



City of Beaumont

550 E. 6th Street
Beaumont, CA 92223
(951) 769-8520
www.ci.beaumont.ca.us

Case No. RW2020-0548
Receipt No. RO111260
Fee \$ 3,898.92
Date Paid 9/14/20
INV. 9934

BOND EXONERATION APPLICATION

Bond Type: Performance Maintenance Final Monument Inspection Other: _____

1. Contact's Name Rick Rush Phone (951) 529-7795

2. Contact's Address 1250 Corona Pointe Court Suite 600 Corona, CA 92879
City/State/Zip

5. Contact's E-mail rick.e.rush@sbcglobal.net

3. Developer Name Pardee Homes Phone (951) 529-7795
(If corporation or partnership application must include names of principal officers or partners)

4. Developer Address Same As Above City/St/Zip

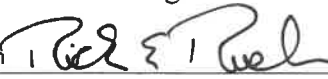
5. Description of Bonds (including Bond Number, Tract Map/Application number, Lot number, and description of improvements covered):

Bond #929622431
Monument Bond Tract 31469-4
105 Numbered Lots, 10 Lettered Lots (115 Total Lots) \$3,898.92

6. **CERTIFICATION OF ACCURACY AND COMPLETENESS:** I hereby certify that to the best of my knowledge the information in this application and all attached answers and exhibits are true, complete, and correct.

Rick Rush  09/02/2020
Print Name and Sign – Contact/Applicant Date

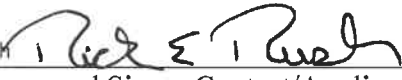
7. Contractor shall indemnify, defend, and hold harmless the City and its officers, officials, employees and volunteers from and against any and all liability, loss, damage, expense, costs (including without limitation costs and fees of litigation) of every nature arising out of or in connection with contractor's performance of work hereunder or its failure to comply with any of its obligations for which this Bond exoneration is requested, except for such loss or damage which was caused by the active negligence of the City.

Rick Rush  09/02/2020
Print Name and Sign – Contact/Applicant Date

8. Developer/Contractor has completed all the following items prior to requesting release or has included them in the application.

- Remove and replace concrete and AC as needed where lifting.
- Provide AC crack fill as needed. Crack fill/seal shall be hot asphaltic emulsion.
- Provide Type II slurry coat for all road surfaces.
- Restore/Verify pavement striping/markings.
- Restore/Verify blue dots and signage as needed.
- Clean and camera sewer. Provide report and video copy of camera survey.
- Provide all final geotechnical reports.
- Provide Engineers' certification for line and grade within Right-of-Way.
- Provide Landscape Architects Certification as required.

Rick Rush



09/02/2020

Print Name and Sign – Contact/Applicant

Date

EXHIBIT "A"

PERFORMANCE BOND

WHEREAS, the City Council of the City of Beaumont, State of California, and Pardee Homes (hereinafter designated as "Principal") have entered into an agreement whereby Principal agrees to install and complete certain designated public improvements, which agreement, dated October 2, 2015, and identified as project TMP/PM/PP/CUP *, is hereby referred to and made a part hereof; and *Sundance PA35A TR #31469-4 Survey Monumentation

WHEREAS, Principal is required under the terms of the said agreement to furnish a bond for the faithful performance of said agreement.

NOW, THEREFORE, we, the Principal and The Continental Insurance Company, as Surety, are held and firmly bound unto the City of Beaumont (hereinafter called "City"), in the penal sum of Sixty Eight Thousand Five Hundred and no/100 dollars (\$ 68,500.00) lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, successors, executors and administrators, jointly and severally, firmly by these presents.

The condition of this obligation is such that if the Principal, his or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and provisions in the said agreement and any alteration thereof made as therein provided, on his or their part to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the City, its officers, agents and employees as therein stipulated, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect.

As part of the obligation secured hereby and in addition to the face amount specified therefor, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by the City in successfully enforcing such obligation, all to be taxed as costs and included in any judgment therein rendered.

The Surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the agreement or to the work to be performed thereunder or the specifications accompanying the same shall in any way affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the agreement or to the work or to the specifications.

IN WITNESS WHEREOF, this instrument has been duly executed by the Principal and Surety above named, on October 2, 2015.

PRINCIPAL: Pardee Homes



By Jeff Chambers

Title VP Community Development

SURETY: The Continental Insurance Company



By Janina Monroe

Title Attorney-In-Fact

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 Orange }

On 07/15/15 before me, Brianne Davis, Notary Public
(Please insert name and title of the officer)

personally appeared Janina Monroe
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.

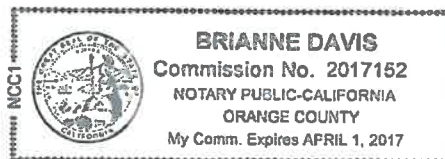
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Brianne Davis

Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer
- _____ (Title)
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That The Continental Insurance Company, a Pennsylvania insurance company, is a duly organized and existing insurance company having its principal office in the City of Chicago, and State of Illinois, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Janina Monroe, Tom Mc Call, Paul Boucher, Individually

of Irvine, CA, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind them thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the insurance company and all the acts of said Attorney, pursuant to the authority hereby given is hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law and Resolutions, printed on the reverse hereof, duly adopted, as indicated, by the Board of Directors of the insurance company.

In Witness Whereof, The Continental Insurance Company has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 5th day of March, 2015.

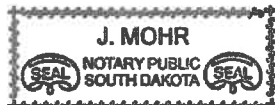


The Continental Insurance Company

Paul T. Bruflat
Paul T. Bruflat Vice President

State of South Dakota, County of Minnehaha, ss:

On this 5th day of March, 2015, before me personally came Paul T. Bruflat to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of The Continental Insurance Company, a Pennsylvania insurance company, described in and which executed the above instrument; that he knows the seal of said insurance company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said insurance company and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said insurance company.



My Commission Expires June 23, 2015

J. Mohr
J. Mohr Notary Public

CERTIFICATE

I, D. Bult, Assistant Secretary of The Continental Insurance Company, a Pennsylvania insurance company, do hereby certify that the Power of Attorney herein above set forth is still in force, and further certify that the By-Law and Resolution of the Board of Directors of the insurance company printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said insurance company this _____ day of _____.



The Continental Insurance Company

D. Bult
D. Bult Assistant Secretary

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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.

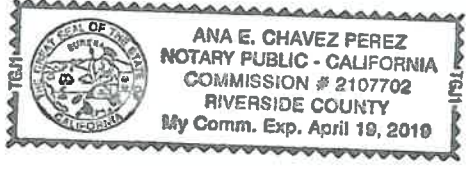
State of California)
County of Riverside)

On October 2, 2015 before me, Ana E. Chavez Perez, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Jeff Chambers
Name(s) of Signer(s)

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 [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

EXHIBIT "B"

PAYMENT BOND

WHEREAS, the City Council of the City of Beaumont, State of California, and Pardee Homes (hereafter designated as "the Principal") have entered into an agreement whereby the Principal agrees to install and complete certain designed public improvements, which agreement, dated October 2, 2015, and identified as project TM/PM/PP/CUP * , is hereby referred to and made a part hereof; and *Sundance PA35A TR #31469-4 Survey Monumentation

WHEREAS, under the terms of the said agreement, the Principal is required before entering upon the performance of the work, to file a good and sufficient payment bond with the City of Beaumont to secure the claims to which reference is made in Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the Civil Code of the State of California.

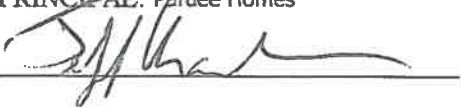
NOW, THEREFORE, the Principal and the undersigned as corporate surety, are held firmly bound unto the City of Beaumont and all contractors, subcontractors, laborers, materialmen, and other persons employed in the performance of the said agreement and referred to in Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the Civil Code in the sum of Sixty Eight Thousand Five Hundred and No/100 dollars (\$ 68,500.00), for materials furnished or labor thereon of any kind, or for amounts due under the Unemployment Insurance Act with respect to this work or labor, that the Surety will pay the same in an amount not exceeding the amount hereinabove set forth, and also in case suit is brought upon this bond, will pay, in addition to the face amount thereof, costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by the City in successfully enforcing this obligation, to be awarded and fixed by the court, and to be taxed as costs and to be included in the judgment therein rendered.

It is hereby expressly stipulated and agreed that this bond shall inure to the benefit of any and all persons, companies, and corporations entitled to file claims under Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this bond.


Should the condition of this bond be fully performed, then this obligation shall become null and void, otherwise it shall be and remain in full force and effect.

The Surety hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of the agreement or the specifications accompanying the same shall in any manner affect its obligations on this bond, and it does hereby waive notice of any such change, extension, alteration, or addition.

IN WITNESS WHEREOF, this instrument has been duly executed by the Principal and Surety above named, on October 2, 2015.

PRINCIPAL: Pardee Homes


By Jeff Chambers
Title VP Community Development

SURETY: The Continental Insurance Company


By Janina Monroe
Title Attorney-In-Fact

ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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State of California }

County of Orange }

On 007 11 2016 before me, Brianne Davis, Notary Public
(Here insert name and title of the officer)

personally appeared Janina Monroe,
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.

Brianne Davis
Notary Public Signature (Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

Individual (s)
 Corporate Officer

(Title)

Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

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- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
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POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That The Continental Insurance Company, a Pennsylvania insurance company, is a duly organized and existing insurance company having its principal office in the City of Chicago, and State of Illinois, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Janina Monroe, Tom Mc Call, Paul Boucher, Individually

of Irvine, CA, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind them thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the insurance company and all the acts of said Attorney, pursuant to the authority hereby given is hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law and Resolutions, printed on the reverse hereof, duly adopted, as indicated, by the Board of Directors of the insurance company.

In Witness Whereof, The Continental Insurance Company has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 5th day of March, 2015.

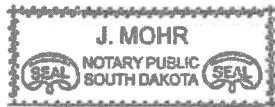


The Continental Insurance Company

Paul T. Bruflat
Paul T. Bruflat Vice President

State of South Dakota, County of Minnehaha, ss:

On this 5th day of March, 2015, before me personally came Paul T. Bruflat to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of The Continental Insurance Company, a Pennsylvania insurance company, described in and which executed the above instrument; that he knows the seal of said insurance company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said insurance company and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said insurance company.



My Commission Expires June 23, 2015

J. Mohr
J. Mohr Notary Public

CERTIFICATE

I, D. Bult, Assistant Secretary of The Continental Insurance Company, a Pennsylvania insurance company, do hereby certify that the Power of Attorney herein above set forth is still in force, and further certify that the By-Law and Resolution of the Board of Directors of the insurance company printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said insurance company this _____ day of _____.



The Continental Insurance Company

D. Bult
D. Bult Assistant Secretary

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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State of California)
County of Riverside)

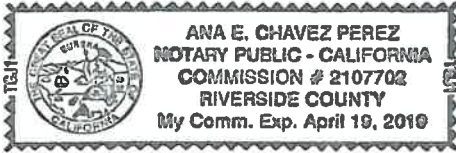
On October 2, 2015 before me, Ana E. Chavez Perez, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Jeff Chambers
Name(s) of Signer(s)

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 [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Michael Baker
INTERNATIONAL

November 20, 2020

JN 152402

City of Beaumont
550 East 6th Street
Beaumont, CA 92223
Attn: City Surveyor

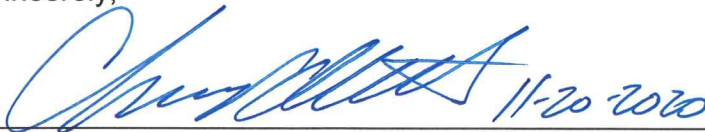
Subject: Tract No. 31469-4, M.B. 450/33-38
PW # 2020-0548
Survey Monumentation

To whom it may concern:

The monuments required for the release of surety bonds on the above referenced tract map have been set in accordance with City requirements. Michael Baker International has been paid for our services to place the monuments as shown on the said tract map. Signed and stamped monument tie sheets and a copy of the final map are enclosed for your use.

If you have any questions on this matter, please contact this office at 760-346-7481.

Sincerely,

 11-20-2020

Christopher L. Alberts
P.L.S. 8508

Date



TRACT 31469-4
M.B. 450/33-38

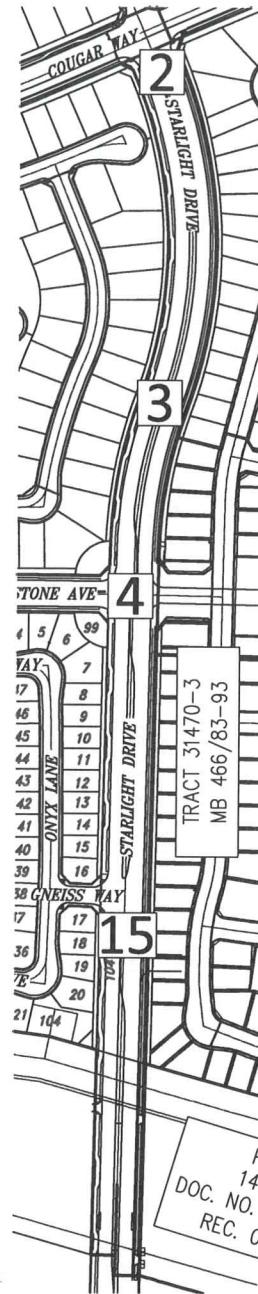
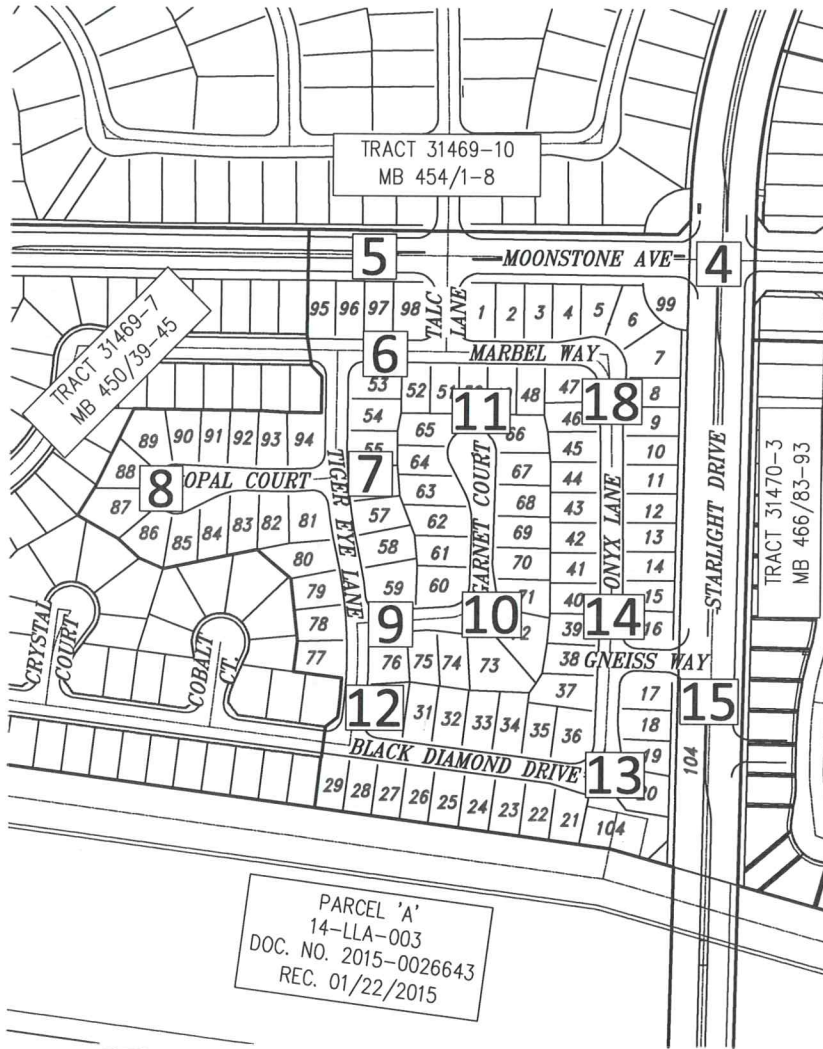
SHEET 1 OF 15 SHEETS

LEGEND

X INDICATES SHEET NO.



