



City of Beaumont

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

Case No. PD2020-0551
Receipt No. RD111256
Fee \$ 4,802.62
Date Paid 9/14/20
Inv. 9937

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

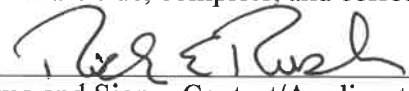
3. Developer Name Pardee Homes Phone (951) 529-7795
(If corporation or partnership application must include names of principal officers or partners)

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

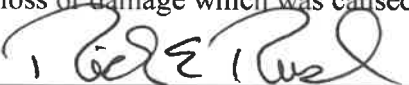
5. Description of Bonds (including Bond Number, Tract Map/Application number, Lot number, and description of improvements covered):

Bond #5025571
Monument Bond Tract 31468-7
140 Numbered Lots, 10 Lettered Lots (150 Total Lots) \$4,802.62

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

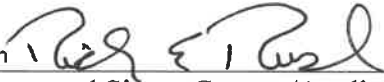
7. Contractor shall indemnify, defend, and hold harmless the City and its officers, officials, employees and volunteers from and against any and all liability, loss, damage, expense, costs (including without limitation costs and fees of litigation) of every nature arising out of or in connection with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



Print Name and Sign – Contact/Applicant

09/02/2020

Date

Bond Safeguard Insurance Company
1919 S. Highland Ave. Bldg. A, Ste. 300, Lombard, IL 60148

MONUMENTATION BOND

KNOW ALL MEN BY THESE PRESENTS, that we **PARDEE HOMES**, as Principal, and **BOND SAFEGUARD INSURANCE COMPANY**, authorized to do business in the State of California, as Surety, are held and firmly bound unto **CITY OF BEAUMONT**, as Obligee, in the sum of :

THIRTY THOUSAND AND NO/100's DOLLARS

(\$30,000.00), lawful money of the United States of America, for which payment well and truly to be made we bind ourselves, our heirs, executors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT, if the above bounden Principal shall in all things stand to and abide by, and well and truly keep and perform, all covenants, conditions and agreements contained in an Agreement with the said Obligee as is more specifically set forth in said Agreement, to which reference is hereby made and more fully described below:

Sundance Tract 31468-7 Monumentation

IT IS FURTHER UNDERSTOOD AND AGREED that the period of this bond shall be from _____ to _____. The Surety's liability is limited to claims made during the term of the bond and shall not exceed in the aggregate the penal sum of the bond specified herein.

This bond will not respond to any liability which arises from design, maintenance or efficiency guarantees.

SIGNED, SEALED, AND DATED THIS **29th day of January, 2007**.

PARDEE HOMES

By: 

John Arvin, Senior Vice President

BOND SAFEGUARD INSURANCE COMPANY

By: 

Melissa Schmidt, Attorney-in-Fact

AO 47343

POWER OF ATTORNEY
Bond Safeguard INSURANCE COMPANY

KNOW ALL MEN BY THESE PRESENTS, that **BOND SAFEGUARD INSURANCE COMPANY**, an Illinois Corporation with its principal office in Lombard, Illinois, does hereby constitute and appoint: James I. Moore, Irene Diaz, Bonnie Kruse, Stephen T. Kazmer, Dawn L. Mrgan, *****
Peggy Faust, Kelly A. Jacobs, Elaine Marcus, Jennifer J. McComb, Melissa Schmidt, Joel E. Speckman, Heather A. Beck, Tariese M. Pisciotto *****
its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surely, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of **BOND SAFEGUARD INSURANCE COMPANY** on the 7th day of November, 2001 as follows:

Resolved, that the President of the Company is hereby authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed \$1,000,000.00, One Million Dollars, which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed for good cause and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Vice President, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond or undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, **BOND SAFEGUARD INSURANCE COMPANY** has caused this instrument to be signed by its President, and its Corporate seal to be affixed this 7th day of November, 2001.



BOND SAFEGUARD INSURANCE COMPANY

BY *David E. Campbell*
David E. Campbell
President

ACKNOWLEDGEMENT

On this 7th day of November, 2001, before me, personally came David E. Campbell to me known, who being duly sworn, did depose and say that he is the President of **BOND SAFEGUARD INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.

"OFFICIAL SEAL"
MAUREEN K. AYE
Notary Public, State of Illinois
My Commission Expires 09/21/09

Maureen K. Aye
Maureen K. Aye
Notary Public

CERTIFICATE

I, the undersigned, Secretary of **BOND SAFEGUARD INSURANCE COMPANY**, An Illinois Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Lombard, Illinois this 29th Day of January, 2007

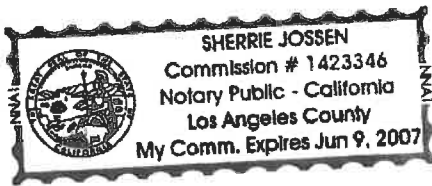


Donald D. Buchanan
Donald D. Buchanan
Secretary

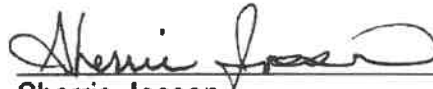
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles

On January 29, 2007, before me, Sherrie Jossen, Notary Public, personally appeared John Arvin, Sr. Vice President, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



WITNESS my hand and official seal



Sherrie Jossen
Notary Public in and for said state.

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Monumentation Bond
Additional Information: Beaumont, CA, Sundance Project, Tract 31468-7
Date of Document: January 29, 2007 Number of Pages: 1
Signer is Representing: PARDEE HOMES
Signer(s) other than named above:

CAPACITY CLAIMED BY SIGNER

Name of Signer: John Arvin
Signing As:

- INDIVIDUAL
 CORPORATE OFFICER TITLE: Sr. Vice President
 PARTNER(S)
 LIMITED GENERAL
 ATTORNEY-IN-FACT
 TRUSTEE
 GUARDIAN/CONSERVATOR
 OTHER:

THUMB PRINT
RIGHT THUMB



November 27, 2006

JN [20-100666.001]

City of Beaumont
550 E. 6th Street
Beaumont, CA 92223

Subject: Monumentation Bond Amount for Tract No. 31468-7

ATTN: Ernie Egger, Dennis Janda

To Whom It May Concern:

RBF Consulting's fee to set final monumentation for Tract No. 31468-7 shall amount to \$30,000. This includes all of the costs to be incurred for setting the monuments as set forth per Tract No. 31468-7 together with the preparation and submittal of the centerline monument ties to the City of Beaumont.

Should you have any questions, please feel free to contact me.

Sincerely,

Michael S. Sutton, P.E.
Project Manager, Senior Associate

H:\PDATA\20100666\Admin\correspndnc\MonBdAmfTr.31468-7.doc

✓
192213

JKM 01/26/2007

PLANNING ■ DESIGN ■ CONSTRUCTION

74-130 Country Club Drive, Suite 201, Palm Desert, CA 92260-1655 ■ 760.346.7481 ■ Fax 760.346.8315

Offices located throughout California, Arizona & Nevada ■ www.RBF.com

printed on recycled paper



HUNSAKER & ASSOCIATES

IRVINE, INC.

December 6, 2016

PLANNING
ENGINEERING
SURVEYING
GOVERNMENT RELATIONS

IRVINE
LOS ANGELES
RIVERSIDE
SAN DIEGO

CITY OF BEAUMONT
550 East Sixth Street
Beaumont, CA 92223

Attention: Public Works Department

Re: Tract No. 31468-7
Monument Bond Exoneration



FOUNDING PARTNERS:

RICHARD HUNSAKER
TOM R. MCGANNON
JOHN A. MICHLER
DOUGLAS G. SNYDER

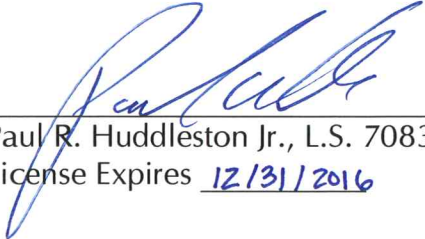
All of the monuments required to be set per the above referenced map have been set and we have been compensated for the services pending inspection of the monumentation by City Surveyor and developer. We therefore request that the monument bond be exonerated.

Sincerely,

HUNSAKER & ASSOCIATES IRVINE, INC.

PRINCIPALS:

DAVID FRATTONE
FRED GRAYLEE
BRADLEY HAY
PAUL HUDDLESTON
KAMAL H. KARAM
DOUGLAS L. STALEY
KRIS WEBER
JOSEPH E. WIGHTMAN


Paul R. Huddleston Jr., L.S. 7083
License Expires 12/31/2016



cc: Edgar Gomez – Richmond American Homes
Ben Etemadi – H&A Project Manager

W.O. 0076-31468BX
PD:JC
Monuments Completed: 10/1/2016

Three Hughes
Irvine, California
92618-2021
(949) 583-1010 PH
(949) 583-0759 FX
www.hunsaker.com

Recording Requested by
and
When Recorded Mail to:

City of Beaumont
550 E. Sixth St.
Beaumont, CA 92223
Attn: Amer Jakher

CERTIFICATE OF CORRECTION
(Monument Substitution)

City of Beaumont
County of Riverside, State of California

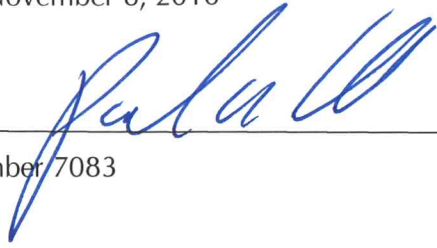
I, Paul R. Huddleston Jr., certify; that I am a Licensed Land Surveyor of the State of California; that Tract Map 31468-7, was prepared by Levi D. Cox L.S. 7930 and is filed in Book 418 of Maps, at Pages 12 through 22, inclusive, in the office of the Recorder of Riverside County, California; and that the following corrections to said map are in accordance with Chapter 3, Article 7, Sections 66469 through 66472.1 of the Subdivision Map Act.

I am the Land Surveyor assuming the responsibility for placement of final monuments, in accordance with Chapter 4, Article 9, Sections 66498 of the Subdivision Map Act. I hereby certify that a survey was performed by me or under my direction on April 3, 2014, which verified the information contained on said map. The character and location of these monuments are numbers and described below. Their numbers correspond to the graphic depiction on EXHIBIT "A" to facilitate in locating these descriptions.

- 1 - A Lead, Tack & Tag L.S. 7083 was set 6.75' prolongation toward street centerline so numbered on EXHIBIT "A" (graphic depiction).
- 2 - A 1" Iron Pipe with Aluminum Cap L.S. 7083 was set so numbered on EXHIBIT "A" (graphic depiction).
- 3 - A 1" Iron Pipe was set so numbered on EXHIBIT "A" (graphic depiction).

The present Fee Title owner(s)/Ownership of the property are/is not affected by the correction(s).

Date: November 8, 2016



L.S. Number 7083

CITY ENGINEER'S CERTIFICATE

This Certificate of Correction has been examined by the undersigned and discloses that the changes are authorized by and comply with Government Code Section 66469 of the Subdivision Map Act.

Date: _____, 20__

Amer A. Jaker, City Engineer
R.C.E. 50932

EXHIBIT "A"

LEGEND:

- ① LEAD, TACK & TAG L.S. 7083 SET 6.75' PROLONGATION TOWARD STREET CENTERLINE
- ② 1" IRON PIPE WITH ALUMINUM CAP L.S. 7083
- ③ 1" IRON PIPE L.S. 7083



HUNSAKER & ASSOCIATES
 IRVINE, INC.
 PLANNING ■ ENGINEERING ■ SURVEYING
 Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0759

CERTIFICATE OF CORRECTION

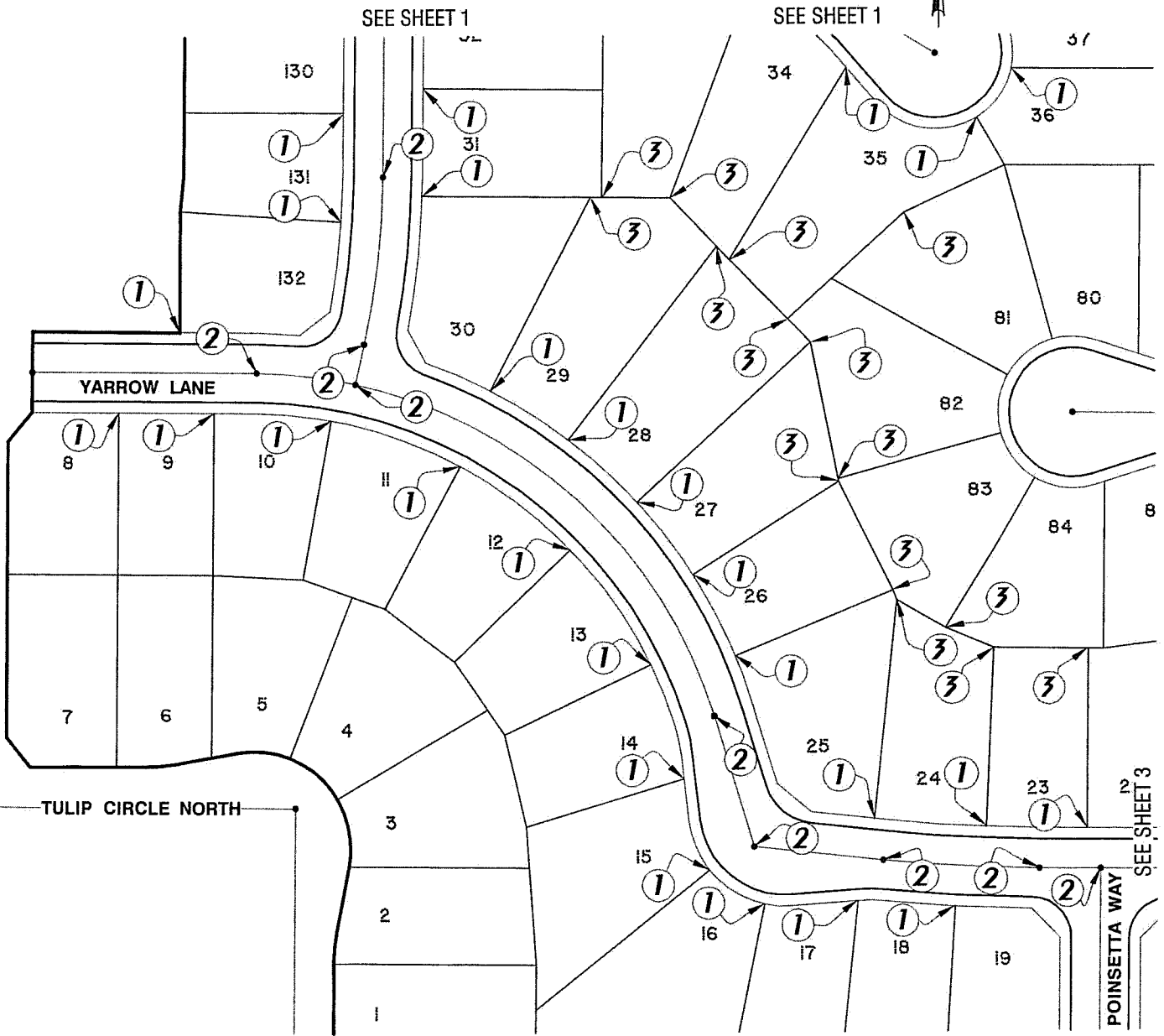
TRACT No. 31468-7 M.M. 418 / 12 - 22
 CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

DATE: 11/03/16	REV. DATE: --	.DWG By: J. CHAU	CK'd By: R. WHEELER	SCALE: 1" = 100'	W.O. 0076-31468B
FILE: \\+STD\CERT. OF CORRECTION\Riverside County\31468-7\SHT 01.dwg				TRACT NO. 31468-7	SHEET 1 OF 3

EXHIBIT "A"

LEGEND:

- ① LEAD, TACK & TAG L.S. 7083 SET 6.75' PROLONGATION TOWARD STREET CENTERLINE
- ② 1" IRON PIPE WITH ALUMINUM CAP L.S. 7083
- ③ 1" IRON PIPE L.S. 7083



HUNSAKER & ASSOCIATES
 IRVINE, INC.
 PLANNING ■ ENGINEERING ■ SURVEYING
 Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0759

CERTIFICATE OF CORRECTION

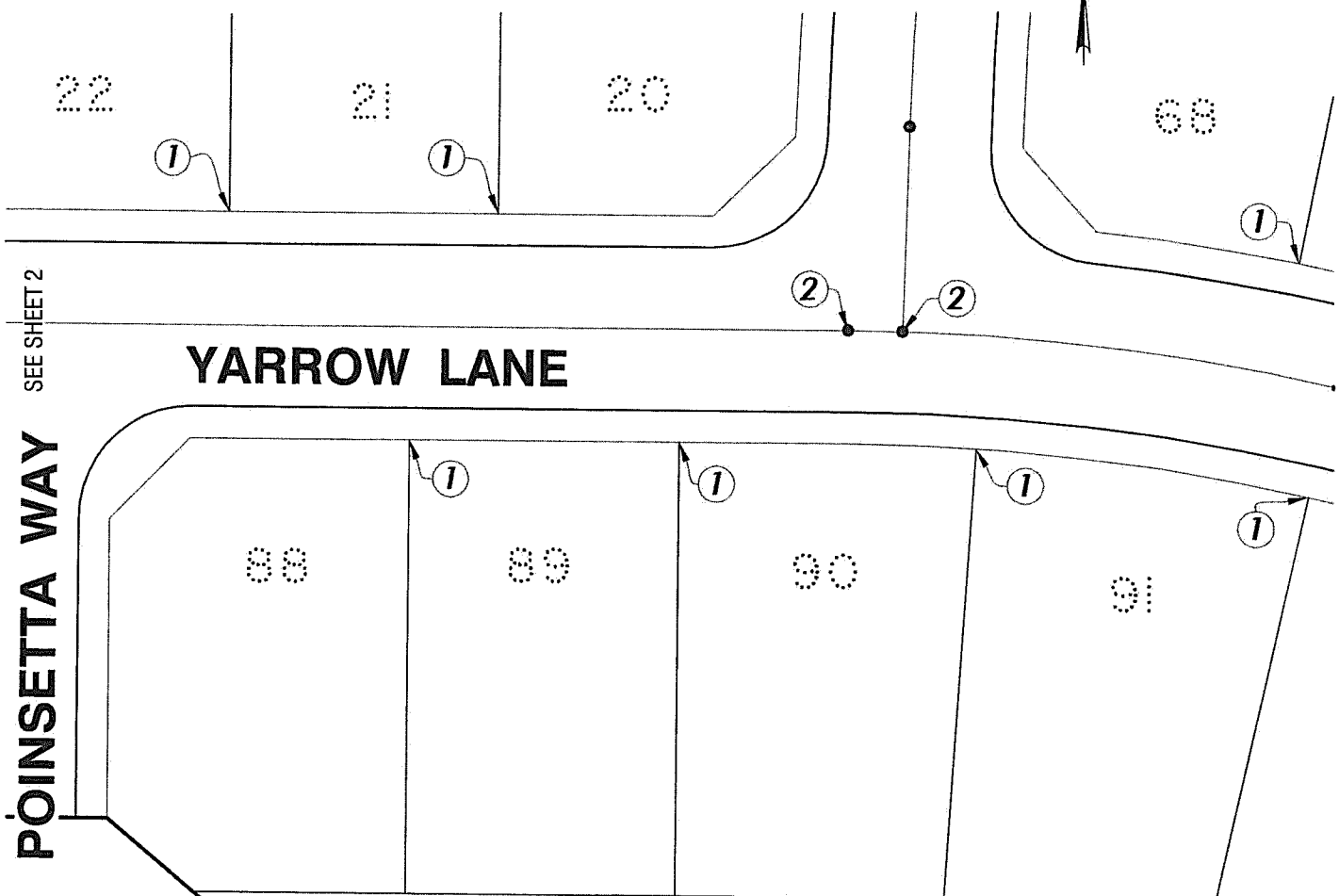
TRACT No. 31468-7 M.M. 418 / 12 - 22
 CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

DATE: 11/03/16	REV. DATE: --	.DWG By: J. CHAU	CK'd By: R. WHEELER	SCALE: 1" = 100'	W.O. 0076-31468B
FILE: I:\+STD\CERT. OF CORRECTION\Riverside County\31468-7\SH2 02.dwg				TRACT NO. 31468-7	SHEET 2 OF 3

EXHIBIT "A"

LEGEND:

- ① LEAD, TACK & TAG L.S. 7083 SET 6.75' PROLONGATION TOWARD STREET CENTERLINE
- ② 1" IRON PIPE WITH ALUMINUM CAP L.S. 7083
- ③ 1" IRON PIPE L.S. 7083



