014 TR 31288-1

**GRANTOR:**

Pardee Homes

Dated: 12/07/20

Michael C Taylor  
By: Michael C Taylor  
Division President

# California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside

} s.s.

On December 7, 2020 before me, Ana E. Chavez Perez, Notary Public,  
Name of Notary Public, Title

personally appeared Michael C. Taylor  
Name of Signer (1)

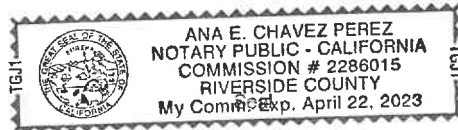
\_\_\_\_\_  
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
Signature of Notary Public



## OPTIONAL INFORMATION

*Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.*

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of \_\_\_\_\_

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) \_\_\_\_\_  
Title(s)

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) Entity(ies) Signer is Representing

### Additional Information

#### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:  
 form(s) of identification  credible witness(es)

Notarial event is detailed in notary journal on:

Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

#### Other

Additional Signer  Signer(s) Thumbprints(s)

\_\_\_\_\_

ORIGINAL

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

THIS SUBDIVISION CONTAINS:

128 NUMBERED LOTS  
8 LETTERED STREET LOTS  
139 LOTS TOTAL  
37.20 ACRES GROSS

**OWNER'S STATEMENT**

I HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND, INCLUDING WITHIN THE SUBDIVISION... WE HEREBY OFFER FOR DEDICATION IN FEE SIMPLE TO THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA...

WE HEREBY DEDICATE TO PUBLIC USE, EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES TOGETHER WITH THE RIGHT OF EGRESS AND ACCESS FOR EMERGENCY VEHICLES AND LOCAL DRIVEWAYS WITHIN LOTS "A" THROUGH "C", INCLUSIVE, SHOWN AS BIRDALE DRIVE, AMATEUR WAY, DIVOT DRIVE, HOBEL STREET, BOMBER PLAY COURT AND MALLIGAN DRIVE, RESPECTIVELY.

WE HEREBY DEDICATE TO THE CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES, THE (5) FIVE FOOT WIDE EASEMENTS, AS SHOWN WITHIN THIS MAP.

WE HEREBY DEDICATE TO PUBLIC USE, EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES TOGETHER WITH THE RIGHT OF EGRESS AND ACCESS FOR EMERGENCY VEHICLES AND LOCAL DRIVEWAYS WITHIN LOTS "A" THROUGH "C", INCLUSIVE, SHOWN AS BIRDALE DRIVE, AMATEUR WAY, DIVOT DRIVE, HOBEL STREET, BOMBER PLAY COURT AND MALLIGAN DRIVE, RESPECTIVELY.

WE HEREBY DEDICATE TO THE CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES, THE (5) FIVE FOOT WIDE EASEMENTS, AS SHOWN WITHIN THIS MAP.

WE HEREBY OFFER FOR DEDICATION IN FEE SIMPLE TO THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA...

**PARCELS, A CALIFORNIA CORPORATION**

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE )  
I, WINE TAYLOR, VICE PRESIDENT

**NOTARY ACKNOWLEDGEMENT**

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE )  
I, WINE TAYLOR, VICE PRESIDENT

PERSONALLY KNOWN TO ME (AS SHOWN BY THE SIGNATURE) IS KELLY MARIE KLEIN (PRINT NAME) WHO IS THE PRINCIPAL PLACE OF BUSINESS OF PARCELS, A CALIFORNIA CORPORATION (PRINT NAME) AND THAT SHE HAS AUTHORITY TO SIGN FOR THE CORPORATION.

MY COMMISSION EXPIRES June 9, 2007 AT MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY, CALIFORNIA.

Kelly Marie Klein (PRINT NAME)

**NOTARY ACKNOWLEDGEMENT**

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE )  
I, Kelly Marie Klein, PERSONALLY APPEARED

PERSONALLY KNOWN TO ME (AS SHOWN BY THE SIGNATURE) IS KELLY MARIE KLEIN (PRINT NAME) WHO IS THE PRINCIPAL PLACE OF BUSINESS OF PARCELS, A CALIFORNIA CORPORATION (PRINT NAME) AND THAT SHE HAS AUTHORITY TO SIGN FOR THE CORPORATION.

MY COMMISSION EXPIRES September 21, 2008 AT MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY, CALIFORNIA.

Kelly Marie Klein (PRINT NAME)

**TRACT NO. 31288-1**

BEING A SUBDIVISION OF A PORTION OF PARCEL 1, LOT ONE ADJUSTMENT NO. 06-114-0, COMMENCING WITH THE SOUTHWEST CORNER OF PARCEL 1, LOT ONE ADJUSTMENT NO. 06-114-0, OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND MORE PARTICULARLY AS SHOWN IN THE MAP ATTACHED HERETO, AND MORE PARTICULARLY AS SHOWN IN THE MAP ATTACHED HERETO, AND MORE PARTICULARLY AS SHOWN IN THE MAP ATTACHED HERETO.

LEVI D. COX, L.S. 7930

AUGUST, 2005

**TAX BOND CERTIFICATE**

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$100,000.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDS ARE A LIEN AGAINST THE PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DOLLY FORWARDED BY THE BOARD OF SUPERVISORS.

DATED: August 29, 2005

WINE TAYLOR COUNTY TAX COLLECTOR

BY: LEVI D. COX DEPUTY

**TAX COLLECTOR'S CERTIFICATE**

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, I HAVE RECEIVED FROM THE COUNTY OF RIVERSIDE, CALIFORNIA, THE TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDS ARE A LIEN AGAINST THE PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DOLLY FORWARDED BY THE BOARD OF SUPERVISORS.

DATED: August 29, 2005

PAUL MCCOMMELL COUNTY TAX COLLECTOR

BY: Kevin MacCallin DEPUTY

**SOILS REPORT NOTE**

PRELIMINARY SOILS INVESTIGATION REPORT FOR TENTATIVE TRACT NO. 31288, DATED JANUARY 20, 2005, AS WORK ORDER 700048, WAS PREPARED BY PACIFIC SOILS ENGINEERING, INC., AS REQUIRED BY SECTIONS 17983 OF THE CALIFORNIA HEALTH AND SAFETY CODE AND AS REQUIRED BY SECTION 66434.5 OF THE CALIFORNIA GOVERNMENT CODE. A COPY OF SAID REPORT IS ON FILE FOR PUBLIC INSPECTION IN THE CITY ENGINEER'S OFFICE.

**SIGNATURE OMISSIONS NOTE**

THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:  
1) SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION, OWNERS OF AN EASEMENT FOR PRIVATE ROAD PURPOSES RECORDED DECEMBER 7, 1951 IN BOOK 1325, PAGE 83, OFFICIAL RECORDS.  
2) SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION, OWNERS OF AN EASEMENT FOR PRIVATE ROAD PURPOSES RECORDED JANUARY 1, 1986 AS INSTRUMENT NO. 10282, OFFICIAL RECORDS.  
3) SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION, OWNERS OF AN EASEMENT FOR PRIVATE ROAD PURPOSES RECORDED DECEMBER 7, 1951 IN BOOK 1325, PAGE 83, OFFICIAL RECORDS.  
4) OAK VALLEY PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP, OWNERS OF EASEMENTS FOR DRINKING WATER PURPOSES, LANDSCAPING, IRRIGATION, DRAINAGE SYSTEMS AND LIFE IMPROVEMENTS UTILITIES, AND SIGNS RECORDED JULY 15, 2003 AS INSTRUMENT NO. 2003-506433, OFFICIAL RECORDS.  
5) STATE OF CALIFORNIA, OWNERS OF ACCESS RIGHTS, RECORDED OCTOBER 26, 1949 IN BOOK 1118, PAGE 487, OFFICIAL RECORDS.

SHEET 1 OF 13 SHEETS

**RECORDER'S STATEMENT**

I FILED THIS MAP ON August 29, 2005 AT 10:30 AM IN BOOK 415 OF MAPS AT PAGES 14-216, AT THE REQUEST OF THE CITY CLERK, CLARA B. BROWN, NO. 2006-0953786.

LEVI D. COX, COUNTY ASSESSOR-CLERK-RECORDER

**SUBMITTER'S STATEMENT**

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTS OF THIRTEEN (13) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION AND IS BASED UPON A FIELD SURVEY IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PARCELS, A CALIFORNIA CORPORATION, IN JANUARY OF 2006. I HEREBY STATE THAT ALL THE INSTRUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE IN ACCORDANCE WITH THE TERMS OF THE INSTRUMENT AGREEMENT FOR THE MAP. I HEREBY STATE THAT THESE INSTRUMENTS ARE, OR WILL BE, SUFFICIENT TO EMBLE THE SURVEY TO BE REPAIRED AND THAT THIS TIME FRAME IS INITIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: November 14, 2005

Levi David Cox L.S. 7930

**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THE MAP WITHIN THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 31288, WHICH WAS APPROVED BY THE CITY COUNCIL ON SEPTEMBER 14, 2004 AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND TITLE 16 OF THE BEAUMONT MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; SUBDIVISION PLANS AND RECORDS HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS FOR THE CONSTRUCTION OF ALL REQUIRED IMPROVEMENTS HAS BEEN FILED WITH THE COMMUNITY DEVELOPMENT DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OF THAT THE SUBDIVIDER HAS ENTERED INTO AGREEMENT WITH THE CITY OF BEAUMONT COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

FOR DEEPAK MOORJANI, P.E. 51047, CITY ENGINEER, CITY OF BEAUMONT

DATED: 22 DEC 06



**BEAUMONT CITY COUNCIL CERTIFICATE**

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY OF BEAUMONT AT A REGULAR MEETING HELD ON THE 15th DAY OF October 2006, AND THAT THERE UPON SAID COUNCIL DID, BY AN ORDER DAILY PASSED AND ENTERED, APPROVED SAID MAP AND DID ACCEPT ON BEHALF OF THE CITY OF BEAUMONT, SUBJECT TO IMPROVEMENTS:

THE DEDICATION OF LOT "H", SHOWN AS DESERT LAWN DRIVE, AS OFFERED FOR STREET AND PUBLIC UTILITY PURPOSES, AS SHOWN WITHIN THIS MAP.

THE DEDICATION FOR PUBLIC UTILITY EASEMENTS TOGETHER WITH THE RIGHT OF EGRESS AND ACCESS FOR EMERGENCY VEHICLES AND LOCAL DRIVEWAYS WITHIN LOTS "A" THROUGH "C", INCLUSIVE, SHOWN AS BIRDALE DRIVE, AMATEUR WAY, DIVOT DRIVE, HOBEL STREET, BOMBER PLAY COURT AND MALLIGAN DRIVE, RESPECTIVELY.

THE DEDICATION OF THE EASEMENTS FOR PUBLIC UTILITY PURPOSES, THE (5) FIVE FOOT WIDE EASEMENTS, AS SHOWN WITHIN THIS MAP.

AND DID NOT ACCEPT THE OFFER OF DEDICATION OF LOTS 124 186-187, IN FEE TITLE, FOR OPEN SPACE PURPOSES AND PERMANENT MAINTENANCE THEREOF, ALL AS OFFERED FOR DEDICATION AND SHOWN WITHIN THIS MAP.

DATED: 11-22 2006

Martha L. Chance CITY CLERK OF THE CITY OF BEAUMONT



ORIGINAL

SHEET 7 OF 13 SHEETS

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

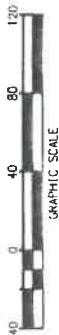
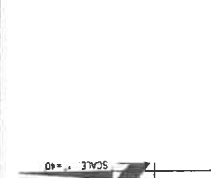
# TRACT NO. 31288-1

BEING A SUBDIVISION OF A PORTION OF PARCEL 1, LOT LINE ADJUSTMENT NO. 06-L24-10, RECORDING NO. 2006-09153786, BEING PART OF THE BEAUMONT TRACTS OF RIVERSIDE COUNTY, LING, WITHIN SECTION 31 AND 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, STATE OF CALIFORNIA

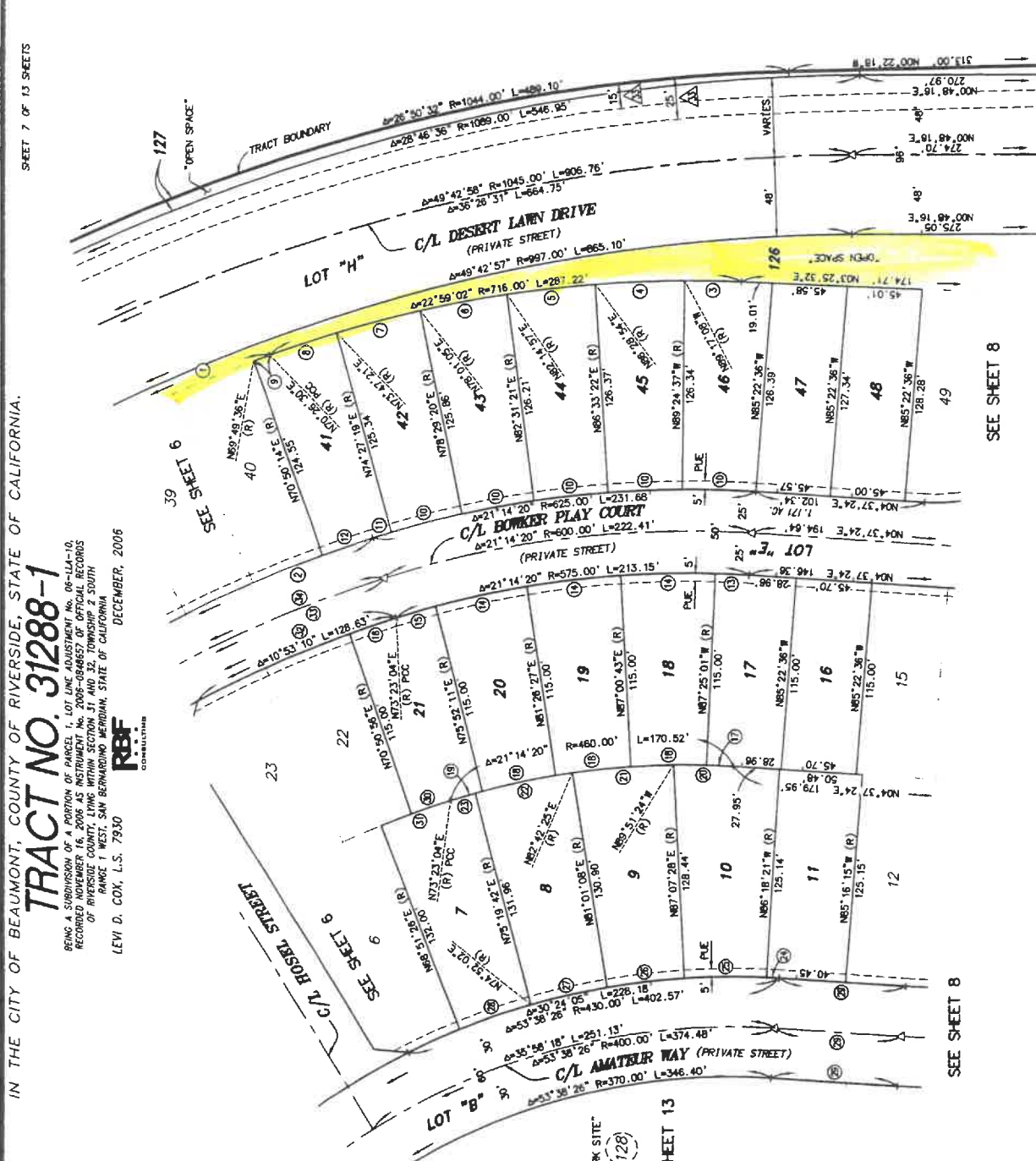
LEVY D. COX, L.S. 7930



DECEMBER, 2006



POINT	BEARING/Delta	RADIUS	LENGTH
1	24° 17' 48"	938.00'	397.78'
2	26° 05' 16"	727.00'	331.01'
3	04° 15' 58"	716.00'	52.90'
4	04° 13' 57"	716.00'	52.90'
5	04° 13' 52"	716.00'	52.87'
6	03° 20' 51"	716.00'	52.85'
7	03° 20' 51"	938.00'	41.83'
8	04° 02' 01"	625.00'	44.00'
9	04° 02' 01"	625.00'	44.00'
10	04° 02' 01"	625.00'	44.00'
11	01° 04' 15"	727.00'	32.32'
12	02° 32' 50"	727.00'	32.32'
13	02° 02' 28"	575.00'	20.46'
14	03° 30' 03"	575.00'	20.46'
15	03° 30' 03"	575.00'	20.46'
16	03° 30' 03"	575.00'	20.46'
17	02° 02' 25"	460.00'	16.38'
18	05° 34' 16"	460.00'	44.73'
19	02° 29' 07"	460.00'	19.95'
20	04° 28' 48"	460.00'	35.97'
21	07° 26' 11"	460.00'	59.70'
22	07° 22' 43"	460.00'	59.74'
23	01° 56' 38"	460.00'	15.61'
24	01° 02' 05"	430.00'	7.77'
25	08° 34' 11"	430.00'	49.31'
26	06° 06' 20"	430.00'	45.02'
27	06° 09' 06"	430.00'	46.17'
28	06° 03' 06"	430.00'	46.11'
29	02° 32' 08"	562.00'	24.87'
30	04° 31' 38"	677.00'	44.41'
31	26° 05' 14"	702.00'	308.24'
32	14° 37' 38"	702.00'	179.21'
33	26° 05' 15"	702.00'	319.62'
34			



SEE SHEET 8

SEE SHEET 8

SEE SHEET 13

NOTE: SEE SHEET 2 FOR VICINITY MAP, MONUMENT NOTES, AND BOUNDARY CONTROL. SEE SHEET 4 FOR SHEET INDEX MAP. SURVEYOR NOTES, EASEMENT NOTES AND BASIS OF BEARINGS NOTE.

2006-0953786  
ORIGINAL  
415  
19

SHEET 6 OF 13 SHEETS

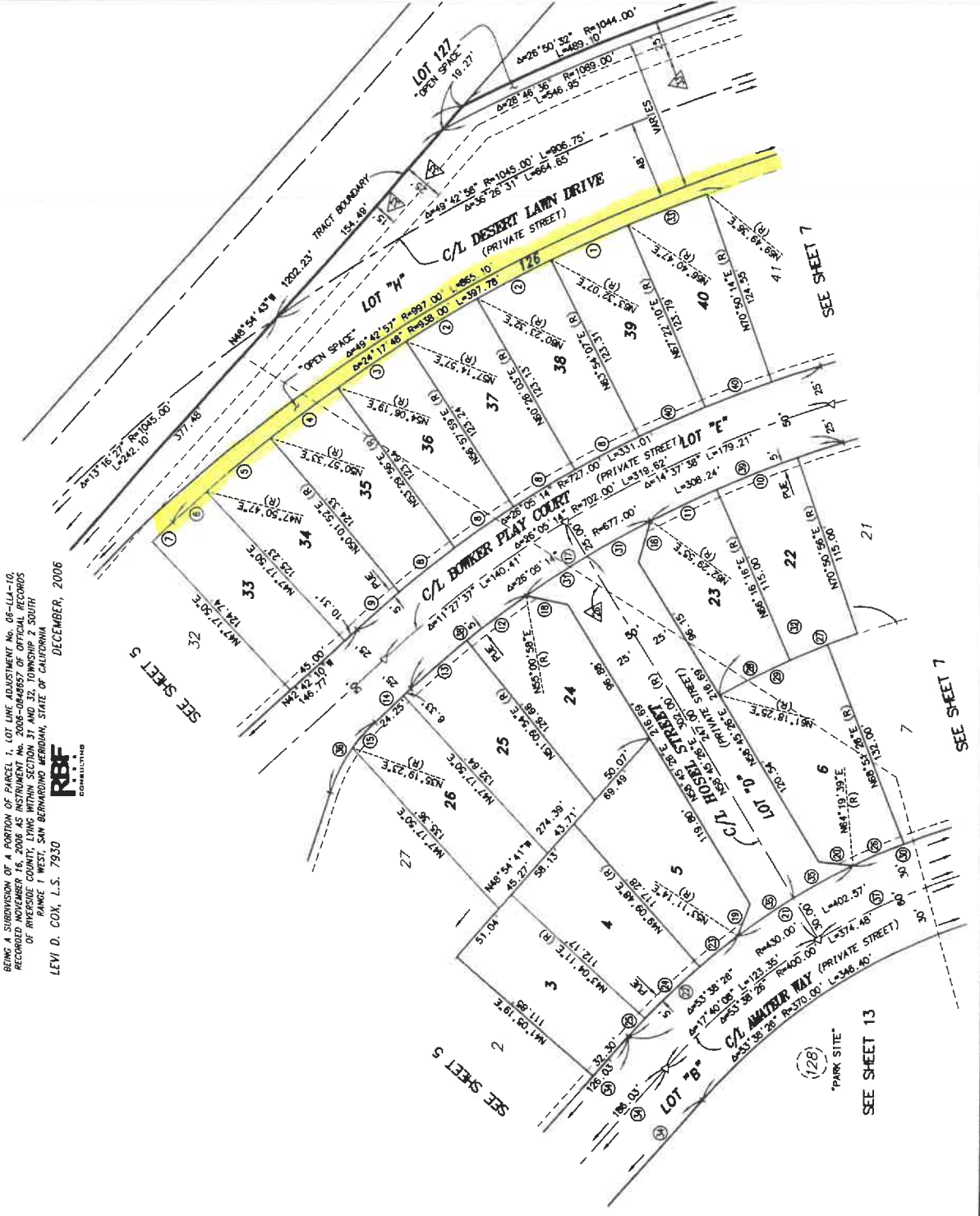
IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

# TRACT NO. 31288-1

BEING A SUBDIVISION OF A PORTION OF PARCEL 1, LOT LINE ADJUSTMENT No. 06-114-10  
RECORDED NOVEMBER 16, 2006 AS INSTRUMENT No. 2006-0848857 OF OFFICIAL RECORDS  
OF RIVERSIDE COUNTY, LYING WITHIN SECTION 31 AND 32, TOWNSHIP 2 SOUTH  
RANGE 1 WEST, SAN BERNARDINO MERIDIAN, STATE OF CALIFORNIA  
LEVI D. COX, L.S. 7930  
DECEMBER, 2006



NO.	BEARING/Delta	RADIUS	LENGTH
1	03°08'40"	938.00	51.48
2	03°08'35"	938.00	51.46
3	03°08'38"	938.00	51.47
4	03°08'46"	938.00	51.51
5	03°08'46"	938.00	50.96
6	03°08'46"	938.00	51.51
7	03°08'46"	938.00	51.51
8	03°08'46"	938.00	51.51
9	03°08'46"	938.00	51.51
10	03°08'46"	938.00	51.51
11	03°08'46"	938.00	51.51
12	03°08'46"	938.00	51.51
13	03°08'46"	938.00	51.51
14	03°08'46"	938.00	51.51
15	03°08'46"	938.00	51.51
16	03°08'46"	938.00	51.51
17	03°08'46"	938.00	51.51
18	03°08'46"	938.00	51.51
19	03°08'46"	938.00	51.51
20	03°08'46"	938.00	51.51
21	03°08'46"	938.00	51.51
22	03°08'46"	938.00	51.51
23	03°08'46"	938.00	51.51
24	03°08'46"	938.00	51.51
25	03°08'46"	938.00	51.51
26	03°08'46"	938.00	51.51
27	03°08'46"	938.00	51.51
28	03°08'46"	938.00	51.51
29	03°08'46"	938.00	51.51
30	03°08'46"	938.00	51.51
31	03°08'46"	938.00	51.51
32	03°08'46"	938.00	51.51
33	03°08'46"	938.00	51.51
34	03°08'46"	938.00	51.51
35	03°08'46"	938.00	51.51
36	03°08'46"	938.00	51.51
37	03°08'46"	938.00	51.51
38	03°08'46"	938.00	51.51
39	03°08'46"	938.00	51.51
40	03°08'46"	938.00	51.51



NOTE:  
SEE SHEET 2 FOR VICINITY MAP, UPRADINGS, NOTES, AND  
BOUNDARY CONTROL. SEE SHEET 4 FOR SHEET INDEX MAP.  
SURVEYOR NOTES, EASEMENT NOTES AND BASIS OF BEARINGS NOTE.

RECORDING REQUESTED BY  
AND WHEN RECORDED  
RETURN TO AND MAIL TAX  
STATEMENTS TO:

City of Beaumont  
550 East 6<sup>th</sup> Street  
Beaumont, CA 92223

APN 400-130-065

SPACE ABOVE THIS LINE RECORDER'S USE

*Transfer Tax Not Applicable: R&T Code 11922*

*Exempt from Recording Fees: Gov. Code 27383*

**GRANT DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Pardee Homes ("Grantor"), hereby GRANTS to the City of Beaumont, a municipal corporation ("Grantee"), the following described real property in the City of Beaumont, County of Riverside, State of California:

.11 ACRES M/L IN LOT 127 MB 415/014 TR 31288-1

**GRANTOR:**  
Pardee Homes

Michael C Taylor  
By: Michael C Taylor  
Division President

Dated: 12/07/20

# California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
 County of Riverside } s.s.

On December 7, 2020 before me, Ana E. Chavez Perez, Notary Public  
Name of Notary Public, Title

personally appeared Michael C. Taylor  
Name of Signer (1)

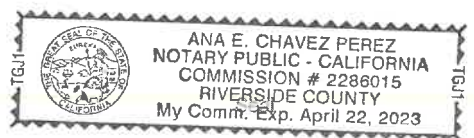
\_\_\_\_\_  
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
 Signature of Notary Public



### OPTIONAL INFORMATION

*Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document*

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of \_\_\_\_\_

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) \_\_\_\_\_  
Title(s)
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information
<b>Method of Signer Identification</b>
Proved to me on the basis of satisfactory evidence: <input type="checkbox"/> form(s) of identification <input type="checkbox"/> credible witness(es)
Notarial event is detailed in notary journal on: Page # _____ Entry # _____
Notary contact: _____
Other
<input type="checkbox"/> Additional Signer <input type="checkbox"/> Signer(s) Thumbprints(s)
<input type="checkbox"/> _____

SHEET 1 OF 13 SHEETS

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

**TRACT NO. 31288-1**

BEING A SUBDIVISION OF A PORTION OF PARCEL 1, LOT LINE ADJUSTMENT NO. 06-114-10, RECORDED NOVEMBER 16, 2006 AS INSTRUMENT NO. 2006-0848857 OF OFFICIAL RECORDS COUNTY OF RIVERSIDE, CALIFORNIA, AND 32, TOWNSHIP 2 SOUTH RANGE 1 WEST SAN BERNARDINO MERRIDIAN, STATE OF CALIFORNIA.

LEVI D. COX, L.S. 7930  
REC'D  
COUNTY CLERK

AUGUST, 2005

**THIS SUBDIVISION CONTAINS:**

- 128 IMBERGED LOTS
- 8 LETTERED STREET LOTS
- 136 LOTS TOTAL
- 37.20 ACRES GROSS

**OWNER'S STATEMENT**

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON, THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE IN SAID LAND AND TO RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINGUISHIVE BORDER LINE.

WE HEREBY RESERVE LOTS "A" THROUGH "G", INCLUSIVE, INDICATED HEREON AS "PRIVATE STREETS", FOR PRIVATE STREET USE AND THE MAINTENANCE THEREOF, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT.

WE HEREBY RESERVE LOTS 193 AND 195 FOR OPEN SPACE PURPOSES AND THE MAINTENANCE THEREOF, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES, LOT "H", SHOWN AS DESERT LAMN DRIVE, AS SHOWN WITHIN THIS MAP.

WE HEREBY DEDICATE TO PUBLIC USE, EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES TOGETHER WITH THE RIGHT OF ACCESS TO AND EGRESS FROM, THE TRACT AND PERSONS WHOSE LOTS "A" THROUGH "G", INCLUSIVE, SHOWN AS BIRCH DRIVE, WALTER WAY, DIAMOND DRIVE, HOSEL STREET, BOMBER PLAY COURT AND MALLIGAN DRIVE, RESPECTIVELY.

WE HEREBY DEDICATE TO THE CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES, LOT (5) FIVE FOOT WIDE EASEMENTS, AS SHOWN WITHIN THIS MAP.

WE HEREBY OFFER FOR DEDICATION IN FEES SUBJECT TO THE CITY OF BEAUMONT LOTS 194, 196 AND 127 FOR OPEN SPACE PURPOSES AND THE MAINTENANCE THEREOF, AS SHOWN WITHIN THIS MAP.

**NOTARY ACKNOWLEDGEMENT**

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE )  
I, Levi D. Cox, Notary Public in and for said State, do hereby certify that Levi D. Cox is personally known to me (or known to me by the authority of my commission) and that he is the person(s) who executed the same in his/her/their authorized capacity(ies), and that he is/are the person(s) who executed the instrument, or the entity/agencies upon which the person(s) acted, executed the instrument.

MY COMMISSION EXPIRES September 9, 2007  
AT PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY.  
Levi D. Cox  
NOTARY PUBLIC IN AND FOR SAID STATE (PRINT NAME)

**NOTARY ACKNOWLEDGEMENT**

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE )  
I, Levi D. Cox, Notary Public in and for said State, do hereby certify that Levi D. Cox is personally known to me (or known to me by the authority of my commission) and that he is the person(s) who executed the same in his/her/their authorized capacity(ies), and that he is/are the person(s) who executed the instrument, or the entity/agencies upon which the person(s) acted, executed the instrument.

MY COMMISSION EXPIRES September 21, 2008  
AT PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY.  
Levi D. Cox  
NOTARY PUBLIC IN AND FOR SAID STATE (PRINT NAME)

**TAX BOND CERTIFICATE**

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \_\_\_\_\_ HAS BEEN EXECUTED AND FILED WITH THE CLERK OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER, ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN FULLY ASSURED BY SAID BOARD OF SUPERVISORS.

DATE: August 2, 2005  
CLERK OF THE BOARD OF SUPERVISORS  
COUNTY TAX COLLECTOR  
BY: \_\_\_\_\_ DEPUTY

**TAX COLLECTOR'S CERTIFICATE**

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.

DATE: August 29, 2005  
PAUL McDONNELL, COUNTY TAX COLLECTOR  
BY: Kevin MacCallis DEPUTY

**SOILS REPORT NOTE**

PRELIMINARY SOILS INVESTIGATION REPORT FOR TENTATIVE TRACT NO. 31288, DATED JANUARY 20, 2005, AS WORK ORDER 702048, WAS PREPARED BY PACIFIC SOILS ENGINEERING, INC. AS REQUIRED BY SECTIONS 19533 OF THE CALIFORNIA HEALTH AND SAFETY CODE AND AS REQUIRED BY SECTION 65434.5 OF THE CALIFORNIA GOVERNMENT CODE. A COPY OF SAID REPORT IS ON FILE FOR PUBLIC INSPECTION IN THE CITY ENGINEERS OFFICE.

**SIGNATURE WAIVER**

THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:  
1) SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION, OWNERS OF AN EASEMENT FOR PRIVATE ROAD PURPOSES RECORDED DECEMBER 7, 1951 IN BOOK 1126, PAGE 681, OFFICIAL RECORDS.  
2) SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION, OWNERS OF AN EASEMENT FOR PRIVATE ROAD RECORDED JANUARY 1, 1966 AS INSTRUMENT NO. 10282, OFFICIAL RECORDS.  
3) SOUTHERN CALIFORNIA SECTION OF THE PROFESSIONAL GOLFERS ASSOCIATION OF AMERICA, OWNERS OF AN EASEMENT FOR FLIGHT AND IMPACT OF EMBERT GOLF BALLS RECORDED DECEMBER 28, 2000 AS INSTRUMENT NO. 2000-516796, OFFICIAL RECORDS.  
4) ORK VALLEY PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP, OWNERS OF EASEMENTS FOR DRAINAGES, SIDEWALKS, WALKS OR FENCES, LANDSCAPING, IRRIGATION, DRAINAGE SYSTEMS AND LINE IMPROVEMENTS, UTILITIES, AND SIGNS RECORDED JULY 15, 2000 AS INSTRUMENT NO. 2003-588453, OFFICIAL RECORDS.  
5) STATE OF CALIFORNIA, OWNERS OF ACCESS RIGHTS, RECORDED OCTOBER 28, 1949 IN BOOK 1118, PAGE 487, OFFICIAL RECORDS.

**RECORDER'S STATEMENT**

FILED THIS 21st DAY OF December, 2006 AT 4:30 P.M. IN BOOK 445 OF MAPS AT PHASES 12-216, AT THE REQUEST OF THE CITY CLERK, CITY OF BEAUMONT, NO. 2006-0953786, FEE \$ 31.  
LARRY R. WARD, COUNTY ASSESSOR-CLERK-RECORDER  
BY: Larry R. Ward DEPUTY  
SUBDIVISION GUARANTEE, CHICAGO TITLE COMPANY

**SURVEYOR'S STATEMENT**

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF THIRTEEN (13) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PARADE MAKES, A CALIFORNIA CORPORATION, IN JANUARY OF 2006. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE IN ACCORDANCE WITH THE TERMS OF THE INSTRUMENT AGREEMENT FOR THE MAP. I HEREBY STATE THAT THESE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT THIS FINAL MAP IS SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: August 2, 2005  
Levi D. Cox  
LEVI DAVID COX, L.S. 7930



**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THE MAP WITHIN THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 31288, WHICH WAS APPROVED BY THE CITY COUNCIL ON SEPTEMBER 14, 2004 AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF TITLE 16 OF THE BEAUMONT MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; THAT THE PLANS FOR THE DRAINAGE, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOODS AND OTHER HAZARDS HAVE BEEN CHECKED WITH THE COMMUNITY DEVELOPMENT DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AGREEMENT WITH THE CITY OF BEAUMONT COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

FOR DEEPAK MOORJANI, P.E. 51047, CITY ENGINEER, CITY OF BEAUMONT  
DATE: 22 Dec 2006  
BY: Deepak Moorjani L.S. 6389  
(LIC. EXPIRES 12/31/2008)



**BEAUMONT CITY COUNCIL CERTIFICATE**

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY OF BEAUMONT AT A REGULAR MEETING HELD ON THE 15th DAY OF December, 2006, AND THAT THESE (UPON SAID MEETING) DID, BY AN ORDER DAILY PASSED AND ENTERED, APPROVED SAID MAP AND DID ACCEPT ON BEHALF OF THE CITY OF BEAUMONT, SUBJECT TO IMPROVEMENTS.

THE DEDICATION OF LOT "H", SHOWN AS DESERT LAMN DRIVE, AS OFFERED FOR STREET AND PUBLIC UTILITY PURPOSES, AS SHOWN WITHIN THIS MAP.

THE DEDICATION FOR PUBLIC UTILITY EASEMENTS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES AND PERSONNEL WITHIN LOTS "A" THROUGH "G", INCLUSIVE, SHOWN AS BIRCH DRIVE, WALTER WAY, DIAMOND DRIVE, HOSEL STREET, BOMBER PLAY COURT AND MALLIGAN DRIVE, RESPECTIVELY.

THE DEDICATION OF THE EASEMENTS FOR PUBLIC UTILITY PURPOSES, THE (5) FIVE FOOT WIDE EASEMENTS, AS SHOWN WITHIN THIS MAP.

AND I DO NOT ACCEPT THE OFFER OF DEDICATION OF LOTS 124 RECALLED IN FEE TITLE, FOR OPEN SPACE PURPOSES AND MAINTENANCE THEREOF, ALL AS OFFERED FOR DEDICATION AND SHOWN WITHIN THIS MAP.