NOT TO SCALE



PARCEL 'A'
14-LLA-003
DOC. NO. 2015-0026643
REC. 01/22/2015

PARCEL 'A'
14-LLA-003
DOC. NO. 2015-0026643
REC. 01/22/2015



Christopher L. Alberts
CHRISTOPHER L. ALBERTS L.S. 8508

11/20/2020
DATE

Michael Baker

INTERNATIONAL

75410 Gerald Ford Dr., Palm Desert, CA 92211
Phone: (760) 346-7481 · MBAKERINTL.COM

MONUMENT TIE SHEET

L.S. NO. 8508
DATE: 11/20/2020

TRACT NO. 31469-4
M.B. 450/33-38

SCALE: NO SCALE

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

JOB NO. 152402

TRACT 31469-4

M.B. 450/33-38

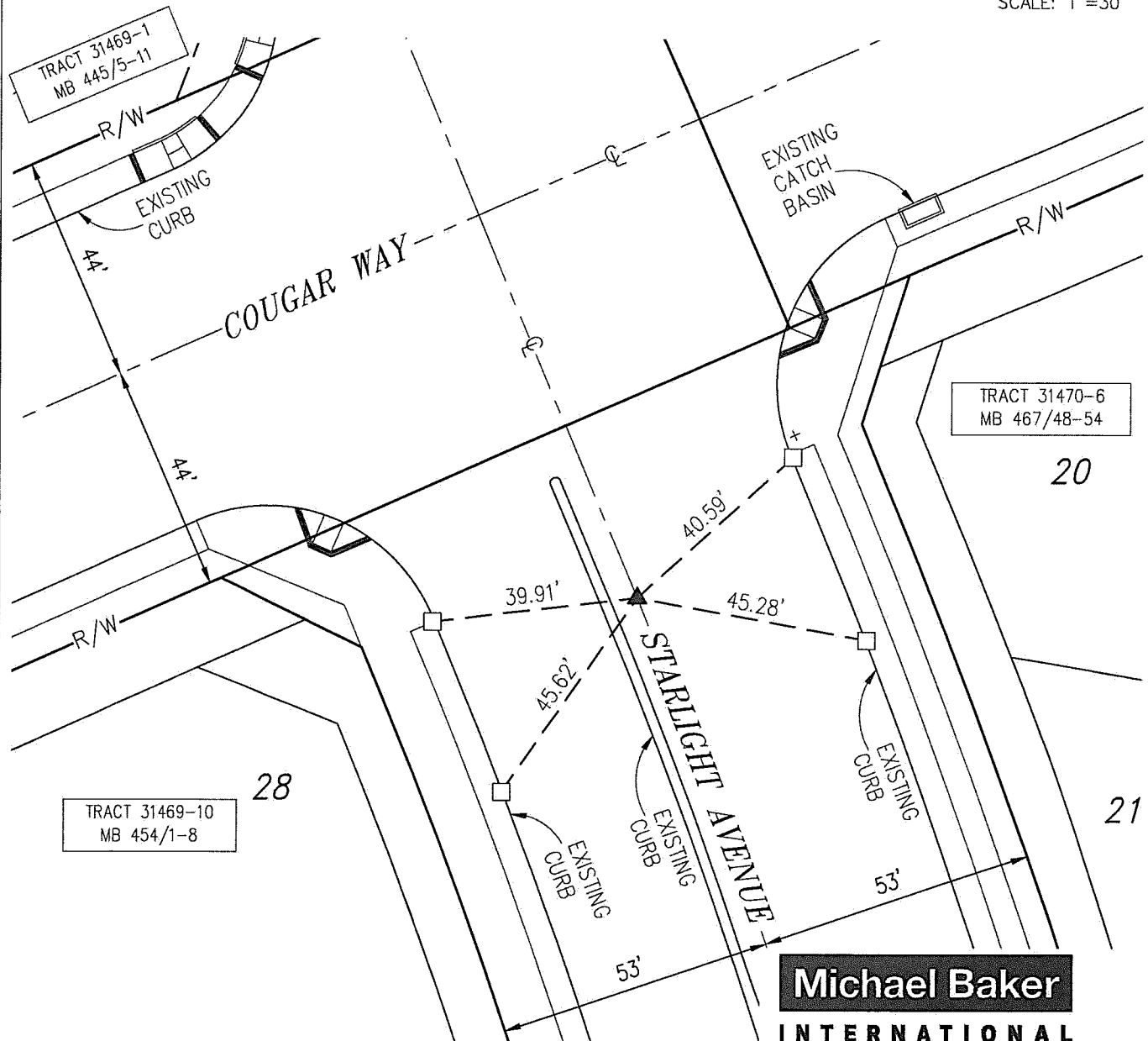
SHEET 2 OF 15 SHEETS

LEGEND

- ▲ INDICATES COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH PER TRACT 31469-4, M.B. 450/33-38.
- INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508 RP", FLUSH ON TOP OF CURB.



SCALE: 1"=30'



Michael Baker
INTERNATIONAL

75410 Gerald Ford Dr., Palm Desert, CA 92211
Phone: (760) 346-7481 · MBAKERINTL.COM

L.S. NO. <u>8508</u>	MONUMENT TIE SHEET	SCALE: <u>1"=30'</u>
DATE: <u>11/20/2020</u>	TRACT NO. 31469-4 M.B. 450/33-38	JOB NO. <u>152402</u>
ENGINEERING DEPARTMENT		CITY OF BEAUMONT

TRACT 31469-4

M.B. 450/33-38

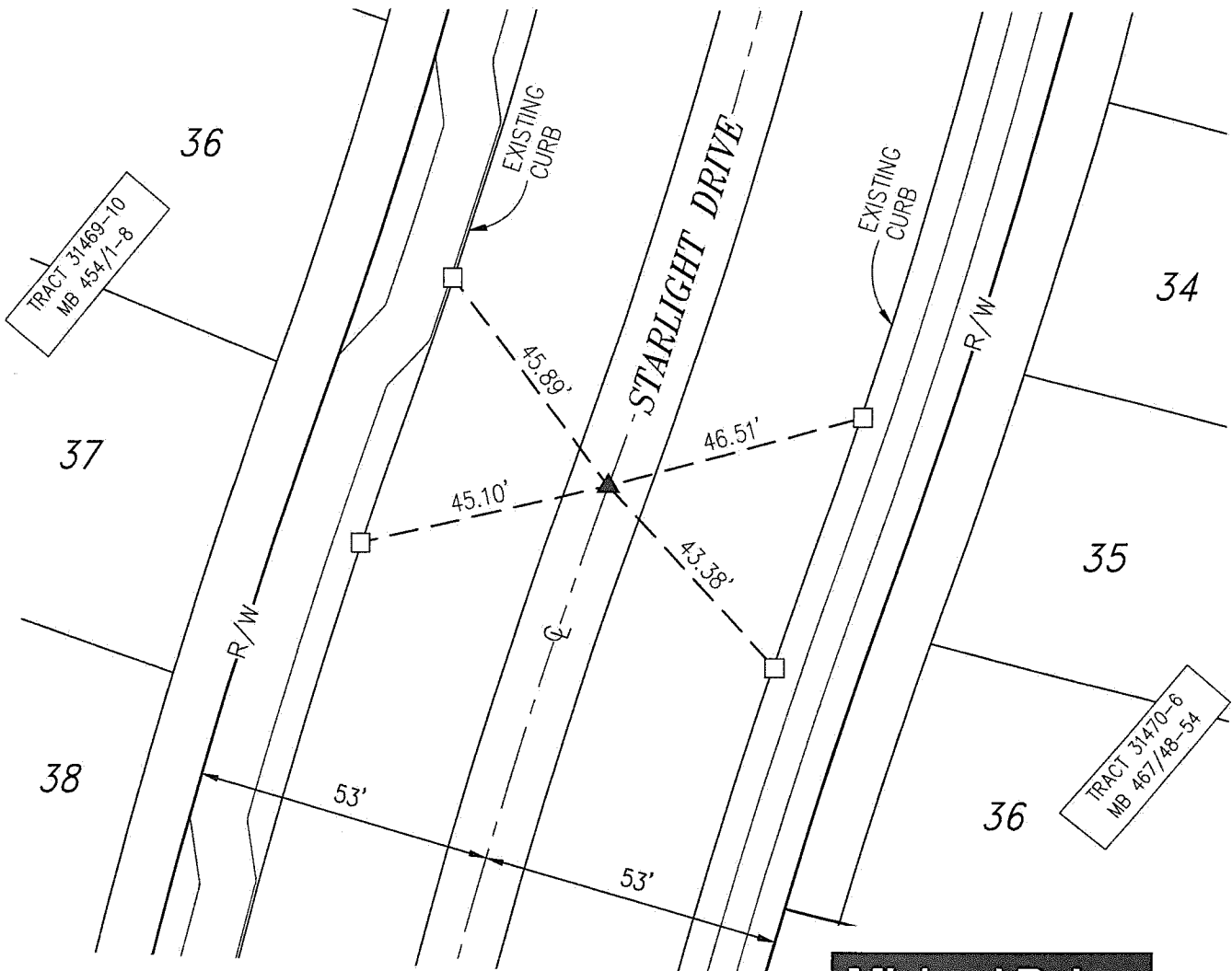
SHEET 3 OF 15 SHEETS

LEGEND

- ▲ INDICATES COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH PER TRACT 31469-7, M.B. 450/33-38.
- INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508 RP", FLUSH ON TOP OF CURB.



SCALE: 1"=30'



Michael Baker

INTERNATIONAL

75410 Gerald Ford Dr., Palm Desert, CA 92211
Phone: (760) 346-7481 · MBAKERINTL.COM

L.S. NO. <u>8508</u> DATE: <u>11/20/2020</u>	MONUMENT TIE SHEET TRACT NO. 31469-4 M.B. 450/33-38	SCALE: <u>1"=30'</u> JOB NO. <u>152402</u>
ENGINEERING DEPARTMENT		CITY OF BEAUMONT

TRACT 31469-4

M.B. 450/33-38

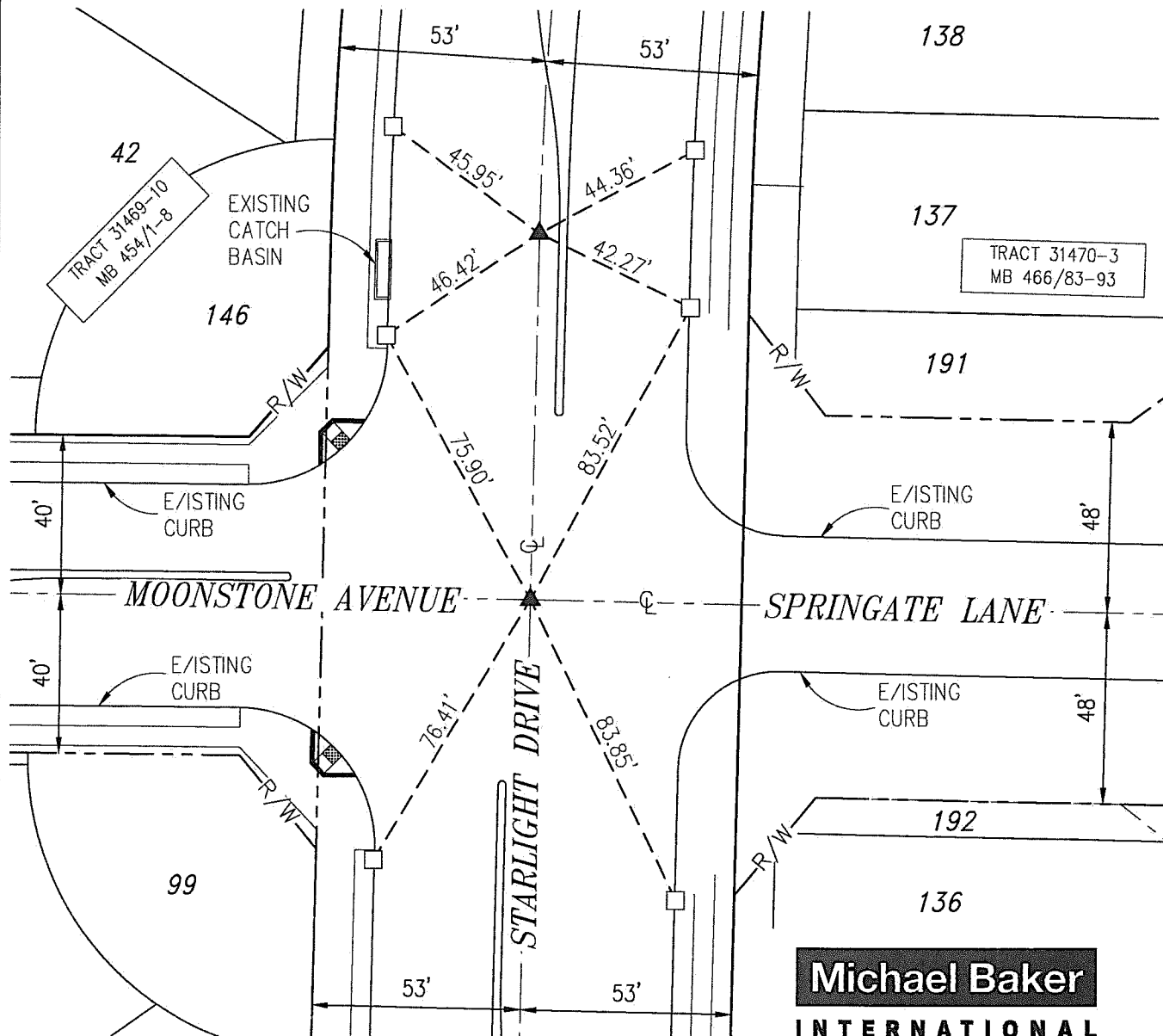
SHEET 4 OF 15 SHEETS

LEGEND

- ▲ INDICATES COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH PER TRACT 31469-4, M.B. 450/33-38.
- INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508 RP", FLUSH ON TOP OF CURB.



