



City of Beaumont

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

Case No. PW2020-0549
Receipt No. RD111259
Fee \$ 1,678.40
Date Paid 9/14/20
Inv. 9935

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

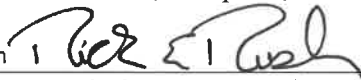
3. Developer Name Pardee Homes Phone (951) 529-7795
(If corporation or partnership application must include names of principal officers or partners)

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 #30055683
Monument Bond Tract 37426
26 Numbered Lots, 3 Lettered Lots (29 Total Lots) \$1,678.40

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

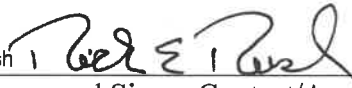
7. Contractor shall indemnify, defend, and hold harmless the City and its officers, officials, employees and volunteers from and against any and all liability, loss, damage, expense, costs (including without limitation costs and fees of litigation) of every nature arising out of or in connection with 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

Basic Gov (Sales Force) # _____

File # _____

Bond No. 30055683

Premium: \$74.00

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 Agreement To Provide Security For Improvements For Tract Map Or Parcel Map Or Plot Plan, dated November 13, 2018, whereby Principal agrees to install and complete certain designated public improvements itemized and described on Tract Map, Parcel Map or Plot Plan No. Sundance PA 13 Monuments which is hereby incorporated herein and made a part hereof; and Tract Map 37426

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 Eighteen Thousand Five Hundred & No/100- dollars (\$ 18,500.00) 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 November 8, 2018.


PRINCIPAL:

SURETY:

Pardee Homes

The Continental Insurance Company

By 

By 

Title Jeffrey R. Chambers
Vice President Development

Title Janina Monroe, Attorney-In-Fact

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 Orange }

On NOV 08 2018 before me, Mariana Bryant, Notary Public
(Here insert name and title of the officer)

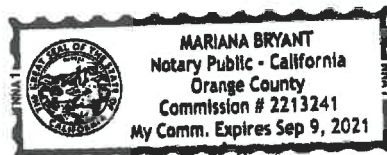
personally appeared Janina Monroe,
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose
name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that
~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity~~(ies)~~, and that 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.

Mariana Bryant
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT
Performance Bond
(Title or description of attached document)
30055683
(Title or description of attached document continued)
Number of Pages 1 Document Date 11/8/18

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 Los Angeles, 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 27th day of July, 2018.



The Continental Insurance Company

Paul T. Bruflat
Paul T. Bruflat Vice President

State of South Dakota, County of Minnehaha, ss:

On this 27th day of July, 2018, 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, 2021

J. Mohr
J. Mohr Notary Public

CERTIFICATE

I, D. Johnson, 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 _____, 2018.



The Continental Insurance Company

D. Johnson
D. Johnson Assistant Secretary

Form F6850-4/2012

Go to www.cnasurety.com > Owner / Oblige Services > Validate Bond Coverage, if you want to verify bond authenticity.

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.

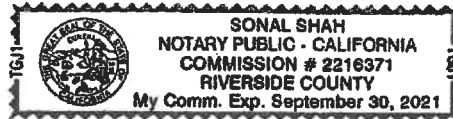
State of California
County of Riverside

On November 13, 2018 before me, Sonal Shah, Notary Public
(insert name and title of the officer)

personally appeared Jeffrey R. Chambers,
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 Sonal Shah

(Seal)

Bond No. 30055683
Premium is included in the
cost of the Performance Bond

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 Agreement To Provide Security For Improvements For Tract Map Or Parcel Map Or Plot Plan, dated November 13, 2018, whereby Principal agrees to install and complete certain designated public improvements itemized and described on Tract Map, Parcel Map or Plot Plan No. Sundance PA 13 Mounuments Tract Map 37426 which is hereby incorporated herein and made a part hereof; and

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 Section 8000, et seq., 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 at Section 8000, et seq., of the Civil Code in the sum of Eighteen Thousand Five Hundred & No/100 dollars (\$18,500.00), 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 Section 8000, et seq., 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 November 8, 20 18.

PRINCIPAL:

SURETY:

Pardee Homes

The Continental Insurance Company

By [Signature]

By [Signature]

Title Jeffrey R. Chambers
Vice President Development

Title Jarina Monroe, Attorney-In-Fact

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 Orange }

On NOV 08 2018 before me, Mariana Bryant, 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.

Mariana Bryant
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT
Payment Bond
(Title or description of attached document)

30055683
(Title or description of attached document continued)

Number of Pages 1 Document Date 11/8/18

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.
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- 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 Los Angeles, 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 27th day of July, 2018.



The Continental Insurance Company

Paul T. Bruflat
Paul T. Bruflat Vice President

State of South Dakota, County of Minnehaha, ss:

On this 27th day of July, 2018, 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, 2021

J. Mohr
J. Mohr Notary Public

CERTIFICATE

I, D. Johnson, 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 NOV 08 2018 day of _____, _____.



The Continental Insurance Company

D. Johnson
D. Johnson Assistant Secretary

Form F6850-4/2012

Go to www.cnasurety.com > Owner / Oblige Services > Validate Bond Coverage, if you want to verify bond authenticity.

ACKNOWLEDGMENT

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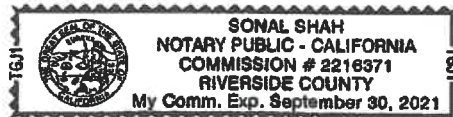
State of California
County of Riverside)

On November 13, 2018 before me, Sonal Shah, Notary Public
(insert name and title of the officer)

personally appeared Jeffrey R. Chambers,
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 *Sonal Shah*

(Seal)

Michael Baker
INTERNATIONAL

November 20, 2020

JN 162997

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

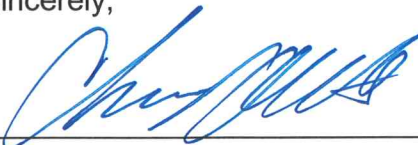
Subject: Tract No. 37426, M.B. 466/22-26
PW # 2020-0549
Survey Monumentation

