



City of Beaumont

550 E. 6th Street
Beaumont, CA 92223
(951) 769-8520
www.ci.beaumont.ca.us

Case No. PW2019-0412
Receipt No. 946571
Fee \$ 484.53 APP / \$3,000 INSP
Date Paid 10/31/19

BOND EXONERATION APPLICATION

Bond Type: Performance Maintenance Final Monument Inspection Other: _____

1. Contact's Name KEVIN METCALFE Phone 949-236-1042

2. Contact's Address 400 EXCHANGE SUITE 200 IRVINE CA 92602
City/State/Zip

5. Contact's E-mail KMETCALFE@KHOV.COM

3. Developer Name K-HOVANNAN HOMES Phone 714-368-4500
(If corporation or partnership application must include names of principal officers or partners)

4. Developer Address 400 EXCHANGE SUITE 200 IRVINE CA 92602
City/St/Zip

5. Description of Bonds (including Bond Number, Tract Map/Application number, Lot number and description of improvements covered):
Tract 33096-13 Bond # 2264722 Monumentation

6. **CERTIFICATION OF ACCURACY AND COMPLETENESS:** I hereby certify that to the best of my knowledge the information in this application and all attached answers and exhibits are true, complete, and correct.

KEVIN METCALFE [Signature] 10-30-19
Print Name and Sign - Contact/Applicant Date

7. Contractor shall indemnify, defend, and hold harmless the City and its officers, officials, employees and volunteers from and against any and all liability, loss, damage, expense, costs (including without limitation costs and fees of litigation) of every nature arising out of or in connection with contractor's performance of work hereunder or its failure to comply with any of its obligations for which this Bond exoneration is requested, except for such loss or damage which was caused by the active negligence of the City.

KEVIN METCALFE [Signature] 10-30-19
Print Name and Sign - Contact/Applicant Date

8. Developer/Contractor has completed all the following items prior to requesting release or has included them in the application.

- Remove and replace concrete and AC as needed where lifting.
- Provide AC crack fill as needed. Crack fill/seal shall be hot asphaltic emulsion.
- Provide Type II slurry coat for all road surfaces.
- Restore/Verify pavement striping/markings.
- Restore/Verify blue dots and signage as needed.
- Clean and camera sewer. Provide report and video copy of camera survey.
- Provide all final geotechnical reports.
- Provide Engineers' certification for line and grade within Right-of-Way.
- Provide Landscape Architects Certification as required.

KEVIN METCALFE  10-30-19
Print Name and Sign - Contact/Applicant Date

PW2019-0412

LETTER OF TRANSMITTAL

To:
City of Beaumont
550 East 6th Street
Beaumont, CA 92223

DATE: 01-16-2020
MBI JOB NO: 10103507
REFERENCE: Tract No. 33096-13
DESCRIPTION: Final Monumentation
Final Acceptance

ATTN: City Surveyor

SENT TO YOU VIA: Mail Blueprinter Overnight Delivery (Carrier) _____
 E-Mail Your Pick-Up MBI Messenger Messenger (Other Courier) _____

| No. of Copies | No. of Originals | DESCRIPTION |
|---------------|------------------|---------------------|
| 1 | | Recorded Tract Map |
| | 1 | Monument Tie Sheets |
| | 1 | Release Letter |
| | | |
| | | |
| | | |

SENT FOR YOUR: Approval Review Comments Per Your Request
 Files Signature Use Information _____

REMARKS: Please contact me with any questions at 760-341-6102.

Michael Baker International

BY: 
David L. Weddle, PLS
Associate

COPIES TO:

Michael Baker
INTERNATIONAL

January 16, 2020

JN 10103507

City of Beaumont
550 East 6th Street
Beaumont, CA 92223
Attn: City Surveyor

Subject: Tract No. 33096-13, M.B. 459/79-86
Survey Monumentation

To whom it may concern:

The monuments required for the release of surety bonds on the above referenced tract map have been set in accordance with City requirements. Michael Baker International has been paid for our services to place the monuments as shown on the said tract map. Signed and stamped monument tie sheets are enclosed for your use.

If you have any questions on this matter, please contact this office at 760-346-7481.

Sincerely,



Christopher L. Alberts
P.L.S. 8508

Date

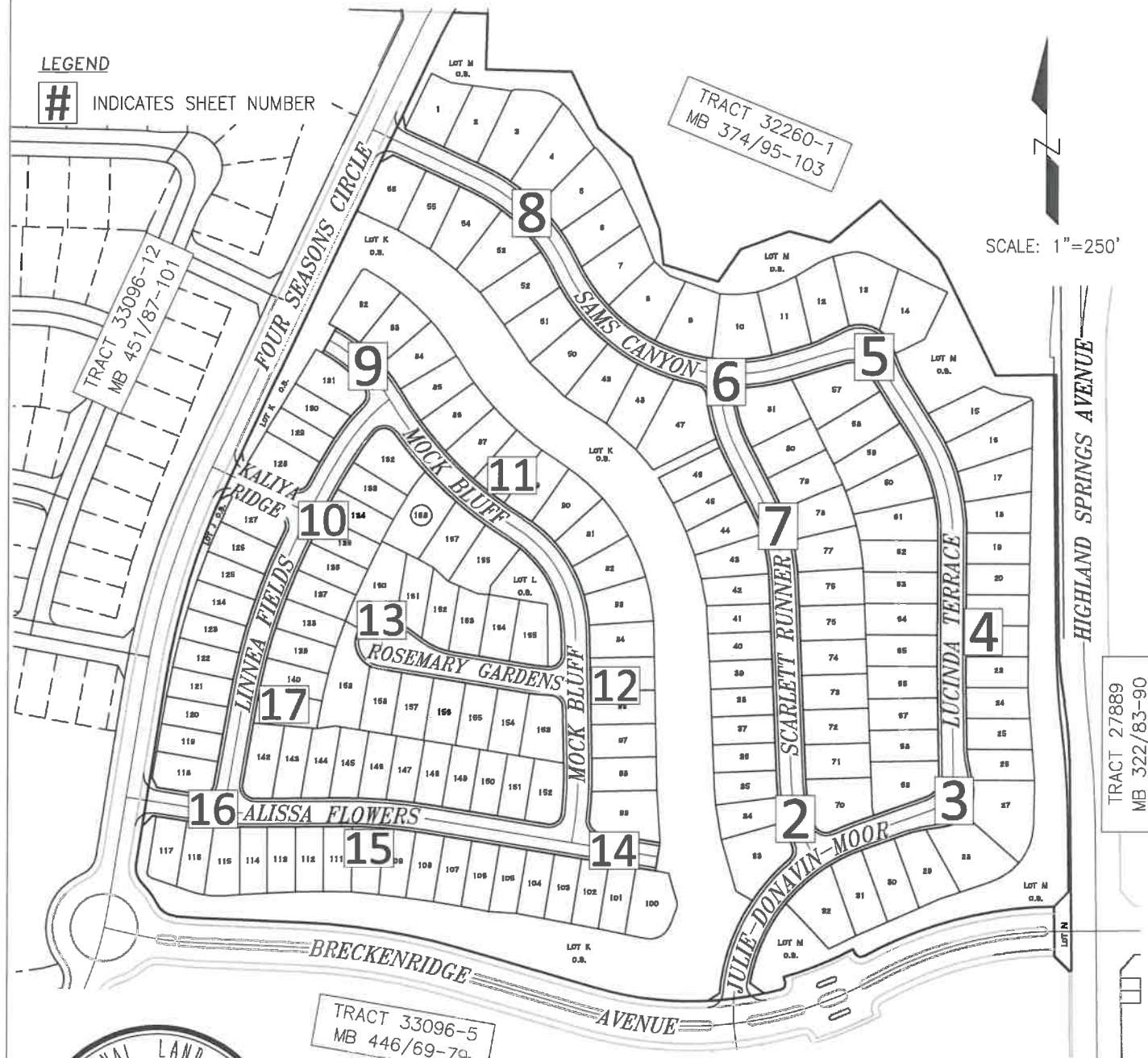


TRACT 33096-13
M.B. 459/79-86

SHEET 1 OF 17 SHEETS

LEGEND

INDICATES SHEET NUMBER



TRACT 33096-5
MB 446/69-79
Christopher L. Alberts
CHRISTOPHER L. ALBERTS L.S. 8508
1-16-2020
DATE

Michael Baker
INTERNATIONAL
75410 Gerald Ford Dr., Palm Desert, CA 92211
Phone: (760) 346-7481 · MBAKERINTL.COM

| | | |
|-------------------------|---------------------------|---------------------------|
| L.S. NO. <u>8508</u> | MONUMENT TIE SHEET | SCALE: <u>1"=250'</u> |
| DATE: <u>01/16/2020</u> | | TRACT NO. <u>33096-13</u> |
| ENGINEERING DEPARTMENT | CITY OF BEAUMONT | JOB NO. <u>10103507</u> |

TRACT 33096-13
M.B. 459/79-86

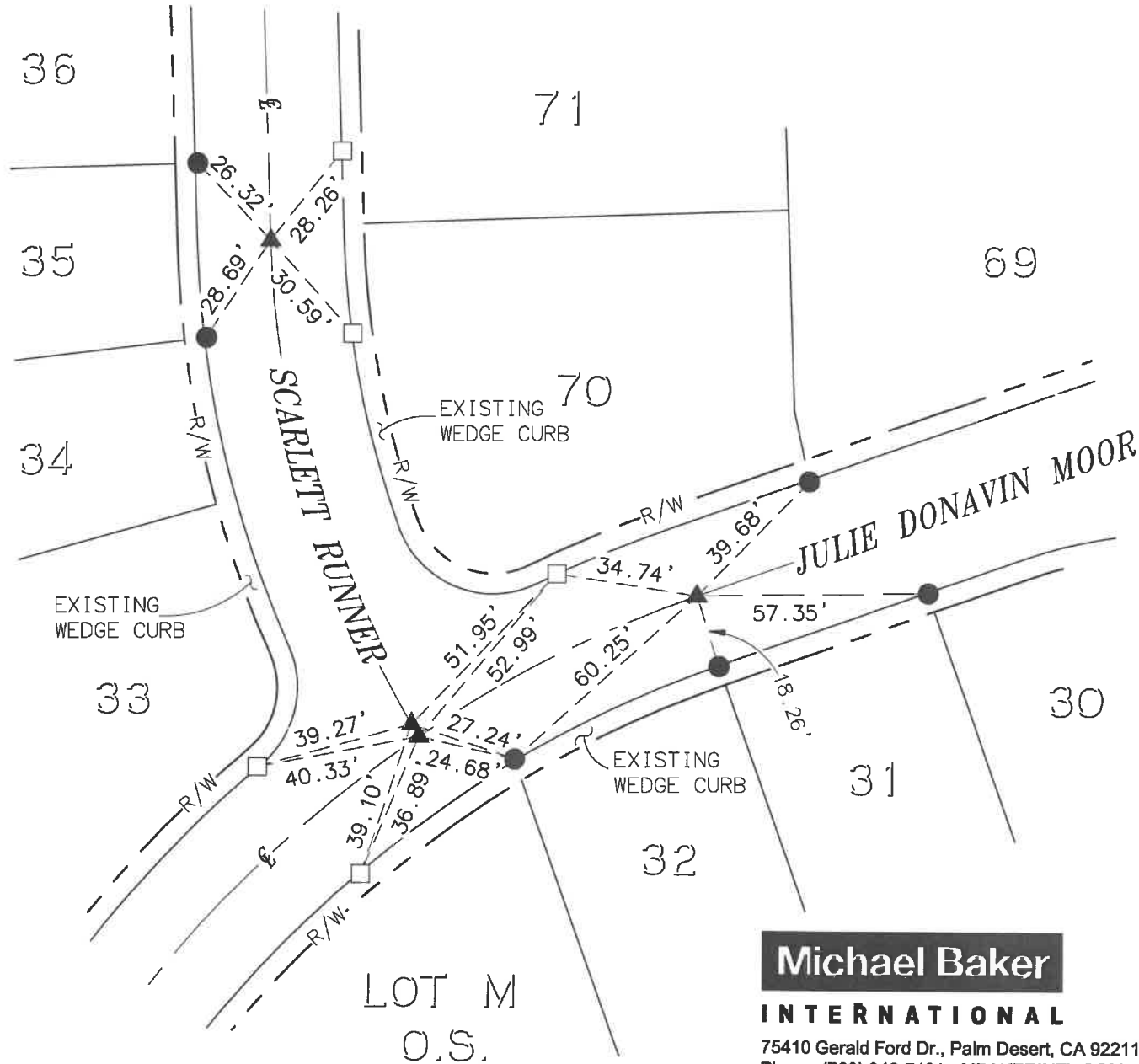
SHEET 2 OF 17 SHEETS

LEGEND

- ▲ INDICATES FOUND COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH, PER TRACT 33096-13, M.B. 459/79-86.
- INDICATES FOUND LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB PER TRACT 33096-13 M.B. 459/79-86.
- INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508 RP", FLUSH ON TOP OF CURB.



SCALE: 1"=40'



Michael Baker

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MONUMENT TIE SHEET

L.S. NO. 8508

DATE: 01/16/2020

TRACT NO. 33096-13
M.B. 459/79-86

SCALE: 1"=40'

JOB NO. 10103507

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

TRACT 33096-13

M.B. 459/79-86

SHEET 3 OF 17 SHEETS

LEGEND

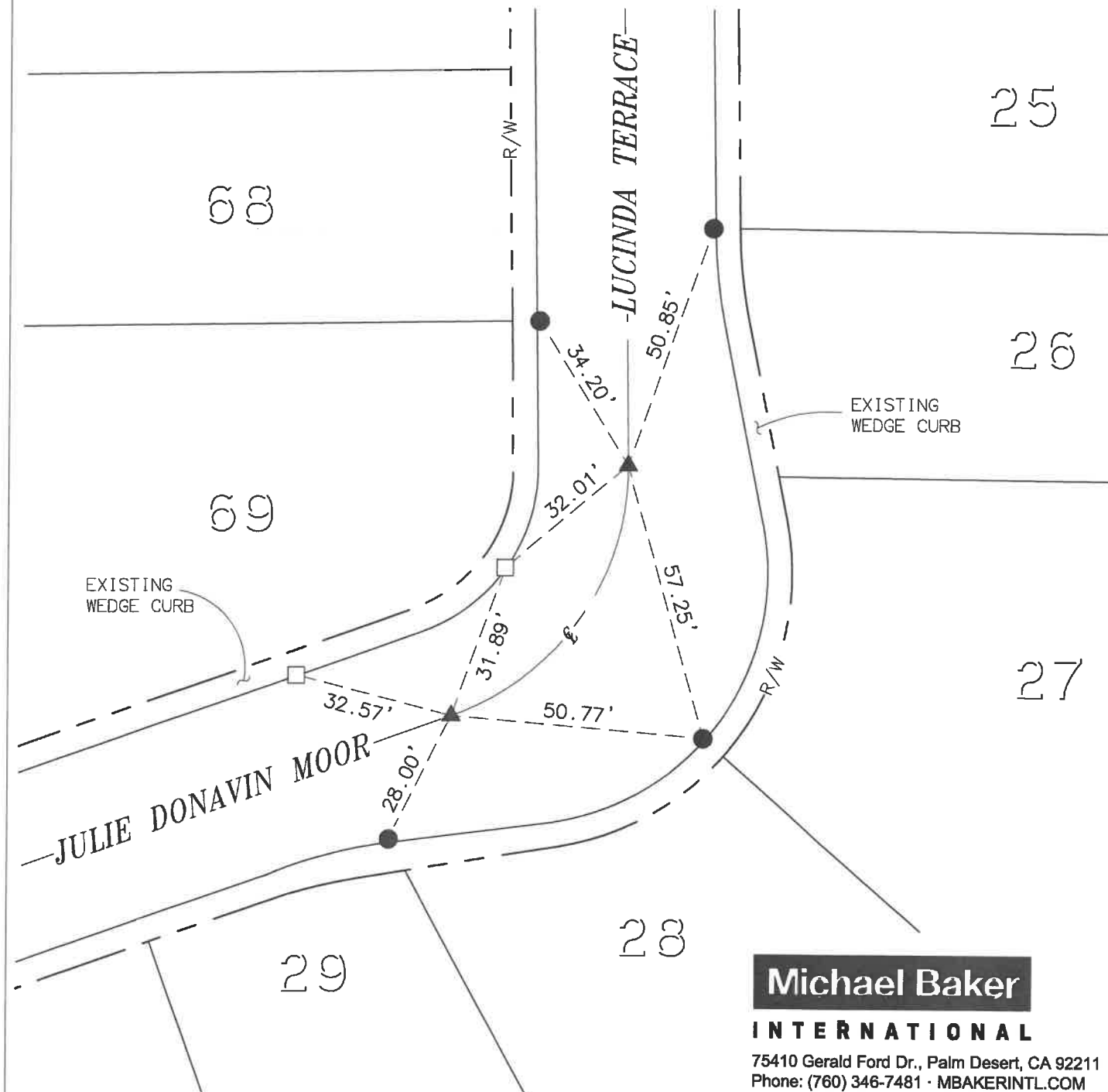
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□ INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508 RP", FLUSH ON TOP OF CURB.



