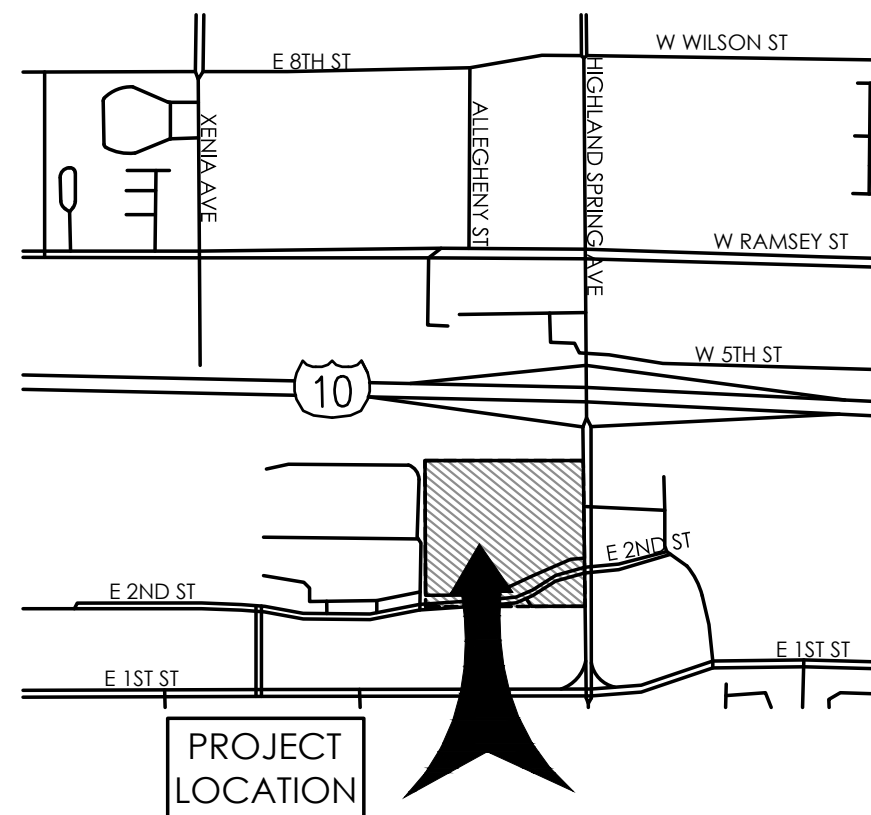


Tentative Parcel Map No. 38232

IN THE CITY OF BEAUMONT, CALIFORNIA

BEING LOT 1 OF AMENDED MAP OF A PORTION OF THE SUBDIVISION OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 23, PAGE 73 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY

VICINITY MAP



OWNER

BRIXTON CAPITAL AC, LLC
120 S. SIERRA AVE
SOLANA BEACH, CA 92075

SITE ADDRESS & APN

1604, 1642, & 1693 EAST 2ND STREET
BEAUMONT, CA 92223
APN(S): 419-260-078, 419-260-079, & 419-260-080

REPRESENTATIVE

RRM DESIGN GROUP
3745 S. HIGUERA STREET
SAN LUIS OBISPO, CA 93401
(805) 543-1794

PROJECT DESCRIPTION

THE PURPOSE OF THIS TENTATIVE PARCEL MAP IS FOR THE SUBDIVISION OF THE SITE AS INDICATED HEREON. THE LINWORK REFLECTED HEREON IS FOR PROOF OF DEVELOPMENT ONLY TO SUPPORT THIS PAPER SUBDIVISION.

LAND USE

THE EXISTING AND PROPOSED GENERAL COMMERCIAL LAND USE IS CONSISTENT WITH THE MARKETPLACE BEAUMONT SPECIFIC PLAN.

TITLE INFORMATION

TITLE INFORMATION FOR THIS SURVEY BASED ON A PRELIMINARY REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS ORDER NO. NCS-994355-SD, UPDATED AND AMENDED DATE: JANUARY 31, 2020.