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



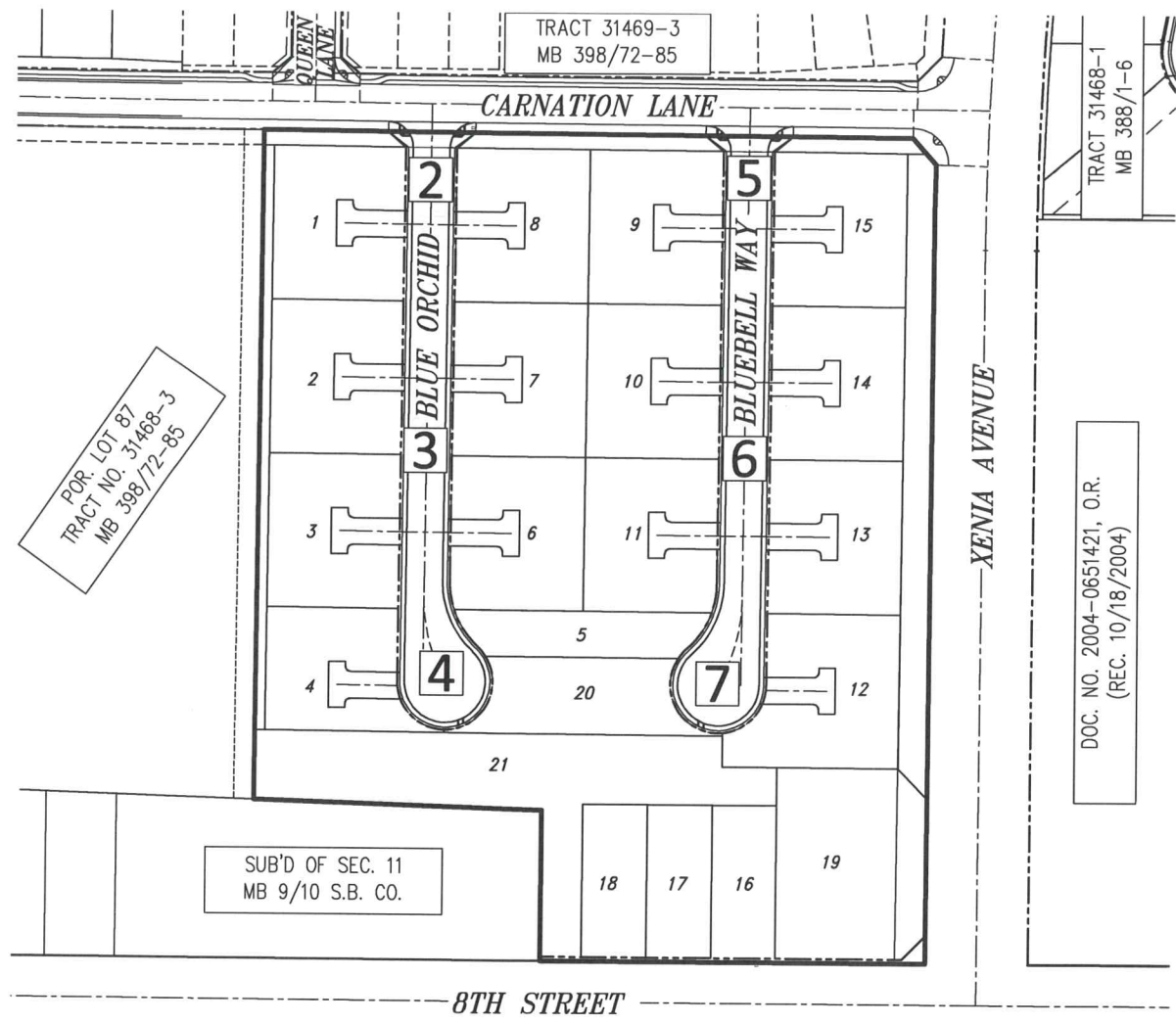
TRACT 37426
M.B. 466/22-26



LEGEND

X INDICATES SHEET NUMBER

NOT TO SCALE



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

L.S. NO. <u>8508</u> DATE: <u>11/20/2020</u>	MONUMENT TIE SHEET		SCALE: <u>N.T.S.</u> JOB NO. <u>162997</u>
	TRACT NO. 37426 M.B. 466/22-26		
ENGINEERING DEPARTMENT		CITY OF BEAUMONT	

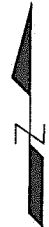
TRACT 37426

M.B. 466/22-26

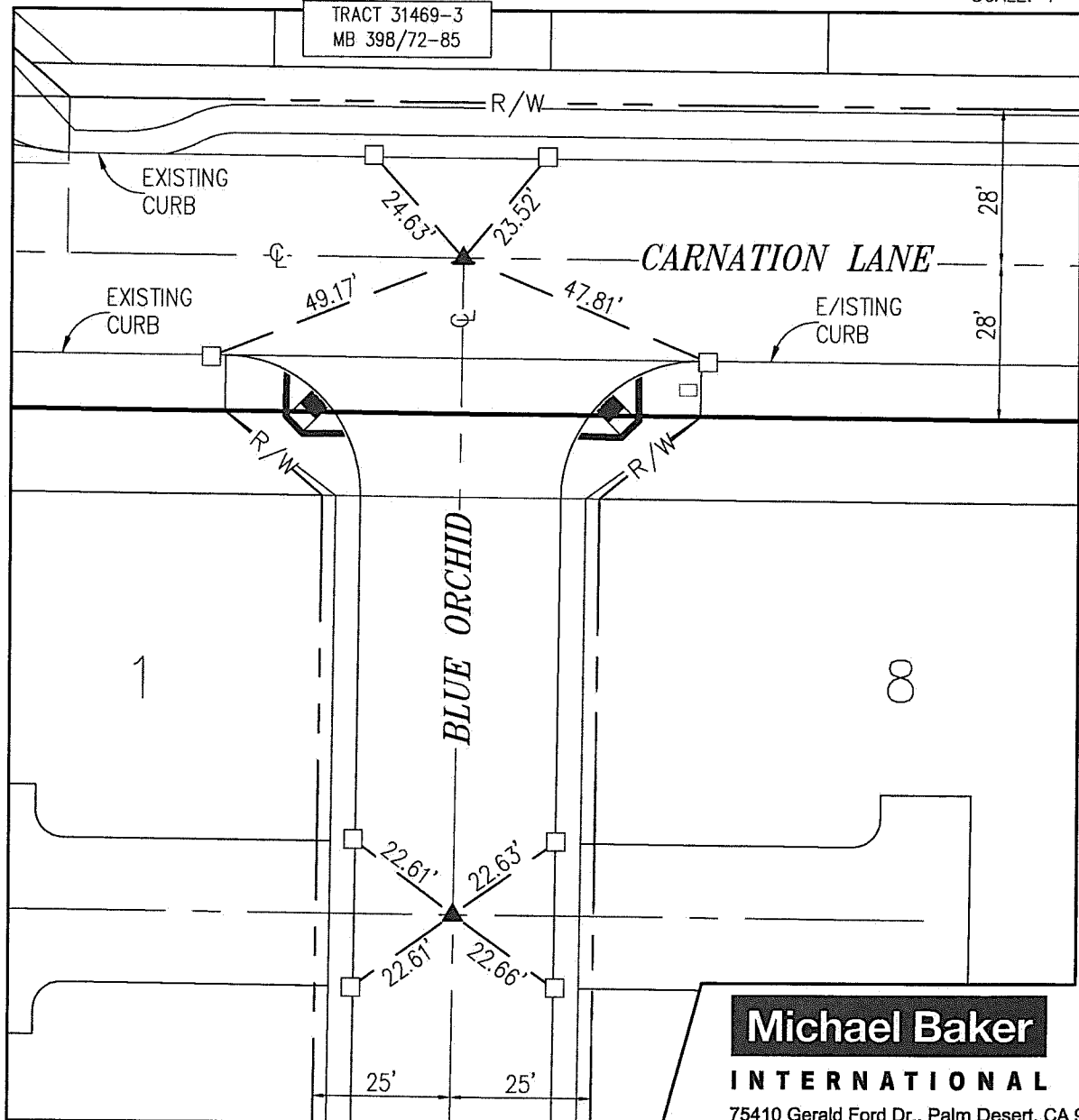
SHEET 2 OF 7 SHEETS

LEGEND

- ▲ INDICATES COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH PER TRACT 37426, M.B. 466/22-26.
- 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

MONUMENT TIE SHEET

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

TRACT NO. 37426
M.B. 466/22-26

SCALE: 1"=30'