SEE SHEET 2

POINSETTA WAY

YARROW LANE

HUNSAKER & ASSOCIATES
 IRVINE, INC.
 PLANNING ■ ENGINEERING ■ SURVEYING
 Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0759

CERTIFICATE OF CORRECTION
 TRACT No. 31468-7 M.M. 418 / 12 - 22
 CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

DATE: 11/03/16	REV. DATE: - -	.DWG By: J. CHAU	CK'd By: R. WHEELER	SCALE: 1" = 40'	W.O. 0076-31468B
FILE: I:\+STD\CERT. OF CORRECTION\Riverside County\31468-7\SHT 03.dwg				TRACT NO. 31468-7	SHEET 3 OF 3

INDEX MAP

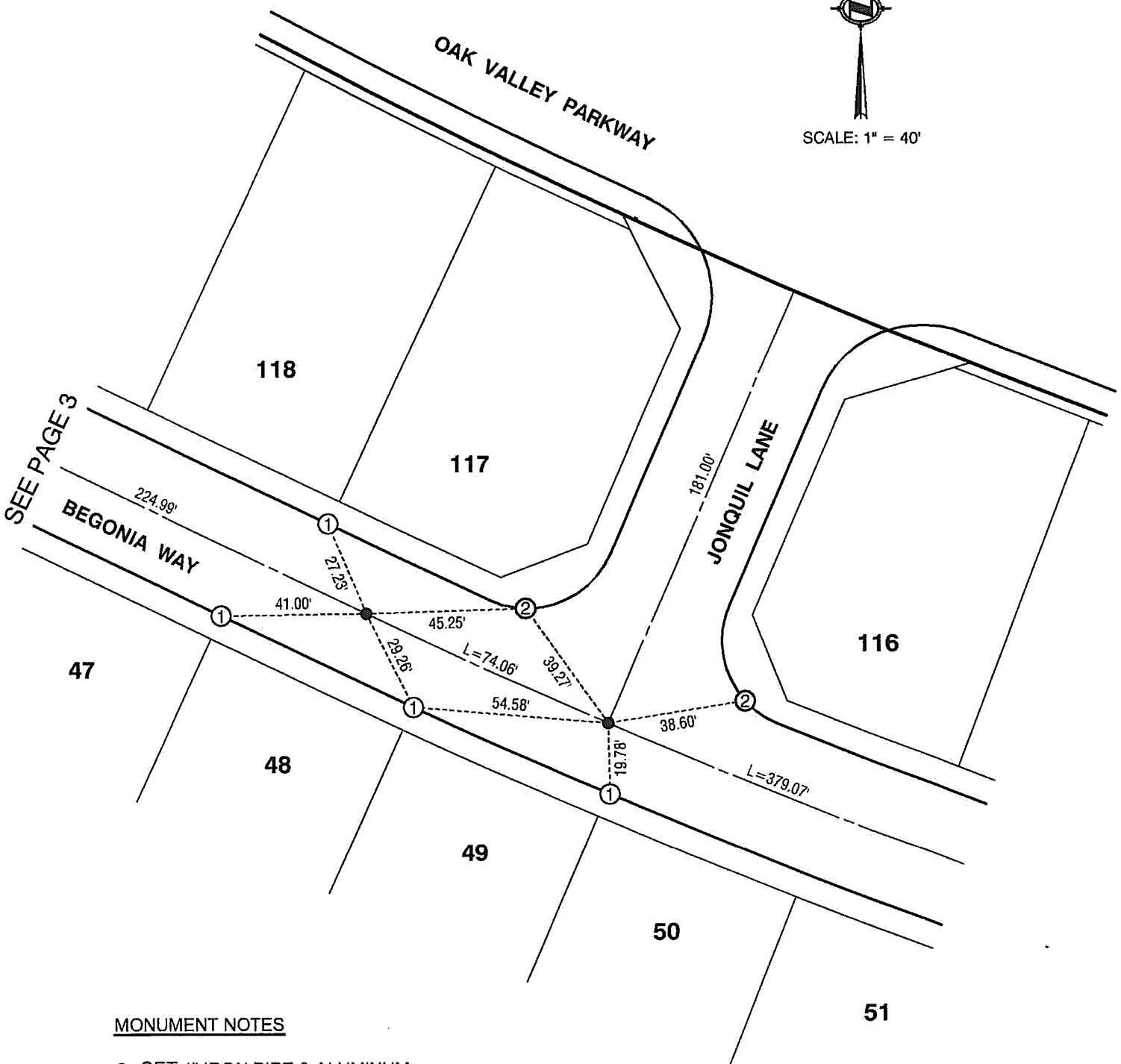
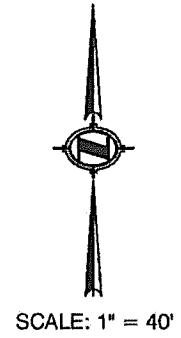
INDICATES PAGE NUMBER



SCALE: 1" = 200'



Paul R. Huddleston Jr.
PAUL R. HUDDLESTON JR., L.S. 7083



MONUMENT NOTES

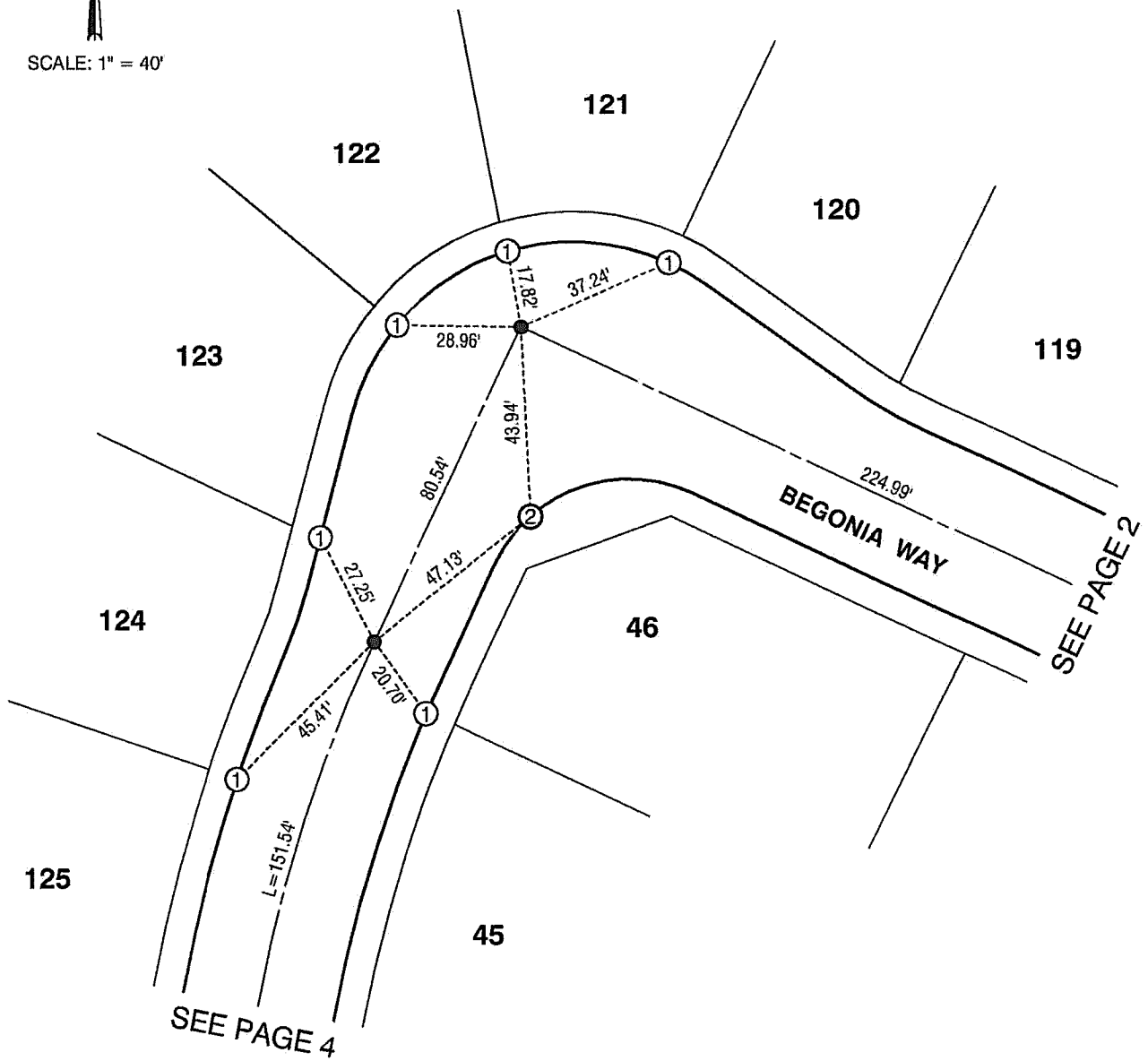
- SET 1" IRON PIPE & ALUMINUM CAP STAMPED L.S. 7083.
- ① SET LT&T IN TOP OF CURB STAMPED L.S. 7083.
- ② SET LT&T IN TOP OF CURB STAMPED L.S. 7083 TIE.



SCALE: 1" = 40'

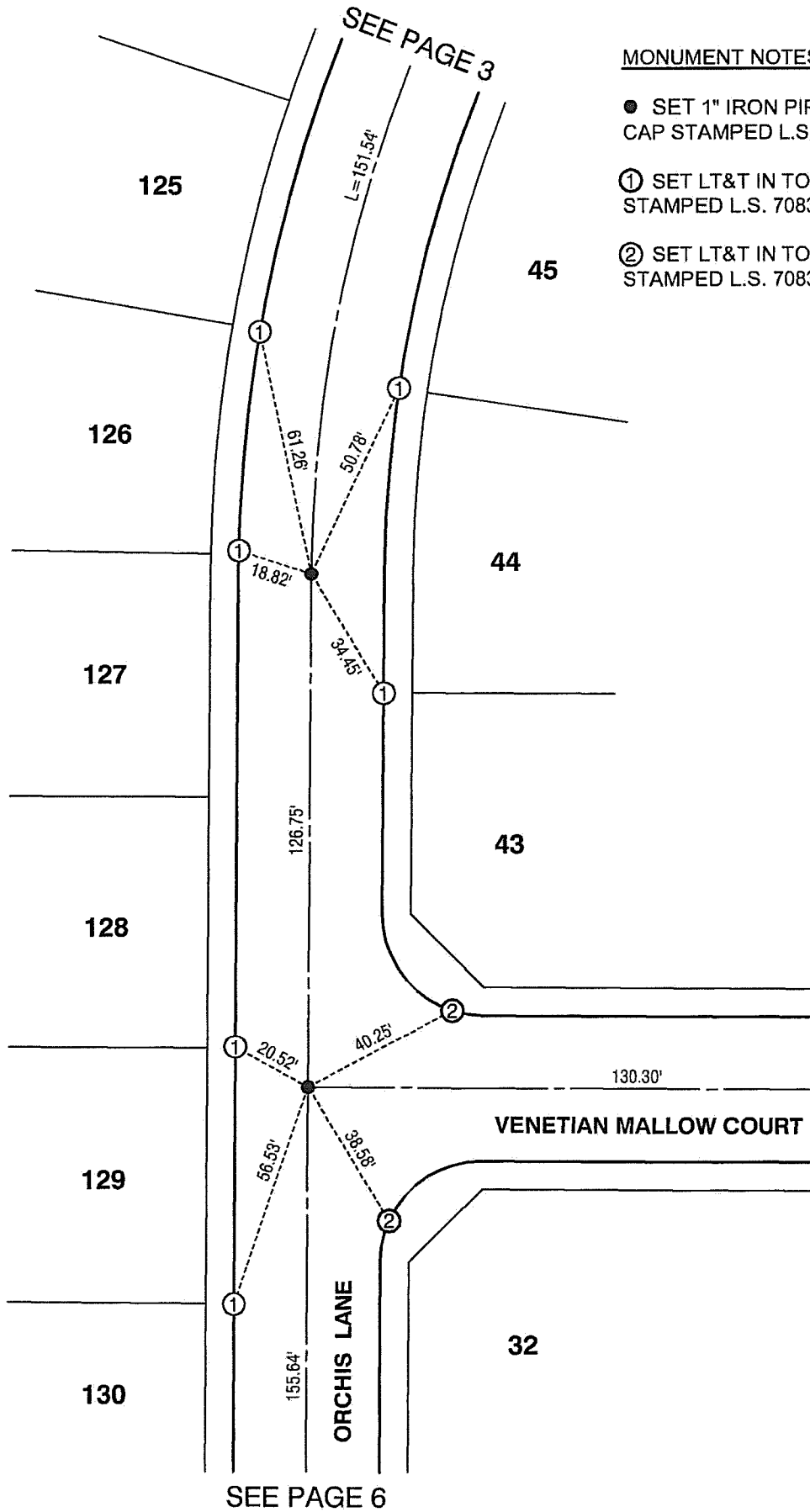
MONUMENT NOTES

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SCALE: 1" = 40'



MONUMENT NOTES

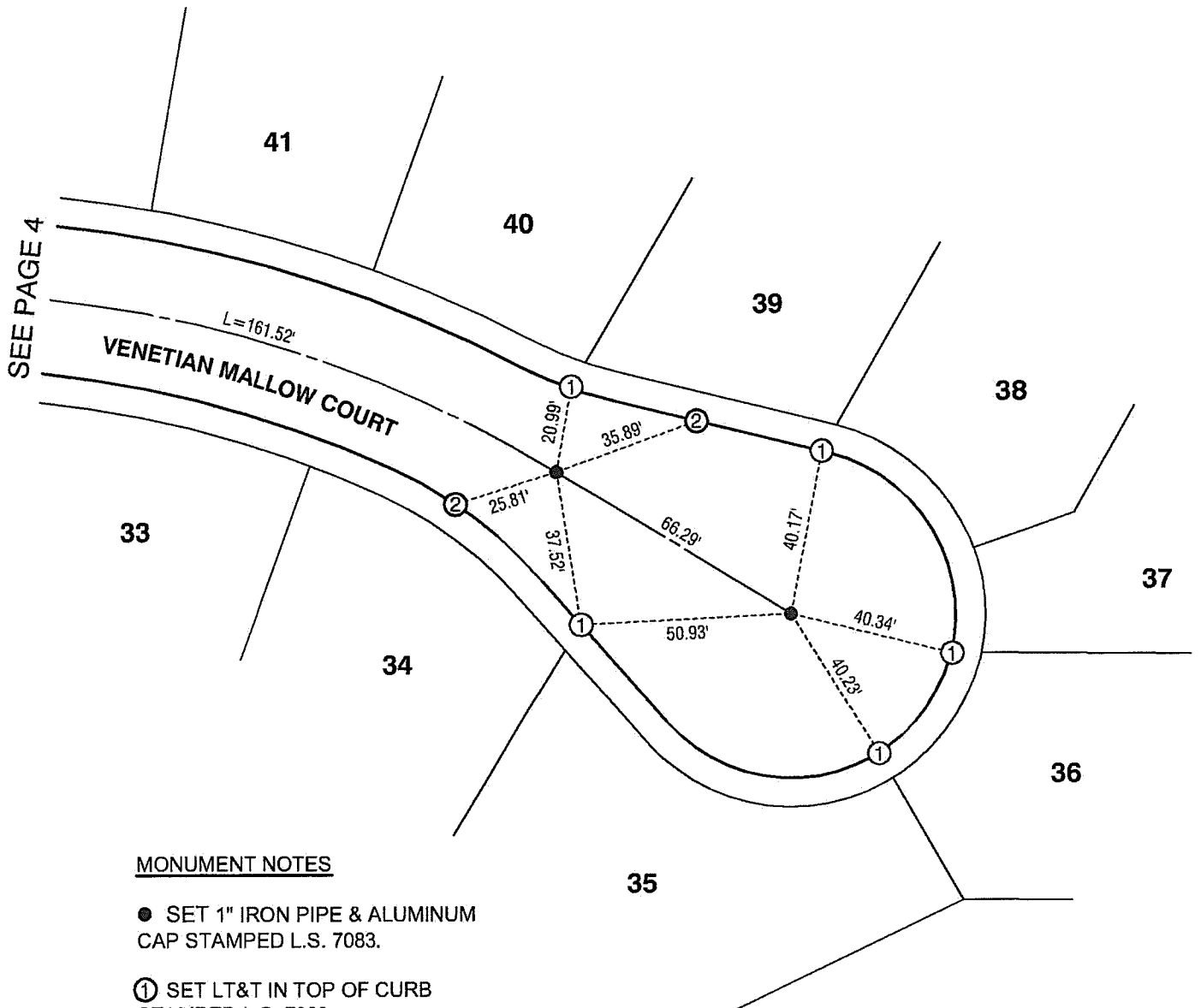
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SEE PAGE 6

SEE PAGE 5



SCALE: 1" = 40'



MONUMENT NOTES

● SET 1" IRON PIPE & ALUMINUM
CAP STAMPED L.S. 7083.

① SET LT&T IN TOP OF CURB
STAMPED L.S. 7083.

