






FOUR SEASONS DEVELOPEMENT STREETLIGHT MAINTENANCE TURNOVER

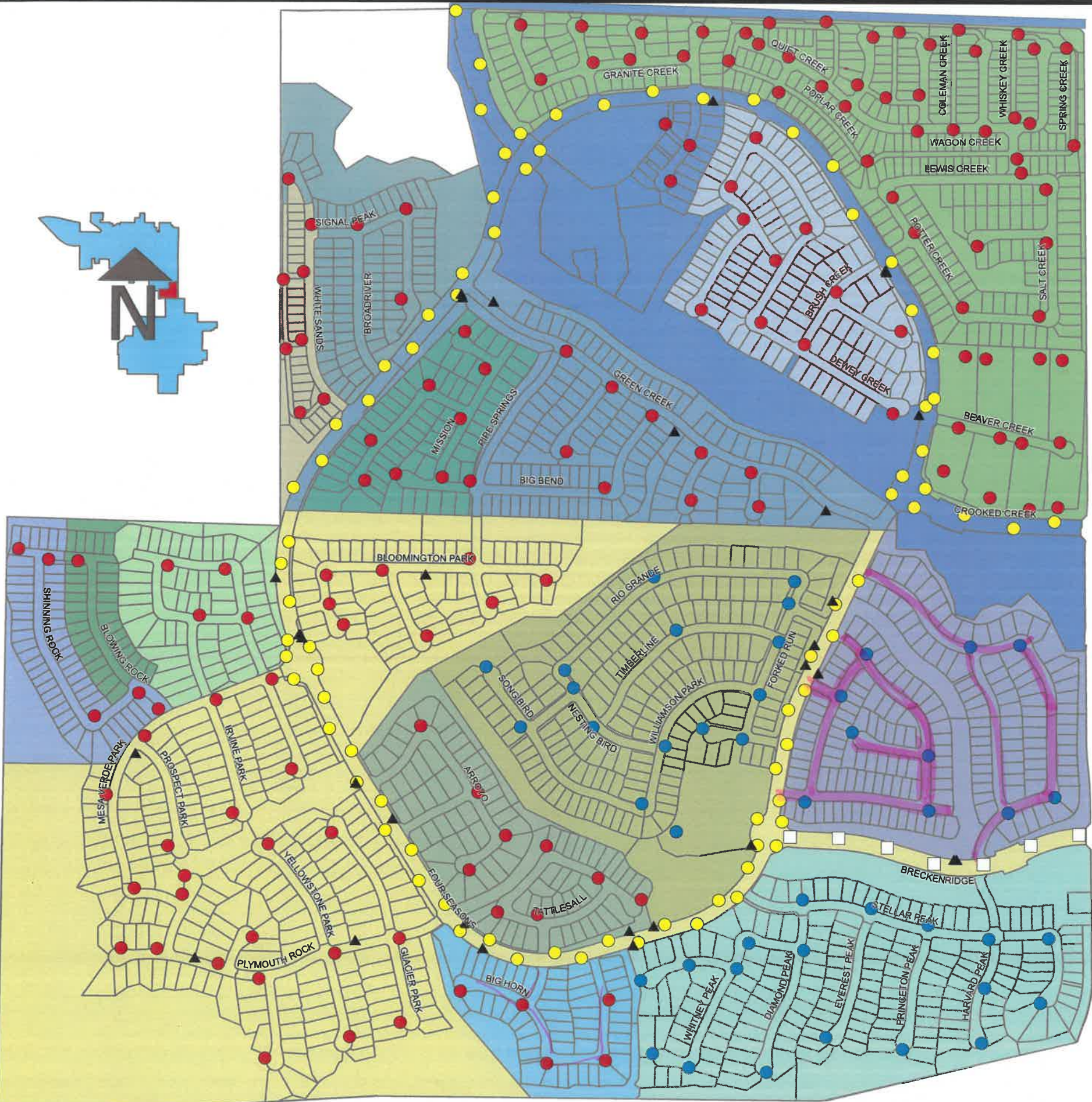
LEGEND

STREET LIGHTS

-  SINGLE BELL LIGHT POLE (81 Each)
-  DOUBLE BELL LIGHT POLE (7 Each)
-  LED LIGHT POLE - SOLAR (44 Each)
-  HPS LIGHT POLE (153 Each)
-  STREET LIGHT METER & PEDESTAL (33 Each)

TRACT MAPS

-  32260
-  32260-1
-  32260-2
-  33096
-  33096-1
-  33096-2
-  33096-3
-  33096-4
-  33096-5
-  33096-6
-  33096-7
-  33096-8
-  33096-10
-  33096-11
-  33096-12
-  33096-13



CITY OF BEAUMONT
Public Works Department
550 E. 6th Street
Beaumont, C A 92223
(951) 769-8522
BeaumontCa.gov

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

TRACT NO. 32260

BEING A SUBDIVISION OF A PORTION OF FRACTIONAL SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY A PORTION OF LOT 1 OF TRACT NO. 32259 AS SHOWN ON A MAP THEREOF FILED IN BOOK 371, PAGES 22 THROUGH 27 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY.