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

JOB NO. 162997

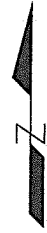
TRACT 37426

M.B. 466/22-26

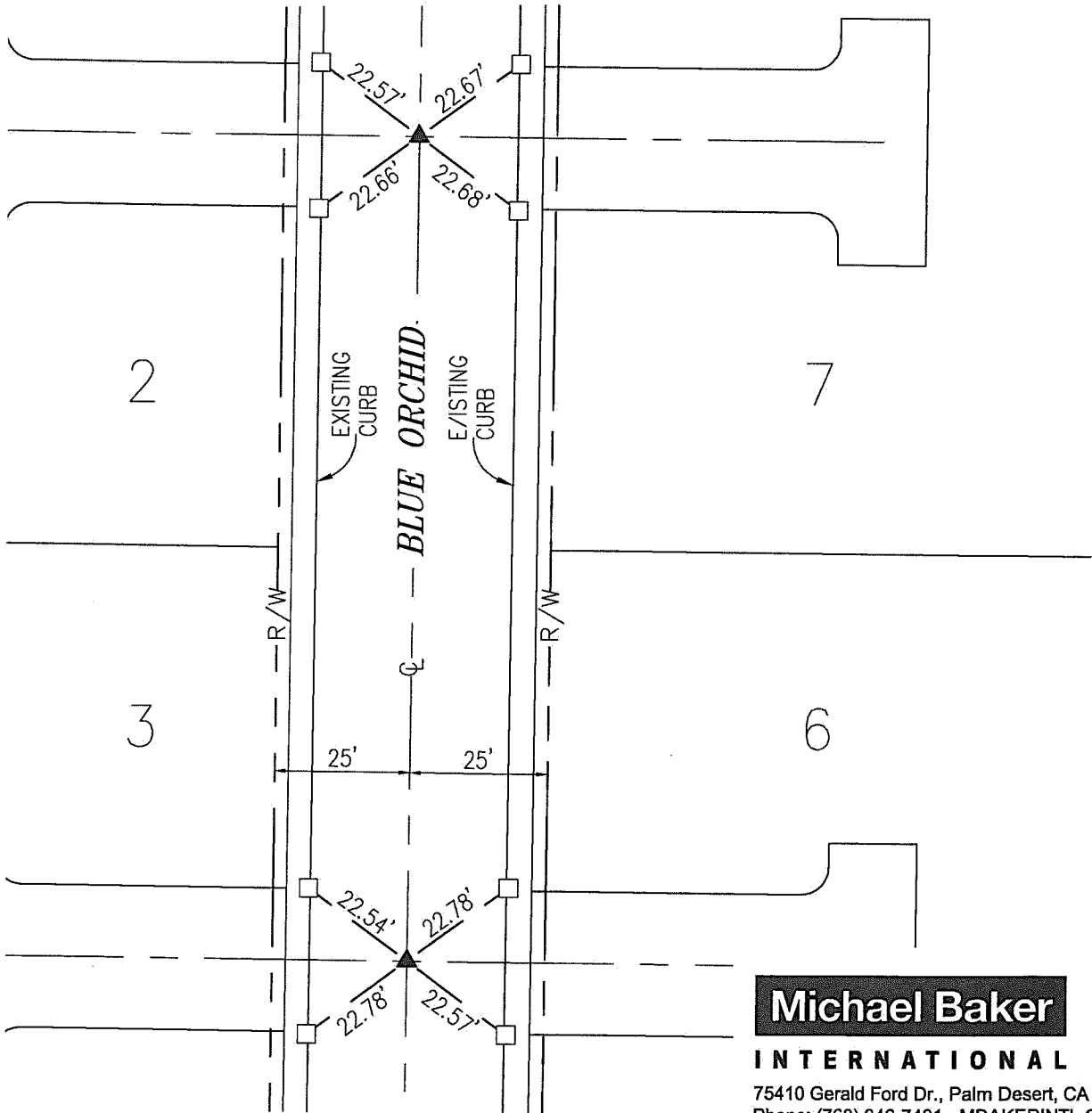
SHEET 3 OF 7 SHEETS

LEGEND

- ▲ INDICATES COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH PER TRACT 37426, M.B. 466/22-26.
- 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. 37426 M.B. 466/22-26	SCALE: <u>1"=30'</u> JOB NO. <u>162997</u>
ENGINEERING DEPARTMENT		CITY OF BEAUMONT

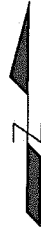
TRACT 37426

M.B. 466/22-26

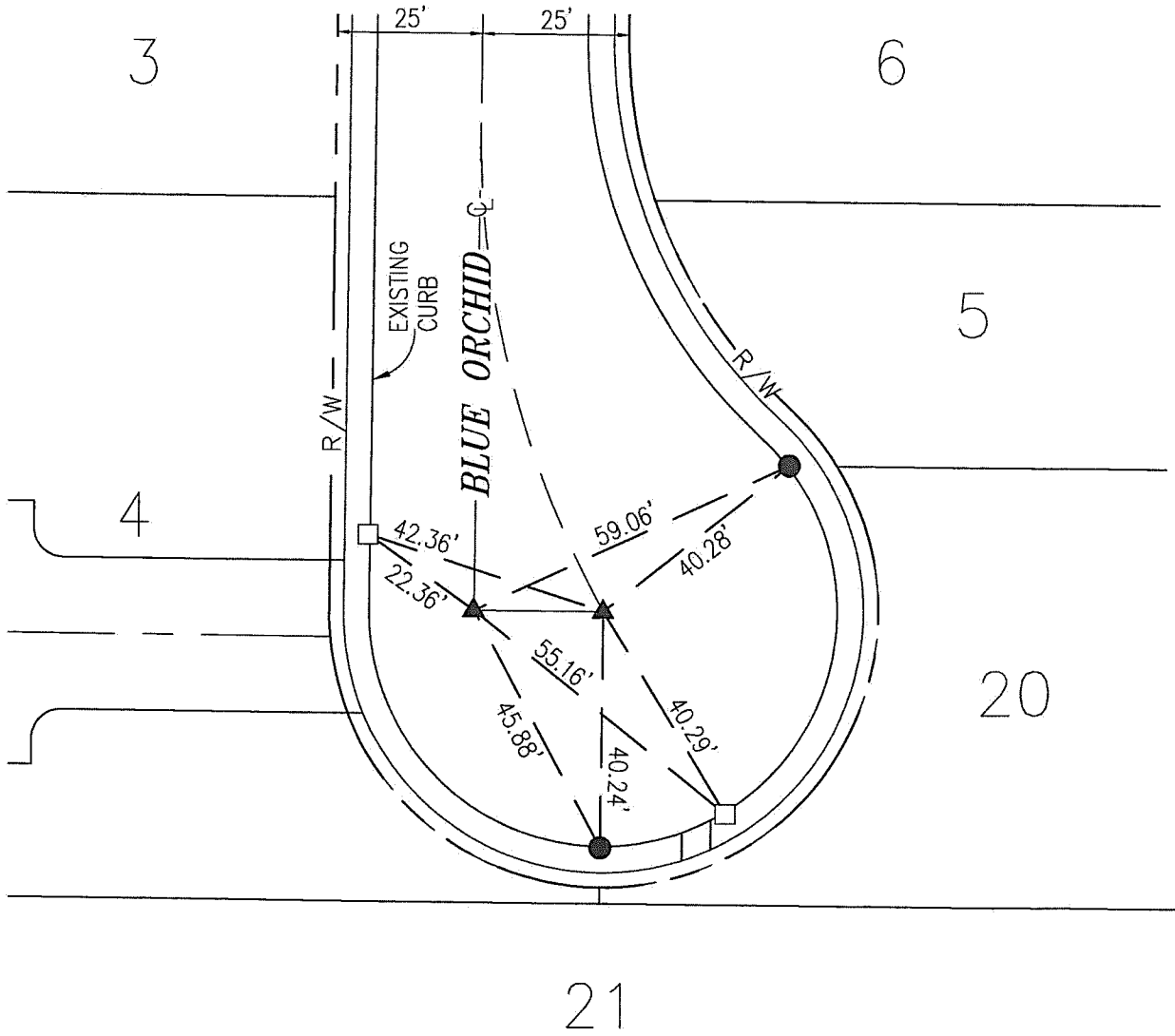
SHEET 4 OF 7 SHEETS

LEGEND

- ▲ INDICATES COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH PER TRACT 37426, M.B. 466/22-26.
- INDICATES LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB PER TRACT 37426, M.B. 466/22-26.
- 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. 37426 M.B. 466/22-26	SCALE: <u>1"=30'</u> JOB NO. <u>162997</u>
ENGINEERING DEPARTMENT		CITY OF BEAUMONT