SCALE: 1"=40'



Michael Baker
INTERNATIONAL

75410 Gerald Ford Dr., Palm Desert, CA 92211
Phone: (760) 346-7481 · MBAKERINTL.COM

L.S. NO. <u>8508</u> DATE: <u>11/20/2020</u>	MONUMENT TIE SHEET TRACT NO. 31469-4 M.B. 450/33-38	SCALE: <u>1"=40'</u> JOB NO. <u>152402</u>
ENGINEERING DEPARTMENT		CITY OF BEAUMONT

TRACT 31469-4

M.B. 450/33-38

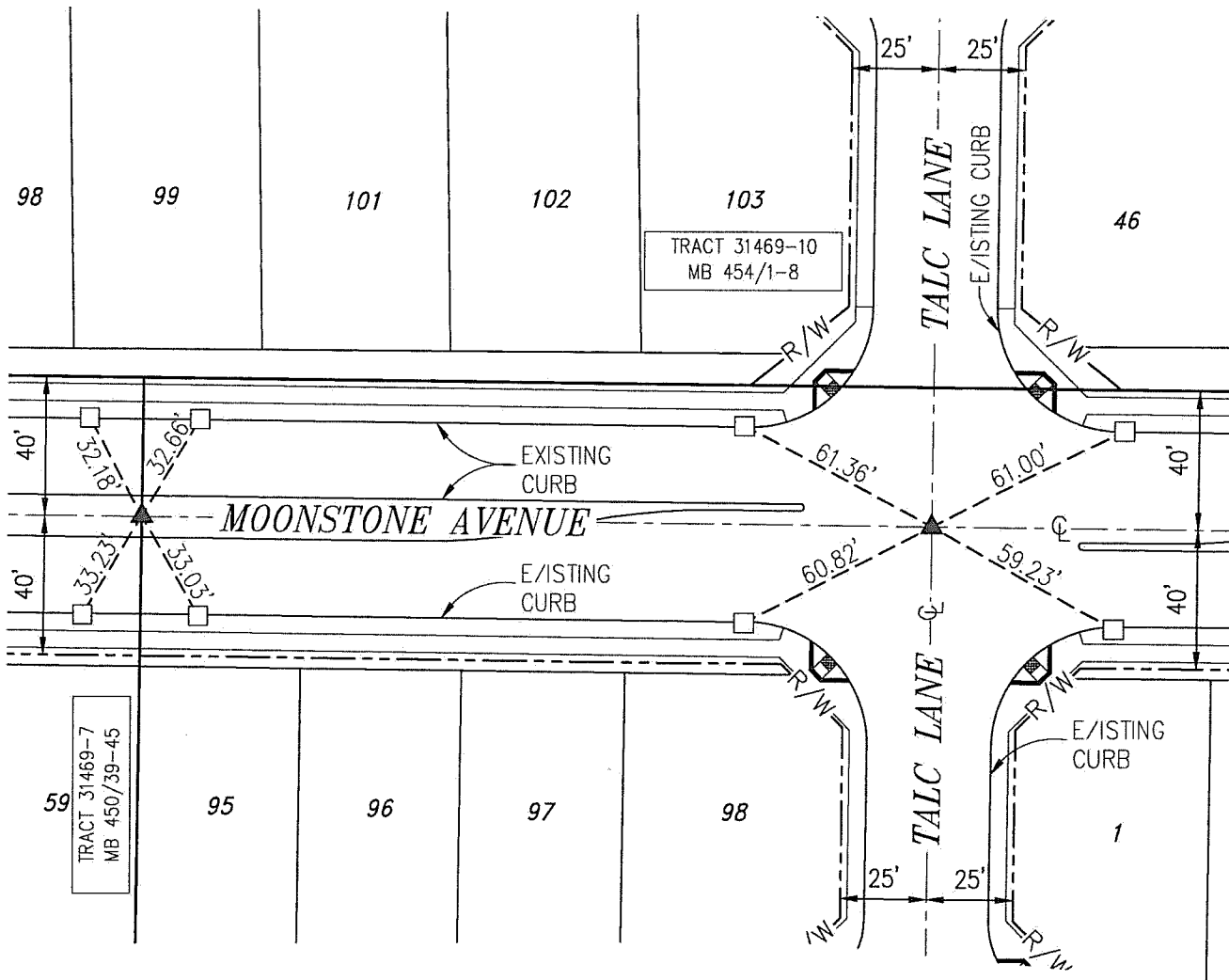
SHEET 5 OF 15 SHEETS

LEGEND

- ▲ INDICATES COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH PER TRACT 31469-4, M.B. 450/33-38.
- INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508 RP", FLUSH ON TOP OF CURB.



SCALE: 1"=50'



Michael Baker

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MONUMENT TIE SHEET

TRACT NO. 31469-4
M.B. 450/33-38

L.S. NO. 8508

DATE: 11/20/2020

SCALE: 1"=50'

JOB NO. 152402

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

TRACT 31469-4

M.B. 450/33-38

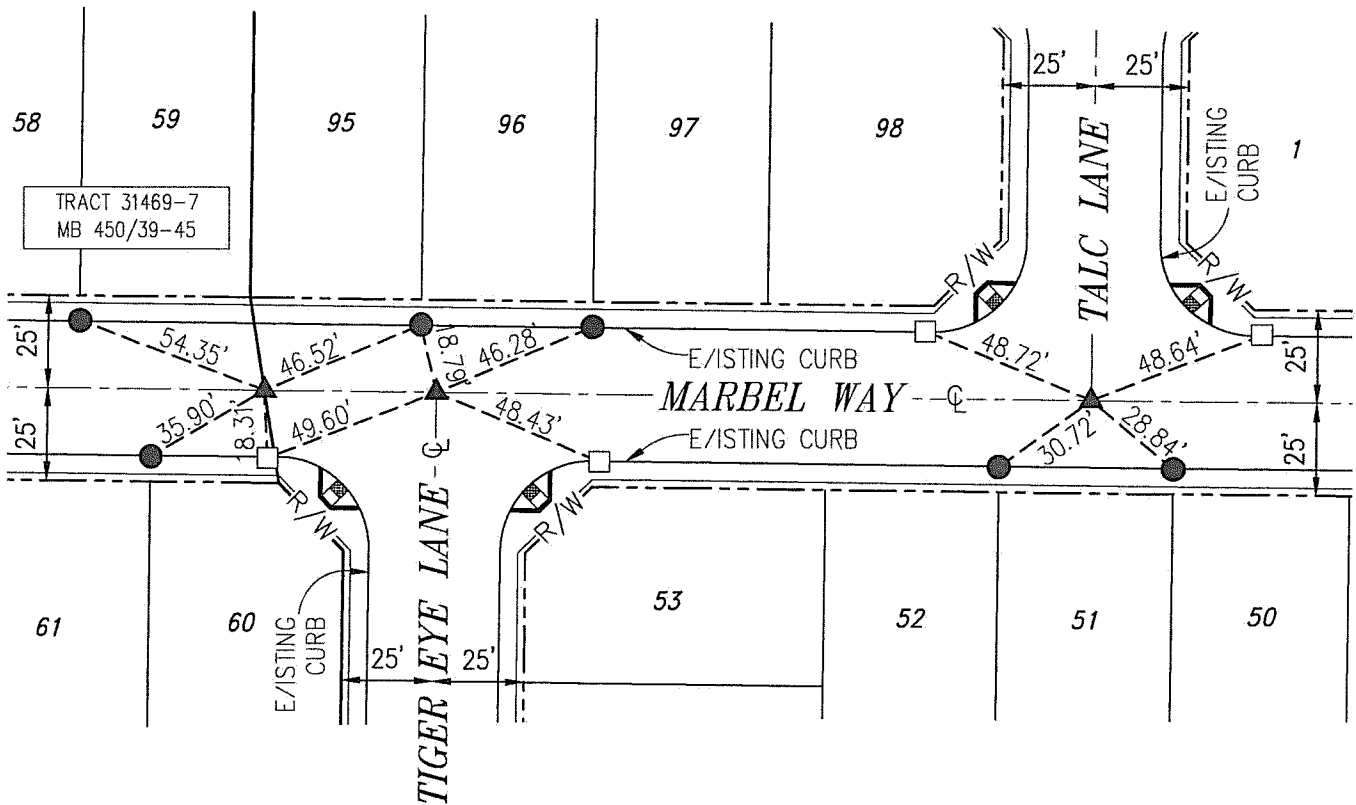
SHEET 6 OF 15 SHEETS

LEGEND

- ▲ INDICATES COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH PER TRACT 31469-4, M.B. 450/33-38.
- INDICATES LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB PER TRACT 31469-4, M.B. 450/33-38.
- INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508 RP", FLUSH ON TOP OF CURB.



SCALE: 1"=50'



Michael Baker
INTERNATIONAL

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MONUMENT TIE SHEET

L.S. NO. 8508
DATE: 11/20/2020

TRACT NO. 31469-4
M.B. 450/33-38

SCALE: 1"=50'

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

JOB NO. 152402

TRACT 31469-4

M.B. 450/33-38

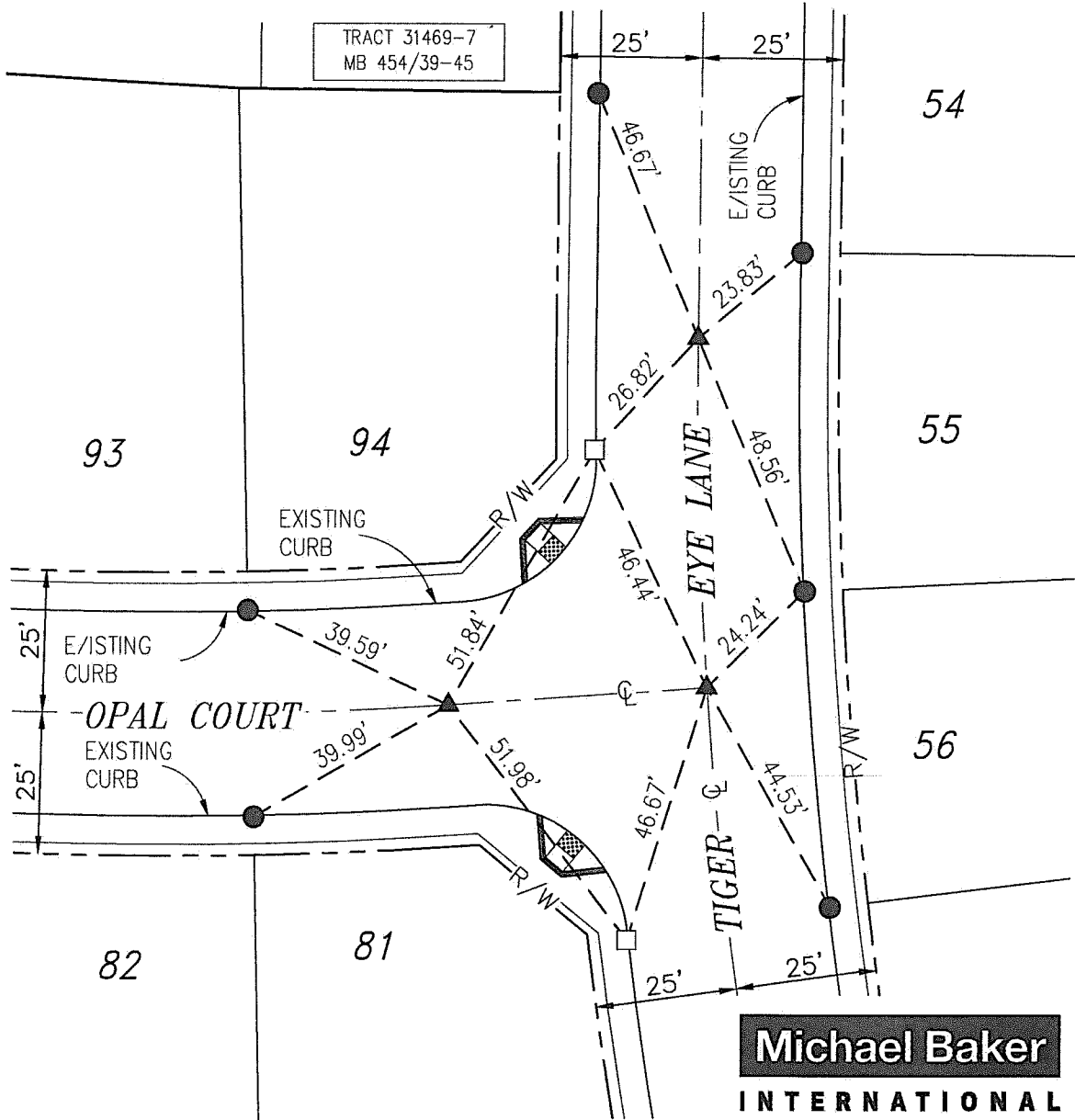
SHEET 7 OF 15 SHEETS

LEGEND

- ▲ INDICATES COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH PER TRACT 31469-4, M.B. 450/33-38.
- INDICATES LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB PER TRACT 31469-4, M.B. 450/33-38.
- INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508 RP", FLUSH ON TOP OF CURB.



SCALE: 1"=30'



Michael Baker
INTERNATIONAL

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L.S. NO. <u>8508</u>	MONUMENT TIE SHEET	SCALE: <u>1"=30'</u>
DATE: <u>11/20/2020</u>	TRACT NO. 31469-4 M.B. 450/33-38	JOB NO. <u>152402</u>
ENGINEERING DEPARTMENT	CITY OF BEAUMONT	

TRACT 31469-4

M.B. 450/33-38

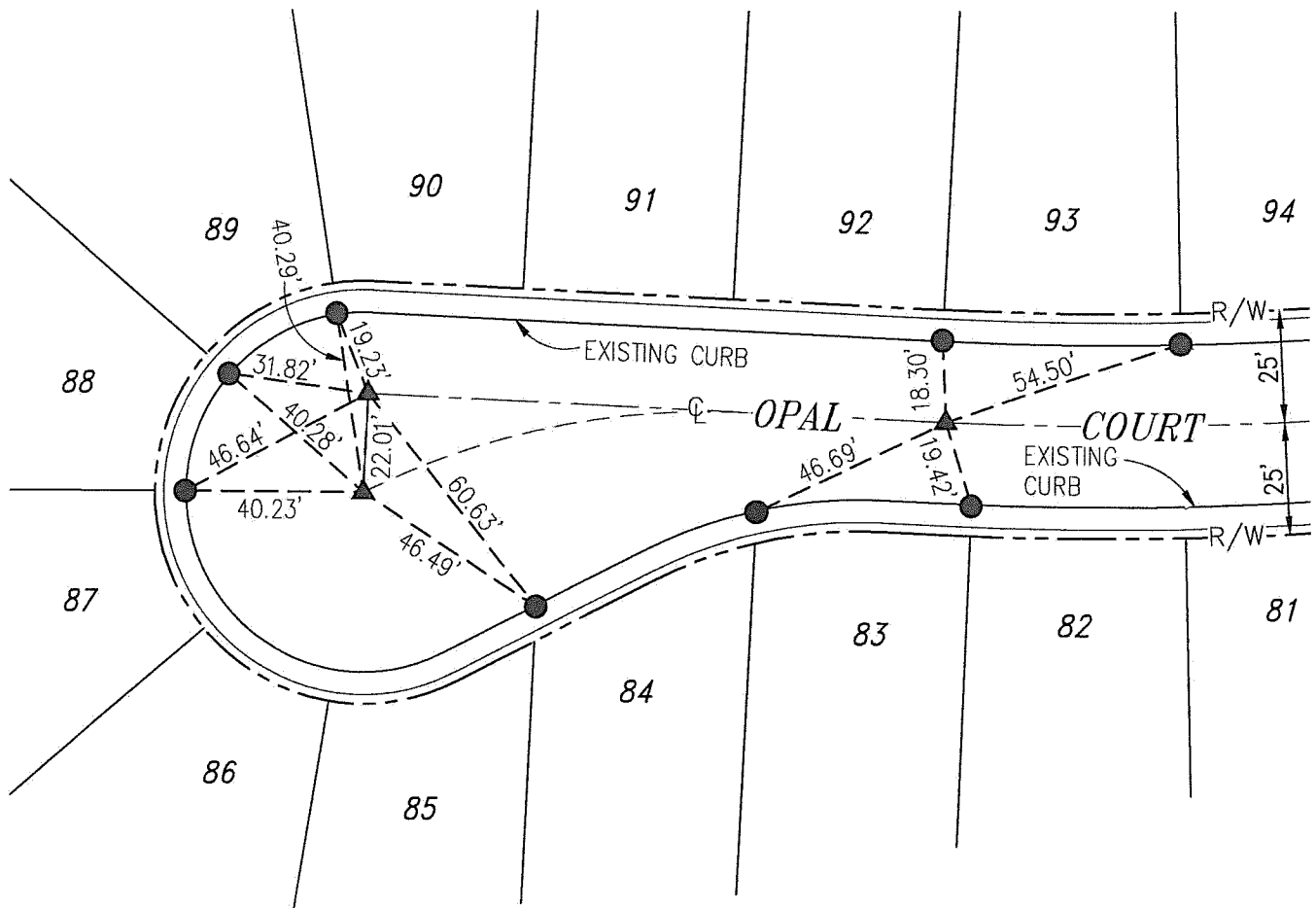
SHEET 8 OF 15 SHEETS

LEGEND

- ▲ INDICATES COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH PER TRACT 31469-4, M.B. 450/33-38.
- INDICATES LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB PER TRACT 31469-4, M.B. 450/33-38.