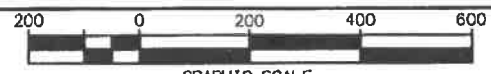
R.S. 50 / 18 - 19

FEBRUARY



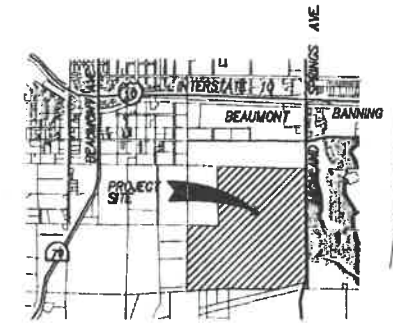
LOT "A", TRACT NO. 32260-1 M.B. 374/95-103

FOUND 1" IRON PIPE TAGGED "R.C.E. 14814", FLUSH, PER TRACT NO. 32259, M.B. 371/22-27, ACCEPTED AS NE COR., SEC. 14, T.3S., R.1W.

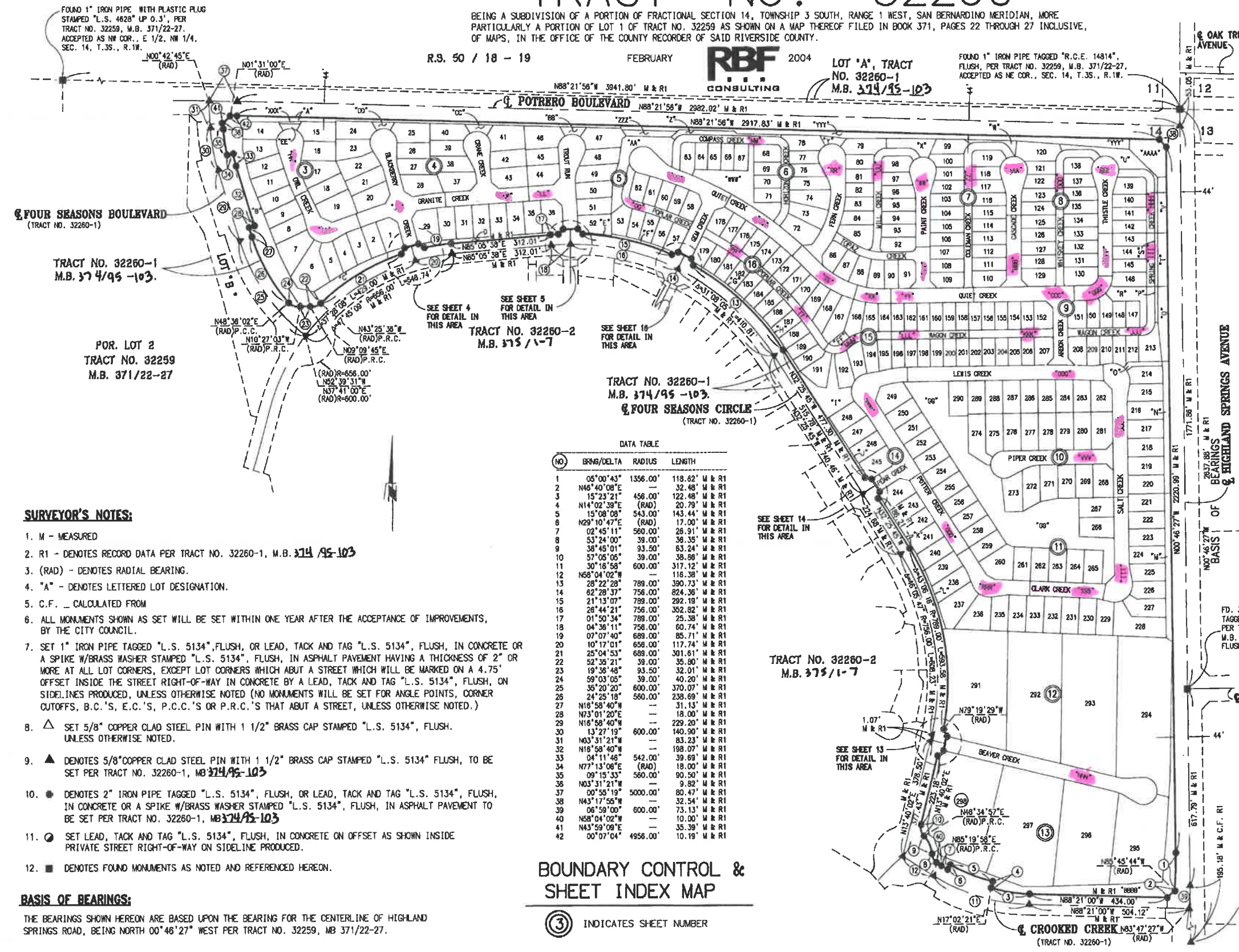


GRAPHIC SCALE
SCALE: 1" = 200'

FOUND 1" IRON PIPE WITH PLASTIC FLUG STAMPED "L.S. 4628" UP 0.3", PER TRACT NO. 32259, M.B. 371/22-27, ACCEPTED AS NW COR., E 1/2, NW 1/4, SEC. 14, T.3S., R.1W.