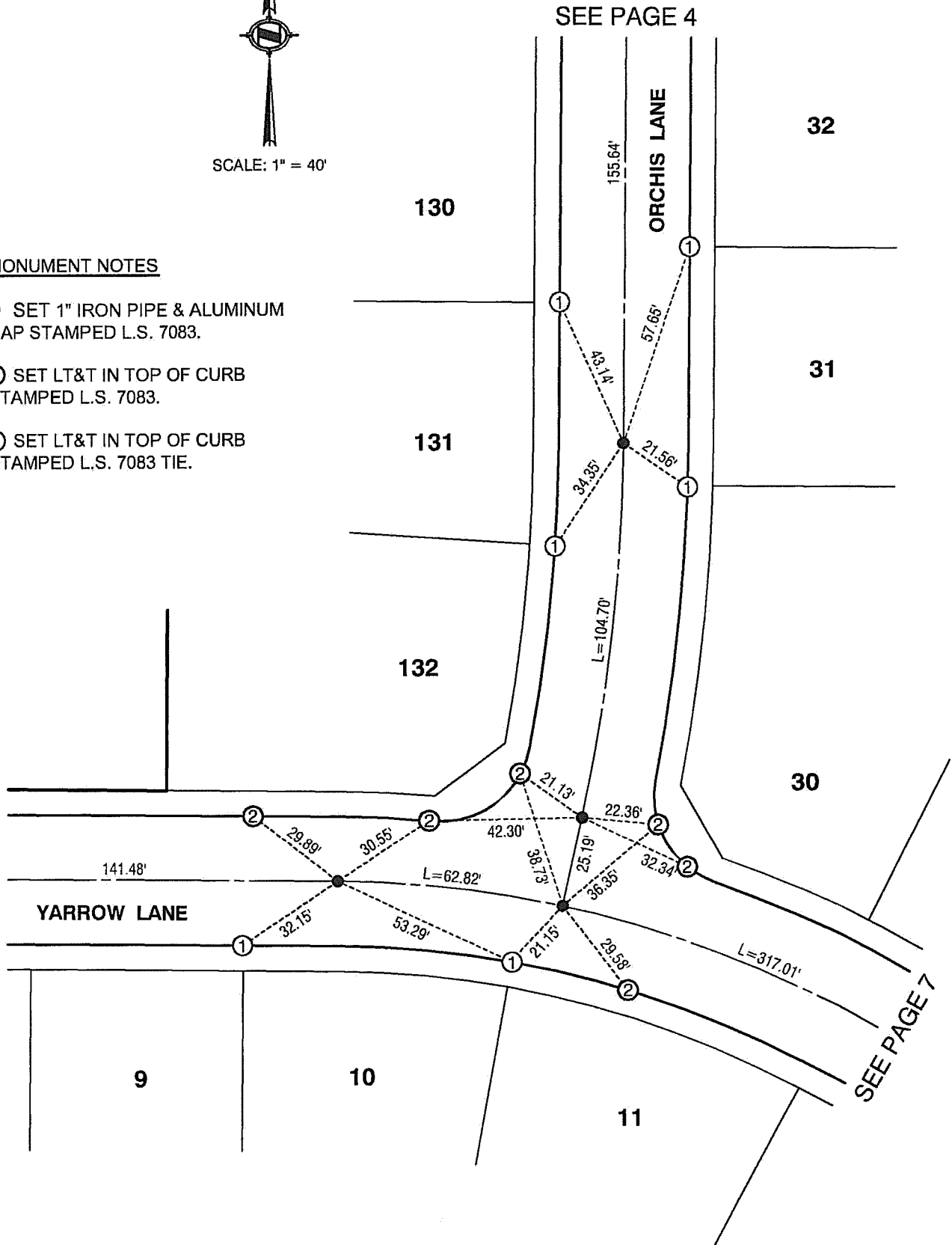
② SET LT&T IN TOP OF CURB
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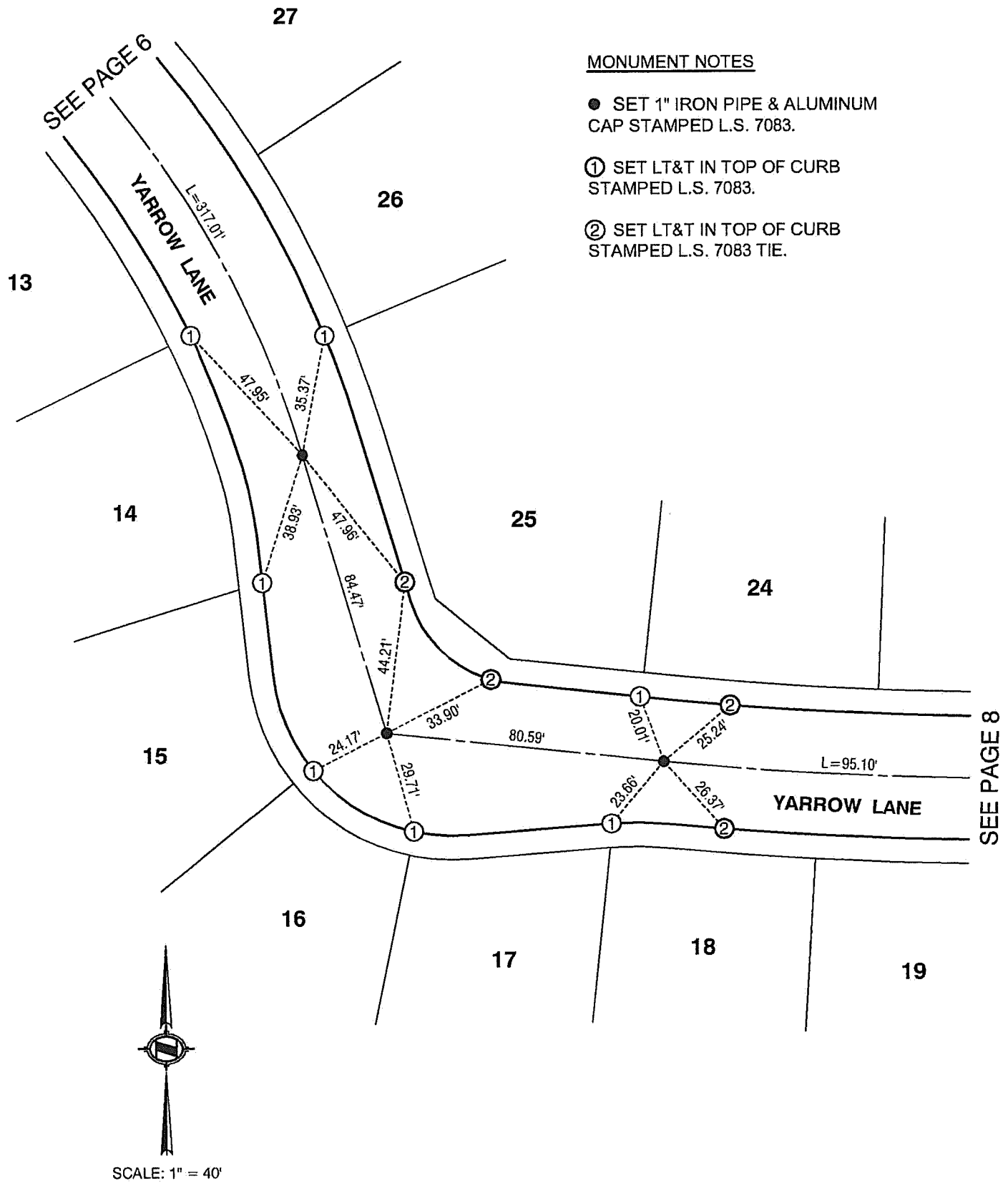


SCALE: 1" = 40'

MONUMENT NOTES

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SEE PAGE 6

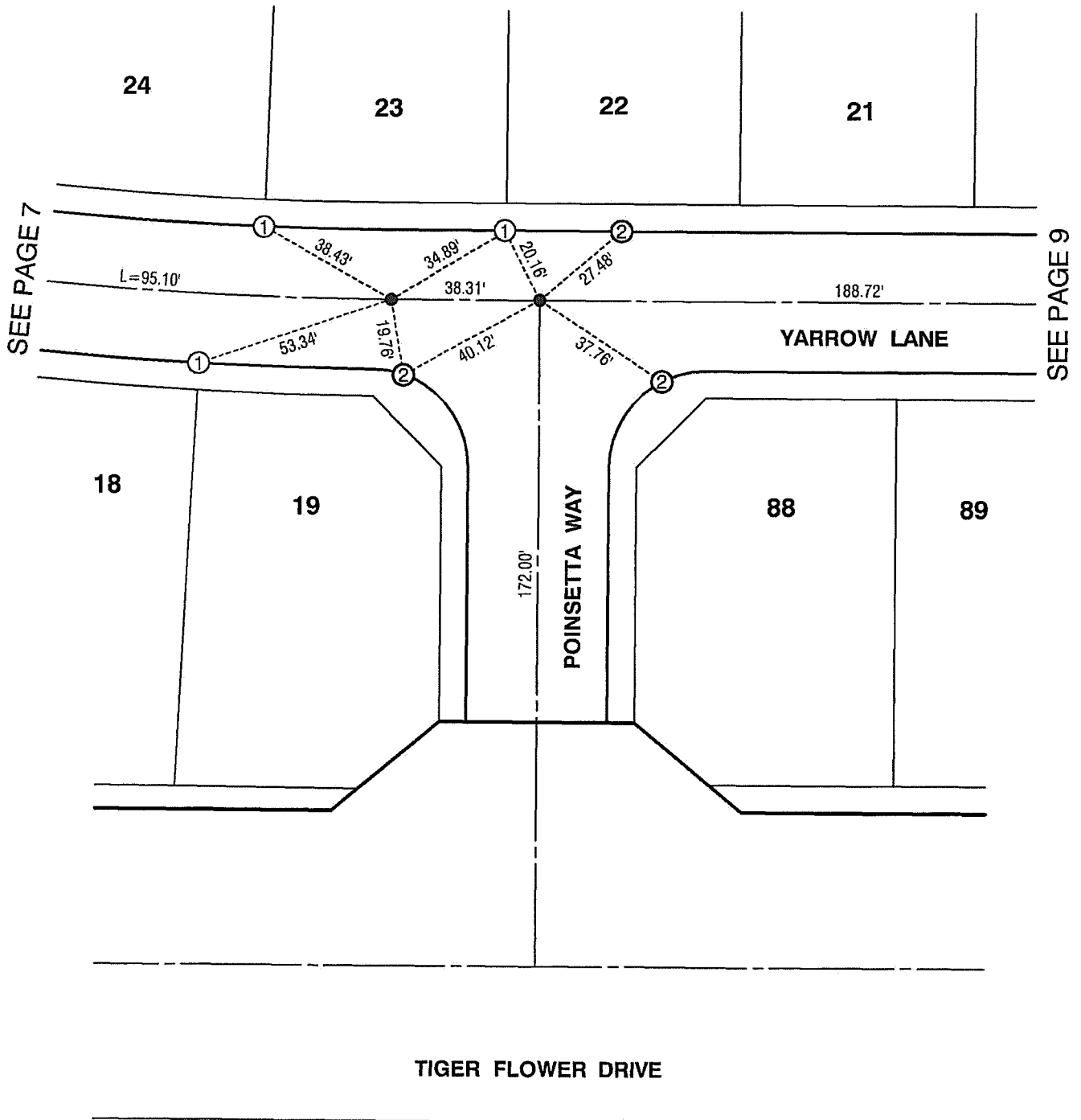
SEE PAGE 8

MONUMENT NOTES

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SCALE: 1" = 40'

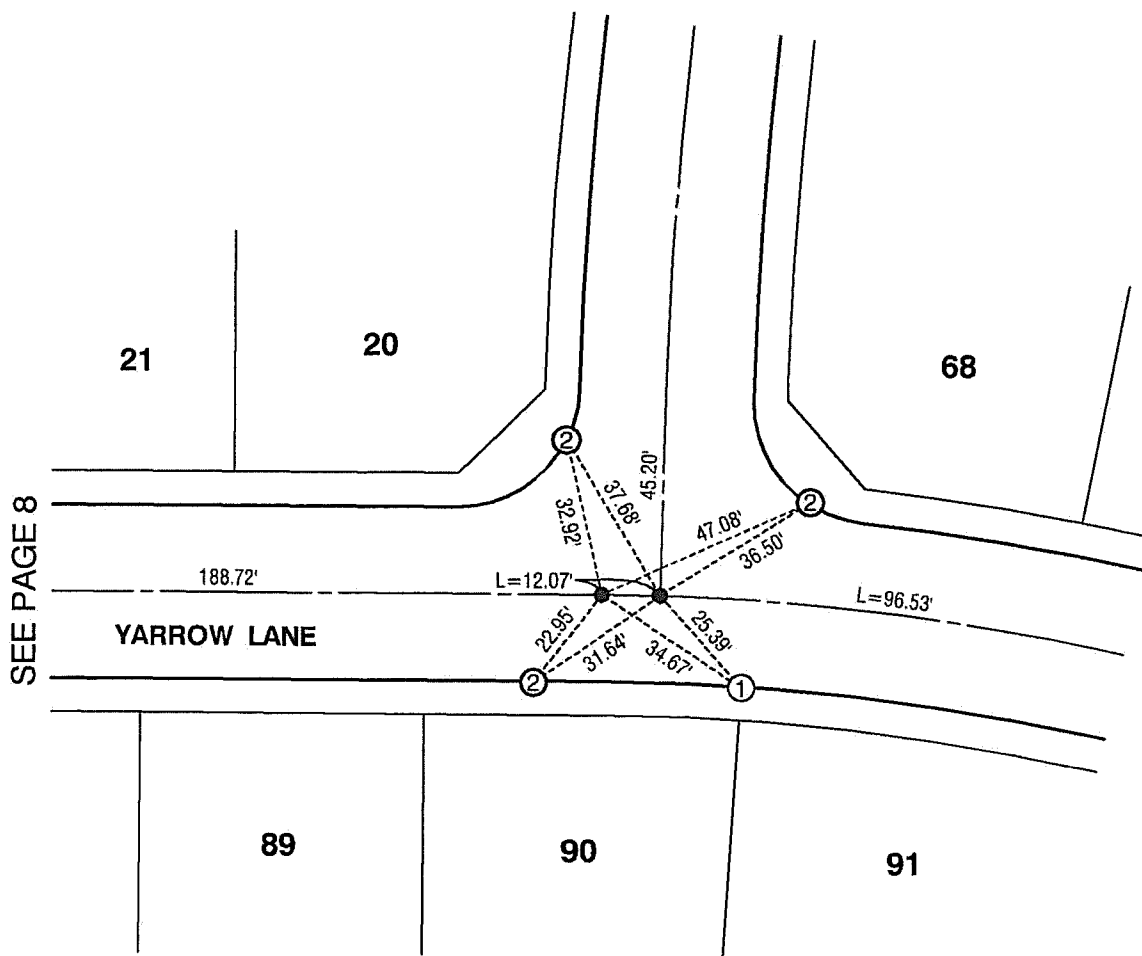


MONUMENT NOTES

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SCALE: 1" = 40'



Michael Baker
INTERNATIONAL

December 04, 2020

JN 152400

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

Subject: Tract No. 31468-7, M.B. 418/12-22
PW # 2020-0551
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,

 12-04-2020

Christopher L. Alberts
P.L.S. 8508

Date



Recording Requested by
And When Recorded Mail to:

City of Beaumont
550 E. Sixth St.
Beaumont, CA 92223

CERTIFICATE OF CORRECTION
(Monument Substitution)

City of Beaumont
County of Riverside, State of California

I, Christopher L. Alberts, certify; that I am a Licensed Land Surveyor of the State of California; that Tract Map No. 31468-7 was prepared Levi D. Cox, L.S. 7930 and is filed in Book 418 of Maps, Pages 12 through 22, inclusive, in the office of the Recorder of Riverside County, California; and that the following corrections to said map are in accordance with Chapter 3, Article 7, Sections 66469 through 66472.1 of the Subdivision Map Act.

I am the Land Surveyor assuming the responsibility for a portion of the final monuments placement, in accordance with Chapter 4, Article 9, Sections 66498 of the Subdivision Map Act. I hereby certify that a survey was performed by me or under my direction on March 19, 2018, which verified the information contained on said map. Monument descriptions are corrected on Exhibit "A" attached hereon.

The present Fee Title Ownership of the property is not affected by the corrections.

Date: December 4, 2020



L.S. No. 8508



CITY ENGINEER'S CERTIFICATE

This Certificate of Correction has been examined by the undersigned and discloses that the changes are authorized by and comply with Government Code Section 66469 of the Subdivision Map Act.

Date: _____, 20__

Jeffrey Hart, City Engineer, R.C.E. 70910

TRACT 31468-7

M.B. 418/12-22

SHEET 1 OF 1 SHEET



LEGEND

△ INDICATES SET COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH IN ASPHALT.

NOT TO SCALE



Christopher L. Alberts

CHRISTOPHER L. ALBERTS L.S. 8508

12/04/2020
DATE

Michael Baker

INTERNATIONAL

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

CERTIFICATE OF CORRECTION

EXHIBIT "A"

TRACT 31468-7, M.B. 418/12-22

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

SCALE: N.T.S.

JOB NO. 152400

L.S. NO. 8508
DATE: 12/04/2020

TRACT 31468-7

M.B. 418/12-22

SHEET 1 OF 9 SHEETS



LEGEND

X INDICATES SHEET NUMBER

NOT TO SCALE



Christopher L. Alberts

CHRISTOPHER L. ALBERTS L.S. 8508

12/04/2020
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>12/04/2020</u>	MONUMENT TIE SHEET TRACT NO. 31468-7 M.B. 418/12-22	SCALE: <u>N.T.S.</u> JOB NO. <u>152400</u>
ENGINEERING DEPARTMENT	CITY OF BEAUMONT	JOB NO. <u>152400</u>

TRACT 31468-7
M.B. 418/12-22

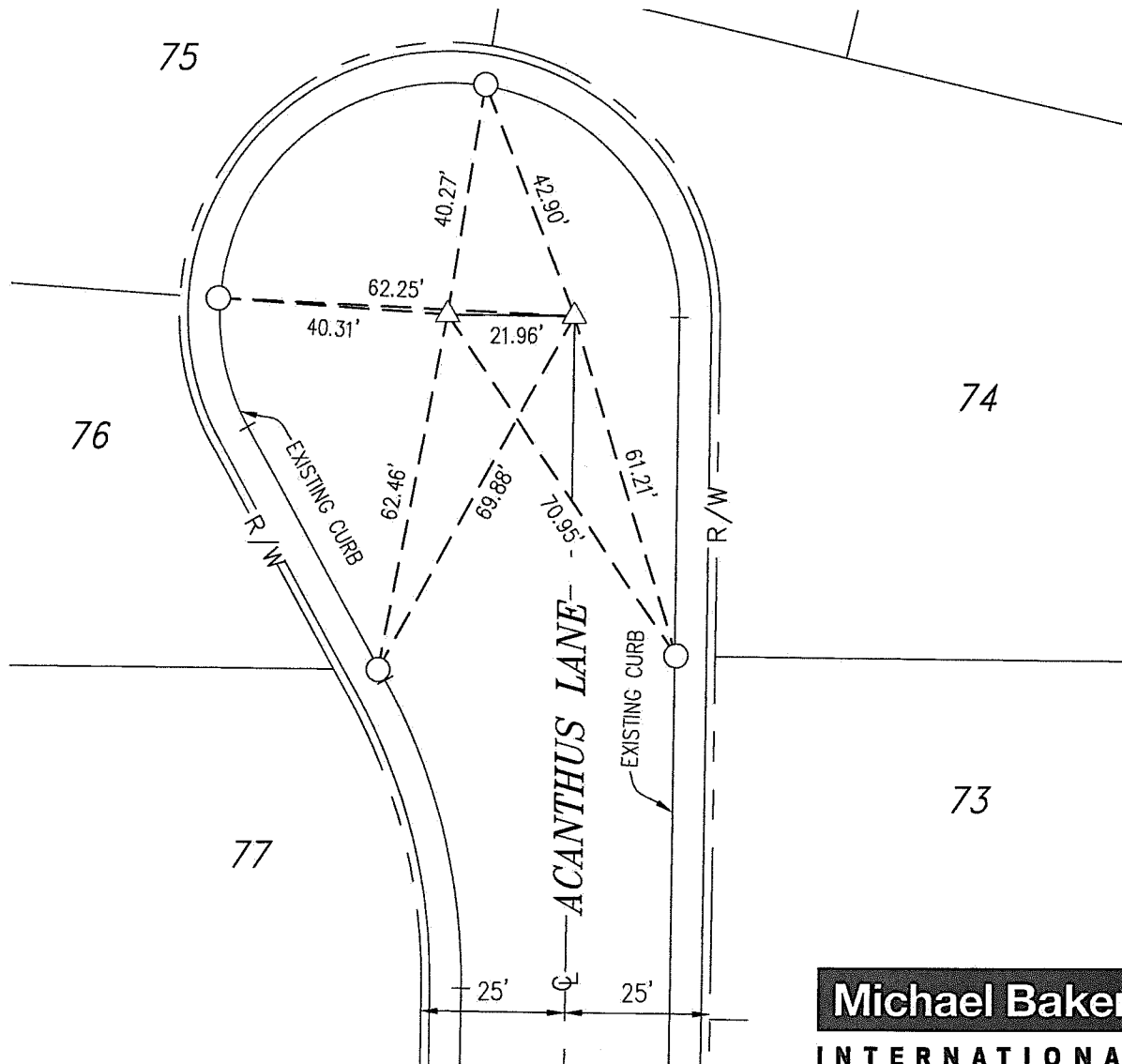
SHEET 2 OF 9 SHEETS

LEGEND

- △ INDICATES SET COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH IN ASPHALT.
- INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508", 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: 12/04/2020

TRACT NO. 31468-7

M.B. 418/12-22

SCALE: 1"=30'

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

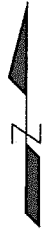
JOB NO. 152400

TRACT 31468-7
M.B. 418/12-22

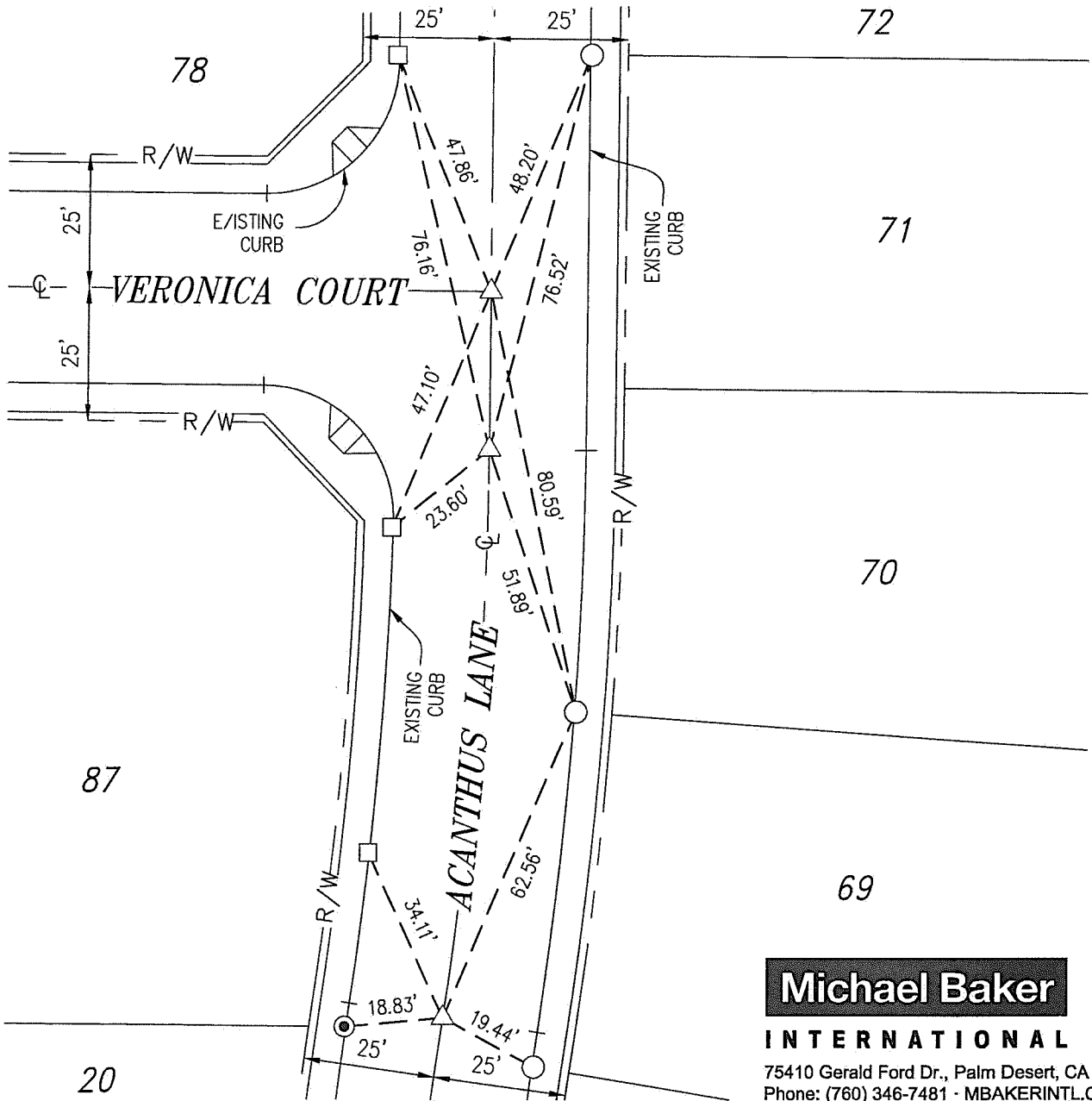
SHEET 3 OF 9 SHEETS

LEGEND

- INDICATES FOUND LEAD, TACK & TAG STAMPED "LS 7083", FLUSH ON TOP OF CURB.
- △ INDICATES SET COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH IN ASPHALT.
- INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB.
- INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508 RP", FLUSH ON TOP OF CURB.