SCALE: 1"=30'



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MONUMENT TIE SHEET

L.S. NO. 8508

DATE: 01/16/2020

TRACT NO. 33096-13
M.B. 459/79-86

SCALE: 1"=30'

JOB NO. 10103507

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

TRACT 33096-13
M.B. 459/79-86

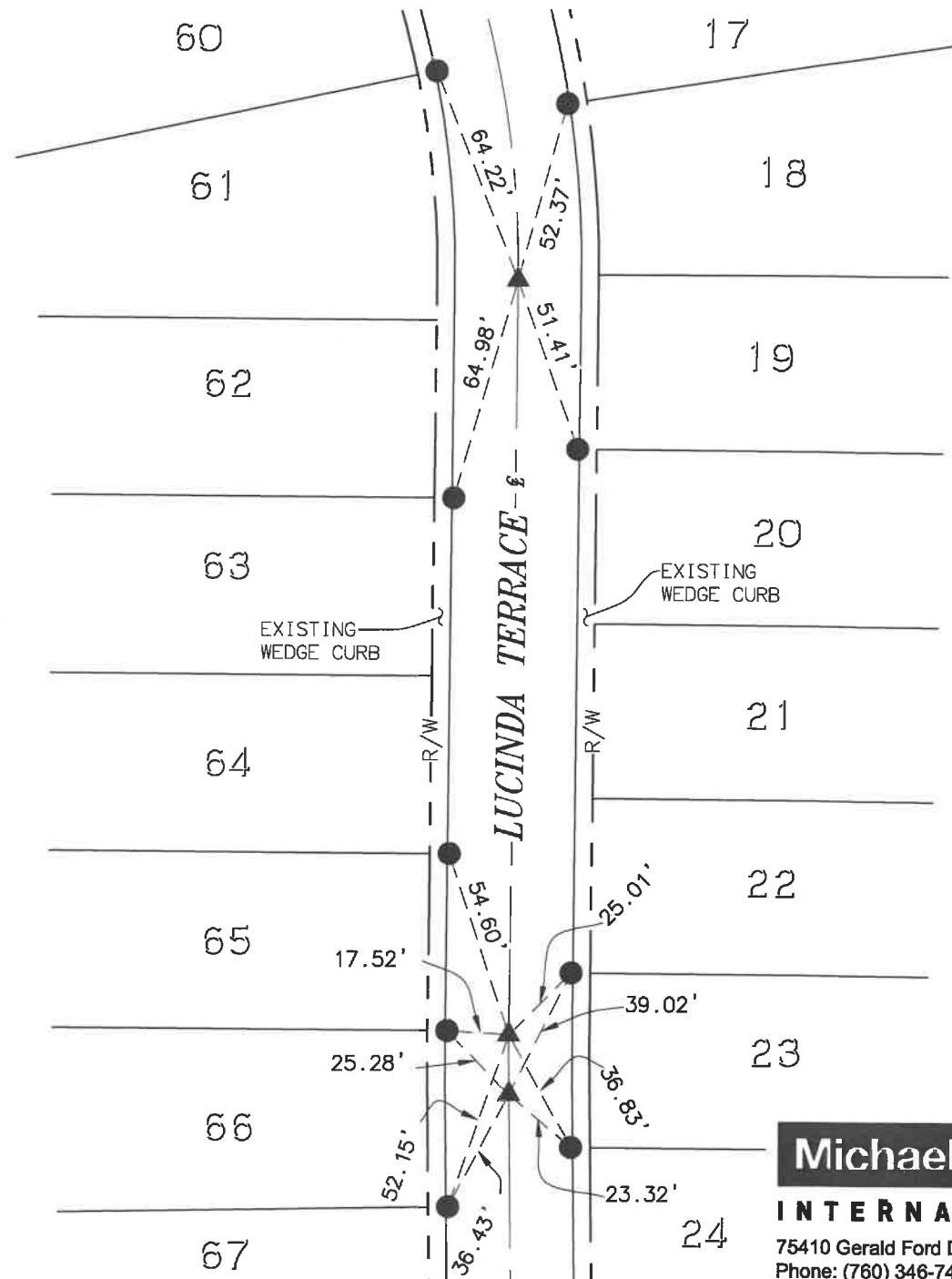
SHEET 4 OF 17 SHEETS

LEGEND

- ▲ INDICATES FOUND COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH, PER TRACT 33096-13, M.B. 459/79-86.
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- INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508 RP", FLUSH ON TOP OF CURB.



SCALE: 1"=50'



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MONUMENT TIE SHEET

TRACT NO. 33096-13
M.B. 459/79-86

L.S. NO. 8508

DATE: 01/16/2020

SCALE: 1"=50'

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

JOB NO. 10103507

TRACT 33096-13

M.B. 459/79-86

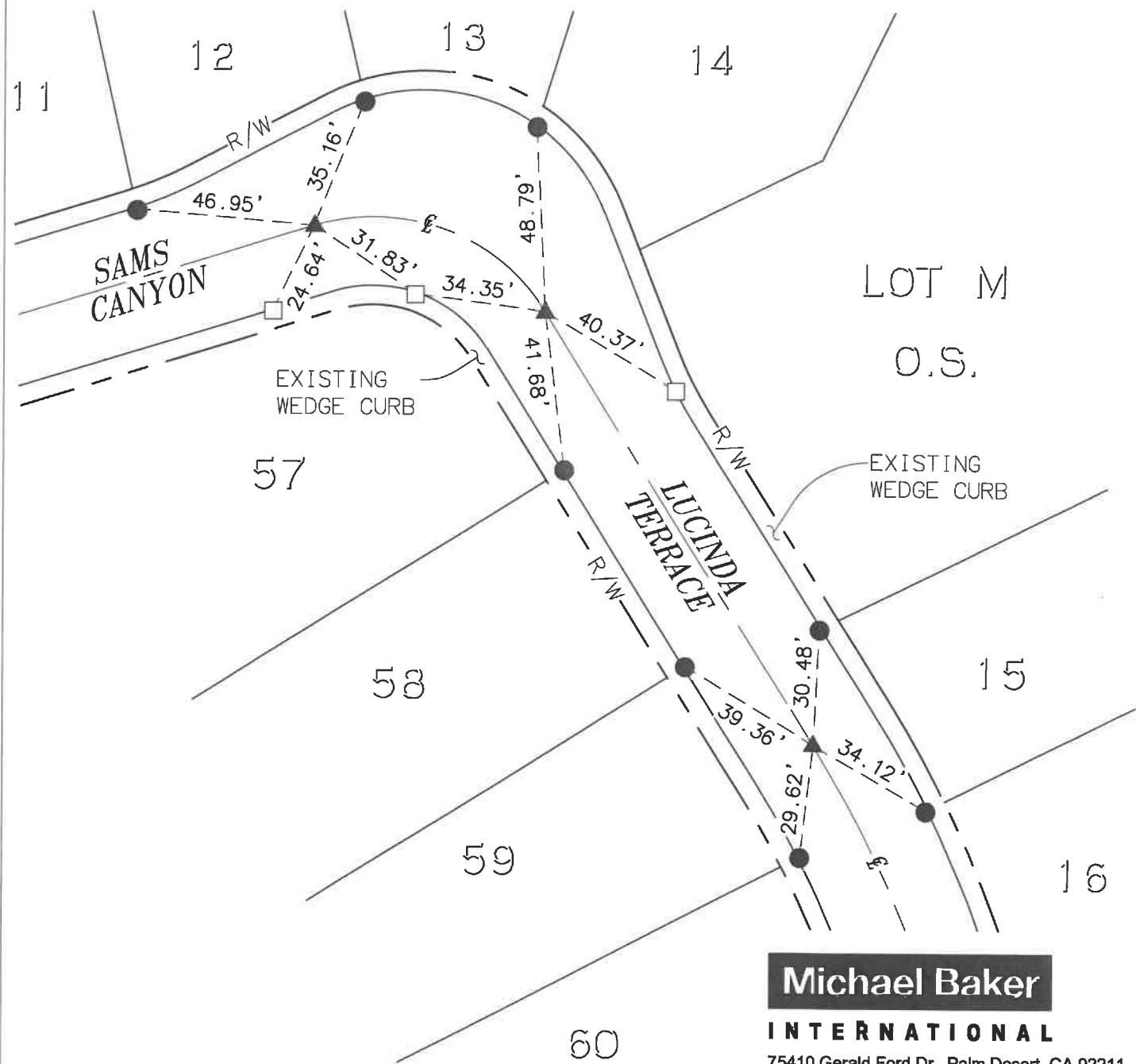
SHEET 5 OF 17 SHEETS

LEGEND

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- INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508 RP", FLUSH ON TOP OF CURB.



SCALE: 1"=40'



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MONUMENT TIE SHEET

TRACT NO. 33096-13
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L.S. NO. 8508

DATE: 01/16/2020

SCALE: 1"=40'

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ENGINEERING DEPARTMENT

CITY OF BEAUMONT

TRACT 33096-13

M.B. 459/79-86

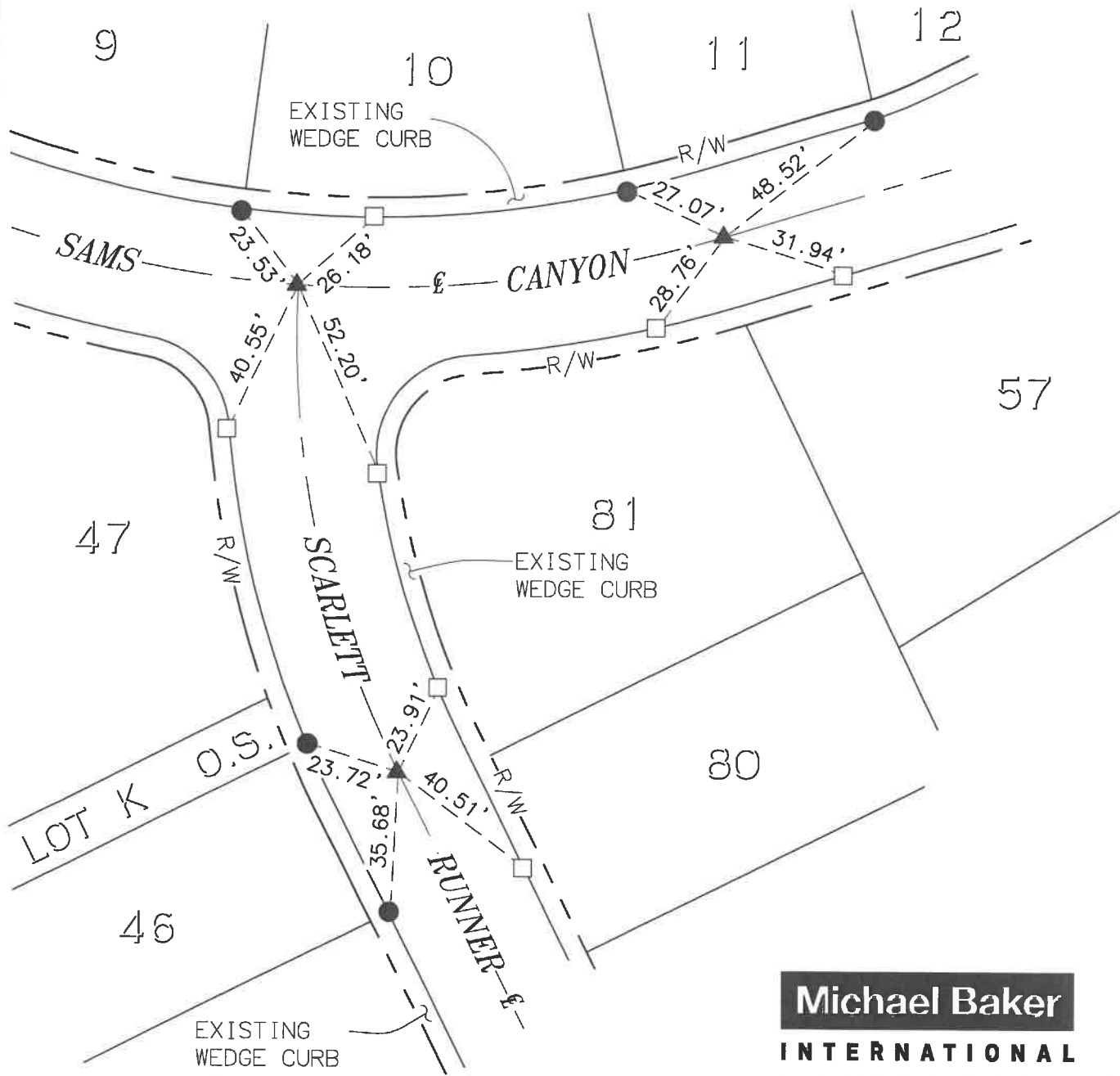
SHEET 6 OF 17 SHEETS

LEGEND

- ▲ INDICATES FOUND COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH, PER TRACT 33096-13, M.B. 459/79-86.
- INDICATES FOUND LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB PER TRACT 33096-13 M.B. 459/79-86.
- INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508 RP", FLUSH ON TOP OF CURB.



SCALE: 1"=40'



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MONUMENT TIE SHEET

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TRACT NO. 33096-13
 M.B. 459/79-86

SCALE: 1"=40'

JOB NO. 10103507

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

TRACT 33096-13

M.B. 459/79-86

SHEET 7 OF 17 SHEETS

LEGEND

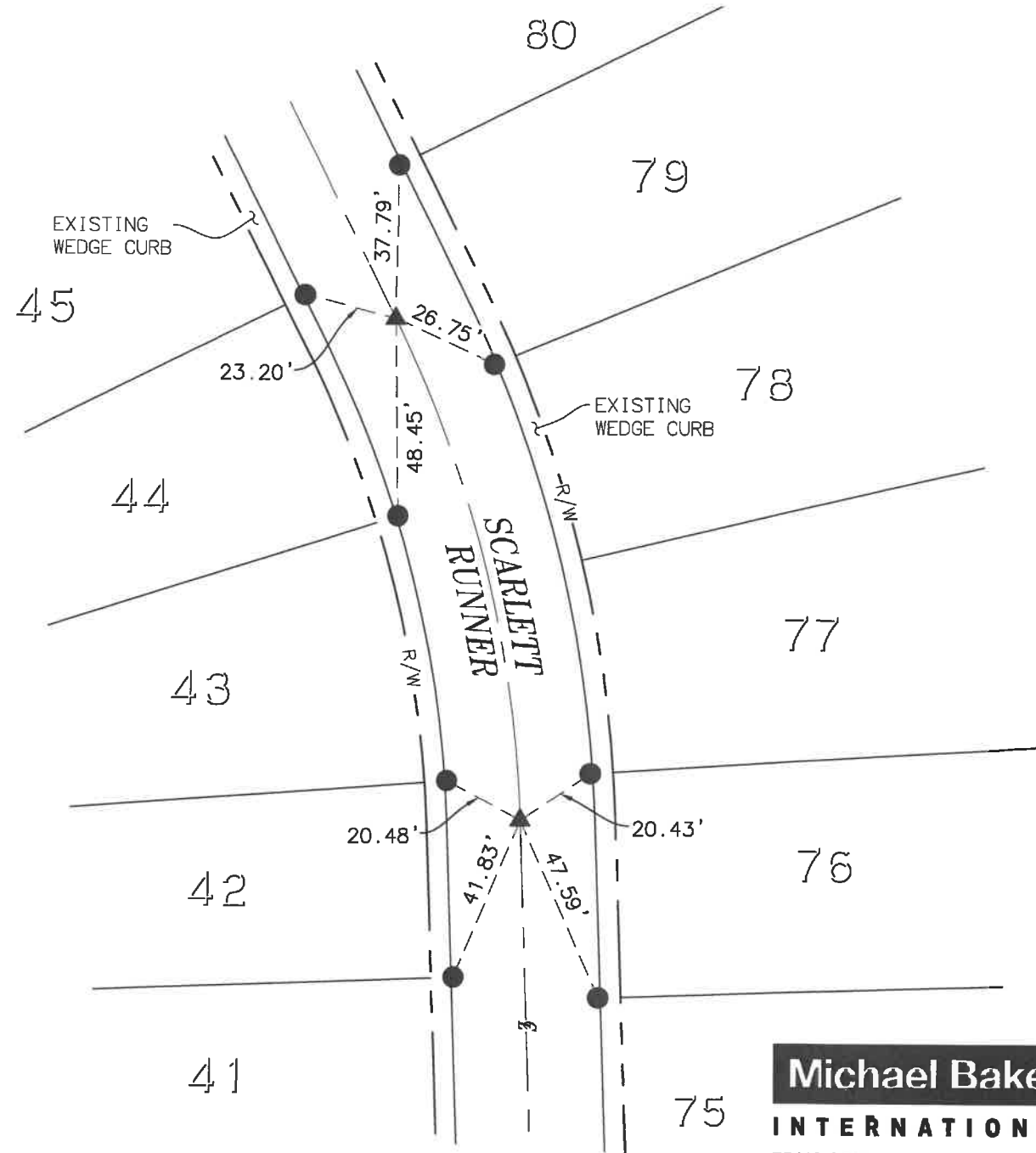
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● INDICATES FOUND LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB PER TRACT 33096-13 M.B. 459/79-86.

□ INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508 RP", FLUSH ON TOP OF CURB.