GENERAL NOTE

DIG ALERT (811) SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN ACCORDANCE WITH GOVERNMENT CODE SECTION 4216.

LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT/SETBACK
- PROPOSED RW

SITE STATISTICS

SITE SUMMARY:
GROSS AREA: 870,967 sf (20.00 ac)

EXISTING PARCEL/LOT:
APN NO. 419-260-078 711,335 sf (16.33 ac)
APN NO. 419-260-079 28,314 sf (0.65 ac)
APN NO. 419-260-080 11,761 sf (0.27 ac)
EXISTING RIGHT-OF-WAY 124,139 sf (2.85 ac)

PROPOSED DEDICATIONS

ROW DEDICATION TO CITY 0 sf (0 ac)
TOTAL 0 sf (0 ac)

PROPOSED PARCELS

PARCEL 1 684,316 sf (15.71 ac)
PARCEL 2 21,441 sf (0.49 ac)
PARCEL 3 20,928 sf (0.48 ac)
PARCEL 4 29,165 sf (0.67 ac)
EXISTING RIGHT-OF-WAY 115,349 sf (2.65 ac)
TOTAL 871,999 sf (20.00 ac)

PARKING PROVIDED:

REGULAR = 911
ACCESSIBLE = 30
TOTAL = 941

BUILDING STATISTICS

EXISTING BUILDINGS	TYPE	OCCUPANCY	FLOOR AREA
BUILDING 1 - RETAIL	II-B	M	120,577 sf
BUILDING 2 - RETAIL	II-B	M	3,000 sf
BUILDING 3 - RETAIL	II-B	M	16,902 sf
BUILDING 4 - RETAIL	II-B	B	5,405 sf
BUILDING 5 - RETAIL	II-B	M	2,750 sf
BUILDING 6 - RETAIL	II-B	M	1,750 sf
BUILDING 7 - RETAIL	II-B	M	32,467 sf
BUILDING 8 - RETAIL	II-B	B	5,000 sf