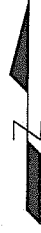
TRACT 37426

M.B. 466/22-26

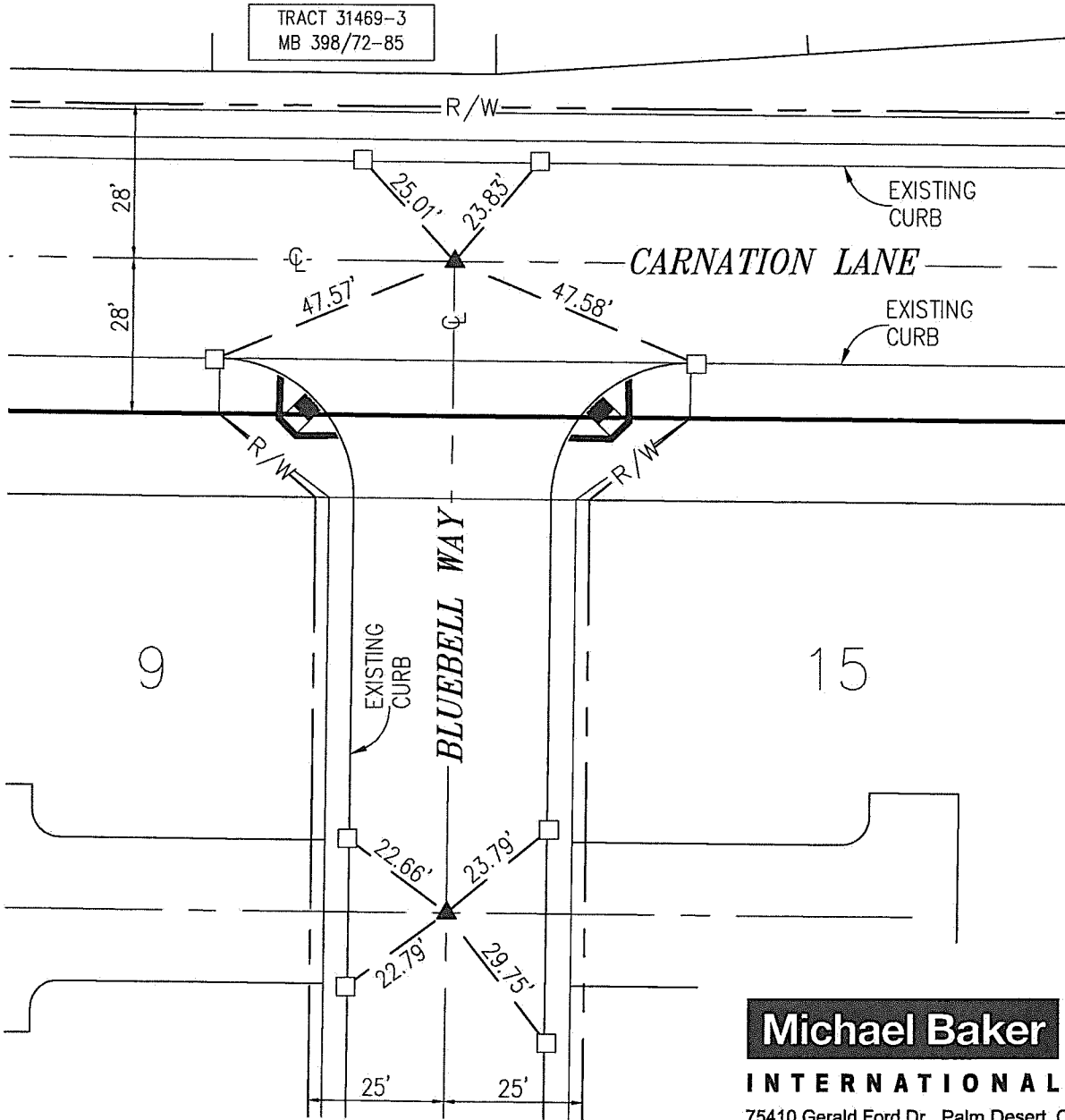
SHEET 5 OF 7 SHEETS

LEGEND

- ▲ INDICATES COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH PER TRACT 37426, M.B. 466/22-26.
- 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. 37426 M.B. 466/22-26	SCALE: <u>1"=30'</u> JOB NO. <u>162997</u>
ENGINEERING DEPARTMENT		CITY OF BEAUMONT

TRACT 37426
M.B. 466/22-26

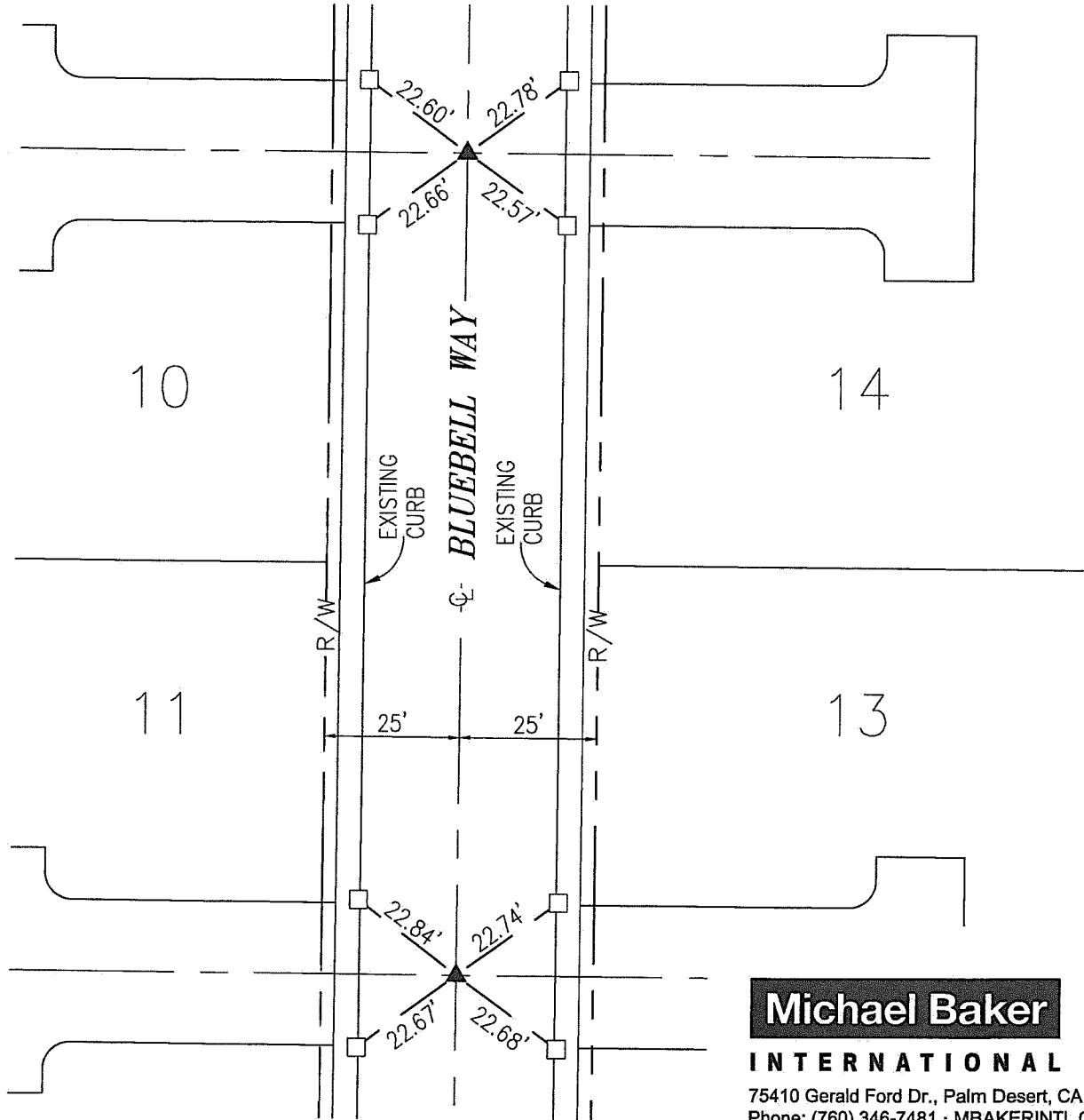
SHEET 6 OF 7 SHEETS

LEGEND

- ▲ INDICATES COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH PER TRACT 37426, M.B. 466/22-26.
- INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508 RP", FLUSH ON TOP OF CURB.



SCALE: 1"=30'



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MONUMENT TIE SHEET

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

TRACT NO. 37426
M.B. 466/22-26

SCALE: 1"=30'

