TENTATIVE PARCEL MAP NO. 38090

"FOR FINANCE AND CONVEYANCE PURPOSES"

MARCH 2021

REVISIONS		
NO.	BY	DESCRIPTION

BENCHMARK:

DESCRIPTION USGS - MONUMENT "WEST"
ELEV. 2494.44, NGVD '29
BENCHMARK DESC.TED A 1TP OF CONCRETE MONUMENT STAMPED "WEST 1952" ON DESERT LAWN OR, ACCORDING THE DPW, FRONT DESERT LAWN CEMETERY 25.3 FT. NORTHEAST OF THE DRIVE ENTRIN NC 24.9 FT. SOUTHWEST OF THE SOUTHWEST EDGE OF THE SOUTHEAST BOUND LANES OF INTERSTATE HIGHWAY 10.

LINE DATA

L1	[N59°34'39"E 93.22']	L11	[N12°26'26"W 55.32']
L2	[N70°37'13"E 73.08']	L12	[N53°50'56"W 112.25']
L3	[N87°41'55"E 33.95']	L13	[N59°29'04"E 88.44']
L4	[N87°37'13"E(R) 25.00']	L14	[N29°04'22"E 31.00']
L5	[N89°15'45"W(R) 25.00']	L15	[N16°04'22"E 25.46']
L6	[N46°45'37"E 25.00']	L16	[N29°04'22"E 50.00']
L7	[N89°15'00"W 92.09']	L17	[N13°55'38"W 29.46']
L8	[N37°55'41"W 16.07']	L18	[N29°04'22"E 83.00']
L9	[N89°06'26"W(R) 42.33']	L19	[N50°55'38"W 123.86']
L10	[N19°57'47"W(R) 14.00']		

