

NUMBER OF LOTS: 82
NUMBER OF LETTERED LOTS: 5
ACREAGE OF LOTS: 15.99
ACREAGE OF LETTERED LOTS: 4.52
TOTAL ACREAGE: 20.51 GROSS ACRES

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

SHEET 1 OF 5 SHEETS

TRACT MAP NO. 31462-26

BEING A DIVISION OF PARCEL 1 AND A PORTION OF LOT "B" OF PARCEL MAP NO. 38090, RECORDED IN BOOK 254 OF PARCEL MAPS, PAGES 97 THROUGH 103, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, WITHIN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN ALL IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2022 AT _____ M, IN BOOK _____ OF MAPS, AT PAGES _____, AT THE REQUEST OF THE CITY CLERK OF THE CITY OF BEAUMONT.

NO. _____

FEE _____

PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER

BY: _____, 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.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES: LOT "A" (TUKWET CANYON PARKWAY), LOT "B" (FORD STREET), LOT "C" (COUPLES COURT), LOT "D" (SUGGS COURT), AND LOT "E" (JOSH DRIVE), FOR STREET AND PUBLIC UTILITY PURPOSES;

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: TO THE CITY OF BEAUMONT, A 5' WIDE PUBLIC UTILITIES EASEMENT AS SHOWN HEREON FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC FACILITIES;

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: TO THE CITY OF BEAUMONT, AN EASEMENT FOR PUBLIC SEWER AND STORM DRAIN PURPOSES AS SHOWN HEREON FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC FACILITIES;

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: TO BEAUMONT CHERRY VALLEY WATER DISTRICT, A 5' WIDE WATER FACILITIES EASEMENT AS SHOWN HEREON FOR CONSTRUCTION AND MAINTENANCE OF WATER FACILITIES.

WE HEREBY RETAIN LOTS 78, 79, 81 AND 82 FOR ACCESS, DRAINAGE, SLOPE AND LANDSCAPE PURPOSES FOR THE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOTS OWNERS WITHIN THIS TRACT MAP;

WE ALSO HEREBY RETAIN LOT 80 FOR PARK PURPOSES FOR THE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOTS OWNERS WITHIN THIS TRACT MAP;

MERITAGE HOMES OF CALIFORNIA, A CALIFORNIA CORPORATION.

AARON TALARICO DATE:
DIRECTOR OF FORWARD PLANNING

PROACTIVE ENGINEERING CONSULTANTS

APRIL, 2022

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ _____ 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.

CASH OR SURETY BOND

MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: _____, DEPUTY

DATED: _____, 2022.

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 \$ _____

DATED: _____, 2022.

MATTHEW JENNINGS, COUNTY TAX COLLECTOR

BY: _____, DEPUTY

SIGNATURE OMISSIONS

PURSUANT TO THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

- MINERAL RIGHTS AND WATER RIGHTS DESCRIBED IN GRANT DEED RECORDED OCTOBER 19, 2005, AS INSTRUMENT No. 2005-0862966, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- MINERAL RIGHTS AND WATER RIGHTS DESCRIBED IN GRANT DEED RECORDED NOVEMBER 14, 2003, AS INSTRUMENT No. 2003-899365, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- REDLANDS AND YUCAIPA WATER COMPANY, HOLDER OF EASEMENTS FOR WATER RIGHTS, AS DISCLOSED BY DOCUMENT RECORDED MARCH 12, 1913, IN BOOK 373, PAGE 56, OF DEEDS, RECORDS OF RIVERSIDE COUNTY.
- SOUTHERN CALIFORNIA SECTION OF THE PROFESSIONAL GOLFER'S ASSOCIATION, A CALIFORNIA NON-PROFIT MUTUAL BENEFIT CORPORATION-OWNERS OF AN EASEMENT FOR ACCESS PURPOSES, AS RECORDED DECEMBER 28, 2000, AS INSTRUMENT NO. 2000-516795, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
- SOUTHERN CALIFORNIA SECTION OF THE PROFESSIONAL GOLFER'S ASSOCIATION, A CALIFORNIA NON-PROFIT MUTUAL BENEFIT CORPORATION-OWNERS OF AN EASEMENT FOR THE FLIGHT AND IMPACT OF ERRANT GOLF BALLS, AS RECORDED DECEMBER 28, 2000, AS INSTRUMENT NO. 2000-516796, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
- SDC FAIRWAY CANYON, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND FAIRWAY CANYON COMMUNITY ASSOCIATION OWNERS OF AN EASEMENT FOR DRAINAGE IMPROVEMENT AND DOWN SLOPES, AS RECORDED SEPTEMBER 23, 2014, AS DOC# 2014-0360298, O.R.
- SOUTHERN CALIFORNIA EDISON COMPANY-OWNER OF AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS, DISCLOSED BY DOCUMENT RECORDED FEBRUARY 10, 2021, AS INSTRUMENT No. 2021-0089645 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SDC FAIRWAY CANYON, LLC ON JULY, 2021. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP 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 CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: _____, 2022.