SCALE: 1"=40'



Michael Baker

INTERNATIONAL

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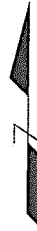
L.S. NO. <u>8508</u>	MONUMENT TIE SHEET	SCALE: <u>1"=40'</u>
DATE: <u>11/20/2020</u>	TRACT NO. 31469-4 M.B. 450/33-38	JOB NO. <u>152402</u>
ENGINEERING DEPARTMENT	CITY OF BEAUMONT	

TRACT 31469-4

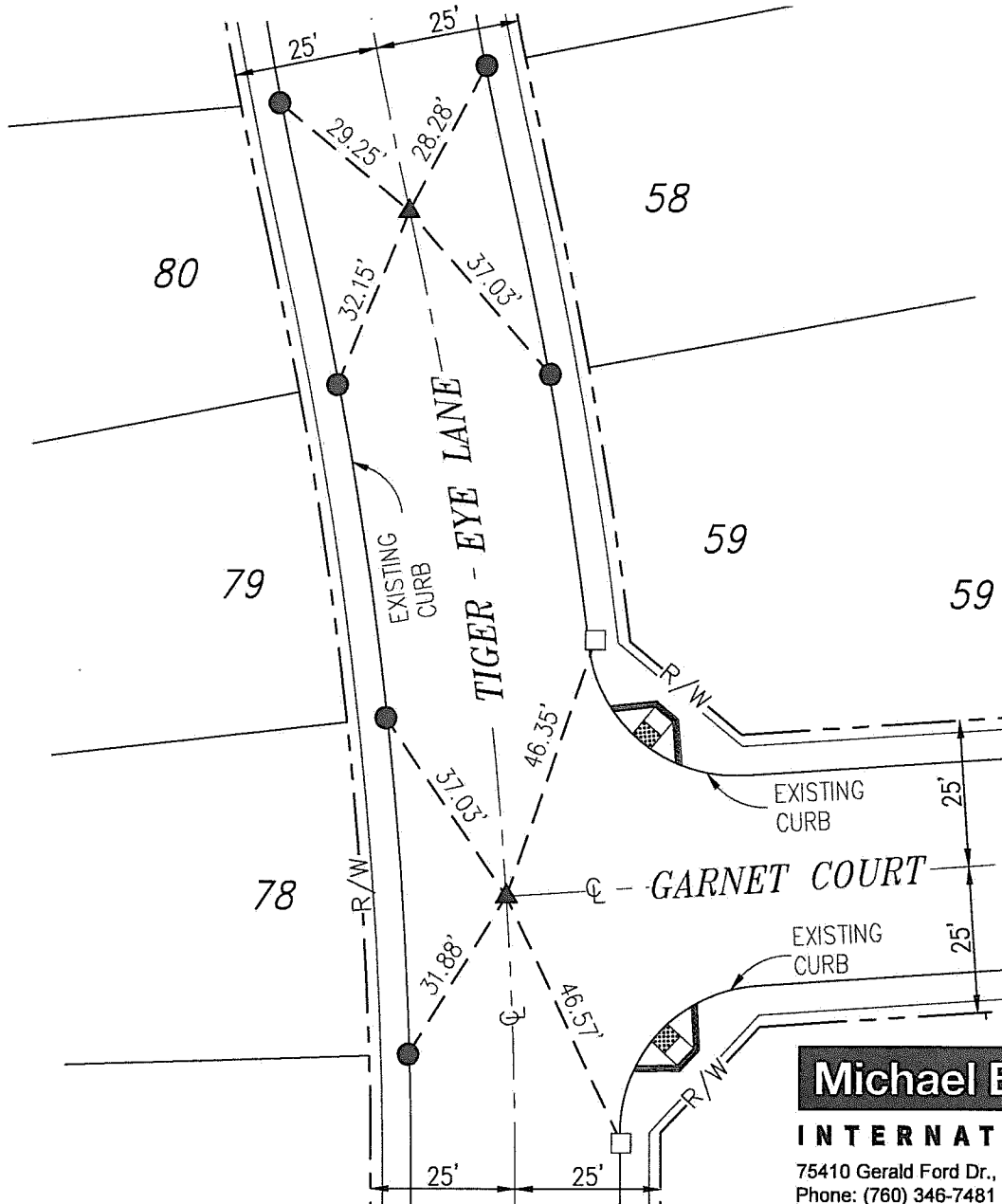
M.B. 450/33-38

LEGEND

- ▲ INDICATES COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH PER TRACT 31469-4, M.B. 450/33-38.
- INDICATES LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB PER TRACT 31469-4, M.B. 450/33-38.
- INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508 RP", FLUSH ON TOP OF CURB.



SCALE: 1"=30'



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MONUMENT TIE SHEET

TRACT NO. 31469-4
M.B. 450/33-38

SCALE: 1"=30'

JOB NO. 152402

L.S. NO. 8508
DATE: 11/20/2020

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

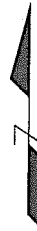
TRACT 31469-4

M.B. 450/33-38

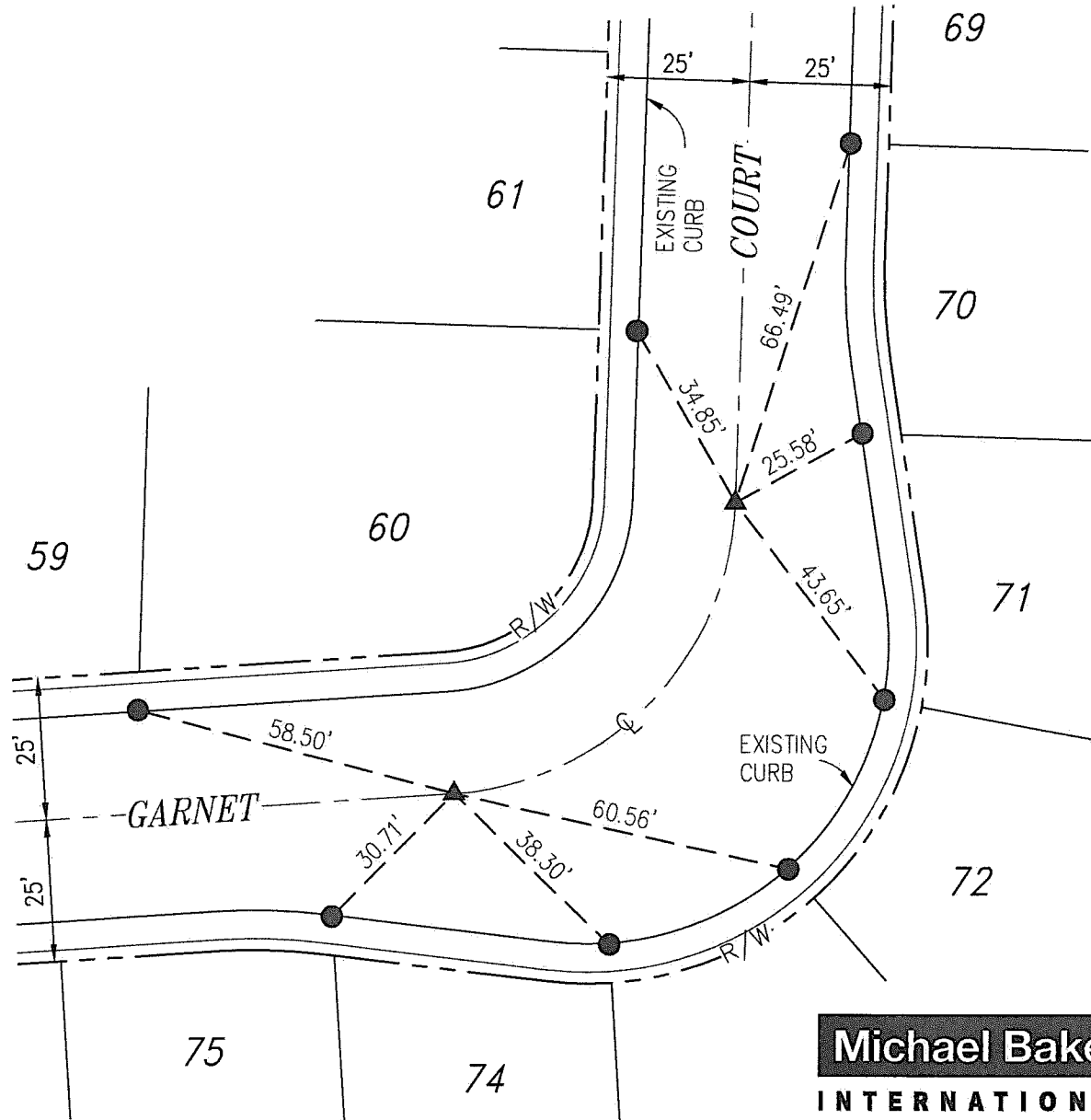
SHEET 10 OF 15 SHEETS

LEGEND

- ▲ INDICATES COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH PER TRACT 31469-4, M.B. 450/33-38.
- INDICATES LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB PER TRACT 31469-4, M.B. 450/33-38.



SCALE: 1"=30'



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L.S. NO. <u>8508</u>	MONUMENT TIE SHEET	SCALE: <u>1"=30'</u>
DATE: <u>11/20/2020</u>	TRACT NO. 31469-4 M.B. 450/33-38	JOB NO. <u>152402</u>
ENGINEERING DEPARTMENT	CITY OF BEAUMONT	

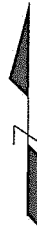
TRACT 31469-4

M.B. 450/33-38

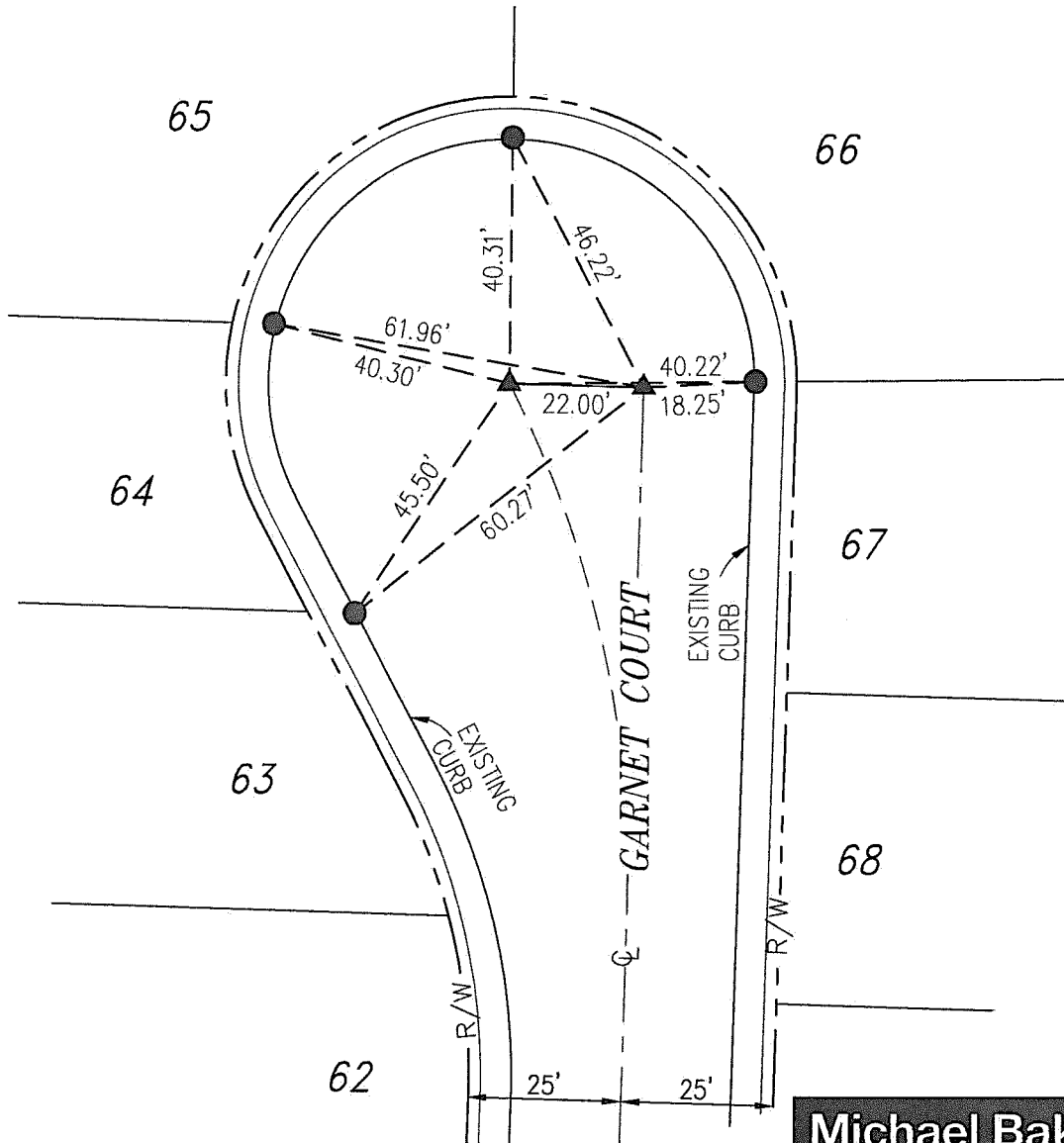
SHEET 11 OF 15 SHEETS

LEGEND

- ▲ INDICATES COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH PER TRACT 31469-4, M.B. 450/33-38.
- INDICATES LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB PER TRACT 31469-4, M.B. 450/33-38.



SCALE: 1"=30'



Michael Baker
INTERNATIONAL

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L.S. NO. <u>8508</u>	MONUMENT TIE SHEET	SCALE: <u>1"=30'</u>
DATE: <u>11/20/2020</u>	TRACT NO. 31469-4 M.B. 450/33-38	JOB NO. <u>152402</u>
ENGINEERING DEPARTMENT	CITY OF BEAUMONT	

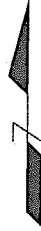
TRACT 31469-4

M.B. 450/33-38

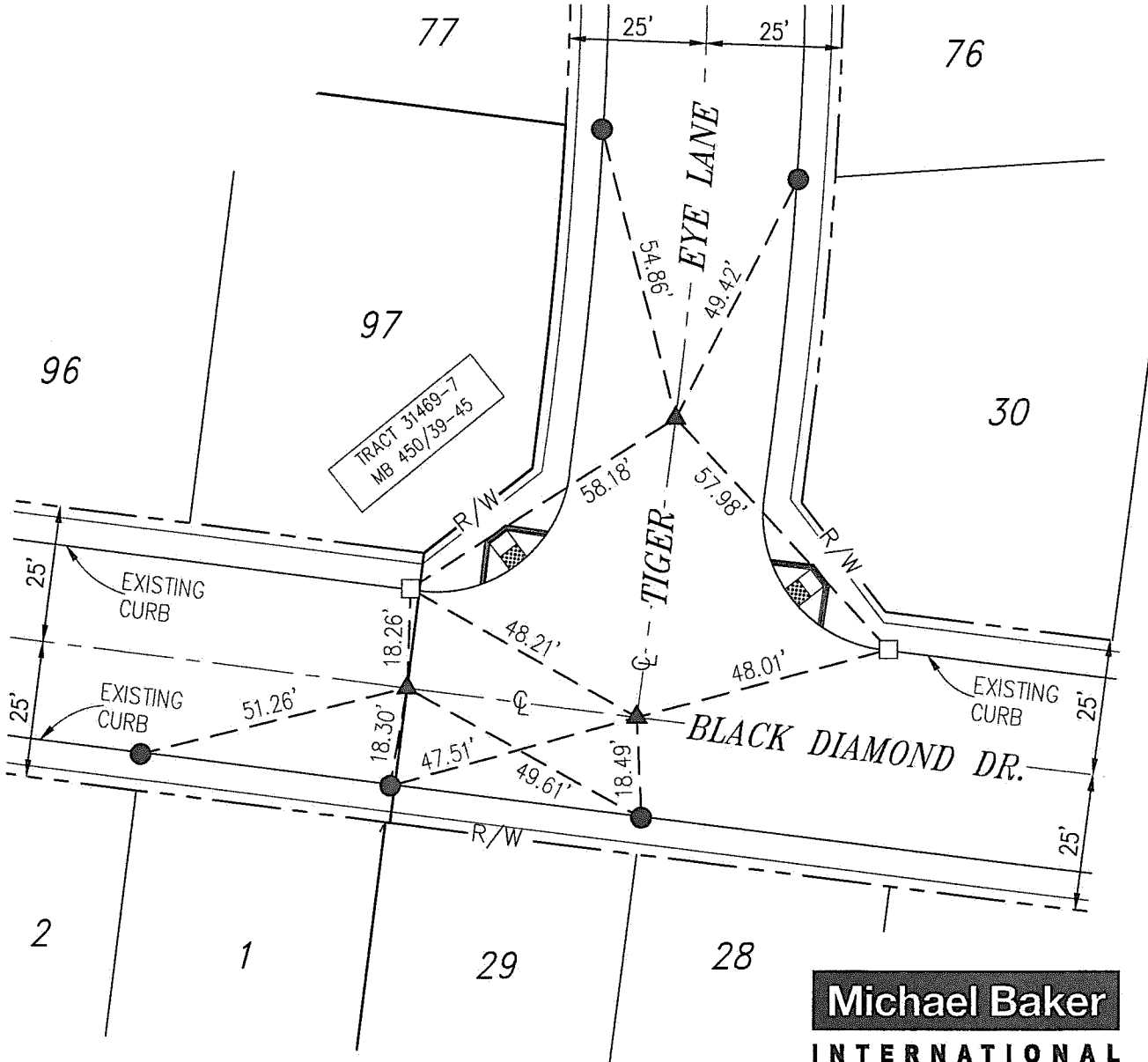
SHEET 12 OF 15 SHEETS

LEGEND

- ▲ INDICATES COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH PER TRACT 31469-4, M.B. 450/33-38.
- INDICATES LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB PER TRACT 31469-4, M.B. 450/33-38.
- INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508 RP", FLUSH ON TOP OF CURB.



