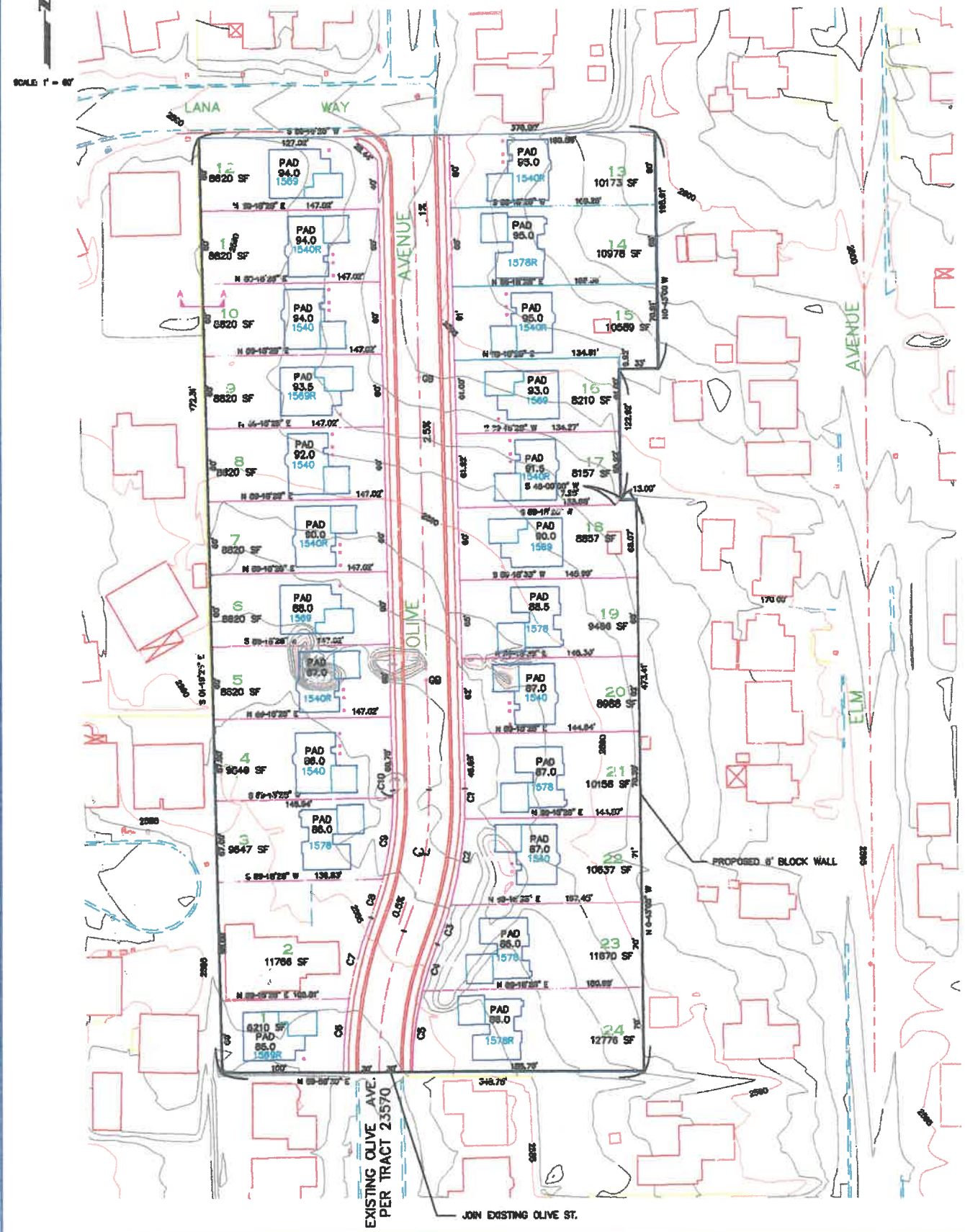


TENTATIVE TRACT MAP NO. 33680

(IN THE CITY OF BEAUMONT, CA)



SITE INFORMATION:
 SITE ADDRESS:
 OLIVE STREET
 BEAUMONT, CA 92223
 6.33 ACRES
 TAX ASSESSOR'S PARCEL NUMBER:
 XXX-XXX-XX
 GENERAL PLAN DESIGNATION:
 SFR (SINGLE FAMILY RESIDENCE)
 EXISTING ZONING:
 SFR (SINGLE FAMILY RESIDENCE)
 EXISTING USE:
 SINGLE FAMILY RESIDENCE
 PROPOSED ZONING:
 NO CHANGE
 PROPOSED USE:
 SINGLE FAMILY RESIDENCE
 BUILDING SETBACKS:
 20' - FRONT
 20' - REAR
 5' - SIDE
 PROPOSED SEWER SERVICE:
 PUBLIC SEWER MAIN
 PROPOSED WATER SERVICE:
 PUBLIC WATER SYSTEM
 SOURCE OF TOPOGRAPHY:
 PRIVATE AERIAL TOPO 2004
 EXISTING TERRAIN:
 FLAT (UNDER 3%)

OWNER/APPLICANT:
 ROBERT and ALICE ZARATZIAN
 4197 BROOKTON AVE.
 RIVERSIDE, CA 92501
 (951) 784-9446

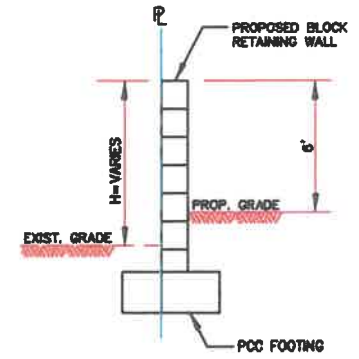
SURVEYOR:
 HERALD LANTIS, RCE 33220
 H.L. LAND DEVELOPMENT
 ENGINEERING & SURVEYING
 3890 DUTTON STREET
 CHERRY VALLEY, CA 92223
 (760) 802-7730