DATE: 12-22, 2006  
BY: Martha L. Chance  
CITY CLERK OF THE CITY OF BEAUMONT

2006-0953786  
ORIGINAL  
445  
19

SHEET 6 OF 13 SHEETS

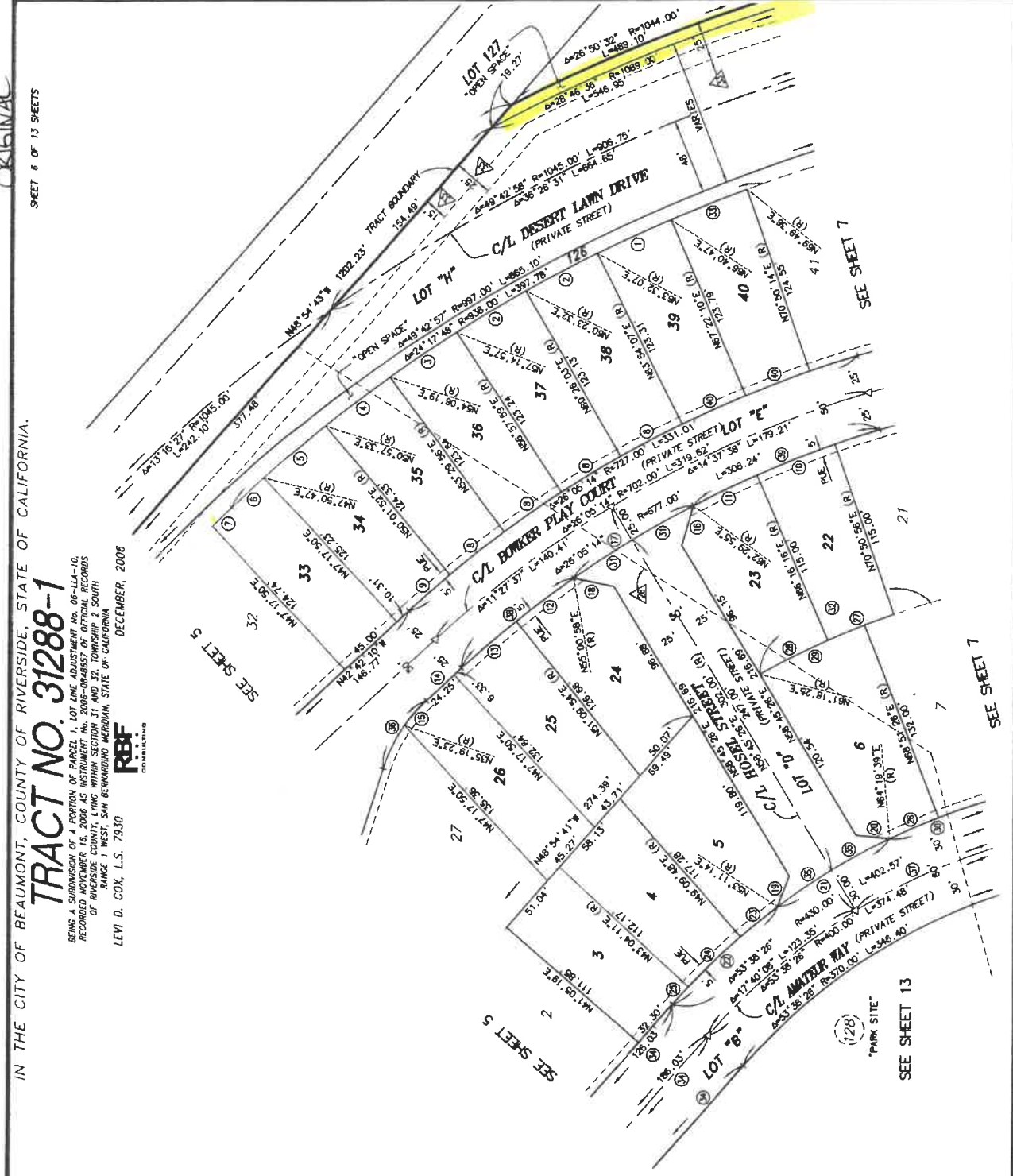
IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

**TRACT NO. 31288-1**

BEING A SUBDIVISION OF A PORTION OF PARCEL 1, LOT LINE ADJUSTMENT NO. 06-14-10, RECORDED NOVEMBER 16, 2006 AS INSTRUMENT NO. 2006-084857 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, LYING WITHIN SECTION 31 AND 32, TOWNSHIP 2 SOUTH RANGE 1 WEST, SAN BERNARDINO MERIDIAN, STATE OF CALIFORNIA  
LEVI D. COX, L.S. 7930  
DECEMBER, 2006



NO	BEARING/Delta	RADIUS	LENGTH
1	03°08'40"	938.00	51.46
2	03°08'35"	938.00	51.46
3	03°08'38"	938.00	51.47
4	03°08'46"	938.00	51.51
5	03°08'46"	938.00	50.96
6	03°02'05"	838.00	17.85
7	M43°51'18"	727.00	44.00
8	03°28'04"	727.00	34.69
9	02°44'02"	677.00	54.09
10	04°34'40"	677.00	44.58
11	03°48'21"	677.00	45.50
12	03°51'04"	677.00	45.70
13	03°52'04"	677.00	30.56
14	M42°42'10"	100.00	26.27
15	11°58'27"	100.00	26.27
16	M74°22'19"	677.00	98.41
17	07°53'16"	677.00	98.41
18	M68°56'46"	677.00	21.16
19	M68°56'46"	677.00	21.16
20	M68°27'41"	430.00	63.81
21	11°08'26"	430.00	90.80
22	12°05'54"	430.00	30.20
23	04°01'25"	430.00	45.73
24	06°05'37"	430.00	14.87
25	01°58'52"	430.00	34.00
26	04°51'47"	430.00	44.90
27	04°54'40"	582.00	48.69
28	04°57'51"	582.00	74.08
29	07°32'01"	582.00	228.16
30	03°44'28"	582.00	118.48
31	12°04'40"	582.00	51.52
32	03°08'49"	938.00	270.38
33	M48°54'41"	430.00	41.80
34	05°34'13"	430.00	51.77
35	29°39'31"	100.00	251.13
36	35°58'18"	400.00	91.21
37	07°43'08"	677.00	128.63
38	10°53'10"	677.00	44.00
39	03°28'03"	727.00	44.00



SEE SHEET 13

SEE SHEET 7

**NOTE**  
SEE SHEET 2 FOR VICINITY MAP, MONUMENT NOTES, AND BOUNDARY CONTROL. SEE SHEET 4 FOR SHEET INDEX MAP. SURVEYOR NOTES, EASEMENT NOTES AND BASIS OF BEARINGS NOTE.

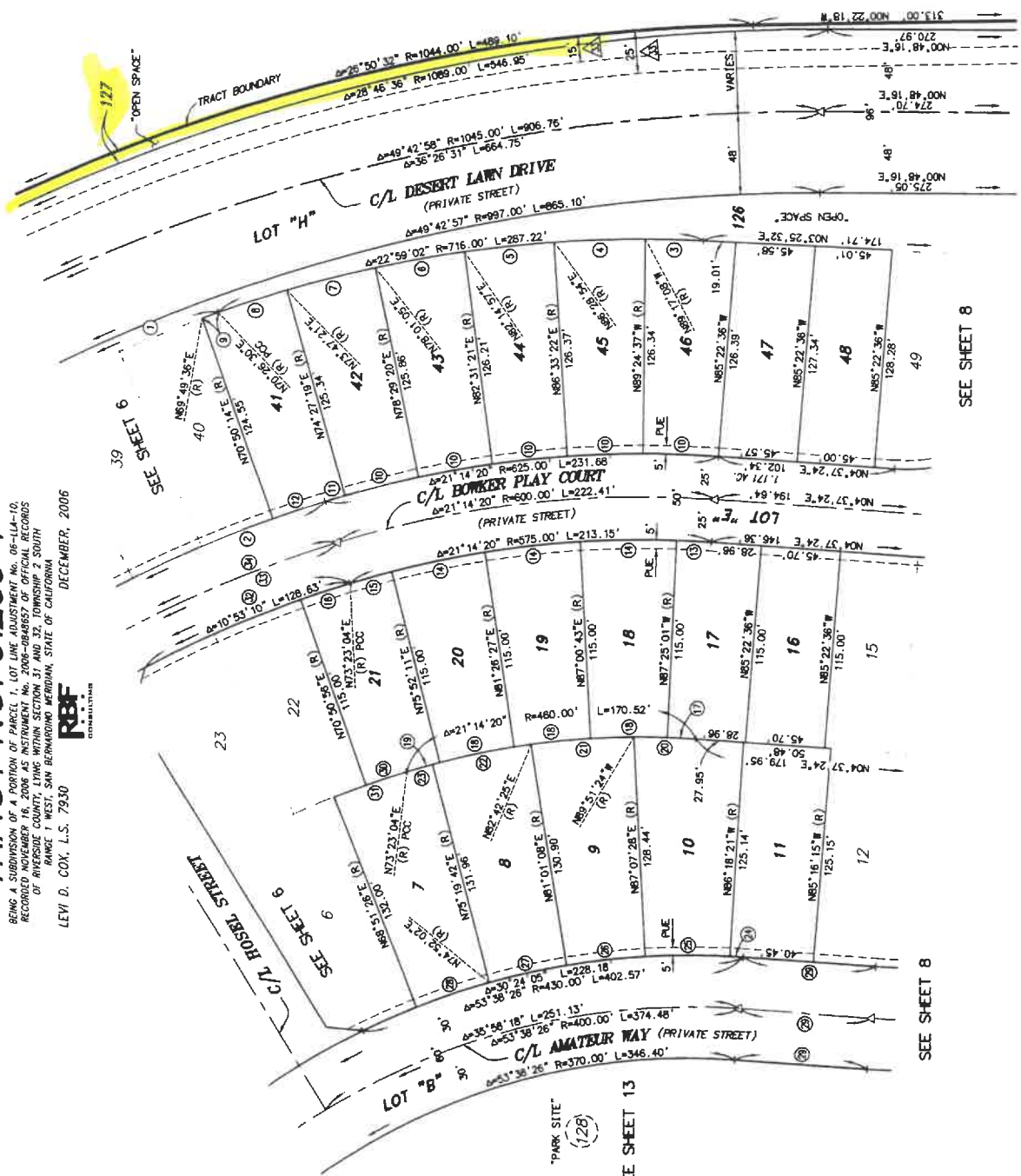
IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

**TRACT NO. 31288-1**

BEING A SUBDIVISION OF A PORTION OF PARCEL 1, LOT LINE ADJUSTMENT NO. 06-11A-10, RECORDED NOVEMBER 16, 2006 AS INSTRUMENT NO. 2006-084857 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, LYING WITHIN SECTION 31 AND 32, TOWNSHIP 2 SOUTH RANGE 7 WEST, SAN BERNARDINO MERIDIAN, STATE OF CALIFORNIA  
 LEVI D. COX, L.S. 7930  
 DECEMBER, 2006



SCALE 1"=40'



BEARING/Delta	RADIUS	LENGTH
1 24°17'48"	938.00'	397.78'
2 26°05'16"	727.00'	331.01'
3 02°42'40"	716.00'	33.98'
4 04°13'58"	716.00'	52.90'
5 04°13'57"	716.00'	52.98'
6 04°13'52"	716.00'	52.87'
7 04°13'44"	716.00'	52.85'
8 03°20'51"	716.00'	41.83'
9 00°35'04"	828.00'	10.07'
10 01°04'15"	825.00'	11.98'
11 02°32'50"	727.00'	32.38'
12 02°02'25"	575.00'	55.91'
13 05°34'16"	575.00'	24.94'
14 02°29'07"	677.00'	29.98'
15 02°02'25"	460.00'	16.38'
16 05°34'16"	460.00'	44.73'
17 02°29'07"	460.00'	19.95'
18 04°28'48"	460.00'	36.97'
19 07°29'11"	460.00'	39.70'
20 01°56'38"	460.00'	15.81'
21 01°02'05"	430.00'	7.77'
22 08°34'11"	430.00'	49.31'
23 06°06'20"	430.00'	45.82'
24 06°09'06"	430.00'	46.17'
25 06°00'36"	430.00'	45.11'
26 04°43'45"E	582.00'	76.83'
27 02°32'08"	582.00'	24.87'
28 04°51'38"	677.00'	44.41'
29 26°05'14"	677.00'	308.24'
30 14°37'38"	702.00'	179.21'
31 26°05'15"	702.00'	319.82'

**NOTE**  
 SEE SHEET 9 FOR VIGNETTE MAP, MONUMENT NOTES, AND SURVEYOR'S NOTES.  
 SEE SHEET 10 FOR SHEET INDEX MAP.  
 SEE SHEET 11 FOR SHEET INDEX MAP.  
 SEE SHEET 12 FOR SHEET INDEX MAP.  
 SEE SHEET 13 FOR SHEET INDEX MAP.  
 SEE SHEET 14 FOR SHEET INDEX MAP.  
 SEE SHEET 15 FOR SHEET INDEX MAP.  
 SEE SHEET 16 FOR SHEET INDEX MAP.  
 SEE SHEET 17 FOR SHEET INDEX MAP.  
 SEE SHEET 18 FOR SHEET INDEX MAP.  
 SEE SHEET 19 FOR SHEET INDEX MAP.  
 SEE SHEET 20 FOR SHEET INDEX MAP.  
 SEE SHEET 21 FOR SHEET INDEX MAP.  
 SEE SHEET 22 FOR SHEET INDEX MAP.  
 SEE SHEET 23 FOR SHEET INDEX MAP.  
 SEE SHEET 24 FOR SHEET INDEX MAP.  
 SEE SHEET 25 FOR SHEET INDEX MAP.  
 SEE SHEET 26 FOR SHEET INDEX MAP.  
 SEE SHEET 27 FOR SHEET INDEX MAP.  
 SEE SHEET 28 FOR SHEET INDEX MAP.  
 SEE SHEET 29 FOR SHEET INDEX MAP.  
 SEE SHEET 30 FOR SHEET INDEX MAP.  
 SEE SHEET 31 FOR SHEET INDEX MAP.  
 SEE SHEET 32 FOR SHEET INDEX MAP.  
 SEE SHEET 33 FOR SHEET INDEX MAP.  
 SEE SHEET 34 FOR SHEET INDEX MAP.

SEE SHEET 8

SEE SHEET 8

SEE SHEET 13

SEE SHEET 6

SEE SHEET 6

RECORDING REQUESTED BY  
AND WHEN RECORDED  
RETURN TO AND MAIL TAX  
STATEMENTS TO:

City of Beaumont  
550 East 6<sup>th</sup> Street  
Beaumont, CA 92223

APN 400-580-021, 400-570-046

SPACE ABOVE THIS LINE RECORDER'S USE

*Transfer Tax Not Applicable: R&T Code 11922*

*Exempt from Recording Fees: Gov. Code 27383*

**GRANT DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Pardee Homes ("Grantor"), hereby GRANTS to the City of Beaumont, a municipal corporation ("Grantee"), the following described real property in the City of Beaumont, County of Riverside, State of California:

.37 ACRES M/L IN POR LOT 123 MB 424/010 TR 31288-4

**GRANTOR:**  
Pardee Homes

Michael C Taylor  
By: Michael C Taylor  
Division President

Dated: 12/07/00



# California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside

} s.s.

On December 7, 2020 before me, Ana E. Chavez Perez, Notary Public,  
Name of Notary Public, Title

personally appeared Michael C. Taylor  
Name of Signer (1)

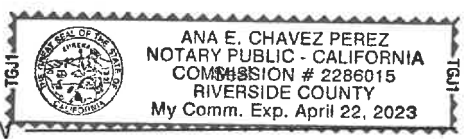
-----  
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
 \_\_\_\_\_  
Signature of Notary Public



**OPTIONAL INFORMATION**

*Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.*

**Description of Attached Document**

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of \_\_\_\_\_

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) \_\_\_\_\_  
Title(s)
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information
<b>Method of Signer Identification</b>
Proved to me on the basis of satisfactory evidence: <input type="checkbox"/> form(s) of identification <input type="checkbox"/> credible witness(es)
Notarial event is detailed in notary journal on: Page # _____ Entry # _____
Notary contact: _____
Other
<input type="checkbox"/> Additional Signer <input type="checkbox"/> Signer(s) Thumbprints(s)
<input type="checkbox"/> _____



2007-0476710  
Original  
1/24/15

SHEET 6 OF 12 SHEETS

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

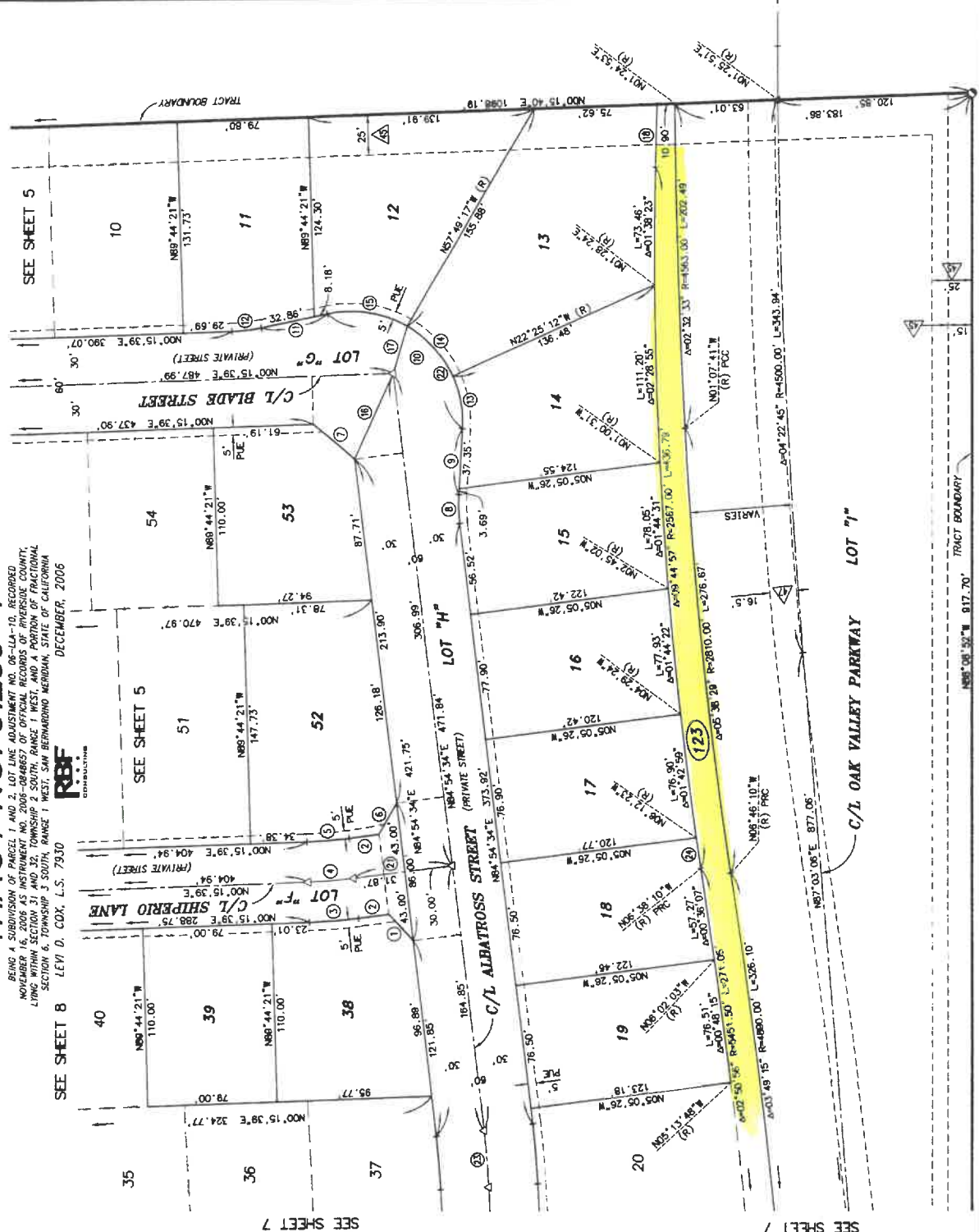
**TRACT NO. 31288-4**

BEING A SUBDIVISION OF PARCEL 1 AND 2, LOT LINE ADJUSTMENT NO. 06-LLA-10, RECORDED NOVEMBER 16, 2006 AS INSTRUMENT NO. 2006-0848657 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, LYING WITHIN SECTION 31 AND 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, AND A PORTION OF FRACTIONAL SECTION 6, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, STATE OF CALIFORNIA  
DECEMBER, 2006  
LEVI D. COX, L.S. 7930



GRAPHIC SCALE 1" = 40'

LINE AND CURVE DATA TABLE	BEARINGS/Delta	RADIUS	LENGTH
1	N43°04'19"E	---	22.20
2	N45°05'26"W	---	12.87
3	N65°21'06"W	325.00	30.36
4	N05°21'05"	300.00	28.00
5	N05°21'05"	275.00	25.66
6	N42°35'07"E	---	22.20
7	N10°14'14"	100.00	33.67
8	N84°51'12"W	---	41.04
9	N09°56'34"W	70.00	128.43
10	N10°14'13"	100.00	17.87
11	N24°24'00"	70.00	33.98
12	N42°09'17"	70.00	51.50
13	N84°10'18"W	---	58.30
14	N71°30'38"W	---	30.97
15	N86°53'13"W	---	38.74
16	N05°05'26"W	---	81.87
17	N05°05'26"W	70.00	76.93
18	N05°05'26"W	---	35.07
19	N05°05'26"W	---	35.07
20	N02°25'47"	2567.00	19.25



**NOTE:**  
SEE SHEET 2 FOR VICINITY MAP, MONUMENT NOTES, AND BOUNDARY CONTROL. SEE SHEET 3 FOR SHEET INDEX MAP. SURVEYOR NOTES, EASEMENT NOTES AND BASIS OF BEARINGS NOTE.

2007-0476710  
Original  
4/24/16

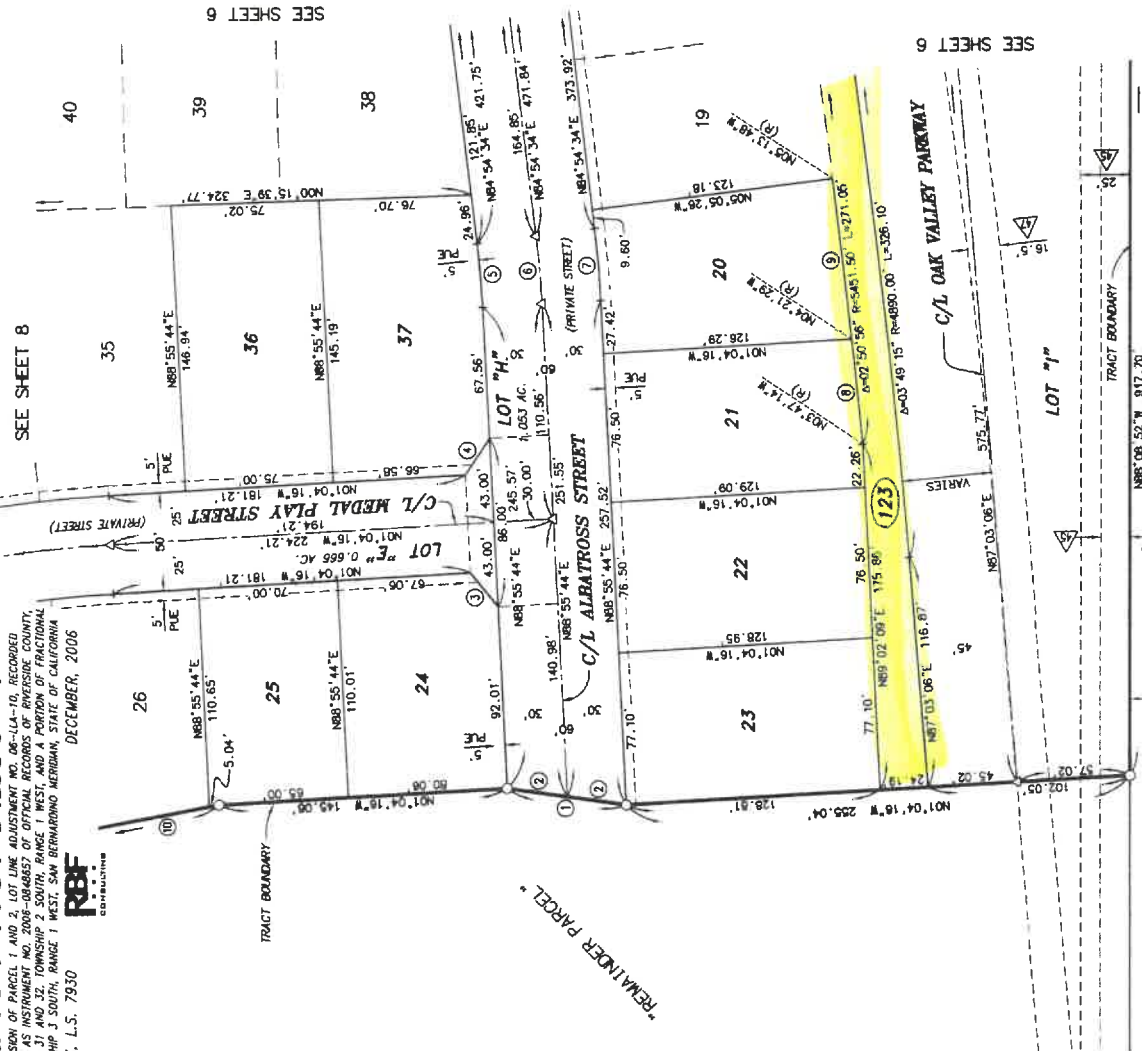
IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

# TRACT NO. 31288-4

BEING A SUBDIVISION OF PARCEL 1 AND 2, LOT LINE ADJUSTMENT NO. 06-11A-10, RECORDED NOVEMBER 16, 2006 AS INSTRUMENT NO. 2006-084857 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, LYING WITHIN SECTION 31 AND 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, AND A PORTION OF FRACTIONAL SECTION 6, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, STATE OF CALIFORNIA  
DECEMBER, 2006  
LEVI D. COX, L.S. 7930



SHEET 7 OF 12 SHEETS



LINE NO.	BEARING/Delta	RADIUS	LENGTH
1	N10°11'24"E	---	61.18
2	N10°11'24"E	---	50.99
3	N62°03'28"E	---	22.20
4	N02°01'08"W	470.00'	32.07'
5	04°01'08"	500.00'	35.07'
6	04°01'08"	530.00'	37.18'
7	00°34'15"	5451.50'	54.31'
8	00°52'19"	5451.50'	82.96'
9	N08°20'28"W	---	127.43'

**NOTE**

SEE SHEET 2 FOR VICINITY MAP, MONUMENT NOTES, AND BOUNDARY CONTROL. SEE SHEET 1 FOR SHEET INDEX MAP. SURVEYOR NOTES, EMBLEM NOTES AND BASIS OF BEARINGS NOTE.

SEE SHEET 8

SEE SHEET 6

SEE SHEET 6

RECORDING REQUESTED BY  
AND WHEN RECORDED  
RETURN TO AND MAIL TAX  
STATEMENTS TO:

City of Beaumont  
550 East 6<sup>th</sup> Street  
Beaumont, CA 92223

APN 400-580-050, 400-610-038

SPACE ABOVE THIS LINE RECORDER'S USE

*Transfer Tax Not Applicable: R&T Code 11922*

*Exempt from Recording Fees: Gov. Code 27383*

**GRANT DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Pardee Homes ("Grantor"), hereby GRANTS to the City of Beaumont, a municipal corporation ("Grantee"), the following described real property in the City of Beaumont, County of Riverside, State of California:

.81 ACRES M/L IN POR LOT 95 MB 425/052 TR 31288-5

**GRANTOR:**  
Pardee Homes

Dated: 12/07/20

Michael C Taylor  
By: Michael C Taylor  
Division President

# California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
 County of Riverside } s.s.

On December 7, 2020 before me, Ana E. Chavez Perez, Notary Public  
Name of Notary Public, Title

personally appeared Michael C. Taylor  
Name of Signer (1)

-----  
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
Signature of Notary Public



## OPTIONAL INFORMATION

*Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.*

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of \_\_\_\_\_

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) \_\_\_\_\_  
Title(s)

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) Entity(ies) Signer is Representing

### Additional Information

#### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:  
 form(s) of identification  credible witness(es)

Notarial event is detailed in notary journal on:

Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

#### Other

Additional Signer  Signer(s) Thumbprints(s)

\_\_\_\_\_

2007-0616405  
ORIGINAL

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

SHEET 1 OF 11 SHEETS

# TRACT NO. 31288-5

BEING A SUBDIVISION OF PARCEL 1 AND 2, LOT LINE ADJUSTMENT NO. 08-114-10, RECORDED NOVEMBER 16, 2006 AS INSTRUMENT NO. 2006-0848627 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, LYING WITHIN SECTION 31 AND 32, TOWNSHIP 7 SOUTH, RANGE 1 WEST, AND A PORTION OF FRACTIONAL SECTION 6, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, STATE OF CALIFORNIA  
LEVI D. COX, L.S. 7930  
DECEMBER, 2006



**THIS SUBDIVISION CONTAINS**  
97 NUMBERED LOTS  
7 LETTERED STREET LOTS  
104 LOTS TOTAL  
25.05 ACRES APPROX

**OWNER'S STATEMENT**  
WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND, THAT WE ARE CONSENTING TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINGUISHED BORDER LINE.

WE HEREBY RESERVE LOTS "1", THROUGH "7", INCLUDING, INDICATED HEREON AS "PRIVATE STREETS", FOR PRIVATE STREET USE AND THE MAINTENANCE THEREOF, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT.

WE HEREBY DEDICATE TO PUBLIC USE, FOR OPEN SPACE PURPOSES, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP:

OK VALLEY PARKWAY, AS SHOWN WITHIN THIS MAP.

WE HEREBY DEDICATE TO PUBLIC USE, FOR OPEN SPACE PURPOSES, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP:

OK VALLEY PARKWAY, AS SHOWN WITHIN THIS MAP.

WE HEREBY DEDICATE TO PUBLIC USE, FOR OPEN SPACE PURPOSES, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP:

OK VALLEY PARKWAY, AS SHOWN WITHIN THIS MAP.

WE HEREBY DEDICATE TO PUBLIC USE, FOR OPEN SPACE PURPOSES, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP:

OK VALLEY PARKWAY, AS SHOWN WITHIN THIS MAP.

WE HEREBY DEDICATE TO PUBLIC USE, FOR OPEN SPACE PURPOSES, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP:

OK VALLEY PARKWAY, AS SHOWN WITHIN THIS MAP.

WE HEREBY DEDICATE TO PUBLIC USE, FOR OPEN SPACE PURPOSES, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP:

OK VALLEY PARKWAY, AS SHOWN WITHIN THIS MAP.

WE HEREBY DEDICATE TO PUBLIC USE, FOR OPEN SPACE PURPOSES, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP:

OK VALLEY PARKWAY, AS SHOWN WITHIN THIS MAP.

**RECORDER'S STATEMENT**  
FILED THIS 3 DAY OF OCTOBER, 2007 AT  
COUNTY CLERK'S OFFICE OF RIVERSIDE COUNTY  
CITY CLERK, CITY OF BEAUMONT,  
NO. 1001-DUNLAP ST.  
FEE \$ 71.00  
LARRY W. WARD, COUNTY ASSESSOR-CLERK-RECORDER  
BY: Debra J. Blythe DEPUTY  
SUBDIVISION QUANTIFIER, CHICAGO TITLE COMPANY

**SURVEYOR'S STATEMENT**  
I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP IS CONSISTENT OF ELEVEN (11) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PARCELS, A CALIFORNIA CORPORATION, IN DECEMBER OF 2006. I HEREBY STATE THAT I HAVE THE CHARGE AND CONTROL OF THE POSITION AND ALIGNMENT OF THE BOUNDARIES AND ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETAINED AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: 10/01, 2007  
LEVI DAVID COX, L.S. 7930  
CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE MAP WITHIN THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 31288, WHICH WAS APPROVED BY THE CITY COUNCIL OF BEAUMONT, CALIFORNIA, ON OCTOBER 15, 2007. THE CITY ENGINEER'S APPROVAL OF THE TENTATIVE MAP HAS BEEN COMPLETED WITH THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, THAT THE PLANS FOR THE DRAINAGE, DRAINAGE DITCHES, AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOODS HAVE BEEN APPROVED, THAT A COMPLETE SET OF PLANS FOR THE CONSTRUCTION OF ALL REQUIRED IMPROVEMENTS HAS BEEN FILED WITH THE COMMUNITY DEVELOPMENT DEPARTMENT AND THAT THE SAME HAVE BEEN DECIDED AND APPROVED, AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CITY ENGINEER'S PLANS OR THAT THE SAME HAVE BEEN ORDERED INTO AGREEMENT WITH THE CITY ENGINEER, CONCERNING COMPLETION OF THE SAME. THE CITY ENGINEER'S SIGNATURE AND SEAL ARE REQUIRED FOR DEEPAN MOHANTAN, R.G.E. 51047, CITY ENGINEER, CITY OF BEAUMONT.

DATE: 10/01, 2007  
LEVI DAVID COX, L.S. 7930  
CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP IS CONSISTENT OF ELEVEN (11) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PARCELS, A CALIFORNIA CORPORATION, IN DECEMBER OF 2006. I HEREBY STATE THAT I HAVE THE CHARGE AND CONTROL OF THE POSITION AND ALIGNMENT OF THE BOUNDARIES AND ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETAINED AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: 10/01, 2007  
LEVI DAVID COX, L.S. 7930  
CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE MAP WITHIN THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 31288, WHICH WAS APPROVED BY THE CITY COUNCIL OF BEAUMONT, CALIFORNIA, ON OCTOBER 15, 2007. THE CITY ENGINEER'S APPROVAL OF THE TENTATIVE MAP HAS BEEN COMPLETED WITH THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, THAT THE PLANS FOR THE DRAINAGE, DRAINAGE DITCHES, AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOODS HAVE BEEN APPROVED, THAT A COMPLETE SET OF PLANS FOR THE CONSTRUCTION OF ALL REQUIRED IMPROVEMENTS HAS BEEN FILED WITH THE COMMUNITY DEVELOPMENT DEPARTMENT AND THAT THE SAME HAVE BEEN DECIDED AND APPROVED, AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CITY ENGINEER'S PLANS OR THAT THE SAME HAVE BEEN ORDERED INTO AGREEMENT WITH THE CITY ENGINEER, CONCERNING COMPLETION OF THE SAME. THE CITY ENGINEER'S SIGNATURE AND SEAL ARE REQUIRED FOR DEEPAN MOHANTAN, R.G.E. 51047, CITY ENGINEER, CITY OF BEAUMONT.

DATE: 10/01, 2007  
LEVI DAVID COX, L.S. 7930  
CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE MAP WITHIN THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 31288, WHICH WAS APPROVED BY THE CITY COUNCIL OF BEAUMONT, CALIFORNIA, ON OCTOBER 15, 2007. THE CITY ENGINEER'S APPROVAL OF THE TENTATIVE MAP HAS BEEN COMPLETED WITH THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, THAT THE PLANS FOR THE DRAINAGE, DRAINAGE DITCHES, AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOODS HAVE BEEN APPROVED, THAT A COMPLETE SET OF PLANS FOR THE CONSTRUCTION OF ALL REQUIRED IMPROVEMENTS HAS BEEN FILED WITH THE COMMUNITY DEVELOPMENT DEPARTMENT AND THAT THE SAME HAVE BEEN DECIDED AND APPROVED, AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CITY ENGINEER'S PLANS OR THAT THE SAME HAVE BEEN ORDERED INTO AGREEMENT WITH THE CITY ENGINEER, CONCERNING COMPLETION OF THE SAME. THE CITY ENGINEER'S SIGNATURE AND SEAL ARE REQUIRED FOR DEEPAN MOHANTAN, R.G.E. 51047, CITY ENGINEER, CITY OF BEAUMONT.

DATE: 10/01, 2007  
LEVI DAVID COX, L.S. 7930  
CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE MAP WITHIN THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 31288, WHICH WAS APPROVED BY THE CITY COUNCIL OF BEAUMONT, CALIFORNIA, ON OCTOBER 15, 2007. THE CITY ENGINEER'S APPROVAL OF THE TENTATIVE MAP HAS BEEN COMPLETED WITH THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, THAT THE PLANS FOR THE DRAINAGE, DRAINAGE DITCHES, AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOODS HAVE BEEN APPROVED, THAT A COMPLETE SET OF PLANS FOR THE CONSTRUCTION OF ALL REQUIRED IMPROVEMENTS HAS BEEN FILED WITH THE COMMUNITY DEVELOPMENT DEPARTMENT AND THAT THE SAME HAVE BEEN DECIDED AND APPROVED, AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CITY ENGINEER'S PLANS OR THAT THE SAME HAVE BEEN ORDERED INTO AGREEMENT WITH THE CITY ENGINEER, CONCERNING COMPLETION OF THE SAME. THE CITY ENGINEER'S SIGNATURE AND SEAL ARE REQUIRED FOR DEEPAN MOHANTAN, R.G.E. 51047, CITY ENGINEER, CITY OF BEAUMONT.

DATE: 10/01, 2007  
LEVI DAVID COX, L.S. 7930  
CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE MAP WITHIN THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 31288, WHICH WAS APPROVED BY THE CITY COUNCIL OF BEAUMONT, CALIFORNIA, ON OCTOBER 15, 2007. THE CITY ENGINEER'S APPROVAL OF THE TENTATIVE MAP HAS BEEN COMPLETED WITH THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, THAT THE PLANS FOR THE DRAINAGE, DRAINAGE DITCHES, AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOODS HAVE BEEN APPROVED, THAT A COMPLETE SET OF PLANS FOR THE CONSTRUCTION OF ALL REQUIRED IMPROVEMENTS HAS BEEN FILED WITH THE COMMUNITY DEVELOPMENT DEPARTMENT AND THAT THE SAME HAVE BEEN DECIDED AND APPROVED, AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CITY ENGINEER'S PLANS OR THAT THE SAME HAVE BEEN ORDERED INTO AGREEMENT WITH THE CITY ENGINEER, CONCERNING COMPLETION OF THE SAME. THE CITY ENGINEER'S SIGNATURE AND SEAL ARE REQUIRED FOR DEEPAN MOHANTAN, R.G.E. 51047, CITY ENGINEER, CITY OF BEAUMONT.

DATE: 10/01, 2007  
LEVI DAVID COX, L.S. 7930  
CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE MAP WITHIN THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 31288, WHICH WAS APPROVED BY THE CITY COUNCIL OF BEAUMONT, CALIFORNIA, ON OCTOBER 15, 2007. THE CITY ENGINEER'S APPROVAL OF THE TENTATIVE MAP HAS BEEN COMPLETED WITH THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, THAT THE PLANS FOR THE DRAINAGE, DRAINAGE DITCHES, AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOODS HAVE BEEN APPROVED, THAT A COMPLETE SET OF PLANS FOR THE CONSTRUCTION OF ALL REQUIRED IMPROVEMENTS HAS BEEN FILED WITH THE COMMUNITY DEVELOPMENT DEPARTMENT AND THAT THE SAME HAVE BEEN DECIDED AND APPROVED, AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CITY ENGINEER'S PLANS OR THAT THE SAME HAVE BEEN ORDERED INTO AGREEMENT WITH THE CITY ENGINEER, CONCERNING COMPLETION OF THE SAME. THE CITY ENGINEER'S SIGNATURE AND SEAL ARE REQUIRED FOR DEEPAN MOHANTAN, R.G.E. 51047, CITY ENGINEER, CITY OF BEAUMONT.