SCALE: 1"=30'



Michael Baker

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MONUMENT TIE SHEET

L.S. NO. 8508
DATE: 12/04/2020

TRACT NO. 31468-7
M.B. 418/12-22

SCALE: 1"=30'

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

JOB NO. 152400

TRACT 31468-7
M.B. 418/12-22

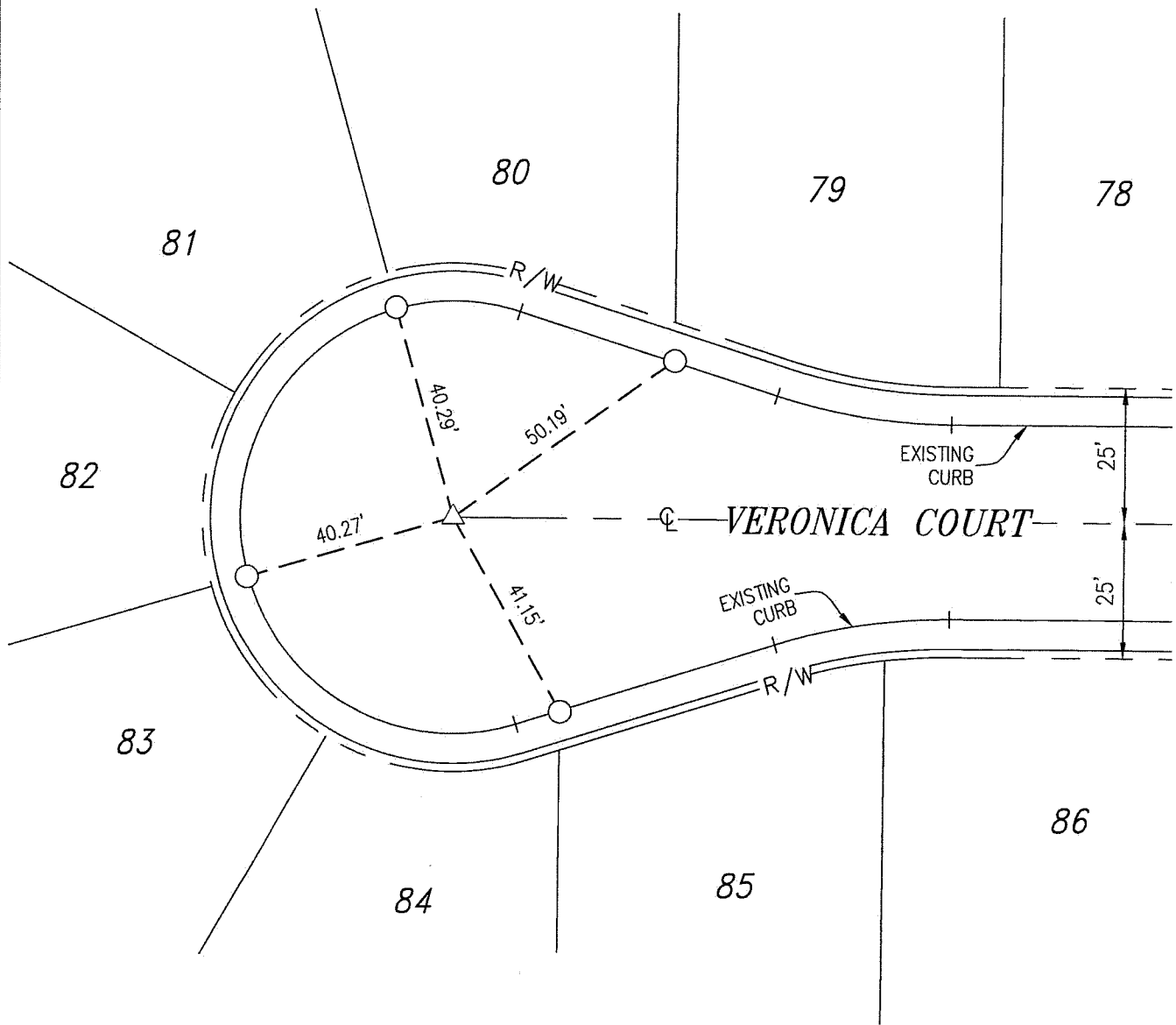
SHEET 4 OF 9 SHEETS

LEGEND

- △ INDICATES SET COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH IN ASPHALT.
- INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB.



SCALE: 1"=30'



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MONUMENT TIE SHEET

L.S. NO. 8508
DATE: 12/04/2020

TRACT NO. 31468-7
M.B. 418/12-22

SCALE: 1"=30'

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

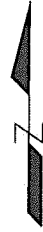
JOB NO. 152400

TRACT 31468-7
M.B. 418/12-22

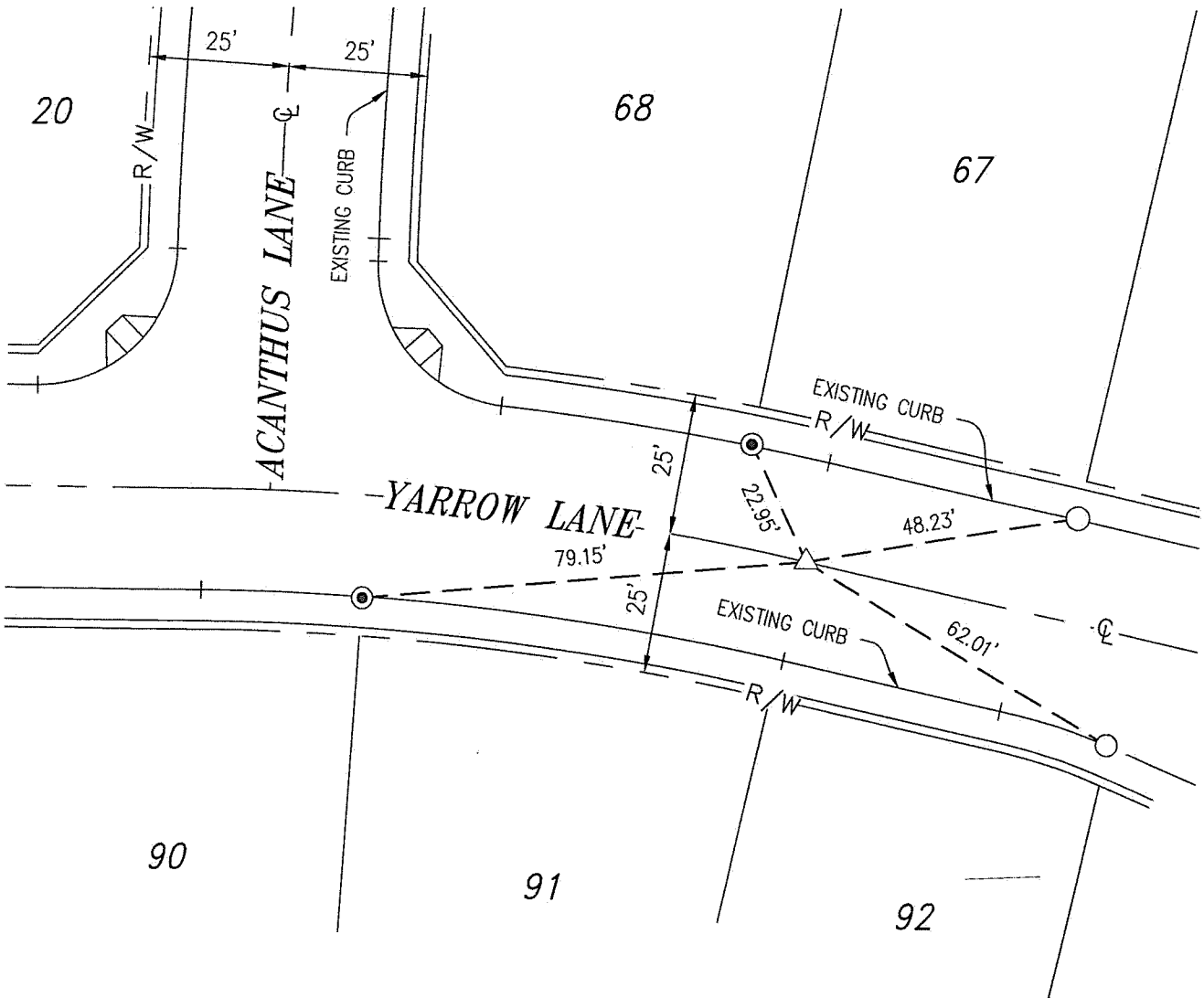
SHEET 5 OF 9 SHEETS

LEGEND

- INDICATES FOUND LEAD, TACK & TAG STAMPED "LS 7083", FLUSH ON TOP OF CURB.
- △ INDICATES SET COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH IN ASPHALT.
- INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB.



SCALE: 1"=30'



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MONUMENT TIE SHEET

L.S. NO. 8508
DATE: 12/04/2020

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M.B. 418/12-22

SCALE: 1"=30'

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

JOB NO. 152400

TRACT 31468-7
M.B. 418/12-22

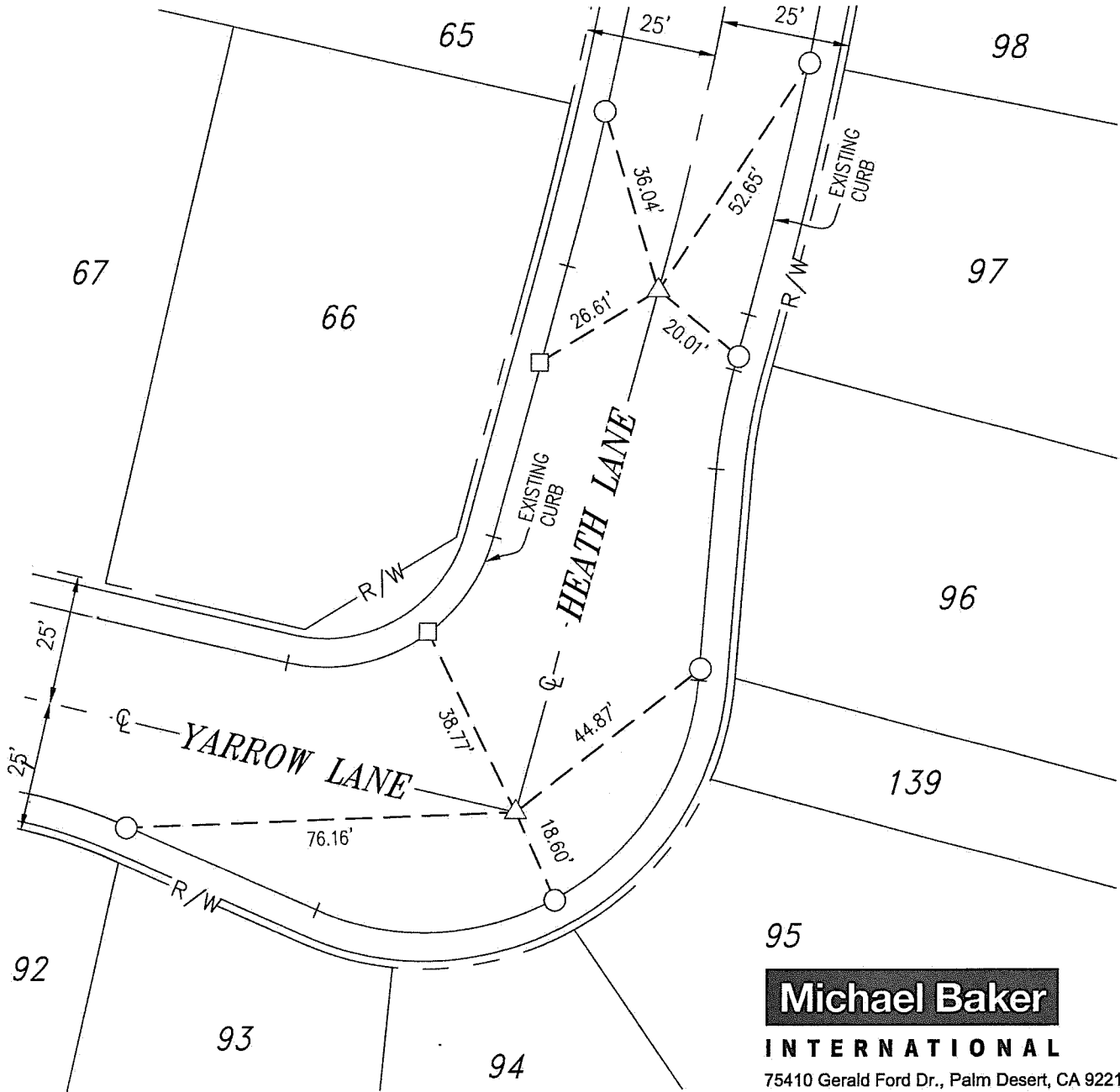
SHEET 6 OF 9 SHEETS

LEGEND

- △ INDICATES SET COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH IN ASPHALT.
- INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB.
- 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: 12/04/2020

TRACT NO. 31468-7
M.B. 418/12-22

SCALE: 1"=30'

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

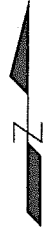
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TRACT 31468-7
M.B. 418/12-22

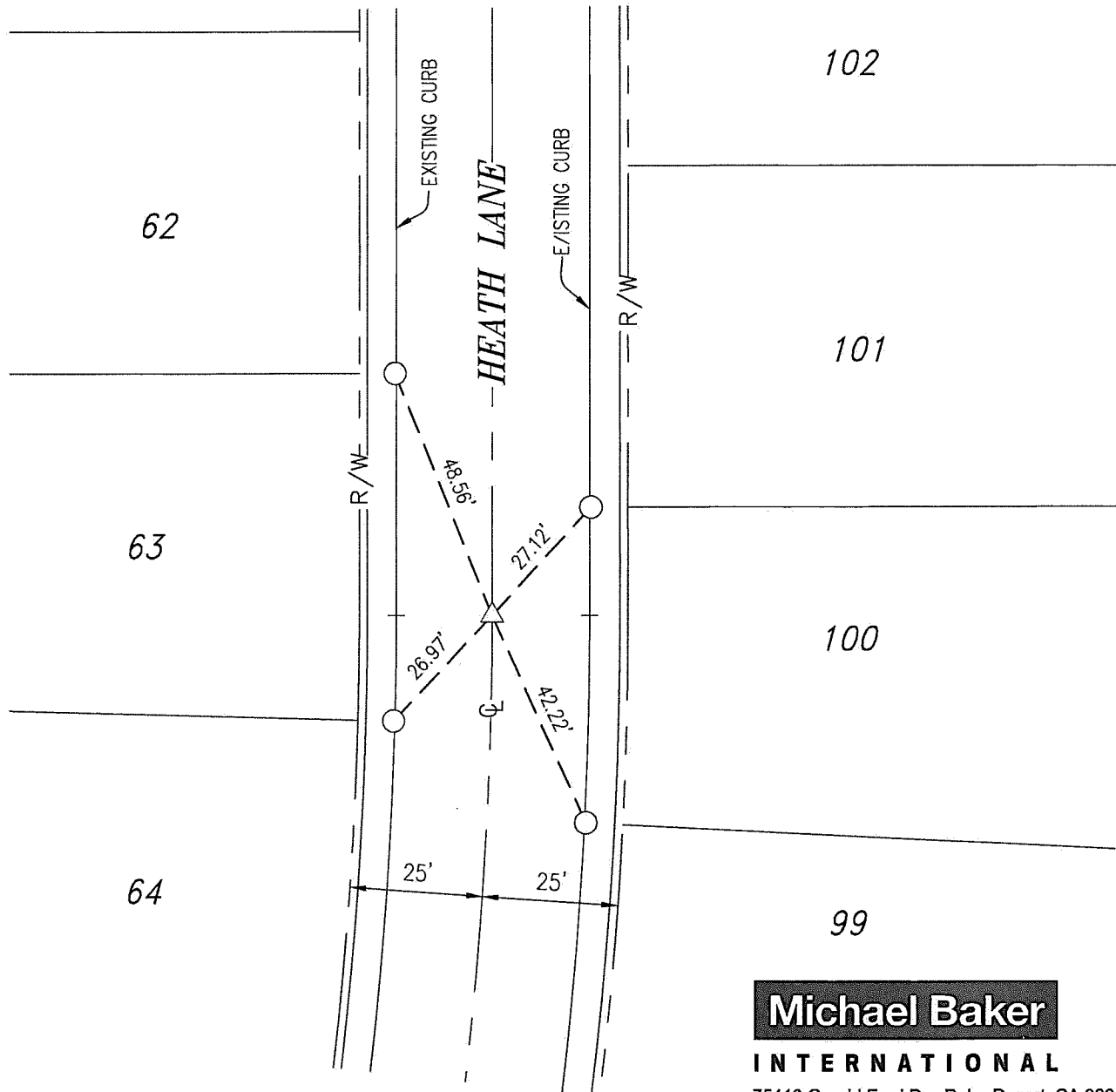
SHEET 7 OF 9 SHEETS

LEGEND

- △ INDICATES SET COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH IN ASPHALT.
- INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB.