SCALE: 1"=30'



Michael Baker
INTERNATIONAL

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Phone: (760) 346-7481 · MBAKERINTL.COM

MONUMENT TIE SHEET

L.S. NO. 8508
DATE: 11/20/2020

TRACT NO. 31469-4
M.B. 450/33-38

SCALE: 1"=30'

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

JOB NO. 152402

TRACT 31469-4

M.B. 450/33-38

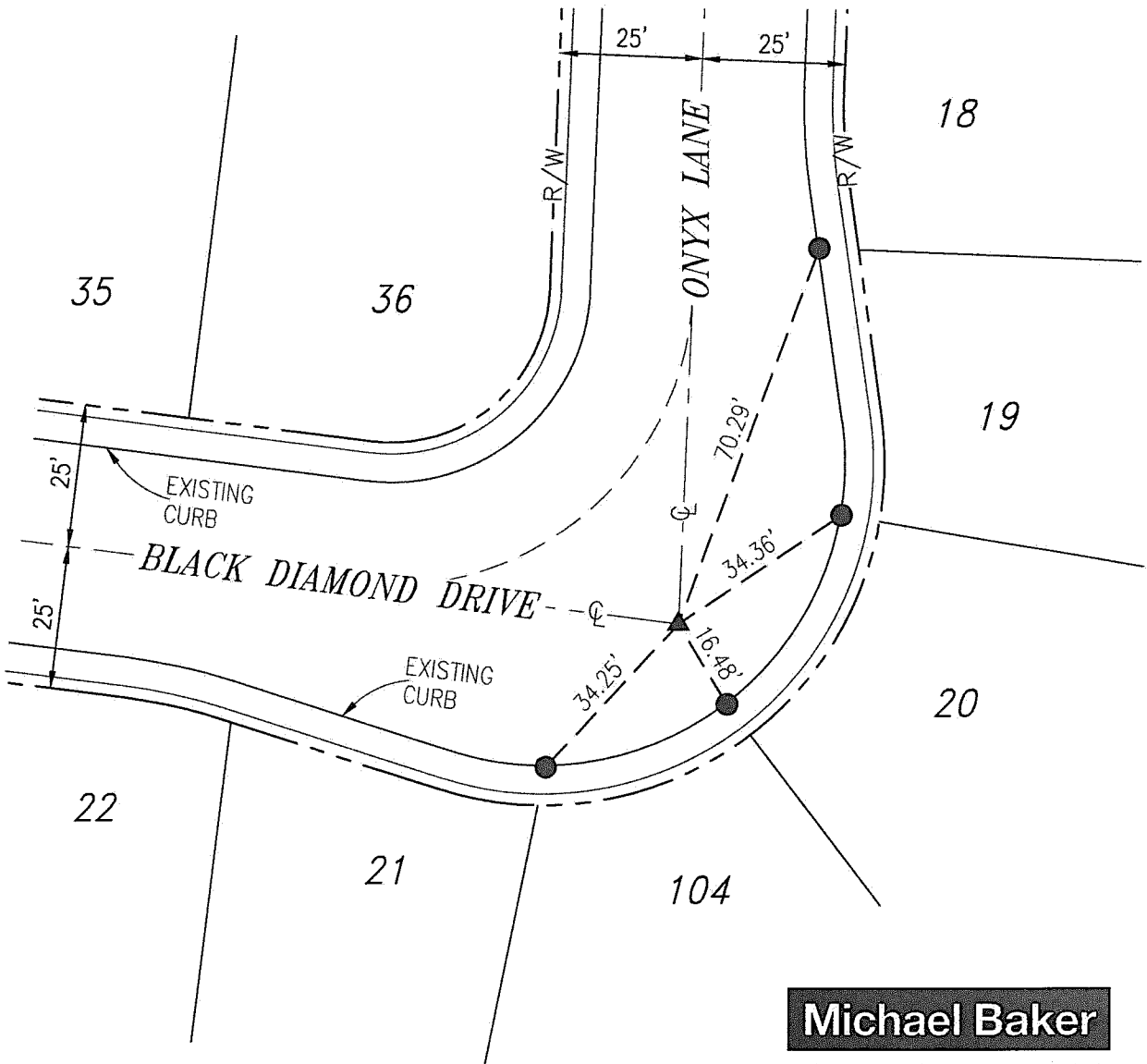
SHEET 13 OF 15 SHEETS

LEGEND

- ▲ INDICATES COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH PER TRACT 31469-4, M.B. 450/33-38.
- INDICATES LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB PER TRACT 31469-4, M.B. 450/33-38.



SCALE: 1"=30'



Michael Baker
INTERNATIONAL
 75410 Gerald Ford Dr., Palm Desert, CA 92211
 Phone: (760) 346-7481 · MBAKERINTL.COM

L.S. NO. <u>8508</u> DATE: <u>11/20/2020</u>	MONUMENT TIE SHEET TRACT NO. 31469-4 M.B. 450/33-38	SCALE: <u>1"=30'</u> JOB NO. <u>152402</u>
ENGINEERING DEPARTMENT		CITY OF BEAUMONT

TRACT 31469-4

M.B. 450/33-38

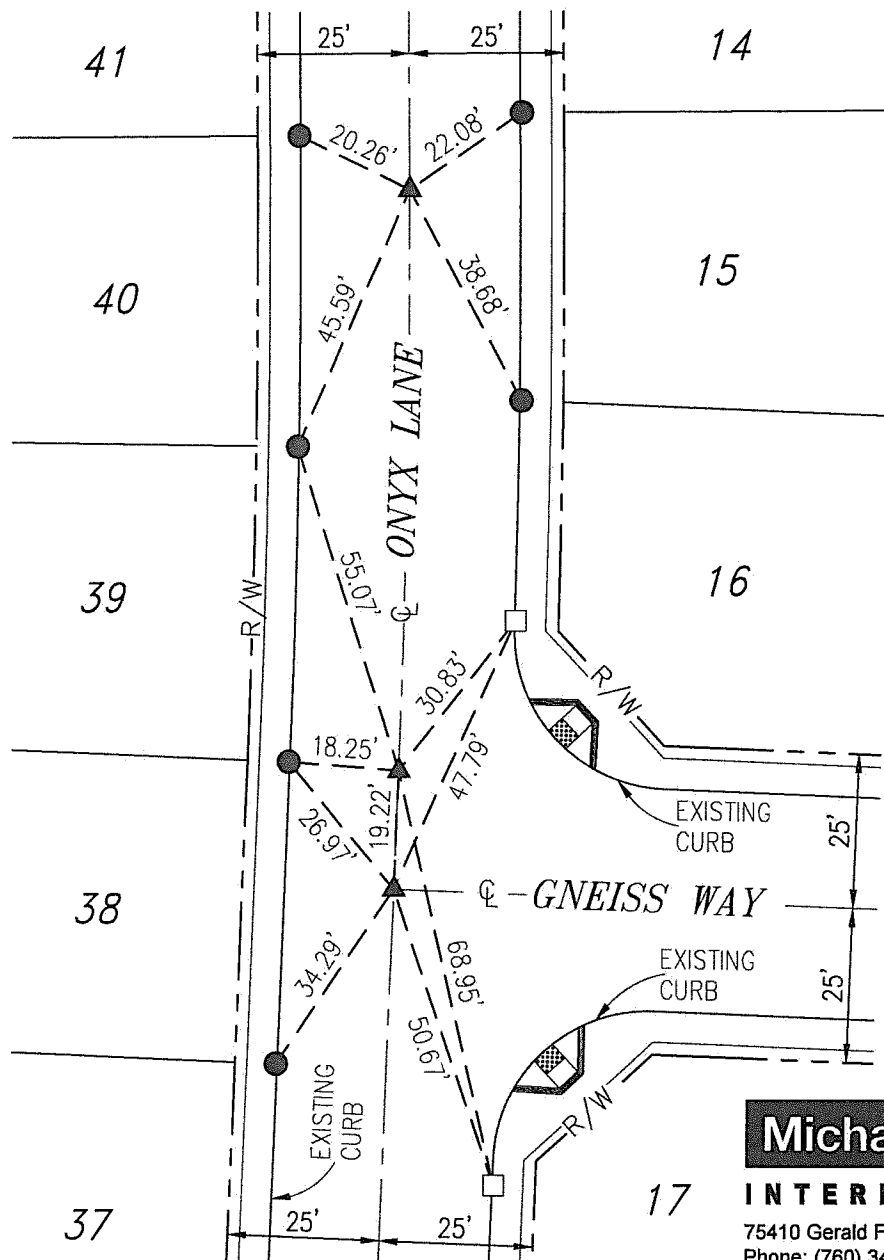
SHEET 14 OF 15 SHEETS

LEGEND

- ▲ INDICATES COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH PER TRACT 31469-4, M.B. 450/33-38.
- INDICATES LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB PER TRACT 31469-4, M.B. 450/33-38.
- INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508 RP", FLUSH ON TOP OF CURB.



SCALE: 1"=30'



Michael Baker
INTERNATIONAL

75410 Gerald Ford Dr., Palm Desert, CA 92211
Phone: (760) 346-7481 · MBAKERINTL.COM

L.S. NO. <u>8508</u>	MONUMENT TIE SHEET	SCALE: <u>1"=30'</u>
DATE: <u>11/20/2020</u>	TRACT NO. 31469-4 M.B. 450/33-38	JOB NO. <u>152402</u>
ENGINEERING DEPARTMENT	CITY OF BEAUMONT	

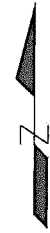
TRACT 31469-4

M.B. 450/33-38

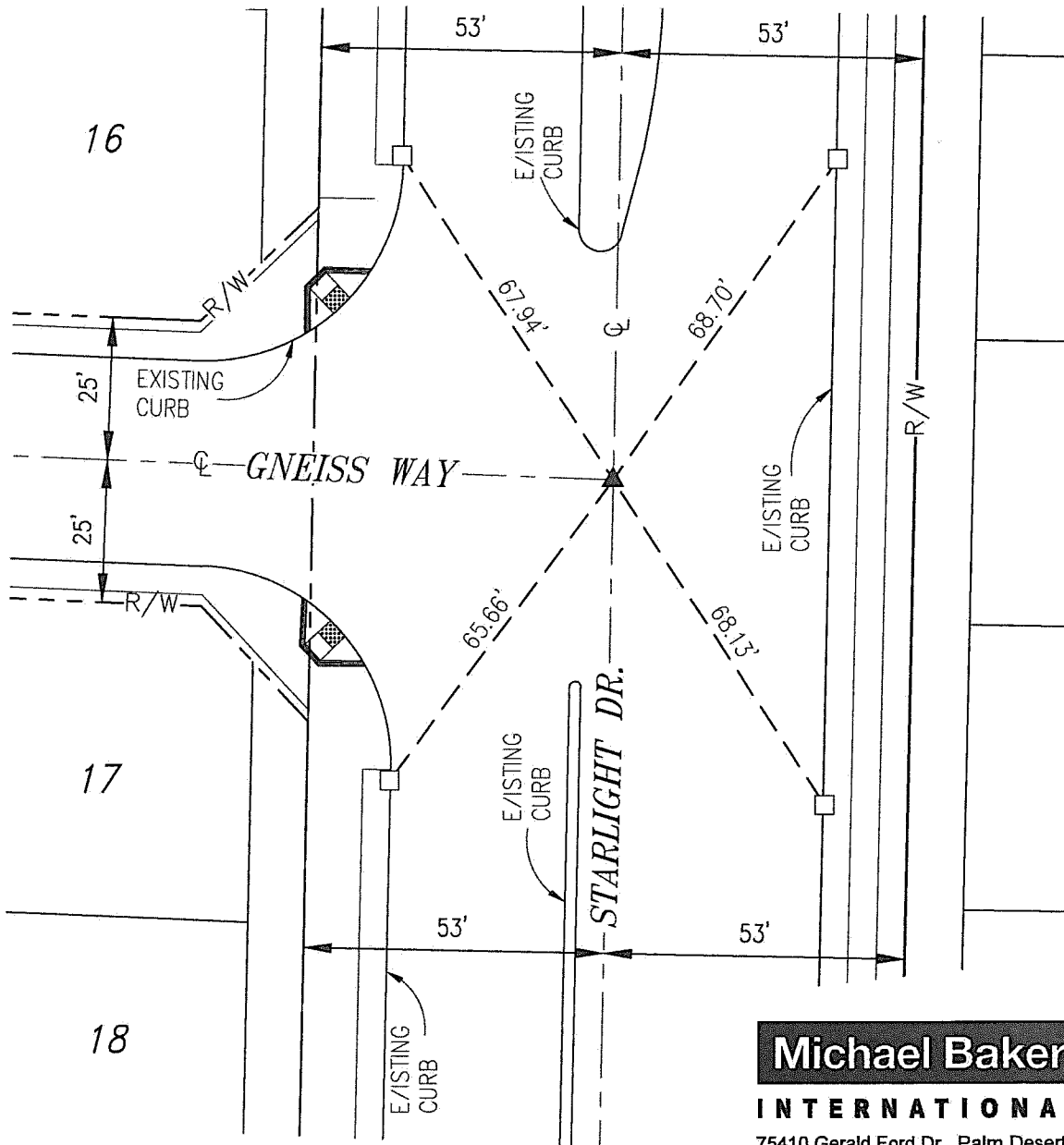
SHEET 15 OF 15 SHEETS

LEGEND

- ▲ INDICATES COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH PER TRACT 31469-4, M.B. 450/33-38.
- INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508 RP", FLUSH ON TOP OF CURB.



SCALE: 1"=30'



Michael Baker
INTERNATIONAL

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Phone: (760) 346-7481 · MBAKERINTL.COM

MONUMENT TIE SHEET

L.S. NO. 8508
DATE: 11/20/2020

TRACT NO. 31469-4
M.B. 450/33-38

SCALE: 1"=30'

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

JOB NO. 152402

CITY

450/33

SHEET 1 OF 6 SHEETS

THIS SUBDIVISION CONTAINS:

105 NUMBERED LOTS
10 LETTERED LOTS
115 LOTS TOTAL
21.91 ACRES GROSS

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

TRACT NO. 31469-4

BEING A SUBDIVISION OF PORTIONS OF LOTS 9 AND F 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 PARCELS B AND C OF LOT LINE ADJUSTMENT NO. 14-LLA-001 RECORDED JUNE 27, 2014 AS DOC. NO. 2014-0238627, AND A PORTION OF PARCEL A OF LOT LINE ADJUSTMENT NO. 14-LLA-003 RECORDED JANUARY 22, 2015, AS DOC. NO. 2015-0026643, BOTH OF RIVERSIDE COUNTY RECORDS AND BEING LOCATED IN SECTION 35, T. 2 S., R. 1 W., S.B.M.