SCALE: 1"=40'



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MONUMENT TIE SHEET

L.S. NO. 8508

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TRACT NO. 33096-13
M.B. 459/79-86

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

SCALE: 1"=40'

JOB NO. 10103507

TRACT 33096-13
M.B. 459/79-86

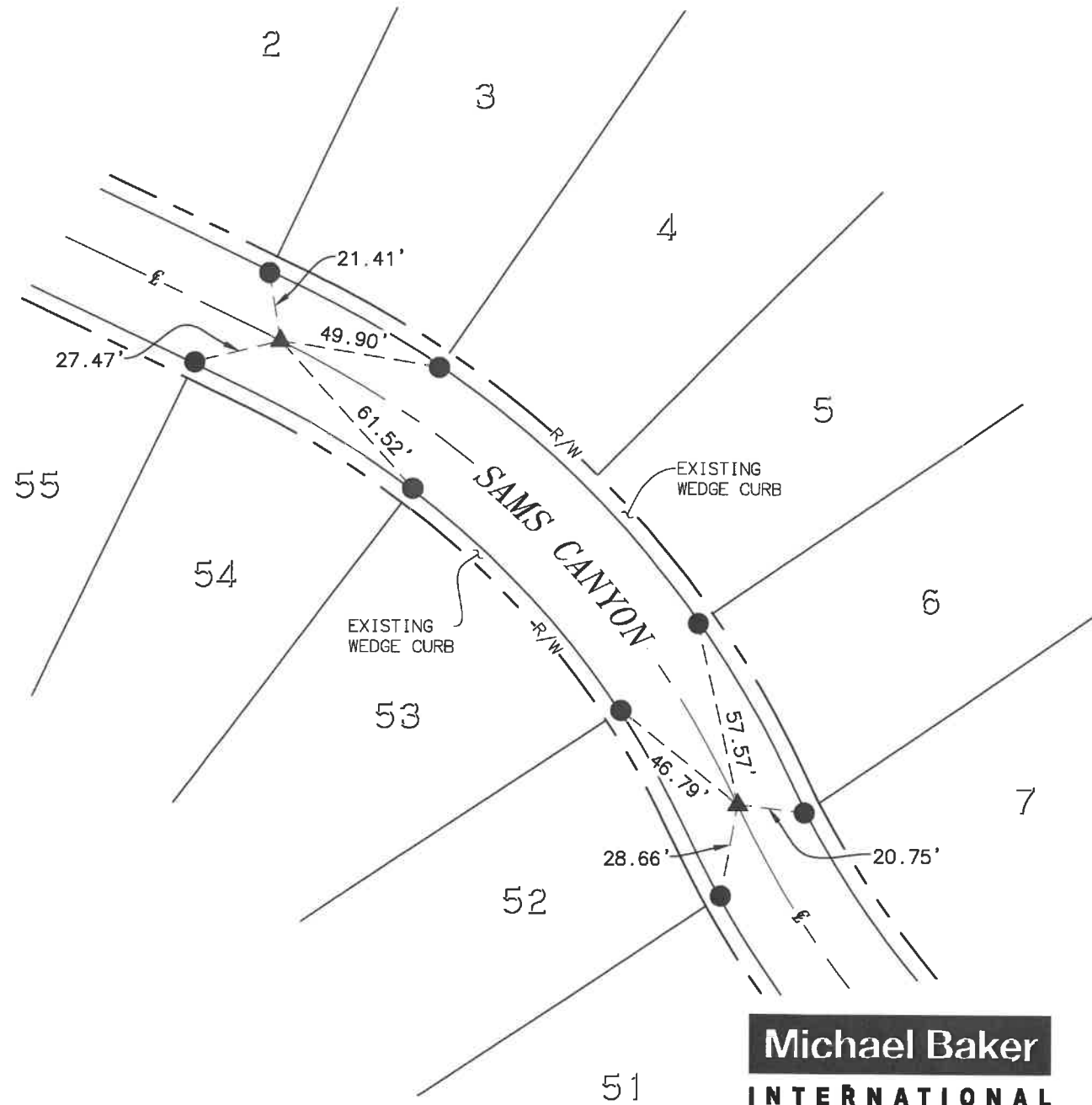
SHEET 8 OF 17 SHEETS

LEGEND

- ▲ INDICATES FOUND COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH, PER TRACT 33096-13, M.B. 459/79-86.
- INDICATES FOUND LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB PER TRACT 33096-13 M.B. 459/79-86.
- INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508 RP", FLUSH ON TOP OF CURB.



SCALE: 1"=50'



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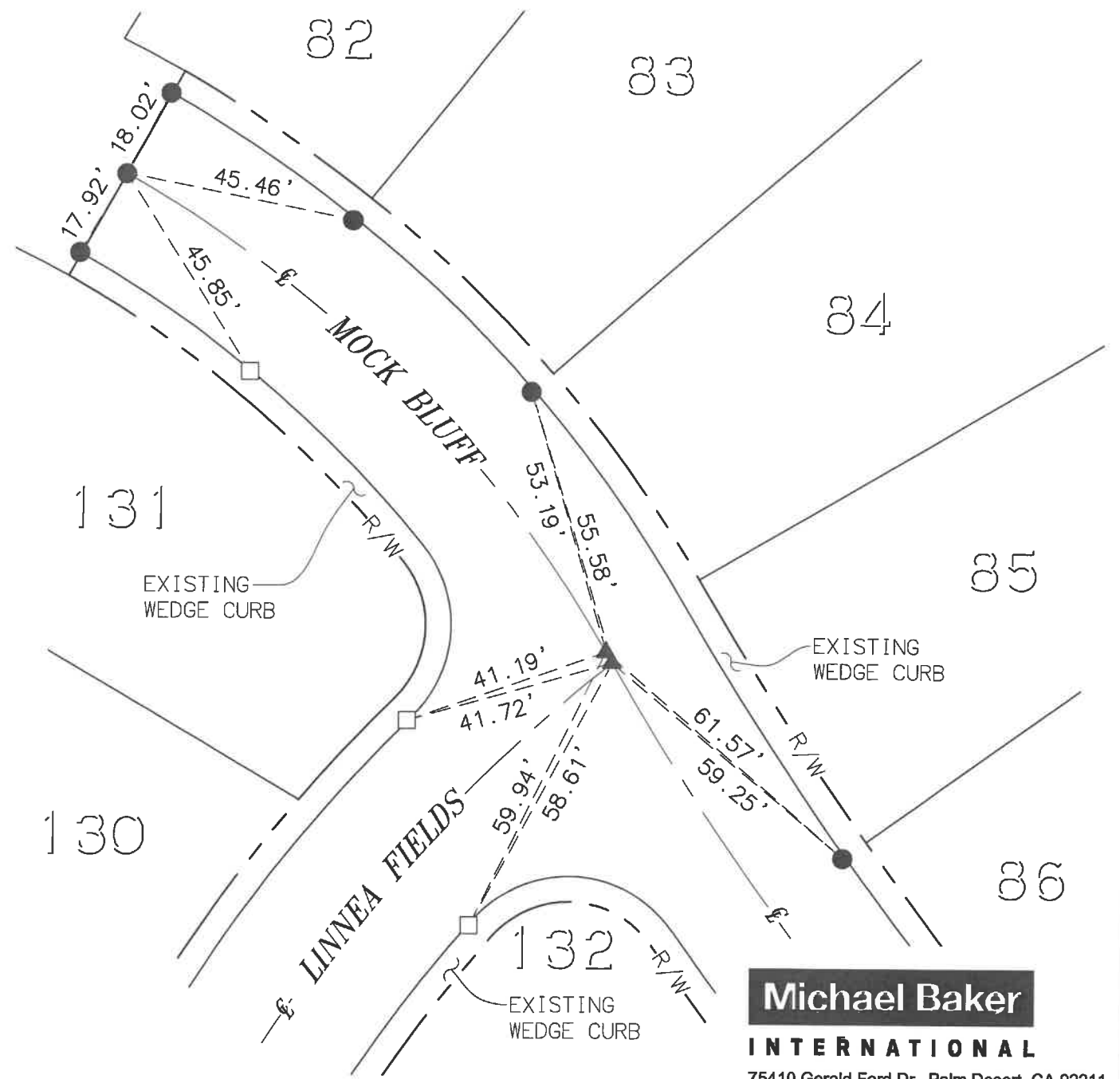
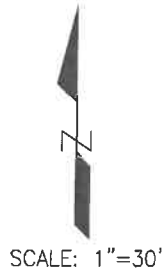
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|-------------------------|--------------------------------------|-------------------------|
| L.S. NO. <u>8508</u> | MONUMENT TIE SHEET | SCALE: <u>1"=50'</u> |
| DATE: <u>01/16/2020</u> | TRACT NO. 33096-13 M.B. 459/79-86 | JOB NO. <u>10103507</u> |
| ENGINEERING DEPARTMENT | CITY OF BEAUMONT | |

TRACT 33096-13
M.B. 459/79-86

SHEET 9 OF 17 SHEETS

LEGEND

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- INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508 RP", FLUSH ON TOP OF CURB.



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| | | |
|-------------------------|--|-------------------------|
| L.S. NO. <u>8508</u> | MONUMENT TIE SHEET | SCALE: <u>1"=30'</u> |
| DATE: <u>01/16/2020</u> | TRACT NO. <u>33096-13</u> M.B. <u>459/79-86</u> | JOB NO. <u>10103507</u> |
| ENGINEERING DEPARTMENT | CITY OF BEAUMONT | |

TRACT 33096-13

M.B. 459/79-86

SHEET 10 OF 17 SHEETS

LEGEND

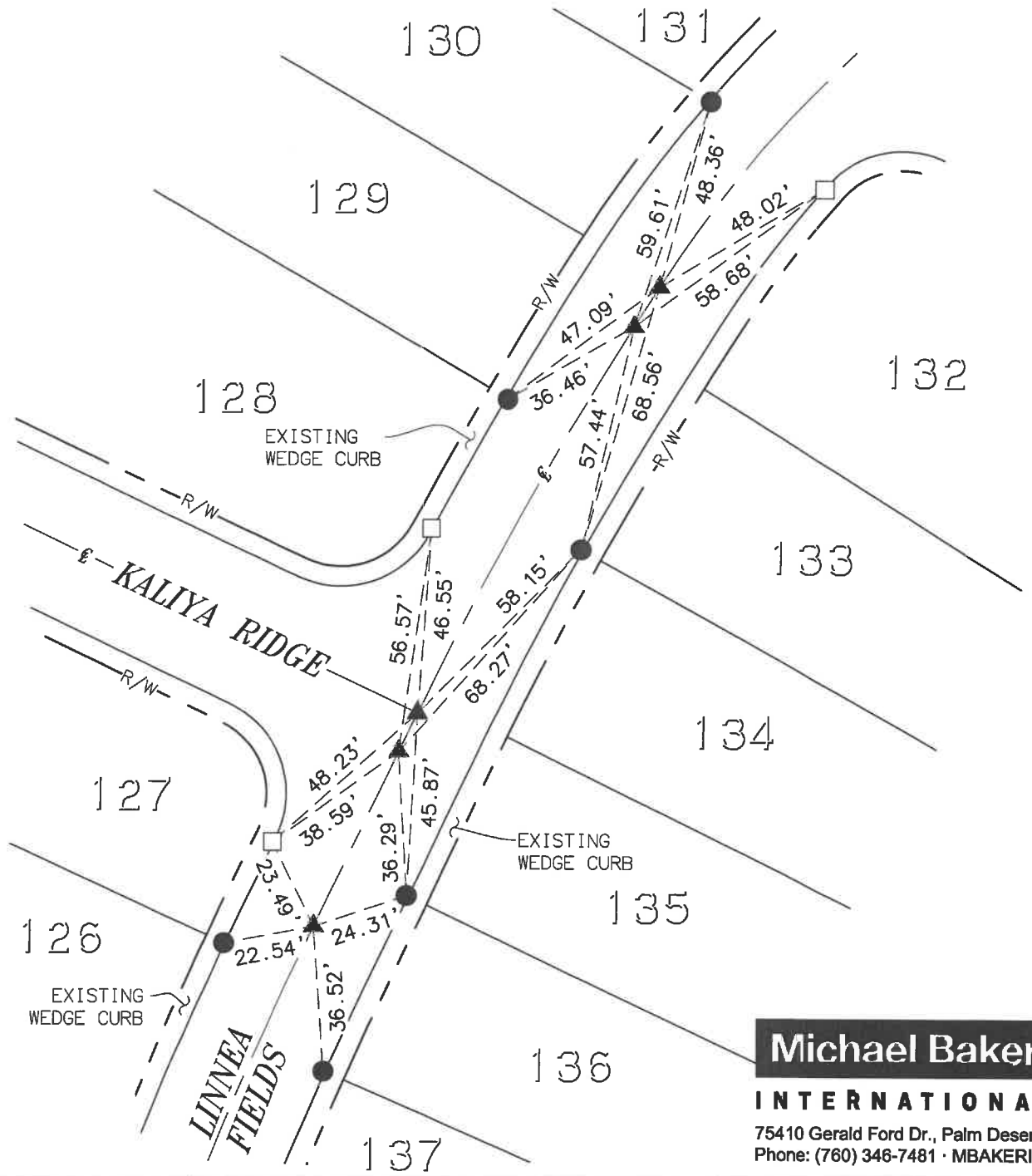
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SCALE: 1"=40'



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MONUMENT TIE SHEET

TRACT NO. 33096-13
M.B. 459/79-86

L.S. NO. 8508

DATE: 01/16/2020

SCALE: 1"=40'

JOB NO. 10103507

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

TRACT 33096-13
M.B. 459/79-86

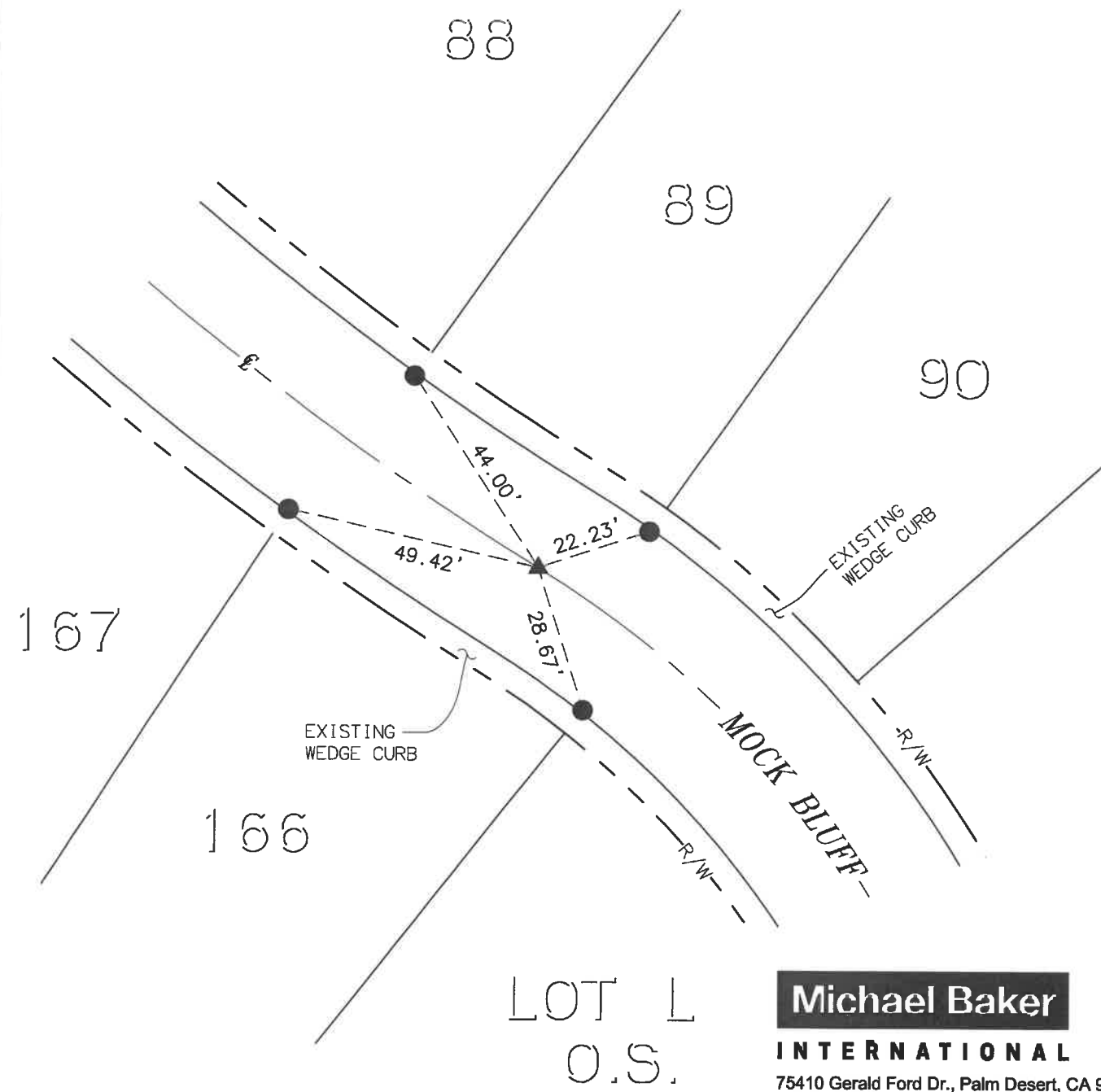
SHEET 11 OF 17 SHEETS

LEGEND

- ▲ INDICATES FOUND COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH, PER TRACT 33096-13, M.B. 459/79-86.
- INDICATES FOUND LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB PER TRACT 33096-13 M.B. 459/79-86.
- INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508 RP", FLUSH ON TOP OF CURB.