SCALE: 1"=30'



Michael Baker
INTERNATIONAL

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MONUMENT TIE SHEET

L.S. NO. 8508
DATE: 12/04/2020

TRACT NO. 31468-7
M.B. 418/12-22

SCALE: 1"=30'

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

JOB NO. 152400

TRACT 31468-7
M.B. 418/12-22

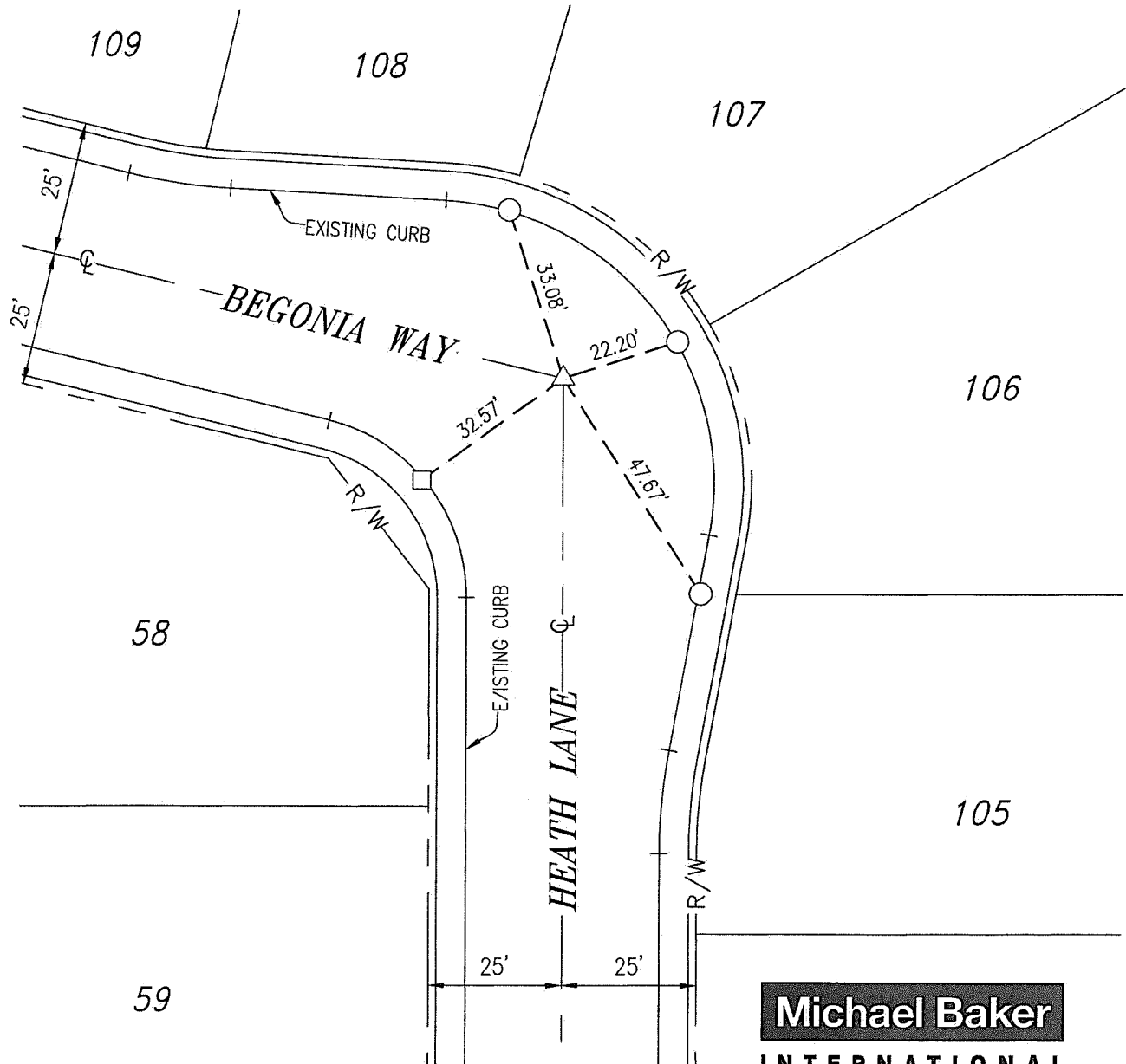
SHEET 8 OF 9 SHEETS

LEGEND

- △ INDICATES SET COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH IN ASPHALT.
- INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB.
- INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508 RP", FLUSH ON TOP OF CURB.



SCALE: 1"=30'



Michael Baker
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MONUMENT TIE SHEET

L.S. NO. 8508
DATE: 12/04/2020

TRACT NO. 31468-7
M.B. 418/12-22

SCALE: 1"=30'

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

JOB NO. 152400

TRACT 31468-7
M.B. 418/12-22

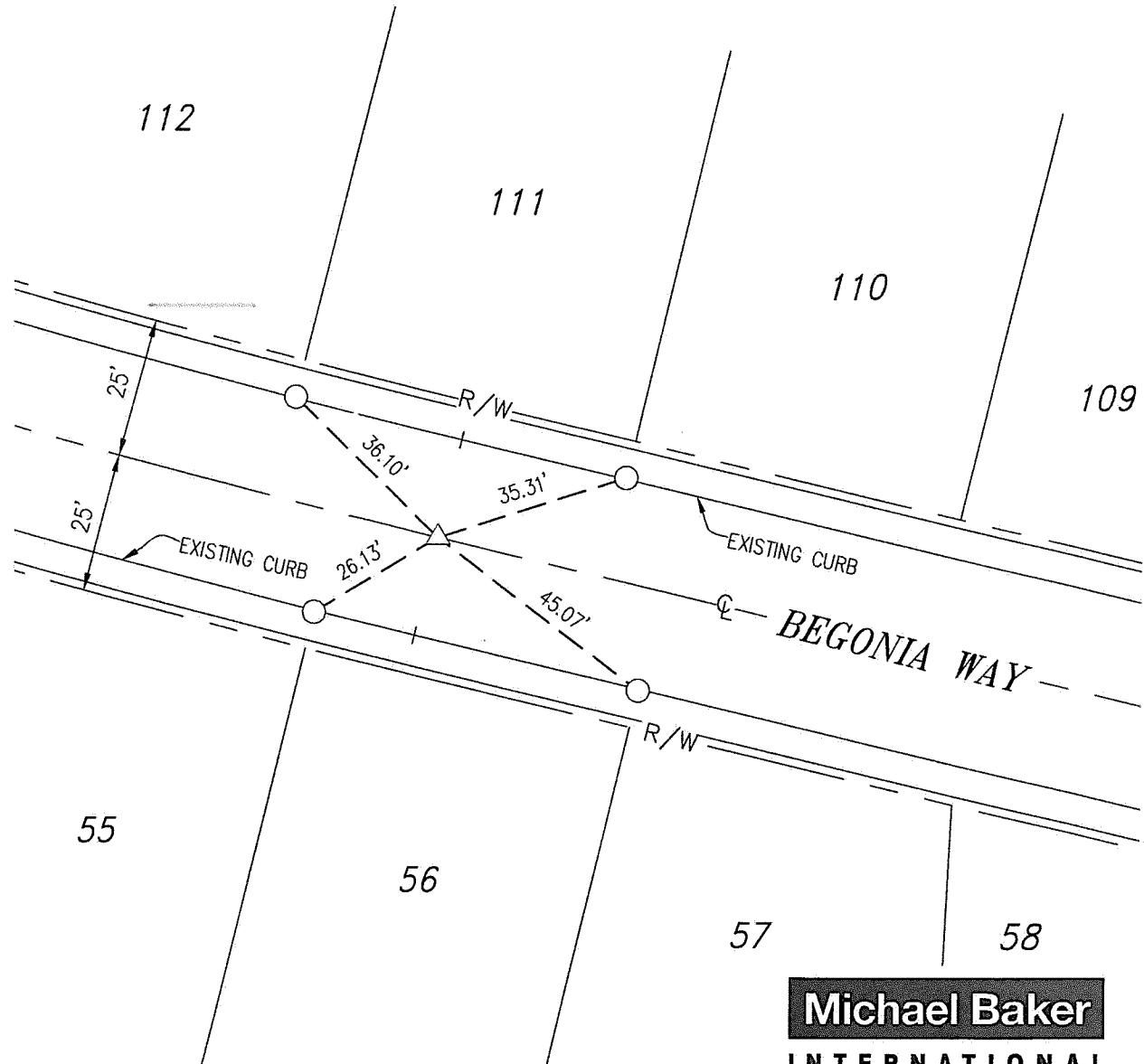
SHEET 9 OF 9 SHEETS

LEGEND

- △ INDICATES SET COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH IN ASPHALT.
- INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB.



SCALE: 1"=30'



Michael Baker

INTERNATIONAL

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MONUMENT TIE SHEET

L.S. NO. 8508
DATE: 12/04/2020

TRACT NO. 31468-7
M.B. 418/12-22

SCALE: 1"=30'

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

JOB NO. 152400

2007-0206218
ORIGINAL

418/12

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

RECORDER'S STATEMENT

SHEET 1 OF 11 SHEETS

THIS SUBDIVISION CONTAINS:

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

TRACT NO. 31468-7

BEING A SUBDIVISION OF A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY BEING ALL OF LOT 94 OF TRACT NO. 31468-3, FILED IN BOOK 398, PAGES 72 THROUGH 85, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

LEVI D. COX, L.S. 7930



DATE OF SURVEY: SEPTEMBER, 2005

FILED THIS 21st DAY OF March, 2007 AT 8:00AM IN BOOK 418 OF MAPS AT PAGES 12-22 AT THE REQUEST OF THE CITY CLERK, CITY OF BEAUMONT. NO. 2007-0206218 FEE \$ 27.00

LARRY W. WARD, COUNTY ASSESSOR-CLERK-RECORDER
BY: Shirley J. Gaudin, DEPUTY
SUBDIVISION GUARANTEE: CHICAGO 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 RESERVE FOR OPEN SPACE AND LANDSCAPE PURPOSES AND THE MAINTENANCE THEREOF, LOTS 133, 134, 135, 136, AND 139 FOR THE SOLE BENEFIT OF OURSELVES, SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS MAP.

WE HEREBY DEDICATE TO THE CITY OF BEAUMONT FOR STREET AND PUBLIC UTILITY PURPOSES, LOT "A" SHOWN AS POINSETTIA WAY, LOT "B" SHOWN AS YARROW LANE, LOT "C" SHOWN AS HEATH LANE, LOT "D" SHOWN AS BEGNONIA WAY, LOT "E" SHOWN AS ORCHIS LANE, LOT "F" SHOWN AS VENETIAN MALLOW COURT, LOT "G" SHOWN AS YARROW LANE, LOT "H" SHOWN AS ACANTHUS LANE, LOT "I" SHOWN AS VERONICA COURT, AND LOT "J" SHOWN AS JONQUIL LANE, AS SHOWN WITHIN THIS MAP.

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

WE ALSO HEREBY DEDICATE TO THE CITY OF BEAUMONT AN EASEMENT FOR DRAINAGE PURPOSES OVER LOT 139, AS SHOWN WITHIN THIS MAP.

WE HEREBY OFFER FOR DEDICATION IN FEE SIMPLE TO THE CITY OF BEAUMONT LOTS 137, 138, AND 140, FOR OPEN SPACE PURPOSES AND THE MAINTENANCE THEREOF, AS SHOWN WITHIN THIS MAP.

PARDEE HOMES, A CALIFORNIA CORPORATION

James A. Stringer
JAMES A. STRINGER
VICE PRESIDENT

Mike Taylor
MIKE TAYLOR
VICE PRESIDENT

NOTARY ACKNOWLEDGMENT

STATE OF California
COUNTY OF Riverside)
ON 3/22/07, 2007, BEFORE ME, Andrea Ondatic

A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED James A. Stringer & Mike Taylor PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY/ENTITIES UPON WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

MY COMMISSION EXPIRES 2/14/09
WITNESS MY HAND
[Signature]
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS IN San Bernardino COUNTY.
Andrea Ondatic
(PRINT NAME)

SOILS REPORT NOTE

PRELIMINARY SOILS INVESTIGATION REPORT FOR TENTATIVE TRACT NO. 31468, DATED NOVEMBER 21, 2003, AS PROJECT NO. 03-81-236-02, WAS PREPARED BY CONVERSE CONSULTANTS, 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.

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 \$ 11,200

DATED: MARCH 22, 2007

PAUL McDONNELL, COUNTY TAX COLLECTOR

BY: Keiston McGillis
DEPUTY

TAX BOND CERTIFICATE

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

DATED: MARCH 22, 2007

NANGY ROMERO
CLERK OF THE BOARD OF SUPERVISORS

CASH TAX BOND
PAUL McDONNELL
COUNTY TAX COLLECTOR

BY: _____
DEPUTY

BY: Keiston McGillis
DEPUTY

NOTARY ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____)
ON _____, 2007, BEFORE ME, _____

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

MY COMMISSION EXPIRES _____
WITNESS MY HAND

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

NOTARY PUBLIC IN AND FOR SAID STATE

(PRINT NAME)

NOTE:

SEE SHEET 2 FOR SIGNATURE OMISSIONS

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF ELEVEN (11) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PARDEE HOMES, A CALIFORNIA CORPORATION, IN SEPTEMBER OF 2005. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP. I HEREBY STATE THAT THESE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: March 21st, 2007

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



CITY ENGINEER'S STATEMENT

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

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

DATED: 22 MARCH, 2007

Dennis Janda
BY: DENNIS JANDA, L.S. 6359
(LIC. EXPIRES 12/31/2008)



BEAUMONT CITY COUNCIL CERTIFICATE

I HEREBY CERTIFY THAT THIS MAP WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF BEAUMONT ON 20th DAY OF February, 2007, AND THAT THE OFFER(S) OF DEDICATION(S) DEPICTED HEREON WERE NOT ACCEPTED BY THE CITY COUNCIL MAY, HOWEVER, BY RESOLUTION AT ANY LATER DATE, AND WITHOUT FURTHER ACTION BY THE SUBDIVIDER, RESCINDING ITS ACTION AND ACCEPT THE FOLLOWING DEDICATION(S) AND IMPROVEMENTS FOR PUBLIC USE, WHICH ACCEPTANCE SHALL BE RECORDED IN THE RIVERSIDE COUNTY RECORDER.

THE DEDICATION FOR STREET AND PUBLIC UTILITY PURPOSES, LOT "A" SHOWN AS POINSETTIA WAY, LOT "B" SHOWN AS YARROW LANE, LOT "C" SHOWN AS HEATH LANE, LOT "D" SHOWN AS BEGNONIA WAY, LOT "E" SHOWN AS ORCHIS LANE, LOT "F" SHOWN AS VENETIAN MALLOW COURT, LOT "G" SHOWN AS YARROW LANE, LOT "H" SHOWN AS ACANTHUS LANE, LOT "I" SHOWN AS VERONICA COURT, AND LOT "J" SHOWN AS JONQUIL LANE.

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

THE DEDICATION OF AN EASEMENT FOR DRAINAGE PURPOSES OVER LOT 139.

THE OFFER OF DEDICATION IN FEE OF LOTS 137, 138, AND 140 FOR OPEN SPACE PURPOSES AND THE MAINTENANCE THEREOF, AS OFFERED FOR DEDICATED AND SHOWN WITHIN THIS TRACT MAP.

DATED: 3/21/07, 2007

Shirley Gaudin
CITY CLERK, CITY OF BEAUMONT
RIVERSIDE COUNTY, CALIFORNIA

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

TRACT NO. 31468-7

BEING A SUBDIVISION OF A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY BEING ALL OF LOT 94 OF TRACT NO. 31468-3, FILED IN BOOK 398, PAGES 72 THROUGH 85, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

LEVI D. COX, L.S. 7930



DATE OF SURVEY: SEPTEMBER, 2005

SHEET 2 OF 11 SHEETS



MONUMENT NOTE

- ▲ DENOTES 5/8" COPPER CLAD STEEL PIN W/ 1/2" BRASS CAP STAMPED "L.S. 6185" IN ASPHALT, FLUSH, TO BE SET PER TRACT 30332-1, M.B. 321/45-54.
- ▲ DENOTES 5/8" COPPER CLAD STEEL PIN W/ 1/2" BRASS CAP STAMPED "L.S. 7930", IN ASPHALT, FLUSH, TO BE SET PER TRACT 31468-1, M.B. 388/1-6.
- ⊙ DENOTES 2" IRON PIPE & TAG "L.S. 7930", FLUSH, IN THE GROUND OR IN ASPHALT, OR A LEAD, TACK AND TAG "L.S. 7930" IN CONCRETE, TO BE SET PER TRACT 31468-3, M.B. 398/72-85.
- DENOTES 5/8" COPPER CLAD STEEL PIN W/ 1/2" BRASS CAP STAMPED "L.S. 7930", IN ASPHALT, FLUSH, TO BE SET PER TRACT 31468-3, M.B. 398/72-85.
- DENOTES 5/8" COPPER CLAD STEEL PIN W/ 1/2" BRASS CAP STAMPED "L.S. 7930", IN ASPHALT, FLUSH, TO BE SET PER TRACT 31468-5, M.B. 328/55-64.
- DENOTES 5/8" COPPER CLAD STEEL PIN W/ 1/2" BRASS CAP STAMPED "L.S. 6185", IN ASPHALT, FLUSH, TO BE SET PER TRACT 30332-10, M.B. 334/60-68.
- DENOTES FOUND MONUMENT AS NOTED AND REFERENCED BELOW.
- 1 3/4" IRON PIPE W/ NAIL & TAG ILLEGIBLE, DN. 0.1" IN LIEU OF 1" IRON AXLE PER P.M.B. 107/45-46 ACCEPTED AS THE CENTERLINE INTERSECTION OF XENIA AVENUE AND 8TH STREET.
- 2 1/2" IRON PIPE, OPEN, DN. 0.6", IN LIEU OF 1/2" IRON PIPE TAGGED "L.S. 1433" FOR S.W. COR. LOT 7 BLOCK 1, SUBDIVISION OF SECTION 11, M.B. 9/10 S.B. CO.
- 3 1/2" IRON PIPE W/ NAIL & TAG STAMPED "L.S. 1433", DN. 0.5 FOR N.W. COR. LOT 7 BLOCK 1, SUBDIVISION OF SECTION 11, M.B. 9/10 S.B. CO.
- 4 1" IRON PIPE W/ PLASTIC PLUG, ILLEGIBLE, DN. 0.4" IN LIEU OF 1" IRON PIPE STAMPED "L.S. 2851" PER P.M.B. 107/45-46 ACCEPTED AS THE CENTERLINE INTERSECTION OF AMERICAN AVENUE AND 8TH STREET.
- 5 1" IRON PIPE W/ PLASTIC PLUG, ILLEGIBLE, DN. 1.8" ACCEPTED AS THE SW COR. SEC. 2 PER P.M.B. 86/68.
- 6 1" IRON PIPE W/ PIN IN CONCRETE, NO TAG, DN. 0.6", PER TRACT NO. 30332-1, M.B. 321/45-54, ACCEPTED AS THE C/L INTERSECTION OF CHERRY AVENUE AND 14TH STREET AND THE NW COR. SEC. 2.
- 7 1" IRON PIPE, NO TAG, DN. 1.7", PER TRACT NO. 30332-1, M.B. 321/45-54, ACCEPTED AS S 1/4 COR., SEC. 35, T. 2S., R. 1W., S.B.M., SET TAG "L.S. 7930".

MATH(LAKE MATHews)
N 2257398.558
E 6201355.292
1" STAINLESS STEEL ROD
IN LARGE BOULDER, UP
11.5" 50" N.W.M. OF BRASS
DISK STAMPED STA. 57+82.57
PER RS 102/50-65.

TRAK(BOMMER CANYON)
N 2171990.406
E 6088762.992
5/8" STAINLESS STEEL CENTER
PUNCHED PIN, FLUSH, IN SANDSTONE
BEDROCK OUTCROPPING PER
RS 102/50-65.

NO	BEARING/DELTA	RADIUS	LENGTH
1	21°40'03"	1481.00'	560.07'
2	21°01'36"	1481.00'	543.50'
3	311°18'43"	1069.00'	5808.32'
4	48°41'17"	1069.00'	908.40'
5	76°26'07"	1069.00'	1426.10'
6	08°41'55"	3500.00'	531.38'
7	(N89°27'18"W)	--	(267.02') R6
8	(N81°50'50"W)	--	(200.00') R6
9	(N00°16'11"E)	--	(146.80') R3

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).

BASIS OF BEARINGS NOTE

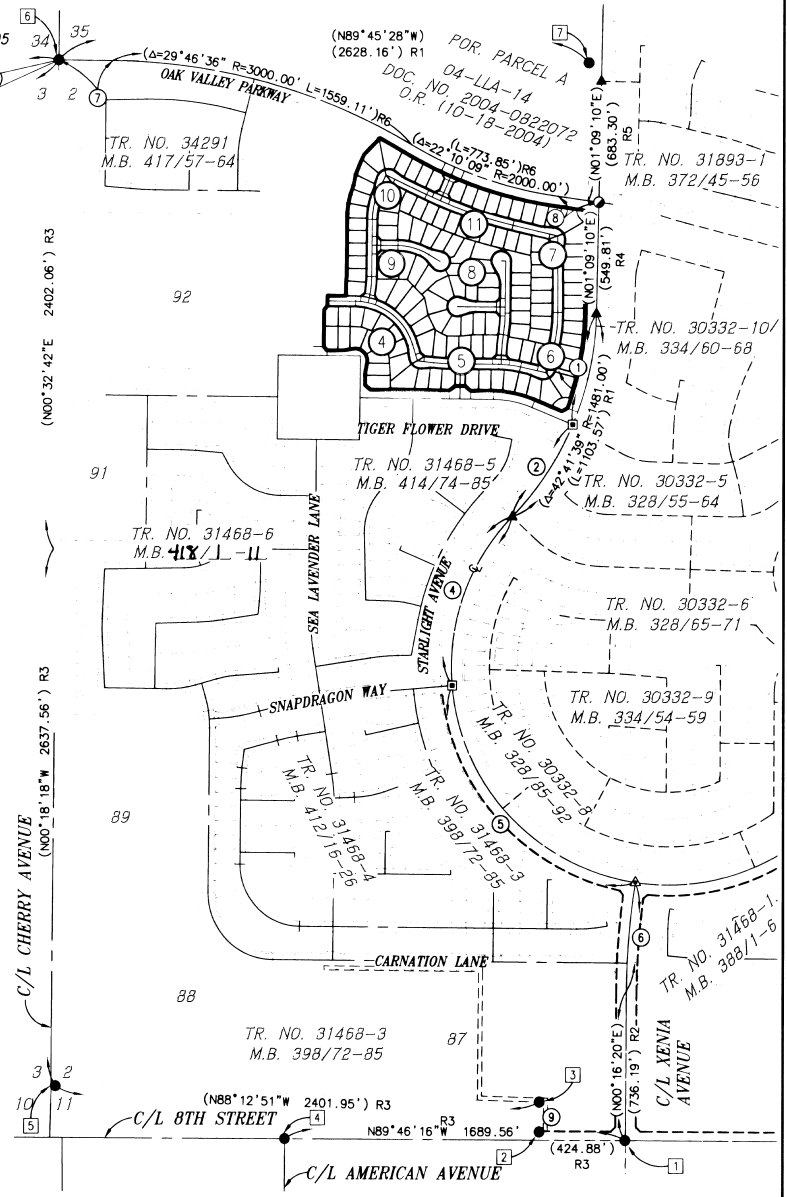
THE BEARINGS FOR THIS SURVEY ARE BASED ON THE LINE BETWEEN STATIONS "TRAK" AND "MATH" (POSITIONS PER NATIONAL GEODETIC SURVEY, NAD83, EPOCH 1995.5) AS SHOWN ON THE MAP FILED IN BOOK 102, PAGES 50 THROUGH 65 OF RECORDS OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, BEING NORTH 52°49'02.84" EAST.