**TAX BOND CERTIFICATE**  
I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 16,700 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDERS ARE A LIEN AGAINST SAID PROPERTY BUT NOT PAYABLE, AND SAID BOND HAS BEEN FILED APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: May 29, 2007  
MARCY ROMERO  
CLERK OF THE BOARD OF SUPERVISORS

**TAX COLLECTOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 16,700.

DATE: May 29, 2007  
PAUL MCNEEL, COUNTY TAX COLLECTOR

**SIGNATURE OMISSIONS NOTE**  
PURSUANT TO SECTION 6608 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:  
PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION, OWNERS OF AN EASEMENT FOR POLE LINES, CONDUITS, AND INSTRUMENTAL PURPOSES, RECORDED NOVEMBER 17, 1915, IN BOOK 434, PAGE 140 OF RECORDS. (CANNOT BE PLOTTED.)  
SOUTHERN CALIFORNIA Edison COMPANY OWNERS OF AN EASEMENT FOR UTILITY PURPOSES RECORDED MARCH 2, 1951 IN BOOK 1248 PAGE 96, OFFICIAL RECORDS. (CANNOT BE PLOTTED.)  
SOUTHERN CALIFORNIA SECTION OF THE PROFESSIONAL GOLFERS ASSOCIATION, A CALIFORNIA NONPROFIT MUTUAL BENEFIT CORPORATION, OWNERS OF AN EASEMENT FOR FLIGHT AND IMPACT OF EXHIBIT GOLF BULLS RECORDED DECEMBER 26, 2000 AS INSTRUMENT NO. 2000-518796, OFFICIAL RECORDS.

OK VALLEY COMMUNITY ASSOCIATION, OWNERS OF EASEMENTS RECORDED OCTOBER 15, 2002 AS INSTRUMENT NO. 2002-518330, OFFICIAL RECORDS, AND AS MODIFIED JULY 15, 2004 AS INSTRUMENT NO. 2004-212602, OFFICIAL RECORDS.  
OK VALLEY PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP, OWNERS OF EASEMENTS FOR DRAINAGE, SIDEWALKS, WALLS OR FENCES, LANDSCAPING, IRRIGATION, DRAINAGE SYSTEMS AND LIKE IMPROVEMENTS, UTILITIES, AND SIGNS RECORDED JULY 15, 2003 AS INSTRUMENT NO. 2003-508433, OFFICIAL RECORDS, ALSO AS RECORDED APRIL 15TH, 2004 AS INSTRUMENT NO. 2004-212601, OFFICIAL RECORDS.

SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, OWNERS OF AN EASEMENT FOR TRANSPORTATION OF GAS, ENERGY, COMMUNICATIONS, PETROLEUM PRODUCTS AND OTHER SUBSTANCES RECORDED JULY 20, 2006 AS INSTRUMENT NO. 2006-0532303, OFFICIAL RECORDS.

**SOILS REPORT NOTE**  
SEE SHEET 3

**PARCELS, CALIFORNIA CORPORATION**  
BY: Levi D. Cox  
VICE PRESIDENT

**NOTARY ACKNOWLEDGMENT**  
STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE  
I, LEVI D. COX, DOSS,  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED

PERSONALLY KNOWN TO ME (AND PROVED TO ME BY THE OATHS OF THE SAID PARCELS) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHOSE NAMES ARE IDENTIFIED AS SUCH IN THE INSTRUMENT, AND THAT THE SAID INSTRUMENT WAS EXECUTED BY THE SAID PERSONS AND AUTHORIZED BY THE SAID PERSONS AND THAT THE SAID INSTRUMENT WAS EXECUTED BY THE SAID PERSONS AND AUTHORIZED BY THE SAID PERSONS AND THAT THE SAID INSTRUMENT WAS EXECUTED BY THE SAID PERSONS AND AUTHORIZED BY THE SAID PERSONS.

BY: Levi D. Cox  
VICE PRESIDENT

**NOTARY ACKNOWLEDGMENT**  
STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE  
I, LEVI D. COX, DOSS,  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED

PERSONALLY KNOWN TO ME (AND PROVED TO ME BY THE OATHS OF THE SAID PARCELS) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHOSE NAMES ARE IDENTIFIED AS SUCH IN THE INSTRUMENT, AND THAT THE SAID INSTRUMENT WAS EXECUTED BY THE SAID PERSONS AND AUTHORIZED BY THE SAID PERSONS AND THAT THE SAID INSTRUMENT WAS EXECUTED BY THE SAID PERSONS AND AUTHORIZED BY THE SAID PERSONS.

BY: Levi D. Cox  
VICE PRESIDENT

**NOTARY ACKNOWLEDGMENT**  
STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE  
I, LEVI D. COX, DOSS,  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED

PERSONALLY KNOWN TO ME (AND PROVED TO ME BY THE OATHS OF THE SAID PARCELS) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHOSE NAMES ARE IDENTIFIED AS SUCH IN THE INSTRUMENT, AND THAT THE SAID INSTRUMENT WAS EXECUTED BY THE SAID PERSONS AND AUTHORIZED BY THE SAID PERSONS AND THAT THE SAID INSTRUMENT WAS EXECUTED BY THE SAID PERSONS AND AUTHORIZED BY THE SAID PERSONS.

BY: Levi D. Cox  
VICE PRESIDENT

**NOTARY ACKNOWLEDGMENT**  
STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE  
I, LEVI D. COX, DOSS,  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED

PERSONALLY KNOWN TO ME (AND PROVED TO ME BY THE OATHS OF THE SAID PARCELS) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHOSE NAMES ARE IDENTIFIED AS SUCH IN THE INSTRUMENT, AND THAT THE SAID INSTRUMENT WAS EXECUTED BY THE SAID PERSONS AND AUTHORIZED BY THE SAID PERSONS AND THAT THE SAID INSTRUMENT WAS EXECUTED BY THE SAID PERSONS AND AUTHORIZED BY THE SAID PERSONS.

BY: Levi D. Cox  
VICE PRESIDENT

**NOTARY ACKNOWLEDGMENT**  
STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE  
I, LEVI D. COX, DOSS,  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED

PERSONALLY KNOWN TO ME (AND PROVED TO ME BY THE OATHS OF THE SAID PARCELS) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHOSE NAMES ARE IDENTIFIED AS SUCH IN THE INSTRUMENT, AND THAT THE SAID INSTRUMENT WAS EXECUTED BY THE SAID PERSONS AND AUTHORIZED BY THE SAID PERSONS AND THAT THE SAID INSTRUMENT WAS EXECUTED BY THE SAID PERSONS AND AUTHORIZED BY THE SAID PERSONS.

BY: Levi D. Cox  
VICE PRESIDENT

**NOTARY ACKNOWLEDGMENT**  
STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE  
I, LEVI D. COX, DOSS,  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED

PERSONALLY KNOWN TO ME (AND PROVED TO ME BY THE OATHS OF THE SAID PARCELS) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHOSE NAMES ARE IDENTIFIED AS SUCH IN THE INSTRUMENT, AND THAT THE SAID INSTRUMENT WAS EXECUTED BY THE SAID PERSONS AND AUTHORIZED BY THE SAID PERSONS AND THAT THE SAID INSTRUMENT WAS EXECUTED BY THE SAID PERSONS AND AUTHORIZED BY THE SAID PERSONS.

2007-0616405  
ORIGINAL

1125

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

**TRACT NO. 31288-5**

BEING A SUBDIVISION OF PARCEL 1 AND 2, LOT LINE ADJUSTMENT No. 06-LA-10, RECORDED NOVEMBER 16, 2006 AS INSTRUMENT No. 2006-0848657 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, LYING WITHIN SECTION 31 AND 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, AND A PORTION OF FRACTIONAL SECTION 6, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MEMORIAL, STATE OF CALIFORNIA  
LEVI D. COX, L.S. 7930



DECEMBER, 2006  
CONSULTING

SHEET 6 OF 11 SHEETS

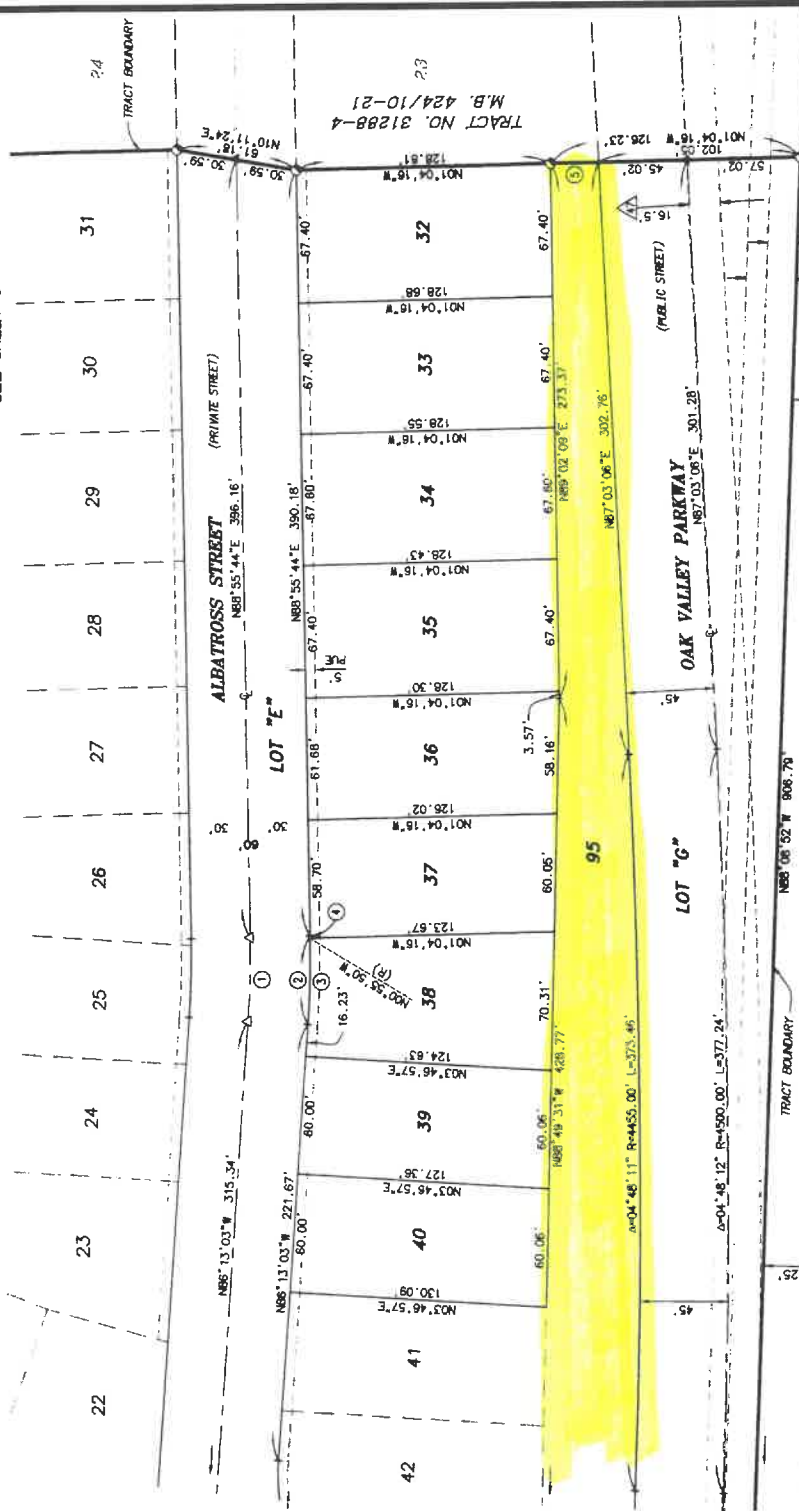


LINE AND CURVE DATA TABLE			
NO.	BEARING/Delta	RADIUS	LENGTH
1	04°51'13"	500.00'	42.36'
2	04°51'13"	530.00'	44.80'
3	04°42'47"	530.00'	43.60'
4	00°06'26"	530.00'	1.50'
5	N01°04'16"W		24.19'

SEE SHEET 7

SEE SHEET 5

SEE SHEET 5



SEE SHEET 7

**NOTE:**  
SEE SHEET 2 FOR VICINITY MAP, MONUMENT NOTES, AND BOUNDARY CONTROL. SEE SHEET 3 FOR SHEET INDEX MAP, SURVEYOR NOTES, EASEMENT NOTES AND BASIS OF BEARINGS NOTE.



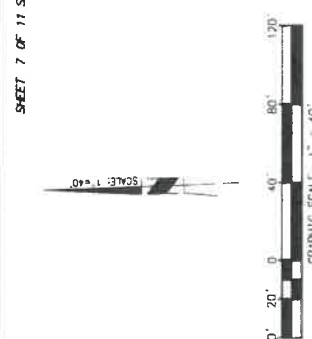
IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

**TRACT NO. 31288-5**

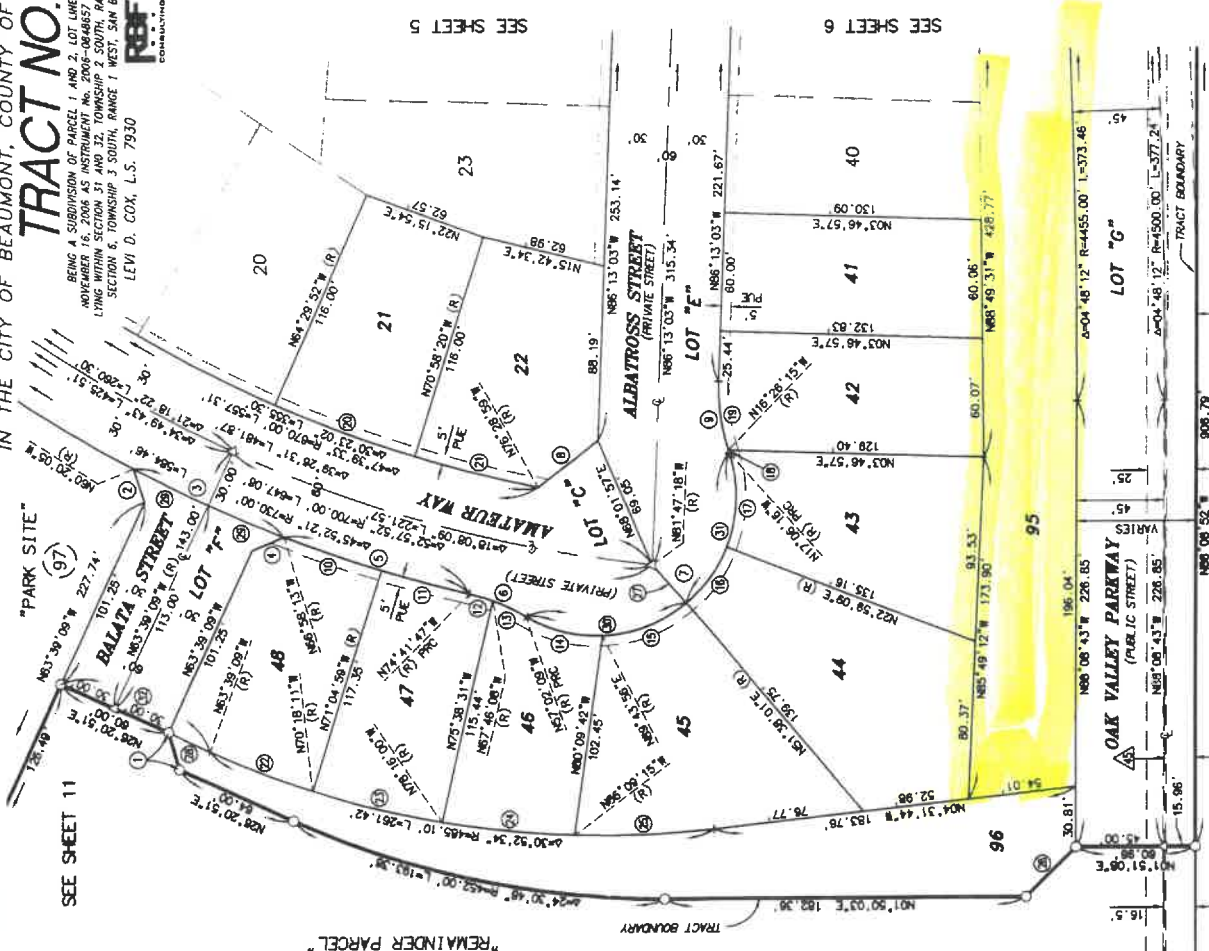
BEING A SUBDIVISION OF PARCEL 1 AND 2, LOT LINE ADJUSTMENT NO. 06-11A-10, RECORDED NOVEMBER 16, 2006 AS INSTRUMENT NO. 2006-0848857 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, LYING WITHIN SECTION 31 AND 32, TOWNSHIP 7 SOUTH, RANGE 1 WEST, AND A PORTION OF FRACTIONAL SECTION 6, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERRIAM, STATE OF CALIFORNIA  
LEWIS D. COX, L.S. 7930



DECEMBER, 2006



LINE AND CURVE DATA TABLE	BEARING/Delta	RADIUS	LENGTH
1	N75.25 S91°E	---	19.85
2	N03.00 S00°E	---	17.84
3	N06.30 S08°E	730.00'	14.54
4	N00.18 S41°W	---	17.84
5	07°43.34''	730.00'	06.44'
6	17°39.38'	100.00'	30.82'
7	140°04.07''	70.00'	171.13'
8	N36°21.01''	---	36.23'
9	20°53.13'	100.00'	36.45'
10	04°06.46'	730.00'	52.40'
11	03°36.48'	730.00'	46.04'
12	06°55.95'	100.00'	12.09'
13	10°43.99''	100.00'	18.73'
14	38°13.53''	70.00'	46.60'
15	38°08.52''	70.00'	46.60'
16	28°38.52'	70.00'	35.00'
17	40°05.25'	70.00'	48.98'
18	00°40.01'	100.00'	1.16'
19	20°13.12'	100.00'	35.29'
20	06°28.28'	670.00'	75.71'
21	05°30.36'	670.00'	84.44'
22	06°39.02'	485.10'	56.31'
23	07°57.49'	485.10'	67.42'
24	07°53.15'	485.10'	66.78'
25	06°22.29'	485.10'	70.91'
26	N03°09.20''	---	36.38'
27	N03°54.17''	---	33.41'
28	03°19.04'	730.00'	42.27'
29	71°19.50'	70.00'	87.15'
30	66°44.17'	70.00'	83.98'
31	N27°34.17''	---	83.41'
32	---	---	---



SEE SHEET 5

SEE SHEET 6

SEE SHEET 11

"REMAINDER PARCEL"

TRACT BOUNDARY

RECORDING REQUESTED BY  
AND WHEN RECORDED  
RETURN TO AND MAIL TAX  
STATEMENTS TO:

City of Beaumont  
550 East 6<sup>th</sup> Street  
Beaumont, CA 92223

APN 419-642-003

SPACE ABOVE THIS LINE RECORDER'S USE

*Transfer Tax Not Applicable: R&T Code 11922*

*Exempt from Recording Fees: Gov. Code 27383*

**GRANT DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Pardee Homes ("Grantor"), hereby GRANTS to the City of Beaumont, a municipal corporation ("Grantee"), the following described real property in the City of Beaumont, County of Riverside, State of California:

.01 ACRES M/L IN POR LOT 85 MB 398/072 TR 31468-3

**GRANTOR:**  
Pardee Homes

Michael C Taylor  
By:   
Division President

Dated: 12/07/20

# California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside

} s.s.

On December 7, 2020 before me, Ana E. Chavez Perez, Notary Public  
Name of Notary Public, Title

personally appeared Michael C. Taylor  
Name of Signer (1)

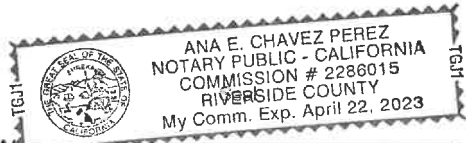
-----  
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
Signature of Notary Public



**OPTIONAL INFORMATION**

*Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document*

**Description of Attached Document**

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of \_\_\_\_\_  
 \_\_\_\_\_  
 containing \_\_\_\_\_ pages, and dated \_\_\_\_\_.

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) \_\_\_\_\_  
Title(s)
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information
<b>Method of Signer Identification</b>
Proved to me on the basis of satisfactory evidence: <input type="checkbox"/> form(s) of identification <input type="checkbox"/> credible witness(es)
Notarial event is detailed in notary journal on: Page # _____ Entry # _____
Notary contact: _____
Other _____
<input type="checkbox"/> Additional Signer <input type="checkbox"/> Signer(s) Thumbprints(s)
<input type="checkbox"/> _____

2006-0196057  
ORIGINAL

388  
172

SHEET 1 OF 14 SHEETS

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

THIS SUBDIVISION CONTAINS:

96 ALBERED LOTS  
9 LETTERED STREET LOTS  
115 LOTS TOTAL  
271.229 ACRES GROSS

**OWNER'S STATEMENT**

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINGUISHING BORDER LINE.

WE HEREBY RESERVE FOR OPEN SPACE AND LANDSCAPE PURPOSES AND MAINTENANCE THEREOF LOTS 80 AND 81, FOR THE SOLE BENEFIT OF OURSELVES, SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS MAP.

WE HEREBY DEDICATE TO THE CITY OF BEAUMONT FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" THROUGH "I", INCLUSIVE, AS SHOWN AS SWAMPSON WAY, CASPIA DRIVE, QUEEN ANNE'S LANE, FREESIA WAY, AND DANIELA PLACE, RESPECTIVELY, WITHIN THIS MAP.

WE HEREBY DEDICATE TO THE CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES, THE (5) FIVE (5) FOOT WIDE EASEMENTS FOR PUBLIC UTILITY PURPOSES, ALONG AND ADJACENT TO ALL INTERIOR STREETS, AS SHOWN AS CASPIA DRIVE, QUEEN ANNE'S LANE, FREESIA WAY, DANIELA PLACE, AND CARRANION LANE, RESPECTIVELY WITHIN THIS MAP.

WE HEREBY DEDICATE IN FEE TITLE TO THE CITY OF BEAUMONT LOTS 82 THROUGH 85, INCLUSIVE, FOR OPEN SPACE PURPOSES AND THE MAINTENANCE THEREOF, AS SHOWN WITHIN THIS MAP.

WE HEREBY DEDICATE IN FEE TITLE TO THE CITY OF BEAUMONT LOT 96 FOR PEDESTRIAN TRAIL PURPOSES AND THE MAINTENANCE THEREOF, AS SHOWN WITHIN THIS MAP.

PHOENIX HOMES, A CALIFORNIA CORPORATION

Patricia Colon  
Vice President

Deborah D. Davis  
Vice President

**NOTARY ACKNOWLEDGEMENT**

STATE OF California )  
COUNTY OF Riverside )  
ON March 3, 2006, BEFORE ME, Deborah D. Davis,  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/ETC. EXECUTED THE SAME IN HIS/HER/IT/ETC. AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/IT/ETC. SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY/ENTITIES UPON WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

MY COMMISSION EXPIRES: 11/31/09  
WITNESS MY HAND AND OFFICIAL SEAL.

Deborah D. Davis  
NOTARY PUBLIC IN AND FOR SAID STATE

**NOTARY ACKNOWLEDGEMENT**

STATE OF California )  
COUNTY OF Los Angeles )  
ON March 3, 2006, BEFORE ME,  
A NOTARY PUBLIC IN AND FOR SAID STATE,

PERSONALLY KNOWN TO ME AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/ETC. EXECUTED THE SAME IN HIS/HER/IT/ETC. AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/IT/ETC. SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY/ENTITIES UPON WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

MY COMMISSION EXPIRES: 11/31/09  
WITNESS MY HAND AND OFFICIAL SEAL.

Deborah D. Davis  
NOTARY PUBLIC IN AND FOR SAID STATE

**TRACT NO. 31468-3**

BEING A SUBDIVISION OF A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, S.B.M., MORE PARTICULARLY A PORTION OF PARCEL "A," AS SHOWN ON LOT LINE ADJUSTMENT NO. 04-114-14, RECORDED OCTOBER 18, 2004 AS INSTRUMENT NO. 2004-0822072 OF OFFICIAL RECORDS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, STATE OF CALIFORNIA

LEVI D. COX, L.S. 7930  
COUNTY TAX COLLECTOR

**TAX COLLECTOR'S CERTIFICATE**

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE TRACT MAP FOR ANY OF THE STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES OR SPECIAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, AND A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$44,240.

DATED: March 3, 2006

PAUL McDONNELL, COUNTY TAX COLLECTOR

BY: Amie Swaddell  
DEPUTY

**TAX BOND CERTIFICATE**

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$200,000 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED: March 3, 2006

CAROL ANN BOND  
COUNTY TAX COLLECTOR

BY: Amie Swaddell  
DEPUTY

**SIGNATURE OMISSIONS NOTE**

FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

- 1) SOUTHERN CALIFORNIA INVESTMENT COMPANY, HOLDER OF AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 4, 1993, IN BOOK 4, PAGE 335 OF DEEDS. (CANNOT BE LOCATED FROM THE RECORD).
- 2) RIVERSIDE ABSTRACT COMPANY, HOLDER OF AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES, RECORDED APRIL 1, 1913, IN BOOK 371, PAGE 177, OF DEEDS. (CANNOT BE LOCATED FROM THE RECORD).
- 3) COUNTY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES, RECORDED OCTOBER 27, 1943, IN BOOK 804, PAGE 154, OF OFFICIAL RECORDS.
- 4) RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, HOLDER OF AN EASEMENT FOR FLOOD CONTROL AND WATER CONSERVATION PURPOSES, RECORDED AUGUST 18, 1954, IN BOOK 1620, PAGE 573, OF OFFICIAL RECORDS.

**SOILS REPORT NOTE**

PRELIMINARY SOILS INVESTIGATION REPORT FOR TENTATIVE TRACT NO. 31468, DATED NOVEMBER 14, 2003, HAS PROJECT NO. 04-114-14-10. WAS PREPARED BY RIVERSIDE SAFETY CONSULTANTS, AS REQUIRED BY SECTIONS 72953 OF THE CALIFORNIA HEALTH AND SAFETY CODE AND AS REQUIRED BY SECTION 88434.5 OF THE CALIFORNIA HEALTH AND SAFETY CODE. A COPY OF SAID REPORT IS ON FILE FOR PUBLIC INSPECTION IN THE CITY ENGINEER'S OFFICE.

**RECORDER'S STATEMENT**

FILED THIS 20th DAY OF March, 2006 AT 8:00 A.M. IN BOOK 548 OF MAPS AT PAGES 12-13, AT THE REQUEST OF THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, CALIFORNIA.

LEVI D. COX, COUNTY ASSESSOR-CLERK-RECORDER  
FILED: 3:30 PM

BY: Debbie Roberts  
SUBDIVISION GUARANTEE: CHICAGO TITLE COMPANY

**SURVEYOR'S STATEMENT**

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP WAS PREPARED UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PHOENIX HOMES, A CALIFORNIA CORPORATION, IN JANUARY OF 2004. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THAT ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THIS MAP. THESE MONUMENTS WILL BE SUFFICIENT TO EMULATE THIS SURVEY TO BE RETRIEVED. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: February 27th, 2006

David Cox  
LEVI DAVID COX, L.S. 7930

**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 31468, WHICH WAS APPROVED BY THE CITY COUNCIL ON MAY 4, 2004 AND ANY APPROVED ALTERATIONS THEREOF. THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE BEAUMONT MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH. THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. THAT THE PLANS FOR THE DRAINS, DRAINAGE WORKS, AND SEWERS ARE SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOODS HAVE BEEN APPROVED. THAT A COMPLETE SET OF PLANS FOR THE CONSTRUCTION OF ALL REQUIRED IMPROVEMENTS HAS BEEN FILED WITH THE COMMUNITY DEVELOPMENT DEPARTMENT AND THAT THE SAME HAVE BEEN ORDERED AND APPROVED. THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AGREEMENT WITH THE CITY OF BEAUMONT CONCERNING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

FOR DEEPAK MOORJANI, R.C.E. 51047, CITY ENGINEER, CITY OF BEAUMONT

DATED: 15 March 2006  
BY: Deepeek Moorjani  
R.C.E. 51047  
(I.C. EXPIRES 12/31/2006)

**BEAUMONT CITY COUNCIL CERTIFICATE**

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY OF BEAUMONT AT A REGULAR MEETING THEREOF HELD ON THE 15th DAY OF March, 2006, AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP AND DID ACCEPT ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENTS:

THE DEDICATION OF LOTS "A" THROUGH "I", INCLUSIVE, AS SHOWN AS SWAMPSON WAY, CASPIA DRIVE, QUEEN ANNE'S LANE, FREESIA WAY, DANIELA PLACE, AND CARRANION LANE, RESPECTIVELY, OFFERED FOR STREET AND PUBLIC UTILITY PURPOSES.

THE EASEMENT AS SHOWN A 5' P.U.E. OFFERED FOR DEDICATION ALONG AND ADJACENT TO ALL INTERIOR STREETS AS SHOWN AS CASPIA DRIVE, QUEEN ANNE'S LANE, FREESIA WAY, DANIELA PLACE, AND CARRANION LANE, RESPECTIVELY, AND DID NOT ACCEPT ON BEHALF OF THE CITY OF BEAUMONT THE OFFER OF LOTS 82 THROUGH 85, INCLUSIVE, IN FEE TITLE FOR OPEN SPACE PURPOSES AND THE MAINTENANCE THEREOF, AND THE OFFER OF LOT 96 FOR PEDESTRIAN TRAIL PURPOSES AND THE MAINTENANCE THEREOF, ALL AS DESIGNATED AND SHOWN WITHIN THIS MAP.

DATED: 15 March 2006

Deepeek Moorjani  
CITY CLERK OF THE CITY OF BEAUMONT

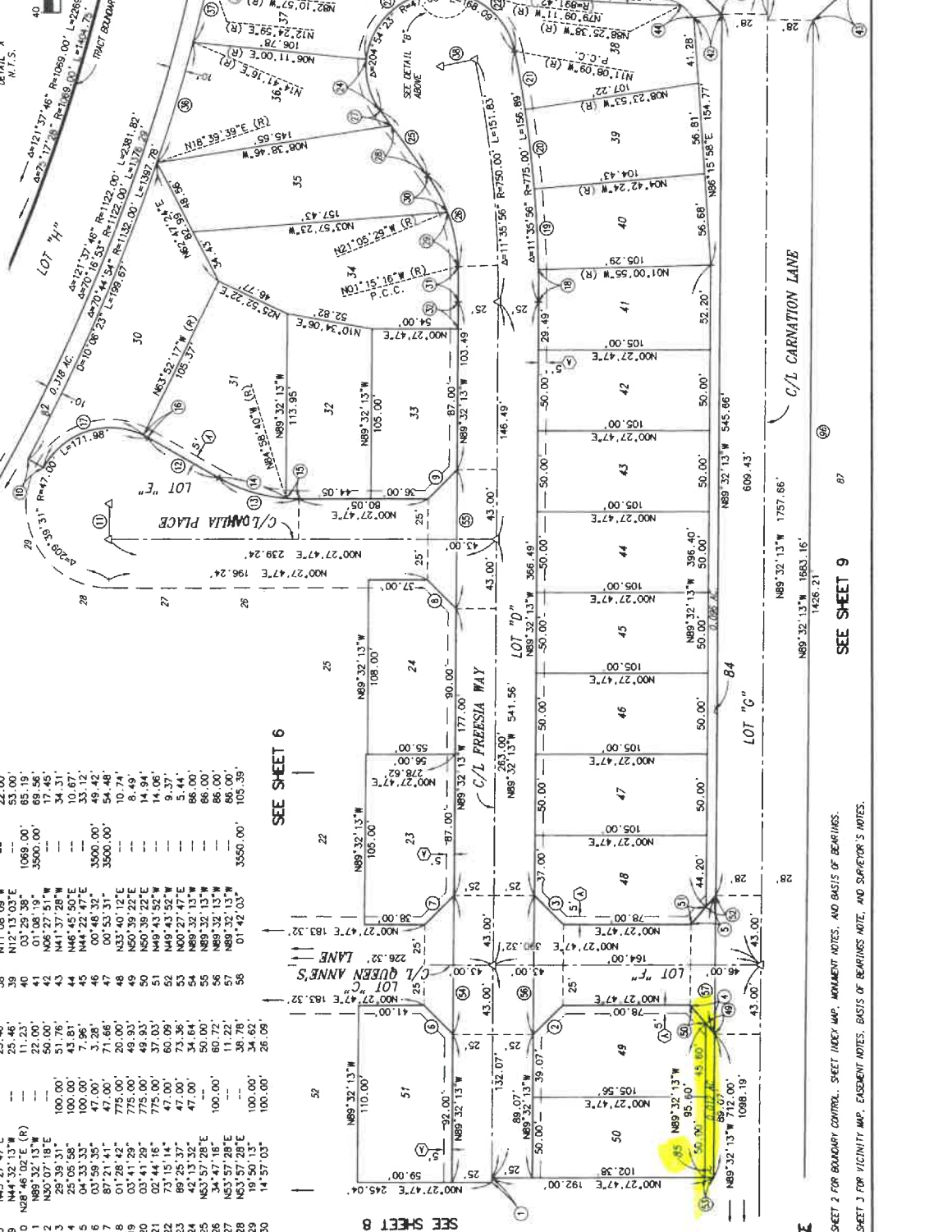
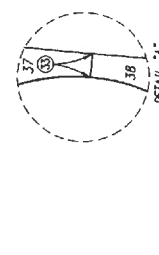


IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

**TRACT NO. 31468-3**

BEING A SUBDIVISION OF A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, S.R.M., MORE PARTICULARLY A PORTION OF PARCEL "A" AS SHOWN ON LOT LINE ADJUSTMENT NO. 04-114-14, RECORDED OCTOBER 18, 2004 AS INSTRUMENT NO. 2004-0822072 OF OFFICIAL RECORDS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 LEVI D. COX, L.S. 7930  
**RFB** CONSULTING  
 SEPTEMBER, 2005

DATA TABLE		DATA TABLE					
NO.	BEARINGS/Delta	RADIUS	LENGTH	NO.	BEARINGS/Delta	RADIUS	LENGTH
1	N89°32'13"W	725.00'	21.73'				
2	M4°32'13"W	---	16.49'				
3	N45°27'47"E	---	6.06'				
4	N50°39'22"E	---	23.43'				
5	N49°43'52"W	---	23.43'				
6	N45°27'47"E	1132.00'	78.50'				
7	M4°32'13"W	1132.00'	44.88'				
8	N45°27'47"E	---	22.00'				
9	M4°32'13"W	---	53.00'				
10	N28°46'02"E (R)	1068.00'	65.19'				
11	N89°32'13"W	3500.00'	69.98'				
12	N89°32'13"W	---	34.51'				
13	N89°32'13"W	---	33.12'				
14	N45°27'47"E	3500.00'	49.42'				
15	M4°32'13"W	3500.00'	54.48'				
16	N45°27'47"E	---	10.74'				
17	N33°40'12"E	---	8.49'				
18	N50°39'22"E	---	14.94'				
19	N50°39'22"E	---	9.37'				
20	M4°32'13"W	---	3.44'				
21	N49°43'52"W	---	86.00'				
22	N45°27'47"E	---	86.00'				
23	N89°32'13"W	---	86.00'				
24	N89°32'13"W	---	86.00'				
25	N89°32'13"W	---	86.00'				
26	N45°27'47"E	---	105.29'				
27	N53°57'28"E	---	38.78'				
28	N53°57'28"E	---	34.62'				
29	N19°50'13"	---	26.09'				
30	N45°27'03"	---	---				



SEE SHEET 6  
 SEE SHEET 8  
 SEE SHEET 9  
 SEE SHEET 10  
 SEE SHEET 11  
 SEE SHEET 12  
 SEE SHEET 13  
 SEE SHEET 14

NOTE  
 SEE SHEET 2 FOR BOUNDARY CONTROL, SHEET INDEX MAP, MONUMENT NOTES, AND BASIS OF BEARINGS.  
 SEE SHEET 3 FOR VICINITY MAP, EASEMENT NOTES, BASIS OF BEARINGS NOTE, AND SURVEYOR'S NOTES.

TRACT NO. 31468-1 M.B. 388/1-6

RECORDING REQUESTED BY  
AND WHEN RECORDED  
RETURN TO AND MAIL TAX  
STATEMENTS TO:

City of Beaumont  
550 East 6<sup>th</sup> Street  
Beaumont, CA 92223

APN 419-640-031, 419-542-015  
*Transfer Tax Not Applicable: R&T Code 11922*  
*Exempt from Recording Fees: Gov. Code 27383*

SPACE ABOVE THIS LINE RECORDER'S USE

**GRANT DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Pardee Homes ("Grantor"), hereby GRANTS to the City of Beaumont, a municipal corporation ("Grantee"), the following described real property in the City of Beaumont, County of Riverside, State of California:

.33 ACRES M/L IN POR LOT 82 MB 398/072 TR 31468-3

**GRANTOR:**  
Pardee Homes

Dated: 12/07/20

Michael C Taylor  
By: MLC Taylor  
Division President

# California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

**State of California**  
**County of** Riverside } s.s.

On December 7, 2020 before me, Ana E. Chavez Perez, Notary Public,  
Name of Notary Public, Title


personally appeared Michael C. Taylor  
Name of Signer (1)

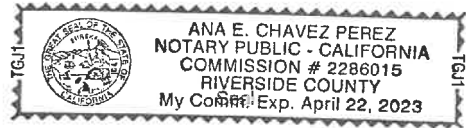
-----  
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
Signature of Notary Public



**OPTIONAL INFORMATION**

*Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.*

**Description of Attached Document**

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of \_\_\_\_\_  
 \_\_\_\_\_  
 containing \_\_\_\_\_ pages, and dated \_\_\_\_\_.