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

JOB NO. 162997

TRACT 37426

M.B. 466/22-26

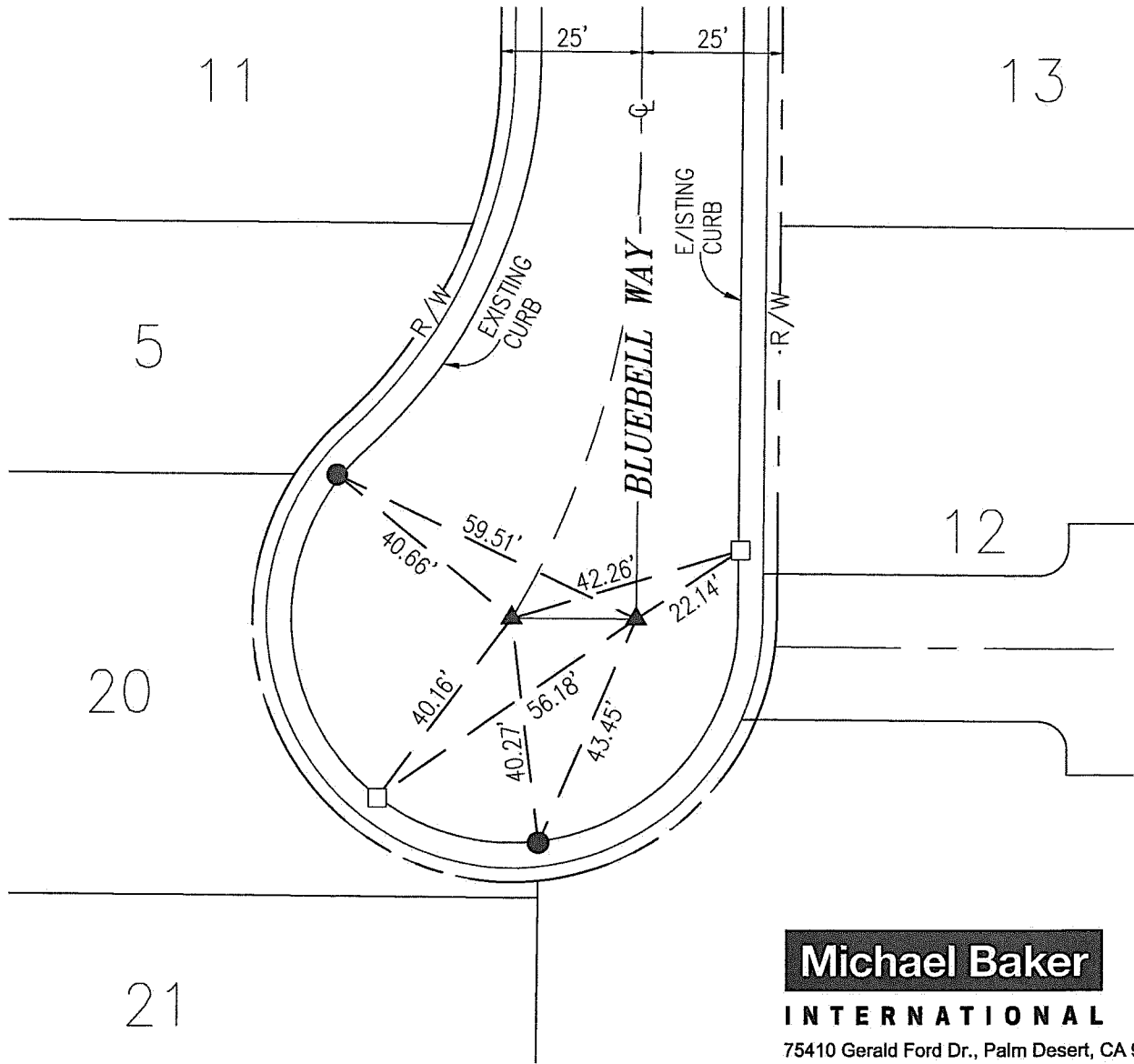
SHEET 7 OF 7 SHEETS

LEGEND

- ▲ INDICATES COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH PER TRACT 37426, M.B. 466/22-26.
- INDICATES LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB PER TRACT 37426, M.B. 466/22-26.
- 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

L.S. NO. <u>8508</u> DATE: <u>11/20/2020</u>	MONUMENT TIE SHEET TRACT NO. 37426 M.B. 466/22-26	SCALE: <u>1"=30'</u> JOB NO. <u>162997</u>
ENGINEERING DEPARTMENT		CITY OF BEAUMONT

THIS SUBDIVISION CONTAINS:

26 NUMBERED LOTS
3 LETTERED LOTS
29 LOTS TOTAL
11.19 ACRES GROSS

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

TRACT NO. 37426

LOTS 1 THROUGH 15 FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF LOT 96 AND A PORTION OF LOT 87 OF TRACT MAP NO. 31468-3 AS FILED IN BOOK 398, PAGES 72 THROUGH 85, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, BEING LOCATED IN SECTION 2, T. 3 S., R. 1 W., S.B.M.

RECORDER'S STATEMENT

FILED THIS 16TH DAY OF Feb 2019 AT 11:47 AM
IN BOOK 466 OF MAPS AT PAGES 22-26, AT
THE REQUEST OF THE CITY CLERK, CITY OF BEAUMONT.
NO. 219-0042100
FEE \$17.00
PETER ALDAMA, ASSESSOR-COUNTY CLERK-RECORDER
BY: Joseph D'Amico, 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.

WE HEREBY RETAIN FOR WELL SITE PURPOSES AND THE MAINTENANCE THEREOF, LOT 19 FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN FOR PARK PURPOSES AND THE MAINTENANCE THEREOF, LOT 20 FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN FOR LANDSCAPE, SLOPE AND DRAINAGE PURPOSES AND THE MAINTENANCE THEREOF, LOT 21 FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN FOR LANDSCAPE PURPOSES AND THE MAINTENANCE THEREOF, LOTS 22 THROUGH 26, INCLUSIVE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED FOR PUBLIC PURPOSES:
WE HEREBY DEDICATE TO THE CITY OF BEAUMONT, IN FEE FOR PUBLIC STREET, PUBLIC UTILITIES AND DRAINAGE PURPOSES, LOTS "A" (8TH STREET), "B" (BLUE ORCHID) AND "C" (BLUEBELL WAY) AS SHOWN ON THIS TRACT MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:
WE HEREBY DEDICATE TO THE CITY OF BEAUMONT, EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PUBLIC SAFETY AND UTILITY MAINTENANCE VEHICLE PURPOSES OVER THOSE PORTIONS OF LOTS 1 THROUGH 4, INCLUSIVE, AND 6 THROUGH 15, INCLUSIVE, SHOWN ON THIS TRACT MAP AS "A".

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:
WE HEREBY DEDICATE TO THE BEAUMONT CHERRY VALLEY WATER DISTRICT, EASEMENTS FOR PUBLIC UTILITIES OVER THOSE PORTIONS OF LOTS 1 THROUGH 4, INCLUSIVE, AND 6 THROUGH 15, INCLUSIVE, SHOWN ON THIS TRACT MAP AS "A".

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:
WE HEREBY DEDICATE TO THE CITY OF BEAUMONT AN EASEMENT OVER LOTS 20 AND 21 FOR SENIOR PURPOSES, SHOWN ON THIS TRACT MAP AS "B".

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:
WE HEREBY DEDICATE TO THE CITY OF BEAUMONT AN EASEMENT OVER LOT 21 FOR DRAINAGE PURPOSES, SHOWN ON THIS TRACT MAP AS "C".

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:
WE HEREBY DEDICATE TO THE BEAUMONT CHERRY VALLEY WATER DISTRICT, AN EASEMENT FOR PUBLIC UTILITIES OVER A PORTION OF LOT 20, SHOWN ON THIS TRACT MAP AS "A".

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:
WE HEREBY DEDICATE TO THE CITY OF BEAUMONT THE EASEMENTS DESIGNATED AS "3" PIE" OVER LOTS 1 THROUGH 15, INCLUSIVE, THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:
WE HEREBY DEDICATE TO THE CITY OF BEAUMONT THE EASEMENTS DESIGNATED AS "5" PIE" OVER LOTS 16 THROUGH 18, INCLUSIVE, THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES.

PARDEE HOMES, A CALIFORNIA CORPORATION

Jeff Chambers Michael C. Taylor
JEFF CHAMBERS 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) (INSERT NAME)
COUNTY OF RIVERSIDE) SS.
ON SEPTEMBER 7, 2018 BEFORE ME, SONAL SHAH, A NOTARY PUBLIC

PERSONALLY APPEARED JEFF CHAMBERS & 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

Sonal Shah
SIGNATURE
SONAL SHAH
PRINT NAME

MY COMMISSION EXPIRES 09/30/2021

MY PRINCIPAL PLACE OF BUSINESS IS RIVERSIDE COUNTY.

My Commission #: 2216371

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, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 1,100.00

DATE: Jan 30, 2019 JON CHRISTENSEN, COUNTY TAX COLLECTOR
BY: Stel h n DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 1,100.00 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.

DATE: Jan 30, 2019
CASH OR SAFETY-TAX BOND
JON CHRISTENSEN
COUNTY TAX COLLECTOR

BY: Stel h n DEPUTY

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, _____, A NOTARY PUBLIC
(INSERT NAME)

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.

BEAUMONT CHERRY VALLEY WATER DISTRICT CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY THAT THE INTEREST IN THE WATER FACILITIES EASEMENTS FOR CONSTRUCTION AND MAINTENANCE OF WATER FACILITIES COVERED WITH THE OWNERS STATEMENT HEREON, FROM PARDEE HOMES, A CALIFORNIA CORPORATION TO BEAUMONT CHERRY VALLEY WATER DISTRICT, A POLITICAL CORPORATION OR GOVERNMENTAL AGENCY, IS HEREBY ACCEPTED AND CONSENTS TO ITS RECORRATION.

DATE: Nov 1, 2018 BY: [Signature]
BEAUMONT CHERRY VALLEY WATER DISTRICT
ITS: General Manager

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 JANUARY OF 2004. 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.

DATE: SEPTEMBER 7, 2018
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 37426 AS FILED, AMENDED, AND APPROVED BY THE CITY COUNCIL ON January 7, 2019, THE EXPIRATION DATE BEING _____ AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: Dec. 5, 2018
Robert O. Upton
ROBERT OLLERTON, CITY SURVEYOR
L.S. 7731



BEAUMONT CITY COUNCIL CERTIFICATE

THE CITY OF BEAUMONT, STATE OF CALIFORNIA, BY ITS CITY COUNCIL, HEREBY APPROVES TRACT NO. 37426.

THE DEDICATION OF LOTS "A" (EIGHTH STREET), "B" (BLUE ORCHID) AND "C" (BLUEBELL WAY) IN FEE FOR PUBLIC STREET, PUBLIC UTILITIES AND DRAINAGE PURPOSES, IS ACCEPTED. 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 EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PUBLIC SAFETY AND UTILITY MAINTENANCE VEHICLE PURPOSES OVER THOSE PORTIONS OF LOTS 1 THROUGH 4, INCLUSIVE, AND 6 THROUGH 15, INCLUSIVE, SHOWN ON THIS TRACT MAP AS "A", ARE ACCEPTED.