BOUNDARY CONTROL AND SHEET INDEX

DENOTES SHEET NUMBER

NOTE

SEE SHEET 3 FOR VICINITY MAP, EASEMENT NOTES AND SURVEYOR'S NOTES.



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

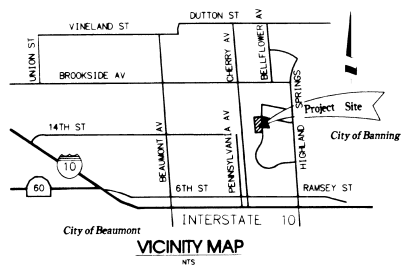
TRACT NO. 31468-7

BEING A SUBDIVISION OF A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY BEING ALL OF LOT 94 OF TRACT NO. 31468-3, FILED IN BOOK 398, PAGES 72 THROUGH 85, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

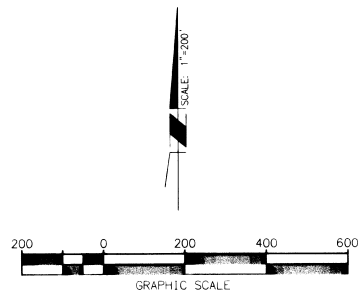
LEVI D. COX, L.S. 7930



DATE OF SURVEY: SEPTEMBER, 2005

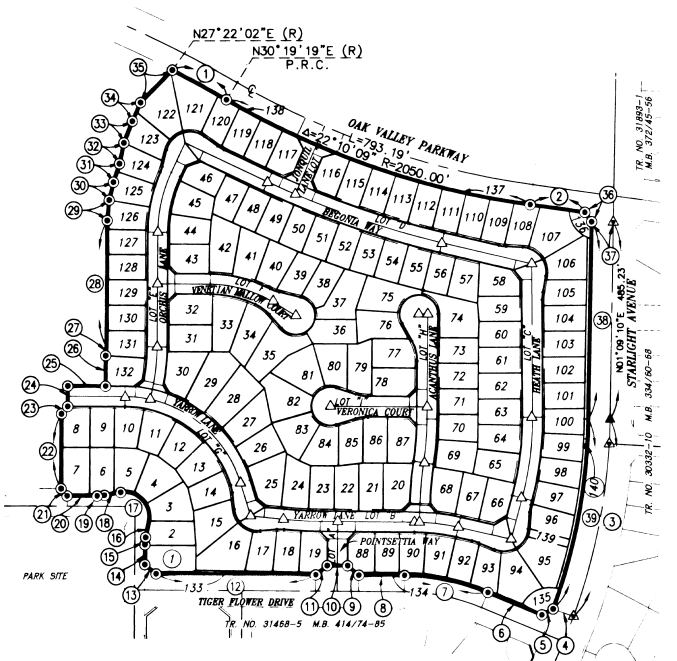


- EASEMENT NOTES:**
- (A) INDICATES AN EASEMENT IN FAVOR OF THE CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES AND THE MAINTENANCE THEREOF, DEDICATED HEREON.



- SURVEYOR'S NOTES:**
1. () = RECORD DATA
 2. R1 = DENOTES RECORD DATA PER TRACT NO. 30332-1, RECORDED IN MAP BOOK 321, PAGE 45 THRU 54, OF OFFICIAL RECORDS, COUNTY OF RIVERSIDE.
 3. R2 = DENOTES RECORD DATA PER TRACT NO. 31468-1, RECORDED IN MAP BOOK 388, PAGE 1 THRU 6, OF OFFICIAL RECORDS, COUNTY OF RIVERSIDE.
 4. R3 = DENOTES RECORD DATA PER TRACT NO. 31468-3, RECORDED IN MAP BOOK 398, PAGE 72 THRU 85, OF OFFICIAL RECORDS, COUNTY OF RIVERSIDE.
 5. R4 = DENOTES RECORD DATA PER TRACT NO. 30332-10, RECORDED IN MAP BOOK 334, PAGE 60 THRU 68, OF OFFICIAL RECORDS, COUNTY OF RIVERSIDE.
 6. R5 = DENOTES RECORD DATA PER TRACT NO. 31893-1, RECORDED IN MAP BOOK 372, PAGE 45 THRU 56, OF OFFICIAL RECORDS, COUNTY OF RIVERSIDE.
 7. R6 = DENOTES RECORD DATA PER GRANT DEED REC 5/1/2003 AS INST. #2003-0311006.
 8. (R) = DENOTES RADIAL BEARING
 9. ALL MONUMENTS SHOWN AS SET WILL BE SET WITHIN ONE YEAR AFTER THE ACCEPTANCE OF IMPROVEMENTS BY CITY COUNCIL.
 10. ALL SET MONUMENTS WILL BE SET PER RIVERSIDE COUNTY STANDARDS.
 11. SET 1" IRON PIPE TAGGED "L.S. 7930" IN GROUND, FLUSH, OR A LEAD, TACK AND TAG "L.S. 7930", IN CONCRETE AT ALL LOT CORNERS EXCEPT LOT CORNERS THAT ABUT A STREET WHICH WILL BE MARKED ON AN OFFSET INSIDE STREET RIGHT-OF-WAY ON SIDELINES PRODUCED, IN TOP OF CURB, UNLESS OTHERWISE NOTED. (NO MONUMENTS WILL BE SET FOR CORNER CUTOFFS, B.C.'S, E.C.'S, P.C.C.'S OR P.R.C.'S THAT ABUT A STREET WHICH ARE NOT LOT CORNERS MARKING SIDELINES, UNLESS OTHERWISE NOTED.)
- INDICATES SET 5/8" COPPER CLAD STEEL PIN W/1-1/2" BRASS CAP STAMPED "L.S. 7930", IN ASPHALT, FLUSH, (RIVERSIDE COUNTY STD. 903, TYPE "B" MONUMENT.)
- INDICATES SET 2" IRON PIPE & TAG "LS 7930", FLUSH, IN THE GROUND OR IN ASPHALT, OR A LEAD, TACK AND TAG "LS 7930" IN CONCRETE.

DATA TABLE			
(NO)	BEARING/DELTA	RADIUS	LENGTH
1	02°57'17"	2950.00'	152.13'
2	N81°50'50"W	--	135.41'
3	19°06'11"	1481.00'	493.78'
4	N69°44'39"W	--	53.00'
5	N62°43'17"E	--	31.15'
6	N67°10'47"W	--	143.37'
7	22°16'31"	540.00'	209.94'
8	N89°27'18"W	--	112.04'
9	N50°03'16"W	--	36.24'
10	N89°27'18"W	--	50.00'
11	N51°08'40"E	--	36.24'
12	N89°27'18"W	--	392.75'
13	N50°28'30"W	--	36.14'
14	N00°39'12"E	--	48.93'
15	10°23'19"	100.00'	18.13'
16	N10°56'01"E	--	40.91'
17	110°46'39"	60.00'	116.01'
18	N80°09'23"E	--	40.91'
19	10°23'19"	100.00'	18.13'
20	N89°27'18"W	--	73.66'
21	N39°15'37"W	--	23.43'
22	N00°32'42"E	--	183.00'
23	N40°20'59"E	--	23.43'
24	N00°32'42"E	--	50.00'
25	N89°27'17"W	--	93.00'
26	N00°32'42"E	--	74.83'
27	N05°41'39"E	--	22.28'
28	N00°32'42"E	--	310.42'
29	N05°53'15"E	--	50.41'
30	N13°26'12"E	--	45.08'
31	N18°24'23"E	--	47.56'
32	N12°12'48"E	--	52.15'
33	N21°46'16"E	--	57.12'
34	N24°00'59"E	--	50.00'
35	N44°37'16"E	--	112.02'
36	N35°50'18"W	--	28.58'
37	N88°50'50"W	--	53.00'
38	N01°09'10"E	--	485.23'
39	19°06'11"	1428.00'	476.11'



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

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

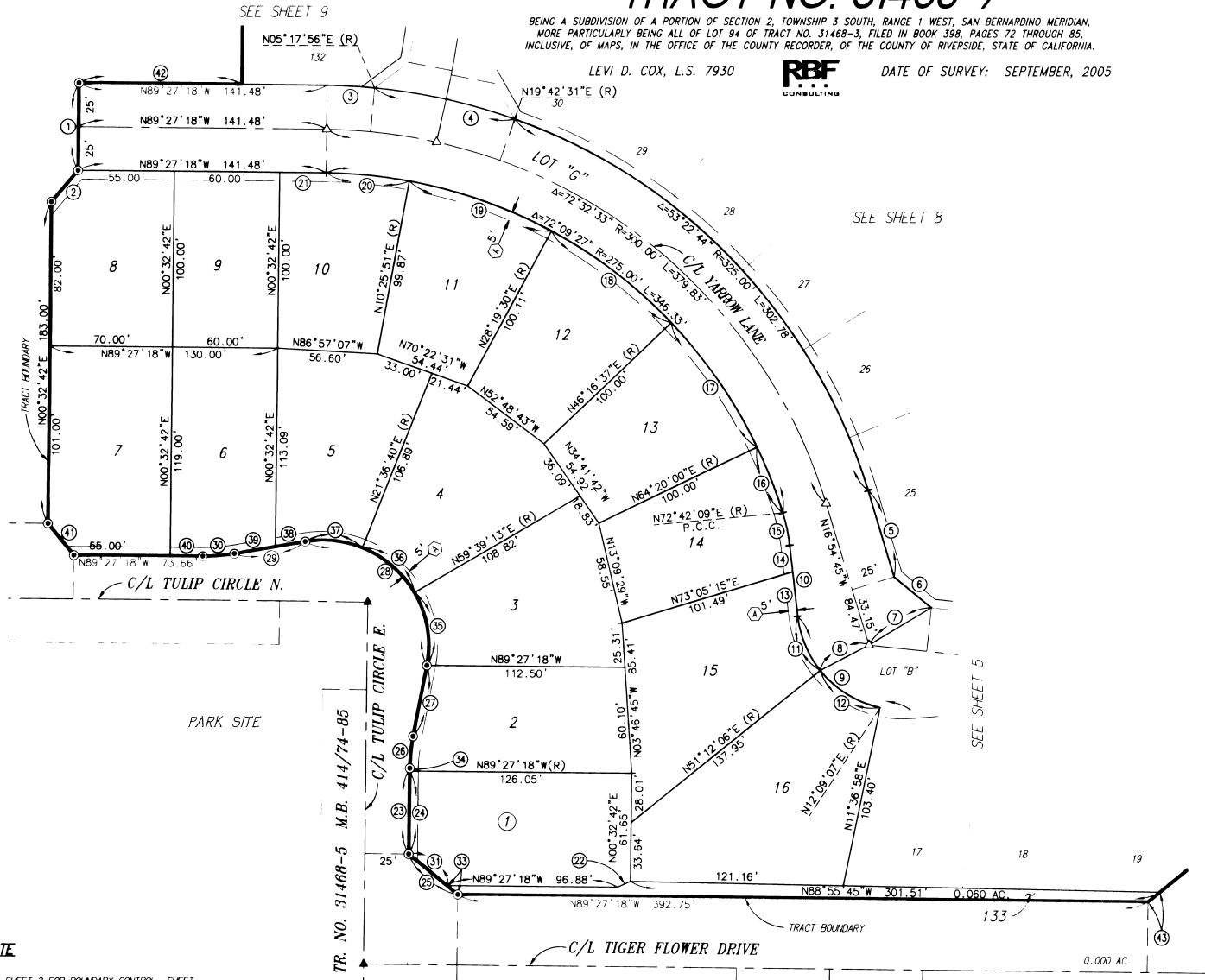
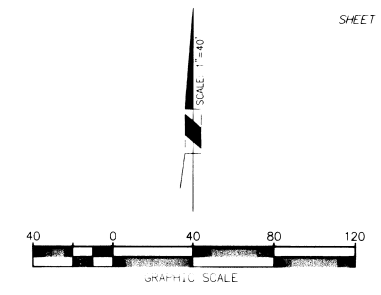
TRACT NO. 31468-7

BEING A SUBDIVISION OF A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY BEING ALL OF LOT 94 OF TRACT NO. 31468-3, FILED IN BOOK 398, PAGES 72 THROUGH 85, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

LEVI D. COX, L.S. 7930



DATE OF SURVEY: SEPTEMBER, 2005



DATA TABLE			
(#)	BEARING/DELTA	RADIUS	LENGTH
1	N00°32'42"E	--	50.00'
2	N 40°20'59" E	--	23.43'
3	04°45'14"	325.00'	26.96'
4	14°24'35"	325.00'	81.74'
5	N16°54'45"W	--	51.32'
6	N50°27'33"W	--	27.63'
7	N58°58'29"E	--	41.52'
8	N62°24'02"E	--	31.22'
9	87°52'16"	60.00'	92.02'
10	N06°31'25"W	--	40.89'
11	32°16'29"	60.00'	33.80'
12	39°02'59"	60.00'	40.89'
13	N06°31'25"W	--	25.71'
14	N06°31'25"W	--	15.18'
15	10°46'26"	100.00'	18.80'
16	08°22'09"	275.00'	40.17'
17	18°03'22"	275.00'	86.66'
18	17°57'07"	275.00'	86.16'
19	17°53'39"	275.00'	85.89'
20	09°53'09"	275.00'	47.45'
21	N89°27'18"W	--	26.48'
22	N66°03'27"E	--	8.07'
23	N00°39'12"E	--	48.93'
24	N00°39'12"E	--	47.27'
25	N50°28'30"W	--	36.14'
26	10°23'19"	100.00'	18.13'
27	N10°56'01"E	--	40.91'
28	110°46'39"	60.00'	116.01'
29	N80°09'23"E	--	40.91'
30	10°23'19"	100.00'	18.13'
31	N50°28'30"W	--	28.19'
33	N50°28'30"W	--	7.95'
34	N00°39'12"E	--	1.66'
35	41°16'49"	60.00'	43.23'
36	38°02'33"	60.00'	39.84'
37	31°27'17"	60.00'	32.94'
38	N80°09'23"E	--	17.21'
39	N80°09'23"E	--	23.70'
40	N89°27'18"W	--	18.66'
41	N39°15'37"W	--	23.43'
42	N89°27'18"W	--	93.00'
43	N51°08'40"E	--	8.79'

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

TR. NO. 31468-5 M.B. 414/74-85

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

TRACT NO. 31468-7

BEING A SUBDIVISION OF A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY BEING ALL OF LOT 94 OF TRACT NO. 31468-3, FILED IN BOOK 398, PAGES 72 THROUGH 85, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

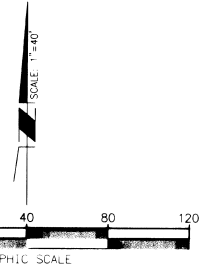
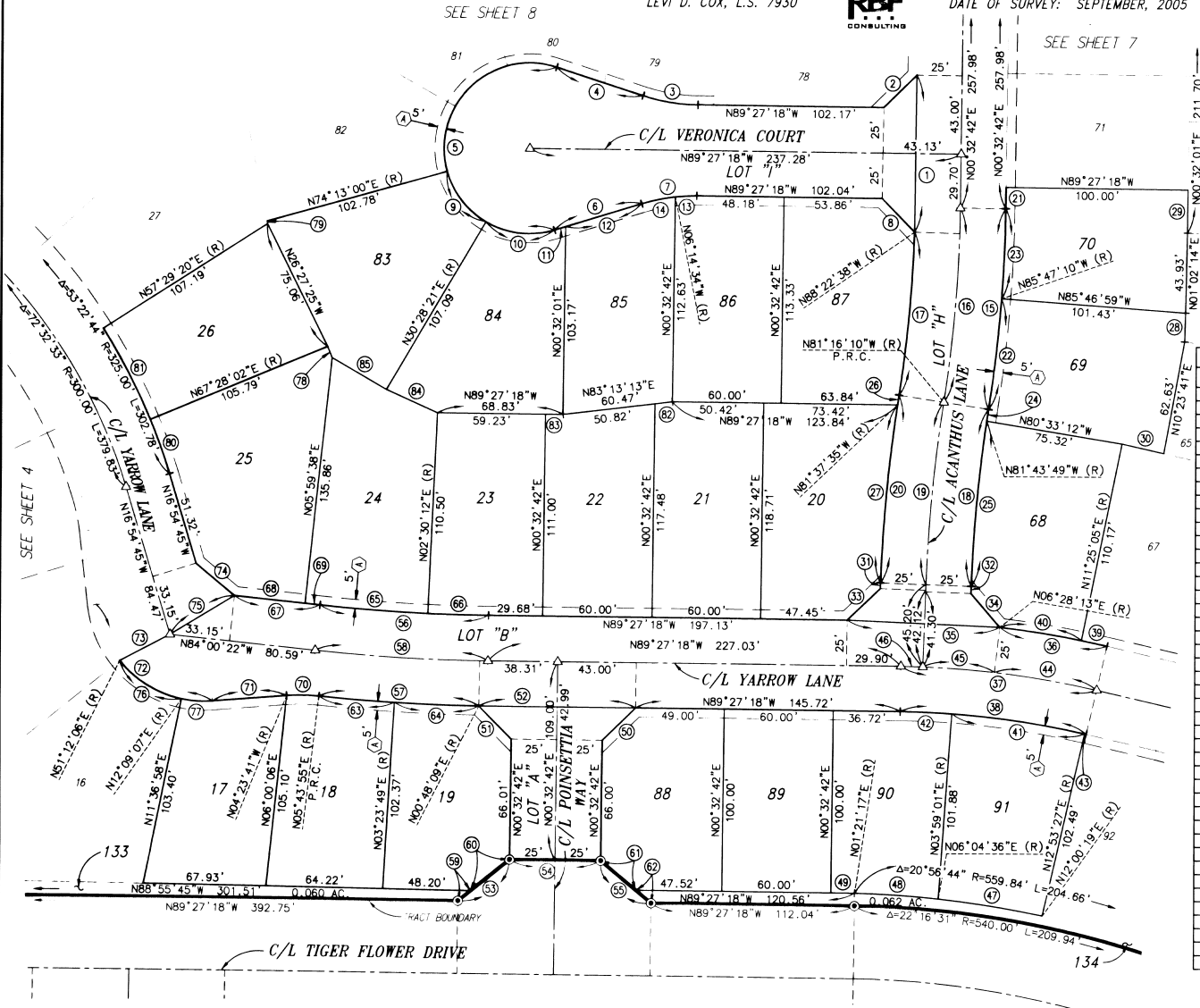
LEVI D. COX, L.S. 7930



DATE OF SURVEY: SEPTEMBER, 2005

SEE SHEET 8

SEE SHEET 7



NOTE:

