

IN THE COUNTY OF RIVERSIDE, TO BE INCORPORATED INTO THE CITY OF BEAUMONT
TENTATIVE TRACT MAP NO. 32850
 BEING A PORTION OF THE SOUTHERLY 50 ACRES OF THE WEST ONE-HALF,
 OF THE NORTHEAST ONE-QUARTER, OF SECTION 15, TOWNSHIP 3 SOUTH,
 RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN.

JULY 2005

NOTES

- ASSESSORS PARCEL NUMBER: 421-110-0-14
- EXIST ZONING: RA (RESIDENTIAL OF RIVERSIDE)
- PROPOSED ZONING: R-3P
- PROJECT AREA: 1,257,258 SF = 28.69 AC.
 DESTROYED/PROPOSED GROSS AREA: 1,060,000 SF = 24.00 AC.
 EXISTING NET AREA: 1,777,125 SF = 40.32 AC.
 PROPOSED NET AREA: 1,742,824 SF = 39.83 AC.
 ADDITIONAL DEDICATION: 2691 SF = 0.23 AC
- MAX LOT SIZE: 7210 SF
 MAX LOT 9/11: 14800 SF
 AVERAGE LOT SIZE: 21117 SF
 LOT # 1: 16,324 SF = 0.37 AC. (EXTENSION BANNED)
 LOT # 2: 78,724 SF = 1.80 AC. (PARK)
 LOT # 3: 64,427 SF = 1.46 AC.
 TOTAL OPEN SPACE: 1,625,145 SF OF 3.65 AC.
 TOTAL NUMBER OF LOTS: 95
 PROPOSED DENSITY: 3.17 UDS/ACROSS AC
- PRELIMINARY GRADING**
 THE CONCEPTUAL GRADING SHOWN HERE ON IS FOR PRELIMINARY PLANNING PURPOSES ONLY AND IS SUBJECT TO REVISIONS (NOTE: SLOPED LEAS THAT ARE NOT FICD APPROVED)
- PRELIMINARY ESTIMATE OF EARTHWORKS:**
 134,000 CU YD CUT
 103,000 CU FILL
 31% IS PROPOSED TO BE BALANCED

LEGAL DESCRIPTION

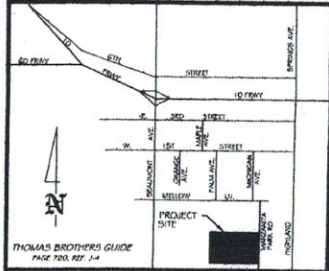
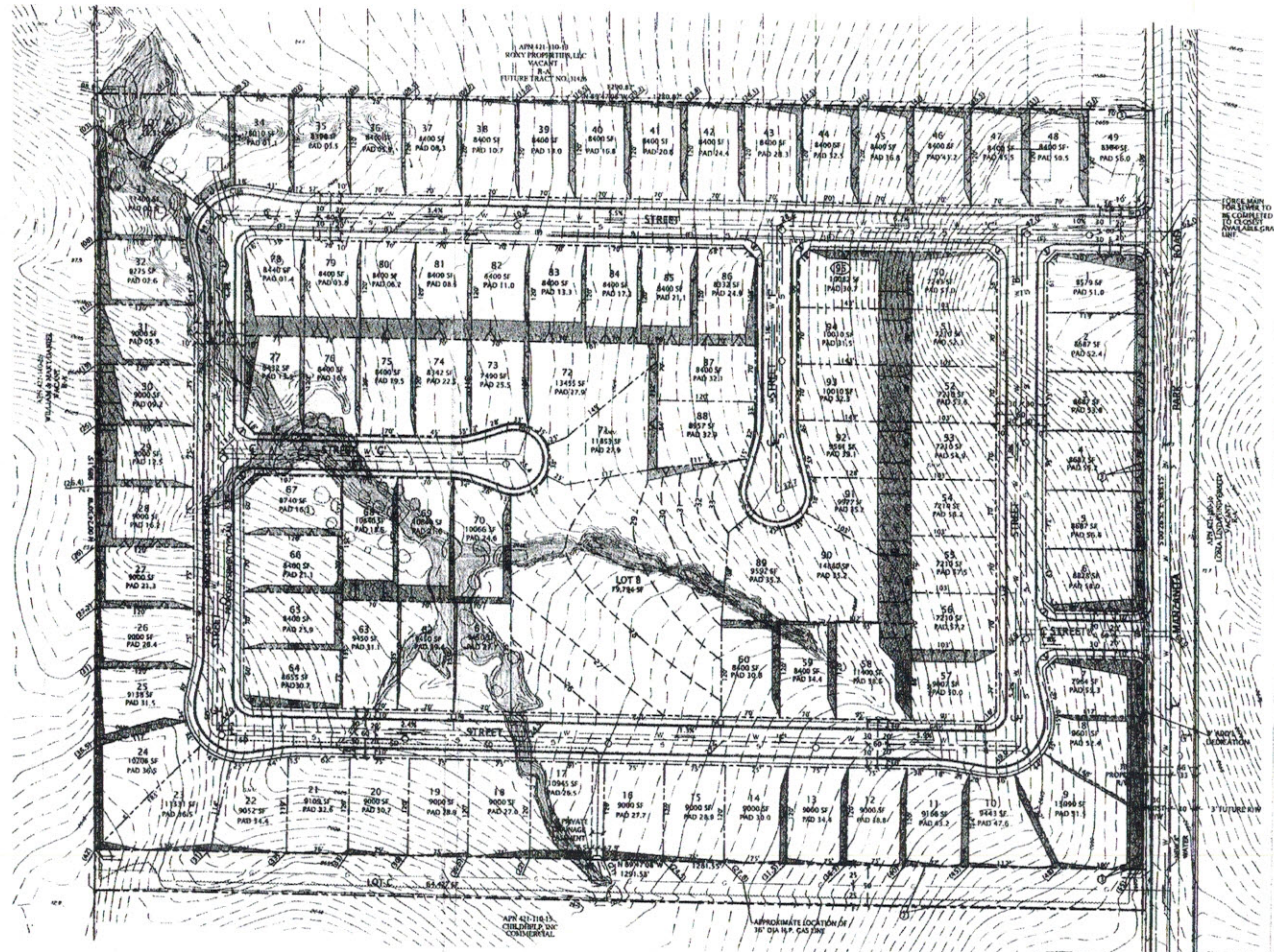
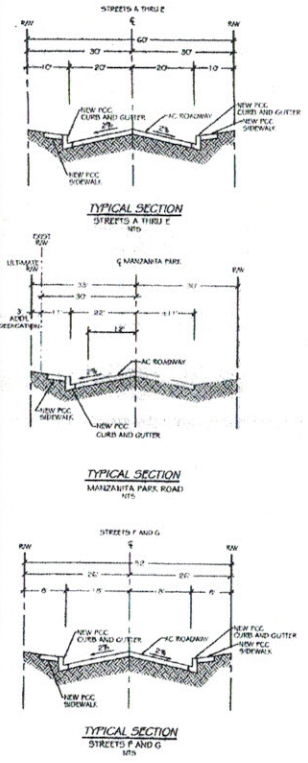
TENTATIVE TRACT NO. 32850 BEING A SUBDIVISION OF THE FOLLOWING: THE SOUTHERLY 50 ACRES OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN. (SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN) THE SOUTHERLY 50 ACRES THEREOF DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER, (1) 1/2 MILE NORTH OF 25TH STREET ON THE WEST LINE THEREOF, 620.00 FEET; THENCE SOUTH 87°04'00" EAST, 1319.40 FEET TO THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST ONE-QUARTER; THENCE SOUTH 02°12'00" EAST OF SAID EAST LINE, 620.00 FEET TO THE SOUTHWEST CORNER OF SAID WEST HALF; THENCE NORTH 89°44'00" WEST, 1317.04 FEET TO THE POINT OF BEGINNING.
 ALSO EXCEPTING THEREFROM THE EASTERS 30 FEET OF SAID LAND (CONVEYED TO THE COUNTY OF RIVERSIDE BY GFD# RECORDED FEBRUARY 5, 1929 AS INSTRUMENT NO. 11,662)