The signer(s) capacity or authority is/are as:

Individual(s)  
 Attorney-in-fact  
 Corporate Officer(s) \_\_\_\_\_  
Title(s)

Guardian/Conservator  
 Partner - Limited/General  
 Trustee(s)  
 Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information
<p><b>Method of Signer Identification</b></p> <p>Proved to me on the basis of satisfactory evidence:  <input type="checkbox"/> form(s) of identification    <input type="checkbox"/> credible witness(es)</p> <p>Notarial event is detailed in notary journal on:                      Page # _____ Entry # _____</p> <p>Notary contact: _____</p> <p>Other</p> <p><input type="checkbox"/> Additional Signer    <input type="checkbox"/> Signer(s) Thumbprints(s)  <input type="checkbox"/> _____</p>

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

THIS SUBDIVISION CONTAINS:

- 96 UNIMPROVED LOTS
- 9 LETTERED STREET LOTS
- 115 LOTS TOTAL
- 271.229 ACRES GROSS

**OWNER'S STATEMENT**

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINGUISHING BORDER LINE.

WE HEREBY RESERVE FOR OPEN SPACE AND LANDSCAPE PURPOSES AND MAINTENANCE THEREOF LOTS 80 AND 81, FOR THE SOLE BENEFIT OF OURSELVES, SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS MAP.

WE HEREBY DEDICATE TO THE CITY OF BEAUMONT FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" THROUGH "I", INCLUSIVE, AS SHOWN AS SHIMPOURON WAY, CASPIA DRIVE, QUEEN ANNE'S LANE, FREESIA WAY, AND DANJIA PLACE, RESPECTIVELY, WITHIN THIS MAP.

WE HEREBY DEDICATE TO THE CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES, THE (S) FIVE FOOT WIDE EASEMENTS FOR PUBLIC UTILITY PURPOSES, ALONG AND ADJACENT TO ALL INTERIOR STREETS, AS SHOWN AS CASPIA DRIVE, QUEEN ANNE'S LANE, FREESIA WAY, DANJIA PLACE, AND CARNATION LANE, RESPECTIVELY WITHIN THIS MAP.

WE HEREBY DEDICATE IN FEE TITLE TO THE CITY OF BEAUMONT LOTS 80 THROUGH 88, INCLUSIVE, FOR OPEN SPACE PURPOSES AND THE MAINTENANCE THEREOF, AS SHOWN WITHIN THIS MAP.

WE HEREBY DEDICATE IN FEE TITLE TO THE CITY OF BEAUMONT LOT 96 FOR PEDESTRIAN TRAIL PURPOSES AND THE MAINTENANCE THEREOF, AS SHOWN WITHIN THIS MAP.

PARADE HOMES, A CALIFORNIA CORPORATION

*Patricia Colon*  
VICE PRESIDENT

NOTARY ACKNOWLEDGEMENT

STATE OF California )  
COUNTY OF Los Angeles )  
ON March 3, 2006, BEFORE ME, Deborah D. Davis,  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S), OR THE ENTITY/ENTITIES UPON WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

MY COMMISSION EXPIRES 11/10/07  
WITNESS MY HAND AND OFFICIAL SEAL.

*Deborah D. Davis*  
NOTARY PUBLIC IN AND FOR SAID STATE  
PERSONALLY APPEARED

STATE OF California )  
COUNTY OF Los Angeles )  
ON March 3, 2006, BEFORE ME, Deborah D. Davis,  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S), OR THE ENTITY/ENTITIES UPON WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

MY COMMISSION EXPIRES 11/10/07  
WITNESS MY HAND AND OFFICIAL SEAL.

*Deborah D. Davis*  
NOTARY PUBLIC IN AND FOR SAID STATE  
PERSONALLY APPEARED

**TRACT NO. 31468-3**

BEING A SUBDIVISION OF A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, S.B.M., MORE PARTICULARLY A PORTION OF PARCEL "A", AS SHOWN ON LOT LINE ADJUSTMENT NO. 04-LA-14, RECORDED OCTOBER 18, 2004 AS INSTRUMENT NO. 2004-082202 OF OFFICIAL RECORDS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, STATE OF CALIFORNIA



SEPTEMBER, 2005

LEVI D. COX, L.S. 7930

**TAX COLLECTOR'S CERTIFICATE**

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE AND LOCAL TAXES, INCLUDING SPECIAL ASSESSMENTS, COLLECTED AS TAXES, FOR A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$44,340.

DATED: March 3, 2006

PAUL McDONNELL, COUNTY TAX COLLECTOR

BY: *America Donald*  
DEPUTY

**TAX BOND CERTIFICATE**

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$44,340.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED: March 3, 2006

CASH TAX BOND  
PAUL McDONNELL  
COUNTY TAX COLLECTOR

BY: *America Donald*  
DEPUTY

**SIGNATURE OMISSIONS NOTE**

PURSUANT TO SECTION 66426 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

- SOUTHERN CALIFORNIA INVESTMENT COMPANY, HOLDER OF AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 4, 1981, IN BOOK 4, PAGE 335 OF DEEDS, (CANNOT BE LOCATED FROM THE RECORDS).
- RIVERSIDE ABSTRACT COMPANY, HOLDER OF AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES, RECORDED APRIL 1, 1915, IN BOOK 371, PAGE 177, OF DEEDS, (CANNOT BE LOCATED FROM THE RECORDS).
- COUNTY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES, RECORDED OCTOBER 27, 1943, IN BOOK 604, PAGE 154, OF OFFICIAL RECORDS.
- RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, HOLDER OF AN EASEMENT FOR FLOOD CONTROL AND WATER CONSERVATION PURPOSES, RECORDED AUGUST 18, 1954, IN BOOK 1620, PAGE 573, OF OFFICIAL RECORDS.

**SOILS REPORT NOTE**

PER JANUARY 2001 INVESTIGATION REPORT FOR TENTATIVE TRACT NO. 31983, DATED NOVEMBER 14, 2001, AS PROJECT NO. 01-81-201-01, WAS PREPARED BY PROFESSIONAL CONSULTANTS, AS REQUIRED BY SECTIONS 72053 OF THE CALIFORNIA HEALTH AND SAFETY CODE AND AS REQUIRED BY SECTION 66433 OF THE CALIFORNIA GOVERNMENT CODE, A COPY OF SAID REPORT IS ON FILE FOR PUBLIC INSPECTION IN THE CITY ENGINEERS OFFICE.

SHEET 1 OF 14 SHEETS

**RECORDER'S STATEMENT**

FILED THIS 20th DAY OF March, 2006 AT 3:00 P.M. IN BOOK 3548 OF MAPS AT PAGES 12-13 AT THE REQUEST OF THE CITY CLERK OF BEAUMONT, CALIFORNIA.

BY: *Lauren Roberts*  
LEVI D. COX, COUNTY ASSESSOR-CLERK-RECORDER

DEPUTY  
SUBDIVISION GUARANTEE: CHICAGO TITLE COMPANY

**SURVEYOR'S STATEMENT**

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP WAS PREPARED UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PARADE HOMES, A CALIFORNIA CORPORATION, IN JANUARY OF 2004. I HEREBY STATE THAT HIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, THAT ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THIS MAP. THESE MONUMENTS WILL BE SUFFICIENT TO EMBLE THIS SURVEY TO BE RETRACED. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: February 27th, 2006



LEVI DAVID COX, L.S. 7930

**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 31468, WHICH WAS APPROVED BY THE CITY COUNCIL ON MAY 4, 2004 AND ANY APPROVED ALTERNATIONS THEREOF. THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF TITLE 16 OF THE BEAUMONT MUNICIPAL CODE, APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; THAT THE PLANS FOR THE DRAINAGE, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOODS HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS FOR THE CONSTRUCTION OF ALL REQUIRED IMPROVEMENTS HAS BEEN FILED WITH THE COMMUNITY DEVELOPMENT DEPARTMENT AND THAT THE SAME HAVE BEEN ORDERED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AGREEMENT WITH THE CITY OF BEAUMONT CONCERNING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

FOR DEEPAK MOODJANI, R.G.E. 51047, CITY ENGINEER, CITY OF BEAUMONT

DATED: 15 March 2006  
BY: DENNIS WARD, L.S. 6339  
(L.I.C. EXPIRES 12/31/2006)



**BEAUMONT CITY COUNCIL CERTIFICATE**

I HEREBY CERTIFY THAT THIS MAP WAS PASSED FOR APPROVAL TO THE CITY OF BEAUMONT AT A REGULAR MEETING THEREOF HELD ON THE 7th DAY OF March, 2006, AND THAT THESE LOTS SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVED SAID MAP AND DID ACCEPT ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENTS.

THE DEDICATION OF LOTS "A" THROUGH "I", INCLUSIVE, AS SHOWN AS SHIMPOURON WAY, CASPIA DRIVE, QUEEN ANNE'S LANE, FREESIA WAY, DANJIA PLACE, AND CARNATION LANE, RESPECTIVELY, OFFERED FOR STREET AND PUBLIC UTILITY PURPOSES.

THE DEDICATION OF LOTS "A" THROUGH "I", INCLUSIVE, AS SHOWN AS SHIMPOURON WAY, CASPIA DRIVE, QUEEN ANNE'S LANE, FREESIA WAY, DANJIA PLACE, AND CARNATION LANE, RESPECTIVELY, OFFERED FOR STREET AND PUBLIC UTILITY PURPOSES.

DATED: 3/15, 2006

*Chadler Johnson*  
CITY CLERK OF BEAUMONT



2006-0194057  
ORIGINAL

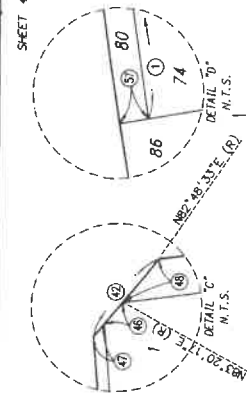
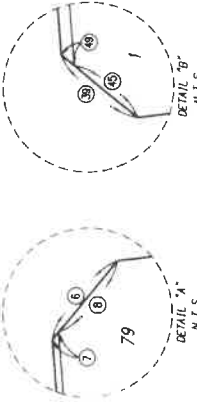
SHEET 4 OF 14 SHEETS

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

# TRACT NO. 31468-3

BEING A SUBDIVISION OF A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, S 1/4 MORE PARTICULARS BEING SHOWN ON MAP NO. 2004-082202Z LOT LINE ADJUSTMENT NO. 04-LA-14, RECORDED OCTOBER 18, 2004 AS INSTRUMENT NO. 2004-082202Z OF OFFICIAL RECORDS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

LEVI D. COX, L.S. 7930  
SEPTEMBER, 2005



NO.	BEARING/Delta	RADIUS	LENGTH
1	N81°27'36"E	---	48.81
2	N82°33'46"E	---	50.20
3	N84°13'32"E	---	50.35
4	N85°36'13"E	---	58.83
5	N86°01'09"E	---	92.83
6	N86°08'10"W	---	23.05
7	N86°08'10"W	---	23.05
8	N86°08'10"W	---	15.84
9	03°54'59"	1287.00'	87.97
10	01°58'08"	1287.00'	43.47
11	01°58'51"	1287.00'	44.50
12	29°39'31"	100.00'	51.76
13	N72°52'32"W	---	50.00
14	N12°32'02"W	---	22.00
15	N72°52'32"W	---	19.35
16	N72°52'32"W	---	30.65
17	14°31'14"	100.00'	25.34
18	14°31'14"	100.00'	26.42
19	41°50'50"	47.00'	63.33
20	77°05'50"	47.00'	63.33
21	74°47'57"	47.00'	63.36
22	15°54'45"	---	13.05
23	N78°10'40"E	---	16.54
24	N33°24'37"E	---	25.03
25	N58°28'41"W	---	25.03
26	01°54'53"	1262.00'	42.17
27	01°54'53"	1262.00'	42.17
28	01°53'18"	1262.00'	41.59
29	02°01'17"	1262.00'	44.52
30	01°45'28"	---	5.72
31	02°13'28"	1287.00'	48.97
32	02°15'29"	1287.00'	50.72
33	02°17'05"	1237.00'	49.33
34	02°31'25"	1237.00'	54.48
35	02°31'25"	1237.00'	54.48
36	02°31'25"	1237.00'	54.48
37	02°31'25"	1237.00'	54.48
38	02°31'25"	1237.00'	54.48
39	N44°09'48"E	---	23.83
40	N85°09'32"E	---	83.31
41	N85°09'32"E	---	77.47
42	N44°31'56"W	---	31.28
43	02°39'38"	1069.00'	49.63
44	02°39'38"	1069.00'	49.63
45	N44°31'56"W	---	10.91
46	N44°31'56"W	---	3.90
47	N44°31'56"W	---	16.48
48	N44°31'56"W	---	4.50
49	N43°17'49"E	---	31.29
50	N34°51'42"E	---	45.68
51	02°18'43"	1132.00'	45.68
52	02°31'25"	1132.00'	49.86
53	02°31'25"	1132.00'	49.86
54	02°31'25"	1132.00'	49.86
55	02°31'25"	1132.00'	49.86
56	N36°17'45"E	---	49.86
57	N36°17'45"E	---	40.80
58	03°46'36"E	1287.00'	86.05
59	N85°09'32"E	---	104.18
60	05°19'12"	---	---

SEE SHEET 14

SEE SHEET B

SEE SHEET B

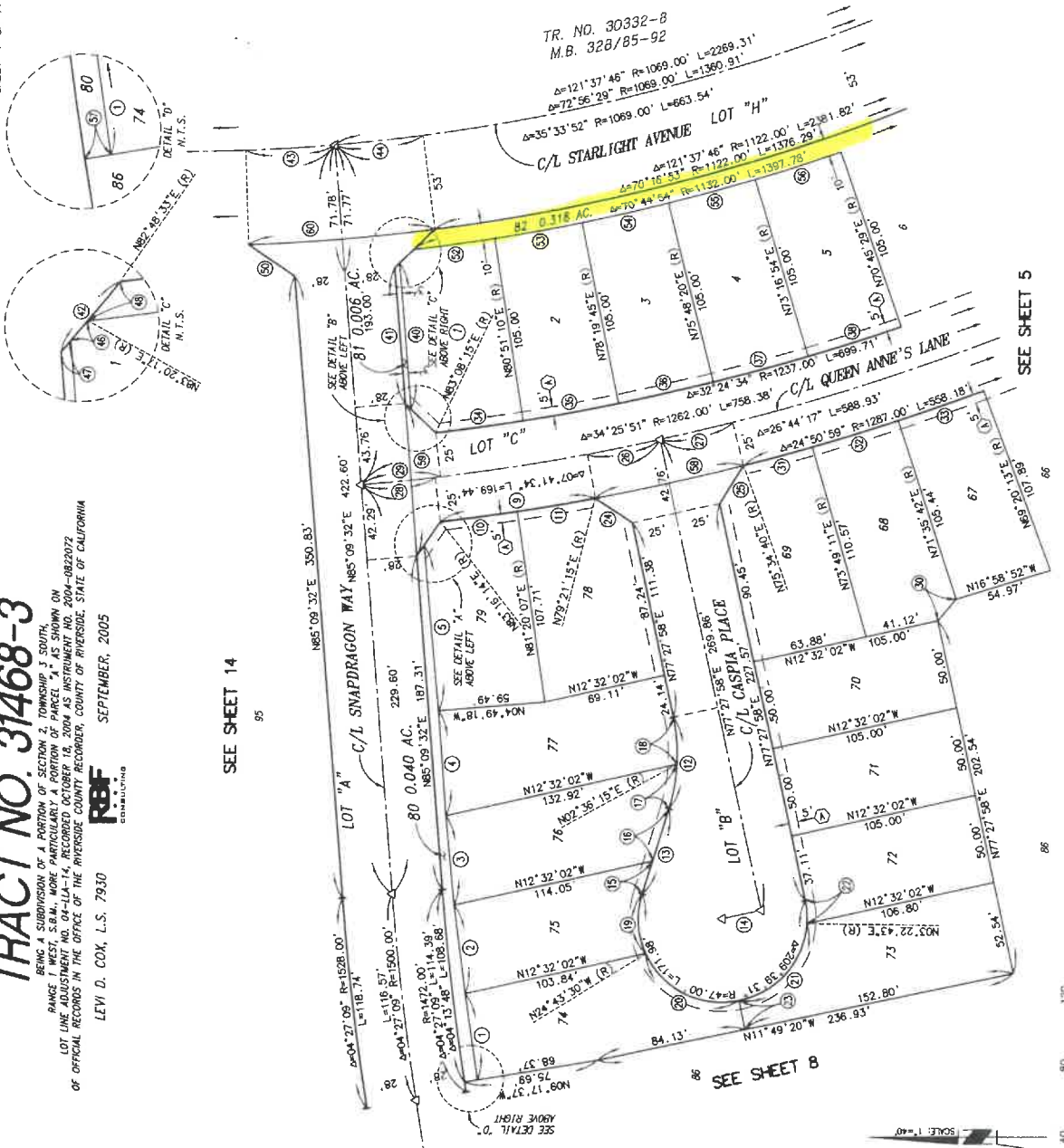
SEE SHEET 5



GRAPHIC SCALE

**NOTE**

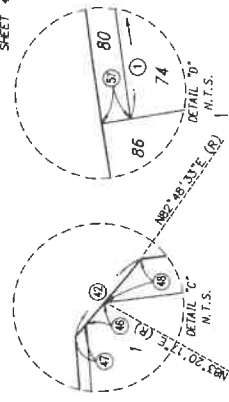
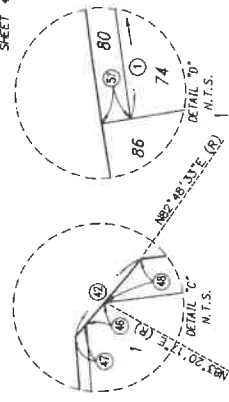
SEE SHEET 2 FOR BOUNDARY CONTROL, SHEET INDEX MAP, MONUMENT NOTES, AND BASIS OF BEARINGS.  
SEE SHEET 3 FOR VICINITY MAP, EASEMENT NOTES, BASIS OF BEARINGS NOTE, AND SURVEYOR'S NOTES.



TR. NO. 30332-B  
M.B. 328/85-92

$\Delta=121^{\circ}37'46''$  R=1069.00' L=2289.31'  
 $\Delta=72^{\circ}56'29''$  R=1069.00' L=1360.91'  
 $\Delta=35^{\circ}33'52''$  R=1069.00' L=663.54'

$\Delta=121^{\circ}37'46''$  R=1122.00' L=2289.31'  
 $\Delta=70^{\circ}16'53''$  R=1122.00' L=1376.78'  
 $\Delta=70^{\circ}44'54''$  R=1132.00' L=1397.78'

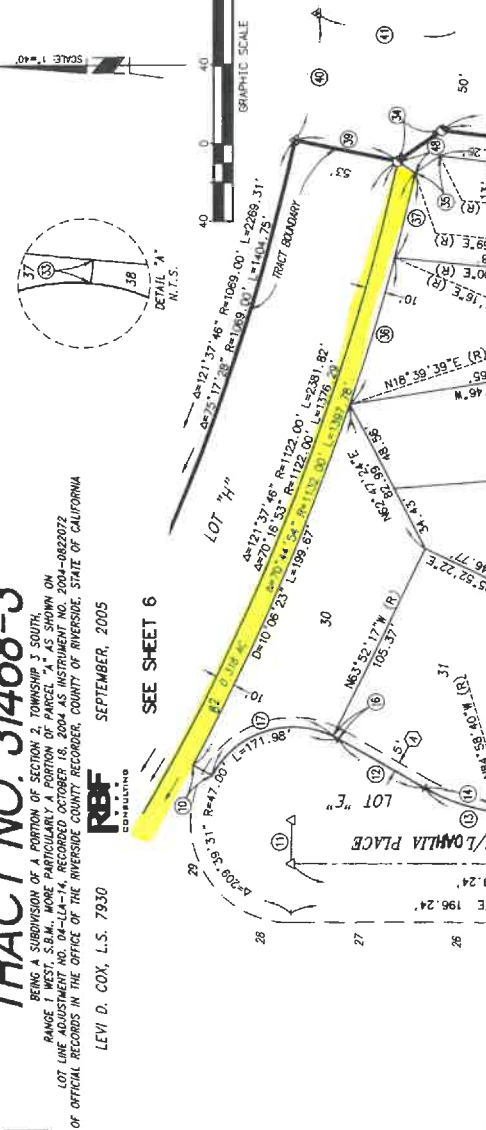


IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

# TRACT NO. 31468-3

BEING A SUBDIVISION OF A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, S.E.M. MORE PARTICULARLY A PORTION OF PARCEL "A" AS SHOWN ON LOT LINE ADJUSTMENT NO. 04-14-14, RECORDED OCTOBER 18, 2004 AS INSTRUMENT NO. 2004-082072 OF OFFICIAL RECORDS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 LEVI D. COX, L.S. 7930  
 SEPTEMBER, 2005  
**REF CONSULTING**

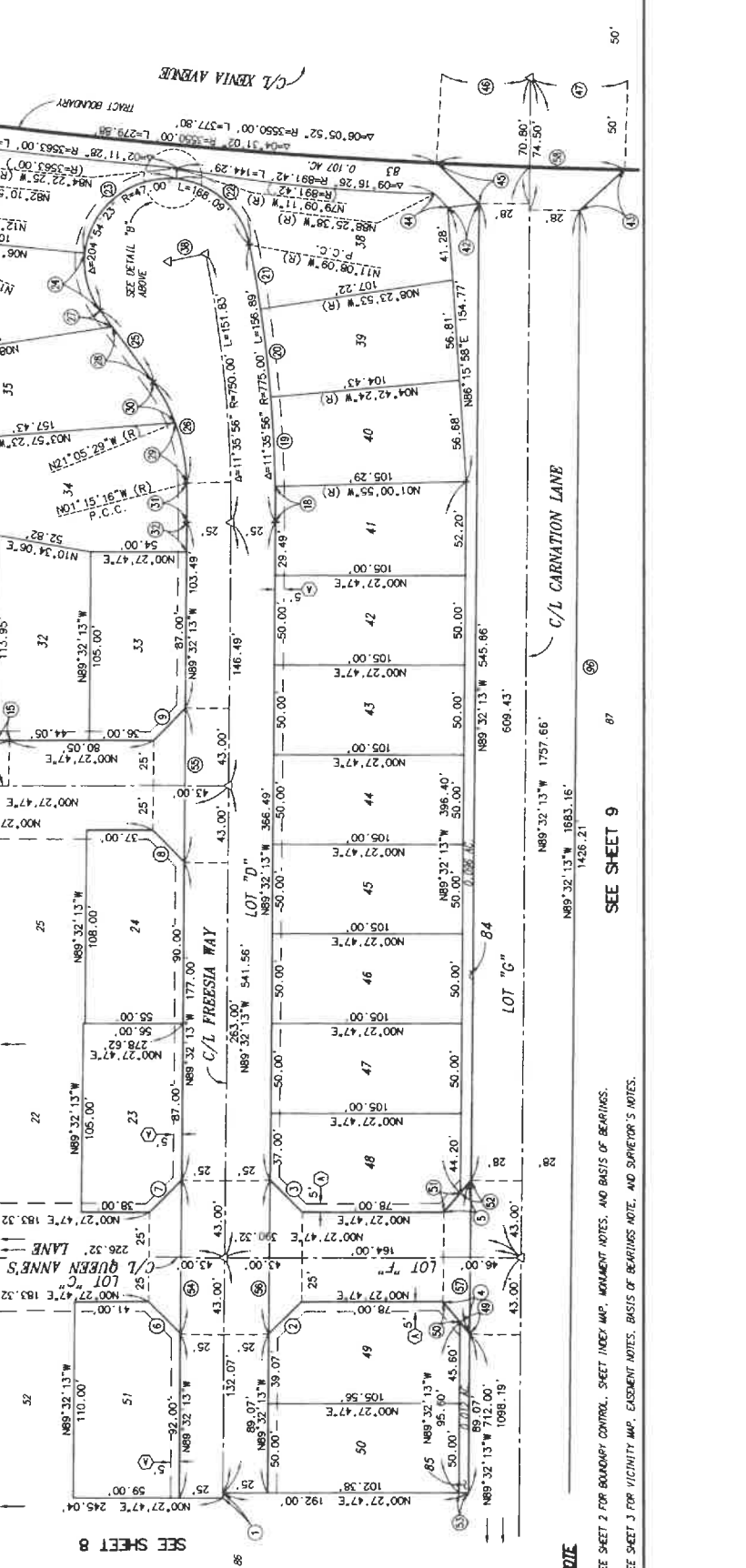
NO.	BEARING/Delta	RADIUS	LENGTH
1	N89°32'13"W	725.00'	21.73'
2	N44°32'13"W	---	16.49'
3	N89°32'13"W	---	6.06'
4	N84°23'23"W (R)	---	27.18'
5	N34°58'37"W	---	14.94'
6	N34°58'37"W	1132.00'	78.50'
7	N03°58'23"E	1132.00'	44.89'
8	N02°16'17"E	---	22.00'
9	N11°08'09"W	---	53.00'
10	N12°13'03"E	1089.00'	65.84'
11	N01°08'10"E	3500.00'	86.58'
12	N06°27'51"W	---	34.31'
13	N29°39'31"E	100.00'	51.76'
14	N25°05'58"E	100.00'	43.81'
15	N04°33'33"E	100.00'	7.96'
16	N03°59'35"E	47.00'	3.28'
17	N07°21'41"E	47.00'	71.86'
18	N01°28'42"E	775.00'	20.00'
19	N03°41'29"E	775.00'	49.93'
20	N02°44'18"E	775.00'	39.03'
21	N03°44'18"E	775.00'	60.00'
22	N71°15'14"E	47.00'	73.36'
23	N89°25'37"E	47.00'	73.36'
24	N42°13'30"E	47.00'	34.64'
25	N53°57'28"E	100.00'	60.72'
26	N34°47'16"E	100.00'	11.22'
27	N53°57'28"E	100.00'	38.78'
28	N53°57'28"E	100.00'	34.62'
29	N19°50'13"E	100.00'	34.62'
30	N14°57'03"E	100.00'	26.09'



SEE SHEET 6

SEE SHEET 6

SEE SHEET 6



SEE SHEET 6

SEE SHEET 6

SEE SHEET 9

SEE SHEET 9

SEE SHEET 9

TRACT NO. 31468-1 M.B. 388/1-5

NOTE  
 SEE SHEET 2 FOR BOUNDARY CONTROL, SHEET INDEX MAP, MONUMENT NOTES, AND BASIS OF BEARINGS.  
 SEE SHEET 3 FOR VICINITY MAP, EASEMENT NOTES, BASIS OF BEARINGS, AND SURVEYOR'S NOTES.

RECORDING REQUESTED BY  
AND WHEN RECORDED  
RETURN TO AND MAIL TAX  
STATEMENTS TO:

City of Beaumont  
550 East 6<sup>th</sup> Street  
Beaumont, CA 92223

APN 419-641-006, 419-542-017

SPACE ABOVE THIS LINE RECORDER'S USE

*Transfer Tax Not Applicable: R&T Code 11922*

*Exempt from Recording Fees: Gov. Code 27383*

**GRANT DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Pardee Homes ("Grantor"), hereby GRANTS to the City of Beaumont, a municipal corporation ("Grantee"), the following described real property in the City of Beaumont, County of Riverside, State of California:

.09 ACRES M/L IN POR LOT 84 MB 398/072 TR 31468-3

**GRANTOR:**  
Pardee Homes

Dated: 12/07/20

Michael C Taylor  
By: Michael C Taylor  
Division President

# California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of Riverside } s.s.

On December 7, 2020 before me, Ana E. Chavez Perez, Notary Public,  
Name of Notary Public, Title


personally appeared Michael C. Taylor  
Name of Signer (1)

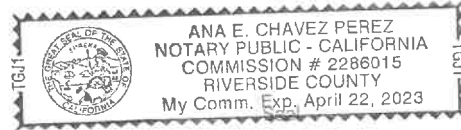
-----  
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
Signature of Notary Public



## OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

## Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of \_\_\_\_\_

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_.

The signer(s) capacity or authority is/are as:

- Individual(s)  
 Attorney-in-fact  
 Corporate Officer(s) \_\_\_\_\_  
Title(s)

- Guardian/Conservator  
 Partner - Limited/General  
 Trustee(s)  
 Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) Entity(ies) Signer is Representing

## Additional Information

### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:  
 form(s) of identification  credible witness(es)

Notarial event is detailed in notary journal on:

Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

### Other

- Additional Signer  Signer(s) Thumbprints(s)  
 \_\_\_\_\_

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

THIS SUBDIVISION CONTAINS

08 NUMBERED LOTS  
9 LETTERED STREET LOTS  
115 LOTS TOTAL  
271.229 ACRES GROSS

**OWNER'S STATEMENT**

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON, THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND, THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY RESERVE FOR OPEN SPACE AND LANDSCAPE PURPOSES AND MAINTENANCE THEREOF LOTS 80 AND 41, FOR THE SOLE BENEFIT OF OURSELVES, SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS MAP.

WE HEREBY DEDICATE TO THE CITY OF BEAUMONT FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" THROUGH "I", INCLUSIVE, AS SHOWN AS SWAMPBROOK WAY, CASPIA DRIVE, GREEN ANNE'S LANE, FREESIA WAY, AND DANILUA PLACE, RESPECTIVELY, WITHIN THIS MAP.

WE HEREBY DEDICATE TO THE CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES, THE (S) FIVE FOOT WIDE EASEMENTS FOR PUBLIC UTILITY PURPOSES, ALONG AND ADJACENT TO ALL INTERIOR STREETS, AS SHOWN AS CASPIA DRIVE, GREEN ANNE'S LANE, FREESIA WAY, DANILUA PLACE, AND CARNATION LANE, RESPECTIVELY WITHIN THIS MAP.

WE HEREBY DEDICATE, IN FEE TITLE TO THE CITY OF BEAUMONT LOTS 80 THROUGH 85, INCLUSIVE, FOR OPEN SPACE PURPOSES AND THE MAINTENANCE THEREOF, AS SHOWN WITHIN THIS MAP.

WE HEREBY DEDICATE, IN FEE TITLE TO THE CITY OF BEAUMONT LOT 96 FOR PEDESTRIAN TRAIL PURPOSES AND THE MAINTENANCE THEREOF, AS SHOWN WITHIN THIS MAP.

PARADE HOMES, A CALIFORNIA CORPORATION

*Patricia Cohen*  
Patricia Cohen  
VIZI PRESIDENT

**NOTARY ACKNOWLEDGEMENT**

STATE OF California )  
COUNTY OF Los Angeles )  
ON March 3, 2006 BEFORE ME, Deborah D. Davis,  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY/ENTITIES UPON WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

MY COMMISSION EXPIRES 11/15/08  
WITNESS MY HAND AND OFFICIAL SEAL.

Deborah D. Davis  
NOTARY PUBLIC IN AND FOR SAID STATE  
(PRINT NAME)

**NOTARY ACKNOWLEDGEMENT**

STATE OF California )  
COUNTY OF Los Angeles )  
ON March 3, 2006 BEFORE ME, Deborah D. Davis,  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY/ENTITIES UPON WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

MY COMMISSION EXPIRES 11/15/08  
WITNESS MY HAND AND OFFICIAL SEAL.

Deborah D. Davis  
NOTARY PUBLIC IN AND FOR SAID STATE  
(PRINT NAME)

**TRACT NO. 31468-3**

BEING A SUBDIVISION OF A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, S.B.M. MORE PARTICULARLY A PORTION OF PARCEL "A", AS SHOWN ON LOT LINE ADJUSTMENT NO. 04-LL-14, RECORDED OCTOBER 18, 2004 AS INSTRUMENT NO. 2004-082202 OF OFFICIAL RECORDS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



LEVI D. COX, L.S. 7830  
SEPTEMBER, 2005

**TAX COLLECTOR'S CERTIFICATE**

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MANICIPAL, AND SPECIAL ASSESSMENTS. THIS INCLUDES ALL TAXES, NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$44,340

DATED March 3, 2006

PALL MCDONNELL, COUNTY TAX COLLECTOR

BY: Amiee Spald  
DEPUTY

**TAX BOND CERTIFICATE**

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$44,340 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MANICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED March 3, 2006

OSALD A. WALONEY  
CLERK OF THE BOARD OF SUPERVISORS

BY: Amiee Spald  
DEPUTY

**SIGNATURE OMISSIONS NOTE**

PURSUANT TO SECTION 5606 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

- 1) SOUTHERN CALIFORNIA INVESTMENT COMPANY, HOLDER OF AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 4, 1983, IN BOOK 4, PAGE 335 OF DEEDS. (CANNOT BE LOCATED FROM THE RECORD).
- 2) RIVERSIDE ABSTRACT COMPANY, HOLDER OF AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES, RECORDED APRIL 1, 1915, IN BOOK 371, PAGE 177, OF DEEDS. (CANNOT BE LOCATED FROM THE RECORD).
- 3) COUNTY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES, RECORDED OCTOBER 27, 1940, IN BOOK 604, PAGE 154, OF OFFICIAL RECORDS.
- 4) RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, HOLDER OF AN EASEMENT FOR FLOOD CONTROL AND WATER CONSERVATION PURPOSES, RECORDED AUGUST 18, 1954, IN BOOK 1620, PAGE 573, OF OFFICIAL RECORDS.

**SOILS REPORT NOTE**

PRELIMINARY SOILS INVESTIGATION REPORT FOR TENTATIVE TRACT NO. 31883, DATED NOVEMBER 14, 2001, AS PROJECT NO. 01-017-301-01, WAS PREPARED BY CONVERSE ENGINEERING, INC. (CONVERSE) UNDER CONTRACT NO. 01-017-301-01 AND SAFETY CODE NO. 15, AS REQUIRED BY SECTION 6504.5 OF THE CALIFORNIA PENAL CODE. A COPY OF SAID REPORT IS ON FILE FOR PUBLIC INSPECTION IN THE CITY ENGINEERS OFFICE.

SHEET 1 OF 14 SHEETS

**RECORDER'S STATEMENT**

FILED THIS 20th DAY OF March, 2006 AT 8:00 A.M. IN BOOK 548 OF MAPS AT PHASES 7A-13, AT THE REQUEST OF THE CITY CLERK, CITY OF BEAUMONT.  
FILE # 2006-0196057

LARRY E. WARD, COUNTY ASSESSOR-CLERK-RECORDER  
BY: Larry E. Ward  
SUBDIVISION GUARANTEE: CHICAGO TITLE COMPANY, DEPUTY



**SURVEYOR'S STATEMENT**

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP WAS PREPARED UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PARADE HOMES, A CALIFORNIA CORPORATION, IN JANUARY OF 2004. I HEREBY STATE THAT HIS FIELD SURVEY SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, THAT ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THIS MAP. THESE MONUMENTS WILL BE SUFFICIENT TO EMBLE THIS SURVEY TO BE RETRACED. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: February 27th, 2006

LEVI DAVID COX, L.S. 7830

**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 31468, WHICH WAS APPROVED BY THE CITY COUNCIL ON MAY 4, 2004 AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND TITLE 16 OF THE BEAUMONT MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; THAT THE PLANS FOR THE DRAINS, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOODS HAVE BEEN APPROVED, THAT A COMPLETE SET OF PLANS FOR THE CONSTRUCTION OF ALL REQUIRED IMPROVEMENTS HAS BEEN FILED WITH THE COMMUNITY DEVELOPMENT DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED, AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AGREEMENT WITH THE CITY OF BEAUMONT COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

FOR DEEPAK MOOLWANI, R.C.E. 51047, CITY ENGINEER, CITY OF BEAUMONT

DATED: 15 March, 2006  
BY: Deepest Moolwani  
L.S. 6359  
(LIC. EXPIRES 12/31/2006)



**BEAUMONT CITY COUNCIL CERTIFICATE**

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY OF BEAUMONT AT A REGULAR MEETING THEREOF HELD ON THE 17th DAY OF March, 2006, AND THAT IT WAS PASSED BY SAID COUNCIL, BY AN ORDER DULY PASSED AND ENTERED. APPROVED SAID MAP AND DID ACCEPT ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENTS:

THE DEDICATION OF LOTS "A" THROUGH "I", INCLUSIVE, AS SHOWN AS SWAMPBROOK WAY, CASPIA DRIVE, GREEN ANNE'S LANE, FREESIA WAY, DANILUA PLACE, AND CARNATION LANE, RESPECTIVELY, OFFERED FOR STREET AND PUBLIC UTILITY PURPOSES.