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

DATA TABLE				DATA TABLE CONTINUED			
(N)	BEARING/Delta	RADIUS	LENGTH	(N)	BEARING/Delta	RADIUS	LENGTH
1	N00°37'48"E	--	86.34'	44	06°31'09"	500.00'	56.89'
2	N45°32'42"E	--	25.46'	45	04°32'31"	500.00'	39.64'
3	17°36'01"	100.00'	30.72'	46	01°23'00"	500.00'	12.07'
4	N71°51'17"W	--	50.00'	47	05°55'43"	559.84'	57.93'
5	215°12'02"	47.00'	176.53'	48	04°43'19"	559.84'	46.14'
6	N72°56'41"E	--	50.00'	49	N89°27'18"W	--	13.04'
7	17°36'01"	100.00'	30.72'	50	N45°32'42"E	--	25.46'
8	N43°54'58"W	--	25.69'	51	N44°19'34"W	--	25.40'
9	43°44'39"	47.00'	35.88'	52	N89°26'53"W	--	85.92'
10	47°31'40"	47.00'	38.99'	53	N51°08'40"E	--	36.24'
11	N72°56'41"E	--	6.38'	54	N89°27'18"W	--	50.00'
12	N72°56'41"E	--	43.62'	55	N50°03'16"W	--	36.24'
13	06°47'16"	100.00'	11.85'	56	05°26'56"	975.00'	92.72'
14	10°48'45"	100.00'	18.87'	57	04°55'46"	1025.00'	88.19'
15	08°11'08"	775.00'	110.72'	58	05°26'56"	1000.00'	95.10'
16	08°11'08"	750.00'	107.15'	59	N51°08'40"E	--	8.79'
17	07°06'28"	725.00'	89.94'	60	N51°08'40"E	--	27.45'
18	06°48'09"	825.00'	97.95'	61	N50°03'16"W	--	25.21'
19	06°48'09"	850.00'	100.92'	62	N50°03'16"W	--	11.03'
20	06°48'09"	875.00'	103.88'	63	02°20'06"	1025.00'	41.77'
21	N00°32'42"E	--	11.72'	64	02°35'40"	1025.00'	46.41'
22	04°31'00"	775.00'	61.09'	65	03°29'26"	975.00'	59.40'
23	03°40'08"	775.00'	49.63'	66	01°57'30"	975.00'	33.33'
24	00°27'39"	825.00'	6.64'	67	N84°00'22"W	--	47.43'
25	06°20'30"	825.00'	91.31'	68	N84°00'22"W	--	39.20'
26	00°21'25"	875.00'	5.45'	69	N84°00'22"W	--	8.24'
27	06°26'43"	875.00'	98.43'	70	10°07'36"	100.00'	17.67'
28	N01°36'24"E	--	15.76'	71	N85°36'19"E	--	40.98'
29	N07°32'01"E	--	23.88'	72	87°52'16"	60.00'	92.02'
30	N77°15'03"W	--	23.56'	73	N62°24'02"E	--	31.22'
31	N01°55'42"E	--	3.08'	74	N50°27'33"W	--	27.63'
32	N01°55'42"E	--	3.91'	75	N58°58'29"E	--	41.52'
33	N46°14'12"E	--	25.15'	76	39°02'59"	60.00'	40.89'
34	N40°48'03"W	--	24.43'	77	16°32'48"	60.00'	17.33'
35	N87°32'41"W	--	84.14'	78	N21°30'21"W	--	6.67'
36	06°31'09"	525.00'	59.73'	79	N11°13'24"W	--	1.46'
37	12°26'39"	500.00'	108.60'	80	05°37'13"	325.00'	31.88'
38	12°26'39"	475.00'	103.17'	81	09°58'42"	325.00'	56.60'
39	01°34'16"	525.00'	14.40'	82	N83°13'13"E	--	9.65'
40	04°56'52"	525.00'	45.34'	83	N89°27'18"W	--	9.60'
41	08°54'26"	475.00'	73.84'	84	N65°41'29"W	--	30.99'
42	03°26'19"	475.00'	28.51'	85	N59°58'48"W	--	34.43'
43	00°05'55"	475.00'	0.82'				

2007-0206218
ORIGINAL 418/17

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

TRACT NO. 31468-7

BEING A SUBDIVISION OF A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY BEING ALL OF LOT 94 OF TRACT NO. 31468-3, FILED IN BOOK 398, PAGES 72 THROUGH 85, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

LEVI D. COX, L.S. 7930

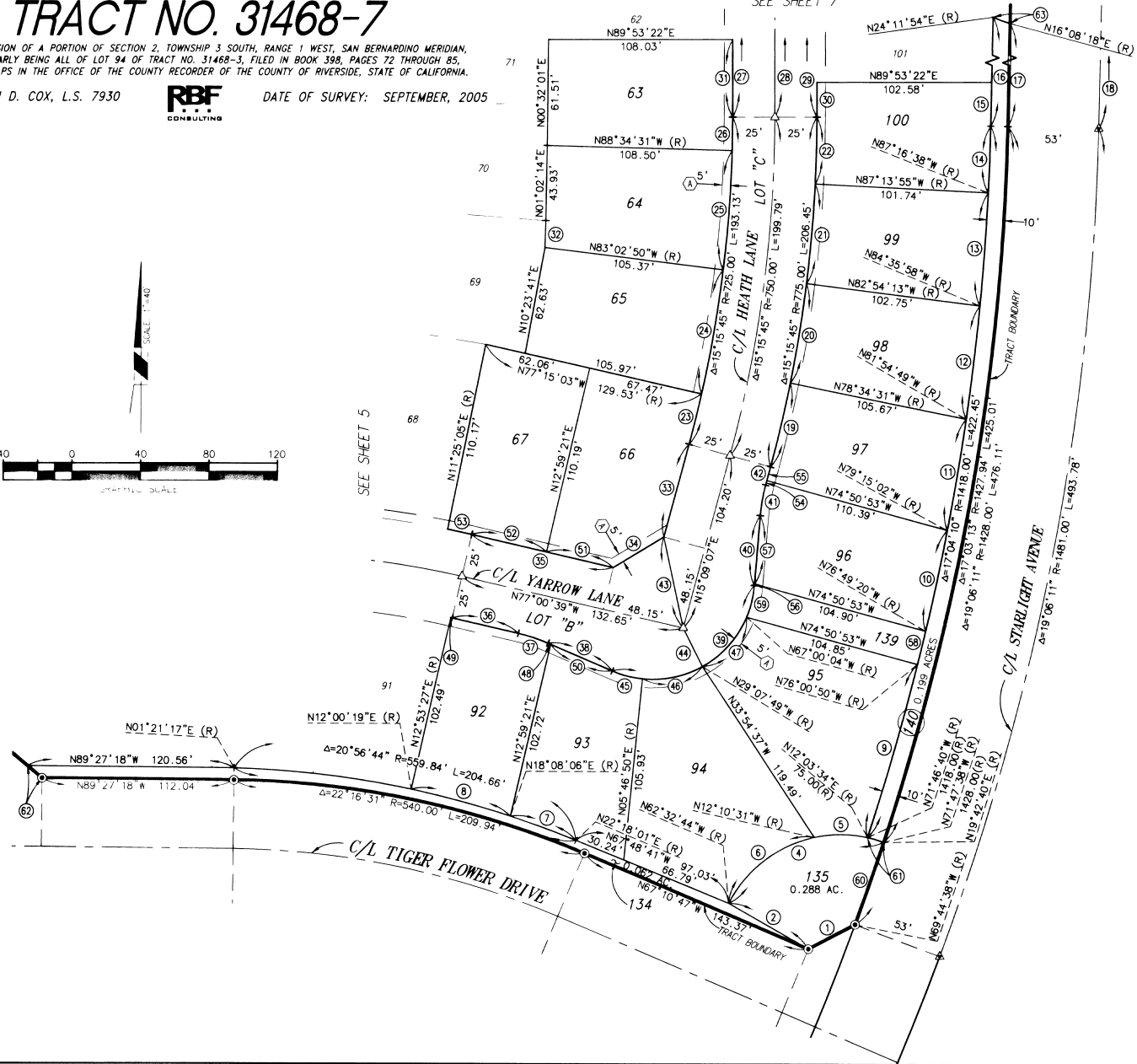
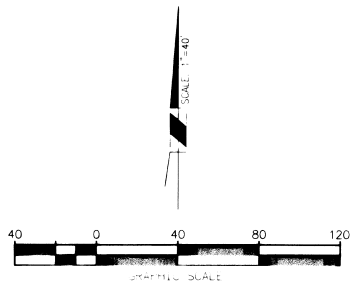


DATE OF SURVEY: SEPTEMBER, 2005

SEE SHEET 7

SHEET 6 OF 11 SHEETS

DATA TABLE			
(#)	BEARING/Delta	RADIUS	LENGTH
1	N62°43'17"E	--	31.15'
2	N60°46'10"W	--	54.24'
3	NOT USED	--	--
4	82°15'24"	75.00'	107.67'
5	24°14'05"	75.00'	31.72'
6	50°22'13"	75.00'	65.93'
7	04°09'54"	559.84'	40.70'
8	06°07'47"	559.84'	59.90'
9	04°14'10"	1418.00'	104.84'
10	02°25'42"	1418.00'	60.10'
11	02°39'47"	1418.00'	65.90'
12	02°41'09"	1418.00'	66.47'
13	02°40'39"	1418.00'	66.27'
14	01°34'12"	1418.00'	38.86'
15	N01°09'10"E	--	25.28'
16	N01°09'10"E	--	446.32'
17	N01°09'10"E	--	442.87'
18	N01°09'10"E	--	499.44'
19	03°43'38"	775.00'	50.42'
20	04°19'42"	775.00'	58.55'
21	04°19'42"	775.00'	58.55'
22	02°52'43"	775.00'	38.94'
23	02°24'10"	725.00'	30.40'
24	05°47'47"	725.00'	73.34'
25	05°31'41"	725.00'	69.95'
26	01°32'07"	725.00'	19.43'
27	N00°06'38"W	--	338.50'
28	N00°06'38"W	--	377.88'
29	N00°06'38"W	--	289.10'
30	N00°06'38"W	--	20.08'
31	N00°06'38"W	--	44.99'
32	N01°36'24"E	--	15.76'
33	N15°09'07"E	--	56.05'
34	N59°04'14"E	--	34.68'
35	N77°00'39"W	--	84.50'
36	N77°00'39"W	--	39.48'
37	10°23'19"	100.00'	18.13'
38	N66°37'19"W	--	40.91'
39	108°36'53"	60.00'	113.74'
40	N04°45'48"E	--	40.91'
41	10°23'19"	100.00'	18.13'
42	N15°09'07"E	--	11.04'
43	N12°17'17"W	--	54.25'
44	N26°39'54"W	--	25.33'
45	17°35'51"	60.00'	18.43'
46	34°54'39"	60.00'	36.56'
47	37°52'15"	60.00'	39.66'
48	N66°37'19"W	--	1.70'
49	00°05'55"	475.00'	0.82'
50	N66°37'19"W	--	39.21'
51	N77°00'39"W	--	39.86'
52	N77°00'39"W	--	44.64'
53	01°34'16"	525.00'	14.40'
54	N15°09'07"E	--	2.72'
55	N15°09'07"E	--	8.32'
56	N04°45'48"E	--	1.01'
57	N04°45'48"E	--	39.90'
58	00°48'30"	1418.00'	20.01'
59	18°14'08"	60.00'	19.10'
60	02°03'01"	1427.94'	51.09'
61	07°39'05"	75.00'	10.02'
62	N50°03'18"W	--	11.03'
63	08°03'37"	75.25'	10.59'



NOTE

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

SEE SHEET 3 FOR VICINITY MAP, EASEMENT NOTES, AND SURVEYOR'S NOTES.

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

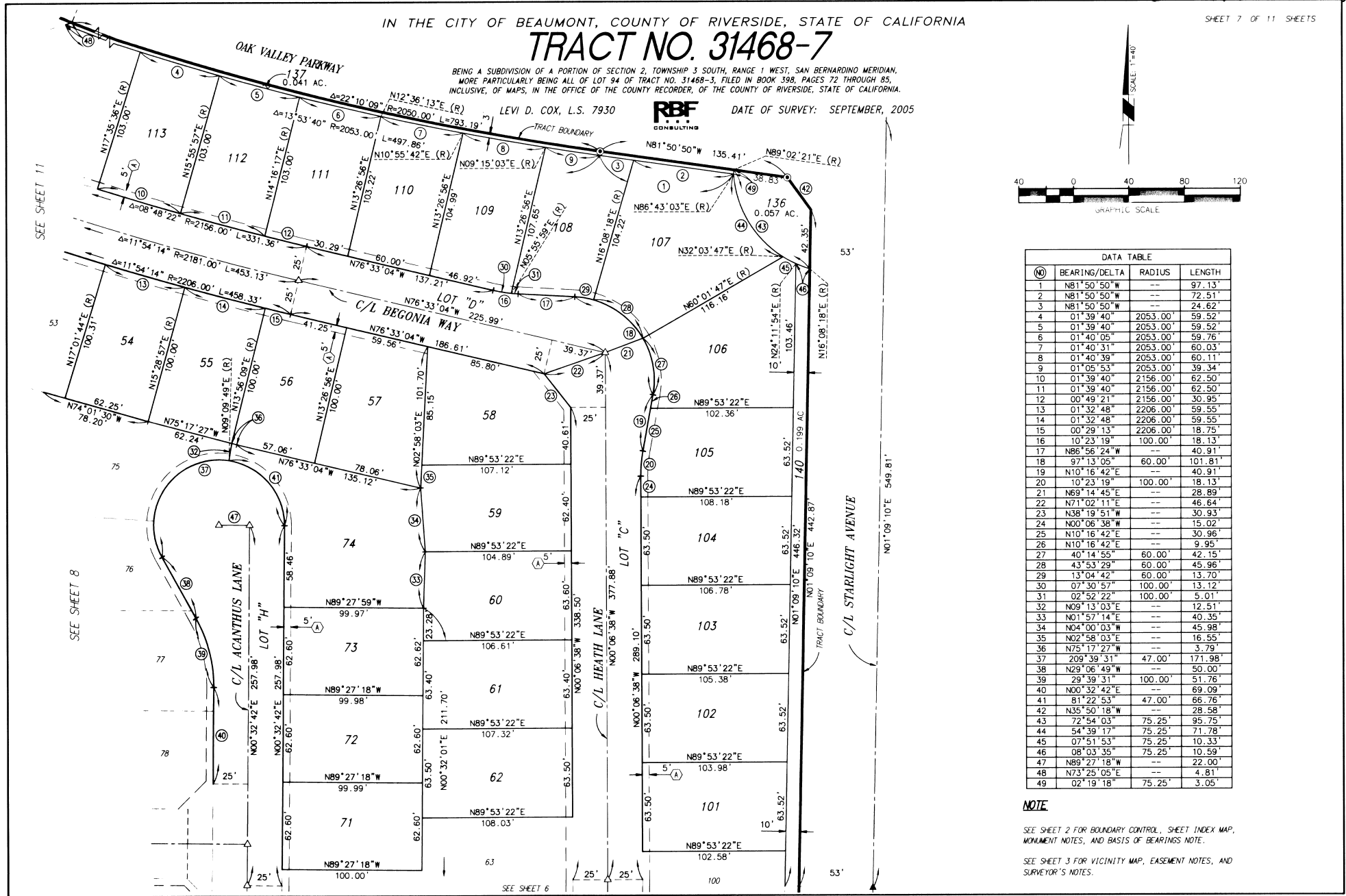
TRACT NO. 31468-7

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RBF CONSULTING

DATE OF SURVEY: SEPTEMBER, 2005

LEVI D. COX, L.S. 7930



DATA TABLE

(NO)	BEARING/DELTA	RADIUS	LENGTH
1	N81°50'50"W	--	97.13'
2	N81°50'50"W	--	72.51'
3	N81°50'50"W	--	24.62'
4	01°39'40"	2053.00'	59.52'
5	01°39'40"	2053.00'	59.52'
6	01°40'05"	2053.00'	59.76'
7	01°40'31"	2053.00'	60.03'
8	01°40'39"	2053.00'	60.11'
9	01°05'53"	2053.00'	39.34'
10	01°39'40"	2156.00'	62.50'
11	01°39'40"	2156.00'	62.50'
12	00°49'21"	2156.00'	30.95'
13	01°32'48"	2206.00'	59.55'
14	01°32'48"	2206.00'	59.55'
15	00°29'13"	2206.00'	18.75'
16	10°23'19"	100.00'	18.13'
17	N86°56'24"W	100.00'	40.91'
18	97°13'05"	60.00'	101.81'
19	N10°16'42"E	--	40.91'
20	10°23'19"	100.00'	18.13'
21	N69°14'45"E	--	28.89'
22	N71°02'11"E	--	46.64'
23	N38°19'51"W	--	30.93'
24	N00°06'38"W	--	15.02'
25	N10°16'42"E	--	30.96'
26	N10°16'42"E	--	9.95'
27	40°14'55"	60.00'	42.15'
28	43°53'29"	60.00'	45.96'
29	13°04'42"	60.00'	13.70'
30	07°30'57"	100.00'	13.12'
31	02°52'22"	100.00'	5.01'
32	N09°13'03"E	--	12.51'
33	N01°57'14"E	--	40.35'
34	N04°00'03"W	--	45.98'
35	N02°58'03"E	--	16.55'
36	N75°17'23"W	--	3.79'
37	209°39'31"	47.00'	171.98'
38	N29°06'49"W	--	50.00'
39	29°39'31"	100.00'	51.76'
40	N00°32'42"E	--	69.09'
41	81°22'53"	47.00'	66.76'
42	N35°50'18"W	--	28.58'
43	72°54'03"	75.25'	95.75'
44	54°39'17"	75.25'	71.78'
45	07°51'53"	75.25'	10.33'
46	08°03'35"	75.25'	10.59'
47	N89°27'18"W	--	22.00'
48	N73°25'05"E	--	4.81'
49	02°19'18"	75.25'	3.05'

NOTE

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

SEE SHEET 3 FOR VICINITY MAP, EASEMENT NOTES, AND SURVEYOR'S NOTES.

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SHEET 8 OF 11 SHEETS

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

TRACT NO. 31468-7

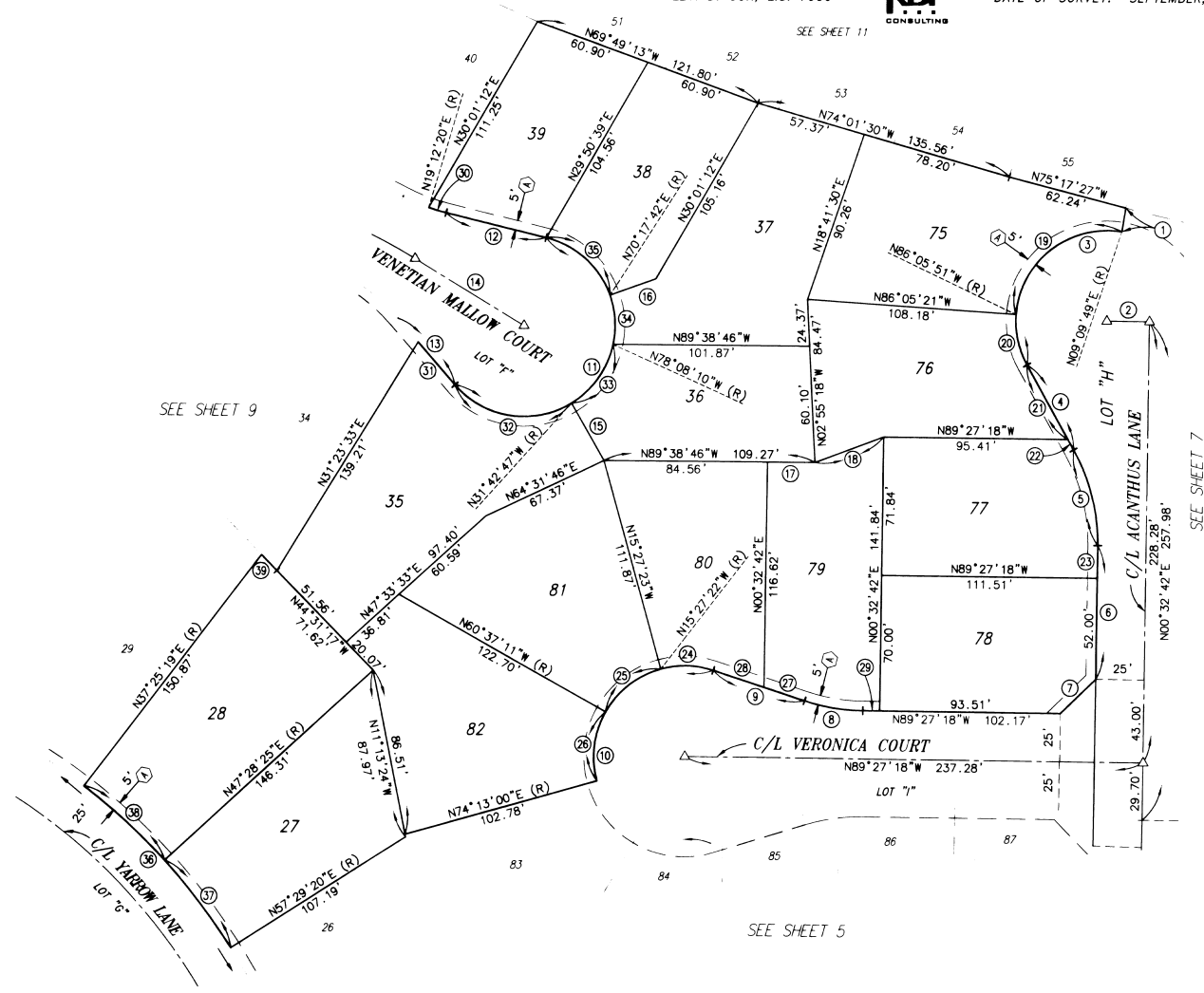
BEING A SUBDIVISION OF A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY BEING ALL OF LOT 94 OF TRACT NO. 31468-3, FILED IN BOOK 398, PAGES 72 THROUGH 85, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

LEVI D. COX, L.S. 7930



DATE OF SURVEY: SEPTEMBER, 2005

SEE SHEET 11



SEE SHEET 9

SEE SHEET 5

SEE SHEET 7

DATA TABLE			
(#)	BEARING/DELTA	RADIUS	LENGTH
1	N09°13'03"E	--	12.51'
2	N89°27'18"W	--	22.00'
3	209°39'31"	47.00'	171.98'
4	N29°06'49"W	--	50.00'
5	29°39'31"	100.00'	51.76'
6	N00°32'42"E	--	69.09'
7	N45°32'42"E	--	25.46'
8	17°36'01"	100.00'	30.72'
9	N71°51'17"W	--	50.00'
10	215°12'02"	47.00'	176.53'
11	215°12'02"	47.00'	176.53'
12	N76°12'28"W	--	53.28'
13	N41°00'26"W	--	45.57'
14	N58°36'27"W	--	66.29'
15	N29°45'39"W	--	34.16'
16	N70°17'42"E	--	25.00'
17	N89°38'46"W	--	24.71'
18	N69°14'09"E	--	37.88'
19	95°15'40"	47.00'	78.14'
20	33°00'57"	47.00'	27.08'
21	N29°06'49"W	--	43.94'
22	N29°06'49"W	--	6.06'
23	N00°32'42"E	--	17.09'
24	33°36'05"	47.00'	27.56'
25	45°09'49"	47.00'	37.05'
26	45°09'50"	47.00'	37.05'
27	N71°51'17"W	--	22.14'
28	N71°51'17"W	--	27.86'
29	N89°27'18"W	--	8.66'
30	05°24'48"	100.00'	9.45'
31	N41°00'26"W	--	29.27'
32	80°42'21"	47.00'	66.20'
33	46°25'23"	47.00'	38.08'
34	31°34'08"	47.00'	25.90'
35	56°30'10"	47.00'	46.35'
36	53°22'44"	325.00'	302.78'
37	10°00'55"	325.00'	56.81'
38	10°03'05"	325.00'	57.02'
39	N43°46'31"W	--	11.48'

NOTE

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

SEE SHEET 3 FOR VICINITY MAP, EASEMENT NOTES, AND SURVEYOR'S NOTES.