SCALE: 1"=30'



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INTERNATIONAL

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Phone: (760) 346-7481 · MBAKERINTL.COM

MONUMENT TIE SHEET

L.S. NO. 8508
DATE: 01/16/2020

TRACT NO. 33096-13
M.B. 459/79-86

SCALE: 1"=30'

ENGINEERING DEPARTMENT CITY OF BEAUMONT

JOB NO. 10103507

TRACT 33096-13

M.B. 459/79-86

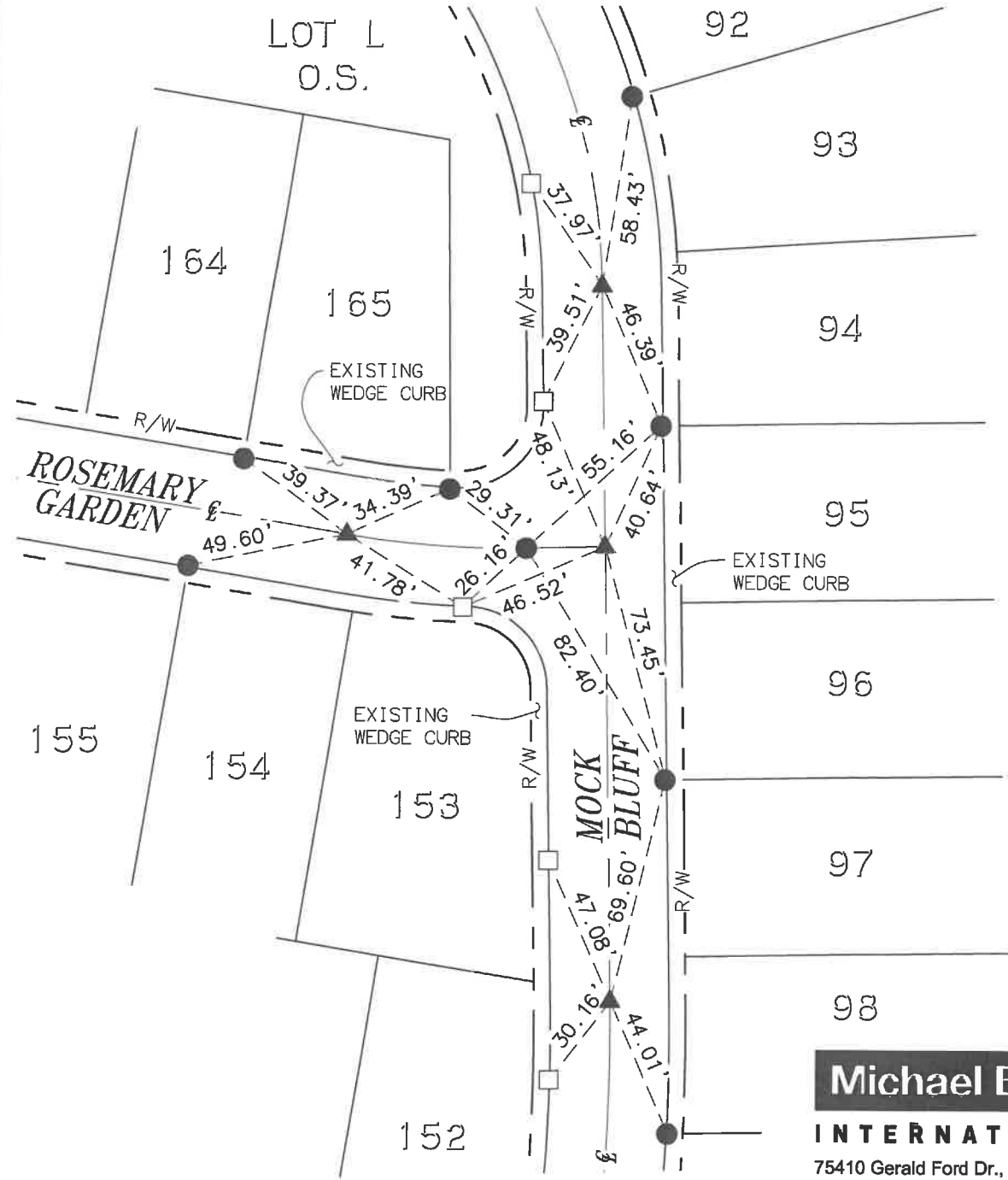
SHEET 12 OF 17 SHEETS

LEGEND

- ▲ INDICATES FOUND COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH, PER TRACT 33096-13, M.B. 459/79-86.
- INDICATES FOUND LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB PER TRACT 33096-13 M.B. 459/79-86.
- INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508 RP", FLUSH ON TOP OF CURB.



SCALE: 1"=50'



Michael Baker

INTERNATIONAL

75410 Gerald Ford Dr., Palm Desert, CA 92211
Phone: (760) 346-7481 · MBAKERINTL.COM

MONUMENT TIE SHEET

L.S. NO. 8508

DATE: 01/16/2020

TRACT NO. 33096-13

M.B. 459/79-86

SCALE: 1"=50'

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

JOB NO. 10103507

TRACT 33096-13
M.B. 459/79-86

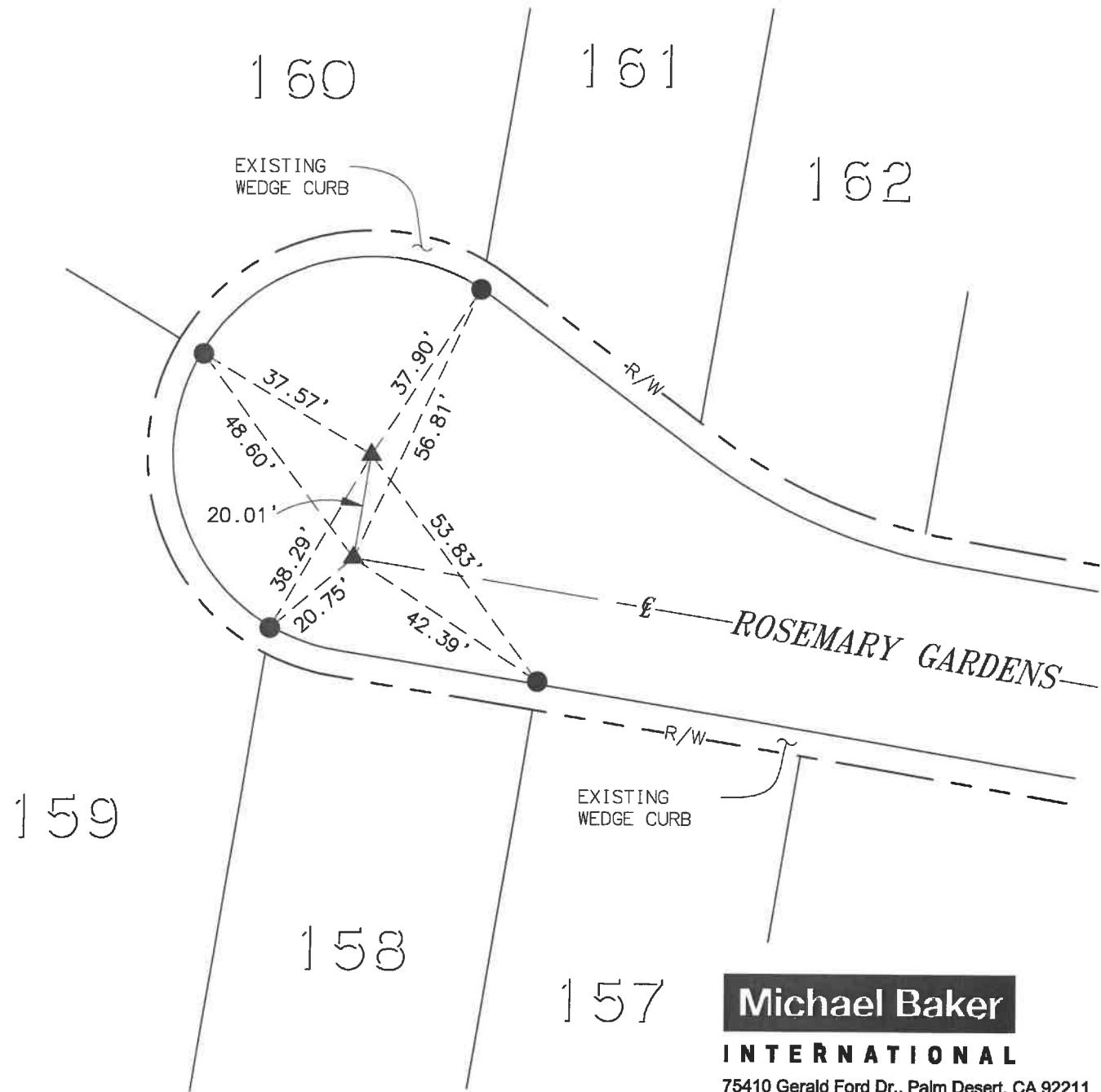
SHEET 13 OF 17 SHEETS

LEGEND

- ▲ INDICATES FOUND COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH, PER TRACT 33096-13, M.B. 459/79-86.
- INDICATES FOUND LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB PER TRACT 33096-13 M.B. 459/79-86.
- INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508 RP", FLUSH ON TOP OF CURB.



SCALE: 1"=30'



Michael Baker

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MONUMENT TIE SHEET

TRACT NO. 33096-13
M.B. 459/79-86

L.S. NO. 8508

DATE: 01/16/2020

SCALE: 1"=30'

JOB NO. 10103507

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

TRACT 33096-13

M.B. 459/79-86

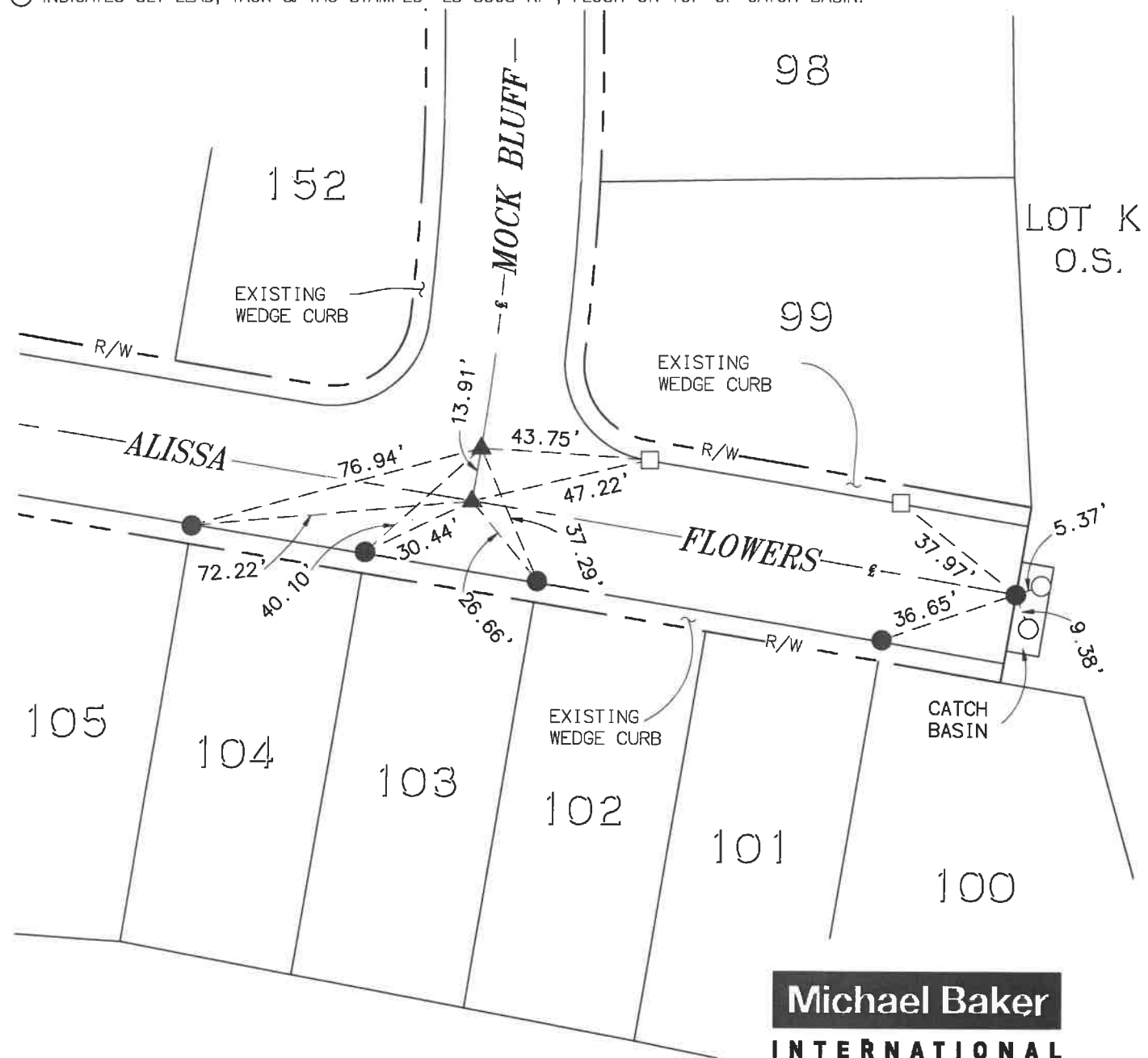
SHEET 14 OF 17 SHEETS

LEGEND

- ▲ INDICATES FOUND COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH, PER TRACT 33096-13, M.B. 459/79-86.
- INDICATES FOUND LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB PER TRACT 33096-13 M.B. 459/79-86.
- INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508 RP", FLUSH ON TOP OF CURB.
- INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508 RP", FLUSH ON TOP OF CATCH BASIN.



SCALE: 1"=40'



Michael Baker
INTERNATIONAL
 75410 Gerald Ford Dr., Palm Desert, CA 92211
 Phone: (760) 346-7481 · MBAKERINTL.COM

| | | |
|-------------------------|--------------------------------------|-------------------------|
| L.S. NO. <u>8508</u> | MONUMENT TIE SHEET | SCALE: <u>1"=40'</u> |
| DATE: <u>01/16/2020</u> | TRACT NO. 33096-13 M.B. 459/79-86 | JOB NO. <u>10103507</u> |
| ENGINEERING DEPARTMENT | CITY OF BEAUMONT | |

TRACT 33096-13
M.B. 459/79-86

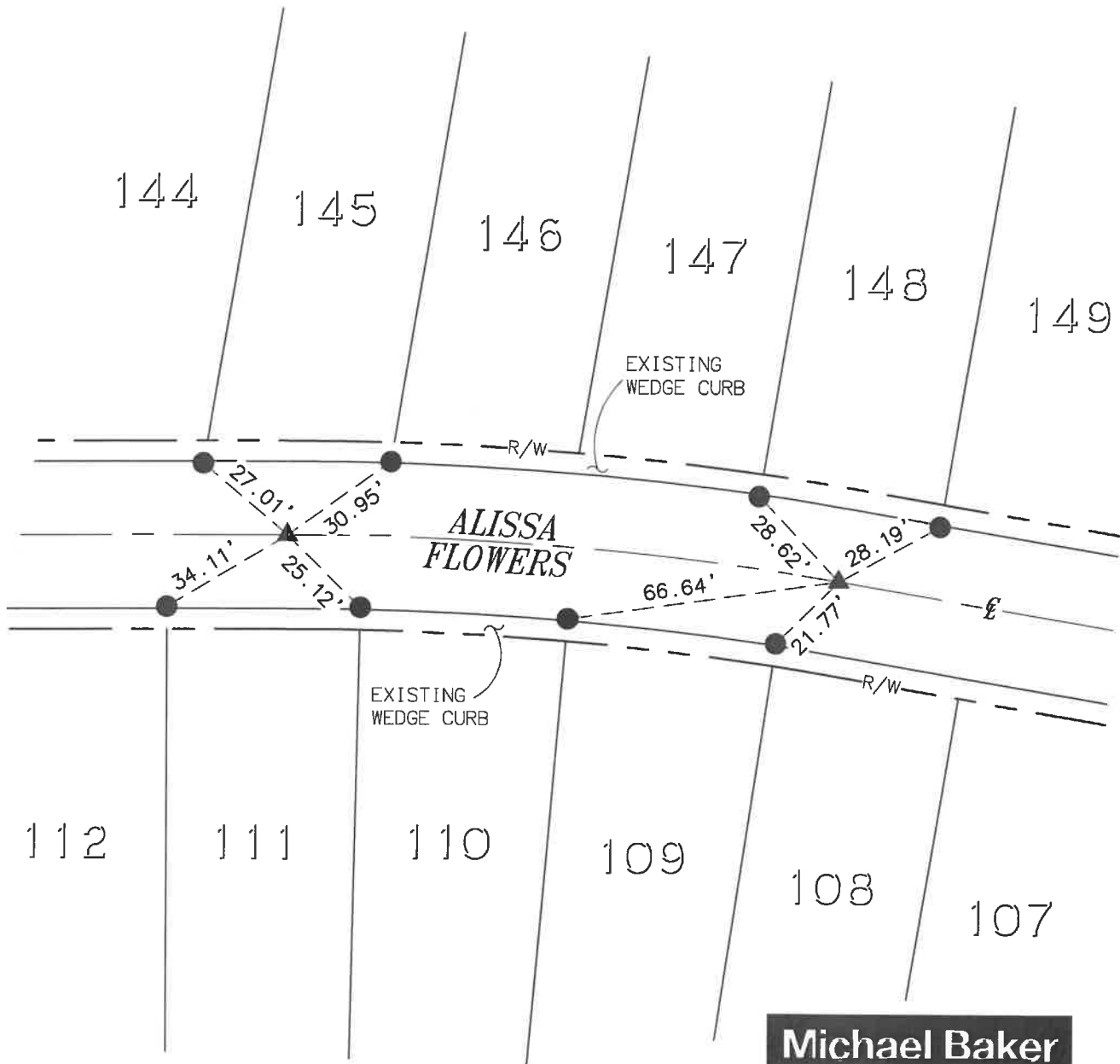
SHEET 15 OF 17 SHEETS

LEGEND

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SCALE: 1"=40'



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|-------------------------|--------------------------------------|-------------------------|
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| DATE: <u>01/16/2020</u> | TRACT NO. 33096-13 M.B. 459/79-86 | JOB NO. <u>10103507</u> |
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TRACT 33096-13
M.B. 459/79-86