MIGUEL A. VILLASENOR, PROFESSIONAL LAND SURVEYOR
P.L.S. 8509



CITY ENGINEER'S STATEMENT

I, JEFF HART, HEREBY STATE THAT I HAVE EXAMINED TRACT MAP 31462-26, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND OF TITLE 61 OF THE CITY OF BEAUMONT MUNICIPAL CODE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATED: _____, 2022.

JEFF HART, CITY ENGINEER
R.C.E. 70910

I HEREBY STATE THAT I HAVE EXAMINED THE MAP, AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATED: _____, 2022.

JAY S. FAHRION, PROFESSIONAL LAND SURVEYOR
P.L.S. 8207

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 _____)

ON _____ BEFORE ME, _____, 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/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 FORGOING PARAGRAPH IS IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE _____

PRINT NAME _____

MY COMMISSION NUMBER _____

MY COMMISSION EXPIRES _____

MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY.

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 _____)

ON _____ BEFORE ME, _____, 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/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 FORGOING PARAGRAPH IS IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE _____

PRINT NAME _____

MY COMMISSION NUMBER _____

MY COMMISSION EXPIRES _____

MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY.

BEAUMONT CHERRY VALLEY WATER DISTRICT ACCEPTANCE STATEMENT

THIS IS TO CERTIFY THAT THE INTEREST IN THE WATER FACILITIES EASEMENT CONVEYED WITH THE OWNERS STATEMENT HEREON, FROM MERITAGE HOMES OF CALIFORNIA, A CALIFORNIA CORPORATION, TO BEAUMONT CHERRY VALLEY WATER DISTRICT, A POLITICAL CORPORATION OR GOVERNMENTAL AGENCY, IS HEREBY ACCEPTED AND CONSENTS TO ITS RECORDATION.

DATED: _____, 2022 BY: _____
BEAUMONT CHERRY VALLEY WATER DIST.

ITS: _____

BEAUMONT CITY COUNCIL CERTIFICATE

THE CITY OF BEAUMONT, STATE OF CALIFORNIA, BY ITS CITY COUNCIL, HEREBY APPROVES THE TRACT MAP 31462-26 AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES. THE CITY COUNCIL DECLARES THAT 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 SYSTEM UNTIL ACCEPTED BY THE CITY PURSUANT TO SECTION 941 OF THE STREETS AND HIGHWAYS CODE, AS FOLLOWS:

LOT "A" (TUKWET CANYON PARKWAY), LOT "B" (FORD STREET), LOT "C" (COUPLES COURT), LOT "D" (SUGGS COURT), AND LOT "E" (JOSH DRIVE), FOR STREET AND PUBLIC UTILITY PURPOSES IN FEE.

THE 5' WIDE PUBLIC UTILITIES EASEMENT AS SHOWN HEREON FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC FACILITIES;

AN EASEMENT FOR PUBLIC SEWER AND STORM DRAIN PURPOSES AS SHOWN HEREON FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC FACILITIES;

DATED: _____, 2022

CITY CLERK, CITY OF BEAUMONT
RIVERSIDE COUNTY, CALIFORNIA

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

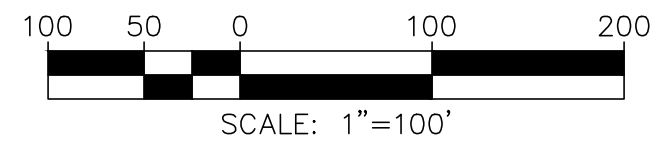
TRACT MAP NO. 31462-26

SHEET 2 OF 5 SHEETS

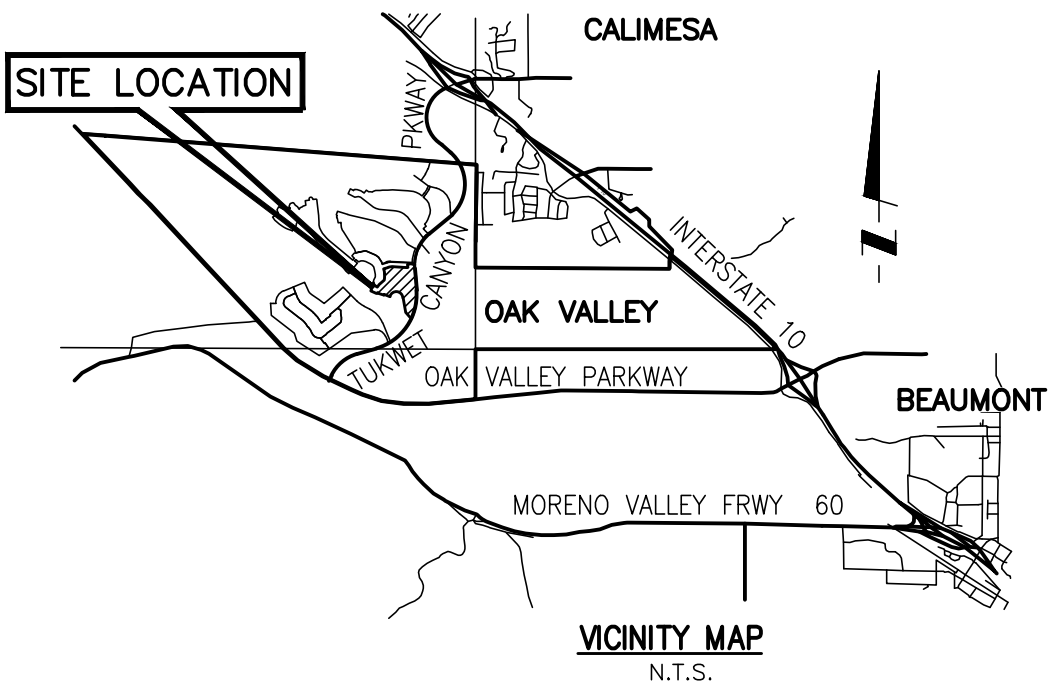
BEING A DIVISION OF PARCEL 1 AND A PORTION OF LOT "B" OF PARCEL MAP NO. 38090, RECORDED IN BOOK 254 OF PARCEL MAPS, PAGES 97 THROUGH 103, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, WITHIN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN ALL IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