EASEMENTS

- AN EASEMENT FOR RIGHTS AND EGRESS AND RECREATIONAL PURPOSES, RECORDED AS INSTRUMENT NO. 10,103 AS INSTRUMENT NO. 640-3 (RECORDED IN FAVOR OF WILBUR H. STURMICK, ET AL.) TO BE ABANDONED.
- AN EASEMENT FOR RIGHT OF WAY FOR UTILITIES AND RECREATIONAL PURPOSES, RECORDED FEBRUARY 16, 1971 AS INSTRUMENT NO. 15790 OF OFFICIAL RECORDS, IN FAVOR OF SOUTHERN CALIFORNIA GAS CO. AND SOUTHERN CALIFORNIA GAS CO.
- AN EASEMENT FOR PUBLIC UTILITIES AND RECREATIONAL PURPOSES, RECORDED FEBRUARY 27, 1997 AS INSTRUMENT NO. 28236 OF OFFICIAL RECORDS, IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY.

UTILITY PURVISORS:

- WATER:**
 BEAUMONT CREEK VALLEY WATER DISTRICT
 540 MANGONIA AVENUE
 BEAUMONT, CA 92523
 (909) 845-9000
- SEWER:**
 CITY OF BEAUMONT
 250 E. 50TH STREET
 BEAUMONT, CA 92523
 (909) 763-8500
- GAS:**
 SOUTHERN CALIFORNIA GAS COMPANY
 P.O. BOX 3003
 BEAUMONT, CA 92517-0306
 (909) 333-7500
- ELECTRIC:**
 SOUTHERN CALIFORNIA ELECTRIC
 267 TEMERANCE STREET
 RIVERSIDE, CA 92573
 (951) 357-4770
- CABLE:**
 ADELPHI CABLE
 1732 ORANGE TREE LAKE
 RIVERSIDE, CA 92573
 (909) 750-2220



BENCHMARK:
 BEING A SPREAD BENT TOP CONCRETE FOOTING, ON PENINSULA AREA 600 FEET SOUTH OF FIRST STREET, 18 FEET NORTH OF THE NORTH ENTRANCE TO THE SUNNOLY CENTER, AND 5 FEET EAST OF PENINSULA AVENUE IN THE NORTHWEST CORNER OF A 4'X4' PAD UNDER STONE GATE POST. A BRASS BOLT IN THE TOP OF THE CONCRETE FOOTING OF THE SAME POST AND MARKED C-2-C.

LEGEND
 - - - - - SOAKER FORCE MAIN
 - - - - - SOAKER TRAVEL MAIN
 - - - - - WATER MAIN
 ■ Fish + Game

JUL 26 2005

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 ASSESSORS PARCEL NUMBER 421-110-0-14
 COUNTY OF RIVERSIDE

THATCHER ENGINEERING & ASSOCIATES, INC.
 248 5TH STREET, SUITE B
 ATLANTA, GEORGIA 30376
 (404) 748-7772 FAX (404) 748-7776

BEAUMONT PROPERTIES
 ATTN: ANDREW
 731 WASHINGTON DRIVE
 RIVERSIDE, CA 92574
 (909) 793-4470

DATE: 7/23/05
 SHEET: 1 OF 1