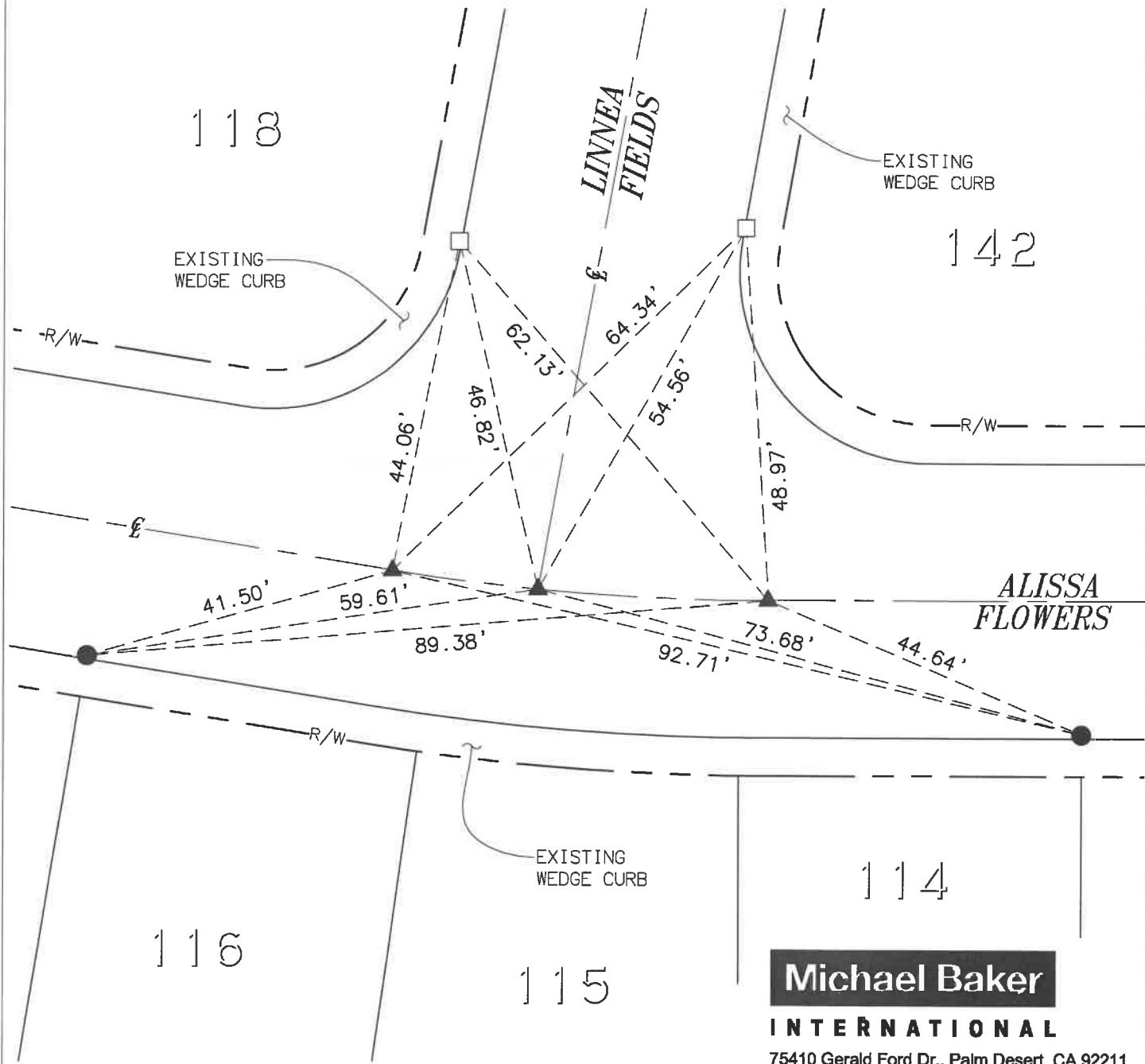
SHEET 16 OF 17 SHEETS

LEGEND

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SCALE: 1"=20'



Michael Baker

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MONUMENT TIE SHEET

L.S. NO. 8508

DATE: 01/16/2020

TRACT NO. 33096-13
M.B. 459/79-86

SCALE: 1"=20'

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ENGINEERING DEPARTMENT

CITY OF BEAUMONT

TRACT 33096-13

M.B. 459/79-86

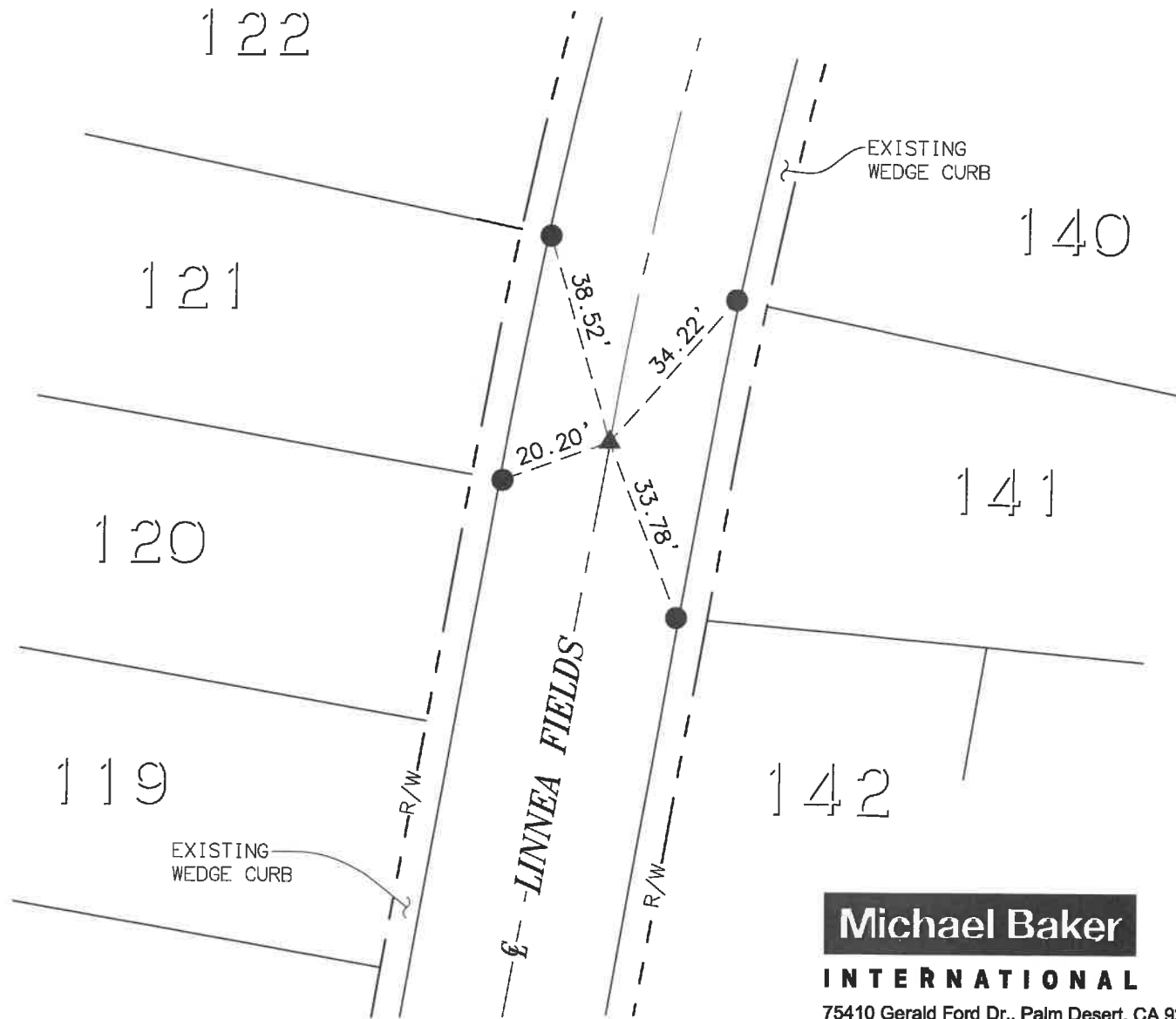
SHEET 17 OF 17 SHEETS

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SCALE: 1"=30'



Michael Baker

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MONUMENT TIE SHEET

L.S. NO. 8508
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SCALE: 1"=30'

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

JOB NO. 10103507

THIS SUBDIVISION CONTAINS:
168 NUMBERED LOTS
14 LETTERED LOTS
182 LOTS TOTAL
38.081 ACRES GROSS

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT NO. 33096-13
BEING A SUBDIVISION OF A PORTION OF LOT 5 OF TRACT NO. 32259 AS FILED IN BOOK 371, PAGES 22 THROUGH 27, INCLUSIVE, OF MAPS; AND LOT "P" AND A PORTION OF LOT "O" OF TRACT NO. 33096-3 AS FILED IN BOOK 419, PAGES 70 THROUGH 93, INCLUSIVE, OF MAPS; ALL IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA; BEING LOCATED IN SECTION 14, T. 3 S., R. 1 W., S.B.M.

Michael Baker
INTERNATIONAL
FEBRUARY, 2016

RECORDER'S STATEMENT
FILED THIS 29th DAY OF JANUARY, 2017 AT 3:15 PM, IN BOOK 459 OF MAPS AT PAGES 79-81, AT THE REQUEST OF THE CITY CLERK, CITY OF BEAUMONT, NO. 2017-0500 (57) FEE \$ 24.00
PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER

BY: Yusuf, DEPUTY
SUBDIVISION GUARANTEE: ORANGE COAST 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.

WE HEREBY RETAIN LOTS "A" (ALISSA FLOWERS), "B" (LINNEA FIELDS), "C" (MOCK BLUFF), "D" (ROSEMARY GARDENS), "E" (KALIYA RIDGE), "F" (JULIE DONAVIN MOOR), "G" (LUCINDA TERRACE), "H" (SAMS CANYON), AND "I" (SCARLETT RUNNER), INDICATED AS PRIVATE STREETS, AS SHOWN HEREON FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN FOR OPEN SPACE AND LANDSCAPE MAINTENANCE, LOTS "J" THROUGH "N", INCLUSIVE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: WE HEREBY DEDICATE TO THE CITY OF BEAUMONT FOR STREET AND PUBLIC UTILITY PURPOSES LOT "N" (HIGHLAND SPRINGS AVENUE) AS SHOWN ON THIS MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: WE HEREBY DEDICATE TO THE CITY OF BEAUMONT, EASEMENTS FOR PUBLIC UTILITIES, SEWER, AND DRAINAGE PURPOSES AND MAINTENANCE THEREOF, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PUBLIC SAFETY AND UTILITY MAINTENANCE VEHICLE PURPOSES WITHIN LOTS "A" (ALISSA FLOWERS), "B" (LINNEA FIELDS), "C" (MOCK BLUFF), "D" (ROSEMARY GARDENS), "E" (KALIYA RIDGE), "F" (JULIE DONAVIN MOOR), "G" (LUCINDA TERRACE), "H" (SAMS CANYON), AND "I" (SCARLETT RUNNER), INDICATED AS PRIVATE STREETS, AS SHOWN ON THIS TRACT MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: WE HEREBY DEDICATE TO THE CITY OF BEAUMONT AN EASEMENT OVER LOT "K" FOR PUBLIC UTILITIES, SEWER AND DRAINAGE PURPOSES AND THE MAINTENANCE THEREOF, AS SHOWN WITHIN THIS TRACT MAP.

K. HOVNANIAN'S FOUR SEASONS AT BEAUMONT, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Douglas Woodward
DOUGLAS WOODWARD, DIVISION PRESIDENT

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 CALIFORNIA)
COUNTY OF ORANGE) SS.
ON 28 OCT 2017 BEFORE ME, STEUDEAU A NOTARY PUBLIC
(INSERT NAME)

PERSONALLY APPEARED DOUGLAS WOODWARD
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 PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY, UNDER THE LAWS OF THE STATE OF CALIFORNIA, THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND
Steu
SIGNATURE
STEUDEAU
PRINT NAME

MY COMMISSION EXPIRES 14 OCT 2021
MY PRINCIPAL PLACE OF BUSINESS IS ORANGE COUNTY.

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: November 7, 2017
BY: Jon Christensen COUNTY TAX COLLECTOR
Ashlea Nathaniel DEPUTY

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 FULLY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED: _____, 20____
CASH OR SURETY TAX BOND
DON KEIM
COUNTY TAX COLLECTOR
BY: _____ DEPUTY

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 _____) SS.
ON _____ BEFORE ME, _____ A NOTARY PUBLIC
(INSERT NAME)

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 PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY, UNDER THE LAWS OF THE STATE OF CALIFORNIA, THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND
SIGNATURE
PRINT NAME
MY COMMISSION EXPIRES _____
MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY.

SOILS REPORT NOTE

PRELIMINARY SOILS REPORT FOR TENTATIVE TRACT NO. 33096, DATED APRIL 18, 2003, WAS PREPARED BY LEIGHTON AND ASSOCIATES, INC., AS REQUIRED BY SECTIONS 17953 OF THE CALIFORNIA HEALTH AND SAFETY CODE AND AS REQUIRED BY SECTION 66434.5 OF THE CALIFORNIA GOVERNMENT CODE. A COPY OF SAID REPORT IS ON FILE FOR PUBLIC INSPECTION IN THE CITY ENGINEERS OFFICE.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PARDEE HOMES, A CALIFORNIA CORPORATION, IN FEBRUARY OF 2016. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET WITHIN ONE YEAR FROM ACCEPTANCE OF IMPROVEMENTS BY CITY COUNCIL 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 APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: OCTOBER 20, 2017
Christopher Lee Alberts
CHRISTOPHER LEE ALBERTS, L.S. 8508



CITY SURVEYOR'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT MAP 33096 AS FILED, AMENDED, AND APPROVED BY THE CITY COUNCIL ON JULY 19, 2005, THE EXPIRATION DATE BEING DECEMBER 18, 2018, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED: 11/13, 2017
Jay S. Fahrion
JAY S. FAHRION, CITY SURVEYOR
L.S. 8207



BEAUMONT CITY COUNCIL CERTIFICATE

THE CITY OF BEAUMONT, STATE OF CALIFORNIA, BY ITS CITY COUNCIL, HEREBY APPROVES TRACT NO. 33096-13 AND ACCEPTS THE OFFER OF DEDICATION OF LOT "N" (HIGHLAND SPRINGS AVENUE) MADE HEREON FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES. THE CITY COUNCIL DECLARES THAT THE ACCEPTANCE OF THE OFFER IS TO VEST TITLE IN THE CITY ON BEHALF OF THE PUBLIC FOR SAID PURPOSES, BUT THAT SAID ROAD SUBJECT TO IMPROVEMENTS SHALL NOT BECOME PART OF THE CITY MAINTAINED ROAD SYSTEM UNTIL ACCEPTED BY THE CITY PURSUANT TO SECTION 941 OF THE STREETS AND HIGHWAYS CODE, AND ALSO ACCEPTS:

THE EASEMENTS FOR PUBLIC UTILITIES, SEWER, AND DRAINAGE PURPOSES AND MAINTENANCE THEREOF, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PUBLIC SAFETY AND UTILITY MAINTENANCE VEHICLE PURPOSES WITHIN LOTS "A" (ALISSA FLOWERS), "B" (LINNEA FIELDS), "C" (MOCK BLUFF), "D" (ROSEMARY GARDENS), "E" (KALIYA RIDGE), "F" (JULIE DONAVIN MOOR), "G" (LUCINDA TERRACE), "H" (SAMS CANYON), AND "I" (SCARLETT RUNNER), THE PRIVATE STREET LOTS AS SHOWN ON THIS MAP.

THE EASEMENT FOR PUBLIC UTILITIES, SEWER AND DRAINAGE PURPOSES AND THE MAINTENANCE THEREOF OVER LOT "K" IS ACCEPTED, SUBJECT TO IMPROVEMENTS.

DATED: 11/21, 2017
Andreanna Stuffer
CITY CLERK, CITY OF BEAUMONT,
RIVERSIDE COUNTY, CALIFORNIA

SIGNATURE OMISSIONS NOTE

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

- 1) METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, A CALIFORNIA CORPORATION, HOLDER OF EASEMENTS FOR ELECTRIC TRANSMISSION LINE(S), PER INSTRUMENTS RECORDED SEPTEMBER 28, 1933 IN BOOK 143, PAGE 13, AND DECEMBER 9, 1939 IN BOOK 437, PAGE 483, BOTH OF OFFICIAL RECORDS.
- 2) SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, HOLDER OF EASEMENTS FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED APRIL 20, 1971 AS INSTRUMENT NO. 1971-40682 (PLOTTED HEREON), AND JUNE 21, 2007 AS INSTRUMENT NO. 2007-406117 (BLANKET IN NATURE AND NOT PLOTTED HEREON), BOTH OF OFFICIAL RECORDS.
- 3) SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 12, 2007 AS INSTRUMENT NO. 2007-455167; AND AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 2, 2015 AS INSTRUMENT NO. 2015-393286; BOTH OF OFFICIAL RECORDS.