PROACTIVE ENGINEERING CONSULTANTS

APRIL, 2022



BOUNDARY AND SHEET INDEX MAP



EASEMENT NOTES

- 1 AN EASEMENT FOR FLIGHT AND IMPACT OF ERRANT GOLF BALLS RECORDED 12/28/2000, AS DOC# 2000-516796, O.R. THE EXACT LOCATION AND EXTEND OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
- 2 DECLARATION OF DEDICATION RECORDED 06/02/1999, AS INST. No. 241545, O.R.
- 3 AN EASEMENT FOR SLOPE AND LANDSCAPE MAINTENANCE PURPOSES, PER PARCEL MAP NO. 38090, P.M. 254/97-103.

EASEMENT DEDICATION NOTES

- 1 A 5' WIDE EASEMENT IN FAVOR OF THE CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES OFFERED FOR DEDICATION HEREON.
- 2 A 5' WIDE EASEMENT IN FAVOR OF BEAUMONT CHERRY VALLEY WATER DISTRICT FOR WATER FACILITY PURPOSES OFFERED FOR DEDICATION HEREON.
- 3 AN EASEMENT IN FAVOR OF THE CITY OF BEAUMONT FOR PUBLIC SEWER AND STORM DRAIN PURPOSES OFFERED FOR DEDICATION HEREON.

LINE TABLE		
NO.	BEARING	LENGTH
L1	(N88°13'45"W) (R)	(17.21')
L2	(N46°45'37"E)	(25.89')
L3	(N87°15'00"W)	(92.06')
L4	(N37°55'40"W)	(16.07')
L5	(N89°06'56"W)	(42.33')

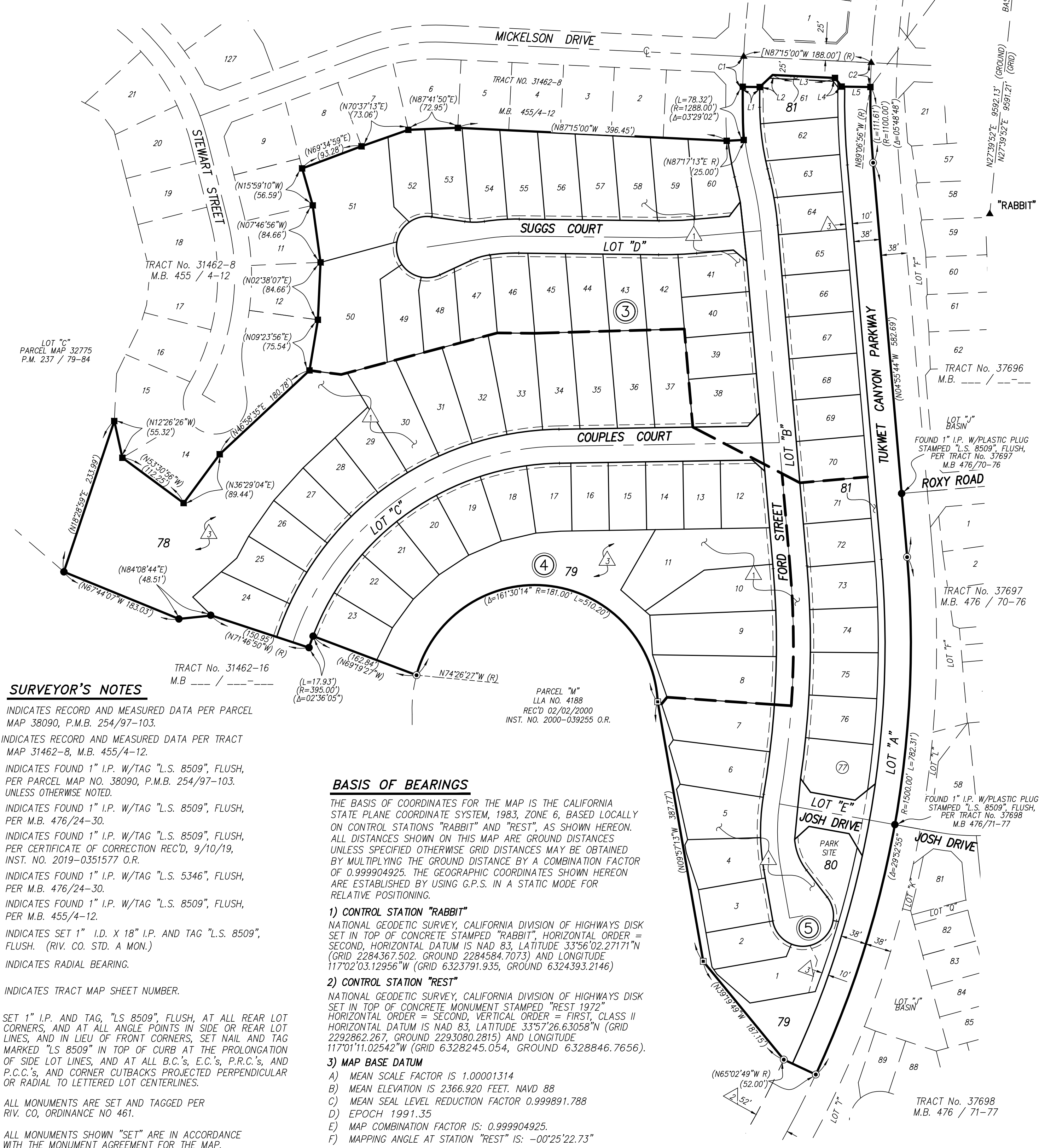
ARC TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	(Δ=01°58'45")	(1288.00')	(44.49')
C2	(Δ=01°51'56")	(1100.00')	(35.82')