THE EASEMENT AS SHOWN A "S" P.U.E." OFFERED FOR DEDICATION ALONG AND ADJACENT TO ALL INTERIOR STREETS AS SHOWN AS CASPIA DRIVE, GREEN ANNE'S LANE, FREESIA WAY, DANILUA PLACE, AND CARNATION LANE, RESPECTIVELY, INCLUSIVE, IN FEE TITLE FOR OPEN SPACE PURPOSES AND THE MAINTENANCE THEREOF, AND THE OFFER OF LOT 96 FOR PEDESTRIAN TRAIL PURPOSES AND THE MAINTENANCE THEREOF, ALL AS DEDICATED AND SHOWN WITHIN THIS MAP.

DATED: 3/15, 2006

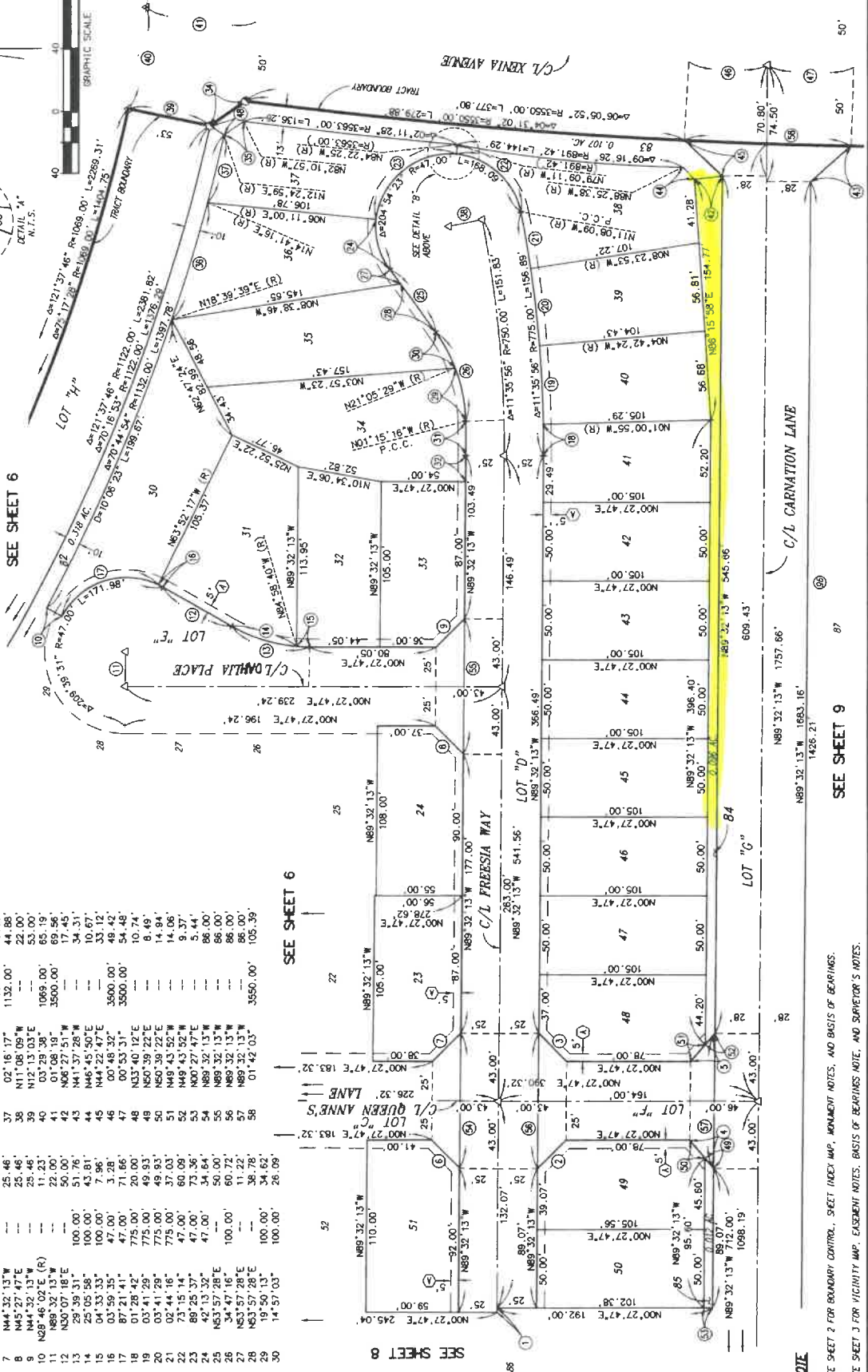
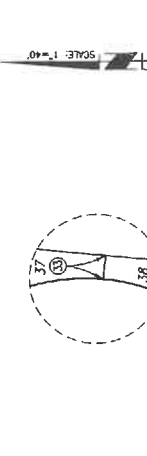
CITY CLERK OF THE CITY OF BEAUMONT

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

# TRACT NO. 31468-3

BEING A SUBDIVISION OF A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, S.B.M., MORE PARTICULARLY A PORTION OF PARCEL "A" AS SHOWN ON LOT LINE ADJUSTMENT NO. 04-114-14, RECORDED OCTOBER 18, 2004 AS INSTRUMENT NO. 2004-0822072 OF OFFICIAL RECORDS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
LEVI D. COX, L.S. 7930  
SEPTEMBER, 2005  
RFB CONSTRUCTING

DATA TABLE			DATA TABLE		
NO.	BEARINGS/Delta	LENGTH	NO.	BEARINGS/Delta	LENGTH
1	N89°32'13"W	2.93'	31	01°43'03"	725.00'
2	N44°32'13"W	25.46'	32	N89°32'13"W (R)	16.49'
3	N45°27'47"E	25.46'	33	N84°23'23"W (R)	6.06'
4	N50°39'22"E	23.43'	34	N34°58'37"W	27.18'
5	N49°45'52"W	25.46'	35	N34°58'37"W	14.94'
6	N45°27'47"E	25.46'	36	03°58'23"	1132.00'
7	N44°32'13"W	25.46'	37	02°16'17"	44.88'
8	N44°32'13"W	25.46'	38	N11°08'09"W	22.00'
9	N44°32'13"W (R)	25.46'	39	N12°13'03"E	1069.00'
10	N28°46'02"E (R)	71.23'	40	03°28'38"	68.19'
11	N50°07'18"E	56.00'	41	N04°59'15"W	69.96'
12	N29°39'31"W	50.00'	42	N04°59'15"W	34.31'
13	N29°39'31"W	100.00'	43	N41°37'28"W	33.12'
14	N25°05'58"	43.81'	44	N46°45'50"E	10.67'
15	04°33'33"	7.96'	45	N44°22'47"E	33.12'
16	07°28'42"	47.00'	46	00°48'32"	49.42'
17	01°28'42"	71.66'	47	00°53'31"	10.74'
18	03°41'28"	75.00'	48	N33°40'12"E	10.74'
19	03°41'28"	49.93'	49	N50°39'22"E	6.49'
20	03°41'28"	75.00'	50	N50°39'22"E	14.94'
21	02°44'16"	47.00'	51	N49°43'52"W	14.06'
22	03°28'38"	47.00'	52	N49°43'52"W	9.37'
23	02°13'32"	47.00'	53	N49°43'52"W	8.46'
24	02°13'32"	47.00'	54	N89°32'13"W	86.00'
25	N53°57'28"E	60.72'	55	N89°32'13"W	86.00'
26	34°47'18"E	11.22'	56	N89°32'13"W	86.00'
27	N53°57'28"E	34.62'	57	N89°32'13"W	86.00'
28	19°50'13"	100.00'	58	01°42'03"	105.39'
29	14°57'03"	26.09'			



NOTE  
SEE SHEET 2 FOR BOUNDARY CONTROL, SHEET INDEX MAP, MONUMENT NOTES, AND BASIS OF BEARINGS.  
SEE SHEET 3 FOR VICINITY MAP, EASEMENT NOTES, BASIS OF BEARINGS NOTE, AND SURVEYOR'S NOTES.

TRACT NO. 31468-1 M.B. 388/1-6

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

**TRACT NO. 31468-3**

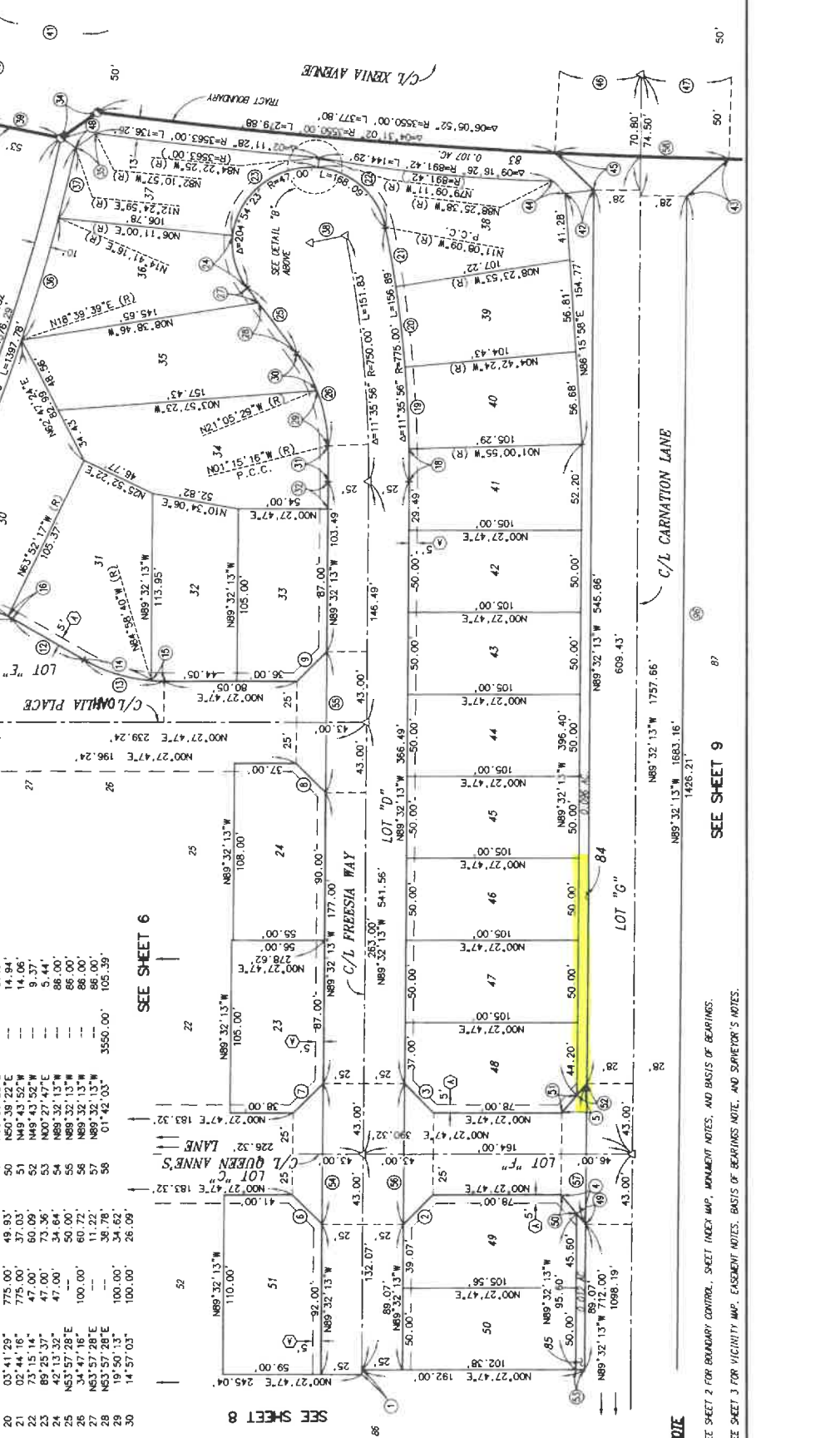
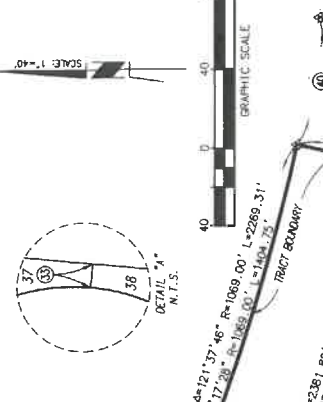
BEING A SUBDIVISION OF A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, S.18M., MORE PARTICULARLY A PORTION OF PARCEL "A" AS SHOWN ON THE MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, UNDER RECORD NO. 8044-100-000-002073 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

LEVI D. COX, L.S. 7930

SEPTEMBER, 2005

**REF** CONSULTANTS

DATA TABLE				DATA TABLE			
NO.	BEARINGS/Delta	RADIUS	LENGTH	NO.	BEARINGS/Delta	RADIUS	LENGTH
1	N89°32'13"W	---	2.93'	31	01°43'03"	725.00'	21.73'
2	N44°23'47"E	---	25.46'	32	N89°32'13"W	---	16.49'
3	N45°27'47"E	---	25.46'	33	N84°23'23"(R)	---	6.06'
4	N50°39'22"E	---	23.43'	34	N34°58'37"W	---	27.18'
5	N49°43'52"W	---	23.43'	35	N34°58'37"W	---	14.94'
6	N45°27'47"E	---	25.46'	36	03°58'23"	1132.00'	78.50'
7	N44°32'15"W	---	25.46'	37	02°16'17"	1132.00'	44.88'
8	N45°27'47"E	---	25.46'	38	N11°08'08"W	---	22.00'
9	N45°27'47"E	---	25.46'	39	N03°33'58"E	---	53.00'
10	N28°48'02"E (R)	---	11.23'	40	01°08'19"	1066.00'	69.86'
11	N89°32'13"W (R)	---	22.00'	41	N06°37'51"W	3500.00'	37.45'
12	N30°07'18"E	---	50.00'	42	N06°37'51"W	---	34.31'
13	29°39'31"	100.00'	51.76'	43	N46°45'50"E	---	10.67'
14	25°05'58"	100.00'	43.81'	44	N46°45'50"E	---	33.12'
15	04°33'33"	100.00'	7.96'	45	N46°22'47"E	---	49.42'
16	03°59'35"	47.00'	3.28'	46	00°48'39"	3500.00'	54.48'
17	87°21'41"	47.00'	71.66'	47	00°53'31"	3500.00'	54.48'
18	01°28'42"	775.00'	20.00'	48	N33°40'12"E	---	10.74'
19	03°41'29"	775.00'	49.93'	49	N50°39'22"E	---	8.49'
20	03°41'29"	775.00'	49.93'	50	N50°39'22"E	---	14.94'
21	73°15'19"	47.00'	67.00'	51	N49°43'52"W	---	4.06'
22	73°15'19"	47.00'	67.00'	52	N49°43'52"W	---	5.94'
23	89°25'37"	47.00'	73.36'	53	N89°32'13"W	---	86.00'
24	42°13'32"	47.00'	34.84'	54	N89°32'13"W	---	86.00'
25	N53°57'28"E	---	50.00'	55	N89°32'13"W	---	86.00'
26	34°47'16"	100.00'	60.72'	56	N89°32'13"W	---	86.00'
27	N53°57'28"E	---	11.22'	57	N89°32'13"W	---	86.00'
28	N53°57'28"E	---	36.78'	58	01°42'03"	3550.00'	105.39'
29	19°50'13"	100.00'	34.62'				
30	14°57'03"	100.00'	26.09'				



TRACT NO. 31468-1 M.B. 388/1-6

SEE SHEET 8

SEE SHEET 6

SEE SHEET 9

NOTE  
SEE SHEET 2 FOR BOUNDARY CONTROL, SHEET INDEX MAP, MONUMENT NOTES, AND BASIS OF BEARINGS.  
SEE SHEET 3 FOR VICINITY MAP, EASEMENT NOTES, BASIS OF BEARINGS NOTE, AND SURVEYOR'S NOTES.

RECORDING REQUESTED BY  
AND WHEN RECORDED  
RETURN TO AND MAIL TAX  
STATEMENTS TO:

City of Beaumont  
550 East 6<sup>th</sup> Street  
Beaumont, CA 92223

APN 419-542-016

SPACE ABOVE THIS LINE RECORDER'S USE

*Transfer Tax Not Applicable: R&T Code 11922*

*Exempt from Recording Fees: Gov. Code 27383*

**GRANT DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Pardee Homes ("Grantor"), hereby GRANTS to the City of Beaumont, a municipal corporation ("Grantee"), the following described real property in the City of Beaumont, County of Riverside, State of California:

.11 ACRES IN LOT 83 MB 398/072 TR 31468-3

**GRANTOR:**  
Pardee Homes

Dated: 12/07/20

By: 

Michael C. Taylor  
IE Division President



# California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
 County of Riverside } s.s.

On December 7, 2020 before me, Ana E. Chavez Perez, Notary Public  
Name of Notary Public, Title

personally appeared Michael C. Taylor  
Name of Signer (1)

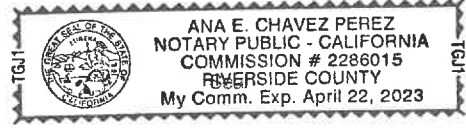
-----  
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
 Signature of Notary Public



**OPTIONAL INFORMATION**

*Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.*

**Description of Attached Document**

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of \_\_\_\_\_  
 \_\_\_\_\_  
 containing \_\_\_\_\_ pages, and dated \_\_\_\_\_.

The signer(s) capacity or authority is/are as:  
 Individual(s)  
 Attorney-in-fact  
 Corporate Officer(s) \_\_\_\_\_  
Title(s)  
 Guardian/Conservator  
 Partner - Limited/General  
 Trustee(s)  
 Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information
<b>Method of Signer Identification</b>
Proved to me on the basis of satisfactory evidence: <input type="checkbox"/> form(s) of identification <input type="checkbox"/> credible witness(es)
Notarial event is detailed in notary journal on: Page # _____ Entry # _____ Notary contact: _____
Other <input type="checkbox"/> Additional Signer <input type="checkbox"/> Signer(s) Thumbprints(s) <input type="checkbox"/> _____

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

THIS SUBDIVISION CONTAINS

96 IMAGED LOTS  
9 LETTERED STREET LOTS  
119 LOTS TOTAL  
271.228 ACRES GROSS

**OWNER'S STATEMENT**

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON, THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND, THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY RESERVE FOR OPEN SPACE AND LANDSCAPE PURPOSES AND MAINTENANCE THEREOF LOTS 80 AND 81 FOR THE SOLE BENEFIT OF OURSELVES, SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS MAP.

WE HEREBY DEDICATE TO THE CITY OF BEAUMONT FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" THROUGH "T", INCLUSIVE, AS SHOWN AS SWAMPBROOK WAY, CASPIA DRIVE, QUEEN ANNE'S LANE, FREESIA WAY, AND DANJUN PLACE, RESPECTIVELY, WITHIN THIS MAP.

WE HEREBY DEDICATE TO THE CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES, THE (S) FIVE FOOT WIDE EASEMENTS FOR PUBLIC UTILITY PURPOSES, ALONG AND ADJACENT TO ALL INTERIOR STREETS, AS SHOWN AS CASPIA DRIVE, QUEEN ANNE'S LANE, FREESIA WAY, DANJUN PLACE, AND CHARNIATION LANE, RESPECTIVELY WITHIN THIS MAP.

WE HEREBY DEDICATE IN FEE TITLE TO THE CITY OF BEAUMONT LOTS 82 THROUGH 85, INCLUSIVE, FOR OPEN SPACE PURPOSES AND THE MAINTENANCE THEREOF, AS SHOWN WITHIN THIS MAP.

WE HEREBY DEDICATE IN FEE TITLE TO THE CITY OF BEAUMONT LOT 96 FOR PEDESTRIAN TRAIL PURPOSES AND THE MAINTENANCE THEREOF, AS SHOWN WITHIN THIS MAP.

PARADE HOMES, A CALIFORNIA CORPORATION

*Patricia Cohen*  
Patricia Cohen  
VICE PRESIDENT

**NOTARY ACKNOWLEDGEMENT**

STATE OF California )  
COUNTY OF Riverside )  
on March 3, 2006, BEFORE ME, Deborah D. Davis,  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED  
*Patricia Cohen*

PERSONALLY KNOWN TO ME (OR PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY/ENTITIES UPON WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

MY COMMISSION EXPIRES *11/15/08*  
WITNESS MY HAND AND OFFICIAL SEAL.

*Deborah D. Davis*  
Deborah D. Davis  
NOTARY PUBLIC IN AND FOR SAID STATE  
(PRINT NAME)

**NOTARY ACKNOWLEDGEMENT**

STATE OF California )  
COUNTY OF Riverside )  
on March 3, 2006, BEFORE ME, Deborah D. Davis,  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED  
*Patricia Cohen*

PERSONALLY KNOWN TO ME (OR PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY/ENTITIES UPON WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

MY COMMISSION EXPIRES *11/15/08*  
WITNESS MY HAND AND OFFICIAL SEAL.

*Deborah D. Davis*  
Deborah D. Davis  
NOTARY PUBLIC IN AND FOR SAID STATE  
(PRINT NAME)

**TRACT NO. 31468-3**

BEING A SUBDIVISION OF A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, S.B.M., MORE PARTICULARLY A PORTION OF PARCEL "A" AS SHOWN ON LOT LINE ADJUSTMENT NO. 04-LA-14, RECORDED OCTOBER 18, 2004 AS INSTRUMENT NO. 2004-0822072 OF OFFICIAL RECORDS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, COUNTY OF CALIFORNIA, SEPTEMBER, 2005



LEVI D. COX, L.S. 7830

**TAX COLLECTOR'S CERTIFICATE**

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE 344.300

DATED: March 3, 2006  
PAUL McDONNELL, COUNTY TAX COLLECTOR

BY: *Amnic Oswald*  
Amnic Oswald  
DEPUTY

**TAX BOARD CERTIFICATE**

I HEREBY CERTIFY THAT A BOND IN THE SUM OF 344.300 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED: March 3, 2006  
GERALD A. WALONEY  
CLERK OF THE BOARD OF SUPERVISORS

BY: *Amnic Oswald*  
Amnic Oswald  
DEPUTY

**SIGNATURE OMISSIONS NOTE**

PURSUANT TO SECTION 6608 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

- 1) SOUTHERN CALIFORNIA INVESTMENT COMPANY, HOLDER OF AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 4, 1981, IN BOOK 4, PAGE 335 OF DEEDS. (CANNOT BE LOCATED FROM THE RECORD).
- 2) RIVERSIDE ABSTRACT COMPANY, HOLDER OF AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES, RECORDED APRIL 1, 1913, IN BOOK 371, PAGE 177, OF DEEDS. (CANNOT BE LOCATED FROM THE RECORD).
- 3) COUNTY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES, RECORDED OCTOBER 27, 1943, IN BOOK 604, PAGE 154, OF OFFICIAL RECORDS.
- 4) EASEMENT FOR FLOOD CONTROL AND WATER CONSERVATION PURPOSES, RECORDED AUGUST 18, 1954, IN BOOK 1620, PAGE 573, OF OFFICIAL RECORDS.

**SOILS REPORT NOTE**

PRELIMINARY SOILS INVESTIGATION REPORT FOR TENTATIVE TRACT NO. 31883, DATED NOVEMBER 14, 2001, AS PROJECT NO. 01-81-301-01, WAS PREPARED BY COMPASS CONSULTING, 15500 SHERWOOD BLVD., SUITE 100, CALIFORNIA RANCH AND SAFETY CENTER, VAN NUYS, CALIFORNIA 91411-3533. THE CALIFORNIA PEELING AND SAFETY ACT (C.P.S.A.) AS REQUIRED BY SECTION 6604.1503 OF THE SUBDIVISION MAP ACT, A COPY OF SAID REPORT IS ON FILE FOR PUBLIC INSPECTION IN THE CITY ENGINEERS OFFICE.

SHEET 1 OF 14 SHEETS

**RECORDER'S STATEMENT**

FILED THIS 30th DAY OF March, 2006 AT 3:00 P.M. IN BOOK 5118 OF MAPS AT PHOENIX 72-13, AT THE REQUEST OF THE CITY CLERK, CITY OF BEAUMONT.  
FILED: 11/13/06

LARRY K. WARD, COUNTY CLERK-RECORDER  
BY: *Larry K. Ward*  
SUBDIVISION GUARANTEE: CHICAGO TITLE COMPANY DEPUTY

**SURVEYOR'S STATEMENT**

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP WAS PREPARED UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PARADE HOMES, A CALIFORNIA CORPORATION, IN JANUARY OF 2004. I HEREBY STATE THAT HIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, THAT ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THIS MAP. THESE MONUMENTS WILL BE SUFFICIENT TO EMBLE THIS SURVEY TO BE RETRACED. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: February 27th, 2006

*Levi David Cox*  
LEVI DAVID COX, L.S. 7830

**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 31468, WHICH WAS APPROVED BY THE CITY COUNCIL ON MAY 4, 2004 AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND TITLE 16 OF THE BEAUMONT MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; THAT THE PLANS FOR THE DRAINS, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOODS HAVE BEEN APPROVED, THAT A COMPLETE SET OF PLANS FOR THE CONSTRUCTION OF ALL REQUIRED IMPROVEMENTS HAS BEEN FILED WITH THE COMMUNITY DEVELOPMENT DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED, AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AGREEMENT WITH THE CITY OF BEAUMONT COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

FOR DEEPAK MODKULANI, R.C.E. 51047, CITY ENGINEER, CITY OF BEAUMONT

DATED: 15 March

*Deepeek Modkulani*  
DEEPEEK MODKULANI, L.S. 6359  
(L.I.C. EXPIRES 12/31/2006)

**BEAUMONT CITY COUNCIL CERTIFICATE**

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY OF BEAUMONT AT A REGULAR MEETING THEREOF HELD ON THE 15th DAY OF March, 2006, AND THAT THESE LOCAL COUNCIL ORD. BY AN ORDER DULY PASSED AND ENTERED, APPROVED SAID MAP AND DID NOT ACCEPT ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENTS.

THE DEDICATION OF LOTS "A" THROUGH "T", INCLUSIVE, AS SHOWN AS SWAMPBROOK WAY, CASPIA DRIVE, QUEEN ANNE'S LANE, FREESIA WAY, DANJUN PLACE, AND CHARNIATION LANE, RESPECTIVELY, OFFERED FOR STREET AND PUBLIC UTILITY PURPOSES.

THE EASEMENT AS SHOWN A "S" P.U.E. OFFERED FOR DEDICATION ALONG AND ADJACENT TO ALL INTERIOR STREETS AS SHOWN AS CASPIA DRIVE, QUEEN ANNE'S LANE, FREESIA WAY, DANJUN PLACE, AND CHARNIATION LANE, RESPECTIVELY, AND DID NOT ACCEPT ON BEHALF OF THE CITY OF BEAUMONT THE OFFER OF LOTS 80 THROUGH 85, INCLUSIVE, IN FEE TITLE FOR OPEN SPACE PURPOSES AND THE MAINTENANCE THEREOF, AND THE OFFER OF LOT 96 FOR PEDESTRIAN TRAIL PURPOSES AND THE MAINTENANCE THEREOF, ALL AS DEDICATED AND SHOWN WITHIN THIS MAP.

DATED: 3/15, 2006

*Chulley Banning*  
CHULLEY BANNING, CITY CLERK OF THE CITY OF BEAUMONT DEPUTY



2006-0196057  
ORIGINAL

SHEET 7 OF 14 SHEETS

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

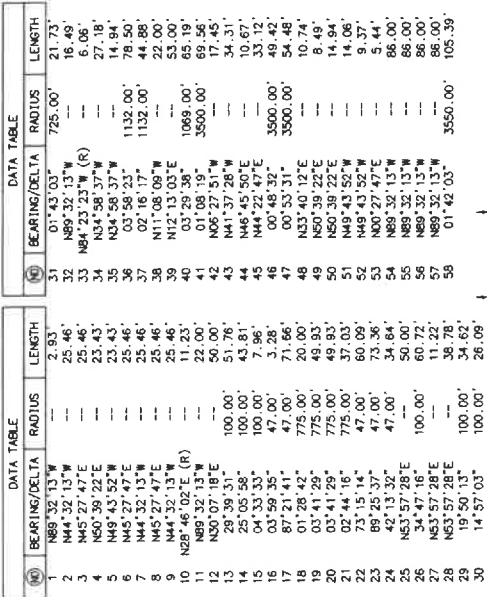
# TRACT NO. 31468-3

BEING A SUBDIVISION OF A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, S.E.M., MORE PARTICULARLY A PORTION OF PARCEL "A" AS SHOWN ON LOT LINE ADJUSTMENT NO. 04-14-14, RECORDED OCTOBER 18, 2004 AS INSTRUMENT NO. 2004-082022 OF OFFICIAL RECORDS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

LEVI D. COX, L.S. 7930  
REF CONSULTING  
SEPTEMBER, 2005

NO.	BEARING/Delta	RADIUS	LENGTH
1	N89°32'13"W	725.00'	21.73'
2	N89°32'13"W	725.00'	16.49'
3	N84°23'23"(R)	6.06'	6.06'
4	N34°58'37"W	27.18'	27.18'
5	N34°58'37"W	14.84'	14.84'
6	N03°59'22"E	1132.00'	78.50'
7	N03°59'22"E	1132.00'	44.88'
8	N11°08'09"W	53.00'	22.00'
9	N12°13'05"E	1069.00'	53.00'
10	N03°18'18"E	3500.00'	69.58'
11	N06°27'51"W	37.43'	17.45'
12	N06°27'51"W	37.43'	34.31'
13	N29°39'31"	100.00'	51.76'
14	N05°05'50"E	1000.00'	43.81'
15	N04°33'33"	1000.00'	7.96'
16	N03°59'35"	47.00'	3.28'
17	N07°21'41"	47.00'	71.86'
18	N01°28'42"	775.00'	20.00'
19	N03°41'29"	775.00'	49.93'
20	N04°11'29"	775.00'	49.83'
21	N03°15'14"	47.00'	60.08'
22	N03°15'14"	47.00'	60.08'
23	N03°25'37"	47.00'	73.36'
24	N02°13'32"	47.00'	73.36'
25	N53°57'28"E	100.00'	50.00'
26	N34°47'16"	100.00'	60.72'
27	N53°57'28"E	100.00'	11.22'
28	N19°50'13"	100.00'	34.62'
29	N14°57'03"	100.00'	26.09'
30	N01°42'03"	3550.00'	105.39'

NO.	BEARING/Delta	RADIUS	LENGTH
31	N01°43'03"	725.00'	21.73'
32	N89°32'13"W	725.00'	16.49'
33	N84°23'23"(R)	6.06'	6.06'
34	N34°58'37"W	27.18'	27.18'
35	N34°58'37"W	14.84'	14.84'
36	N03°59'23"	1132.00'	78.50'
37	N03°59'23"	1132.00'	44.88'
38	N11°08'09"W	53.00'	22.00'
39	N12°13'05"E	1069.00'	53.00'
40	N03°18'18"E	3500.00'	69.58'
41	N06°27'51"W	37.43'	17.45'
42	N06°27'51"W	37.43'	34.31'
43	N29°39'31"	100.00'	51.76'
44	N05°05'50"E	1000.00'	43.81'
45	N04°33'33"	1000.00'	7.96'
46	N03°59'35"	47.00'	3.28'
47	N07°21'41"	47.00'	71.86'
48	N01°28'42"	775.00'	20.00'
49	N03°41'29"	775.00'	49.93'
50	N04°11'29"	775.00'	49.83'
51	N03°15'14"	47.00'	60.08'
52	N03°15'14"	47.00'	60.08'
53	N03°25'37"	47.00'	73.36'
54	N02°13'32"	47.00'	73.36'
55	N53°57'28"E	100.00'	50.00'
56	N34°47'16"	100.00'	60.72'
57	N53°57'28"E	100.00'	11.22'
58	N19°50'13"	100.00'	34.62'
59	N14°57'03"	100.00'	26.09'
60	N01°42'03"	3550.00'	105.39'



TRACT NO. 31468-1 M.B. 388/1-5

SCALE 1"=40'

GRAPHIC SCALE

DETAIL "A"

SEE SHEET 6

SEE SHEET 9

NOTE: SEE SHEET 2 FOR BOUNDARY CONTROL, SHEET INDEX MAP, MONUMENT NOTES, AND BASIS OF BEARINGS. SEE SHEET 3 FOR VICINITY MAP, EASEMENT NOTES, BASIS OF BEARINGS NOTE, AND SURVEYOR'S NOTES.

RECORDING REQUESTED BY  
AND WHEN RECORDED  
RETURN TO AND MAIL TAX  
STATEMENTS TO:

City of Beaumont  
550 East 6<sup>th</sup> Street  
Beaumont, CA 92223

APN 419-670-015, 419-680-019

SPACE ABOVE THIS LINE RECORDER'S USE

*Transfer Tax Not Applicable: R&T Code 11922*

*Exempt from Recording Fees: Gov. Code 27383*

**GRANT DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Pardee Homes ("Grantor"), hereby GRANTS to the City of Beaumont, a municipal corporation ("Grantee"), the following described real property in the City of Beaumont, County of Riverside, State of California:

.34 ACRES M/L IN POR LOT 112 MB 414/074 TR 31468-5

**GRANTOR:**  
Pardee Homes

Dated: 12/07/20

By: 

Michael C. Taylor  
IE Division President

# California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Riverside } s.s.

On December 7, 2020 before me, Ana E. Chavez Perez, Notary Public  
Name of Notary Public, Title

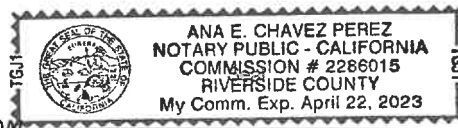
personally appeared Michael C. Taylor  
Name of Signer (1)

-----  
Name of Signer (2)  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
Signature of Notary Public



## OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

## Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of \_\_\_\_\_

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_.

The signer(s) capacity or authority is/are as:

- Individual(s)  
 Attorney-in-fact  
 Corporate Officer(s) \_\_\_\_\_  
Title(s)

- Guardian/Conservator  
 Partner - Limited/General  
 Trustee(s)  
 Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) Entity(ies) Signer is Representing

## Additional Information

### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- form(s) of identification  credible witness(es)

Notarial event is detailed in notary journal on:

Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

Other

- Additional Signer  Signer(s) Thumbprints(s)

\_\_\_\_\_

TRACT NO. 31468-5

THIS SUBDIVISION CONTAINS:

117 NUMBERED LOTS  
130 LOTS, 117 AND 118, 119 AND 120 FOR LANDSCAPE AND OPEN SPACE PURPOSES, FOR THIS TRACT MAP.

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON, THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND, THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY RESERVE LOTS 111, 113, 115, 116 AND 117 FOR LANDSCAPE AND OPEN SPACE PURPOSES, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY DEDICATE TO THE CITY OF BEAUMONT FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS 112, THROUGH "N", INCLUSIVE, SHOWN AS TULIP CIRCLE N., TULIP CIRCLE E., TULIP CIRCLE S., TIGER FLOWER DRIVE, SEA LAKEVIEW LANE, BUTTERCUP WAY, BILBERRY STREET, ABOTH COURT, SAFFRON COURT, AMBROSIA STREET, BARRANDY ROSE WAY, AND LIARIS WAY, RESPECTIVELY, AS SHOWN WITHIN THIS MAP.

WE HEREBY DEDICATE TO THE CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES, THE (S) FIVE FOOT WIDE EASEMENTS, AS SHOWN WITHIN THIS MAP.

WE HEREBY OFFER FOR DEDICATION IN FEE SIMPLE TO THE CITY OF BEAUMONT LOT 114 FOR LANDSCAPE AND OPEN SPACE PURPOSES AND THE MAINTENANCE THEREOF.

WE HEREBY OFFER FOR DEDICATION IN FEE SIMPLE TO THE CITY OF BEAUMONT LOT 114 FOR PARK SITE PURPOSES AND THE MAINTENANCE THEREOF.

PURPOSE NOTES: A CALIFORNIA CORPORATION

LOU ARVIN  
VICE PRESIDENT

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE )  
ON THIS 29th day of SEPTEMBER, 2006, BEFORE ME, Suzanne Jester, a Notary Public in and for said State, personally appeared LOU ARVIN SA. NIEL, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature and signature on the instrument, he executed the instrument, on the entity/addresses upon which the person(s) acted, executed the instrument.

MY COMMISSION EXPIRES 09/2007  
#142-2346  
BY PRINCIPAL PLACE OF BUSINESS IS IN San Diego COUNTY.

Suzanne Jester  
(PRINT NAME)

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE )  
ON THIS 29th day of SEPTEMBER, 2006, BEFORE ME, Kelly Marie Klein, a Notary Public in and for said State, personally appeared Kelly Marie Klein, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature and signature on the instrument, he executed the instrument, on the entity/addresses upon which the person(s) acted, executed the instrument.

MY COMMISSION EXPIRES 09/2007  
#1528849  
BY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY.

Kelly Marie Klein  
(PRINT NAME)

BEING A SUBDIVISION OF A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY BEING ALL OF LOT 95 OF TRACT NO. 51468-3, FILED IN BOOK 386, PAGES 72 THROUGH 83, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

LEVI D. COX, L.S. 7930

RBF  
COUNTY CLERK

DATE OF SURVEY: SEPTEMBER, 2005

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES BY THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

DATED: November 29, 2006

PAUL McDONNELL, COUNTY TAX COLLECTOR

Kerston MacPhelin  
DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ \_\_\_\_\_ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER, ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DELIVERED BY SAID BOARD OF SUPERVISORS.