459
79

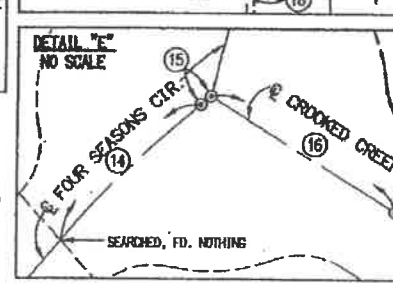
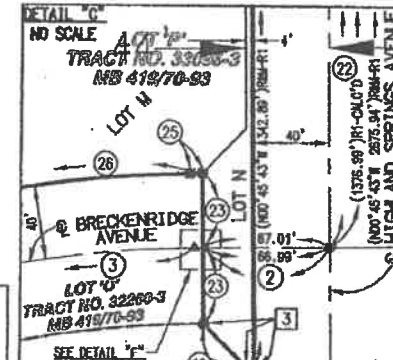
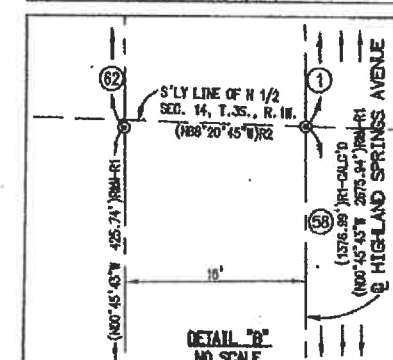
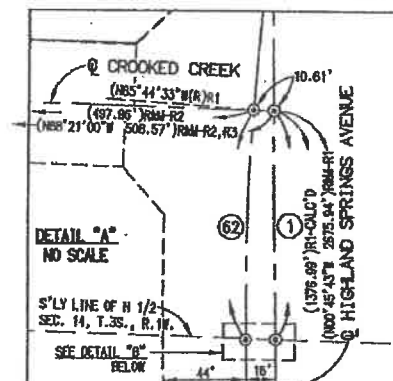
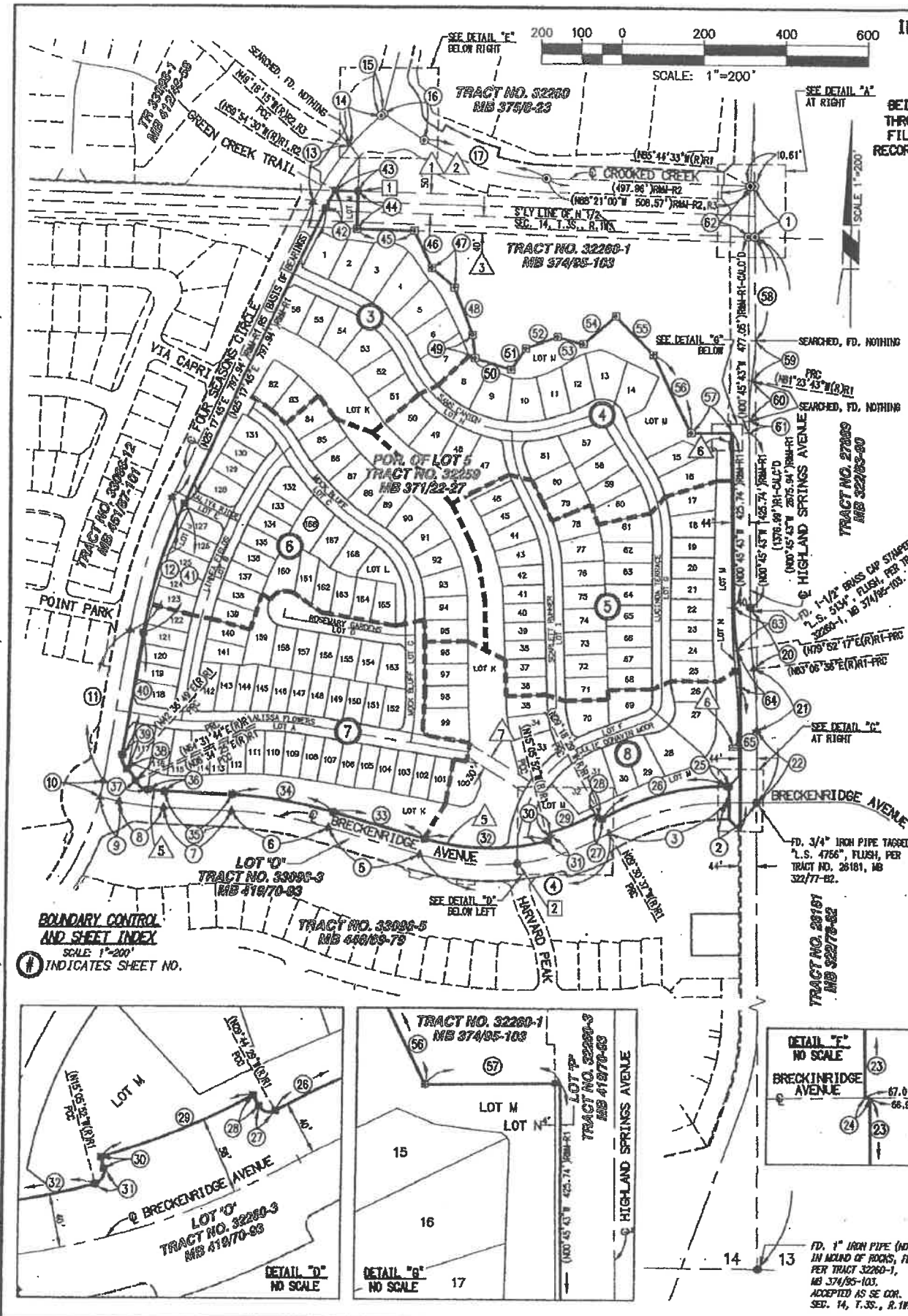
PWA017-0021

TRACT NO. 33096-13

BEING A SUBDIVISION OF A PORTION OF LOT 5 OF TRACT NO. 32259 AS FILED IN BOOK 371, PAGES 22 THROUGH 27, INCLUSIVE, OF MAPS; AND LOT "P" AND A PORTION OF LOT "O" OF TRACT NO. 33096-3 AS FILED IN BOOK 419, PAGES 70 THROUGH 83, INCLUSIVE, OF MAPS; ALL IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA; BEING LOCATED IN SECTION 14, T. 3 S., R. 1 W., S.B.M.

Michael Baker

INTERNATIONAL
FEBRUARY, 2016

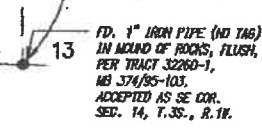
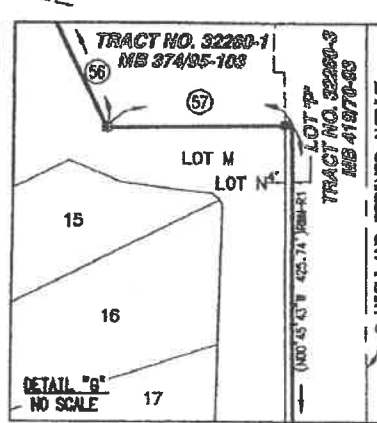
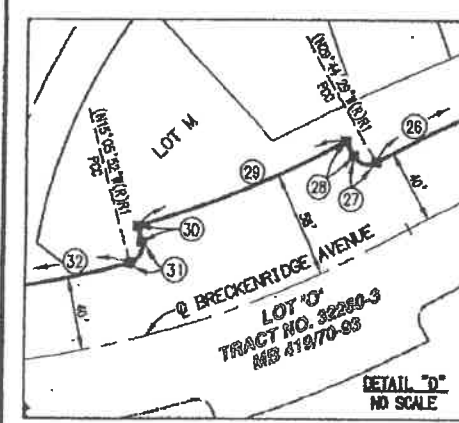


| NO. | BEARING/Delta | RADIUS | LENGTH |
|-----|----------------|--------------|------------------------|
| 1 | (N00°48'27"W | --- | 122.04' IRM-R2 |
| 2 | (N89°14'41"E | --- | 71.58' IRM-CALC'D |
| 3 | (S8°45'18" | 600.00' | 301.12' IRM-R1 |
| 4 | (S5°41'05" | 600.00' | 478.93' IRM-R1 |
| 5 | (N73°46'32"W | --- | 229.87' IRM-R1 |
| 6 | (S3°49'15" | 1000.00' | 241.22' IRM-R1 |
| 7 | (N87°35'47"W | --- | 166.86' IRM-R1 |
| 8 | (N1°24'08"(R) | 600.00' | 108.93' IRM-R1 |
| 9 | (N07°11'39"(R) | --- | 47.46' IRM-R1 |
| 10 | (S3°47'40" | (606.00' | 40.13' IRM-R1, R5 |
| 11 | (N09°00'41"E | --- | 371.72' |
| 12 | (S18°17'04" | 1184.00' | 339.36' IRM-R1, R5 |
| 13 | (S15°24'00" | 600.00' | 161.27' |
| 14 | (S10°04'27" | 394.00' | 104.44' IR1 |
| 15 | (N50°48'12"E | --- | 7.04' IR3 |
| 16 | (N88°04'02"W | --- | 118.38' IRM-R2, R3, R4 |
| 17 | (S0°10'56" | 600.00' | 317.12' IRM-R2, R3, R4 |
| 18 | (N89°14'17"E | --- | 4.00' IRM-R |
| 19 | (N44°32'23"W | --- | 33.24' IRM-R1 |
| 20 | (S0°07'41" | 1400.00' | 149.74' IRM-R1 |
| 21 | (S0°07'41" | 1400.00' | 149.74' IRM-R1 |
| 22 | (N00°45'43"W | --- | 176.30' IRM-R1 |
| 23 | (N00°45'19"W | --- | 40.00' |
| 24 | (N89°14'41"E | --- | 0.01' |
| 25 | (N88°14'41"E | --- | 4.58' IRM-R1 |
| 26 | (S28°33'10" | 640.00' | 318.94' IRM-R1 |
| 27 | (S0°29'44" | 9.00' IRM-R1 | 14.22' |
| 28 | (N28°48'45"W | --- | (14.21' IR1 |
| 29 | (S12°46'44" | 542.00' | 8.84' IRM-R1 |
| 30 | (N16°02'01"(R) | --- | 120.88' IRM-R1 |
| 31 | (S0°56'09" | 9.00' | 8.93' IRM-R1 |
| 32 | (S1°19'20" | 9.00' | 14.28' IRM-R1 |
| 33 | (S1°19'20" | 580.00' | 306.14' IRM-R1 |
| 34 | (N73°46'32"W | --- | 229.87' IRM-R1 |
| 35 | (S13°49'15" | 1040.00' | 250.87' IRM-R1 |
| 36 | (N87°35'47"W | --- | 166.86' IRM-R1 |
| 37 | (S0°10'12" | 560.00' | 40.76' IRM-R1 |
| 38 | (S7°57'19" | 39.00' | 39.45' IRM-R1 |
| 39 | (S21°54'55" | 83.50' | 35.78' IRM-R1 |
| 40 | (S6°23'52" | 39.00' | 38.39' IRM-R1 |
| 41 | (N09°00'41"E | --- | 301.47' IRM-R1 |
| 42 | (S16°17'04" | 1181.00' | 329.86' IRM-R1 |
| 43 | (S04°47'45" | 567.00' | 47.46' IRM-R1 |
| 44 | (N88°20'45"W | --- | (55.55' IRM-R2 |
| 45 | (N01°38'55"E | --- | 90.00' IRM-R2 |
| 46 | (N88°20'45"W | --- | 129.42' IRM-R3, R6 |
| 47 | (N25°28'50"W | --- | 100.78' IRM-R3, R6 |
| 48 | (N19°16'04"W | --- | 72.84' IRM-R3, R6 |
| 49 | (N21°28'17"W | --- | 123.56' IRM-R3, R6 |
| 50 | (N06°50'34"W | --- | 57.81' IRM-R3, R6 |
| 51 | (N72°37'03"W | --- | 92.38' IRM-R3, R6 |
| 52 | (N34°39'05"E | --- | 63.37' IRM-R3, R6 |
| 53 | (N89°22'05"E | --- | 82.72' IRM-R3, R6 |
| 54 | (N74°41'14"W | --- | 66.78' IRM-R3, R6 |
| 55 | (N10°33'34"E | --- | 105.28' IRM-R3, R6 |
| 56 | (N44°53'16"W | --- | 133.62' IRM-R3, R6 |
| 57 | (N28°24'10"W | --- | 209.24' IRM-R3, R6 |
| 58 | (N87°14'17"E | --- | 89.17' IRM-R3 |
| 59 | (N00°45'43"W | --- | 253.34' IRM-R1 |
| 60 | (S09°22'00" | 600.00' | 98.08' IRM-R1 |
| 61 | (S09°22'00" | 600.00' | 98.08' IRM-R1 |
| 62 | (N00°45'43"W | --- | 28.41' IRM-R1 |
| 63 | (S05°01'10" | 1400.00' | 122.55' IRM-R1 |
| 64 | (S09°22'00" | 640.00' | 104.63' IRM-R1 |
| 65 | (S09°22'00" | 560.00' | 91.55' IRM-R1 |
| 66 | (N00°45'43"W | --- | 342.89' IRM-R1 |

SURVEYORS NOTES:

- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF FOUR SEASONS CIRCLE AS SHOWN ON TRACT NO. 33096-12, FILED IN BOOK 451, PAGES 87 THROUGH 101, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, BEING NORTH 28°12'45" EAST.
- THIS MAP CONTAINS 168 NUMBERED LOTS, 14 LETTERED LOTS, AND 38.061 ACRES.
- ALL MONUMENTS SHOWN AS SET WILL BE SET WITHIN ONE YEAR AFTER THE ACCEPTANCE OF IMPROVEMENTS BY THE CITY COUNCIL. EXISTING BOUNDARY MONUMENTS THAT ARE DESTROYED DUE TO CONSTRUCTION WILL BE RESET AS STATED BELOW.
 - SET 1" IRON PIPE TAGGED "L.S. 8508", FLUSH OR LEAD, TACK AND TAG "L.S. 8508", FLUSH, IN CONCRETE; OR A SPIKE W/BRASS WASHER STAMPED "L.S. 8508", FLUSH, IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE AT ALL REAR LOT CORNERS, REAR AND SIDE LOT ANGLE POINTS AND ENDS OF CURVE. LOT CORNERS WHICH ABUT A PRIVATE STREET WILL BE MARKED ON A 5.50' OFFSET INSIDE THE STREET RIGHT-OF-WAY IN CONCRETE BY A LEAD TACK AND TAG "L.S. 8508" ON SIDE LOT LINES PROVIDED.
- DENOTES RECORD DATA PER REFERENCES BELOW:
 - ALC'D CALCULATED FROM RECORD DOCUMENT AS SHOWN
 - PCC POINT OF COMPOUND CURVATURE
 - PRC POINT OF REVERSE CURVATURE
 - RM RECORD AND MEASURED DATA
 - R RADIAL BEARING
 - () RECORD DATA AS SHOWN
 - R1 RECORD DATA PER TRACT 33096-3, MB 419/70-93
 - R2 RECORD DATA PER TRACT 33096-1, MB 412/46-68
 - R3 RECORD DATA PER TRACT 32260-1, MB 374/95-103
 - R4 RECORD DATA PER TRACT 32260, MB 375/8-23
 - R5 RECORD DATA PER TRACT 33096-12, 451/87-101
 - R6 RECORD DATA PER TRACT 32259, MB 371/22-27
 - R7 RECORD DATA PER TRACT 33096-5, 416/67-70
- DENOTES SET MONUMENTS AS NOTED BELOW:
 - Δ INDICATES SET 1-1/2" COPPERFIELD MONUMENT STAMPED "LS 8508", FLUSH.
- DENOTES FOUND MONUMENTS AS NOTED BELOW:
 - ▲ DENOTES 1-1/2" BRASS CAP STAMPED "L.S. 5134", FLUSH, PER TRACT NO. 33096-3, MB 419/70-93.
 - DENOTES 2" IRON PIPE TAGGED "L.S. 5134" OR SPIKE AND WASHER STAMPED "L.S. 5134" OR LEAD, TACK AND TAG "L.S. 5134" TO BE SET PER TRACT NO. 33096-3, MB 419/70-93.
 - ⊙ DENOTES 1-1/2" BRASS CAP STAMPED "L.S. 5134", FLUSH, PER TRACT 32260-1, MB 374/95-103.
 - ⊠ DENOTES 2" IRON PIPE TAGGED "L.S. 5134" OR LEAD, TACK AND TAG "L.S. 5134" OR SPIKE AND WASHER STAMPED "L.S. 5134", FLUSH, IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE, TO BE SET PER TRACT NO. 33096-3, MB 419/70-93.
 - DENOTES FOUND MONUMENT AS NOTED AND REFERRED HEREIN.
 - 1 FOUND 2" IRON PIPE TAGGED "L.S. 5134" OR LEAD, TACK AND TAG "L.S. 5134" OR SPIKE AND WASHER STAMPED "L.S. 5134", FLUSH, IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE, TO BE SET PER TRACT NO. 33096-1, MB 412/46-68.
 - 2 FOUND SPIKE AND WASHER STAMPED "L.S. 8508", FLUSH, PER TRACT NO. 33096-5, MB 416/67-70.
 - 3 FOUND 2" IRON PIPE TAGGED "L.S. 8508" OR LEAD, TACK AND TAG "L.S. 8508" OR SPIKE AND WASHER STAMPED "L.S. 8508", FLUSH, IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE, TO BE SET PER TRACT NO. 33096-5, MB 416/67-70.
 - 4 FOUND COPPERFIELD MONUMENT STAMPED "L.S. 8508", FLUSH, TO BE SET PER TRACT NO. 33096-12, MB 451/87-101.
- EASEMENTS:
 - EASEMENT IN FAVOR OF METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA FOR ELECTRIC TRANSMISSION LINE(S) PER INSTRUMENT RECORDED SEPTEMBER 28, 1933 IN BOOK 143, PAGE 13, OFFICIAL RECORDS.
 - EASEMENT IN FAVOR OF METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA FOR ELECTRIC TRANSMISSION LINE(S) PER INSTRUMENT RECORDED DECEMBER 9, 1939 IN BOOK 437, PAGE 463, OFFICIAL RECORDS.
 - EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY FOR PIPE LINE, RECORDED APRIL 20, 1971 AS INSTRUMENT NO. 1971-10662, OFFICIAL RECORDS.
 - AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED JUNE 21, 2007 AS INSTRUMENT NO. 2007-106117 OF OFFICIAL RECORDS. (SAID EASEMENT IS BLANKET IN NATURE AND NOT PLOTTED HEREON)
 - AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 12, 2007 AS INSTRUMENT NO. 2007-455167 OF OFFICIAL RECORDS.
 - AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 2, 2015 AS INSTRUMENT NO. 2015-393286 OF OFFICIAL RECORDS.
 - AN EASEMENT FOR STORM DRAIN AND SANITARY SEWER AND MAINTENANCE THEREOF AS DEDICATED HEREIN.
 - EASEMENTS FOR PUBLIC UTILITIES, SEWER, AND DRAINAGE PURPOSES AND MAINTENANCE THEREOF, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PUBLIC SAFETY AND UTILITY MAINTENANCE VEHICLE DEDICATED HEREON TO THE CITY OF BEAUMONT.