Michael Baker
INTERNATIONAL

RECORDER'S STATEMENT

FILED THIS 25TH DAY OF MAY, 2016, AT 8:09 A.M. IN BOOK 450 OF MAPS AT PAGES 33-38, AT THE REQUEST OF THE CITY CLERK, CITY OF BEAUMONT. NO. 2016-0212301 FEE \$ 20.00

PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER
By: Lucrecia Shanon S. Abreu 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 AS AN EASEMENT PUBLIC PURPOSES: LOT "A" (STARLIGHT AVENUE), LOT "B" (MOONSTONE AVENUE), LOT "C" (TALC LANE), LOT "D" (MARBLE WAY), LOT "E" (ONYX LANE) LOT "F" (GNEISS WAY), LOT "G" (BLACK DIAMOND DRIVE), LOT "H" (GARNET COURT), LOT "I" (TIGER EYE LANE) AND LOT "J" (OPAL COURT). THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES, AS SHOWN WITHIN THIS MAP.

WE HEREBY RESERVE FOR OPEN SPACE AND LANDSCAPE PURPOSES AND THE MAINTENANCE THEREOF, LOTS 99 THROUGH 105, INCLUSIVE, FOR THE SOLE 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: THE EASEMENTS DESIGNATED AS "5" PUE" OVER LOTS 1 THROUGH 98, INCLUSIVE, AND LOT 104. THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES.

PARDEE HOMES, A CALIFORNIA CORPORATION

Patrick Emanuel MICHAEL C. TAYLOR
PATRICK EMANUEL MICHAEL C. TAYLOR
VICE PRESIDENT 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)
COUNTY OF Riverside) ss.
ON 1/26/16 BEFORE ME, Ana E. Chavez Perez, A NOTARY PUBLIC
(INSERT NAME)

PERSONALLY APPEARED Patrick Emanuel and Michael C Taylor
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) ~~IS/ARE~~ WERE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT ~~HE/SHE/IT/HE~~ THEY EXECUTED THE SAME IN ~~THEIR/HER/HIS/ITS~~ THEIR AUTHORIZED CAPACITY(IES), AND THAT BY ~~THEIR/HER/HIS/ITS~~ 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 COMMISSION # 2407702
PRINT NAME
MY COMMISSION EXPIRES 4/1/19
MY PRINCIPAL PLACE OF BUSINESS IS Riverside COUNTY.

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 \$ 4,800.00

DATED: 2-8, 2016 DON KENT, COUNTY TAX COLLECTOR
By: Urbahn Rebore DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 4,800.00 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: 2-8, 2016

~~CASH~~ OR SURETY TAX BOND:
DON KENT
COUNTY TAX COLLECTOR
By: Urbahn Rebore DEPUTY

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) 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, 1893 IN BOOK 4, PAGE 335 OF DEEDS (CANNOT BE LOCATED FROM THE RECORD.)
- 3) SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS, RECORDED MAY 13, 2015 AS INSTRUMENT NO. 2015-0198844, O.R. (PLOTTED HEREON)
- 4) CALIFORNIA ELECTRIC POWER COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED JANUARY 20, 1961 AS INSTRUMENT NO. 5433, O.R. (PLOTTED HEREON)
- 5) SOUTHERN CALIFORNIA EDISON COMPANY, LTD. HOLDER OF AN EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES RECORDED NOVEMBER 10, 1945 IN BOOK 704, PAGE 453, O.R. (PLOTTED HEREON)

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 PARDEE HOMES, A CALIFORNIA CORPORATION, IN APRIL OF 2015. 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.

DATED: JANUARY 22, 2016
Christopher Lee Alberts
CHRISTOPHER LEE ALBERTS, L.S. 8508



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 31469, AS FILED, AMENDED, AND APPROVED BY THE CITY COUNCIL ON MAY 04, 2004, THE EXPIRATION DATE BEING AUGUST 17, 2029, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED: 30 MARCH, 2016
Dennis W. Janda
DENNIS W. JANDA, CITY SURVEYOR
L.S. 6359



BEAUMONT CITY COUNCIL CERTIFICATE

THE CITY OF BEAUMONT, STATE OF CALIFORNIA, BY ITS CITY COUNCIL, HEREBY APPROVES TRACT NO. 31469-4 AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES. THE CITY COUNCIL DECLARES THAT THE ACCEPTANCE OF THE OFFERS IS TO VEST TITLE IN THE CITY ON BEHALF OF THE PUBLIC FOR SAID PURPOSES, BUT THAT SAID ROADS SUBJECT TO IMPROVEMENTS SHALL NOT BECOME PART OF THE CITY MAINTAINED ROAD SYSTEM UNTIL ACCEPTED BY THE CITY PURSUANT TO SECTION 941 OF THE STREETS AND HIGHWAYS CODE.

THE EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES OVER LOT "A" (STARLIGHT AVENUE), LOT "B" (MOONSTONE AVENUE), LOT "C" (TALC LANE), LOT "D" (MARBLE WAY), LOT "E" (ONYX LANE), LOT "F" (GNEISS WAY), LOT "G" (BLACK DIAMOND DRIVE), LOT "H" (GARNET COURT), LOT "I" (TIGER EYE LANE) AND LOT "J" (OPAL COURT).

THE EASEMENT FOR PUBLIC UTILITY PURPOSES SHOWN AS "5" PUE" OVER LOTS 1 THROUGH 98, INCLUSIVE, AND LOT 104 ARE ACCEPTED.

DATED: 19 May, 2016

Christopher Lee Alberts
CITY CLERK, CITY OF BEAUMONT,
RIVERSIDE COUNTY, CALIFORNIA

SOILS REPORT NOTE

PRELIMINARY SOILS INVESTIGATION REPORT FOR TENTATIVE TRACT NO. 31469, DATED JANUARY 19, 2007, AS PROJECT NO. 1061442-10, WAS PREPARED BY LGC INLAND, INC. AS REQUIRED BY SECTIONS 17953 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 ENGINEERS OFFICE.

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

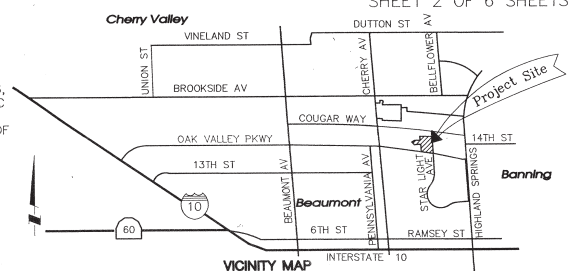
TRACT NO. 31469-4

BEING A SUBDIVISION OF PORTIONS OF LOTS 9 AND F 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 PARCELS B AND C OF LOT LINE ADJUSTMENT NO. 14-LLA-001 RECORDED JUNE 27, 2014 AS DOC. NO. 2014-0238627, AND A PORTION OF PARCEL A OF LOT LINE ADJUSTMENT NO. 14-LLA-003 RECORDED JANUARY 22, 2015, AS DOC. NO. 2015-0026643, BOTH OF RIVERSIDE COUNTY RECORDS AND BEING LOCATED IN SECTION 35, T. 2 S., R. 1 W., S.B.M.

Michael Baker
INTERNATIONAL

BASIS OF BEARINGS NOTE

THE BEARING OF N00°39'07"E ALONG THE CENTERLINE OF CHERRY AVENUE AS SHOWN ON TRACT MAP NO. 35575, M.B. 427/71-76, RECORDS OF RIVERSIDE COUNTY, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.



SURVEYOR'S NOTES:

- () - DENOTES RECORD DATA PER TRACT NO. 31469-1, FILED IN MAP BOOK 445, PAGES 5 THROUGH 11, INCLUSIVE, RECORDS OF THE COUNTY OF RIVERSIDE, AND MEASURED, UNLESS OTHERWISE NOTED.
- { } - DENOTES RECORD DATA PER TRACT NO. 35574, FILED IN MAP BOOK 427, PAGES 65 THROUGH 70, INCLUSIVE, RECORDS OF THE COUNTY OF RIVERSIDE, AND MEASURED, UNLESS OTHERWISE NOTED.
- [] - DENOTES RECORD DATA PER TRACT NO. 35575, FILED IN MAP BOOK 427, PAGES 71 THROUGH 76, INCLUSIVE, RECORDS OF THE COUNTY OF RIVERSIDE, AND MEASURED, UNLESS OTHERWISE NOTED.
- (()) - DENOTES RECORD DATA PER NOTICE OF LOT LINE ADJUSTMENT NO. 14-LLA-001 RECORDED 06/27/2014 AS DOC. NO. 2014-0238627, O.R.
- ALL MONUMENTS SHOWN AS SET WILL BE SET WITHIN ONE YEAR AFTER THE ACCEPTANCE OF IMPROVEMENTS BY THE CITY COUNCIL.

SET 1" IRON PIPE TAGGED "L.S. 8508", FLUSH; OR LEAD, TACK AND TAG "L.S. 8508", FLUSH, IN CONCRETE OR A SPIKE W/BRASS WASHER STAMPED "L.S. 8508", FLUSH, IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE AT ALL REAR LOT CORNERS, REAR AND SIDE LOT ANGLE POINTS AND ENDS OF CURVE; LOT CORNERS WHICH ABUT A PRIVATE STREET WHICH WILL BE MARKED ON A 0.5' OFFSET INSIDE THE STREET RIGHT-OF-WAY IN CONCRETE BY A LEAD, TACK AND TAG "L.S. 8508" ON SIDE LOT LINES PRODUCED.

○ SET 1" IRON PIPE TAGGED "L.S. 8508", FLUSH; OR LEAD, TACK AND TAG "L.S. 8508", FLUSH, IN CONCRETE OR A SPIKE W/BRASS WASHER STAMPED "L.S. 8508", FLUSH, IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE.

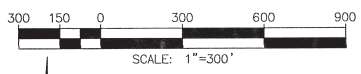
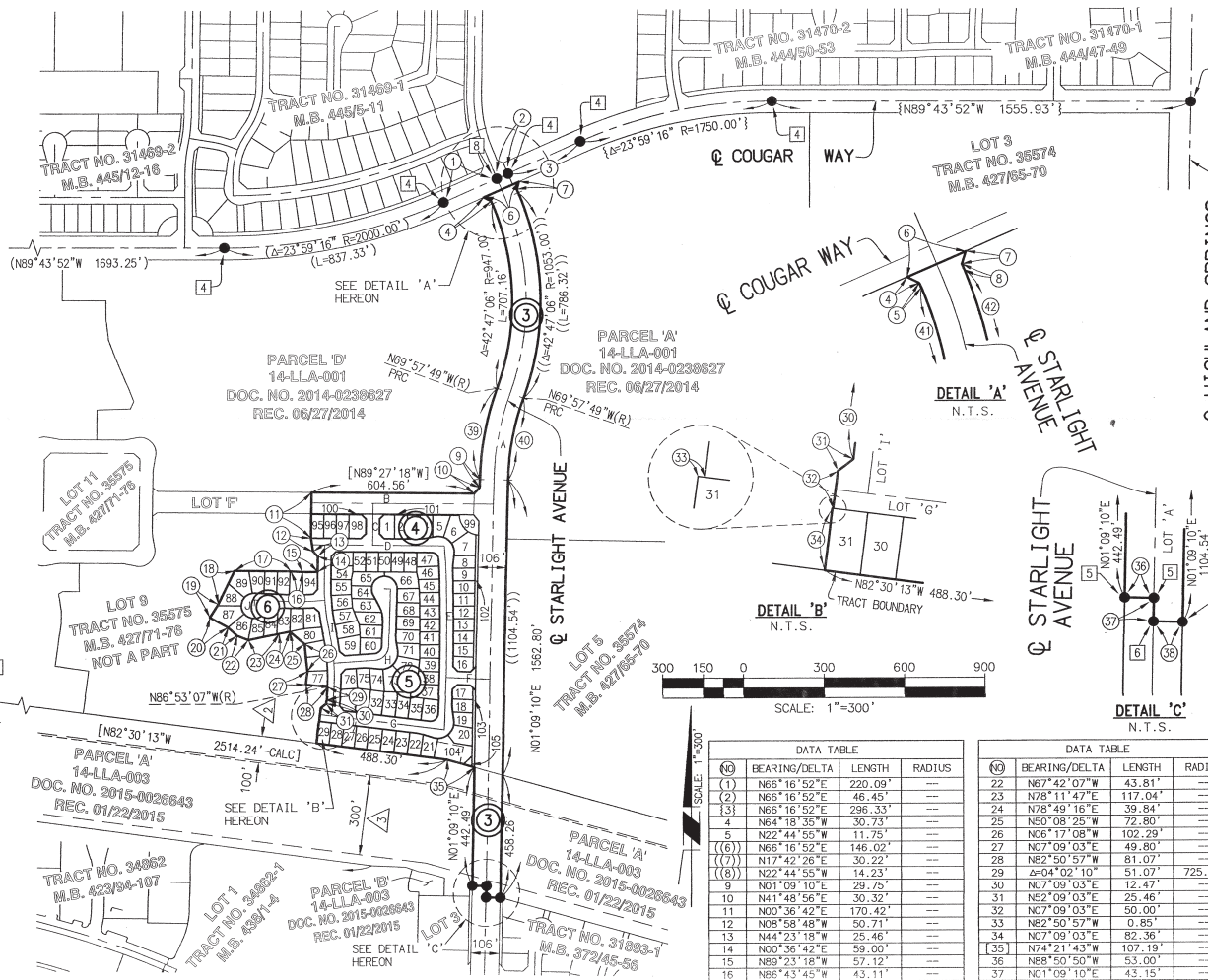
△ SET COPPERWELD MONUMENT STAMPED "L.S. 8508"

EXISTING BOUNDARY MONUMENTS THAT ARE DESTROYED DUE TO CONSTRUCTION WILL BE RESET AS STATED ABOVE.

● DENOTES FOUND MONUMENT AS NOTED AND REFERENCED HEREON:

- FOUND 1-1/2" BRASS CAP STAMPED "LS 4547, FLUSH, PER TRACT NO. 35575, MB 427/71-76.
- FOUND 1" IRON PIPE WITH PIN IN CONCRETE, NO TAG, DN. 0.6" PER TRACT NO. 35575, MB 427/71-76. ACCEPTED AS CENTERLINE INTERSECTION OF 14TH STREET AND THE S/W CORNER OF SECTION 35.
- FOUND 1" IRON PIPE, NO TAG, DN. 0.4", PER TRACT NO. 35575, MB 427/71-76. ACCEPTED AS W 1/4 CORNER OF SEC. 35.
- COPPERWELD MONUMENT STAMPED "LS 8508" TO BE SET PER TRACT NO. 31470-1, MB 444/47-49.
- FOUND 2" IRON PIPE W/TAG "LS 7930", FLUSH IN GROUND PER TRACT NO. 34862-1, MB 438/1-4.
- FOUND 2" IRON PIPE W/TAG "LS 6185", FLUSH IN GROUND PER TRACT NO. 31893-1, MB 372/45-56.
- FOUND 1" IRON PIPE W/TAG "LS 7930", FLUSH IN GROUND PER TRACT NO. 35575, MB 427/71-76. ACCEPTED AS SW CORNER OF LOT 10.
- COPPERWELD MONUMENT STAMPED "LS 8505" TO BE SET PER TRACT NO. 31469-1, MB 445/5-11.