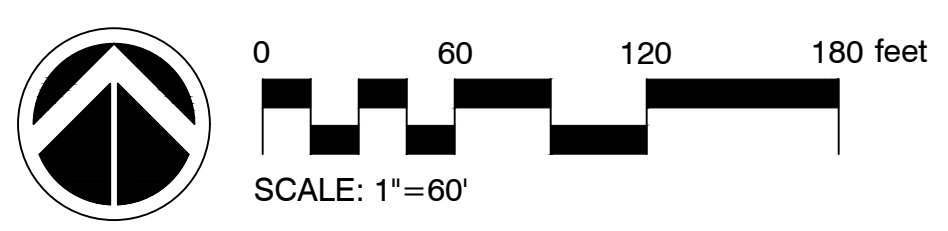
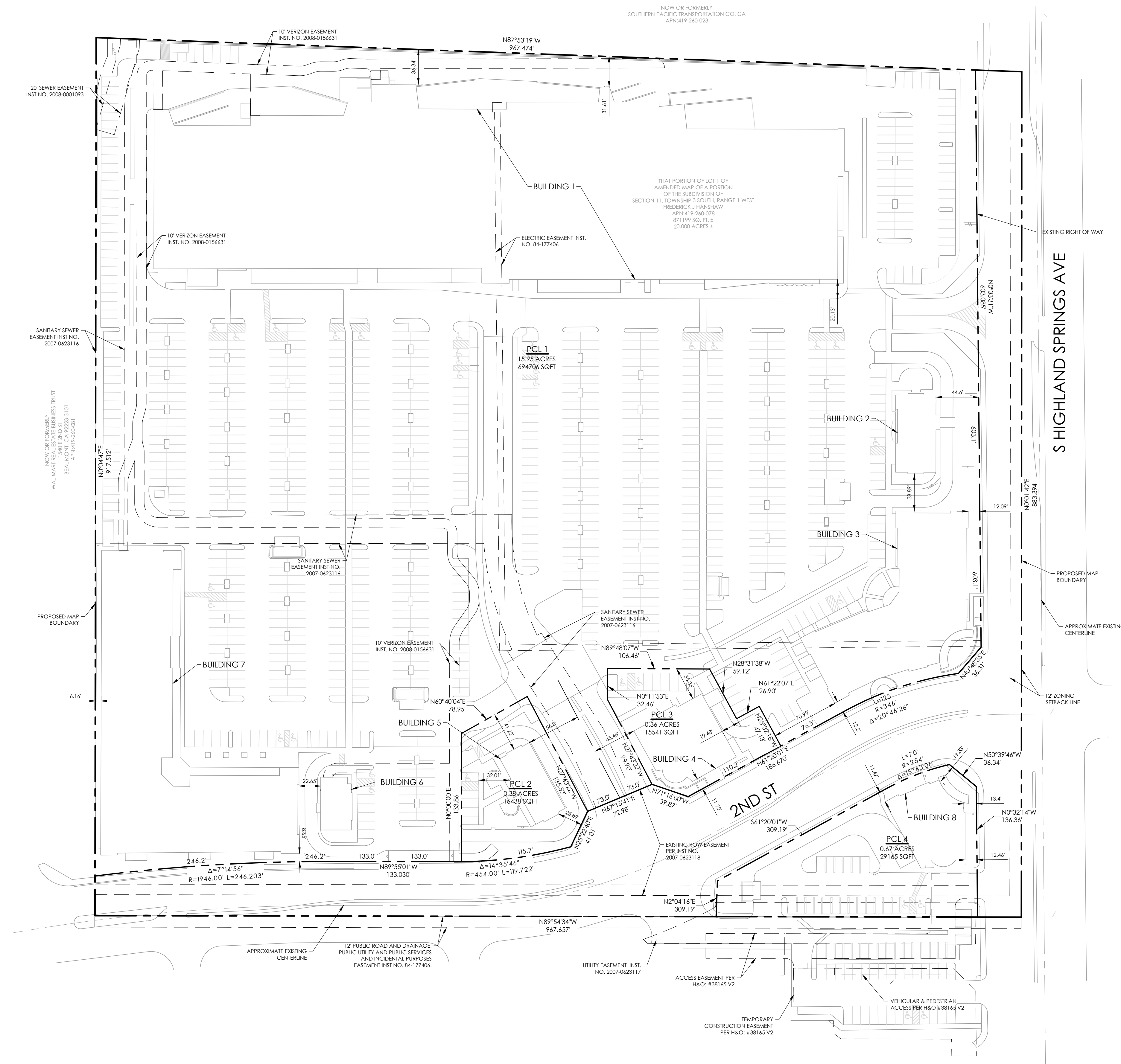
HORIZONTAL & VERTICAL CONTROL

THE BASIS OF BEARINGS FOR THE SUBJECT SURVEY IS THE CENTERLINE OF SOUTH HIGHLAND SPRINGS AVENUE WHICH BEARS S 00°24'41" E PER CALIFORNIA STATE PLANE COORDINATE SYSTEM SIXTH ZONE, NAD83.

LATITUDE= 33°55'27.14292"; LONGITUDE= 116°56'57.23511"
CONVERGENCE ANGLE= -00°23'03.26494"
DISTANCES SHOWN ON PLAT ARE GRID.
COMBINED SCALE FACTOR (GRID TO GROUND)= 0.999999291.

TOPOGRAPHY

TOPOGRAPHY SHOWN HEREON IS BASED ON AERIAL PHOTOGRAMMETRIC MAPPING CONDUCTED BY PRECISION UAV. HORIZONTAL AND VERTICAL GROUND CONTROL WERE ESTABLISHED BY OMEGA LAND SURVEYING, INC. ON FEBRUARY 02, 2021 WITH SUPPLEMENTAL DATA COLLECTED ON FEBRUARY 04, 2021.



September 27, 2022

TENTATIVE PARCEL MAP
BEAUMONT MARKETPLACE **C1**

N:\2020\12\15\01-C1022-Marketplace-Beaumont-Specific-Plan-Engineering\TM\Sheet-File\C1_Tentative Parcel Map.dwg, C2_Sep 27, 2022, 3:54pm, rpvallier