WANDA FRODO  
CLERK OF THE BOARD OF SUPERVISORS

CLERK OF THE BOARD OF SUPERVISORS  
COUNTY TAX COLLECTOR

BY: \_\_\_\_\_ DEPUTY

SIGNATURE OMISSIONS NOTE

PURSUANT TO SECTION 6649 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:  
1) RIVERSIDE ABSTRACT COMPANY, HOLDER OF AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES, RECORDED APRIL 1, 1913, IN BOOK 371, PAGE 177, OF DEEDS (CANNOT BE LOCATED FROM THE RECORD).  
2) SOUTHERN CALIFORNIA INVESTMENT COMPANY, HOLDER OF AN EASEMENT FOR WATER PIPES AND OTHER CONDUITS, RECORDED SEPTEMBER 4, 1891, IN BOOK 4, PAGE 335 OF DEEDS. (CANNOT BE LOCATED FROM THE RECORD).

SOILS REPORT NOTE

PRELIMINARY SOILS INVESTIGATION REPORT FOR TENTATIVE TRACT NO. 31468-5, LOTS 31 THROUGH 58 AND LOT 114, DATED MARCH 27, 2006 AND PRELIMINARY SOILS INVESTIGATION REPORT FOR TENTATIVE TRACT NO. 31468-5, LOTS 1 THROUGH 30 AND LOTS 59 THROUGH 110, DATED SEPTEMBER 20, 2006, WERE BOTH PREPARED BY CONVERSE CONSULTANTS, AS PROJECT NO. 03-81-236-56, AS REQUIRED BY SECTION 17983 OF THE CALIFORNIA GOVERNMENT CODE. A COPY OF SAID REPORT IS ON FILE FOR PUBLIC INSPECTION IN THE CITY ENGINEERS OFFICE.

RECORDER'S STATEMENT

FILED THIS 29th DAY OF December, 2006 AT  
THE 11 O'CLOCK AM IN BOOK 418 OF MAPS AT PAGES 72-83 AT THE REQUEST OF THE  
CITY CLERK, CITY OF BEAUMONT,  
NO. 0206-020612  
FEE \$ 147.00  
LARRY W. HARD, COUNTY ASSESSOR-CLERK-RECORDER

BY: Daniel D. Deady, DEPUTY  
SUBDIVISION GUARANTEE: CHICAGO TITLE COMPANY

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF TWELVE (12) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PURCHASER. A CALIFORNIA CORPORATION, IN JANUARY OF 2004. I HEREBY STATE THAT ALL THE REQUIREMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE IN ACCORDANCE WITH THE TERMS OF THE MOMENTARY AGREEMENT FOR THE MAP. I HEREBY STATE THAT THESE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO EMERGE THE SURVEY TO BE RE-TRACED AND THAT THIS FIELD SURVEY SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: November 14, 2006

Levi D. Cox, L.S. 7930  
PROFESSIONAL LAND SURVEYOR - KERRITZ COUNTY  
No. 7930  
Exp. 12/31/07

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE MAP WITHIN THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 31468, BY THE BEAUMONT CITY COUNCIL, ON MAY 4, 2004 AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF TITLE 16 OF THE BEAUMONT MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; THAT THE PLANS FOR DRAINAGE, DRAINAGE WORKS, AND SERVICES SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOODS HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS FOR THE CONSTRUCTION OF ALL REQUIRED IMPROVEMENTS HAS BEEN FILED WITH THE COMMUNITY DEVELOPMENT DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE SAID PLANS OR APPROVED PLANS OR APPROVED PLANS AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN BEAUMONT CONFORMING TO ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

FOR DEEPAK MOORANI, R.C.E. 51047, CITY ENGINEER, CITY OF BEAUMONT

DATED: 20 DEC, 2006

Deepak Moorani  
CITY ENGINEER, CITY OF BEAUMONT  
(L.S. 639  
Exp. 12/1/2008)

BEAUMONT CITY COUNCIL CERTIFICATE

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY OF BEAUMONT AT A REGULAR MEETING THEREOF HELD ON THE 19th DAY OF December, 2006, AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP AND DID ACCEPT ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENTS.

THE DEDICATION OF LOTS "A" THROUGH "N", INCLUSIVE, TULIP CIRCLE N., TULIP CIRCLE E., TULIP CIRCLE S., TIGER FLOWER DRIVE, SEA LAKEVIEW LANE, BUTTERCUP WAY, BILBERRY STREET, ABOTH COURT, SAFFRON COURT, AMBROSIA STREET, BARRANDY ROSE WAY, AND LIARIS WAY, RESPECTIVELY, OFFERED FOR STREET AND PUBLIC UTILITY PURPOSES, AS SHOWN WITHIN THIS MAP.

THE DEDICATION OF THE EASEMENTS FOR PUBLIC UTILITY PURPOSES, THE (S) FIVE FOOT WIDE EASEMENTS AS SHOWN WITHIN THIS MAP.

AND DID NOT ACCEPT, IN FEE TITLE, THE OFFER OF LOT 112 FOR LANDSCAPE AND OPEN SPACE PURPOSES AND THE MAINTENANCE THEREOF, AND THE OFFER OF LOT 114 FOR PARK SITE PURPOSES AND THE MAINTENANCE THEREOF, ALL AS OFFERED FOR DEDICATION AND SHOWN WITHIN THIS MAP.

DATED: 12/21, 2006

Marsha L. Chance  
CITY CLERK OF THE CITY OF BEAUMONT



h17

2006-0946412  
086619AL

2006-0946412  
ORIGINAL

SHEET 6 OF 12 SHEETS

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TRACT NO. 31468-5**

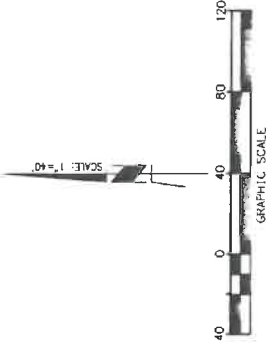
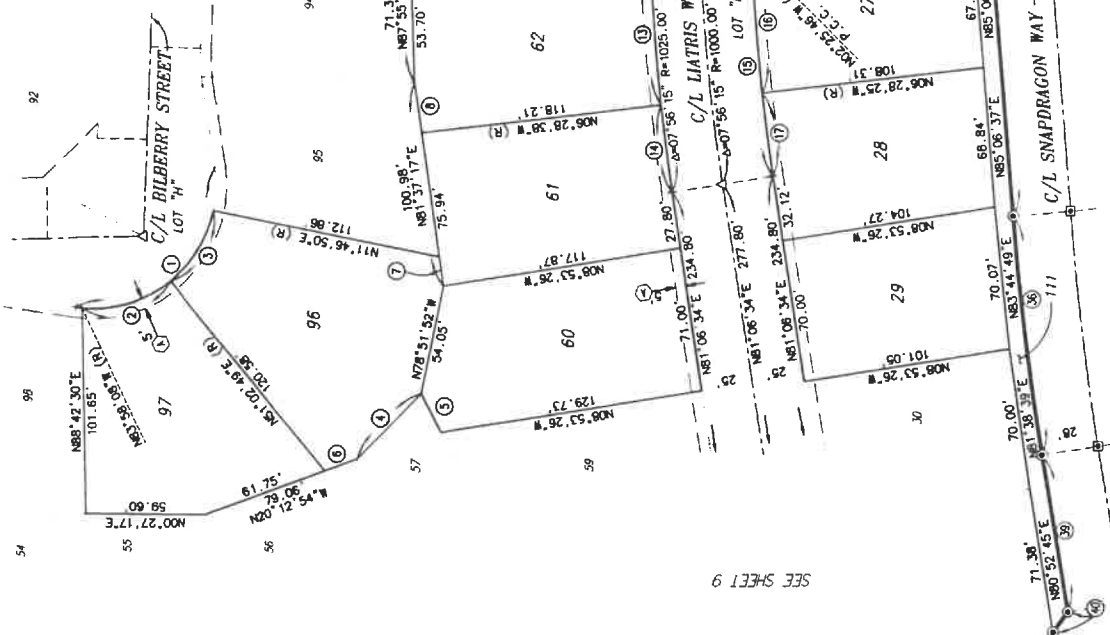
BEING A SUBDIVISION OF A PORTION OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY BEING ALL OF LOT 95 OF TRACT NO. 31468-1 FILED IN BOOK 358, PAGES 72 THROUGH 82, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

**REF**  
CONSULTING

LEVI D. COX, L.S. 7930

DATE OF SURVEY: SEPTEMBER, 2005

SEE SHEET 10



NO.	BEARING/DELTA	RADIUS	LENGTH
1	107°44'10"	60.00'	112.82'
2	44°58'03"	60.00'	47.11'
3	39°15'59"	60.00'	41.12'
4	N45°46'23"W	---	44.58'
5	N62°54'44"E	---	21.28'
6	N20°12'54"W	---	17.31'
7	N81°37'17"E	---	14.33'
8	N87°55'30"E	---	25.04'
9	N49°51'12"E	---	31.60'
10	N89°02'49"E	---	25.54'
11	01°34'53"	1025.00'	28.28'
12	03°56'34"	1025.00'	70.53'
13	02°24'48"	1025.00'	43.17'
14	06°27'40"	975.00'	106.95'
15	04°02'39"	975.00'	88.82'
16	02°25'01"	975.00'	41.13'
17	N01°31'25"W	100.00'	20.28'
18	N87°55'20"W	60.00'	103.59'
19	08°55'20"	---	40.87'
20	N00°16'18"E	100.00'	18.13'
21	10°23'18"	---	89.33'
22	N10°39'36"E	---	55.55'
23	07°18'50"	100.00'	12.77'
24	04°18'33"	100.00'	7.52'
25	27°29'34"	60.00'	28.79'
26	46°13'54"	60.00'	48.41'
27	25°11'51"	100.00'	26.38'
28	07°50'44"	100.00'	13.68'
29	02°32'34"	100.00'	4.44'
30	03°42'44"	1132.00'	73.34'
31	05°06'19"	1132.00'	100.87'
32	02°21'55"	1132.00'	46.73'
33	N04°51'02"E	(1528.00')	(31.29') R3
34	04°22'09"	(116.74')	25.40'
35	N84°05'15"E	---	25.40'
36	N84°05'15"E	---	25.40'
37	N84°05'15"E	---	25.40'
38	N84°05'15"E	---	25.40'
39	N84°05'15"E	---	25.40'
40	N84°05'15"E	---	25.40'
41	N85°09'32"E	---	15.36'
42	N04°50'28"W	---	9.71'

T.R. NO. 30332-B M.B. 328/85-92

NOTE

SEE SHEET 2 FOR BOUNDARY CONTROL, SHEET INDEX MAP, VICINITY MAP, MONUMENT NOTES, AND BASIS OF BEARINGS NOTE.  
SEE SHEET 3 FOR EASEMENT NOTES, AND SURVEYOR'S NOTES.

EASEMENT NOTES:

(A) INDICATES AN EASEMENT IN FAVOR OF THE CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES AND THE MAINTENANCE THEREOF.

SEE SHEET 9

SEE SHEET 7

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

**TRACT NO. 31468-5**

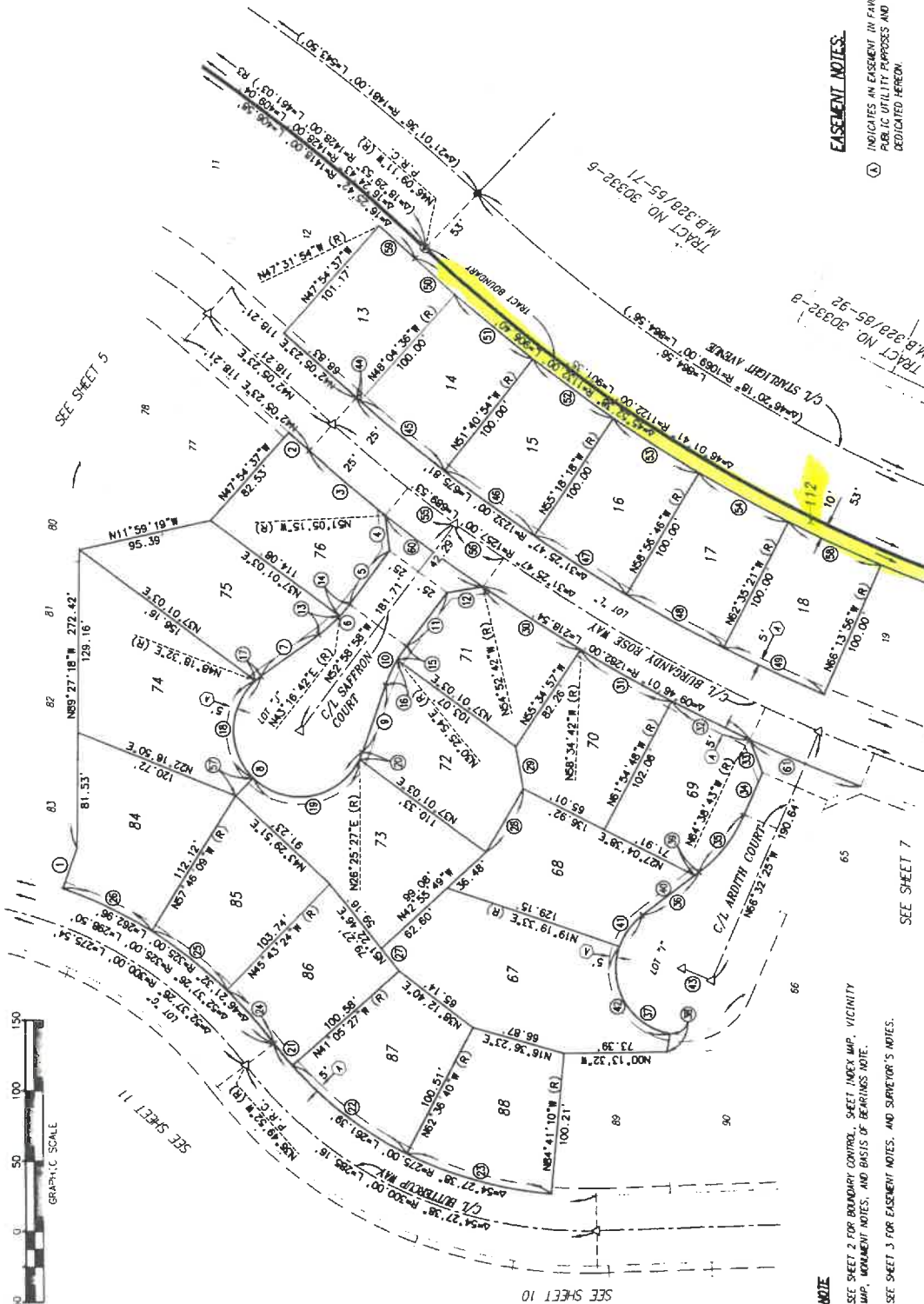
BEING A SUBDIVISION OF A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY BEING ALL OF LOT 95 OF TRACT NO. 31468-5, FILED IN BOOK 398, PAGES 72 THROUGH 85, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

DATE OF SURVEY: SEPTEMBER, 2005



LEVI D. COX, L.S. 7930

STATION	BEARINGS/DELTA	RADIUS	LENGTH
1	N70°08'22"W (R)	30.13'	30.13'
2	M42°05'23"E	1282.00'	19.11'
3	03°10'37"	---	71.09'
4	N82°57'54"E	---	25.03'
5	N52°58'58"W	---	47.31'
6	17°36'01"	100.00'	30.72'
7	N35°22'57"W	---	50.00'
8	215°12'02"	47.00'	176.53'
9	N70°35'00"W	100.00'	50.00'
10	177°36'01"	---	30.72'
11	N82°58'58"W	---	47.31'
12	N81°50'30"W	---	25.03'
13	03°10'40"	100.00'	71.09'
14	08°18'40"	100.00'	10.93'
15	08°35'08"	100.00'	11.49'
16	11°00'54"	100.00'	19.22'
17	06°18'31"	47.00'	5.18'
18	93°31'23"	47.00'	76.72'
19	108°21'42"	47.00'	88.89'
20	07°00'27"	47.00'	5.75'
21	04°15'35"	275.00'	20.45'
22	21°31'13"	275.00'	103.29'
23	27°04'30"	325.00'	105.95'
24	08°53'32"	325.00'	50.44'
25	12°02'45"	325.00'	68.33'
26	12°22'13"	325.00'	70.17'
27	N51°22'46"E	---	20.11'
28	N59°17'43"W	---	51.87'
29	N78°47'22"E	---	30.10'
30	03°42'08"	1282.00'	19.11'
31	02°43'55"	1282.00'	64.93'
32	02°43'55"	1282.00'	64.93'
33	N69°24'25"E	---	25.03'
34	N68°32'27"W	---	32.16'
35	28°39'30"	100.00'	51.76'
36	N36°52'56"W	---	50.00'
37	209°39'31"	47.00'	171.98'
38	N79°36'34"W (R)	---	13.16'
39	N36°52'56"W	---	3.63'
40	N36°52'56"W	---	46.37'
41	33°47'31"	47.00'	27.72'
42	98°56'07"	47.00'	81.16'
43	N23°27'33"E	---	22.00'
44	00°09'59"	1232.00'	3.58'
45	03°36'18"	1232.00'	77.52'
46	03°37'24"	1232.00'	77.91'
47	03°36'28"	1232.00'	78.29'
48	03°36'35"	1232.00'	78.33'
49	03°36'35"	1232.00'	78.33'
50	03°36'11"	1132.00'	38.92'
51	03°37'24"	1132.00'	71.45'
52	03°36'28"	1132.00'	71.84'
53	03°36'35"	1132.00'	71.88'
54	03°36'35"	1132.00'	71.88'
55	01°53'44"	1257.00'	41.59'
56	01°53'44"	1257.00'	41.59'
57	M45°12'51"W (R)	---	17.55'
58	03°36'35"	1132.00'	71.98'
59	01°22'43"	1416.00'	34.12'
60	03°47'28"	1282.00'	84.82'
61	03°47'28"	1282.00'	84.82'



**EASEMENT NOTES:**

- (A) INDICATES AN EASEMENT IN FAVOR OF THE CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES AND THE MAINTENANCE THEREOF, DEDICATED HEREOF.

**NOTE:**  
SEE SHEET 2 FOR BOUNDARY CONTROL, SHEET INDEX MAP, VICINITY MAP, MONUMENT NOTES, AND BASIS OF BEARINGS NOTE.  
SEE SHEET 3 FOR EASEMENT NOTES, AND SURVEYOR'S NOTES.



RECORDING REQUESTED BY  
AND WHEN RECORDED  
RETURN TO AND MAIL TAX  
STATEMENTS TO:

City of Beaumont  
550 East 6<sup>th</sup> Street  
Beaumont, CA 92223

APN 419-741-032

SPACE ABOVE THIS LINE RECORDER'S USE

*Transfer Tax Not Applicable: R&T Code 11922*

*Exempt from Recording Fees: Gov. Code 27383*

**GRANT DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Pardee Homes ("Grantor"), hereby GRANTS to the City of Beaumont, a municipal corporation ("Grantee"), the following described real property in the City of Beaumont, County of Riverside, State of California:

.06 ACRES M/L IN POR LOT 136 MB 418/072 TR 31468-7

**GRANTOR:**

Pardee Homes

Dated: \_\_\_\_\_

12/07/12

By: \_\_\_\_\_



Michael C. Taylor  
IE Division President

# California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of Riverside } s.s.

On December 7, 2020 before me, Ana E. Chavez Perez, Notary Public,  
Name of Notary Public, Title


personally appeared Michael C. Taylor  
Name of Signer (1)

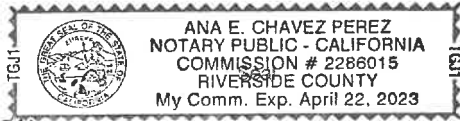
-----  
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
Signature of Notary Public



## OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

## Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of \_\_\_\_\_

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_

The signer(s) capacity or authority is/are as:

- Individual(s)  
 Attorney-in-fact  
 Corporate Officer(s) \_\_\_\_\_  
Title(s)

- Guardian/Conservator  
 Partner - Limited/General  
 Trustee(s)  
 Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) Entity(ies) Signer is Representing

## Additional Information

### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- form(s) of identification  credible witness(es)

Notarial event is detailed in notary journal on:

Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

Other

- Additional Signer  Signer(s) Thumbprints(s)

\_\_\_\_\_

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

TRACT NO. 31468-7

BEING A SUBDIVISION OF A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY BEING ALL OF TRACT NO. 31468-3, FILED IN BOOK 380, PAGES 72 THROUGH 85, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.



LEVI D. COX, L.S. 7930

DATE OF SURVEY: SEPTEMBER, 2005

THIS SUBDIVISION CONTAINS:

- 140 NUMBERED LOTS
10 LETTIERED STREET LOTS
150 LOTS TOTAL
28.49 ACRES GROSS

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON... WE HEREBY RESERVE FOR OPEN SPACE AND LANDSCAPE PURPOSES AND THE MAINTENANCE THEREOF... WE HEREBY DEDICATE TO THE CITY OF BEAUMONT FOR STREET AND PUBLIC UTILITY PURPOSES...

PARADE HOMES, A CALIFORNIA CORPORATION

James A. Straker, Vice President
Mike Taylor, Vice President

NOTARY ACKNOWLEDGMENT

STATE OF California, County of Riverside, I, Notary Public, do hereby certify that James A. Straker and Mike Taylor are duly qualified officers of Parade Homes, a California Corporation...

SOILS REPORT NOTE

PRELIMINARY SOILS INVESTIGATION REPORT FOR TRACT NO. 31468, DATED NOVEMBER 27, 2003, AS PROJECT NO. 03-87-28-C-02, HAS PREPARED BY COMMERCE CONSULTANTS, AS REQUIRED BY SECTION 71920 CALIFORNIA ENVIRONMENTAL QUALITY ACT AND AS REQUIRED BY SECTION 66043.5 CALIFORNIA ENVIRONMENTAL QUALITY ACT...

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$11,200.

PAUL McDONNELL, COUNTY TAX COLLECTOR
BY: Keirsten MacPillio, DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$11,200 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS BOND WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

WANDA ROMERO, CLERK OF THE BOARD OF SUPERVISORS
CASHI LAIL BOND, COUNTY TAX COLLECTOR
BY: Keirsten MacPillio, DEPUTY

NOTARY ACKNOWLEDGMENT

STATE OF California, County of Riverside, I, Notary Public, do hereby certify that Wanda Romero and Cashi Lail Bond are duly qualified officers of the Board of Supervisors of the County of Riverside, California...

RECORDER'S STATEMENT

FILED THIS 21st DAY OF March, 2007 AT 11:22 AM IN BOOK 418 OF MAPS AT PAGES 17-22 AT THE REQUEST OF THE CITY CLERK, CITY OF BEAUMONT, NO. 2007-0206218

LARRY W. WARD, COUNTY ASSESSOR-CLERK-RECORDER
BY: Sherrill D. Haddock, DEPUTY

SUBDIVISION GUARANTEE: CHICAGO TITLE COMPANY

LEVI D. COX, L.S. 7930

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF ELEVEN (11) SHEETS CORRECTLY REPRESENTS SURVEY WORK MADE UNDER MY SUPERVISION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES...



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 31468, WHICH WAS APPROVED BY THE CITY COUNCIL ON MAY 4, 2004, AND ANY APPROVED ALTERATIONS THEREOF...

FOR DEEPAH MURDHAJI, R.C.E. 51047, CITY ENGINEER, CITY OF BEAUMONT
DATED: 22 MAR 2007



BEAUMONT CITY COUNCIL CERTIFICATE

I HEREBY CERTIFY THAT THIS MAP WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF BEAUMONT ON 03/05/07, AND THAT THE OTHER(S) OF DEDICATION(S) DEFICITED HEREON WERE NOT ACCEPTED BY THE CITY COUNCIL...

THE DEDICATION FOR STREET AND PUBLIC UTILITY PURPOSES, LOT "A" SHOWN AS POINSETTIA WAY, LOT "B" SHOWN AS VANDER LANE, LOT "C" SHOWN AS HEATH LANE, LOT "D" SHOWN AS BEGGHIA WAY, LOT "E" SHOWN AS ORCHIS LANE, LOT "F" SHOWN AS VANDER LANE, LOT "G" SHOWN AS VANDER LANE, LOT "H" SHOWN AS VANDER LANE, LOT "I" SHOWN AS VANDER LANE, AND LOT "J" SHOWN AS JARDINUS LANE...

BY: Audrey Lawrence, City Clerk
CITY OF BEAUMONT, RIVERSIDE COUNTY, CALIFORNIA

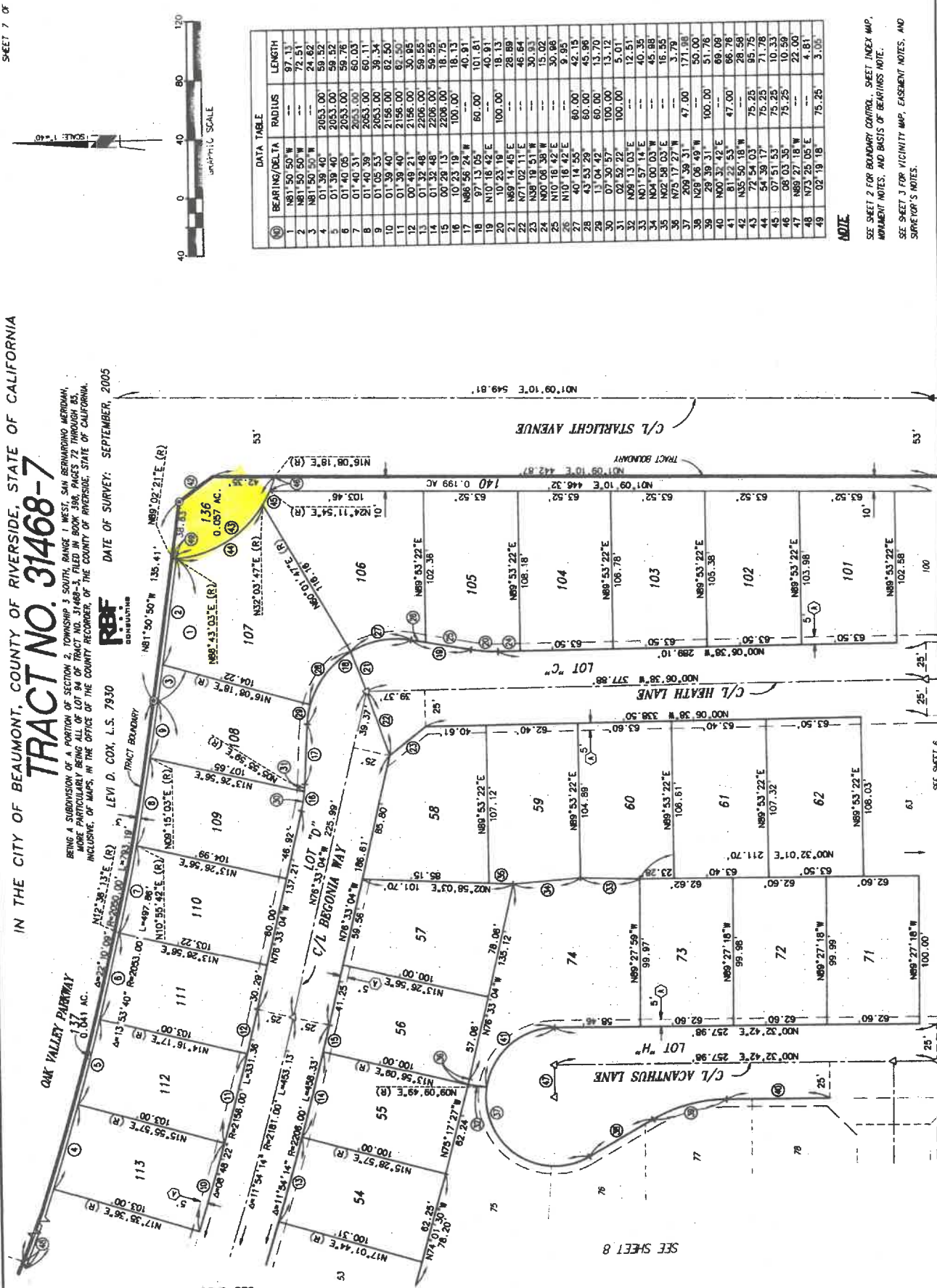
IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TRACT NO. 31468-7**

BEING A SUBDIVISION OF A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, BEING PARTICULARLY BEING ALL OF LOT 94 OF TRACT NO. 31468-3, FILED IN BOOK 386, PAGE 72 THROUGH 85, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

DATE OF SURVEY: SEPTEMBER, 2005



LEVI D. COX, L.S. 7930



SEE SHEET 11

SEE SHEET 8

SEE SHEET 6



⑩	BEARING/Delta	RADIUS	LENGTH
1	N81°50'50"W	---	97.11'
2	N81°50'50"W	---	72.51'
3	N81°50'50"W	---	24.82'
4	01°39'40"	2053.00'	59.52'
5	01°39'40"	2053.00'	59.52'
6	01°40'05"	2053.00'	59.76'
7	01°40'31"	2053.00'	60.03'
8	01°40'39"	2053.00'	60.11'
9	01°05'53"	2053.00'	39.34'
10	01°39'40"	2156.00'	82.50'
11	01°39'40"	2156.00'	82.50'
12	00°49'21"	2156.00'	50.95'
13	01°32'48"	2206.00'	59.55'
14	01°32'48"	2206.00'	59.55'
15	00°29'13"	2206.00'	18.75'
16	10°23'19"	100.00'	18.13'
17	N86°56'24"W	---	40.91'
18	N71°13'05"E	80.00'	101.81'
19	N10°16'42"E	---	49.91'
20	N10°23'19"E	100.00'	28.89'
21	N89°14'45"E	---	48.84'
22	N59°02'51"E	---	30.93'
23	N00°08'38"W	---	15.02'
24	N10°16'42"E	---	30.96'
25	N10°16'42"E	---	9.95'
26	40°14'55"	80.00'	42.15'
27	N43°53'29"	60.00'	45.96'
28	1°04'42"	60.00'	13.70'
29	07°30'57"	100.00'	13.12'
30	02°52'22"	100.00'	5.01'
31	N09°13'03"E	---	12.51'
32	N01°57'14"E	---	40.36'
33	N04°00'03"W	---	45.88'
34	N02°58'03"E	---	16.95'
35	N75°17'27"W	---	3.79'
36	N29°06'49"W	47.00'	51.08'
37	N29°06'49"W	50.00'	50.96'
38	N00°31'54"E	100.00'	69.08'
39	N00°31'54"E	47.00'	66.78'
40	N55°50'18"W	---	28.58'
41	72°54'03"	75.25'	95.75'
42	54°39'17"	75.25'	71.78'
43	07°51'53"	75.25'	10.33'
44	08°03'35"	75.25'	10.59'
45	N89°27'18"W	---	22.00'
46	N73°25'05"E	---	4.81'
47	02°18'18"	75.25'	3.00'
48	02°18'18"	75.25'	3.00'
49	02°18'18"	75.25'	3.00'

**NOTE**

SEE SHEET 2 FOR BOUNDARY CONTROL, SHEET INDEX MAP, ADJACENT NOTES, AND BASIS OF BEARINGS NOTE.  
SEE SHEET 3 FOR VICINITY MAP, EASEMENT NOTES, AND SURVEYOR'S NOTES.

RECORDING REQUESTED BY  
AND WHEN RECORDED  
RETURN TO AND MAIL TAX  
STATEMENTS TO:

City of Beaumont  
550 East 6<sup>th</sup> Street  
Beaumont, CA 92223

APN 408-180-071

SPACE ABOVE THIS LINE RECORDER'S USE

*Transfer Tax Not Applicable: R&T Code 11922*

*Exempt from Recording Fees: Gov. Code 27383*

**GRANT DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Pardee Homes ("Grantor"), hereby GRANTS to the City of Beaumont, a municipal corporation ("Grantee"), the following described real property in the City of Beaumont, County of Riverside, State of California:

.15 ACRES M/L IN POR LOT I AND LOT 122 MB 445/005 TR 31469-1

**GRANTOR:**  
Pardee Homes

Michael C Taylor  
By: Michael C Taylor  
Division President

Dated: 12/07/20

# California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
 County of Riverside } s.s.


On December 7, 2020 before me, Ana E. Chavez Perez, Notary Public,  
Name of Notary Public, Title

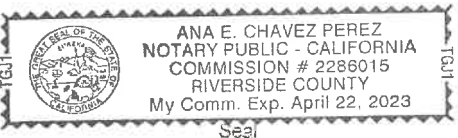
personally appeared Michael C. Taylor  
Name of Signer (1)

-----  
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.  
  
Signature of Notary Public



**OPTIONAL INFORMATION**

*Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.*

**Description of Attached Document**

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of \_\_\_\_\_  
 \_\_\_\_\_  
 containing \_\_\_\_\_ pages, and dated \_\_\_\_\_.

- The signer(s) capacity or authority is/are as:
- Individual(s)
  - Attorney-in-fact
  - Corporate Officer(s) \_\_\_\_\_  
Title(s)
  - Guardian/Conservator
  - Partner - Limited/General
  - Trustee(s)
  - Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information	
<b>Method of Signer Identification</b>	
Proved to me on the basis of satisfactory evidence:	
<input type="checkbox"/> form(s) of identification	<input type="checkbox"/> credible witness(es)
Notarial event is detailed in notary journal on:	
Page # _____	Entry # _____
Notary contact: _____	
Other	
<input type="checkbox"/> Additional Signer	<input type="checkbox"/> Signer(s) Thumbprints(s)
<input type="checkbox"/>	_____

2015-0110460  
Original

SHEET 1 OF 7 SHEETS

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

# TRACT NO. 31469-1

BEING A SUBDIVISION OF LOT 7, AND A PORTION OF LOTS 2, 3, AND 6 OF TRACT NO. 3572, ON FILE IN BOOK 31469, PAGE 1, THROUGH 7, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, AND BEING LOCATED IN SECTION 35, T. 2 S., R. 1 W., S.B.M.

## OWNER'S STATEMENT

I HEREBY STATE THAT I AM THE OWNER OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON THAT I AM THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND, THAT I AM CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES: LOT 4 (TIGRA TRAIL), LOT 5 (LIVELL LANE), LOT 6 (LEONITE DRIVE), LOT 7 (MULTA STREET), LOT 8 (MELDON STREET), LOT 9 (STARLIGHT AVENUE) AND LOT 10 (ALPINE AVENUE). THE DEDICATION OF LOT 4 (TIGRA TRAIL), LOT 5 (LIVELL LANE), LOT 6 (LEONITE DRIVE), LOT 7 (MULTA STREET), LOT 8 (MELDON STREET), LOT 9 (STARLIGHT AVENUE) AND LOT 10 (ALPINE AVENUE) IS FOR STREET AND PUBLIC UTILITY PURPOSES, AS SHOWN WITHIN THIS MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE SIMPLE FOR PUBLIC PURPOSES: I HEREBY DEDICATE TO THE CITY OF BEAUMONT, LOTS 117 THROUGH 120, INCLUSIVE, AND LOT 122 FOR LANDSCAPE PURPOSES AND MAINTENANCE THEREOF.

I HEREBY RESERVE LOTS 115 AND 116 FOR MONUMENT SIGN AND OPEN SPACE PURPOSES FOR THE SALE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: I HEREBY DEDICATE TO THE CITY OF BEAUMONT AN EASEMENT FOR SEWER AND DRAINAGE PURPOSES OVER LOT 121, AS SHOWN WITHIN THIS MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE EASEMENTS DESIGNATED AS 1 THROUGH 114, INCLUSIVE, THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES.

PARADE NAMES, A CALIFORNIA CORPORATION

*Patrick Emanuel*  
PATRICK EMANUEL  
VICE PRESIDENT

*Michael C. Taylor*  
MICHAEL C. TAYLOR  
VICE PRESIDENT

## NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) SS.  
ON 3/10/2015, BEFORE ME, JESSICA BAKER, MARSHALLA PABLO, (INSERT NAME AND TITLE OF OFFICER)

PERSONALLY APPEARED PATRICK EMANUEL, MICHAEL TAYLOR, WHO PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY, UNDER THE LAWS OF THE STATE OF CALIFORNIA, THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

*Jessica Baker*  
JESSICA BAKER  
PRINT NAME  
MY COMMISSION EXPIRES 07-28-15

MY PRINCIPAL PLACE OF BUSINESS IS RIVERSIDE COUNTY.

## SIGNATURE WAIVER

PURSUANT TO SECTION 66408 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

- 1) RIVERSIDE ABSTRACT COMPANY, HOLDER OF AN EASEMENT FOR PIPELINE AND UTILITIES PURPOSES, RECORDED APRIL 1, 1913, IN BOOK 371, PAGE 177, OF DEEDS (CANNOT BE LOCATED FROM THE RECORD).

- 2) SOUTHERN CALIFORNIA INVESTMENT COMPANY, HOLDER OF AN EASEMENT FOR WATER PIPES AND OTHER UTILITIES, RECORDED SEPTEMBER 4, 1983 IN BOOK 4, PAGE 335 OF DEEDS (CANNOT BE LOCATED FROM THE RECORD.)

## RECORDER'S STATEMENT

FILED THIS 19th DAY OF MARCH, 2015 AT 1:58 PM, IN BOOK 3145 OF MAPS AT PAGES 5-11, AT THE REQUEST OF THE CITY OF BEAUMONT, CALIFORNIA.  
BY: *Yvonne*  
YVONNE W. JANDA, ASSESSOR-COUNTY CLERK-RECORDER  
DEPUTY  
SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY



DATED: 3-19-2014  
*Christopher Lee Alberts*  
CHRISTOPHER LEE ALBERTS, L.S. 8808

## CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 31469 (REVISED NO. 1) BY PARADE NAMES, A CALIFORNIA CORPORATION, AND APPROVED ALTERATION THEREOF. THAT ALL THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND OF TITLE 16 OF THE BEAUMONT MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH. THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; THAT THE PLANS FOR THE DRAINS, DRAINAGE WORKS AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOODS HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS FOR THE CONSTRUCTION OF ALL REQUIRED IMPROVEMENTS HAS BEEN FILED WITH THE COMMUNITY DEVELOPMENT DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AGREEMENT WITH THE CITY OF BEAUMONT COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME AS MAY BE REQUIRED BY THE CONDITIONS OF APPROVAL DATED MAY 04, 2004.