"REST"
BASIS OF BEARINGS

"RABBIT"

FOUND 1" I.P. W/PLASTIC PLUG STAMPED "L.S. 8509", FLUSH, PER TRACT No. 37697 M.B. 476/70-76

FOUND 1" I.P. W/PLASTIC PLUG STAMPED "L.S. 8509", FLUSH, PER TRACT No. 37698 M.B. 476/71-77



SURVEYOR'S NOTES

- () INDICATES RECORD AND MEASURED DATA PER PARCEL MAP 38090, P.M.B. 254/97-103.
 - [] INDICATES RECORD AND MEASURED DATA PER TRACT MAP 31462-8, M.B. 455/4-12.
 - INDICATES FOUND 1" I.P. W/TAG "L.S. 8509", FLUSH, PER PARCEL MAP NO. 38090, P.M.B. 254/97-103. UNLESS OTHERWISE NOTED.
 - ⊙ INDICATES FOUND 1" I.P. W/TAG "L.S. 8509", FLUSH, PER M.B. 476/24-30.
 - INDICATES FOUND 1" I.P. W/TAG "L.S. 8509", FLUSH, PER CERTIFICATE OF CORRECTION REC'D, 9/10/19, INST. NO. 2019-0351577 O.R.
 - ▣ INDICATES FOUND 1" I.P. W/TAG "L.S. 5346", FLUSH, PER M.B. 476/24-30.
 - ▲ INDICATES FOUND 1" I.P. W/TAG "L.S. 8509", FLUSH, PER M.B. 455/4-12.
 - INDICATES SET 1" I.D. X 18" I.P. AND TAG "L.S. 8509", FLUSH. (RIV. CO. STD. A MON.)
 - (R) INDICATES RADIAL BEARING.
 - (X) INDICATES TRACT MAP SHEET NUMBER.
1. SET 1" I.P. AND TAG, "LS 8509", FLUSH, AT ALL REAR LOT CORNERS, AND AT ALL ANGLE POINTS IN SIDE OR REAR LOT LINES, AND IN LIEU OF FRONT CORNERS, SET NAIL AND TAG MARKED "LS 8509" IN TOP OF CURB AT THE PROLONGATION OF SIDE LOT LINES, AND AT ALL B.C.'s, E.C.'s, P.R.C.'s, AND P.C.C.'s, AND CORNER CUTBACKS PROJECTED PERPENDICULAR OR RADIAL TO LETTERED LOT CENTERLINES.
 2. ALL MONUMENTS ARE SET AND TAGGED PER RIV. CO. ORDINANCE NO 461.
 3. ALL MONUMENTS SHOWN "SET" ARE IN ACCORDANCE WITH THE MONUMENT AGREEMENT FOR THE MAP.
 4. TRACT NO. 31462-26 CONTAINS 20.51 ACRES

BASIS OF BEARINGS

THE BASIS OF COORDINATES FOR THE MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, 1983, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "RABBIT" AND "REST", AS SHOWN HEREON. ALL DISTANCES SHOWN ON THIS MAP ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.999904925. THE GEOGRAPHIC COORDINATES SHOWN HEREON ARE ESTABLISHED BY USING G.P.S. IN A STATIC MODE FOR RELATIVE POSITIONING.