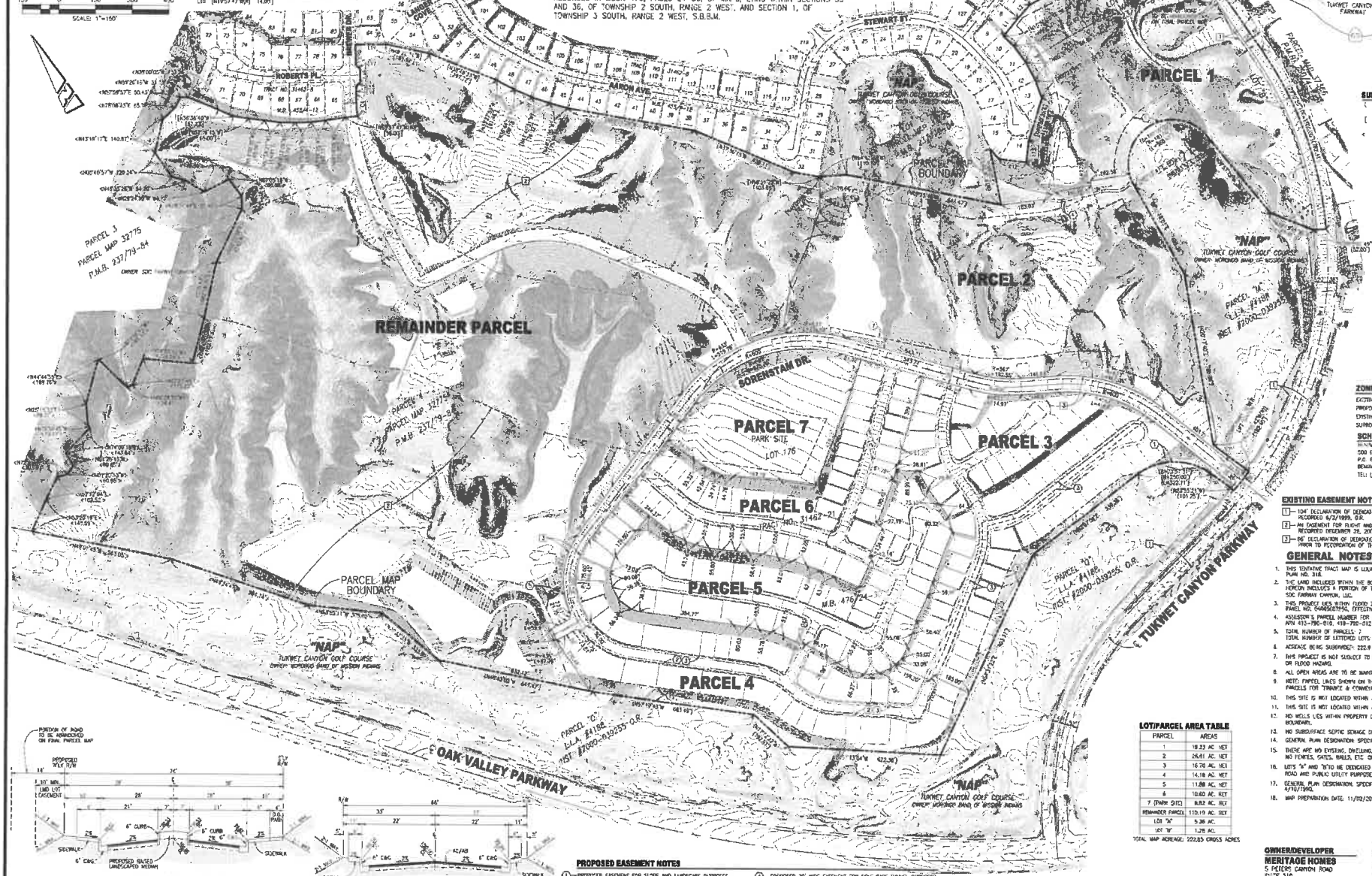
CURVE DATA

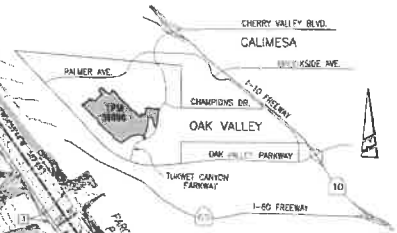
C1	[illegible] R=1288.00'	L=78.32'
C2	[07°48'48" R=1100.00'	L=111.61']
C3	[33°57'31" R=1462.00'	L=101.61']
C4	[54°42'08" R=115.00'	L=91.51']

LEGAL DESCRIPTION:

BEING A SUBDIVISION OF PARCEL 4, AND LOT "D" OF PARCEL MAP 32775, AS PER MAP RECORDED IN BOOK 237, PAGES 79-84, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, AND LOT 176 OF TRACT NO. 31462-21, AS PER MAP RECORDED IN BOOK 476, PAGES 24-30, OF MAPS, LYING WITHIN SECTIONS 35 AND 36, OF TOWNSHIP 2 SOUTH, RANGE 2 WEST, AND SECTION 1, OF TOWNSHIP 3 SOUTH, RANGE 2 WEST, S.B.B.M.

SCALE: 1"=150'





VICINITY MAP

N.T.S.

SURVEY NOTES:

( ) INDICATES RECORD DATA PER TRACT MAP NO. 31462-21, M.B. 476/24-30.
[ ] INDICATES RECORD DATA PER TRACT MAP NO. 31462-8, M.B. 455/4-12.
< > INDICATES RECORD DATA PER PARCEL MAP 32775, P.M.B. 237/79-84.

TOPOGRAPHY SOURCE

ROBERT J. LUNG & ASSOCIATES
2532 WALNUT AVE, SUITE "E"
TUSTIN, CA 92709
PH: (714) 832-2072

UTILITY PURVEYORS

WATER:
BEAUMONT CHERRY VALLEY WATER DISTRICT
560 MAGNOLIA AVENUE
BEAUMONT, CA 92223 (951) 845-9581

ELECTRIC:
SCE
26100 MENIFEE ROAD
ROMOLAND, CA 92585 (951) 943-8291

TELEPHONE:
VERIZON 1-800-483-4500

GAS:
SOUTHERN CALIFORNIA GAS CO.
5700 CENTRAL AVE
RIVERSIDE, CA 92516 (714) 684-9411

SEWER & STORM DRAIN:
CITY OF BEAUMONT
550 E. 6TH STREET
BEAUMONT, CA 92223 (951) 769-8520

ZONING/LAND USE

EXISTING ZONING: SPECIFIC PLAN 318
PROPOSED LAND USE: RESIDENTIAL/PARK
EXISTING LAND USE: VACANT
SURROUNDING LAND USE: VACANT/GOLF COURSE

SCHOOL DISTRICT

BEAUMONT UNIFIED SCHOOL DISTRICT
500 GRACE AVENUE
P.O. BOX 187
BEAUMONT, CA 92223
TEL: (909) 845-1631

EXISTING EASEMENT NOTES

1. 104' DECLARATION OF DEDICATION PER INSTR. #241545, RECORDED 6/2/1999, O.R.
2. AN EASEMENT FOR FLIGHT AND IMPACT OF ERRANT GOLF BALLS AS RECORDED DECEMBER 28, 2000, AS INSTRUMENT #2000-518794, O.R.
3. 66' DECLARATION OF DEDICATION PER SEPARATE INSTR. (TO BE RECORDED PRIOR TO RECORDATION OF THIS MAP)