VICINITY MAP
N.T.S.



DATA TABLE

NO.	BRNG/DELTA	RADIUS	LENGTH
1	05°00'43"	1356.00'	118.82' M & R1
2	N46°40'08"E (RAD)	—	32.48' M & R1
3	15°23'21"	456.00'	122.48' M & R1
4	N14°02'39"E (RAD)	—	20.79' M & R1
5	15°08'08"	543.00'	143.44' M & R1
6	N29°10'47"E (RAD)	—	17.00' M & R1
7	02°45'11"	560.00'	26.91' M & R1
8	53°24'00"	39.00'	36.35' M & R1
9	38°45'01"	93.50'	63.24' M & R1
10	57°05'05"	39.00'	38.86' M & R1
11	30°16'58"	600.00'	317.12' M & R1
12	N58°04'02"W	—	116.38' M & R1
13	28°22'28"	789.00'	390.73' M & R1
14	62°28'37"	756.00'	824.36' M & R1
15	21°13'07"	789.00'	292.19' M & R1
16	28°44'21"	756.00'	352.62' M & R1
17	01°50'34"	789.00'	25.38' M & R1
18	04°36'11"	756.00'	60.74' M & R1
19	07°07'40"	689.00'	85.71' M & R1
20	10°17'01"	656.00'	117.74' M & R1
21	25°04'53"	689.00'	301.61' M & R1
22	52°36'21"	39.00'	35.80' M & R1
23	19°36'48"	93.50'	32.01' M & R1
24	59°03'05"	39.00'	40.20' M & R1
25	35°20'20"	600.00'	370.07' M & R1
26	24°25'18"	560.00'	238.69' M & R1
27	N16°58'40"W	—	31.13' M & R1
28	N73°01'20"E	—	18.00' M & R1
29	N16°58'40"W	—	229.20' M & R1
30	13°27'19"	600.00'	140.90' M & R1
31	N03°31'21"W	—	83.23' M & R1
32	N16°58'40"W	—	198.07' M & R1
33	04°11'46"	542.00'	39.69' M & R1
34	N77°13'06"E (RAD)	—	18.00' M & R1
35	09°15'33"	560.00'	90.50' M & R1
36	N03°31'21"W	—	9.82' M & R1
37	00°35'19"	5000.00'	80.47' M & R1
38	N43°17'55"W	—	32.54' M & R1
39	08°59'00"	600.00'	73.13' M & R1
40	N58°04'02"W	—	10.00' M & R1
41	N43°59'08"E	—	35.39' M & R1
42	00°07'04"	4956.00'	10.19' M & R1

SURVEYOR'S NOTES:

- M - MEASURED
- R1 - DENOTES RECORD DATA PER TRACT NO. 32260-1, M.B. 374/95-103
- (RAD) - DENOTES RADIAL BEARING.
- "A" - DENOTES LETTERED LOT DESIGNATION.
- C.F. - CALCULATED FROM
- ALL MONUMENTS SHOWN AS SET WILL BE SET WITHIN ONE YEAR AFTER THE ACCEPTANCE OF IMPROVEMENTS, BY THE CITY COUNCIL.
- SET 1" IRON PIPE TAGGED "L.S. 5134", FLUSH, OR LEAD, TACK AND TAG "L.S. 5134", FLUSH, IN CONCRETE OR A SPIKE W/BRASS WASHER STAMPED "L.S. 5134", FLUSH, IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE AT ALL LOT CORNERS, EXCEPT LOT CORNERS WHICH ABUT A STREET WHICH WILL BE MARKED ON A 4.75' OFFSET INSIDE THE STREET RIGHT-OF-WAY IN CONCRETE BY A LEAD, TACK AND TAG "L.S. 5134", FLUSH, ON SIDELINES PRODUCED, UNLESS OTHERWISE NOTED (NO MONUMENTS WILL BE SET FOR ANGLE POINTS, CORNER CUTOFFS, B.C.'S, E.C.'S, P.C.C.'S OR P.R.C.'S THAT ABUT A STREET, UNLESS OTHERWISE NOTED.)
- △ SET 5/8" COPPER CLAD STEEL PIN WITH 1 1/2" BRASS CAP STAMPED "L.S. 5134", FLUSH, UNLESS OTHERWISE NOTED.
- ▲ DENOTES 5/8" COPPER CLAD STEEL PIN WITH 1 1/2" BRASS CAP STAMPED "L.S. 5134" FLUSH, TO BE SET PER TRACT NO. 32260-1, M.B. 374/95-103
- DENOTES 2" IRON PIPE TAGGED "L.S. 5134", FLUSH, OR LEAD, TACK AND TAG "L.S. 5134", FLUSH, IN CONCRETE OR A SPIKE W/BRASS WASHER STAMPED "L.S. 5134", FLUSH, IN ASPHALT PAVEMENT TO BE SET PER TRACT NO. 32260-1, M.B. 374/95-103
- SET LEAD, TACK AND TAG "L.S. 5134", FLUSH, IN CONCRETE ON OFFSET AS SHOWN INSIDE PRIVATE STREET RIGHT-OF-WAY ON SIDELINE PRODUCED.
- DENOTES FOUND MONUMENTS AS NOTED AND REFERENCED HEREON.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING FOR THE CENTERLINE OF HIGHLAND SPRINGS ROAD, BEING NORTH 00°46'27" WEST PER TRACT NO. 32259, M.B. 371/22-27.

