

LEGEND

EX CURB & GUTTER	
EX CURB	
PROPERTY LINE	
EXIST. STORM DRAIN	

LEGAL DESCRIPTION
 PARCEL 4 OF PARCEL MAP 35789, IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 242, PAGES 56 THROUGH 61, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, APRIL 26, 2017.

ASSESSOR'S PARCEL:
 419-750-004

OWNER:
 BEAUMONT SUNDANCE, LLC
 BENJAMIN SHLOMI
 550 S. HILL STREET SUITE 875
 LOS ANGELES, CA 900013

APPLICANT:
 SUNDANCE CORPORATE CENTER
 CONTACT: JAN HARRIMAN
 1059 TIERRA DEL REY SUITE L
 CHULA VISTA, CA 91910

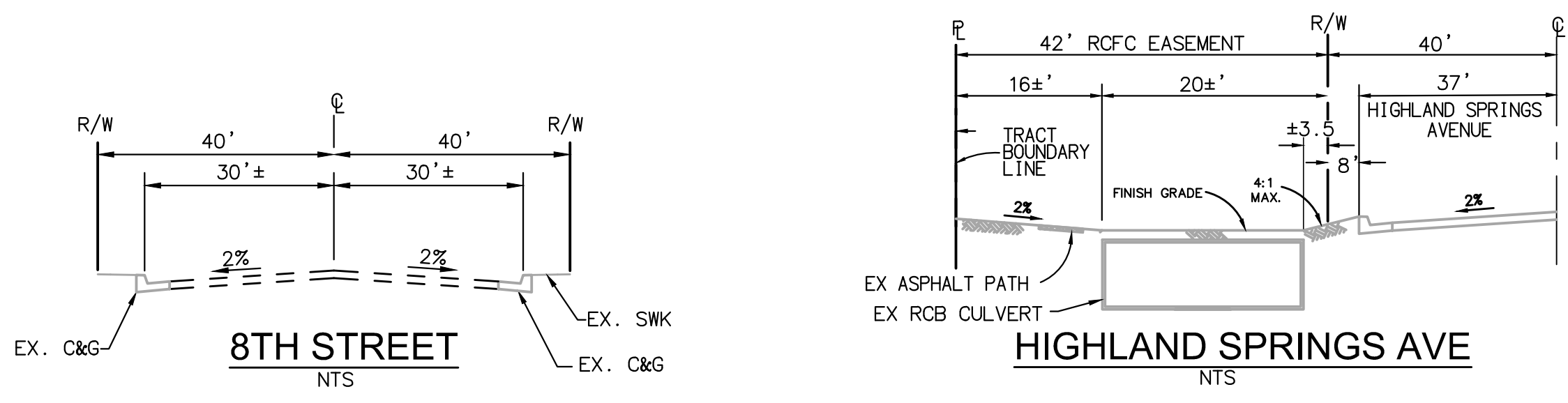
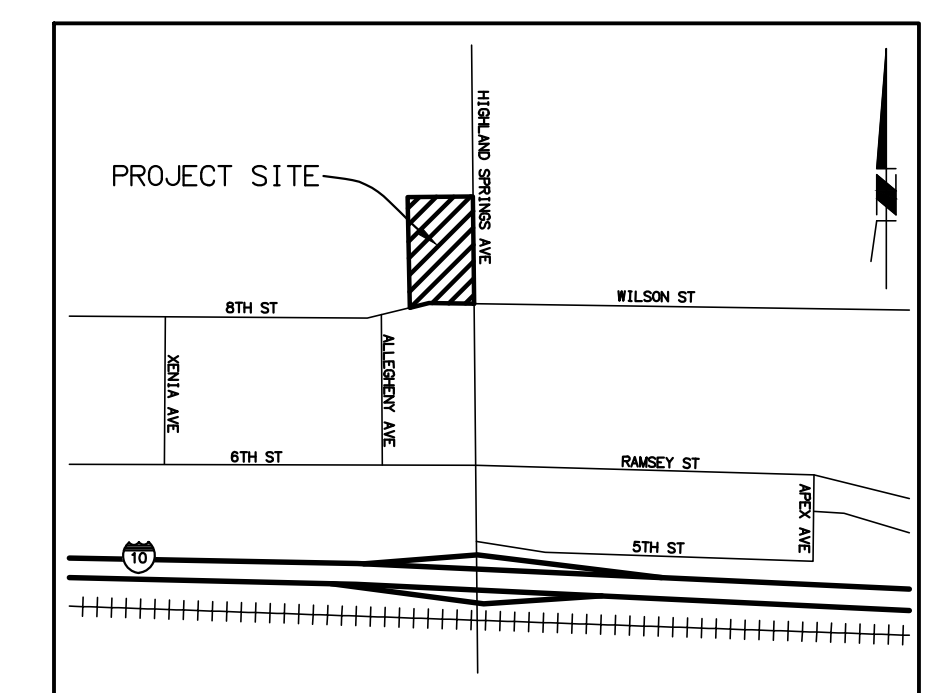
UTILITY PURVEYORS:

WATER/SEWER:	BEAUMONT/CHERRY VALLEY WATER DISTRICT	1-951-845-9581
ELECTRICITY:	SO. CAL. EDISON	1-800-655-4555
GAS:	THE GAS COMPANY	1-800-427-2200
TELEPHONE:	VERIZON	1-800-483-4000
CABLE:	TIME WARNER	1-760-964-2783
SCHOOL DIST.:	BEAUMONT UNIFIED	1-951-845-1631

ZONING DATA:

GENERAL PLAN DESIGNATION:	SP (SUNDANCE)
EXISTING SITE ZONE:	SP (SUNDANCE)
EXISTING USE:	VACANT LOT
PROPOSED USE:	OFFICE/COMMERCIAL
SITE AREA:	3.52 ACRES
FEMA FLOOD ZONE DESIGNATION:	C
FEMA PANEL NUMBER:	060245 0815A

NOTES:
 SITE PREVIOUSLY GRADED PER PLOT PLAN 07-PP-12



- EASEMENT NOTES:**
- 1. INDICATES AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES IN FAVOR VERIZON CALIFORNIA, INC. RECORDED SEPTEMBER 13, 2006 AS DOCUMENT NO. 2006-0675929
 - 2. INDICATES AN EASEMENT FOR STORM DRAIN PURPOSED, IN FAVOR OF THE CITY OF BEAUMONT, RECORDED OCTOBER 24, 2006 AS DOCUMENT NO. 2006-0780970
 - 3. INDICATES AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON, RECORDED APRIL 10, 2019 AS DOCUMENT NO. 2019-00120301 OF OFFICIAL RECORDS.
 - 4. INDICATES A PRIVATE STREET RESERVATION EASEMENT, RECORDED _____ AS DOCUMENT NO. 20____ OF OFFICIAL RECORDS.
 - 5. FUTURE EASEMENT

5500 AVENIDA ENCINAS SUITE 200
 CARLSBAD, CA 92008
 Phone: (760) 476-9193
 MB@MBAINTL.COM



SUNDANCE CORPORATE CENTER
 NEIGHBORHOOD DEVELOPMENT
 BEAUMONT, CALIFORNIA

PARCEL MAP NO. 38519

Date: 8/05/22
 Project:
 File:
 Revisions:
 Sheet Title:
TENTATIVE PARCEL MAP
 Sheet Number:
1 of 1