BOUNDARY CONTROL AND SHEET INDEX
SCALE: 1"=200'
INDICATES SHEET NO.



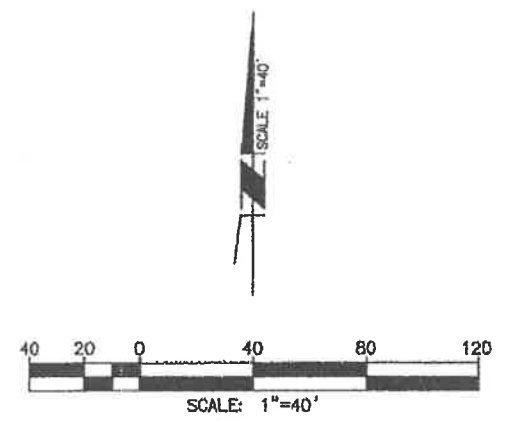
459
80

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

TRACT NO. 33096-13

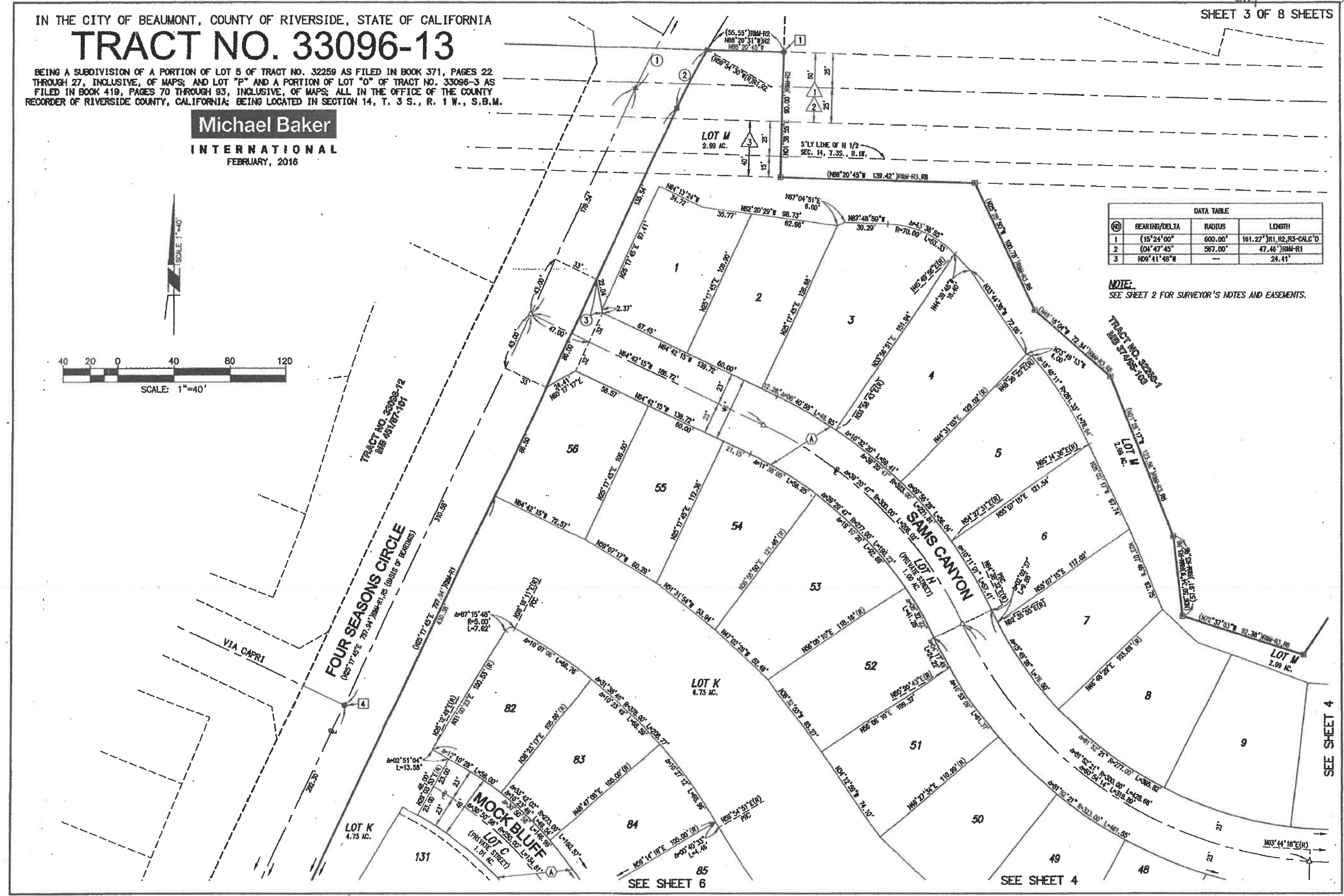
BEING A SUBDIVISION OF A PORTION OF LOT 5 OF TRACT NO. 32259 AS FILED IN BOOK 371, PAGES 22 THROUGH 27, INCLUSIVE, OF MAPS; AND LOT "P" AND A PORTION OF LOT "O" OF TRACT NO. 33096-3 AS FILED IN BOOK 419, PAGES 70 THROUGH 93, INCLUSIVE, OF MAPS; ALL IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA; BEING LOCATED IN SECTION 14, T. 3 S., R. 1 W., S.B.M.

Michael Baker
INTERNATIONAL
FEBRUARY, 2016



| DATA TABLE | | | |
|------------|----------------|---------|---------------------------|
| ⑩ | BEARINGS/Delta | RADIUS | LENGTH |
| 1 | (15°24'00" | 600.00' | 161.27' R1, R2, R3-CALC'D |
| 2 | (04°47'45" | 567.00' | 47.46' RRM-R1 |
| 3 | N0°41'48"W | - | 24.41' |

NOTE:
SEE SHEET 2 FOR SURVEYOR'S NOTES AND EASEMENTS.



459
82

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

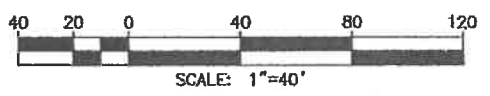
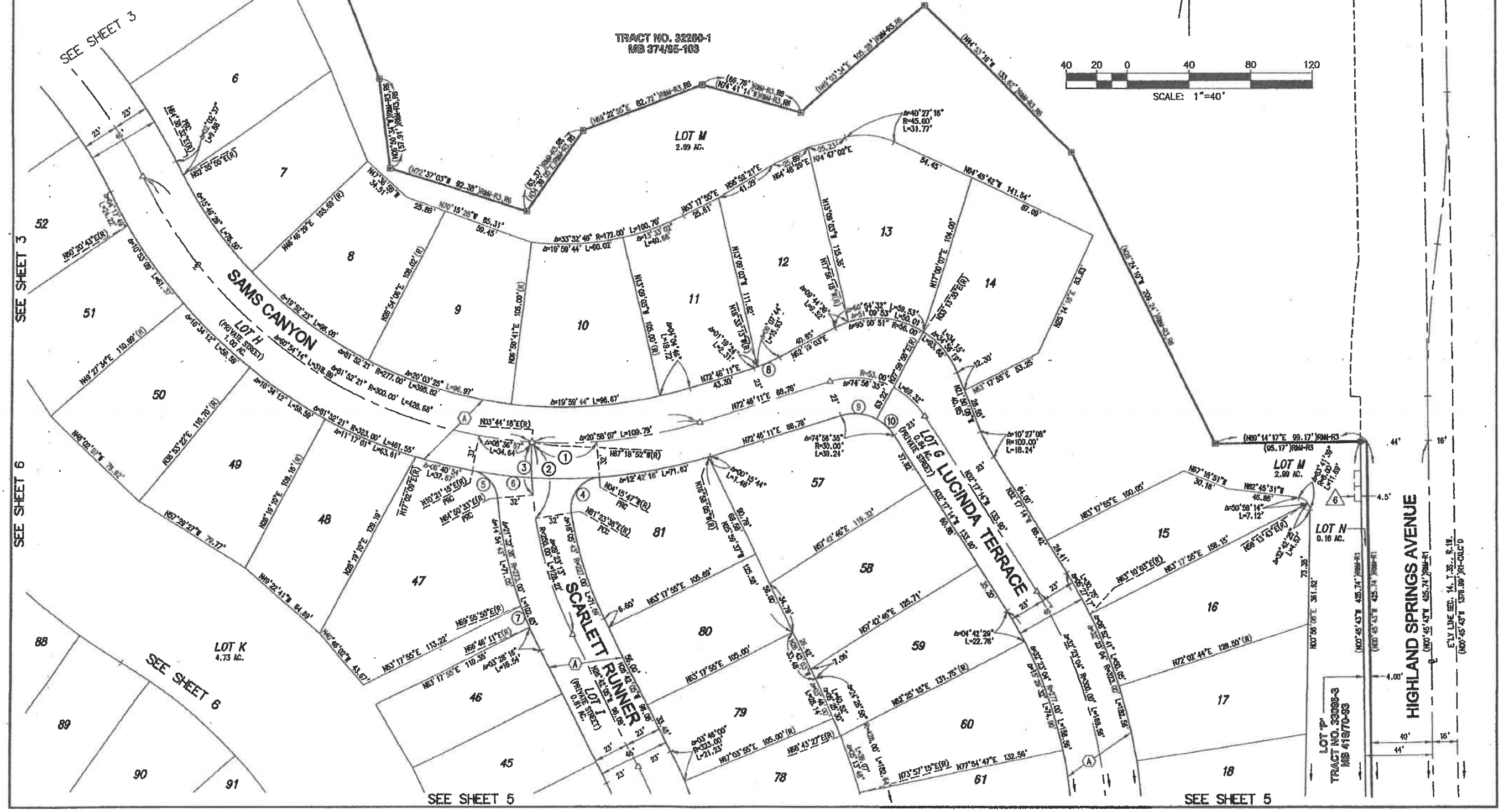
TRACT NO. 33096-13

BEING A SUBDIVISION OF A PORTION OF LOT 5 OF TRACT NO. 32259 AS FILED IN BOOK 371, PAGES 22 THROUGH 27, INCLUSIVE, OF MAPS; AND LOT "P" AND A PORTION OF LOT "O" OF TRACT NO. 33096-3 AS FILED IN BOOK 419, PAGES 70 THROUGH 93, INCLUSIVE, OF MAPS; ALL IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA; BEING LOCATED IN SECTION 14, T. 3 S., R. 1 W., S.B.M.

Michael Baker
INTERNATIONAL
FEBRUARY, 2018

| DATA TABLE | | | |
|------------|----------------|---------|--------|
| NO. | BEARINGS/Delta | RADIUS | LENGTH |
| 1 | 08° 00' 05" | 300.00' | 41.90' |
| 2 | 11° 17' 30" | 250.00' | 49.27' |
| 3 | 07° 50' 35" | 250.00' | 34.22' |
| 4 | 84° 20' 35" | 20.00' | 32.83' |
| 5 | 74° 28' 18" | 20.00' | 26.00' |
| 6 | 14° 37' 02" | 323.00' | 82.40' |
| 7 | 02° 54' 31" | 273.00' | 13.86' |
| 8 | 10° 27' 08" | 100.00' | 18.24' |
| 9 | 45° 13' 45" | 30.00' | 23.68' |
| 10 | 28° 42' 50" | 30.00' | 15.58' |

NOTE:
SEE SHEET 2 FOR SURVEYOR'S NOTES AND EASEMENTS.



HIGHLAND SPRINGS AVENUE

TRACT NO. 33096-3
MB 41970-83

LOT N
0.16 AC.

LOT M
2.89 AC.

LOT K
4.73 AC.

E.T.Y. LINE SEC. 14, T. 3 S., R. 1 W.
(N00°45'45"W 1376.58' TO CALC'D)

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

TRACT NO. 33096-13

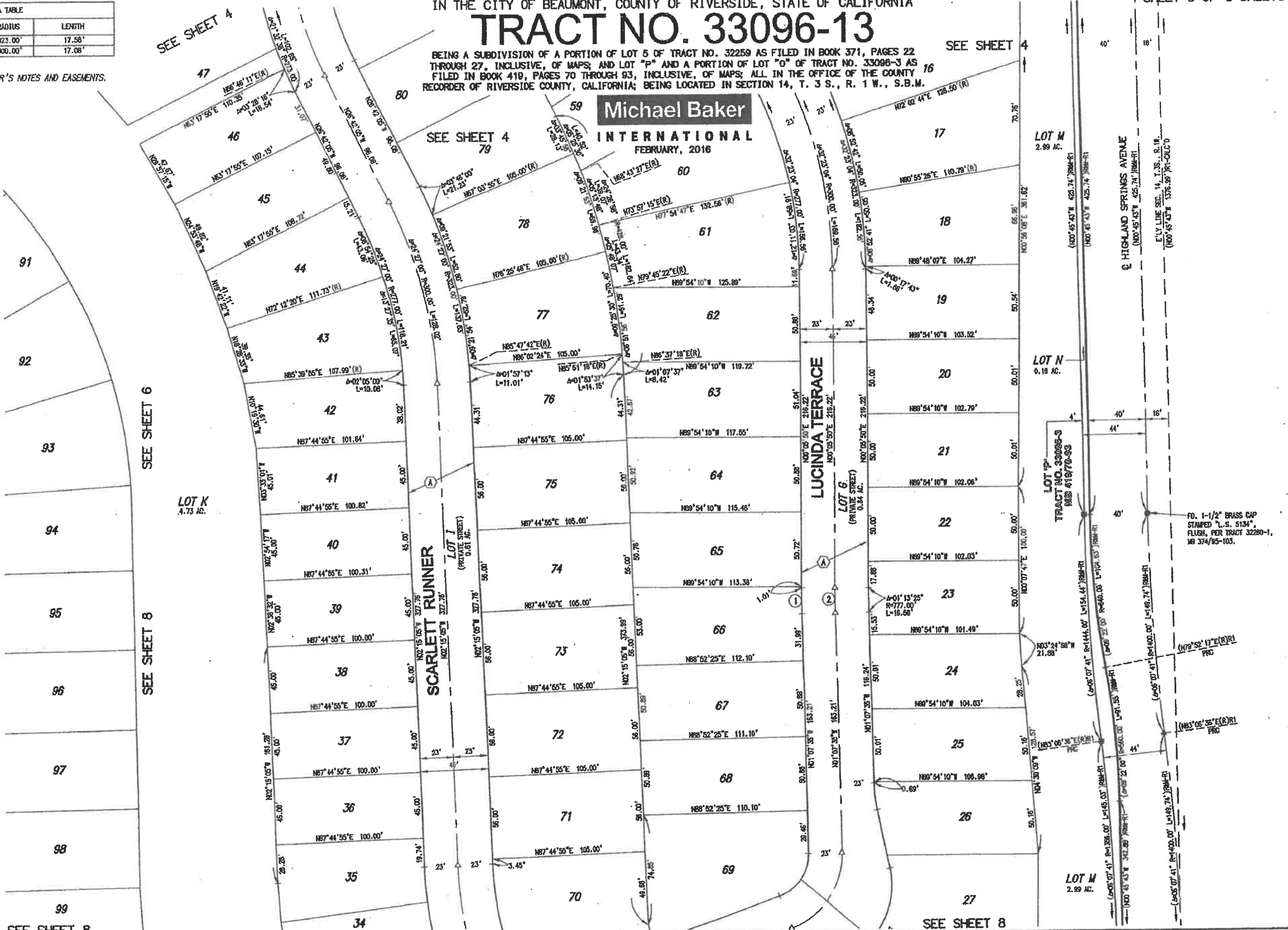
BEING A SUBDIVISION OF A PORTION OF LOT 5 OF TRACT NO. 32259 AS FILED IN BOOK 371, PAGES 22 THROUGH 27, INCLUSIVE, OF MAPS; AND LOT "P" AND A PORTION OF LOT "O" OF TRACT NO. 33098-3 AS FILED IN BOOK 419, PAGES 70 THROUGH 93, INCLUSIVE, OF MAPS; ALL IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA; BEING LOCATED IN SECTION 14, T. 3 S., R. 1 W., S.B.M.

Michael Baker

INTERNATIONAL
FEBRUARY, 2016

| DATA TABLE | | | |
|------------|---------------|---------|--------|
| NO. | BEARING/Delta | RADIUS | LENGTH |
| 1 | 01°13'25" | 823.00' | 17.58' |
| 2 | 01°13'25" | 800.00' | 17.08' |

NOTE:
SEE SHEET 2 FOR SURVEYOR'S NOTES AND EASEMENTS.