27 26
34 35
[1]
[3]
[44]
34 35
[2]
3



SCALE: 1"=300'

NO	BEARING/DELTA	LENGTH	RADIUS
(1)	N66°16'52"E	220.09'	---
(2)	N66°16'52"E	46.45'	---
(3)	N66°16'52"E	296.33'	---
4	N64°18'35"W	30.73'	---
5	N22°44'55"W	11.75'	---
(6)	N66°16'52"E	146.02'	---
(7)	N17°42'26"E	30.22'	---
(8)	N22°44'55"W	14.23'	---
9	N01°09'10"E	29.75'	---
10	N41°48'56"E	30.32'	---
11	N00°36'42"E	170.42'	---
12	N08°58'48"W	50.71'	---
13	N44°23'18"W	25.46'	---
14	N00°36'42"E	59.00'	---
15	N69°23'18"W	57.12'	---
16	N86°43'45"W	43.11'	---
17	N89°23'18"W	208.66'	---
18	N26°19'48"E	138.77'	---
19	N32°00'32"E	68.27'	---
20	N61°08'49"W	77.81'	---
21	N47°40'56"W	46.44'	---

NO	BEARING/DELTA	LENGTH	RADIUS
22	N67°42'07"W	43.81'	---
23	N78°11'47"E	117.04'	---
24	N78°49'16"E	39.84'	---
25	N50°08'25"W	72.80'	---
26	N06°17'08"W	102.29'	---
27	N07°09'03"E	49.80'	---
28	N2°50'57"W	81.07'	---
29	S2°04'02'10"	51.07'	725.00'
30	N07°09'03"E	12.47'	---
31	N52°09'03"E	29.46'	---
32	N07°09'03"E	50.00'	---
33	N82°50'57"W	0.85'	---
34	N07°09'03"E	82.36'	---
35	N74°21'43"W	107.19'	---
36	N80°50'50"W	53.00'	---
37	N01°09'10"E	43.15'	---
38	N88°50'50"W	53.00'	---
((39))	S18°53'01"	347.05'	1053.00'
(40)	S18°53'01"	312.11'	947.00'
41	S42°47'06"	707.16'	947.00'
42	S42°47'06"	786.32'	1053.00'

BOUNDARY CONTROL AND SHEET INDEX MAP

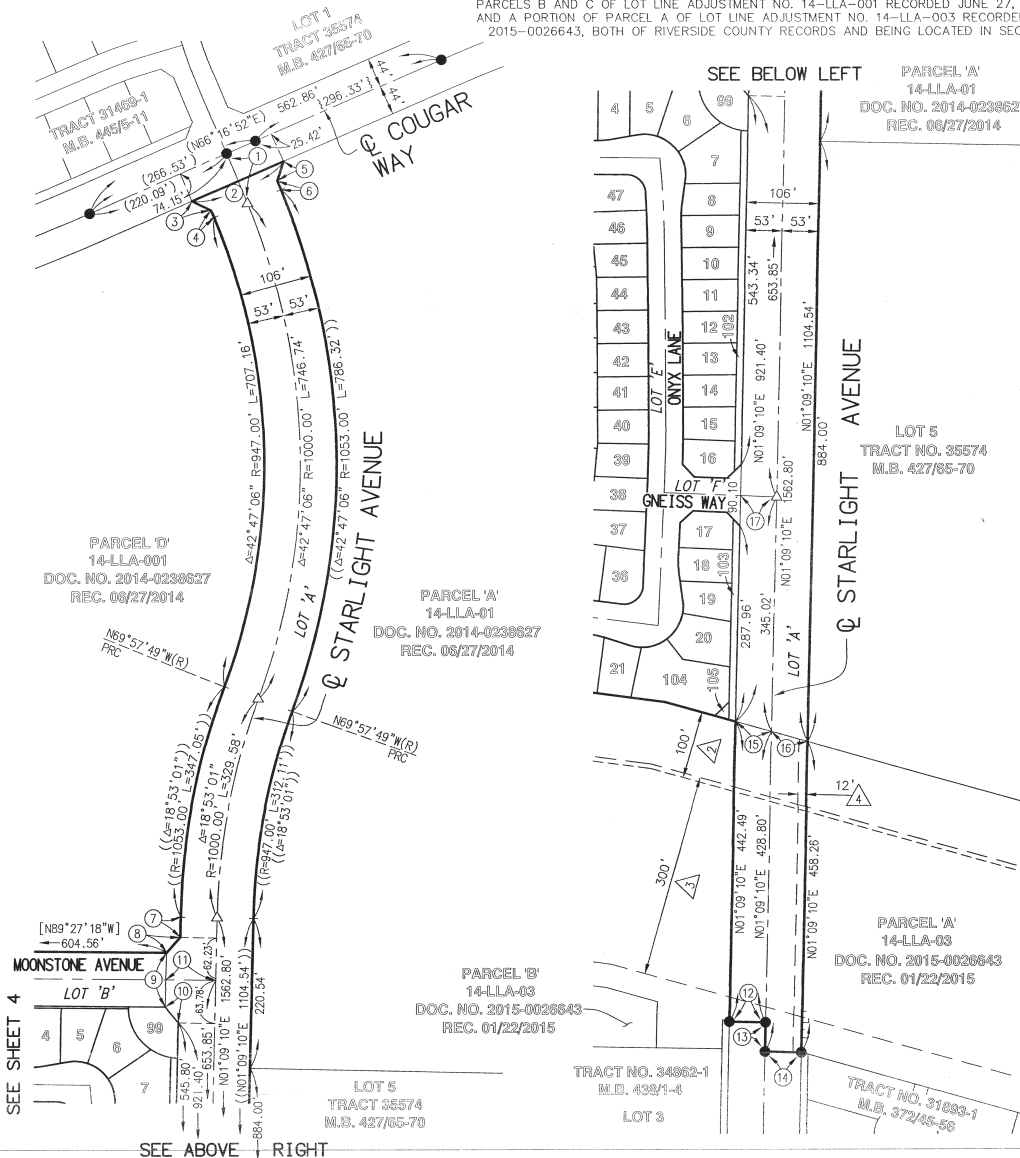
(3) INDICATES SHEET NUMBER

NOTE:
SEE SHEET 3 FOR EASEMENT NOTES

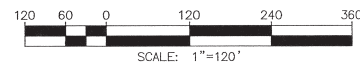
IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

TRACT NO. 31469-4

BEING A SUBDIVISION OF PORTIONS OF LOTS 8, 9 AND F 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 PARCELS B AND C OF LOT LINE ADJUSTMENT NO. 14-LLA-001 RECORDED JUNE 27, 2014 AS DOC. NO. 2014-0238627, AND A PORTION OF PARCEL A OF LOT LINE ADJUSTMENT NO. 14-LLA-003 RECORDED JANUARY 22, 2015, AS DOC. NO. 2015-0026643, BOTH OF RIVERSIDE COUNTY RECORDS AND BEING LOCATED IN SECTION 35, T. 2 S., R. 1 W., S.B.M.



NO	BEARING	LENGTH
1	N22°44'55"W	80.00'
2	N66°16'52"E	146.02'
3	N64°18'35"W	30.73'
4	N22°44'55"W	11.75'
(5)	N17°42'26"E	30.22'
(6)	N22°44'55"W	14.23'
7	N01°09'10"E	29.75'
8	N41°48'56"E	30.32'
9	N01°30'08"E	80.01'
10	N40°12'08"W	30.64'
11	N89°27'18"W	73.00'
12	N88°50'50"W	53.00'
13	N01°09'10"E	43.15'
14	N88°50'50"W	53.00'
15	N74°21'43"W	54.74'
16	N74°21'43"W	54.74'
17	N87°39'27"W	53.01'



EASEMENT NOTES:

- △ INDICATES A 5' EASEMENT IN FAVOR OF THE CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES AND THE MAINTENANCE THEREOF, AS INDICATED HEREON.
- △ INDICATES A 100' WIDE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 20, 1961 AS INSTRUMENT NO. 54333 OF OFFICIAL RECORDS.
- △ INDICATES A 300' WIDE EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 10, 1945 IN BOOK 704, PAGE 453 OF OFFICIAL RECORDS.
- △ INDICATES A 12' WIDE EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS, RECORDED MAY 13, 2015 AS INSTRUMENT NO. 2015-0198844 OF OFFICIAL RECORDS.

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).

SOUTHERN CALIFORNIA INVESTMENT COMPANY, HOLDER OF AN EASEMENT FOR WATER PIPES AND OTHER CONDUITS, RECORDED SEPTEMBER 4, 1893 IN BOOK 4, PAGE 335 OF DEEDS (CANNOT BE LOCATED FROM THE RECORD).

NOTE:

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

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

TRACT NO. 31469-4

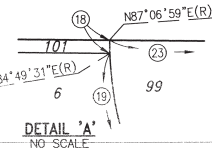
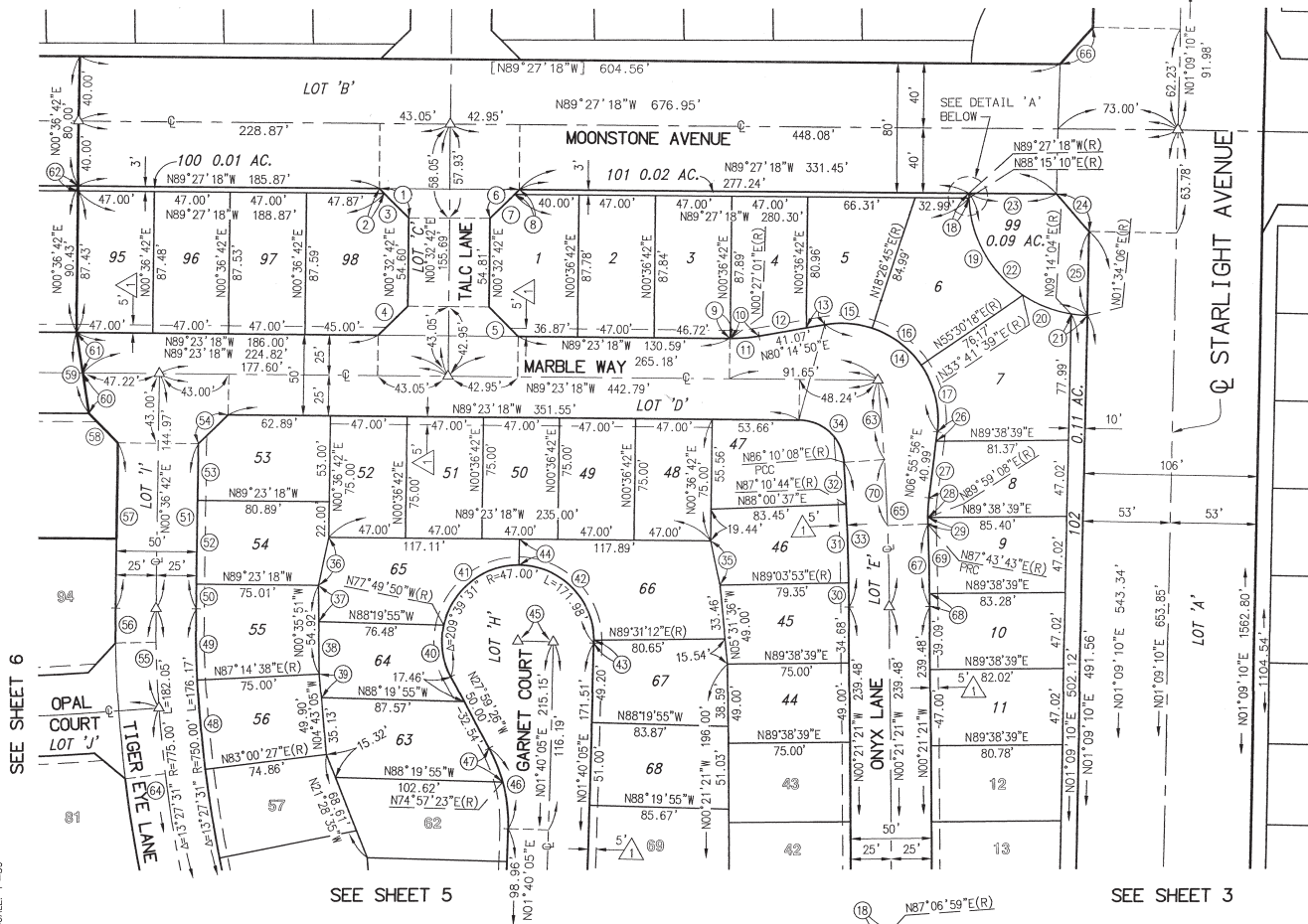
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Michael Baker
INTERNATIONAL

SEE SHEET 3

NO	BEARING/Delta	LENGTH	RADIUS
1	N44°27'18"W	25.52'	---
2	N44°27'18"W	4.24'	---
3	N44°27'18"W	21.28'	---
4	N45°34'42"E	25.42'	---
5	N44°25'18"W	25.44'	---
6	N45°34'42"E	25.38'	---
7	N45°34'42"E	21.13'	---
8	N45°34'42"E	4.25'	---
9	Δ=0°09'41"	0.28'	100.00'
10	Δ=10°12'11"	17.81'	100.00'
11	Δ=10°21'52"	18.09'	100.00'
12	N80°14'50"E	29.78'	---
13	N80°14'50"E	11.30'	---
14	Δ=106°41'07"	111.72'	60.00'
15	Δ=28°11'55"	29.53'	60.00'
16	Δ=37°03'33"	38.81'	60.00'
17	Δ=41°25'38"	43.38'	60.00'
18	Δ=02°17'32"	3.00'	75.00'
19	Δ=54°33'31"	71.42'	75.00'
20	Δ=24°27'35"	32.02'	75.00'
21	Δ=07°39'58"	10.03'	75.00'
22	Δ=88°58'36"	116.47'	75.00'
23	N89°27'18"W	54.21'	---
24	N40°12'08"W	30.64'	---
25	N01°09'10"E	51.78'	---
26	N06°55'56"E	5.80'	---
27	N06°55'56"E	35.19'	---
28	Δ=06°56'48"	12.12'	100.00'
29	Δ=02°15'25"	3.94'	100.00'
30	Δ=00°34'46"	14.92'	1475.00'
31	Δ=01°53'09"	48.55'	1475.00'
32	Δ=01°00'36"	28.00'	1475.00'
33	Δ=03°28'31"	89.47'	1475.00'
34	Δ=85°33'26"	41.81'	28.00'
35	N12°02'35"W	28.09'	---
36	N11°48'42"E	30.29'	---
37	N00°35'51"W	22.57'	---
38	N00°35'51"W	32.35'	---
39	N04°43'05"W	14.77'	---
40	Δ=40°09'36"	32.94'	47.00'
41	Δ=78°26'32"	64.35'	47.00'
42	Δ=88°54'30"	72.93'	47.00'
43	Δ=02°08'54"	1.76'	47.00'
44	N00°36'42"E(R)	16.11'	---
45	N88°19'55"W	22.00'	---
46	Δ=29°39'30"	51.76'	100.00'
47	Δ=12°56'49"	22.60'	100.00'
48	Δ=04°14'11"	55.45'	750.00'
49	Δ=03°22'04"	44.08'	750.00'
50	N00°36'42"E	15.25'	---
51	N00°36'42"E	101.97'	---
52	N00°36'42"E	51.72'	---
53	N00°36'42"E	35.00'	---
54	N45°36'42"E	25.46'	---
55	Δ=04°33'54"	61.75'	775.00'
56	Δ=01°29'02"	20.72'	800.00'
57	N00°36'42"E	101.97'	---
58	N44°23'18"W	25.46'	---
59	N08°58'48"W	50.71'	---
60	N08°58'48"W	25.35'	---
61	N08°58'48"W	25.35'	---
62	N00°36'42"E	3.00'	---
63	Δ=01°52'33"	49.11'	1500.00'
64	Δ=08°53'37"	120.30'	775.00'
65	Δ=05°21'04"	140.09'	1500.00'
66	N41°48'56"E	30.32'	---
67	Δ=01°54'56"	50.98'	1525.00'
68	Δ=00°17'50"	7.91'	1525.00'
69	Δ=01°37'06"	43.07'	1525.00'
70	Δ=01°33'35"	40.83'	1500.00'

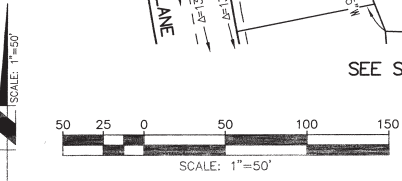
NOTE:
SEE SHEET 2 FOR BOUNDARY CONTROL, SHEET INDEX MAP, MONUMENT NOTES, VICINITY MAP AND BASIS OF BEARING, SEE SHEET 3 FOR EASEMENT NOTES.