THE EASEMENT FOR SENIOR PURPOSES OVER LOTS 20 AND 21 IS ACCEPTED, SUBJECT TO IMPROVEMENTS, SHOWN ON THIS TRACT MAP AS "B".

THE EASEMENT FOR DRAINAGE PURPOSES OVER LOT 21 IS ACCEPTED, SUBJECT TO IMPROVEMENTS, SHOWN ON THIS TRACT MAP AS "C".

THE EASEMENTS FOR PUBLIC UTILITY PURPOSES SHOWN AS "3" PIE" OVER LOTS 1 THROUGH 15, INCLUSIVE, AND AS "5" PIE" OVER LOTS 16 THROUGH 18, INCLUSIVE, ARE ACCEPTED, SUBJECT TO IMPROVEMENTS.

WE HEREBY CERTIFY THE ABANDONMENT OF THE FOLLOWING:
LOT 96 OF TRACT NO. 31468-3, PER MAP FILED IN BOOK 398, PAGES 72 THROUGH 85, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

DATE: January 16, 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:

LOT 96 OF TRACT NO. 31468-3, PER MAP FILED IN BOOK 398, PAGES 72 THROUGH 85, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, AND NOT SHOWN HEREON.

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

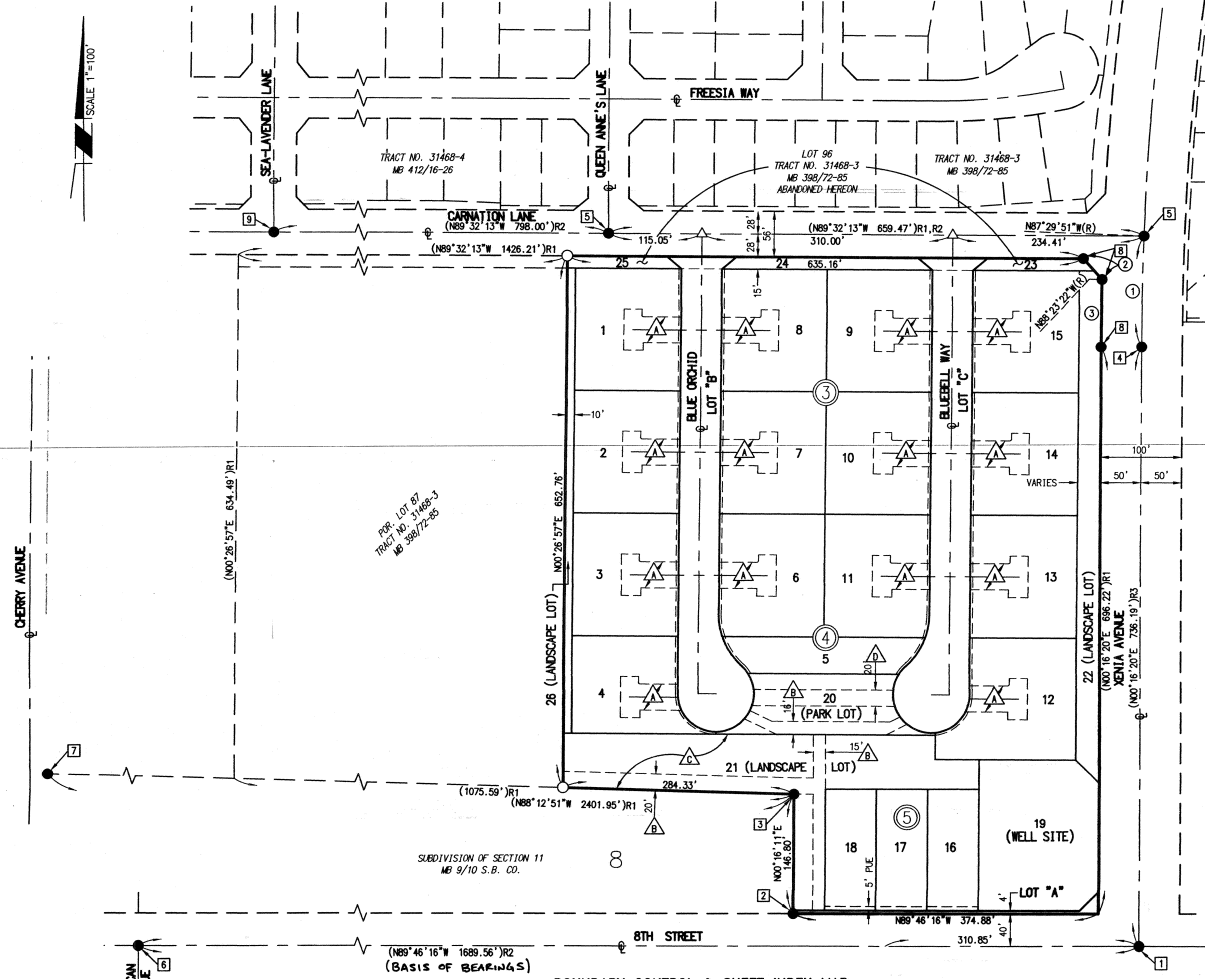
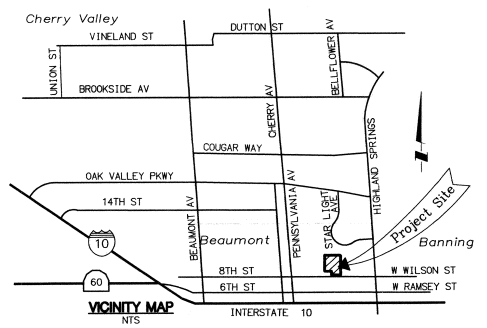
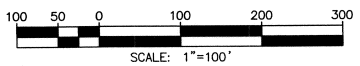
TRACT NO. 37426

LOTS 1 THROUGH 15 FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF LOT 96 AND A PORTION OF LOT 87 OF TRACT MAP NO. 31468-3 AS FILED IN BOOK 398, PAGES 72 THROUGH 85, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, BEING LOCATED IN SECTION 2, T. 3 S., R. 1 W., S.B.M.

Michael Baker
INTERNATIONAL

LINE/CURVE DATA TABLE			
NO	BEARINGS/Delta	RADIUS	LENGTH
1	02°13'49"	3500.00'	136.24'
	(02°13'49"	3500.00'	136.23') R2, R3
2	(041°57'28" W		34.51' R1
3	(01°20'18"	3550.00'	82.92' R1



SURVEYOR'S NOTES:

- () R1 - DENOTES RECORD DATA PER TRACT NO. 31468-3, FILED IN MAP BOOK 398, PAGES 72 THROUGH 85, INCLUSIVE, RECORDS OF THE COUNTY OF RIVERSIDE, AND MEASURED, UNLESS OTHERWISE NOTED.
- () R2 - DENOTES RECORD DATA PER TRACT NO. 31468-4, FILED IN MAP BOOK 412, PAGES 16 THROUGH 26, INCLUSIVE, RECORDS OF THE COUNTY OF RIVERSIDE, AND MEASURED, UNLESS OTHERWISE NOTED.
- () R3 - DENOTES RECORD DATA PER TRACT NO. 31468-1, FILED IN MAP BOOK 388, PAGES 1 THROUGH 6, INCLUSIVE, RECORDS OF THE COUNTY OF RIVERSIDE, AND MEASURED, UNLESS OTHERWISE NOTED.
- (R) - DENOTES RADIAL BEARING
- 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 AT ALL REAR LOT CORNERS, REAR AND SIDE LOT ANGLE POINTS AND ENDS OF CURVE. IN LIEU OF FRONT CORNERS, SET LEAD, TACK AND TAG "L.S. 8508", AT P.L. PROD ON TOP OF CURB AT SIDE LOT LINES PRODUCED.
- SET 1" IRON PIPE TAGGED "L.S. 8508", FLUSH; OR LEAD, TACK AND TAG "L.S. 8508", FLUSH, IN CONCRETE.
- ▲ SET COPPERFIELD MONUMENT STAMPED "L.S. 8508", FLUSH.
- DENOTES FOUND MONUMENT AS NOTED AND REFERENCED HEREON:
 - 3/4" IRON PIPE W/ NAIL & TAG, ILLEGIBLE, DN. 0.1", PER TRACT NO. 31468-3, MB 398/72-85.
 - 1/2" IRON PIPE, OPEN, DN. 0.6", PER TRACT NO. 31468-4, MB 412/16-26. SET TAG STAMPED "L.S. 8508".
 - 1/2" IRON PIPE W/ NAIL & TAG STAMPED "L.S. 1433", PER TRACT NO. 31468-3, MB 398/72-85.
 - 5/8" COPPER CLAD STEEL PIN W/ 1/2" BRASS CAP STAMPED "L.S. 7930", IN ASPHALT, FLUSH; PER TRACT NO. 31468-1, MB 398/72-85.
 - 5/8" COPPER CLAD STEEL PIN W/ 1/2" BRASS CAP STAMPED "L.S. 7930", IN ASPHALT, FLUSH, PER TRACT NO. 31468-3, MB 398/72-85.
 - 1" IRON PIPE W/ PLASTIC PLUG, ILLEGIBLE, DN. 0.4", PER TRACT NO. 31468-3, MB 398/72-85. ACCEPTED AS CENTERLINE INTERSECTION OF AMERICAN AVENUE AND 8TH STREET.
 - 1" IRON PIPE W/ PLASTIC PLUG, ILLEGIBLE, DN. 1.8", PER TRACT NO. 31468-3, MB 398/72-85. ACCEPTED AS THE SW COR. SEC 2.
 - 1" IRON PIPE W/ TAG "L.S. 7930" PER TRACT NO. 31468-3, MB 398/72-85.
 - 5/8" COPPER CLAD STEEL PIN W/ 1/2" BRASS CAP STAMPED "L.S. 7930", IN ASPHALT, FLUSH, PER TRACT NO. 31468-4, MB 412/16-26.