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

TRACT NO. 31468-7

BEING A SUBDIVISION OF A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY BEING ALL OF LOT 94 OF TRACT NO. 31468-3, FILED IN BOOK 398, PAGES 72 THROUGH 85, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

LEVI D. COX, L.S. 7930

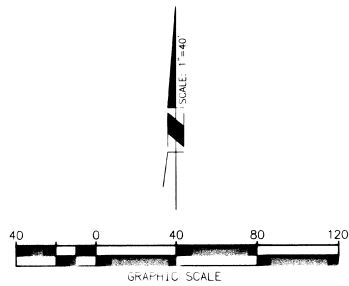


DATE OF SURVEY: SEPTEMBER, 2005

SEE SHEET 10

SEE SHEET 11

SEE SHEET 8

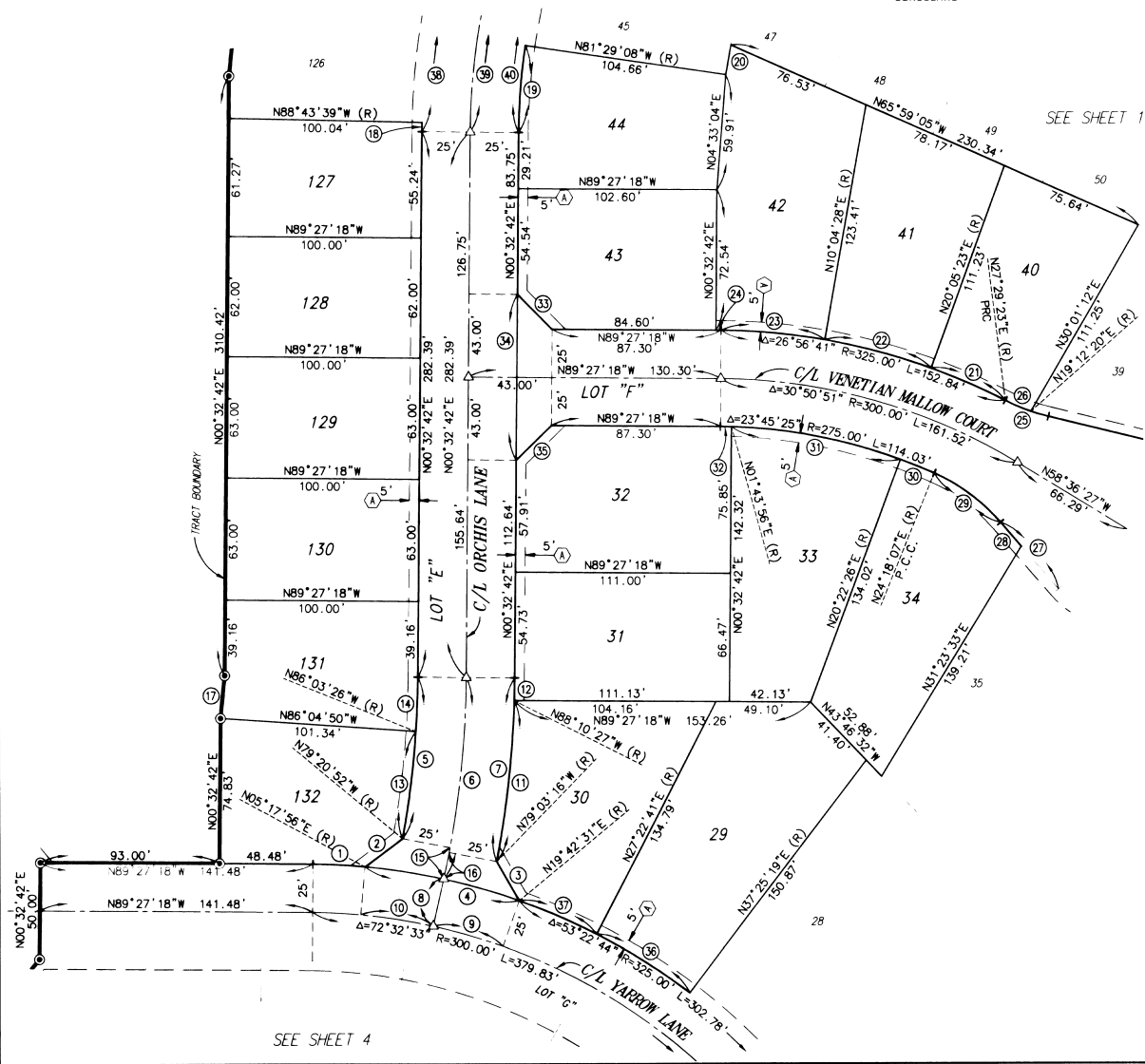


DATA TABLE			
NO	BEARING/Delta	RADIUS	LENGTH
1	04°45'14"	325.00'	26.96'
2	N52°58'32"E	--	24.24'
3	N29°40'22"W	--	23.44'
4	14°24'35"	325.00'	81.74'
5	10°06'26"	475.00'	83.79'
6	11°59'51"	500.00'	104.70'
7	10°24'02"	525.00'	95.30'
8	N12°32'33"E	--	25.19'
9	07°09'59"	300.00'	37.52'
10	07°14'37"	300.00'	37.93'
11	09°07'11"	525.00'	83.56'
12	01°16'51"	525.00'	11.74'
13	06°42'34"	475.00'	55.62'
14	03°23'52"	475.00'	28.17'
15	01°53'25"	500.00'	16.50'
16	01°35'49"	500.00'	13.94'
17	N05°41'39"E	--	22.28'
18	00°43'39"	375.00'	4.76'
19	07°58'10"	325.00'	45.21'
20	N09°58'27"E	--	15.61'
21	07°24'00"	325.00'	41.98'
22	10°00'55"	325.00'	56.81'
23	09°31'46"	325.00'	54.05'
24	N89°27'18"W	--	2.70'
25	13°41'51"	100.00'	23.91'
26	08°17'03"	100.00'	14.46'
27	N41°00'26"W	--	45.57'
28	N41°00'26"W	--	16.30'
29	24°41'23"	100.00'	43.09'
30	03°55'41"	275.00'	18.85'
31	18°38'31"	275.00'	89.47'
32	01°11'14"	275.00'	5.70'
33	N44°27'18"W	--	25.46'
34	N00°32'42"E	--	86.00'
35	N45°32'42"E	--	25.46'
36	10°02'39"	325.00'	56.97'
37	07°40'09"	325.00'	43.50'
38	23°01'17"	375.00'	150.67'
39	24°48'28"	350.00'	151.54'
40	24°48'28"	325.00'	140.72'

NOTE

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

SEE SHEET 3 FOR VICINITY MAP, EASEMENT NOTES, AND SURVEYOR'S NOTES.



SEE SHEET 4

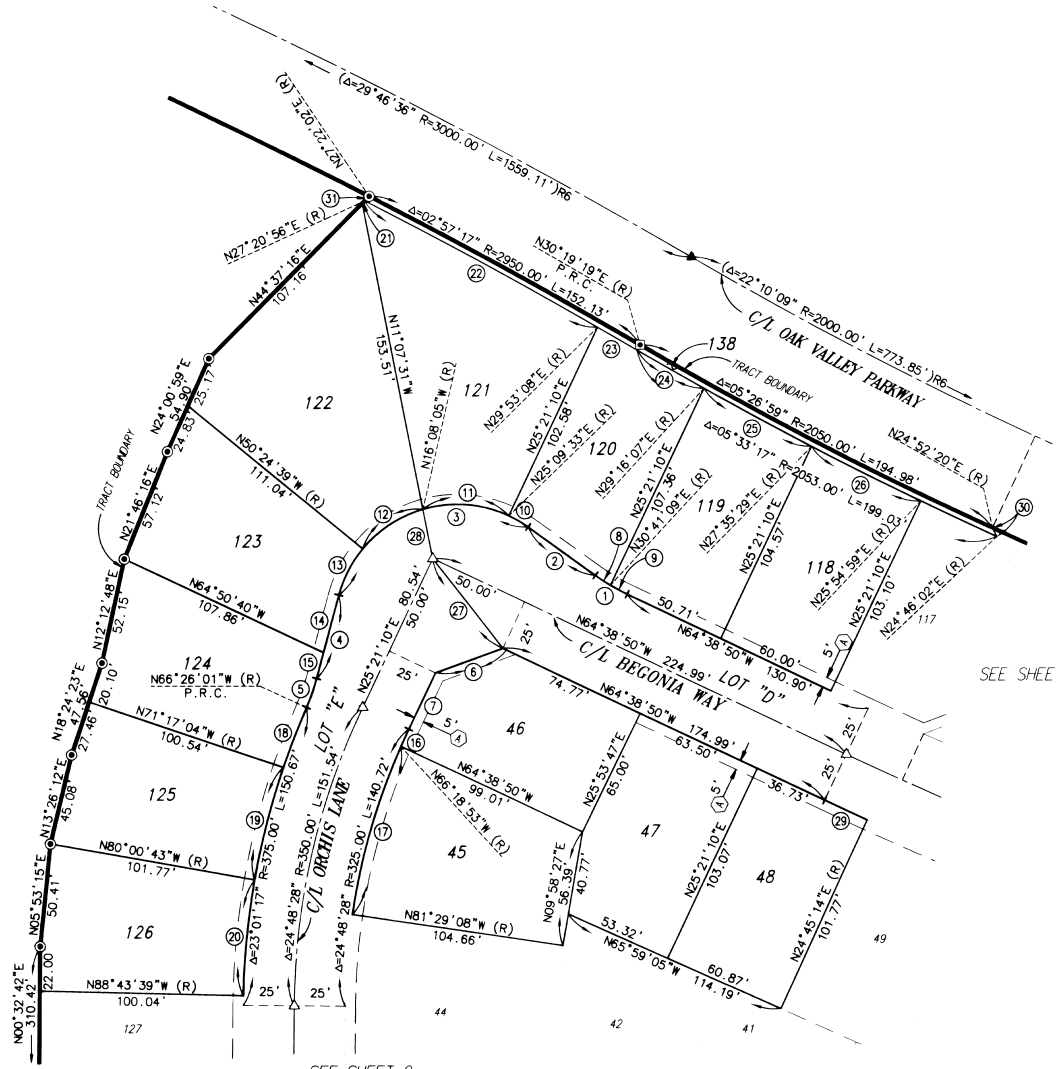
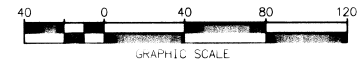
IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT NO. 31468-7

BEING A SUBDIVISION OF A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY BEING ALL OF LOT 94 OF TRACT NO. 31468-3, FILED IN BOOK 398, PAGES 72 THROUGH 85, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

LEVI D. COX, L.S. 7930



DATE OF SURVEY: SEPTEMBER, 2005



SEE SHEET 11

SEE SHEET 9

DATA TABLE			
(NO)	BEARING/DELTA	RADIUS	LENGTH
1	10°23'19"	100.00'	18.13'
2	N54°15'30"W	---	40.91'
3	110°46'39"	60.00'	116.01'
4	N14°57'51"E	---	42.19'
5	08°36'08"	100.00'	15.01'
6	N70°21'10"E	---	35.36'
7	N25°21'10"E	---	30.54'
8	05°03'21"	100.00'	8.82'
9	05°19'58"	100.00'	9.31'
10	10°34'57"	60.00'	11.08'
11	41°17'38"	60.00'	43.24'
12	34°16'34"	60.00'	35.89'
13	24°37'30"	60.00'	25.79'
14	N14°57'51"E	---	29.06'
15	N14°57'51"E	---	13.13'
16	01°40'03"	325.00'	9.46'
17	15°10'15"	325.00'	86.05'
18	04°51'03"	375.00'	31.75'
19	08°43'38"	375.00'	57.12'
20	08°42'56"	375.00'	57.04'
21	N44°37'16"E	---	1.72'
22	02°32'11"	2947.00'	130.47'
23	00°26'11"	2947.00'	22.45'
24	01°03'12"	2053.00'	37.75'
25	01°40'37"	2053.00'	60.08'
26	01°40'30"	2053.00'	60.02'
27	N38°04'56"W	---	55.90'
28	N11°07'31"W	---	24.81'
29	00°35'57"	2206.00'	23.06'
30	N26°36'13"W	---	4.81'
31	N44°37'16"E	---	3.14'

NOTE

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

SEE SHEET 3 FOR VICINITY MAP, EASEMENT NOTES, AND SURVEYOR'S NOTES.

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

TRACT NO. 31468-7

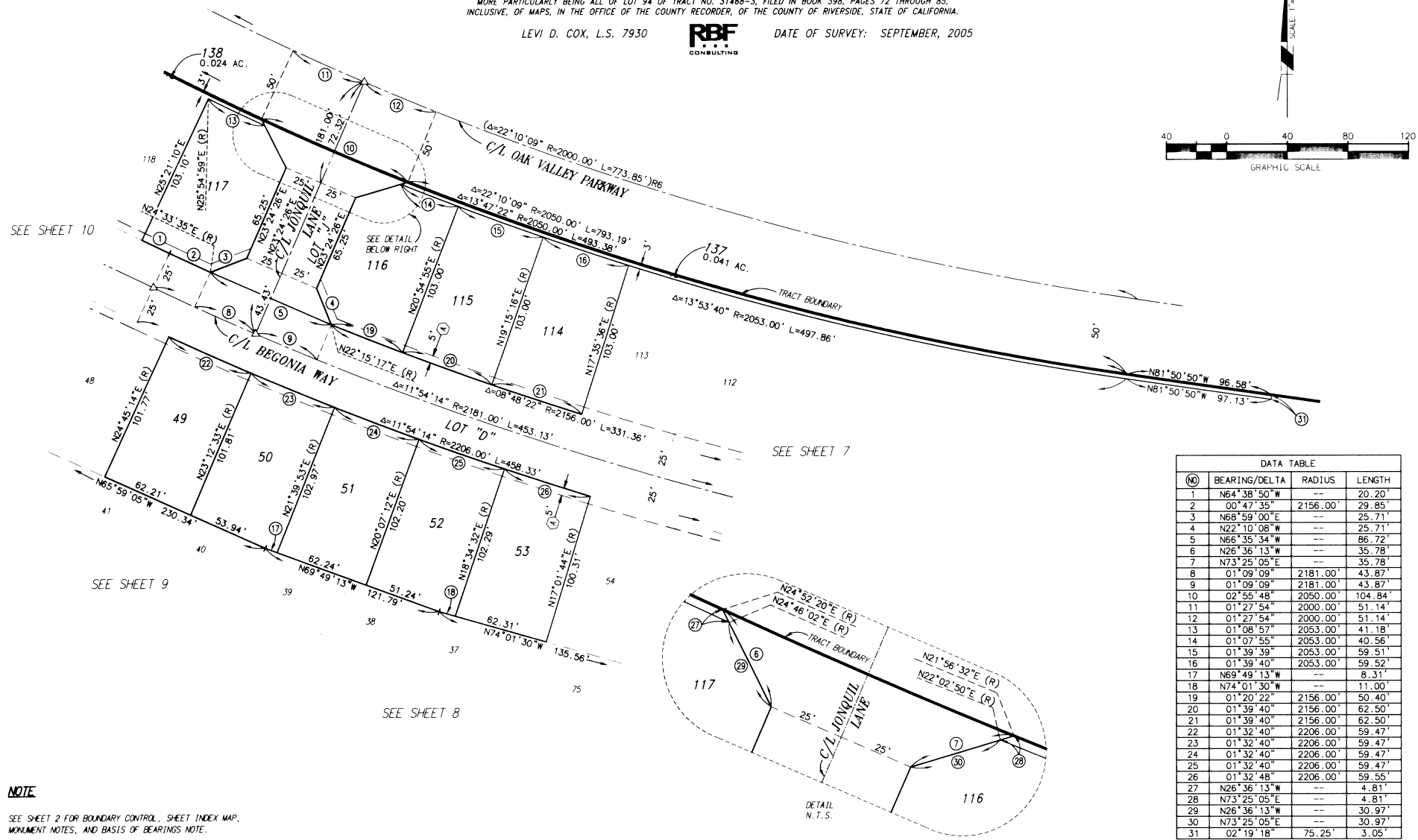
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LEVI D. COX, L.S. 7930



DATE OF SURVEY: SEPTEMBER, 2005

SHEET 11 OF 11 SHEETS



DATA TABLE			
(NO)	BEARING/DELTA	RADIUS	LENGTH
1	N64°38'50"W	--	20.20'
2	00°47'35"	2156.00'	29.85'
3	N68°59'00"E	--	25.71'
4	N22°10'08"W	--	25.71'
5	N66°35'34"W	--	86.72'
6	N26°36'13"W	--	35.78'
7	N73°25'05"E	--	35.78'
8	01°09'09"	2181.00'	43.87'
9	01°09'09"	2181.00'	43.87'
10	02°55'48"	2050.00'	104.84'
11	01°27'54"	2000.00'	51.14'
12	01°27'54"	2000.00'	51.14'
13	01°08'57"	2053.00'	41.18'
14	01°07'55"	2053.00'	40.56'
15	01°39'39"	2053.00'	59.51'
16	01°39'40"	2053.00'	59.52'
17	N69°49'13"W	--	8.31'
18	N74°01'30"W	--	11.00'
19	01°20'22"	2156.00'	50.40'
20	01°39'40"	2156.00'	62.50'
21	01°39'40"	2156.00'	62.50'
22	01°32'40"	2206.00'	59.47'
23	01°32'40"	2206.00'	59.47'
24	01°32'40"	2206.00'	59.47'
25	01°32'40"	2206.00'	59.47'
26	01°32'48"	2206.00'	59.55'
27	N26°36'13"W	--	4.81'
28	N73°25'05"E	--	4.81'
29	N26°36'13"W	--	30.97'
30	N73°25'05"E	--	30.97'
31	02°19'18"	75.25'	3.05'

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