BOUNDARY CONTROL & SHEET INDEX MAP

③ INDICATES SHEET NUMBER

TRACT NO. 22174
M.B. 176/74-79

TRACT NO. 24730 M.B.
220/9-12

TRACT NO. 24731 M.B.
220/13-18

ACCEPTED AS E 1/4 COR.
SEC. 14, T.3S., R.1W.
PER TRACT NO. 32260-1,
M.B. 374/95-103

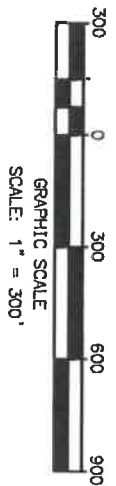
City

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
TRACT NO. 32260-1

BEING A SUBDIVISION OF A PORTION OF FRACTIONAL SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY A PORTION OF LOTS 1 AND 2 OF TRACT NO. 32259 AS SHOWN ON A MAP HEREOF FILED IN BOOK 371, PAGES 22 THROUGH 27 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY.



FEBRUARY, 2004



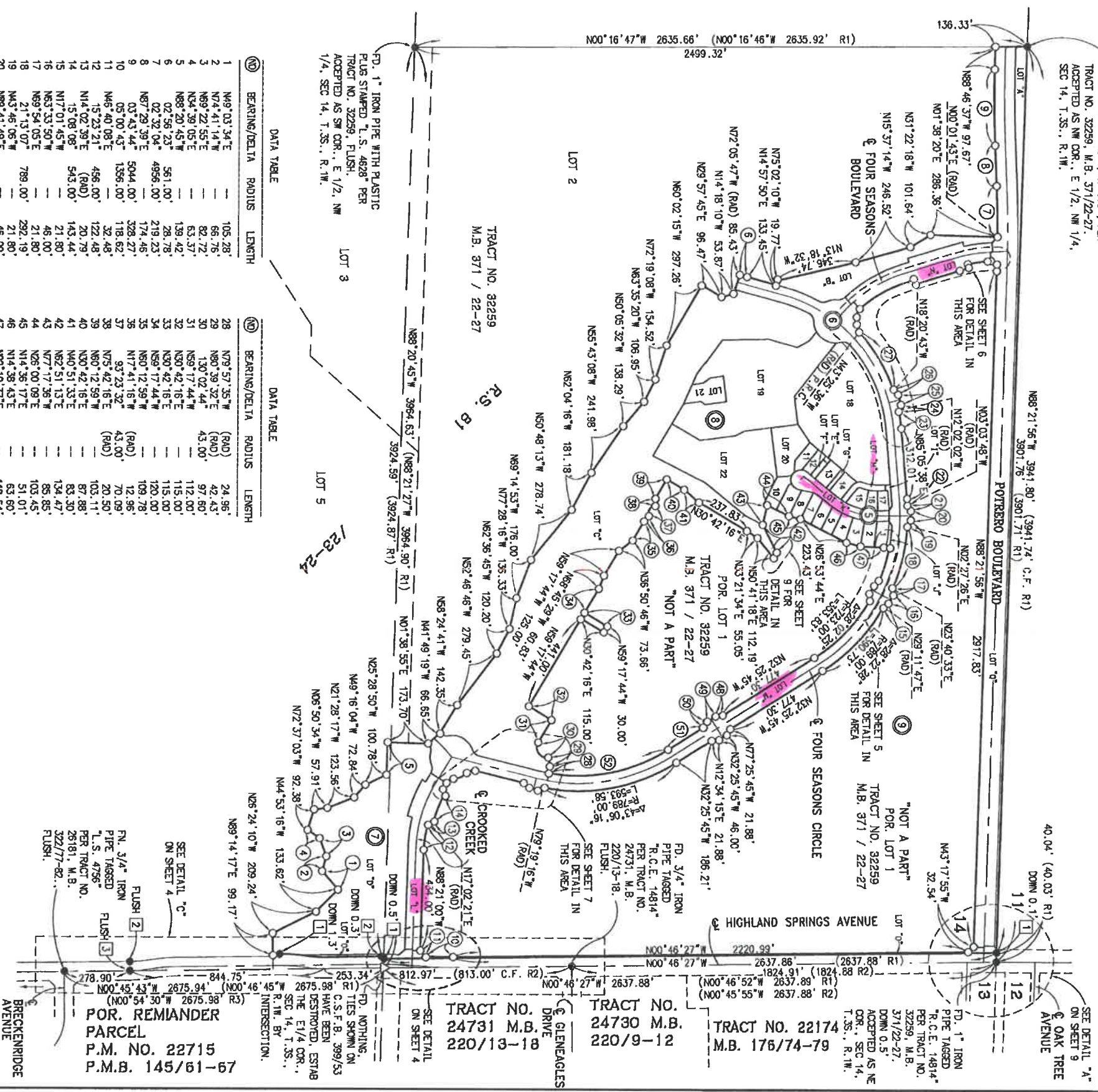
BOUNDARY CONTROL & SHEET INDEX MAP

INDICATES SHEET NUMBER

R.S. 50/18-19

SEE SHEET 3

SEE SHEET 3



DATA TABLE

BEARING/Delta	RADIUS	LENGTH
N69°03'34"E		105.28'
N74°41'14"W		66.76'
N69°22'55"E		82.72'
N34°39'05"E		63.37'
N88°20'45"W		139.42'
02°56'23"		28.78'
02°32'04"		219.23'