1) CONTROL STATION "RABBIT"

NATIONAL GEODETIC SURVEY, CALIFORNIA DIVISION OF HIGHWAYS DISK SET IN TOP OF CONCRETE STAMPED "RABBIT", HORIZONTAL ORDER = SECOND, HORIZONTAL DATUM IS NAD 83, LATITUDE 33°56'02.27171"N (GRID 2284367.502, GROUND 2284584.7073) AND LONGITUDE 117°02'03.12956"W (GRID 6323791.935, GROUND 6324393.2146)

2) CONTROL STATION "REST"

NATIONAL GEODETIC SURVEY, CALIFORNIA DIVISION OF HIGHWAYS DISK SET IN TOP OF CONCRETE MONUMENT STAMPED "REST 1972" HORIZONTAL ORDER = SECOND, VERTICAL ORDER = FIRST, CLASS II HORIZONTAL DATUM IS NAD 83, LATITUDE 33°57'26.63058"N (GRID 2292862.267, GROUND 2293080.2815) AND LONGITUDE 117°01'11.02542"W (GRID 6328245.054, GROUND 6328846.7656).

3) MAP BASE DATUM

- A) MEAN SCALE FACTOR IS 1.00001314
- B) MEAN ELEVATION IS 2366.920 FEET. NAVD 88
- C) MEAN SEAL LEVEL REDUCTION FACTOR 0.999891.788
- D) EPOCH 1991.35
- E) MAP COMBINATION FACTOR IS: 0.999904925.
- F) MAPPING ANGLE AT STATION "REST" IS: -00°25'22.73"

TRACT MAP NO. 31462-26

BEING A DIVISION OF PARCEL 1 AND A PORTION OF LOT "B" OF PARCEL MAP NO. 38090, RECORDED IN BOOK 254 OF PARCEL MAPS, PAGES 97 THROUGH 103, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, WITHIN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN ALL IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

PROACTIVE ENGINEERING CONSULTANTS

APRIL, 2022

EASEMENT DEDICATION NOTES

- 1 A 5' WIDE EASEMENT IN FAVOR OF THE CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES OFFERED FOR DEDICATION HEREON.
- 2 A 5' WIDE EASEMENT IN FAVOR OF BEAUMONT CHERRY VALLEY WATER DISTRICT FOR WATER FACILITY PURPOSES OFFERED FOR DEDICATION HEREON.
- 3 AN EASEMENT IN FAVOR OF THE CITY OF BEAUMONT FOR PUBLIC SEWER AND STORM DRAIN PURPOSES OFFERED FOR DEDICATION HEREON.