GENERAL NOTES

1. THIS TENTATIVE TRACT MAP IS LOCATED WITHIN THE OAK VALLEY SPECIFIC PLAN NO. 318.
2. THE LAND INCLUDED WITHIN THE BOUNDARY OF THE PARCEL MAP SHOWN HEREON INCLUDES A PORTION OF THE CONTIGUOUS OWNERSHIP OF SOC FAIRWAY CANYON, LLC.
3. THIS PROJECT LIES WITHIN FLOOD ZONE C AS SHOWN ON FIRM MAP PANEL NO. 06065C0755G, EFFECTIVE DATE AUGUST 28, 2008.
4. ASSESSOR'S PARCEL NUMBER FOR THIS PROPERTY, APN 413-790-010, 413-790-012 AND PORTION OF 413-790-042
5. TOTAL NUMBER OF PARCELS: 7
6. TOTAL NUMBER OF LETTERED LOTS: 2
7. ACREAGE BEING SUBDIVIDED: 222.0 ACRES GROSS.
8. THIS PROJECT IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.
9. ALL OPEN AREAS ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
10. NOTE: PARCEL LINES SHOWN ON THIS MAP ARE FOR THE CREATION OF PARCELS FOR "FINANCE & CONVEYANCE PURPOSES"
11. THIS SITE IS NOT LOCATED WITHIN A COMMUNITY SERVICE DISTRICT
12. THIS SITE IS NOT LOCATED WITHIN ANY FAULT HAZARD ZONE.
13. NO WELLS LIES WITHIN PROPERTY OR WITHIN 200' OF PROPERTY BOUNDARY.
14. NO SUBSURFACE SEPTIC SEWAGE DISPOSAL IS PROPOSED.
15. GENERAL PLAN DESIGNATION: SPECIFIC PLAN NO. 318, ADOPTED 4/10/1990
16. THERE ARE NO EXISTING DWELLING, BUILDINGS (ABOVE OR BELOW GROUND), NO FENCES, GATES, WALLS, ETC. ON THE PROPERTY, EXCEPT AS SHOWN.
17. LOTS "A" AND "D"(A) ARE DEDICATED TO THE CITY OF BEAUMONT FOR ROAD AND PUBLIC UTILITY PURPOSES.
18. GENERAL PLAN DESIGNATION: SPECIFIC PLAN NO. 318, ADOPTED 4/10/1990.
19. MAP PREPARATION DATE: 11/02/2021

LOT/PARCEL AREA TABLE

PARCEL	AREAS
1	18.23 AC. NET
2	26.61 AC. NET
3	16.70 AC. NET
4	14.18 AC. NET
5	11.88 AC. NET
6	10.60 AC. NET
7 (PARK SITE)	8.82 AC. NET
REMAINDER PARCEL	110.19 AC. NET
LOT "A"	5.36 AC.
LOT "D"	1.28 AC.

TOTAL MAP ACREAGE: 222.83 GROSS ACRES

TUKWET CANYON PARKWAY
TYPICAL 76' SECTION
(MODIFIED R.C.T.D. STD. 103)

SORENSTAM DRIVE
TYPICAL 66' SECTION
N.W. OF TUKWET CANYON PARKWAY
(MODIFIED R.C.T.D. STD. 103)
N.T.S.

PROPOSED EASEMENT NOTES

1. PROPOSED EASEMENT FOR SLOPE AND LANDSCAPE PURPOSES IN FAVOR OF THE HOA.
2. PROPOSED 50' WIDE EASEMENT FOR ACCESS AND PUBLIC UTILITY PURPOSES, IN FAVOR OF PARCEL 5
3. PROPOSED 20' WIDE EASEMENT FOR SEWER PURPOSES, IN FAVOR OF THE CITY OF BEAUMONT
4. PROPOSED 20' WIDE EASEMENT FOR GOLF CART TUNNEL PURPOSES IN FAVOR OF HOA.
5. PROPOSED EASEMENT FOR SEWER LIFT STATION PURPOSES, IN FAVOR OF THE CITY OF BEAUMONT
6. PROPOSED 50' WIDE EASEMENT FOR ACCESS AND PUBLIC UTILITY PURPOSES, IN FAVOR OF THE CITY OF BEAUMONT

OWNER/DEVELOPER
MERITAGE HOMES
5 PEDERS CANYON ROAD
SUITE 310
IRVINE, CA 92606
(949) 299-3834 OFFICE
CONTACT: PATRIC LYNAN

ENGINEER / REPRESENTATIVE
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
25 [illegible] Ave. Suite 200
[illegible] CA 92562
951-[illegible]