N67°29'39"E		174.46'
03°43'44"		5044.00'
05°00'43"		328.27'
N46°40'08"E		118.62'
15°23'21"		32.48'
N14°02'39"E		456.00'
15°08'08"		20.79'
N17°01'45"W		543.00'
N69°54'05"E		143.44'
N69°54'05"E		46.00'
21°13'07"		292.19'
N43°46'06"W		21.80'
N89°41'49"E		46.00'
N43°09'43"E		21.80'
01°50'34"		789.00'
07°07'40"		23.38'
N58°26'10"W		85.71'
N74°48'37"E		21.79'
N28°03'25"E		46.00'
25°04'53"		21.79'
		689.00'
		301.61'

DATA TABLE

BEARING/Delta	RADIUS	LENGTH
N79°57'35"W	(RAD)	24.96'
N80°39'32"E	(RAD)	42.43'
130°02'44"		97.60'
N59°17'44"W		112.00'
N30°42'16"E		115.00'
N30°42'16"E		115.00'
N59°17'44"W		115.00'
N60°12'59"W		120.00'
N17°41'16"W		109.78'
N17°41'16"W		12.96'
93°23'32"		70.09'
N26°00'09"E		103.45'
N14°36'17"E		51.01'
N14°36'17"E		63.60'
N2°10'37"E		112.54'
N12°34'15"E		21.88'
N22°25'45"W		46.00'
N22°25'45"W		21.88'
N22°25'45"W		186.21'
42°28'10"		535.91'

NOTE: SEE SHEET 2 FOR VICINITY MAP, BOUNDARY CONTROL, SURVEYOR'S NOTES AND BASIS OF BEARINGS.