ENGINEER:
 HERALD LANTIS, RCE 33220
 H.L. LAND DEVELOPMENT
 ENGINEERING & SURVEYING
 3890 DUTTON STREET
 CHERRY VALLEY, CA 92223
 (760) 802-7730

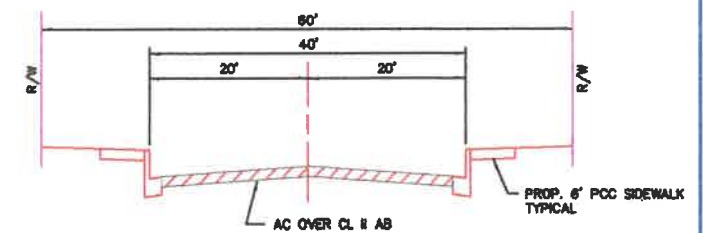
SITE LOCATION:
 OLIVE STREET BETWEEN
 LANA WAY & REHA WAY
 BEAUMONT, CA 92223
THOMAS BROS. PAGE:
 PAGE NO. 720, GRID H-2

UTILITIES/SERVICES:
SEWER:
 CITY OF BEAUMONT
 530 E. 8TH STREET
 BEAUMONT, CA 92223
 (909) 846-8661
GAS:
 THE GAS COMPANY
 1981 W. LUGONIA AVENUE
 REDLANDS, CA 92373
 (909) 793-2686
TELEPHONE:
 VERIZON
 1900 CRAFTON AVENUE, ELDG. 125
 MENTONE CA 92388
 (909) 794-8277
FIRE PROTECTION:
 RIVERSIDE COUNTY FIRE DEPARTMENT
 210 W. SAN JACINTO AVENUE
 PERRIS, CA 92570
 (909) 940-8900

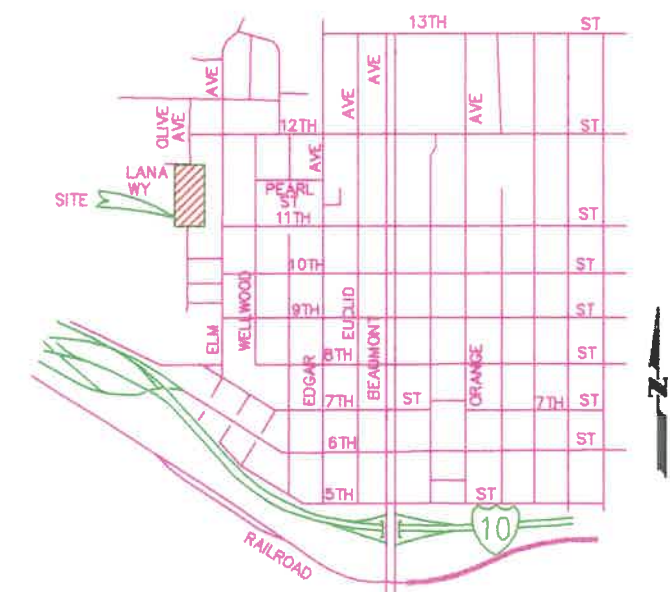
WATER:
 BEAUMONT-CHERRY VALLEY WATER DISTRICT
 560 MARHOLLA
 BEAUMONT, CA 92223
 (909) 846-8661
ELECTRIC:
 SOUTHERN CALIFORNIA EDISON
 287 TENNESSEE STREET
 REDLANDS, CA 92373
 (909) 336-7191
CABLE TELEVISION:
 ADELPHA
 1722 ORANGE TREE LANE
 REDLANDS, CA 92373
 (800) 686-1400
FLOOD CONTROL:
 RIVERSIDE COUNTY FLOOD CONTROL DISTRICT
 1906 MARKET STREET
 RIVERSIDE, CA 92501
 (909) 955-1200



SECTION A - A
 NOT TO SCALE

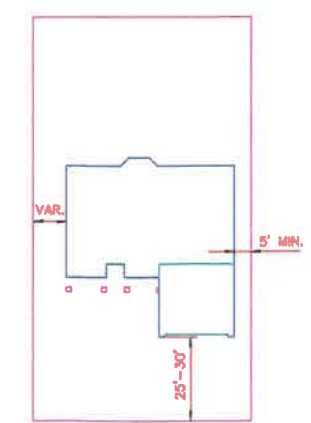


TYPICAL SECTION OLIVE STREET
 NOT TO SCALE



VICINITY MAP
 NOT TO SCALE

SYM.	DETA	RADIUS	LENGTH
01	2'48"	330.00	25.28
02	14'06"	330.00	72.23
03	5'54"	330.00	34.02
04	8'77"	270.00	39.85
05	14'22"	270.00	67.74
06	10'34"	330.00	82.15
07	1'02"	330.00	89.40
08	7'05"	270.00	33.24
09	14'27"	270.00	88.14
10	1'19"	270.00	8.25



TYPICAL PLOT PLAN
 NOT TO SCALE

PREPARED BY:
 HERALD R. LANTIS
 L.S. 4586
 JULY 2005

LAND DEVELOPMENT
 ENGINEERING AND SURVEYING
 3890 DUTTON STREET
 CHERRY VALLEY, CA 92223
 (951) XXX-XXXX