BASIS OF BEARINGS

THE BEARING OF N89°46'16" W ALONG THE CENTERLINE OF 8TH STREET AS SHOWN ON TRACT MAP NO. 31468-4, M.B. 412/16-26; RECORDS OF RIVERSIDE COUNTY, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

EASEMENT NOTES:

- ▲ EASEMENTS FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES, AS DEDICATED HEREON.
- ▲ AN EASEMENT FOR SEWER PURPOSES, AS DEDICATED HEREON.
- ▲ AN EASEMENT FOR DRAINAGE PURPOSES, AS DEDICATED HEREON.
- ▲ AN EASEMENT FOR PUBLIC UTILITY PURPOSES, AS DEDICATED HEREON

BOUNDARY CONTROL & SHEET INDEX MAP

Ⓢ INDICATES SHEET NUMBER

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

TRACT NO. 37426

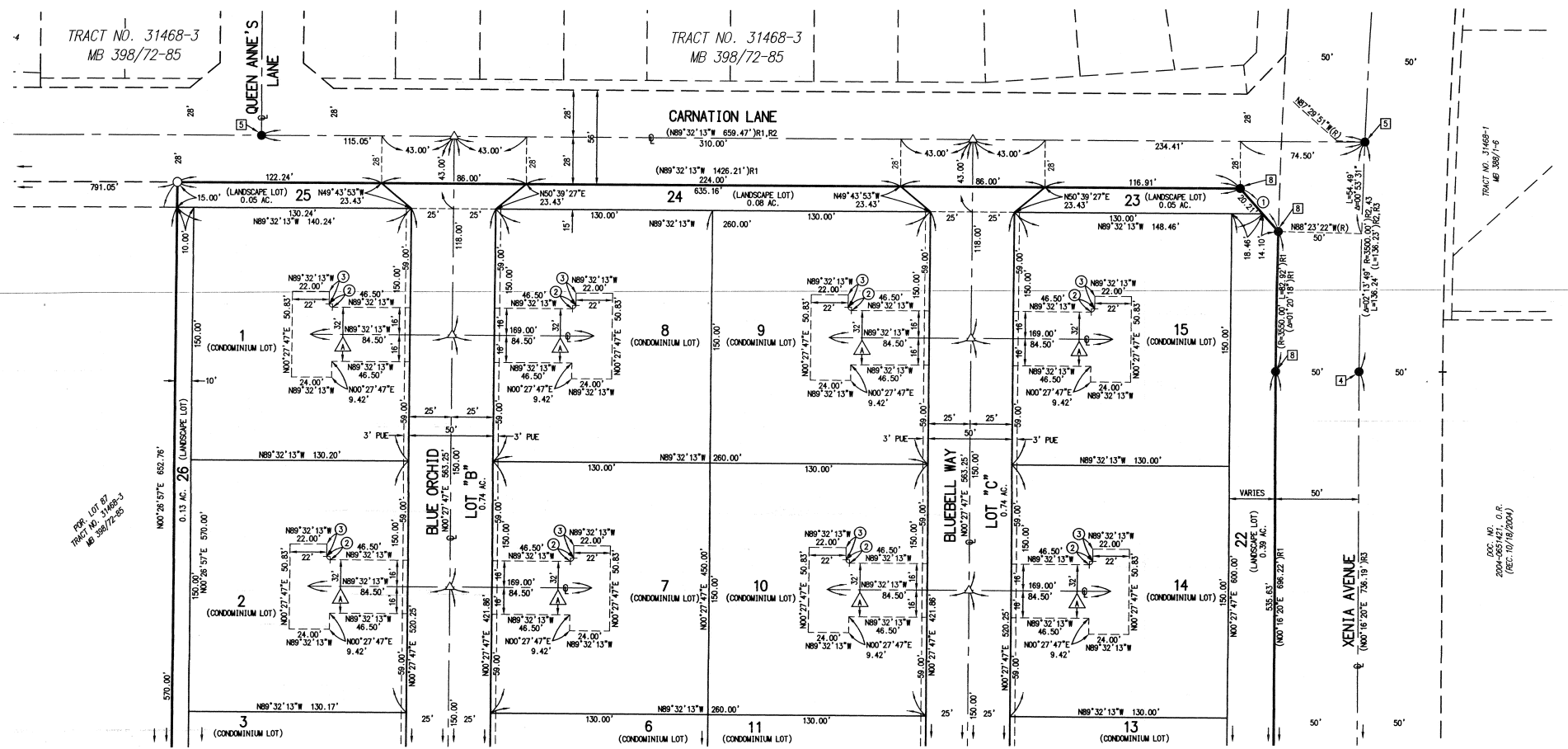
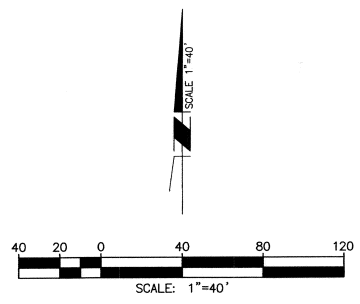
LOTS 1 THROUGH 15 FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF LOT 96 AND A PORTION OF LOT 87 OF TRACT MAP NO. 31468-3 AS FILED IN BOOK 398, PAGES 72 THROUGH 85, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, BEING LOCATED IN SECTION 2, T. 3 S., R. 1 W., S.B.M.

Michael Baker
INTERNATIONAL

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

LINE/CURVE DATA TABLE			
(X)	BEARING/Delta	RADIUS	LENGTH
1	(N41°37'28"W	—	34.31' R1
2	90°00'00"	2.00'	3.14'
3	N00°27'47"E	—	7.42'



FOR LOT 87
TRACT NO. 31468-3
MB 398/72-85

DOC. NO. 2004-05421, O.P.
(REC. 10/10/2004)