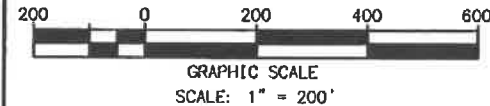
SEE SHEET 3

POR. REMIANDER PARCEL P.M. NO. 22715 P.M.B. 145/61-67

TRACT NO. 24731 M.B. 220/13-18

TRACT NO. 24730 M.B. 220/9-12

TRACT NO. 22174 M.B. 176/74-79

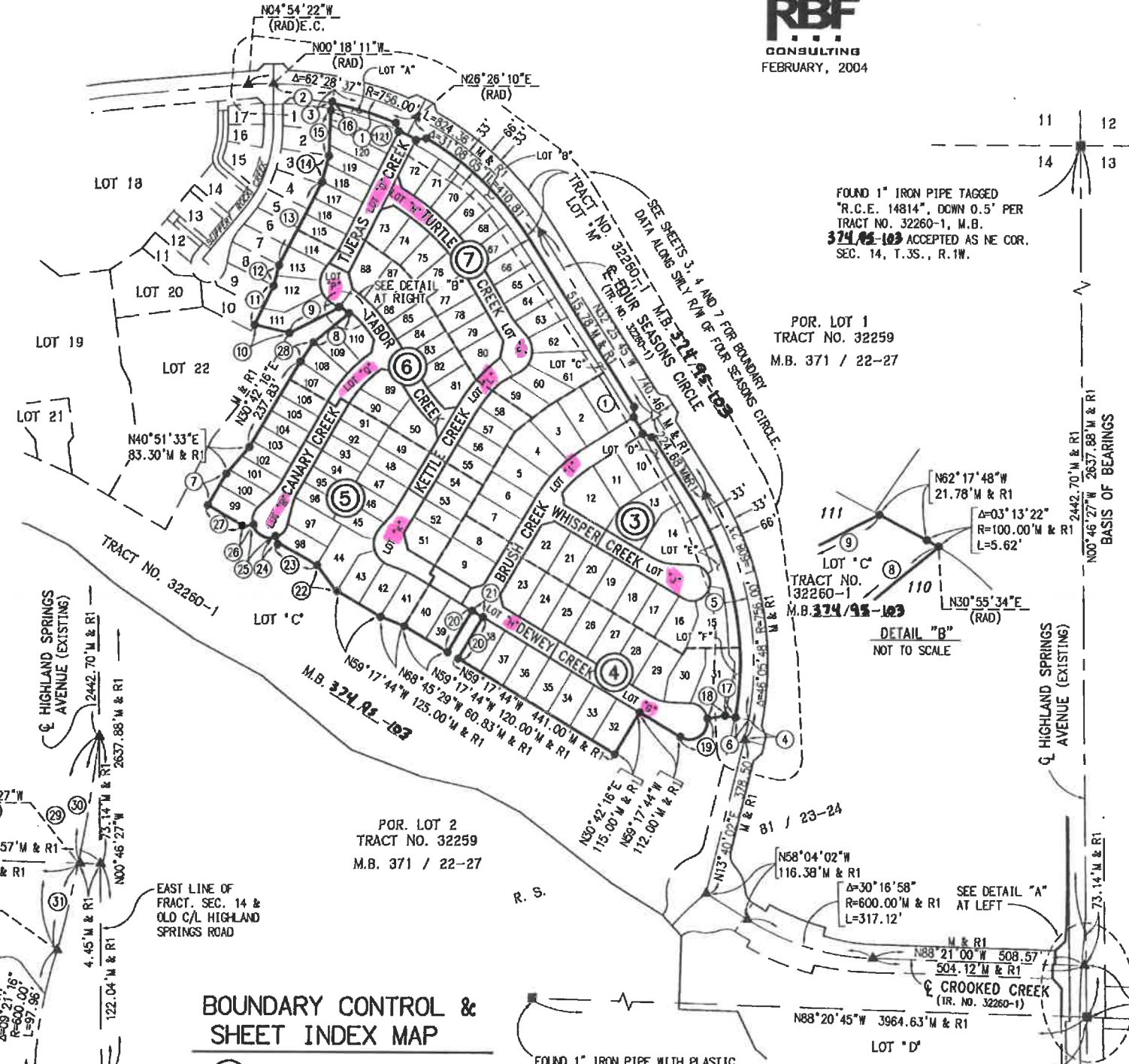
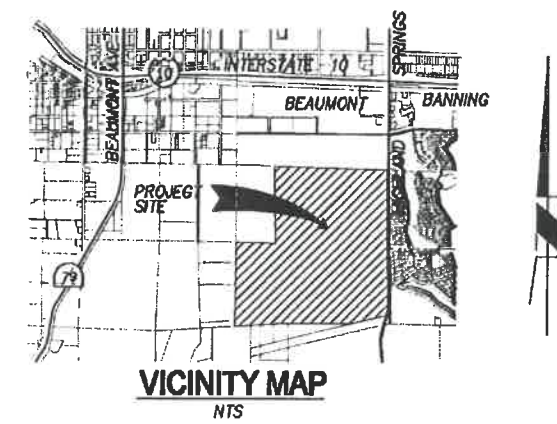


IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

SHEET 2 OF 7 SHEETS

TRACT NO. 32260-2

BEING A SUBDIVISION OF A PORTION OF FRACTIONAL SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY A PORTION OF LOT 1 OF TRACT NO. 32259 AS SHOWN ON A MAP THEREOF FILED IN BOOK 371, PAGES 22 THROUGH 27 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY.



FOUND 1" IRON PIPE TAGGED "R.C.E. 14814", DOWN 0.5' PER TRACT NO. 32260-1, M.B. 371/22-27. ACCEPTED AS NE COR. SEC. 14, T.3S., R.1W.

POR. LOT 1 TRACT NO. 32259 M.B. 371 / 22-27

DETAIL "B" NOT TO SCALE

POR. LOT 2 TRACT NO. 32259 M.B. 371 / 22-27

BOUNDARY CONTROL & SHEET INDEX MAP

③ INDICATES SHEET NUMBER

FOUND 1" IRON PIPE WITH PLASTIC PLUG STAMPED "L.S. 4628" FLUSH, PER TRACT NO. 32260-1, M.B. 371/22-27. ACCEPTED AS SW COR. E 1/2, NW 1/4, SEC. 14, T.3S., R.1W.