BASIS OF BEARINGS

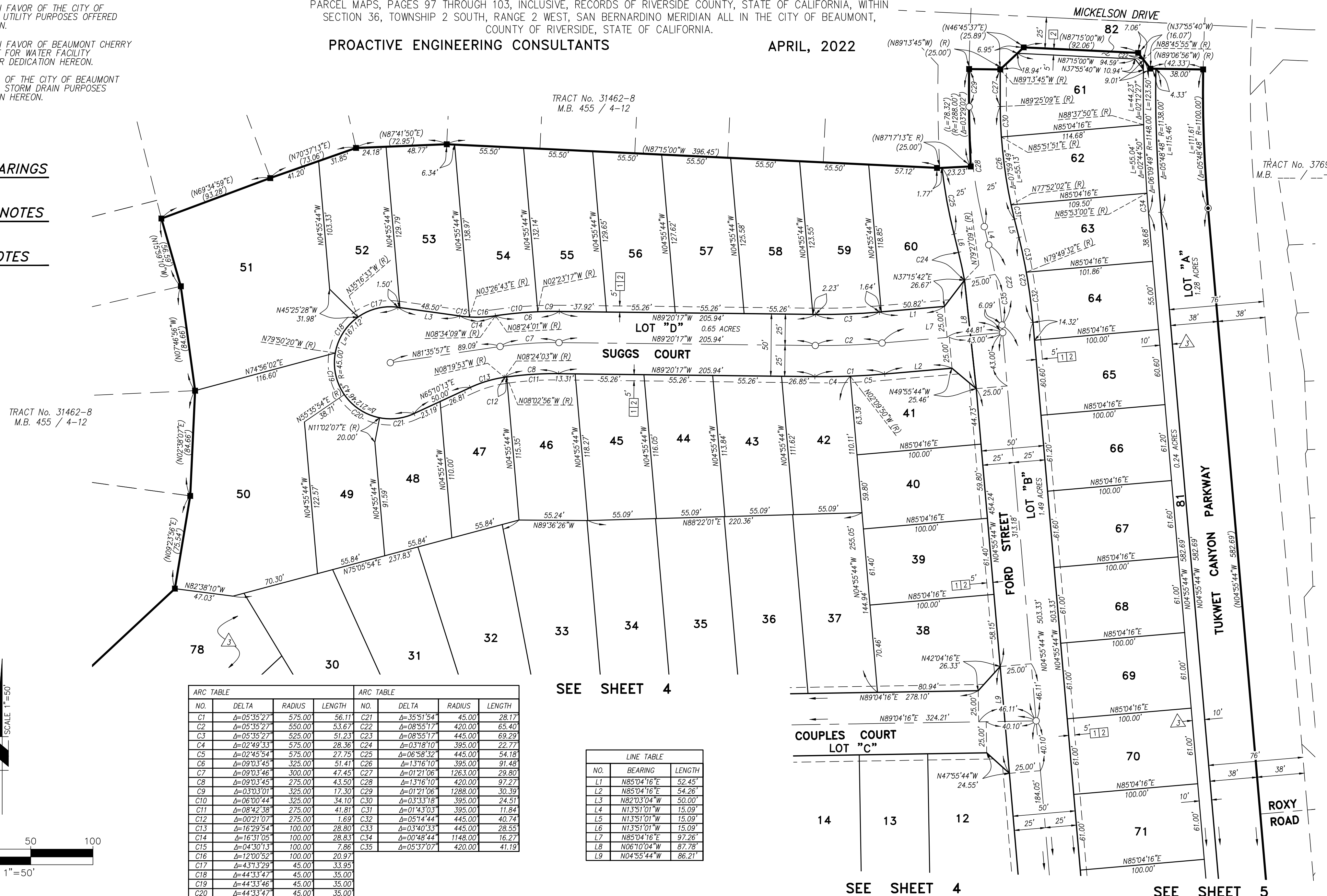
SEE SHEET 2

SURVEYOR'S NOTES

SEE SHEET 2

EASEMENT NOTES

SEE SHEET 2

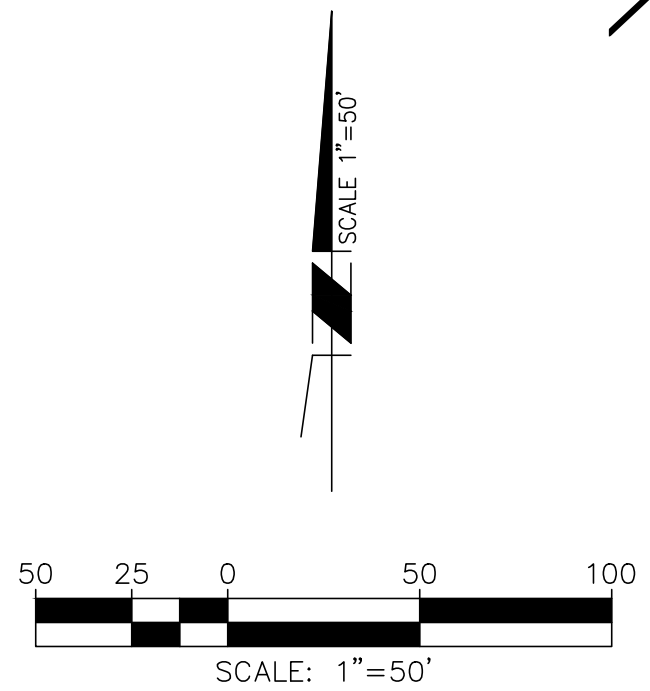


TRACT No. 31462-8
M.B. 455 / 4-12

TRACT No. 37696
M.B. _____

ARC TABLE				ARC TABLE			
NO.	DELTA	RADIUS	LENGTH	NO.	DELTA	RADIUS	LENGTH
C1	Δ=05°35'27"	575.00	56.11	C21	Δ=35°51'54"	45.00	28.17
C2	Δ=05°35'27"	550.00	53.67	C22	Δ=08°55'17"	420.00	65.40
C3	Δ=05°35'27"	525.00	51.23	C23	Δ=08°55'17"	445.00	69.29
C4	Δ=02°49'33"	575.00	28.36	C24	Δ=03°18'10"	395.00	22.77
C5	Δ=02°45'54"	575.00	27.75	C25	Δ=06°58'32"	445.00	54.18
C6	Δ=09°03'45"	325.00	51.41	C26	Δ=13°16'10"	395.00	91.48
C7	Δ=09°03'46"	300.00	47.45	C27	Δ=01°21'06"	1263.00	29.80
C8	Δ=09°03'45"	275.00	43.50	C28	Δ=13°16'10"	420.00	97.27
C9	Δ=03°03'01"	325.00	17.30	C29	Δ=01°21'06"	1288.00	30.39
C10	Δ=06°00'44"	325.00	34.10	C30	Δ=03°33'18"	395.00	24.51
C11	Δ=08°42'38"	275.00	41.81	C31	Δ=01°43'03"	395.00	11.84
C12	Δ=00°21'07"	275.00	1.89	C32	Δ=05°14'44"	445.00	40.74
C13	Δ=16°29'54"	100.00	28.80	C33	Δ=03°40'33"	445.00	28.55
C14	Δ=16°31'05"	100.00	28.83	C34	Δ=00°48'44"	1148.00	16.27
C15	Δ=04°30'13"	100.00	7.86	C35	Δ=05°37'07"	420.00	41.19
C16	Δ=12°00'52"	100.00	20.97				
C17	Δ=43°13'29"	45.00	33.95				
C18	Δ=44°33'47"	45.00	35.00				
C19	Δ=44°33'46"	45.00	35.00				
C20	Δ=44°33'47"	45.00	35.00				

LINE TABLE		
NO.	BEARING	LENGTH
L1	N85°04'16"E	52.45'
L2	N85°04'16"E	54.26'
L3	N82°03'04"W	50.00'
L4	N13°51'01"W	15.09'
L5	N13°51'01"W	15.09'
L6	N13°51'01"W	15.09'
L7	N85°04'16"E	97.26'
L8	N06°10'04"W	87.78'
L9	N04°55'44"W	86.21'