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83

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

TRACT NO. 33096-13

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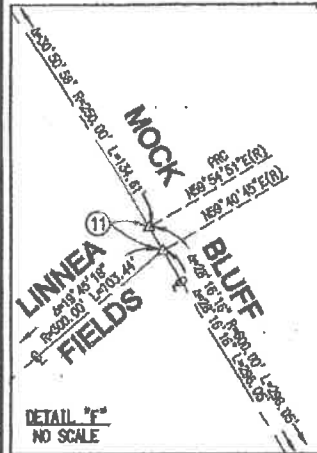
Michael Baker

INTERNATIONAL

FEBRUARY, 2016



SCALE: 1"=40'

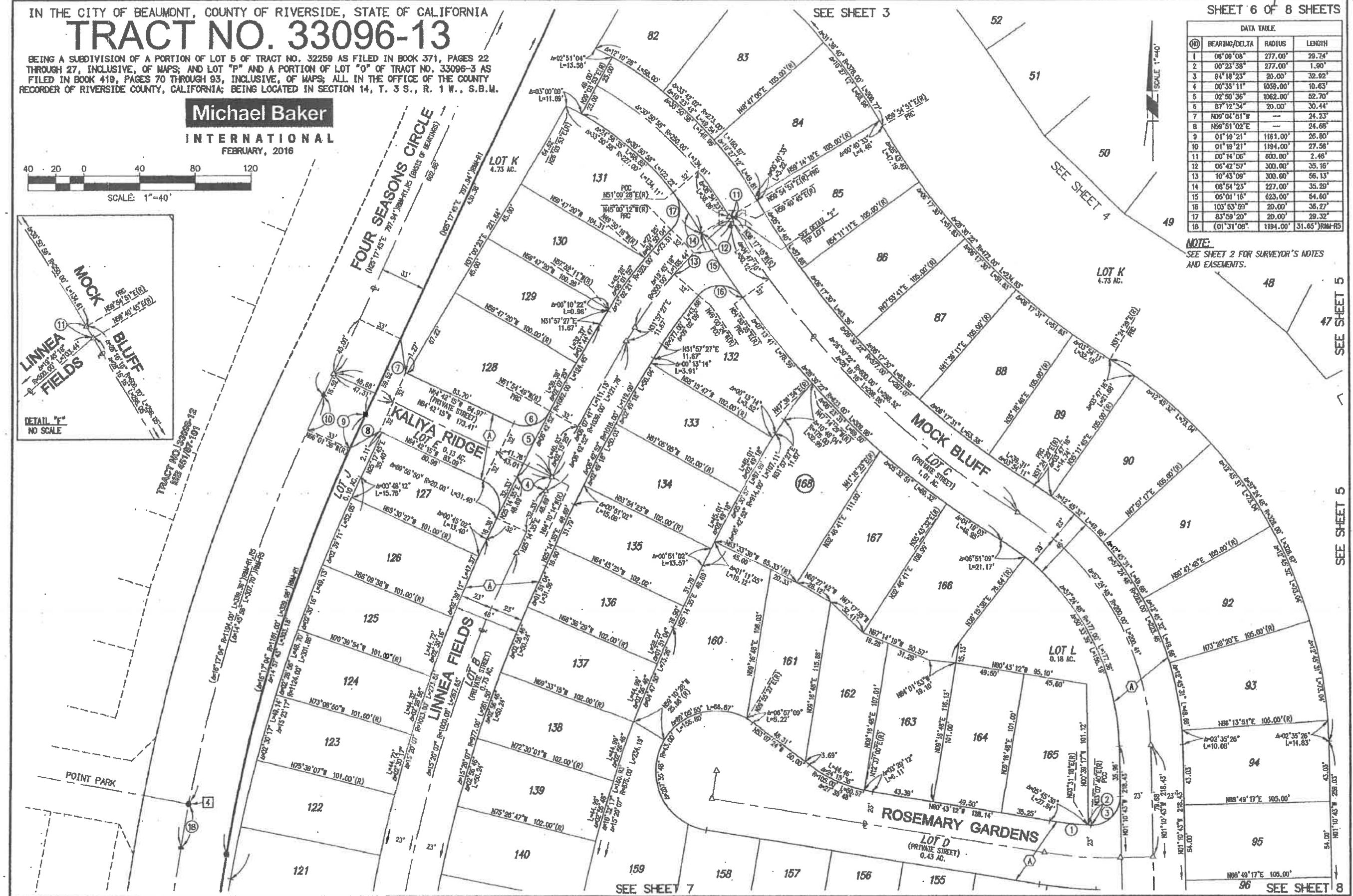


SHEET 6 OF 8 SHEETS

DATA TABLE

| NO | BEARING/Delta | RADIUS | LENGTH |
|----|---------------|----------|----------------|
| 1 | 06°09'08" | 277.00' | 29.74' |
| 2 | 00°23'38" | 277.00' | 1.90' |
| 3 | 04°18'23" | 20.00' | 32.92' |
| 4 | 00°35'11" | 1039.00' | 10.63' |
| 5 | 02°50'36" | 1062.00' | 82.70' |
| 6 | 87°12'34" | 20.00' | 30.44' |
| 7 | N89°04'51"W | — | 24.23' |
| 8 | N50°51'02"E | — | 24.68' |
| 9 | 01°19'21" | 1161.00' | 26.80' |
| 10 | 01°19'21" | 1194.00' | 27.56' |
| 11 | 00°14'06" | 600.00' | 2.46' |
| 12 | 06°42'57" | 300.00' | 35.16' |
| 13 | 10°43'09" | 300.00' | 56.13' |
| 14 | 08°54'23" | 227.00' | 35.29' |
| 15 | 06°01'16" | 623.00' | 54.60' |
| 16 | 103°53'59" | 20.00' | 36.27' |
| 17 | 83°59'20" | 20.00' | 29.32' |
| 18 | (01°31'08" | 1194.00' | 31.65') R/W-RS |

NOTE: SEE SHEET 2 FOR SURVEYOR'S NOTES AND EASEMENTS.



SEE SHEET 5

SEE SHEET 5

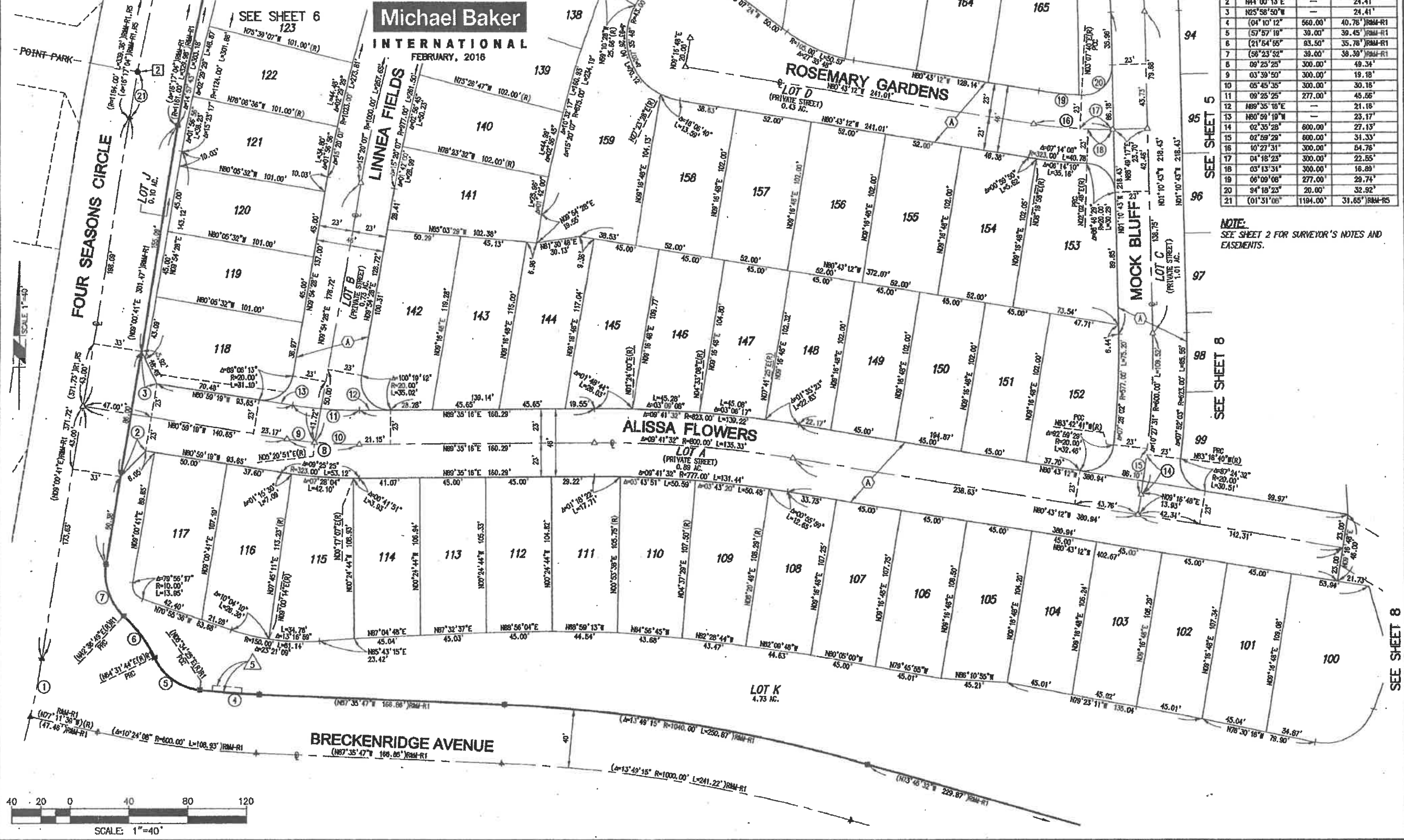
SEE SHEET 7

SEE SHEET 8

459
84

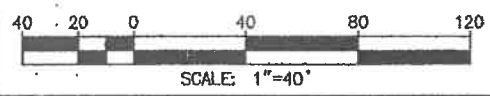
TRACT NO. 33096-13

BEING A SUBDIVISION OF A PORTION OF LOT 5 OF TRACT NO. 32259 AS FILED IN BOOK 371, PAGES 22 THROUGH 27, INCLUSIVE, OF MAPS; AND LOT "P" AND A PORTION OF LOT "O" OF TRACT NO. 33098-3 AS FILED IN BOOK 419, PAGES 70 THROUGH 93, INCLUSIVE, OF MAPS; ALL IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA; BEING LOCATED IN SECTION 14, T. 3 S., R. 1 W., S.B.M.



| DATA TABLE | | | |
|------------|---------------|-----------|-------------------|
| NO. | BEARING/Delta | RADIUS | LENGTH |
| 1 | 03°47'40" | (606.00') | 40.13' RMA-R1, R5 |
| 2 | N44°00'13"E | — | 24.41' |
| 3 | N25°58'50"W | — | 24.41' |
| 4 | 04°10'12" | 560.00' | 40.76' RMA-R1 |
| 5 | 57°57'19" | 39.00' | 39.45' RMA-R1 |
| 6 | 21°54'55" | 83.50' | 35.76' RMA-R1 |
| 7 | 56°23'52" | 39.00' | 38.39' RMA-R1 |
| 8 | 09°25'25" | 300.00' | 49.34' |
| 9 | 03°39'50" | 300.00' | 19.18' |
| 10 | 05°45'35" | 300.00' | 30.18' |
| 11 | 09°25'25" | 277.00' | 45.56' |
| 12 | N89°35'16"E | — | 21.16' |
| 13 | N80°59'19"W | — | 23.17' |
| 14 | 02°35'28" | 600.00' | 27.13' |
| 15 | 02°59'29" | 600.00' | 31.33' |
| 16 | 10°27'31" | 300.00' | 64.76' |
| 17 | 04°18'23" | 300.00' | 22.55' |
| 18 | 03°13'34" | 300.00' | 16.89' |
| 19 | 06°09'08" | 277.00' | 29.74' |
| 20 | 94°18'23" | 20.00' | 32.92' |
| 21 | 01°31'06" | 1194.00' | 31.65' RMA-R5 |

NOTE:
SEE SHEET 2 FOR SURVEYOR'S NOTES AND EASEMENTS.



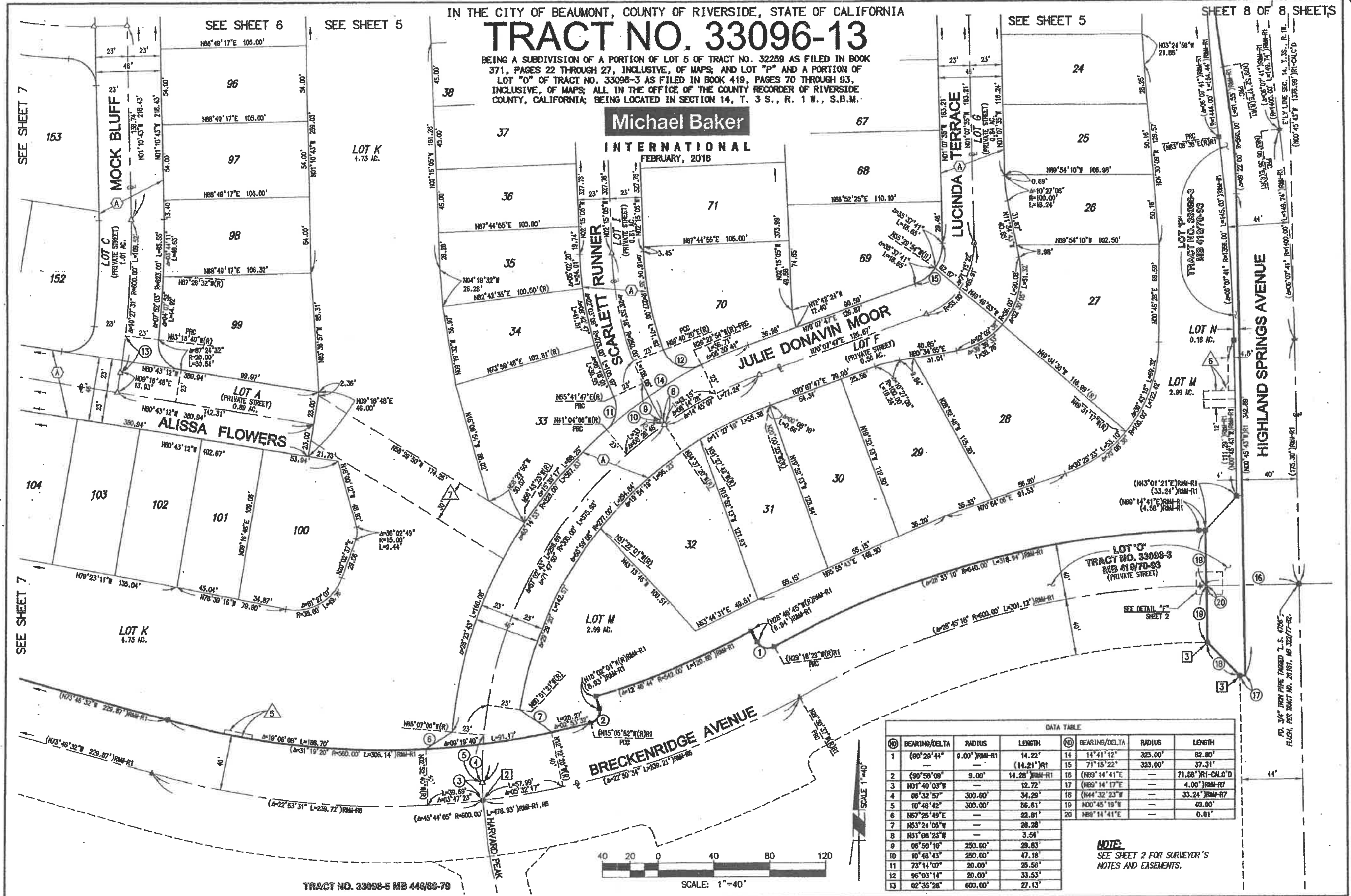
IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 33096-13

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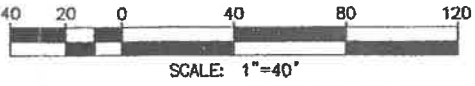
Michael Baker

INTERNATIONAL
FEBRUARY, 2016



| DATA TABLE | | | | | | | |
|------------|---------------|---------|--------|----|---------------|---------|-----------------|
| NO | BEARING/DELTA | RADIUS | LENGTH | NO | BEARING/DELTA | RADIUS | LENGTH |
| 1 | (80°28'44" | 9.00' | 14.22' | 14 | 14°41'12" | 323.00' | 82.80' |
| 2 | (90°56'08" | 9.00' | 14.28' | 15 | 71°15'22" | 323.00' | 37.31' |
| 3 | N01°40'03"W | --- | 12.72' | 16 | (N83°14'41"E | --- | 71.58'RI-CALG'D |
| 4 | 06°32'57" | 300.00' | 34.29' | 17 | (N83°14'17"E | --- | 4.00'RIAM-R7 |
| 5 | 10°48'42" | 300.00' | 56.61' | 18 | (N44°32'23"W | --- | 33.24'RIAM-R7 |
| 6 | N57°25'49"E | --- | 22.81' | 19 | N00°45'19"W | --- | 40.00' |
| 7 | N53°24'05"E | --- | 28.28' | 20 | N89°14'41"E | --- | 0.01' |
| 8 | N51°08'23"W | --- | 3.54' | | | | |
| 9 | 06°59'10" | 250.00' | 28.83' | | | | |
| 10 | 10°48'43" | 250.00' | 47.18' | | | | |
| 11 | 73°14'07" | 20.00' | 25.58' | | | | |
| 12 | 96°03'14" | 20.00' | 33.53' | | | | |
| 13 | 02°35'28" | 600.00' | 27.13' | | | | |

NOTE:
SEE SHEET 2 FOR SURVEYOR'S
NOTES AND EASEMENTS.



SEE SHEET 6
SEE SHEET 5

SEE SHEET 5
SHEET 8 OF 8 SHEETS

SEE SHEET 7

SEE SHEET 7

TRACT NO. 33096-5 MB 448/88-79

FD. 3/4" IRON PIPE MARKED L.S. 1726"
FLUSH. PER TRACT NO. 26181, MB 382/77-82.