FOUND 1 1/2" BRASS CAP STAMPED "L.S. 5134", FLUSH, ACCEPTED AS E 1/4 COR. SEC. 14, T.3S., R.1W. PER TRACT NO. 32260-1, M.B. 371/22-27.

SURVEYOR'S NOTES:

1. M - MEASURED.
2. () - RECORD DATA.
3. R1 - DENOTES RECORD DATA PER TRACT NO. 32260-1, M.B. 371/22-27
4. (RAD) - RADIAL BEARING.
5. ALL MONUMENTS SHOWN AS SET WILL BE SET WITHIN ONE YEAR AFTER THE ACCEPTANCE OF IMPROVEMENTS, BY THE CITY COUNCIL.
6. SET 1" IRON PIPE TAGGED "L.S. 5134", FLUSH, OR LEAD, TACK AND TAG "L.S. 5134", FLUSH, IN CONCRETE OR A SPIKE W/BRASS WASHER STAMPED "L.S. 5134", FLUSH, IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE AT ALL LOT CORNERS, EXCEPT LOT CORNERS WHICH ABUT A STREET WHICH WILL BE MARKED ON A 4.75' OFFSET INSIDE THE STREET RIGHT-OF-WAY IN CONCRETE BY A LEAD, TACK AND TAG "L.S. 5134" ON SIDELINES PRODUCED, UNLESS OTHERWISE NOTED (NO MONUMENTS WILL BE SET FOR ANGLE POINTS, CORNER CUTOFFS, B.C.'S, E.C.'S, P.C.C.'S OR P.R.C.'S THAT ABUT A STREET, UNLESS OTHERWISE NOTED.)
7. △ SET 5/8" COPPER CLAD STEEL PIN WITH 1 1/2" BRASS CAP STAMPED "L.S. 5134", FLUSH, UNLESS OTHERWISE NOTED.
8. ▲ DENOTES 5/8" COPPER CLAD STEEL PIN WITH 1 1/2" BRASS CAP STAMPED "L.S. 5134" FLUSH, TO BE SET PER TRACT NO. 32260-1, M.B. 371/22-27
9. ● DENOTES 2" IRON PIPE TAGGED "L.S. 5134", FLUSH, OR LEAD, TACK AND TAG "L.S. 5134", FLUSH, IN CONCRETE OR A SPIKE W/BRASS WASHER STAMPED "L.S. 5134", FLUSH, IN ASPHALT PAVEMENT TO BE SET PER TRACT NO. 32260-1, M.B. 371/22-27
10. ⊙ SET LEAD, TACK AND TAG "L.S. 5134", FLUSH, IN CONCRETE ON OFFSET AS SHOWN INSIDE PRIVATE STREET RIGHT-OF-WAY ON SIDELINE PRODUCED.
11. ■ DENOTES FOUND MONUMENTS AS NOTED AND REFERENCED HEREON.

DATA TABLE

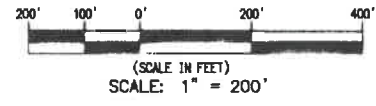
(NO)	BEARING/DELTA	RADIUS	LENGTH
1	15°36'28"	756.00'	205.94'
2	11°07'54"	756.00'	148.88'
3	N10°49'43"E (RAD)	33.00'	33.00'
4	03°37'37"	756.00'	47.86'
5	42°28'11"	756.00'	560.37'
6	N79°57'35"W (RAD)	33.00'	33.00'
7	N30°42'16"E	87.88'	M & R1
8	N50°41'18"E	112.19'	M & R1
9	N62°51'13"E	134.47'	M & R1
10	N77°17'36"W	85.85'	M & R1
11	N26°00'09"E	103.45'	M & R1
12	N14°36'17"E	51.01'	M & R1
13	N26°53'44"E	223.43'	M & R1
14	N14°38'43"E	63.60'	M & R1
15	N02°10'37"E	112.54'	M & R1
16	N10°49'43"E (RAD)	13.50'	M & R1

DATA TABLE

(NO)	BEARING/DELTA	RADIUS	LENGTH
17	N79°57'35"W (RAD)	24.96'	M & R1
18	N80°39'32"E (RAD)	42.43'	M & R1
19	130°02'44"	43.00'	97.60' M & R1
20	N30°42'16"E	---	115.00' M & R1
21	N59°17'44"W	---	30.00' M & R1
22	N36°50'46"W	---	73.66' M & R1
23	N60°12'59"W	---	109.78' M & R1
24	N17°41'16"W (RAD)	12.96'	M & R1
25	93°23'32"	43.00'	70.09' M & R1
26	N75°42'16"E (RAD)	20.50'	M & R1
27	N60°12'59"W	---	103.11' M & R1
28	N33°21'34"E	---	55.05' M & R1
29	09°22'00"	600.00'	98.09' M & R1
30	06°59'00"	600.00'	73.13' M & R1
31	02°23'00"	600.00'	24.96' M & R1

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING FOR THE CENTERLINE OF HIGHLAND SPRINGS ROAD, BEING NORTH 00°46'27" WEST PER TRACT NO. 32259, M.B. 371/22-27.