SEE SHEET 4

SEE SHEET 4

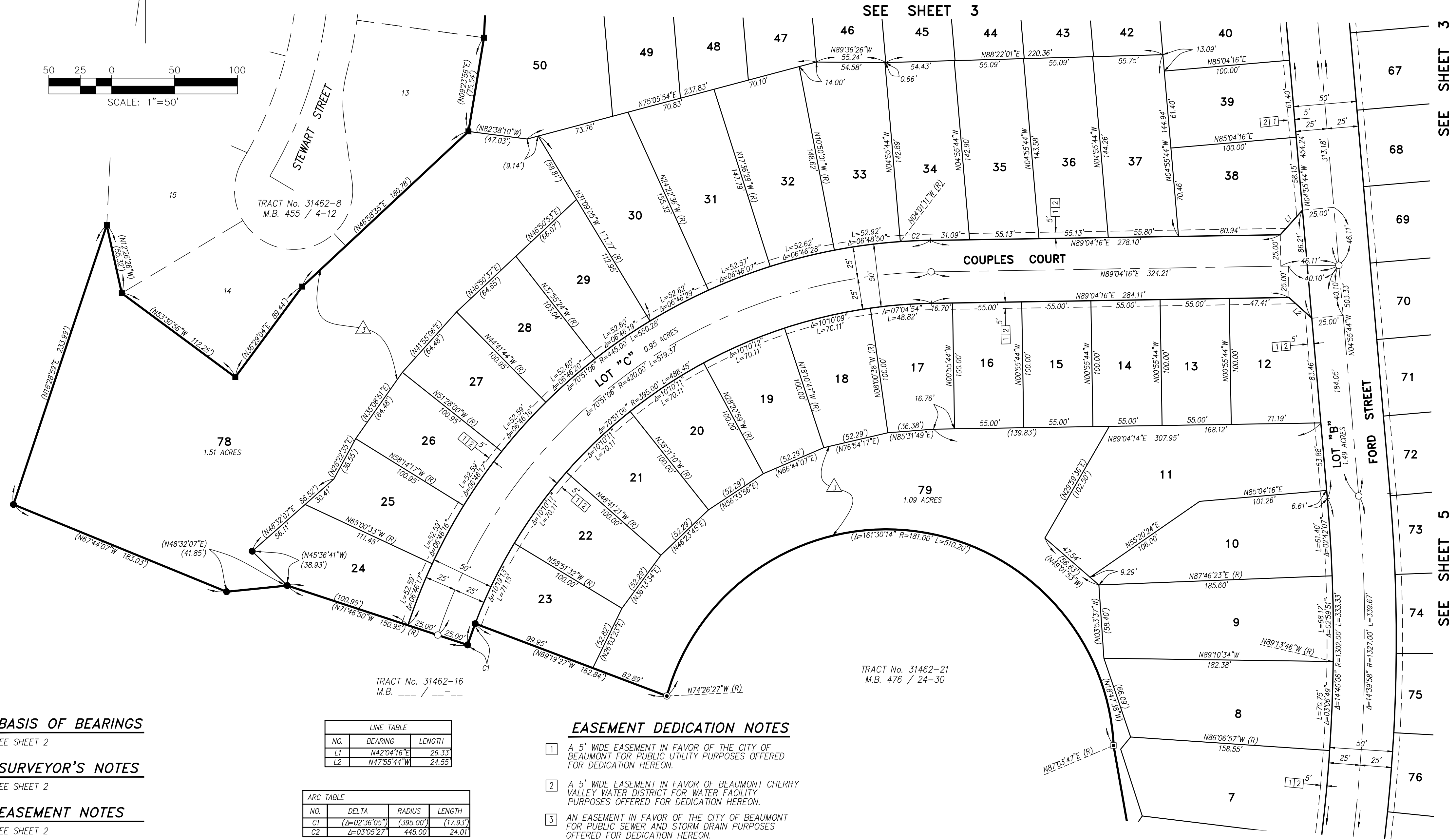
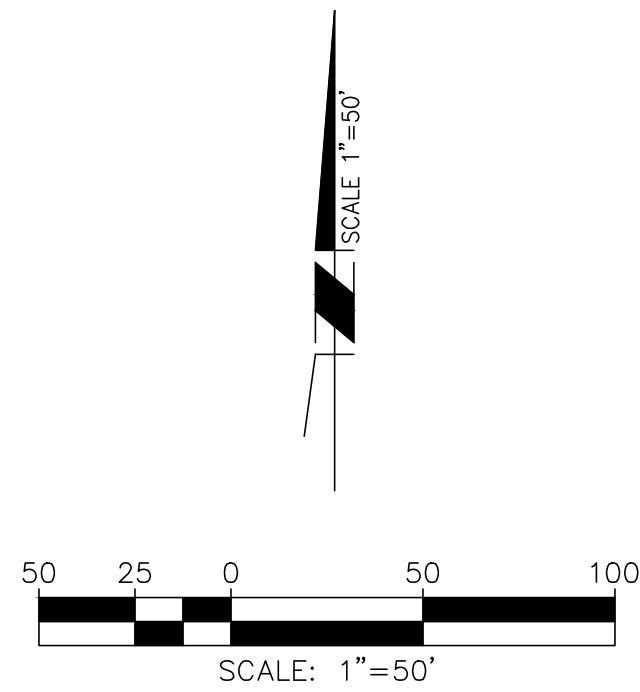
SEE SHEET 5