SEE SHEET 6

SEE SHEET 5

SEE SHEET 3



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

TRACT NO. 31469-4

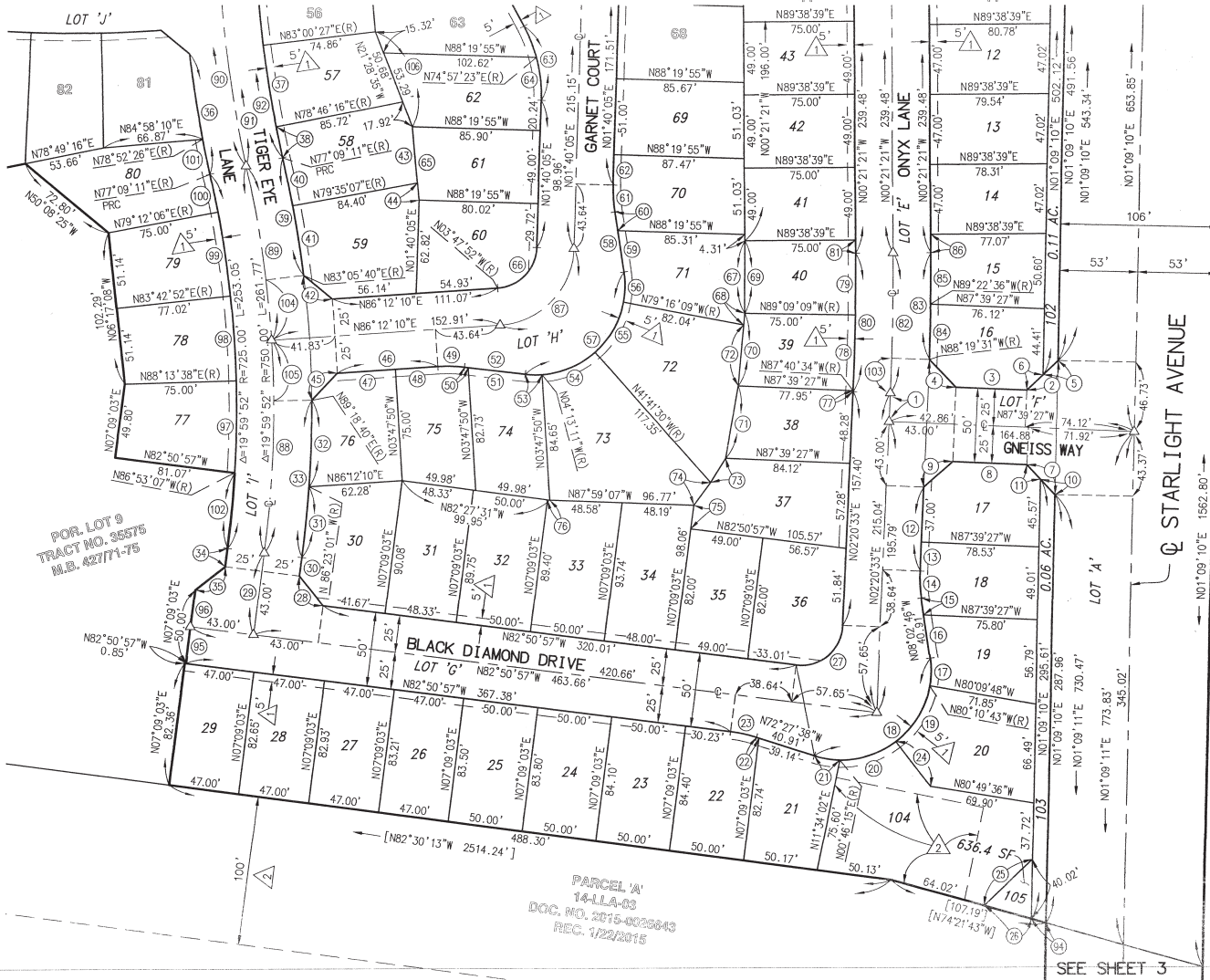
Michael Baker
INTERNATIONAL

BEING A SUBDIVISION OF PORTIONS OF LOTS 8, 9 AND F 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 PARCELS B AND C OF LOT LINE ADJUSTMENT NO. 14-LLA-001 RECORDED JUNE 27, 2014 AS DOC. NO. 2014-0238627, AND A PORTION OF PARCEL A OF LOT LINE ADJUSTMENT NO. 14-LLA-003 RECORDED JANUARY 22, 2015, AS DOC. NO. 2015-0026643, BOTH OF RIVERSIDE COUNTY RECORDS AND BEING LOCATED IN SECTION 35, T. 2 S., R. 1 W., S.B.M.

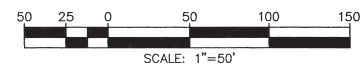
SEE SHEET 6

SEE SHEET 4

SEE SHEET 3



DATA TABLE			DATA TABLE				
NO	BEARING/Delta	LENGTH	RADIUS	NO	BEARING/Delta	LENGTH	RADIUS
1	N02°20'33"E	19.25'	---	54	Δ=37°28'19"	39.24'	60.00'
2	N46°41'32"E	28.84'	---	55	Δ=37°34'39"	39.35'	60.00'
3	N87°39'27"W	47.90'	---	56	Δ=19°27'05"	20.37'	60.00'
4	N42°54'10"W	25.35'	---	57	Δ=105°18'43"	110.28'	60.00'
5	N46°41'32"E	14.01'	---	58	N08°43'14"W	40.91'	---
6	N46°41'32"E	14.83'	---	59	N08°43'14"W	28.04'	---
7	N43°11'49"W	27.78'	---	60	N08°43'14"W	12.87'	---
8	N87°39'27"W	49.96'	---	61	Δ=10°23'19"	18.13'	100.00'
9	N47°20'33"E	25.46'	---	62	N01°40'05"E	20.31'	---
10	N43°11'49"W	14.31'	---	63	Δ=29°39'31"	51.76'	100.00'
11	N43°11'49"W	13.47'	---	64	Δ=16°42'42"	29.17'	100.00'
12	N02°20'33"E	56.51'	---	65	N05°10'53"W	49.35'	---
13	N02°20'33"E	19.51'	---	66	Δ=84°32'05"	41.31'	28.00'
14	Δ=10°23'19"	18.13'	100.00'	67	N00°08'14"E	48.70'	---
15	N08°02'46"W	11.65'	---	68	N05°02'06"E	7.79'	---
16	N08°02'46"W	29.28'	---	69	N00°08'14"E	48.70'	---
17	Δ=17°52'03"	18.71'	60.00'	70	N05°02'06"E	48.98'	---
18	Δ=115°35'08"	121.04'	60.00'	71	N09°32'06"E	49.31'	---
19	Δ=42°45'08"	44.77'	60.00'	72	N05°02'06"E	41.19'	---
20	Δ=38°11'50"	40.00'	60.00'	73	N31°00'24"E	19.05'	---
21	Δ=16°48'07"	17.56'	60.00'	74	N36°19'26"E	18.95'	---
22	N72°27'38"W	1.77'	---	75	N07°09'03"E	16.06'	---
23	Δ=10°23'19"	18.13'	100.00'	76	N82°27'31"W	1.62'	---
24	N37°25'35"W(R)	38.02'	---	77	Δ=00°01'07"	0.64'	1975.00'
25	N46°09'10"E	44.88'	---	78	Δ=01°28'35"	50.89'	1975.00'
26	N74°21'43"W	32.85'	---	79	Δ=01°12'12"	41.48'	1975.00'
27	Δ=34°48'30"	46.33'	28.00'	80	Δ=02°41'54"	93.01'	1975.00'
28	N37°50'57"W	25.46'	---	81	N00°21'21"W	8.80'	---
29	N07°09'03"E	55.47'	---	82	Δ=02°41'54"	94.19'	2000.00'
30	N07°09'03"E	12.47'	---	83	Δ=02°01'50"	71.77'	2025.00'
31	Δ=03°32'04"	47.81'	775.00'	84	Δ=01°03'05"	37.16'	2025.00'
32	Δ=04°18'19"	58.23'	775.00'	85	Δ=00°58'48"	34.61'	2025.00'
33	Δ=07°50'23"	106.04'	775.00'	86	N00°21'21"W	12.40'	---
34	N07°09'03"E	12.47'	---	87	Δ=84°32'05"	78.20'	53.00'
35	N52°09'03"E	25.46'	---	88	Δ=10°56'53"	143.31'	750.00'
36	Δ=05°52'49"	82.10'	800.00'	89	Δ=09°02'59"	118.48'	750.00'
37	Δ=04°14'11"	55.45'	750.00'	90	Δ=08°53'37"	120.30'	775.00'
38	Δ=01°37'05"	21.18'	750.00'	91	Δ=13°27'31"	182.05'	775.00'
39	Δ=05°56'29"	80.37'	775.00'	92	Δ=13°27'31"	176.17'	750.00'
40	Δ=02°56'56"	32.90'	775.00'	94	N74°21'43"W	10.33'	---
41	Δ=03°30'33"	47.47'	775.00'	95	N07°09'03"E	25.00'	---
42	N50°21'05"W	24.76'	---	96	N07°09'03"E	25.00'	---
43	N05°10'53"W	37.85'	---	97	Δ=04°53'15"	61.84'	725.00'
44	N05°10'53"W	11.50'	---	98	Δ=04°30'46"	57.10'	725.00'
45	N42°45'25"E	24.76'	---	100	Δ=02°02'55"	25.92'	725.00'
46	N86°12'10"E	67.43'	---	101	Δ=01°43'15"	24.03'	800.00'
47	N86°12'10"E	38.96'	---	102	Δ=04°02'10"	51.07'	725.00'
48	N86°12'10"E	28.47'	---	103	Δ=00°40'04"	23.31'	2000.00'
49	Δ=10°23'19"	18.13'	100.00'	104	Δ=03°06'30"	40.69'	750.00'
50	N83°24'31"W	2.54'	---	105	Δ=03°06'30"	40.69'	750.00'
51	N83°24'31"W	38.37'	---	106	N21°28'35"W	68.61'	---
52	N83°24'31"W	40.91'	---				
53	Δ=10°48'40"	11.32'	60.00'				



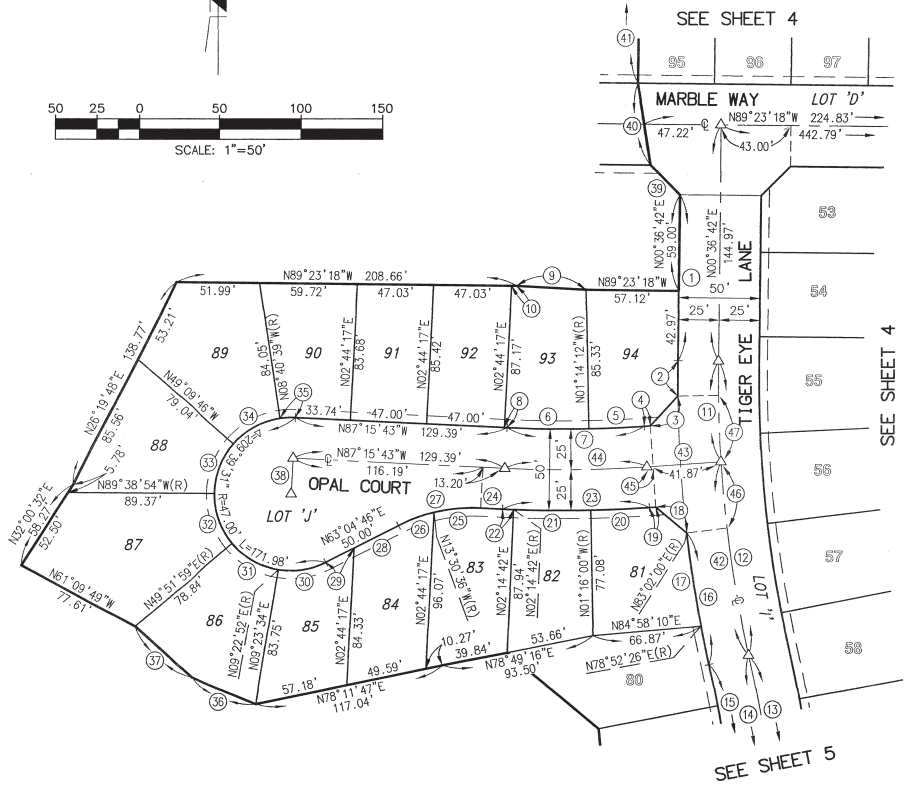
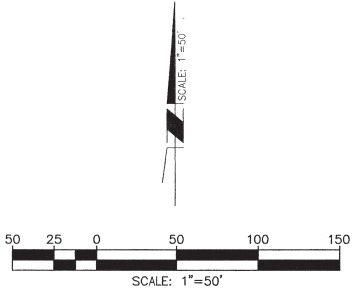
NOTE:
SEE SHEET 2 FOR BOUNDARY CONTROL, SHEET INDEX MAP, MONUMENT NOTES, VICINITY MAP AND BASIS OF BEARING. SEE SHEET 3 FOR EASEMENT NOTES.

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

TRACT NO. 31469-4

BEING A SUBDIVISION OF PORTIONS OF LOTS 8, 9 AND F 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 PARCELS B AND C OF LOT LINE ADJUSTMENT NO. 14-LLA-001 RECORDED JUNE 27, 2014 AS DOC. NO. 2014-0238627, AND A PORTION OF PARCEL A OF LOT LINE ADJUSTMENT NO. 14-LLA-003 RECORDED JANUARY 22, 2015, AS DOC. NO. 2015-0026643, BOTH OF RIVERSIDE COUNTY RECORDS AND BEING LOCATED IN SECTION 35, T. 2 S., R. 1 W., S.B.M.

Michael Baker
INTERNATIONAL



DATA TABLE			
NO	BEARING/DELTA	LENGTH	RADIUS
1	N00°36'42"E	101.97'	---
2	Δ=01°33'07"	21.67'	800.00'
3	N42°33'11"E	24.78'	---
4	N86°02'48"E	3.79'	---
5	Δ=02°43'00"	34.38'	725.00'
6	Δ=03°58'29"	50.29'	725.00'
7	Δ=06°41'29"	84.67'	725.00'
8	N87°15'43"W	1.65'	---
9	N86°43'45"W	43.11'	---
10	N89°23'18"W	2.88'	---
11	Δ=04°33'54"	61.75'	775.00'
12	Δ=08°53'37"	120.30'	775.00'
13	Δ=09°02'59"	118.46'	750.00'
14	Δ=19°59'52"	261.77'	750.00'
15	Δ=19°59'52"	253.04'	725.00'
16	Δ=05°52'49"	82.10'	800.00'
17	Δ=04°09'34"	58.08'	800.00'
18	N50°27'36"W	24.78'	---
19	N86°02'48"E	3.79'	---
20	Δ=02°41'12"	36.34'	775.00'
21	Δ=03°30'42"	47.50'	775.00'
22	Δ=00°29'35"	6.67'	775.00'
23	Δ=06°41'29"	90.51'	775.00'
24	N87°15'43"W	13.20'	---
25	Δ=18°14'53"	28.36'	100.00'
26	Δ=13°24'38"	23.41'	100.00'
27	Δ=29°39'31"	51.76'	100.00'
28	N63°04'46"E	30.49'	---
29	N63°04'46"E	19.51'	---
30	Δ=36°18'06"	29.78'	47.00'
31	Δ=40°29'07"	33.21'	47.00'
32	Δ=40°29'07"	33.21'	47.00'
33	Δ=40°29'08"	33.21'	47.00'
34	Δ=40°29'07"	33.21'	47.00'
35	Δ=11°24'57"	9.36'	47.00'
36	N67°42'07"W	43.81'	---
37	N47°40'56"W	46.44'	---
38	N02°44'17"E	22.00'	---
39	N44°23'18"W	29.46'	---
40	N08°58'48"W	50.71'	---
41	N00°36'42"E	90.43'	---
42	Δ=08°53'37"	120.30'	775.00'
43	N86°02'48"E	45.66'	---
44	Δ=06°41'29"	87.59'	750.00'
45	S86°02'48"W	3.79'	---
46	Δ=03°00'48"	40.76'	775.00'
47	Δ=03°00'47"	40.76'	775.00'

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