FOR: DEBRAK MORAWANI, P.C.E. 51047  
CITY ENGINEER, CITY OF BEAUMONT

DATED: 18 MARCH, 2015  
*Debrak Morawani*  
DEBRAK MORAWANI, P.C.E. 51047  
EXPIRES 12/31/2014



## BEAUMONT CITY COUNCIL CERTIFICATE

I HEREBY CERTIFY THAT THIS MAP WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF BEAUMONT ON THE 19th DAY OF MARCH, 2015, AND THAT THE OFFICER(S) DESIGNATION(S) DESIGNATED HEREON WERE NOT ACCEPTED BY THE CITY COUNCIL MAY, HOWEVER, BY RESOLUTION NO. 14,000, A RESOLUTION OF THE CITY COUNCIL, PASSED AND ADOPTED BY THE CITY COUNCIL, RESOLVED TO ACCEPT THE FOLLOWING DEDICATION(S) AND IMPROVEMENTS FOR PUBLIC USE, WHICH ACCEPTANCE SHALL BE RECORDED IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER:

FOR STREET AND PUBLIC UTILITY PURPOSES: LOT 4, (TIGRA TRAIL), LOT 5, (LIVELL LANE), LOT 6, (LEONITE DRIVE), LOT 7, (MULTA STREET), LOT 8, (MELDON STREET), LOT 9, (STARLIGHT AVENUE) AND LOT 10, (ALPINE AVENUE).  
THE EASEMENT FOR SEWER AND DRAINAGE PURPOSES OVER LOT 121.  
FOR LANDSCAPE AND MAINTENANCE PURPOSES: LOTS 117 THROUGH 120, INCLUSIVE AND LOT 122 IN FEE SIMPLE.

DATED: 3/10/2015  
*Jessica Baker*  
JESSICA BAKER, CLERK-CITY OF BEAUMONT  
RIVERSIDE COUNTY, CALIFORNIA

## TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR TAXES DUE TO THE STATE, COUNTY, MUNICIPAL, OR LOCAL AGENCIES. UNLESS OTHERWISE NOTICED AS NOT PAYABLE, WHICH ARE ESTIMATED TO BE \$ 0.00.

DATED: MARCH 17, 2015  
*Sharon P.*  
SHARON P. DENY, COUNTY TAX COLLECTOR

## TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 1,000.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, AND CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAKES WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY, BUT NOT PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED: MARCH 17, 2015  
*Sharon P.*  
SHARON P. DENY, COUNTY TAX COLLECTOR

## NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) SS.  
ON 3/10/2015, BEFORE ME, (INSERT NAME AND TITLE OF OFFICER)

PERSONALLY APPEARED (INSERT NAME(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY, UNDER THE LAWS OF THE STATE OF CALIFORNIA, THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) SS.  
ON 3/10/2015, BEFORE ME, (INSERT NAME AND TITLE OF OFFICER)

## SOILS REPORT NOTE

PRELIMINARY SOILS INVESTIGATION REPORT FOR TENTATIVE TRACT NO. 31470, DATED JANUARY 6, 2007, AS PROJECT NO. 1081440-10, WAS PREPARED BY LOC, INC., AS REQUIRED BY SECTION 75053 OF THE CALIFORNIA HEALTH AND SAFETY CODE. A COPY OF AS REQUIRED BY SECTION 66408 OF THE CALIFORNIA SUBDIVISION MAP ACT, A COPY OF SAID REPORT IS ON FILE FOR PUBLIC INSPECTION IN THE CITY ENGINEERS OFFICE.

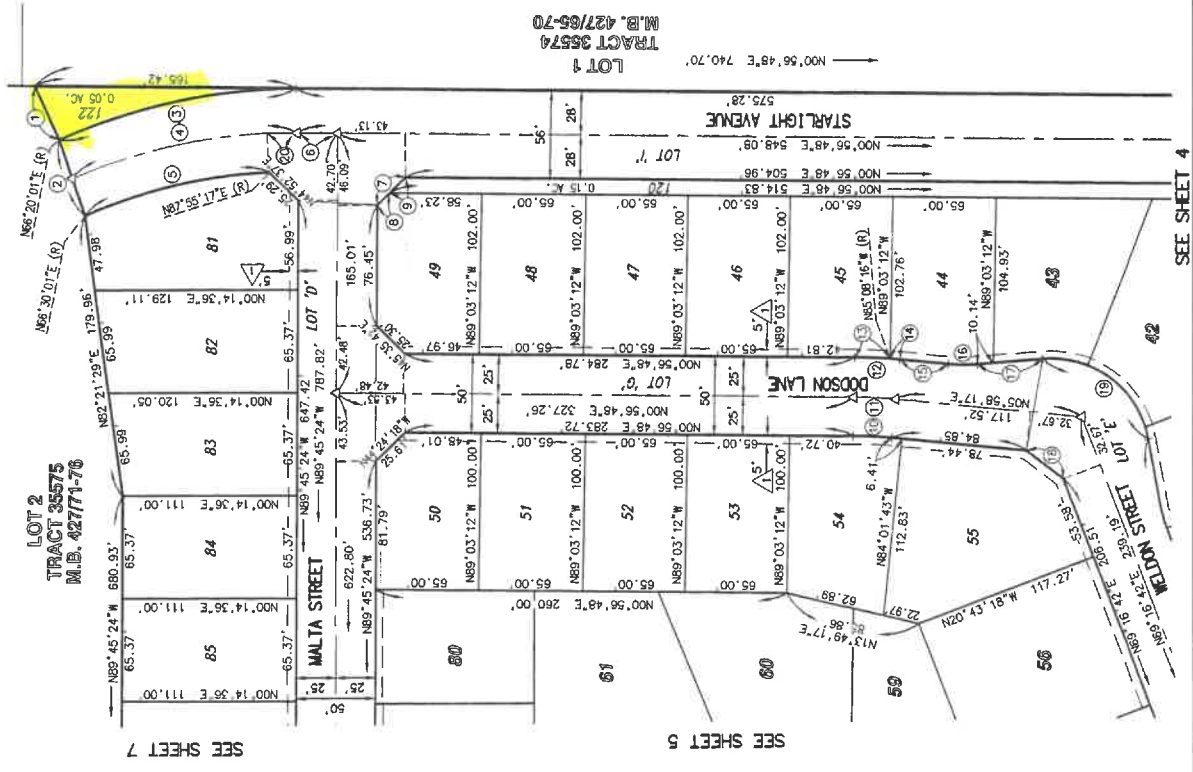
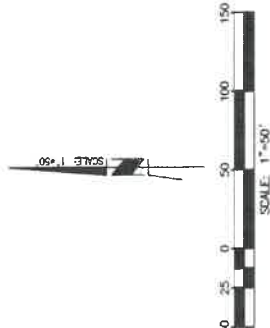
IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

# TRACT NO. 31469-1

BEING A SUBDIVISION OF LOT "C", AND A PORTION OF LOTS 2, 3, AND 6 OF TRACT NO. 35575 ON FILE IN BOOK 4277, PAGES 71 THROUGH 76, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, AND BEING LOCATED IN SECTION 35, T. 2 S., R. 1 W., S.B.M.



NO	BEARING/Delta	RADIUS	LENGTH
1	N66°20'01"E	---	37.42
2	N71°39'23"E	51.03	51.03
3	N42°00'00"E	375.00	147.15
4	N42°00'00"E	350.00	147.15
5	N21°25'18"E	325.00	121.51
6	N00°56'48"E	---	25.54
7	N44°24'18"W	---	24.96
8	N44°24'18"W	---	14.06
9	N44°24'18"W	---	14.06
10	N05°01'29"E	275.00	24.12
11	N05°01'29"E	300.00	26.31
12	N05°01'29"E	325.00	28.50
13	N05°01'29"E	350.00	30.69
14	N05°01'29"E	375.00	32.88
15	N05°01'29"E	400.00	35.07
16	N05°01'29"E	425.00	37.26
17	N04°19'32"W	---	40.99
18	N07°37'25"E	---	22.39
19	N07°37'25"E	63.00	62.25
20	N07°37'25"E	350.00	15.48



**NOTE:**  
SEE SHEET 2 FOR BOUNDARY CONTROL, SHEET INDEX MAP, MONUMENT NOTES, VICINITY MAP AND BASIS OF BEARING.

**EASEMENT NOTES:**  
INDICATES 5' EASEMENT IN FAVOR OF THE CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES AND THE MAINTENANCE THEREOF, AS INDICATED HEREON.



SEE SHEET 7

SEE SHEET 5

SEE SHEET 4



RECORDING REQUESTED BY  
AND WHEN RECORDED  
RETURN TO AND MAIL TAX  
STATEMENTS TO:

City of Beaumont  
550 East 6<sup>th</sup> Street  
Beaumont, CA 92223

APN 408-210-022

SPACE ABOVE THIS LINE RECORDER'S USE

*Transfer Tax Not Applicable: R&T Code 11922*

*Exempt from Recording Fees: Gov. Code 27383*

**GRANT DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Pardee Homes ("Grantor"), hereby GRANTS to the City of Beaumont, a municipal corporation ("Grantee"), the following described real property in the City of Beaumont, County of Riverside, State of California:

.16 ACRES M/L IN POR LOT 118 MB 448/093 TR 31469-3

**GRANTOR:**  
Pardee Homes

Dated: 12/07/20

By: 

Michael C. Taylor  
IE Division President

# California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside

} s.s.

On December 7, 2020 before me, Ana E. Chavez Perez, Notary Public

Name of Notary Public, Title

personally appeared Michael C. Taylor

Name of Signer (1)

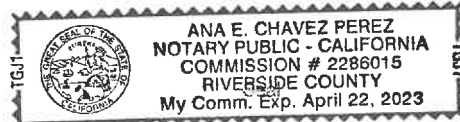
-----  
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
Signature of Notary Public



## OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

## Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of \_\_\_\_\_

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_

The signer(s) capacity or authority is/are as:

- Individual(s)  
 Attorney-in-fact  
 Corporate Officer(s)

\_\_\_\_\_  
Title(s)

- Guardian/Conservator  
 Partner - Limited/General  
 Trustee(s)  
 Other: \_\_\_\_\_

representing: \_\_\_\_\_

Name(s) of Person(s) Entity(ies) Signer is Representing

## Additional Information

### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- form(s) of identification  credible witness(es)

Notarial event is detailed in notary journal on:

Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

Other

- Additional Signer  Signer(s) Thumbprints(s)

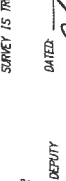
\_\_\_\_\_

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.  
**TRACT NO. 31469-3**  
BEING A SUBDIVISION OF LOTS 4 AND 5 AND PORTIONS OF LOTS 'B', 1, 3 AND 6 OF TRACT NO. 35575 ON FILE IN BOOK 427, PAGES 71 THROUGH 76, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, AND BEING LOCATED IN SECTION 35, T. 2 S., R. 1 W., S.B.M.

**RECORDER'S STATEMENT**  
FILED THIS 23rd DAY OF February 2016 AT Beaumont IN BOOK 427 OF MAPS AT PAGES 71 THROUGH 76 AT THE REQUEST OF THE CITY CLERK, CITY OF BEAUMONT, NO. 2016-0022026 FEE \$ 20.00  
PETER ALDAMA, ASSESSOR-COUNTY CLERK-RECORDER  
BY Nancy Stewart, DEPUTY  
SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY

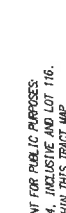
**Michael Baker INTERNATIONAL**  
SEPTEMBER, 2015

**RECORDER'S STATEMENT**  
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PARADE HOMES, A CALIFORNIA CORPORATION, IN JANUARY OF 2014. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE IN PLACE WITHIN ONE YEAR OF THE FILING OF THIS MAP WITH THE COUNTY RECORDER, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS TRACT MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.



DATE: 9-29, 2015  
Christopher Lee  
CHRISTOPHER LEE, ALBERTS, L.S. 6806  
CITY SURVEYOR'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 31469 (MINOR REVISION NO. 1) AS FILED, RECORDED AND APPROVED BY THE CITY COUNCIL ON OCTOBER 14, 2014. THE EXPIRATION DATE BEING OCTOBER 14, 2016, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.



DATE: 10-14-2015  
Dennis W. Janda  
DENNIS W. JANDA, CITY SURVEYOR  
L.S. 6806  
BEAUMONT CITY COUNCIL CERTIFICATE

**TAX COLLECTOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE MAP HEREIN FOR UNPAID TAXES, COUNTY, MUNICIPAL, OR LOCAL, OR LIENS AGAINST THE PROPERTY SHOWN ON THE MAP HEREIN FOR UNPAID ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES MAY A LIE, BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 1,100.00

DATE: September 15, 2016  
Don Kent  
DON KENT, COUNTY TAX COLLECTOR  
BY Don Kent, DEPUTY

**TAX BOND CERTIFICATE**  
I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 1,100.00 HAS BEEN EXCOATED AND FILED WITH THE BOARD OF SUPERVISORS, THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE BOARD OF SUPERVISORS, STATE COUNTY, MUNICIPAL, OR LOCAL ASSESSMENTS COLLECTED AS TAXES WHICH ARE TAKEN AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN ONLY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: September 15, 2016  
Don Kent  
DON KENT, COUNTY TAX COLLECTOR  
BY Don Kent, DEPUTY

**NOTARY ACKNOWLEDGEMENT**  
I, A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE, VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO BE THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California, )  
COUNTY OF Riverside, ) SS. Anna E. Chavez Perez, )  
ON October 13, 2016, BEFORE ME, ) (INSERT NAME )  
PERSONALLY APPEARED Patricie Emmanuel and Michael Taylor, )  
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE )  
SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/they EXECUTED THE SAME IN )  
THEIR/their AUTHORIZED CAPACITIE(S), AND THAT BY HIS/HER/their SIGNATURE(S) ON THE INSTRUMENT )  
THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH PERSON(S) ACTED, EXECUTED THE INSTRUMENT. )  
I CERTIFY UNDER PENALTY OF PERJURY, UNDER THE LAWS OF THE STATE OF CALIFORNIA, THAT THE FOREGOING )  
PARAGRAPH IS TRUE AND CORRECT. )  
WITNESS MY HAND )

**NOTARY ACKNOWLEDGEMENT**  
I, A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE, VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO BE THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California, )  
COUNTY OF Riverside, ) SS. Anna E. Chavez Perez, )  
ON October 13, 2016, BEFORE ME, ) (INSERT NAME )  
PERSONALLY APPEARED Patricie Emmanuel and Michael Taylor, )  
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE )  
SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/they EXECUTED THE SAME IN )  
THEIR/their AUTHORIZED CAPACITIE(S), AND THAT BY HIS/HER/their SIGNATURE(S) ON THE INSTRUMENT )  
THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH PERSON(S) ACTED, EXECUTED THE INSTRUMENT. )  
I CERTIFY UNDER PENALTY OF PERJURY, UNDER THE LAWS OF THE STATE OF CALIFORNIA, THAT THE FOREGOING )  
PARAGRAPH IS TRUE AND CORRECT. )  
WITNESS MY HAND )

**BEAUMONT CITY COUNCIL CERTIFICATE**  
THE CITY OF BEAUMONT, STATE OF CALIFORNIA, BY ITS CITY COUNCIL, HEREBY APPROVES TRACT NO. 31469-3 AND ACCEPTS THE OFFERS OF ZONIFICATION MADE HEREIN. OFFERS TO REST TITLE IN THE CITY ON BEHALF OF THE CITY COUNCIL DELEGATES AS APPEARED ON THE TENTATIVE MAP OF TRACT NO. 31469 (MINOR REVISION NO. 1) AS FILED, RECORDED AND APPROVED BY THE CITY COUNCIL ON OCTOBER 14, 2014. THE EXPIRATION DATE BEING OCTOBER 14, 2016, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

STATE OF California, )  
COUNTY OF Riverside, ) SS. Anna E. Chavez Perez, )  
ON October 13, 2016, BEFORE ME, ) (INSERT NAME )  
PERSONALLY APPEARED Patricie Emmanuel and Michael Taylor, )  
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE )  
SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/they EXECUTED THE SAME IN )  
THEIR/their AUTHORIZED CAPACITIE(S), AND THAT BY HIS/HER/their SIGNATURE(S) ON THE INSTRUMENT )  
THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH PERSON(S) ACTED, EXECUTED THE INSTRUMENT. )  
I CERTIFY UNDER PENALTY OF PERJURY, UNDER THE LAWS OF THE STATE OF CALIFORNIA, THAT THE FOREGOING )  
PARAGRAPH IS TRUE AND CORRECT. )  
WITNESS MY HAND )

THE EASEMENT FOR PUBLIC UTILITY PURPOSES OVER LOT "A" (CHERRY AVENUE), LOT "B" (MARY AVENUE), LOT "C" (HULLFORD WAY), LOT "D" (ROBERTO DRIVE), LOT "E" (BERENSON LANE), LOT "F" (ALPINE AVENUE) AND LOT "G" (BOYSEN WAY), ARE ACCEPTED, SUBJECT TO IMPROVEMENTS.

THE EASEMENT FOR PUBLIC UTILITY PURPOSES OVER LOT 118 IS ACCEPTED, SUBJECT TO IMPROVEMENTS.  
THE EASEMENT FOR PUBLIC UTILITY PURPOSES SHOWN AS "3" PL#1" OVER LOTS 1 THROUGH 114, INCLUSIVE, AND LOT 116, ARE ACCEPTED, SUBJECT TO IMPROVEMENTS.  
THE EASEMENT FOR DRAINAGE AND LANDSCAPE MAINTENANCE PURPOSES OVER LOT 118 IS ACCEPTED, SUBJECT TO IMPROVEMENTS.

DATE: Jan 5, 2016  
Anna E. Chavez Perez  
ANNA E. CHAVEZ PEREZ, CITY CLERK, CITY OF BEAUMONT, RIVERSIDE COUNTY, CALIFORNIA

DATE: Jan 5, 2016  
Anna E. Chavez Perez  
ANNA E. CHAVEZ PEREZ, CITY CLERK, CITY OF BEAUMONT, RIVERSIDE COUNTY, CALIFORNIA

**SIGNATURE OMISSIONS NOTE**  
PURSUANT TO SECTION 6643 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

1) RIVERSIDE ABSTRACT COMPANY, HOLDER OF AN EASEMENT FOR PIPELINE AND DEEDS (CANNOT BE LOCATED FROM THE RECORD).  
2) SOUTHERN CALIFORNIA INVESTMENT COMPANY, HOLDER OF AN EASEMENT FOR WATER PIPES AND OTHER CONDUITS, RECORDED SEPTEMBER 4, 1963 IN BOOK 305 OF DEEDS (CANNOT BE LOCATED FROM THE RECORD.)

**SIGNATURE OMISSIONS NOTE**  
PURSUANT TO SECTION 6643 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

1) RIVERSIDE ABSTRACT COMPANY, HOLDER OF AN EASEMENT FOR PIPELINE AND DEEDS (CANNOT BE LOCATED FROM THE RECORD).  
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PURSUANT TO SECTION 6643 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

1) RIVERSIDE ABSTRACT COMPANY, HOLDER OF AN EASEMENT FOR PIPELINE AND DEEDS (CANNOT BE LOCATED FROM THE RECORD).  
2) SOUTHERN CALIFORNIA INVESTMENT COMPANY, HOLDER OF AN EASEMENT FOR WATER PIPES AND OTHER CONDUITS, RECORDED SEPTEMBER 4, 1963 IN BOOK 305 OF DEEDS (CANNOT BE LOCATED FROM THE RECORD.)

**SOLS REPORT NOTE**  
PRELIMINARY SOILS INVESTIGATION REPORT FOR TENTATIVE TRACT NO. 31469, DATED JANUARY 19, 2007, AS PROJECT NO. 1081442-10, WAS PREPARED BY LOC INLAND, INC. AS REQUIRED BY SECTION 17953 OF THE CALIFORNIA HEALTH AND SAFETY CODE AND AS REQUIRED BY SECTION 6643.5 OF THE CALIFORNIA GOVERNMENT CODE. A COPY OF SAID REPORT IS ON FILE FOR PUBLIC INSPECTION IN THE CITY ENGINEERS OFFICE.

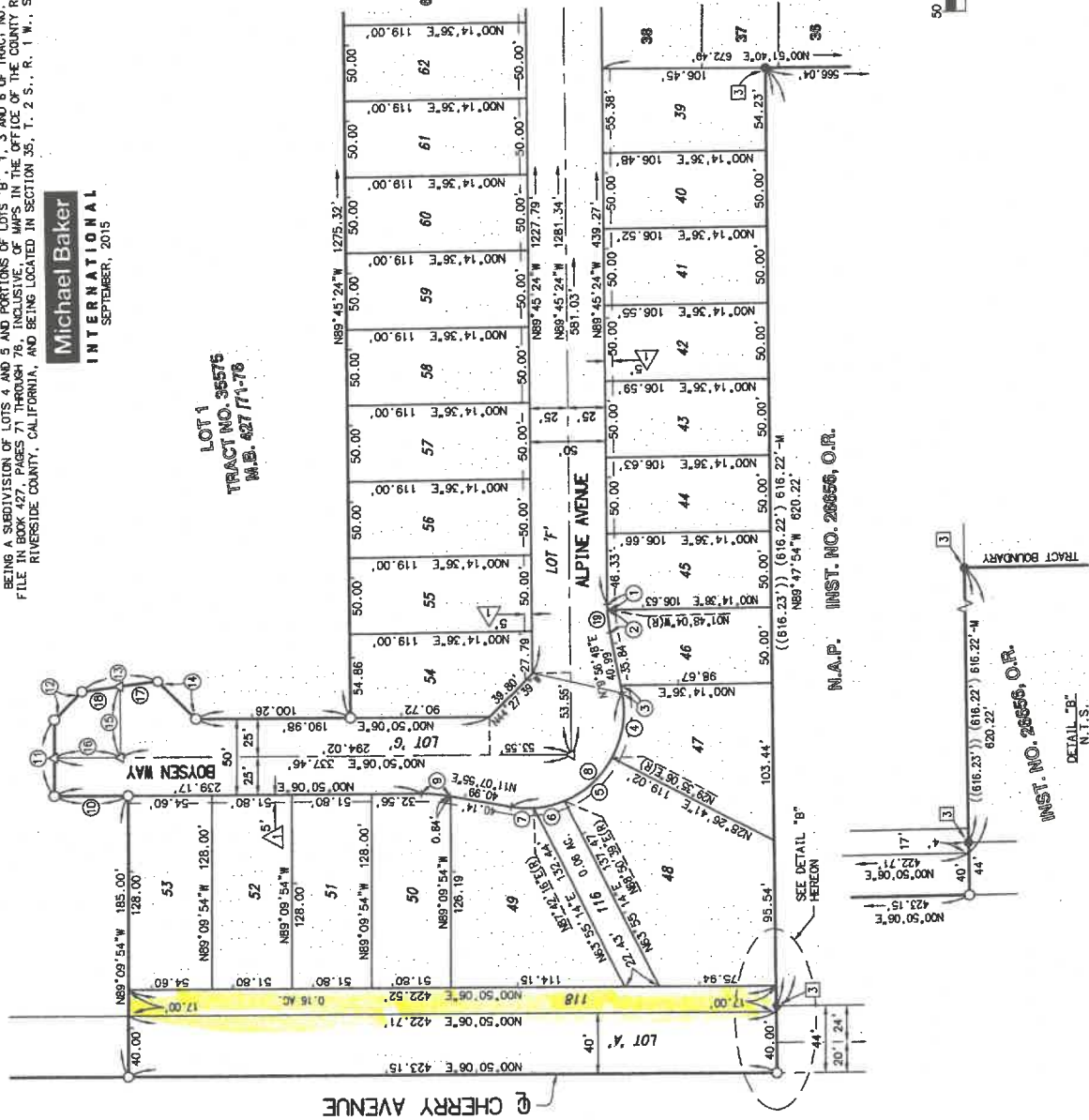
IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

# TRACT NO. 31469-3

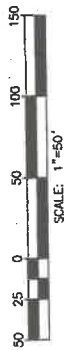
BEING A SUBDIVISION OF LOTS 4 AND 5 AND PORTIONS OF LOTS 'B', '1', '3' AND '6' OF TRACT NO. 35575 ON FILE IN BOOK 477, PAGES 71, 72 AND 73, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, AND BEING LOCATED IN SECTION 35, T. 2 S., R. 1 W., S.B.M.

**Michael Baker**  
INTERNATIONAL  
SEPTEMBER, 2015

LOT 1  
TRACT NO. 35575  
M.B. 427 171-78



NO.	BEARING/Delta	RADIUS	LENGTH
1	02 02 40"	103.00	3.68
2	08 15 08"	103.00	11.83
3	17 29 36"E	63.00	43.58
4	30 15 33"	63.00	43.17
5	18 51 37"	63.00	20.74
6	13 25 39"	63.00	14.76
7	11 11 07"	63.00	122.26
8	10 17 48"	103.00	18.51
9	N00 50 06"E	---	45.00
10	N00 50 06"E	---	45.00
11	N00 50 06"E	---	45.00
12	N00 50 06"E	---	45.00
13	N00 50 06"E	---	45.00
14	N00 50 06"E	---	45.00
15	N00 50 06"E	---	45.00
16	N00 50 06"E	---	45.00
17	N00 50 06"E	---	45.00
18	N00 50 06"E	---	45.00
19	N00 50 06"E	---	45.00
20	N00 50 06"E	---	45.00
21	N00 50 06"E	---	45.00
22	N00 50 06"E	---	45.00
23	N00 50 06"E	---	45.00
24	N00 50 06"E	---	45.00
25	N00 50 06"E	---	45.00
26	N00 50 06"E	---	45.00
27	N00 50 06"E	---	45.00
28	N00 50 06"E	---	45.00
29	N00 50 06"E	---	45.00
30	N00 50 06"E	---	45.00
31	N00 50 06"E	---	45.00
32	N00 50 06"E	---	45.00
33	N00 50 06"E	---	45.00
34	N00 50 06"E	---	45.00
35	N00 50 06"E	---	45.00
36	N00 50 06"E	---	45.00
37	N00 50 06"E	---	45.00
38	N00 50 06"E	---	45.00
39	N00 50 06"E	---	45.00
40	N00 50 06"E	---	45.00
41	N00 50 06"E	---	45.00
42	N00 50 06"E	---	45.00
43	N00 50 06"E	---	45.00
44	N00 50 06"E	---	45.00
45	N00 50 06"E	---	45.00
46	N00 50 06"E	---	45.00
47	N00 50 06"E	---	45.00
48	N00 50 06"E	---	45.00
49	N00 50 06"E	---	45.00
50	N00 50 06"E	---	45.00
51	N00 50 06"E	---	45.00
52	N00 50 06"E	---	45.00
53	N00 50 06"E	---	45.00
54	N00 50 06"E	---	45.00
55	N00 50 06"E	---	45.00
56	N00 50 06"E	---	45.00
57	N00 50 06"E	---	45.00
58	N00 50 06"E	---	45.00
59	N00 50 06"E	---	45.00
60	N00 50 06"E	---	45.00
61	N00 50 06"E	---	45.00
62	N00 50 06"E	---	45.00
63	N00 50 06"E	---	45.00
64	N00 50 06"E	---	45.00
65	N00 50 06"E	---	45.00
66	N00 50 06"E	---	45.00
67	N00 50 06"E	---	45.00
68	N00 50 06"E	---	45.00
69	N00 50 06"E	---	45.00
70	N00 50 06"E	---	45.00
71	N00 50 06"E	---	45.00
72	N00 50 06"E	---	45.00
73	N00 50 06"E	---	45.00
74	N00 50 06"E	---	45.00
75	N00 50 06"E	---	45.00
76	N00 50 06"E	---	45.00
77	N00 50 06"E	---	45.00
78	N00 50 06"E	---	45.00
79	N00 50 06"E	---	45.00
80	N00 50 06"E	---	45.00
81	N00 50 06"E	---	45.00
82	N00 50 06"E	---	45.00
83	N00 50 06"E	---	45.00
84	N00 50 06"E	---	45.00
85	N00 50 06"E	---	45.00
86	N00 50 06"E	---	45.00
87	N00 50 06"E	---	45.00
88	N00 50 06"E	---	45.00
89	N00 50 06"E	---	45.00
90	N00 50 06"E	---	45.00
91	N00 50 06"E	---	45.00
92	N00 50 06"E	---	45.00
93	N00 50 06"E	---	45.00
94	N00 50 06"E	---	45.00
95	N00 50 06"E	---	45.00
96	N00 50 06"E	---	45.00
97	N00 50 06"E	---	45.00
98	N00 50 06"E	---	45.00
99	N00 50 06"E	---	45.00
100	N00 50 06"E	---	45.00



**NOTE:**  
SEE SHEET 2 FOR BOUNDARY CONTROL, SHEET INDEX MAP, ALIGNMENT AND EASEMENT NOTES, VICINITY MAP AND BASIS OF BEARING.

N.A.P. INST. NO. 26656, O.R.

INST. NO. 26656, O.R.  
DETAIL "B"  
N.T.S.

SEE DETAIL "B"  
PERON

TRACT BOUNDARY

SEE SHEET 6

RECORDING REQUESTED BY  
AND WHEN RECORDED  
RETURN TO AND MAIL TAX  
STATEMENTS TO:

City of Beaumont  
550 East 6<sup>th</sup> Street  
Beaumont, CA 92223

APN 408-250-034, 408-250-034

SPACE ABOVE THIS LINE RECORDER'S USE

*Transfer Tax Not Applicable: R&T Code 11922*

*Exempt from Recording Fees: Gov. Code 27383*

**GRANT DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Pardee Homes ("Grantor"), hereby GRANTS to the City of Beaumont, a municipal corporation ("Grantee"), the following described real property in the City of Beaumont, County of Riverside, State of California:

1.17 ACRES M/L IN LOT 90 MB 453/098 TR 31469-9

**GRANTOR:**  
Pardee Homes

Dated: \_\_\_\_\_

12/07/20

Michael C Taylor

By: \_\_\_\_\_

*[Handwritten Signature]*  
Division President

# California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside

} s.s.

On December 7, 2020 before me, Ana E. Chavez Perez, Notary Public  
Name of Notary Public, Title

personally appeared Michael C. Taylor  
Name of Signer (1)

\_\_\_\_\_  
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
Signature of Notary Public



## OPTIONAL INFORMATION

*Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.*

## Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of \_\_\_\_\_

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_.

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) \_\_\_\_\_  
Title(s)

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) Entity(ies) Signer is Representing

## Additional Information

### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:  
 form(s) of identification  credible witness(es)

Notarial event is detailed in notary journal on:

Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

Other

Additional Signer  Signer(s) Thumbprints(s)

\_\_\_\_\_

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

# TRACT NO. 31469-9

BEING A SUBDIVISION OF PORTIONS OF LOTS 7, 10, AND 11 OF TRACT NO. 36576 ON FILE IN BOOK 497, PAGES 71, THROUGH 76, INCLUSIVE, OF MAPS AND PORTION OF PARCEL 10, COUNTY OF RIVERSIDE, CALIFORNIA, AS SHOWN ON THE MAPS AND INSTRUMENT NO. 2014-0238627, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, AND BEING LOCATED IN SECTION 35, T. 2 S., R. 1 W., S.B.M.

**Michael Baker INTERNATIONAL**

**TAX COLLECTOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, SPECIAL ASSESSMENTS OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.

DATED: October 31, 2016  
BY: Stella R. Baker COUNTY TAX COLLECTOR

**TAX BOND CERTIFICATE**  
I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$10,000 HAS BEEN DEPOSITED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF FILING THIS MAP WITH THE COUNTY RECORDER ARE LIENED AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED: October 31, 2016  
BY: Stella R. Baker COUNTY TAX COLLECTOR

**THIS SUBDIVISION CONTAINS:**  
92 NUMBERED LOTS  
608 UNIMPROVED LOTS  
22.26 ACRES GROSS

**OWNER'S STATEMENT**  
WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON. THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND, THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

THE REAL PROPERTY DESCRIBED BELOW IS REDUCED AS AN EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES. WE HEREBY DEDICATE TO THE CITY OF BEAUMONT AN EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES OVER LOT "A" (CHERRY AVENUE), LOT "B" (ROSE QUARTZ LANE), LOT "C" (SALARY DRIVE), LOT "D" (PLANET PLACE), LOT "E" (VENUS DRIVE), LOT "F" (MILKY WAY), LOT "G" (BIG DIPPER DRIVE), AND LOT "H" (ASTEROID HWY). THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES, AS SHOWN WITHIN THIS MAP.

THE REAL PROPERTY DESCRIBED BELOW IS REDUCED IN FEE SIMPLE FOR PUBLIC PURPOSES. WE HEREBY DEDICATE TO THE CITY OF BEAUMONT, LOT 90 FOR DRAINAGE, TRAIL AND LANDSCAPE MAINTENANCE PURPOSES. THE EASEMENTS DESIGNATED AS "S" ARE OVER LOTS 1 THROUGH 88, INCLUSIVE AND LOT 92. THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES.

WE HEREBY RETAIN FOR OPEN SPACE AND LANDSCAPE MAINTENANCE PURPOSES, LOTS 89, 91 AND 92 FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

**PAROLEE NAMES:** A CALIFORNIA CORPORATION  
BY: [Signature] VICE PRESIDENT  
MICHAEL C. TAYLOR  
DIVISION PRESIDENT

**NOTARY ACKNOWLEDGEMENT**  
A NOTARY PUBLIC ON DUTY, UPON RECEIVING COMPLETING THIS CERTIFICATE, VERIFIED ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO BE THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE )  
ON October 31, 2016 at Beaumont, California, I, ANA E. CHAVEZ PEREZ, A NOTARY PUBLIC PERSONALLY APPEARED TERE CHAMBERS AND MICHAEL C. TAYLOR WHO PRESENTED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND KNOWLEDGED TO ME THAT HE/SHE/IT(S) EXECUTED THE SAME IN HIS/HER/ITS AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ITS SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY, UNDER THE LAWS OF THE STATE OF CALIFORNIA, THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.  
WITNESS MY HAND  
[Signature]  
SIGNATURE  
ANA E. CHAVEZ PEREZ  
PRINT NAME  
BY COMMISSION EXPIRES 11/19/19 COMMISSION # 4-2107780 COUNTY: RIVERSIDE

**SOILS REPORT NOTE**  
FIELD SOILS INVESTIGATION REPORT FOR IDENTIFYING TRACT NO. 31469, DATED APRIL 14, 2015, AS REQUIRED BY SECTION 1772 OF THE CALIFORNIA HEALTH AND SAFETY CODE, AND AS REQUIRED BY SECTIONS 1772.5 OF THE CALIFORNIA HEALTH AND SAFETY CODE AND AS REQUIRED BY SECTION 65464.5 OF THE CALIFORNIA GOVERNMENT CODE. A COPY OF SAID REPORT IS ON FILE FOR PUBLIC INSPECTION IN THE CITY ENGINEERS OFFICE.

**RECORDER'S STATEMENT**  
FILED THIS DAY AT THE COUNTY CLERK'S OFFICE OF RIVERSIDE COUNTY, CALIFORNIA, AT 10:00 AM, IN BOOK 5153, OF MAPS AT PAGES 1 AND 2, INSTRUMENT NO. 2014-0519161.  
CITY CLERK, CITY OF BEAUMONT.  
FEE \$ 241.00  
BY: [Signature] DEPUTY  
SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY

**SURVEYOR'S STATEMENT**  
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE IN PLACE WITHIN ONE YEAR OF THE FILING OF THIS MAP WITH THE COUNTY RECORDER, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED ACCORDING TO THE INSTRUMENT. THIS MAP IS NOT TO BE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.  
DATED: October 5, 2016  
BY: [Signature] DEPUTY  
CHRISTOPHER LEE ALBERTS, L.S. 8208

**CITY SURVEYOR'S STATEMENT**  
THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY ACCURATE AND CORRECT. I HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY A LICENSED SURVEYOR AND THAT THE SURVEY WAS SATISFIED THIS MAP IS TECHNICALLY CORRECT.  
DATED: October 22, 2016  
BY: [Signature] DEPUTY  
MAY S. FARRION, CITY SURVEYOR

**BEAUMONT CITY COUNCIL CERTIFICATE**  
THE CITY OF BEAUMONT, STATE OF CALIFORNIA, BY ITS CITY COUNCIL, HEREBY APPROVES TRACT NO. 31469-9 AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES. THE CITY COUNCIL DECLINES THAT THE ACCEPTANCE OF THE OFFERS IS TO BE TITLED IN THE CITY OF BEAUMONT OF THE CITY ENGINEERS OFFICE. BUT THAT SAID ROAD SUBJECT TO IMPROVEMENTS SHALL NOT BECOME PART OF THE CITY MAIN ROAD SYSTEM UNTIL ACCEPTED BY THE CITY ENGINEERS OFFICE.  
THE EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES OVER LOT "A" (CHERRY AVENUE), LOT "B" (ROSE QUARTZ LANE), LOT "C" (SALARY DRIVE), LOT "D" (PLANET PLACE), LOT "E" (VENUS DRIVE), LOT "F" (MILKY WAY), LOT "G" (BIG DIPPER DRIVE), AND LOT "H" (ASTEROID HWY).  
LOT 90, IN FEE SIMPLE, FOR DRAINAGE, TRAIL AND LANDSCAPE MAINTENANCE PURPOSES, IS ACCEPTED, SUBJECT TO IMPROVEMENTS.  
LOT 92 IS ACCEPTED, SUBJECT TO IMPROVEMENTS.  
DATED: October 22, 2016 DEPUTY  
[Signature]  
CITY CLERK, CITY OF BEAUMONT, RIVERSIDE COUNTY, CALIFORNIA

**SIGNATURE COMMISSIONS NOTE**  
PURSUANT TO SECTION 65464.5 OF THE CALIFORNIA GOVERNMENT CODE, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN LIMITED:  
1) RIVERSIDE ABSTRACT COMPANY, HOLDER OF AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES, RECORDED APRIL 1, 1913, IN BOOK 371, PAGE 177, OF DEEDS (CANNOT BE LOCATED FROM THE RECORD).  
2) CITY OF BEAUMONT, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND MAINTENANCE THEREOF, RECORDED FEBRUARY 19, 2015 AS INSTRUMENT NO. 2015-0067654 OF OFFICIAL RECORDS.