- SEE SHEET 4 -

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

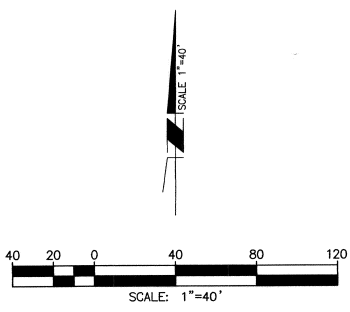
TRACT NO. 37426

LOTS 1 THROUGH 15 FOR CONDOMINIUM PURPOSES

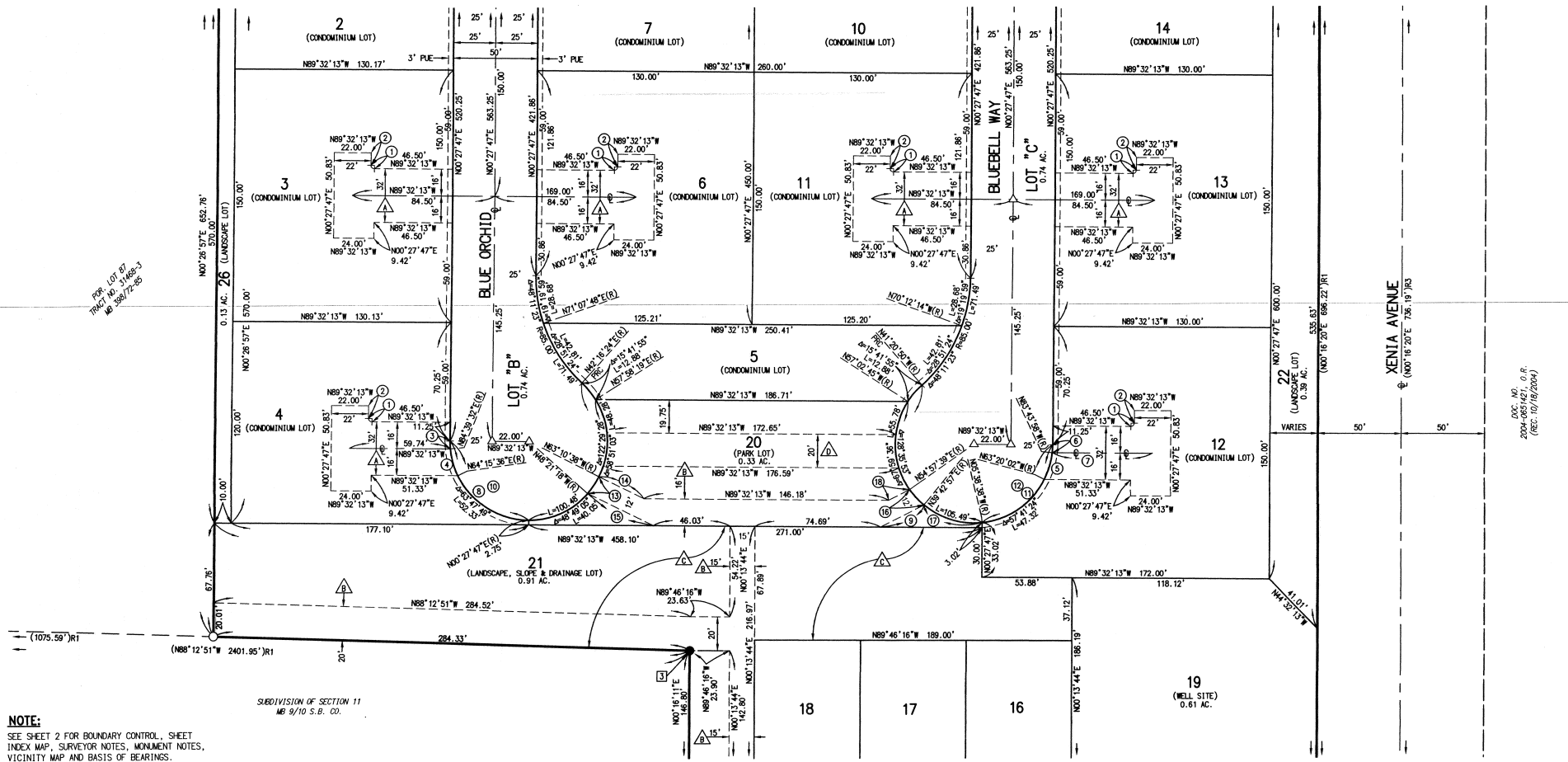
BEING A SUBDIVISION OF LOT 96 AND A PORTION OF LOT 87 OF TRACT MAP NO. 31468-3 AS FILED IN BOOK 398, PAGES 72 THROUGH 85, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, BEING LOCATED IN SECTION 2, T. 3 S., R. 1 W., S.B.M.

Michael Baker
INTERNATIONAL

LINE/CURVE DATA TABLE				LINE/CURVE DATA TABLE			
NO	BEARING/Delta	RADIUS	LENGTH	NO	BEARING/Delta	RADIUS	LENGTH
1	90°00'00"	2.00'	3.14'	10	228°11'23"	47.00'	187.19'
2	N00°27'47"E	—	7.42'	11	S83°53'55"	47.00'	68.82'
3	S5°48'15"	47.00'	4.78'	12	228°11'23"	47.00'	187.19'
4	20°23'56"	47.00'	16.73'	13	14°49'20"	47.00'	12.16'
5	20°23'56"	47.00'	16.73'	14	N63°59'59"W	—	29.89'
6	S5°48'15"	47.00'	4.78'	15	N63°59'59"W	—	43.82'
7	N89°32'13"W	—	59.74'	16	S15°14'42"	47.00'	12.51'
8	90°00'00"	—	73.83'	17	45°21'35"	47.00'	37.21'
9	N63°05'49"E	—	29.06'	18	N63°05'49"E	—	14.05'



- SEE SHEET 3 -



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

SUBDIVISION OF SECTION 11
MB 9/10 S.B. CO.

- SEE SHEET 5 -

DOC. NO. 0-6
DATE: 10/16/2004
(REC. 10/16/2004)

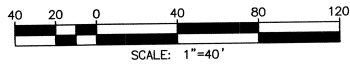
IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

TRACT NO. 37426

LOTS 1 THROUGH 15 FOR CONDOMINIUM PURPOSES

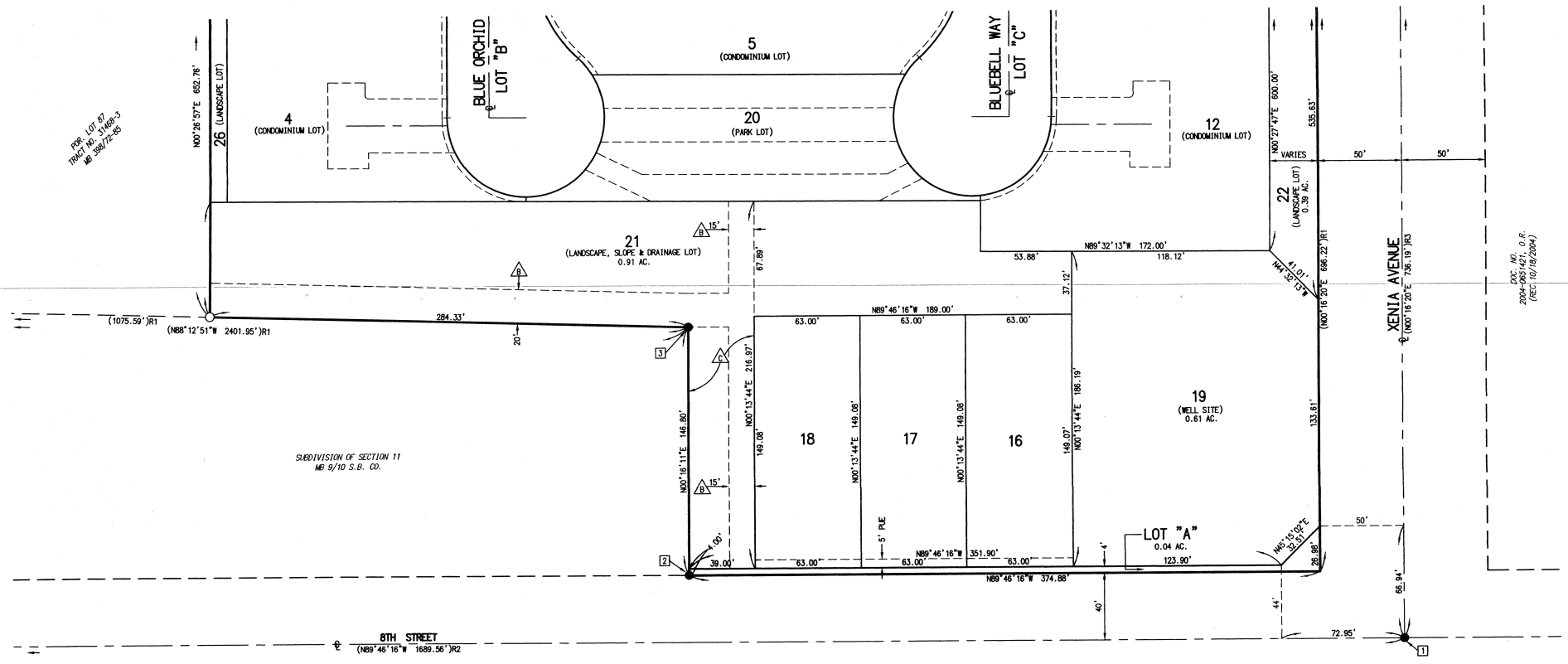
BEING A SUBDIVISION OF LOT 96 AND A PORTION OF LOT 87 OF TRACT MAP NO. 31468-3 AS FILED IN BOOK 398, PAGES 72 THROUGH 85, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, BEING LOCATED IN SECTION 2, T. 3 S., R. 1 W., S.B.M.

Michael Baker
INTERNATIONAL



- SEE SHEET 4 -

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



PR. LOT 87
TRACT NO. 31468-3
MB 39872-85

SUBDIVISION OF SECTION 11
MB 9/10 S.B. CO.

DEC. 11,
2004
BY: [Signature]
(REC. 10/18/2004)