TRACT MAP NO. 31462-26

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PROACTIVE ENGINEERING CONSULTANTS

APRIL, 2022



BASIS OF BEARINGS

SEE SHEET 2

SURVEYOR'S NOTES

SEE SHEET 2

EASEMENT NOTES

SEE SHEET 2

LINE TABLE		
NO.	BEARING	LENGTH
L1	N42°04'16"E	26.33
L2	N47°55'44"W	24.55

ARC TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	Δ=02°36'05"	(395.00')	(17.93')
C2	Δ=03°05'27"	445.00'	24.01'

EASEMENT DEDICATION NOTES

- 1 A 5' WIDE EASEMENT IN FAVOR OF THE CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES OFFERED FOR DEDICATION HEREON.
- 2 A 5' WIDE EASEMENT IN FAVOR OF BEAUMONT CHERRY VALLEY WATER DISTRICT FOR WATER FACILITY PURPOSES OFFERED FOR DEDICATION HEREON.
- 3 AN EASEMENT IN FAVOR OF THE CITY OF BEAUMONT FOR PUBLIC SEWER AND STORM DRAIN PURPOSES OFFERED FOR DEDICATION HEREON.

SEE SHEET 5

SEE SHEET 3

SEE SHEET 5

TRACT MAP NO. 31462-26

BEING A DIVISION OF PARCEL 1 AND A PORTION OF LOT "B" OF PARCEL MAP NO. 38090, RECORDED IN BOOK 254 OF PARCEL MAPS, PAGES 97 THROUGH 103, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, WITHIN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN ALL IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

PROACTIVE ENGINEERING CONSULTANTS

APRIL, 2022

EASEMENT DEDICATION NOTES

- 1 A 5' WIDE EASEMENT IN FAVOR OF THE CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES OFFERED FOR DEDICATION HEREON.
- 2 A 5' WIDE EASEMENT IN FAVOR OF BEAUMONT CHERRY VALLEY WATER DISTRICT FOR WATER FACILITY PURPOSES OFFERED FOR DEDICATION HEREON.
- 3 AN EASEMENT IN FAVOR OF THE CITY OF BEAUMONT FOR PUBLIC SEWER AND STORM DRAIN PURPOSES OFFERED FOR DEDICATION HEREON.

BASIS OF BEARINGS

SEE SHEET 2

SURVEYOR'S NOTES

SEE SHEET 2

EASEMENT NOTES

SEE SHEET 2

SEE SHEET 3

TRACT No. 31462-21
M.B. 476 / 24-30

TRACT No. 37697
M.B. 476 / 76-70

LINE TABLE		
NO.	BEARING	LENGTH
L1	N22°01'44"E (R)	20.00'
L2	N80°47'03"W (R)	8.32'
L3	N47°50'25"E	28.50'
L4	N50°59'23"E	38.22'
L5	N30°39'05"W	38.22'
L6	N35°43'49"W	25.05'
L7	(N35°35'08"W)	(13.38')
L8	(N09°57'13"W)	(11.50')
L9	(N26°38'50"E)	(8.85')
L10	(N35°32'30"E)	(9.17')
L11	N49°01'53"W	9.29'
L12	N14°46'40"E	49.25'
L13	N26°10'44"W	24.45'
L14	N05°34'28"E	90.28'
L15	(N34°25'28"E)	(11.05')
L16	(N39°19'13"E)	(12.52')
L17	N71°04'12"W (R)	10.00'
L18	N73°42'03"W (R)	10.00'

ARC TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	Δ=19°41'27"	300.00'	103.10'
C2	Δ=01°54'39"	300.00'	10.01'
C3	Δ=17°46'48"	300.00'	93.10'
C4	Δ=19°40'53"	325.00'	111.64'
C5	Δ=00°47'10"	325.00'	4.46'
C6	Δ=10°30'05"	325.00'	59.57'
C7	Δ=08°23'38"	325.00'	47.61'
C8	Δ=33°03'41"	85.15'	49.13'
C9	Δ=00°04'59"	1352.00'	1.96'
C10	Δ=00°04'59"	1452.00'	2.11'
C11	Δ=01°22'00"	1327.00'	31.65'
C12	Δ=10°13'19"	300.00'	53.52'
C13	Δ=35°22'05"	45.00'	27.78'
C14	Δ=67°26'42"	45.00'	52.97'
C15	Δ=04°17'26"	1452.00'	108.73'
C16	Δ=46°45'58"	45.00'	36.73'
C17	Δ=02°06'49"	1500.00'	55.33'
C18	Δ=02°06'49"	1500.00'	55.33'
C19	Δ=08°43'58"	1452.00'	221.31'
C20	Δ=01°39'35"	1452.00'	42.06'
C21	Δ=02°37'51"	1452.03'	66.67'

TRACT No. 31462-21
M.B. 476 / 24-30

TRACT No. 37698
M.B. 476 / 71-77

SCALE 1"=50'