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

# TRACT NO. 31469-9

BEING A SUBDIVISION OF PORTIONS OF LOTS 7, 10, AND 'C' OF TRACT NO. 35875 ON FILE IN BOOK 427, PAGES 71 THROUGH 76, INCLUSIVE, OF MAPS, AND A PORTION OF PARCEL 'D' OF LOT LINE ADJUSTMENT NO. 14-111A-001 RECORDED IN INSTRUMENT NO. 2014-0238627 IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, AND BEING LOCATED IN SECTION 35, T. 2 S., R. 1 W., S.B.M.

**Michael Baker**

INTERNATIONAL

COUGAR WAY



STATION	BEARING/Delta	LENGTH	RADIUS
1	N89° 20' 53" W	40.00	---
2	N45° 20' 45" E	39.59	---
3	N89° 20' 45" E	39.59	---
4	N00° 16' 08" E	28.00	---
5	N29° 32' 12" W	23.43	---
6	N00° 16' 08" E	50.00	---
7	N23° 53' 21" E	31.18	---
8	N00° 32' 42" E	10.18	---
9	N00° 32' 42" E	76.35	453.00
10	N00° 32' 42" E	76.35	---
11	N89° 27' 18" W	56.00	---
12	N45° 20' 45" E	25.46	---
13	N89° 27' 18" W	54.26	---
14	N00° 16' 08" E	28.00	---
15	N00° 32' 42" E	40.81	---
16	N00° 16' 08" E	116.01	80.00
17	N89° 27' 18" W	40.91	---
18	N00° 16' 08" E	18.13	100.00
19	N00° 32' 42" E	25.25	---
20	N00° 32' 42" E	25.25	---
21	N89° 27' 18" W	25.46	---
22	N89° 26' 05" W	50.00	---

**NOTE:**  
 SEE SHEET 2 FOR BOUNDARY CONTROL, SHEET INDEX, MAP, SURVEYOR NOTES, MONUMENT NOTES, VICINITY MAP AND BASIS OF BEARINGS.

**EASEMENT NOTES:**

- △ INDICATES 20' EASEMENT FOR STREET AND INCIDENTAL PURPOSES AS SHOWN ON MAP RECORDED IN MB 10/2, O.R.
- △ INDICATES EASEMENT FOR STREET AND PUBLIC UTILITY AND INCIDENTAL PURPOSES AS DEDICATED ON TRACT 35875, RECORDED IN MB 427/71-76, O.R.
- △ INDICATES 20' EASEMENT IN FAVOR OF THE CITY OF BEAUMONT FOR SEWER AND INCIDENTAL PURPOSES RECORDED IN INSTRUMENT NO. 2015-0057454, O.R.

PARCEL ID  
 14-111A-001  
 DOC. NO. 2014-0238627  
 REC. 06127121014

TRACT NO. 31469-7  
 M.B. 450139-45

TRACT NO. 31469-8  
 M.B. 453125-31

TRACT BOUNDARY





RECORDING REQUESTED BY  
AND WHEN RECORDED  
RETURN TO AND MAIL TAX  
STATEMENTS TO:

City of Beaumont  
550 East 6<sup>th</sup> Street  
Beaumont, CA 92223

APN 419-712-025  
*Transfer Tax Not Applicable: R&T Code 11922*  
*Exempt from Recording Fees: Gov. Code 27383*

SPACE ABOVE THIS LINE RECORDER'S USE

**GRANT DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Pardee Homes ("Grantor"), hereby GRANTS to the City of Beaumont, a municipal corporation ("Grantee"), the following described real property in the City of Beaumont, County of Riverside, State of California:

1.76 ACRES IN LOT 25 MB 428/080 TR 34290

**GRANTOR:**  
Pardee Homes

Dated: 12/07/20

Michael C Taylor  
By: Michael C Taylor  
Division President

# California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside

} s.s.

On December 7, 2020 before me, Ana E. Chavez Perez, Notary Public  
Name of Notary Public, Title

personally appeared Michael C. Taylor  
Name of Signer (1)

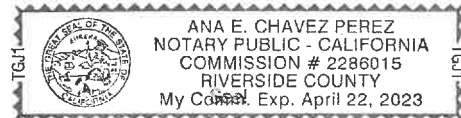
-----  
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
Signature of Notary Public



## OPTIONAL INFORMATION

*Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.*

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of \_\_\_\_\_

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_

The signer(s) capacity or authority is/are as:

- Individual(s)  
 Attorney-in-fact  
 Corporate Officer(s) \_\_\_\_\_  
Title(s)

- Guardian/Conservator  
 Partner - Limited/General  
 Trustee(s)  
 Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) Entity(ies) Signer is Representing

### Additional Information

#### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:  
 form(s) of identification  credible witness(es)

Notarial event is detailed in notary journal on:

Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

Other

Additional Signer  Signer(s) Thumbprints(s)

\_\_\_\_\_

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

# TRACT NO. 34290

BEING A SUBDIVISION OF A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO, MORE PARTICULARLY BEING ALL OF LOT 91 OF TRACT NO. 31488-3, FILED IN BOOK 348, PAGES 27 THROUGH 68, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

LEVI D. COX, L.S. 7930  
COUNTY CLERK

SEPTEMBER, 2005

### THIS SUBDIVISION CONTAINS:

- 25 MARKED LOTS
- 2 LETTERED STREET LOTS
- 27 LOTS TOTAL
- 6.77 ACRES GROSS

### OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON, THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND, THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY RESERVE FOR OPEN SPACE AND LANDSCAPE PURPOSES AND THE MAINTENANCE THEREOF, LOT 24, FOR THE SOLE BENEFIT OF OURSELVES, SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS MAP.

WE HEREBY DEDICATE TO THE CITY OF BEAUMONT FOR STREET AND PUBLIC UTILITY PURPOSES, LOT "A" SHOWN AS QUINCE STREET AND LOT "B" SHOWN AS QUINCE STREET AND LOT "C" SHOWN AS QUINCE STREET, WITHIN THIS TRACT MAP.

WE HEREBY DEDICATE TO THE CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES, THE (5) FIVE FOOT WIDE EASEMENTS, AS SHOWN WITHIN THIS TRACT MAP.

WE HEREBY DEDICATE TO THE CITY OF BEAUMONT AN EASEMENT FOR DRAINAGE PURPOSES OVER LOT 24, AS SHOWN WITHIN THIS MAP.

WE HEREBY OFFER FOR DEDICATION IN FEE SIMPLE TO THE CITY OF BEAUMONT, LOT 25 FOR DRAINAGE AND LANDSCAPE MAINTENANCE PURPOSES.

**PARSEE HOMES, CALIFORNIA CORPORATION**

*[Signature]*  
DAN LAMIN, SR., VICE PRESIDENT

**NOTARY ACKNOWLEDGEMENT**

STATE OF CALIFORNIA, ) SS:  
COUNTY OF RIVERSIDE, ) SS:  
I, **LEVI D. COX**, COUNTY CLERK, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF THE (5) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION AND IS BASED UPON A FIELD SURVEY IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE. AT THE REQUEST OF PARSEE HOMES, A CALIFORNIA CORPORATION, I HEREBY STATE THAT ALL THE INSTRUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS, IN ACCORDANCE WITH THE TERMS OF THE INSTRUMENTS AND AGREEMENT FOR THE MAP. I HEREBY STATE THAT THESE INSTRUMENTS ARE IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: September 12<sup>th</sup>, 2007

WE HEREBY OFFER FOR DEDICATION IN FEE SIMPLE TO THE CITY OF BEAUMONT, LOT 25 FOR DRAINAGE AND LANDSCAPE MAINTENANCE PURPOSES.

**PARSEE HOMES, CALIFORNIA CORPORATION**

*[Signature]*  
DAN LAMIN, SR., VICE PRESIDENT

**NOTARY ACKNOWLEDGEMENT**

STATE OF CALIFORNIA, ) SS:  
COUNTY OF RIVERSIDE, ) SS:  
I, **LEVI D. COX**, COUNTY CLERK, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF THE (5) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION AND IS BASED UPON A FIELD SURVEY IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE. AT THE REQUEST OF PARSEE HOMES, A CALIFORNIA CORPORATION, I HEREBY STATE THAT ALL THE INSTRUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS, IN ACCORDANCE WITH THE TERMS OF THE INSTRUMENTS AND AGREEMENT FOR THE MAP. I HEREBY STATE THAT THESE INSTRUMENTS ARE IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: September 12<sup>th</sup>, 2007

PERSONALLY KNOWN TO ME (OR PROVIDED TO ME ON THE BASIS OF MY PROFESSIONAL JUDGMENT) AND ADMONISHED TO ME THAT HE/SHE/HEN/IT EXECUTED THE SAME IN HIS/HER/IT'S AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/IT'S SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR THE ENTITY(ITIES) BY WHOM THE INSTRUMENT WAS EXECUTED, EXECUTED THE INSTRUMENT, BY COMMISSION EXPIRES 08/12/08.

*[Signature]*  
LEVI D. COX  
COUNTY CLERK

*[Signature]*  
LEVI D. COX  
COUNTY CLERK

**NOTARY ACKNOWLEDGEMENT**

STATE OF CALIFORNIA, ) SS:  
COUNTY OF RIVERSIDE, ) SS:  
I, **LEVI D. COX**, COUNTY CLERK, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF THE (5) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION AND IS BASED UPON A FIELD SURVEY IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE. AT THE REQUEST OF PARSEE HOMES, A CALIFORNIA CORPORATION, I HEREBY STATE THAT ALL THE INSTRUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS, IN ACCORDANCE WITH THE TERMS OF THE INSTRUMENTS AND AGREEMENT FOR THE MAP. I HEREBY STATE THAT THESE INSTRUMENTS ARE IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: September 12<sup>th</sup>, 2007

BY COMMISSION EXPIRES 08/12/08

*[Signature]*  
LEVI D. COX  
COUNTY CLERK

*[Signature]*  
LEVI D. COX  
COUNTY CLERK

### RECORDER'S STATEMENT

FILED THIS 19<sup>th</sup> DAY OF MARCH, 2008 AT  
BEAUMONT, IN BOOK 348, PAGES 27 THROUGH 68,  
AT THE REQUEST OF THE  
CITY OF BEAUMONT,  
NO. 2008-0135584

LEVI D. COX, COUNTY CLERK-RECORDER  
BY: *[Signature]*  
SUBDIVISION GUARANTEE: CHICAGO TILE COMPANY

### SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF THE (5) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION AND IS BASED UPON A FIELD SURVEY IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE. AT THE REQUEST OF PARSEE HOMES, A CALIFORNIA CORPORATION, I HEREBY STATE THAT ALL THE INSTRUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS, IN ACCORDANCE WITH THE TERMS OF THE INSTRUMENTS AND AGREEMENT FOR THE MAP. I HEREBY STATE THAT THESE INSTRUMENTS ARE IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: September 12<sup>th</sup>, 2007



LEVI D. COX, L.S. 7930

### CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 34290, WHICH WAS APPROVED BY THE BEAUMONT CITY COUNCIL ON MARCH 21, 2006 AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF TITLE 16 OF THE BEAUMONT MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, THAT THE PLANS FOR DRAINAGE, DRAINAGE WORKS AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOODS HAVE BEEN APPROVED, THAT A COMPLETE SET OF PLANS FOR THE CONSTRUCTION OF ALL REQUIRED IMPROVEMENTS HAS BEEN FILED WITH THE COUNTY ENGINEER'S OFFICE AND THAT ALL IMPROVEMENTS HAVE BEEN DECEDED AND APPROVED, AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE SUBDIVISION MAP ACT AND AGREEMENT WITH THE CITY OF BEAUMONT CONCERNING COMPLETION OF ALL IMPROVEMENTS, ACCEPTING THE TIME FOR COMPLETING THE SAME AS MAY BE REQUIRED BY THE CONDITIONS OF APPROVAL DATED MARCH 21, 2006.

FOR DEEPAK MOORJANI, P.E. 51047, CITY ENGINEER, CITY OF BEAUMONT



DATED: 19<sup>th</sup> Dec 2007  
BY: *[Signature]*  
LEVI D. COX, L.S. 7930  
(LIC. EXPIRES 12/31/2008)

### BEAUMONT CITY COUNCIL CERTIFICATE

HEREBY CERTIFY THAT THIS MAP WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF BEAUMONT ON 19<sup>th</sup> DAY OF DEC, 2007, AND THAT THE OFFICER(S) DEPICTED HEREON WERE NOT ACCEPTED. THE CITY COUNCIL ACTION WAS TAKEN AT A REGULAR MEETING OF THE CITY COUNCIL HELD AT THE CITY ENGINEER'S OFFICE, BEAUMONT, CALIFORNIA, AND WITHOUT FURTHER ACTION BY THE SUBDIVIDER, RESIDING ITS ACTION TO THE RIVERSIDE COUNTY RECORDER.

THE DEDICATION TO FOR STREET AND PUBLIC UTILITY PURPOSES, LOT "A" SHOWN AS QUINCE STREET AND LOT "B" SHOWN AS QUINCE STREET, WITHIN THIS TRACT MAP.

THE DEDICATION FOR PUBLIC UTILITY PURPOSES, THE (5) FIVE FOOT WIDE EASEMENTS, AS SHOWN WITHIN THIS TRACT MAP.

THE DEDICATION OF AN EASEMENT FOR DRAINAGE PURPOSES OVER LOT 24, AS SHOWN WITHIN THIS MAP.

THE DEDICATION IN FEE SIMPLE OF LOT 25 FOR DRAINAGE AND LANDSCAPE MAINTENANCE PURPOSES, AS OFFERED FOR DEDICATION AND AS SHOWN WITHIN THIS MAP.

DATED: 12-27, 2007

*[Signature]*  
CITY ENGINEER, CITY OF BEAUMONT,  
RIVERSIDE COUNTY, CALIFORNIA

### TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 3,000.00.

DATED: 9-5, 2008

PAUL McDONNELL, COUNTY TAX COLLECTOR

BY: *[Signature]*  
DEPUTY

### TAX REND CERTIFICATE

I HEREBY CERTIFY THAT A REND IN THE SUM OF \$ 3,000.00 HAS BEEN DECEDED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID REND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED: 9-5, 2008

WANCY ROBERTO, COUNTY TAX COLLECTOR

BY: *[Signature]*  
DEPUTY

### SIGNATURE OMISSIONS NOTE

PURSUANT TO SECTION 66006 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

- RIVERSIDE ABSTRACT COMPANY, HOLDER OF AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES, RECORDED APRIL 1, 1974, IN BOOK 371, PAGE 177, OF DEEDS (BLANKET IN NATURE).
- SOUTHERN CALIFORNIA INVESTMENT COMPANY, HOLDER OF AN EASEMENT FOR WATER PIPES AND OTHER CONDUITS, RECORDED SEPTEMBER 4, 1983, IN BOOK 4, PAGE 333 OF DEEDS (BLANKET IN NATURE).

### SOILS REPORT NOTE

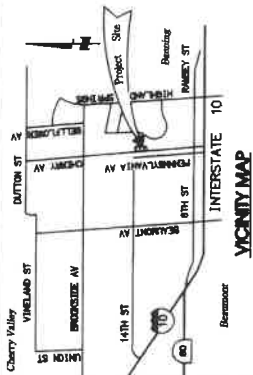
PRELIMINARY SOILS INVESTIGATION REPORT FOR TENTATIVE TRACT NO. 31488, DATED NOVEMBER 21, 2003, AS PROJECT NO. 03-81-238-02, WAS PREPARED BY COMPOSE CONSULTANTS, AS REQUIRED BY SECTION 17663.5 OF THE CALIFORNIA HEALTH AND SAFETY CODE. A COPY OF SAID REPORT, WITH SUPPLEMENTS THEREIN, ARE ON FILE FOR PUBLIC INSPECTION IN THE CITY ENGINEER'S OFFICE.

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TRACT NO. 34290**

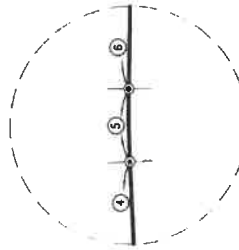
BEING A SUBDIVISION OF A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY BEING ALL OF LOT 91 OF TRACT NO. 31468-1, FILED IN BOOK 380, PAGES 72 THROUGH 85, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

LEVI D. COX, L.S. 7930

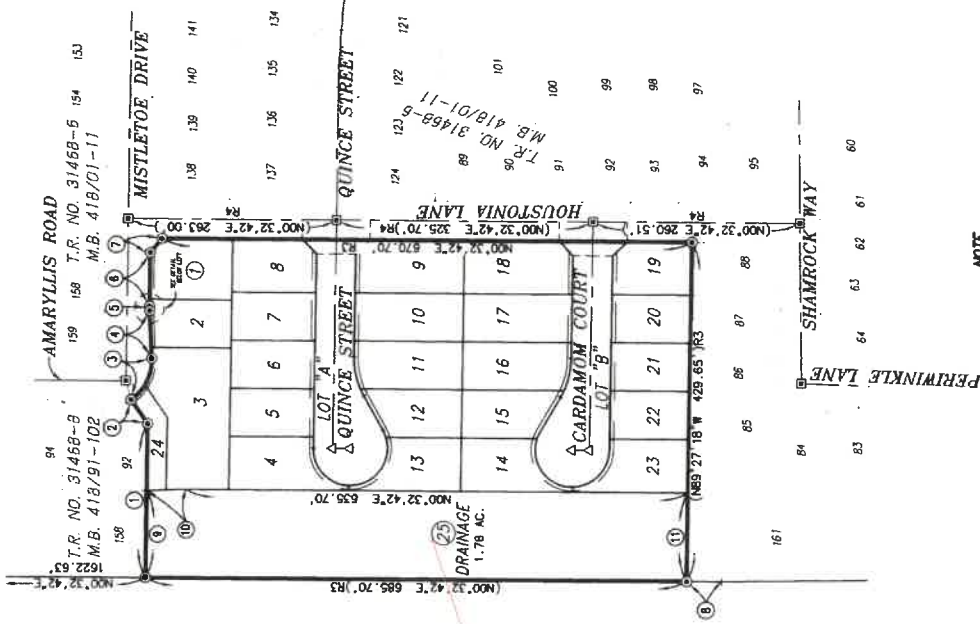
SEPTEMBER, 2005



NO	BEARINGS/Delta	RADIUS	LENGTH
1	N89°27'18"W	---	194.88 R3
2	S55°15'17"E	(6)	36.93 R3
3	S58°13'35"E	(60.00)	60.97 R3
4	N87°01'42"E	---	(60.30) R3
5	S3°31'00"	(100.00)	(6.14) R3
6	N89°27'18"W	---	(67.65) R3
7	N49°38'58"W	---	(23.43) R3
8	N80°37'42"E	---	45.86
9	N80°37'42"E	---	10.14
10	N01°58'11"W	---	50.14
11	N89°27'18"W	---	112.00



DETAIL M.F.S.



**EASEMENT NOTES.**

① INDICATES AN EASEMENT IN FAVOR OF THE CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES AND THE MAINTENANCE THEREOF.

**SURVEYOR'S NOTES.**

- ( ) = RECORD DATA
- R1 = DENOTES RECORD DATA PER TRACT NO. 30319-1, RECORDED IN MAP BOOK 321, PAGE 45 THRU 54, OF OFFICIAL RECORDS, COUNTY OF RIVERSIDE.
- R2 = DENOTES RECORD DATA PER TRACT NO. 31468-1, RECORDED IN MAP BOOK 389, PAGE 1 THRU 6, OF OFFICIAL RECORDS, COUNTY OF RIVERSIDE.
- R3 = DENOTES RECORD DATA PER TRACT NO. 31468-1, RECORDED IN MAP BOOK 389, PAGE 72 THRU 83, OF OFFICIAL RECORDS, COUNTY OF RIVERSIDE.
- R4 = DENOTES RECORD DATA PER TRACT NO. 30319-1, RECORDED IN MAP BOOK 334, PAGE 60 THRU 68, OF OFFICIAL RECORDS, COUNTY OF RIVERSIDE.
- R5 = DENOTES RECORD DATA PER TRACT NO. 31893-1, RECORDED IN MAP BOOK 372, PAGE 45 THRU 56, OF OFFICIAL RECORDS, COUNTY OF RIVERSIDE.
- R6 = DENOTES RECORD DATA PER GRANT DEED REC 5/1/2003 AS INST. #2003-031006.
- (P) = DENOTES RADIAL BEARING
- ALL MONUMENTS SHOWN AS SET WILL BE SET WITHIN ONE YEAR AFTER THE ACCEPTANCE OF IMPROVEMENTS BY CITY COUNCIL.
- ALL SET MONUMENTS WILL BE SET PER RIVERSIDE COUNTY STANDARDS.
- SET 1" IRON PIPE TAGGED "L.S. 7930" IN GROUND, FLUSH, OR A LEAD, THICK AND TAG "L.S. 7930" IN CONCRETE AT ALL LOT CORNERS EXCEPT LOT CORNERS THAT ABUT A STREET WHICH WILL BE MARKED ON AN OFFSET INSIDE STREET RIGHT-OF-WAY OR SIDELINES PRODUCED, IN TOP OF CURB, UNLESS OTHERWISE NOTED. (NO MONUMENTS WILL BE SET FOR CORNER CUTTERS, B.C.S., E.C.S., P.C.C.S OR P.R.C.S THAT ABUT A STREET WHICH ARE NOT LOT CORNERS MARKING SIDELINES, UNLESS OTHERWISE NOTED.)
- △ INDICATES SET 5/8" COPPER CLAD STEEL PIN W/1-1/2" BRASS CAP STAMPED "L.S. 7930", IN ASPHALT, FLUSH, (RIVERSIDE COUNTY STD. 903, TYPE "B" MONUMENT)
- INDICATES SET 2" IRON PIPE & TAG "L.S. 7930", FLUSH, IN THE GROUND OR IN ASPHALT, OR A LEAD, THICK AND TAG "L.S. 7930" IN CONCRETE.

**NOTE**

SEE SHEET 2 FOR BOUNDARY CONTROL, SHEET INDEX MAP, VICINITY MAP, MONUMENT NOTES, AND BASIS OF BEARINGS NOTE.

RECORDING REQUESTED BY  
AND WHEN RECORDED  
RETURN TO AND MAIL TAX  
STATEMENTS TO:

City of Beaumont  
550 East 6<sup>th</sup> Street  
Beaumont, CA 92223

APN 408-201-031

SPACE ABOVE THIS LINE RECORDER'S USE

*Transfer Tax Not Applicable: R&T Code 11922*

*Exempt from Recording Fees: Gov. Code 27383*

**GRANT DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Pardee Homes ("Grantor"), hereby GRANTS to the City of Beaumont, a municipal corporation ("Grantee"), the following described real property in the City of Beaumont, County of Riverside, State of California:

ACRES 0.20140177 ACREAGE QUAL CODE ML LOT 33 LOT TYPE L MAP  
PLAT B 470 MAP PLAT P 094 SUBDIVISION NAME TR 37427

**GRANTOR:**  
Pardee Homes

Dated: 12/07/20

By:   
Michael C. Taylor  
IE Division President

# California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
 County of Riverside } s.s.

On December 7, 2020 before me, Ana E. Chavez Perez, Notary Public  
Name of Notary Public, Title

personally appeared Michael C. Taylor  
Name of Signer (1)

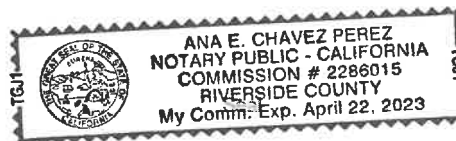
-----  
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
Signature of Notary Public



## OPTIONAL INFORMATION

*Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.*

## Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of \_\_\_\_\_

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) \_\_\_\_\_  
Title(s)

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) Entity(ies) Signer is Representing

## Additional Information

### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- form(s) of identification  credible witness(es)

Notarial event is detailed in notary journal on:

Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

### Other

- Additional Signer  Signer(s) Thumbprints(s)

\_\_\_\_\_

THIS SUBDIVISION CONTAINS:

33 NUMBERED LOTS  
4 LETTERED LOTS  
37 LOTS TOTAL  
8.40 ACRES GROSS

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

SHEET 1 OF 4 SHEETS

# TRACT NO. 37427

BEING A PORTION OF LOT 9 AS PER MAP FILED IN BOOK 10, PAGE 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 35, T. 2 S., R. 1 W., S.B.M.

**Michael Baker**  
INTERNATIONAL

### RECORDER'S STATEMENT

FILED THIS 11<sup>TH</sup> DAY OF OCTOBER, 2019 AT 1:04 P.M.  
IN BOOK 470 OF MAPS AT PAGES 94-97 AT  
THE REQUEST OF THE CITY CLERK, CITY OF BEAUMONT,  
NO. ADJUTANT GENERAL  
FEE \$ 15.00  
PETER ALMANA, ASSESSOR-COUNTY CLERK-RECORDER

BY: Yusuf, DEPUTY  
SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY

### OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES: LOT "A" (CHERRY AVENUE), LOT "B" (OCALA LANE), LOT "C" (THINLEY WAY), AND LOT "D" (TIELO STREET). THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES, SUBJECT TO IMPROVEMENTS.

WE HEREBY RETAIN FOR DRAINAGE PURPOSES AND THE MAINTENANCE THEREOF, LOT 32 FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP. (FOR TURNOVER TO THE HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE.)

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES: WE HEREBY DEDICATE IN FEE TO THE CITY OF BEAUMONT, LOT 33 FOR DRAINAGE AND LANDSCAPE PURPOSES AND THE MAINTENANCE THEREOF.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE EASEMENTS DESIGNATED AS "S" PUE OVER LOTS 1 THROUGH 32, INCLUSIVE. THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES.

PARADE HOMES, A CALIFORNIA CORPORATION

Jeff Chambers  
JEFF CHAMBERS  
VICE PRESIDENT

Michael C. Taylor  
MICHAEL C. TAYLOR  
DIVISION PRESIDENT

### NOTARY ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA ) (INSERT NAME)  
COUNTY OF RIVERSIDE ) SS.  
ON NOV. 1, 2019 BEFORE ME, ANA E. CHAVEZ PEREZ, A NOTARY PUBLIC

PERSONALLY APPEARED JEFF CHAMBERS AND MICHAEL C. TAYLOR  
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY, UNDER THE LAWS OF THE STATE OF CALIFORNIA, THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

Ana E. Chavez Perez  
SIGNATURE  
ANA E. CHAVEZ PEREZ  
PRINT NAME

MY COMMISSION EXPIRES 4/22/20 COMMISSION # 2206015

MY PRINCIPAL PLACE OF BUSINESS IS RIVERSIDE COUNTY.

### NOTARY ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS.  
ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_ (INSERT NAME) A NOTARY PUBLIC

PERSONALLY APPEARED \_\_\_\_\_  
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY, UNDER THE LAWS OF THE STATE OF CALIFORNIA, THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

\_\_\_\_\_  
SIGNATURE  
\_\_\_\_\_  
PRINT NAME  
MY COMMISSION EXPIRES \_\_\_\_\_  
MY PRINCIPAL PLACE OF BUSINESS IS \_\_\_\_\_ COUNTY.

### SIGNATURE OMISSIONS NOTE

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

- 1) THE COUNTY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR PUBLIC ROAD AND DRAINAGE, PUBLIC UTILITY AND PUBLIC SERVICES AND INCIDENTAL PURPOSES, RECORDED JUNE 11, 1991 AS INSTRUMENT NO. 196331, O.R.

### SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PARADE HOMES, A CALIFORNIA CORPORATION, IN APRIL OF 2015. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET WITHIN ONE YEAR FROM ACCEPTANCE OF IMPROVEMENTS BY CITY COUNCIL AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED OCTOBER 31, 2019  
Christopher Lee Alberts  
CHRISTOPHER LEE ALBERTS, L.S. 6508



### CITY SURVEYOR'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT MAP 37427 AS FILED, AMENDED, AND APPROVED BY THE CITY COUNCIL ON \_\_\_\_\_ THE EXPIRATION DATE BEING \_\_\_\_\_, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED 13 Nov, 2019  
Erik Howard  
ERIK HOWARD, CITY SURVEYOR  
L.S. 7648



### TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT THOSE OF NATURE ASSESSMENTS COLLECTED AS TAXES WHICH ARE NOT PAYABLE, WHICH ARE ESTIMATED TO BE \$ \_\_\_\_\_

DATED November 5, 2019  
JON CHRISTENSEN, COUNTY TAX COLLECTOR  
BY: Sharon Larson DEPUTY

### TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ \_\_\_\_\_ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN FULLY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED \_\_\_\_\_, 20\_\_\_\_  
CASH OR SURETY TAX BOND  
JON CHRISTENSEN  
COUNTY TAX COLLECTOR  
\_\_\_\_\_  
DEPUTY

### BEAUMONT CITY COUNCIL CERTIFICATE

THE CITY OF BEAUMONT, STATE OF CALIFORNIA, BY ITS CITY COUNCIL, HEREBY APPROVES TRACT NO. 37427.

THE DEDICATION OF LOT "A" (CHERRY AVENUE) IN FEE IS ACCEPTED.

THE DEDICATION OF LOT "B" (OCALA LANE), LOT "C" (THINLEY WAY), AND LOT "D" (TIELO STREET) IN FEE FOR STREET AND PUBLIC UTILITY PURPOSES, ARE ACCEPTED, SUBJECT TO IMPROVEMENTS.

LOT 33, IN FEE FOR DRAINAGE AND LANDSCAPE PURPOSES AND THE MAINTENANCE THEREOF IS ACCEPTED, SUBJECT TO IMPROVEMENTS.

THE EASEMENTS FOR PUBLIC UTILITY PURPOSES SHOWN AS "S" PUE OVER LOTS 1 THROUGH 32, INCLUSIVE, ARE ACCEPTED, SUBJECT TO IMPROVEMENTS.

WE HEREBY CERTIFY THE ABANDONMENT OF THE FOLLOWING:

THE EASEMENT FOR PUBLIC ROAD AND DRAINAGE, PUBLIC UTILITY AND PUBLIC SERVICES AND INCIDENTAL PURPOSES, IN FAVOR OF THE COUNTY OF RIVERSIDE, RECORDED JUNE 11, 1991 AS INSTRUMENT NO. 196331, O.R.

DATED November 25, 2019  
[Signature]  
CITY CLERK, CITY OF BEAUMONT,  
RIVERSIDE COUNTY, CALIFORNIA

### ABANDONMENT NOTE

PURSUANT TO SECTIONS 66434(g) OF THE SUBDIVISION MAP ACT, THE APPROVAL AND RECORDATION OF THIS PARCEL MAP CONSTITUTES ABANDONMENT OF THE FOLLOWING:

AN EASEMENT FOR PUBLIC ROAD AND DRAINAGE, PUBLIC UTILITY AND PUBLIC SERVICES AND INCIDENTAL PURPOSES, IN FAVOR OF THE COUNTY OF RIVERSIDE, RECORDED JUNE 11, 1991 AS INSTRUMENT NO. 196331, O.R. AND NOT SHOWN HEREON.

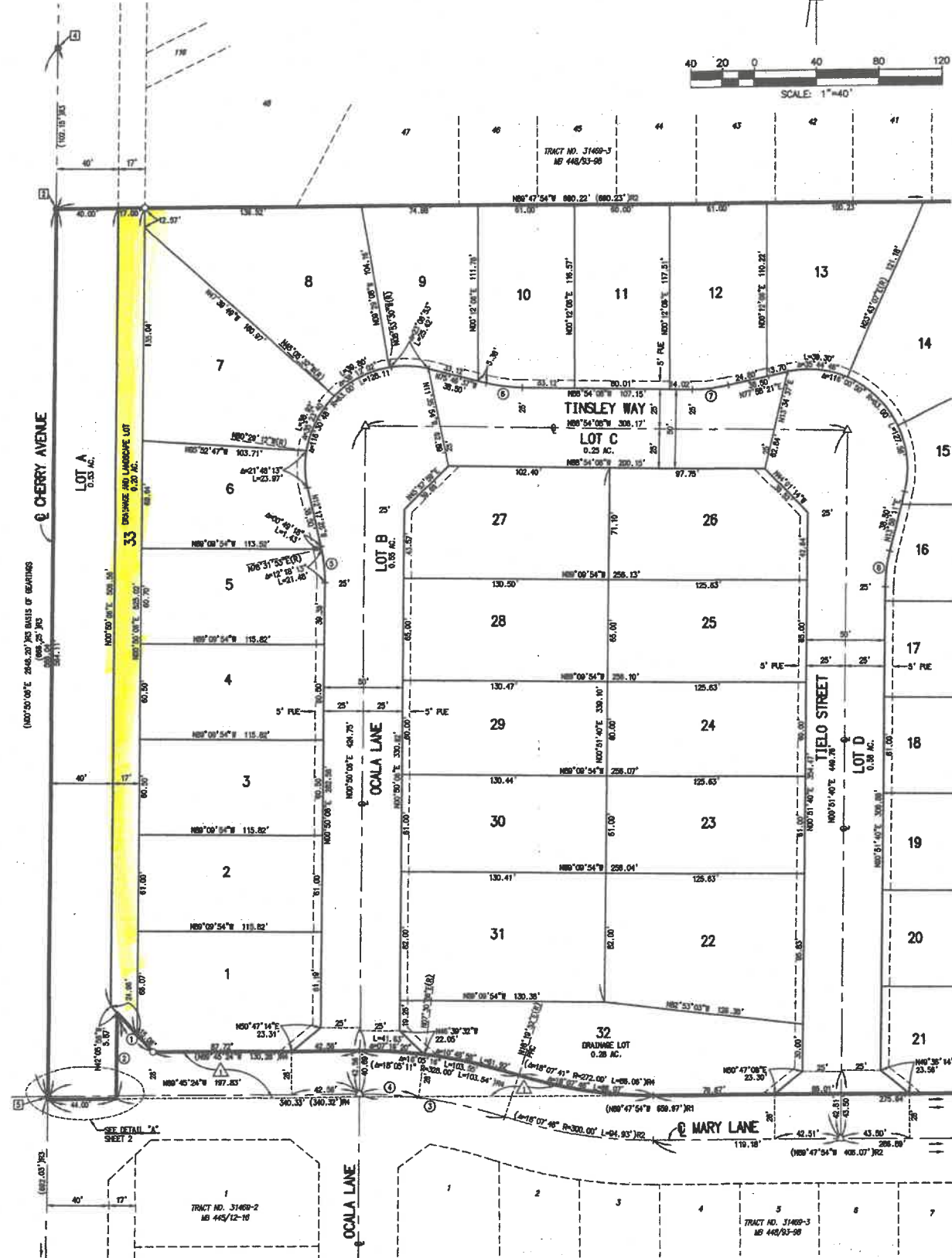
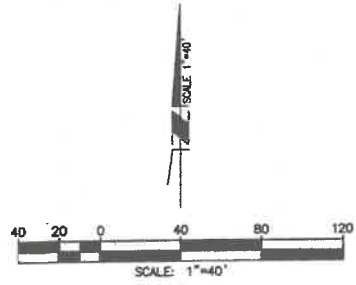
NOTE:  
SEE SHEET 2 FOR BASIS OF  
BEARINGS, SURVEYOR'S NOTES,  
EXCERPTS AND BOUNDARY CONTROL.

# TRACT NO. 37427

BEING A PORTION OF LOT 9 AS PER MAP FILED IN BOOK 10, PAGE 2 OF MAPS, IN THE  
OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, IN THE SOUTH  
HALF OF THE NORTHWEST QUARTER OF SECTION 35, T. 2 S., R. 1 W., S.B.M.

**Michael Baker**  
INTERNATIONAL

LINE/CURVE DATA TABLE			
NO.	BEARING/Delta	RADIUS	LENGTH
1	100°00'00"E	---	54.14' (R)
2	100°00'00"E	---	55.14' (R)
3	100°00'00"E	300.00'	34.71'
4	09°18'00"E	300.00'	33.38'
5	13°07'31"	100.00'	22.91'
6	13°07'31"	100.00'	22.91'
7	13°07'31"	100.00'	22.91'
8	13°07'31"	100.00'	22.91'



SEE SHEET 4