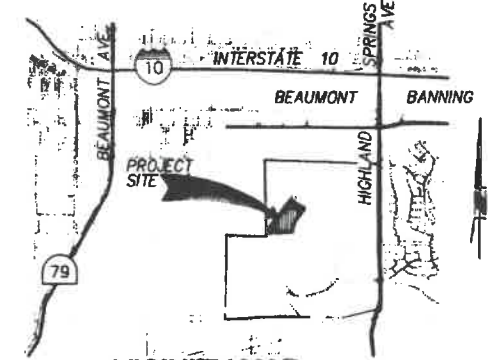
IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 33096

BEING A SUBDIVISION OF A PORTION OF FRACTIONAL SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY LOTS 115 THROUGH 121, AND LOTS "AI", "AJ" AND "AK" OF TRACT NO. 33096-1 AS SHOWN ON A MAP THEREOF FILED IN BOOK 412, PAGES 46 THROUGH 58 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY.



DATE OF SURVEY: DECEMBER, 2012



VICINITY MAP
 NOT TO SCALE

FD. 1" IRON PIPE WITH PLASTIC PLUG STAMPED "L.S. 4628" PER R1, DN. 1.5". ACCEPTED AS SW COR., E 1/2, NW 1/4, SEC 14, T.3S., R.1W.

TRACT NO. 31521-2
 M.B. 398 / 1-8

FD. 2" IRON PIPE TAGGED "L.S. 5134", FLUSH PER TRACT NO. 33096-2, M.B. 428/51-60.

TRACT NO. 33096-6
 M.B. 434/82-86

TRAK (BOMMER CANYON)
 2171990.406
 6088762.992

FD. 5/8" STAINLESS STEEL CENTER PUNCHED PIN, FLUSH, IN SANDSTONE BEDROCK OUTCROPPING PER R.S.B. 102/50-65.

NO	BEARING/Delta	RADIUS	LENGTH	M & R
1	N88°20'45"W	---	2.04'	M & R2, R3
2	04°29'11"	983.00'	76.97'	M & R3
3	N88°20'45"W	---	68.60'	M & R1,R3
4	N88°20'45"W	---	13.56'	M & R1,R3
5	00°11'55"	904.00'	3.13'	M & R1,R3
6	N39°44'47"E	---	143.95'	M & R1
7	N74°44'18"E	---	24.41'	M & R1
8	N39°44'47"E	---	46.00'	M & R1
9	N04°45'16"E	---	24.41'	M & R1
10	N74°44'18"E	---	24.41'	M & R1
11	N50°15'13"W	---	171.94'	M & R1
12	24°26'49"	623.00'	265.82'	M & R1
13	05°02'07"	477.00'	41.92'	M & R1
14	95°23'57"	20.00'	33.30'	M & R1
15	N25°44'02"E	---	40.05'	M & R1
16	19°03'49"	477.00'	158.71'	M & R1
17	N44°47'51"E	---	31.68'	M & R1
18	12°58'43"	523.00'	118.47'	M & R1
19	N31°49'08"E	---	198.65'	M & R1
20	21°43'40"	523.00'	198.33'	M & R1

NO	BEARING/Delta	RADIUS	LENGTH	M & R
21	83°57'34"	20.00'	29.31'	M & R1
22	N04°03'02"E	(R)	23.00'	M & R1
23	00°22'32"	300.00'	1.97'	M & R1
24	N04°25'34"E	(R)	23.00'	M & R1
26	86°34'43"	20.00'	30.22'	M & R1
27	00°23'47"	523.00'	3.62'	M & R1
28	N00°36'30"E	---	83.78'	M & R1
29	N04°25'37"E	---	23.00'	M & R1
30	21°15'22"	904.00'	335.37'	M & R1
31	N39°44'47"E	---	162.52'	M & R1
32	N74°44'18"E	---	1.74'	M & R1
33	N04°45'16"E	---	4.07'	M & R1
34	N44°19'25"E	---	172.24'	M & R1
35	N44°07'23"E	---	150.16'	M & R1
36	N43°47'07"E	---	182.72'	M & R1
37	N43°17'29"E	---	135.53'	M & R1
38	N42°06'44"E	---	83.30'	M & R1
39	N51°01'25"W	---	81.42'	M & R1
40	14°58'16"	1000.00'	280.71'	M & R1
41	N85°57'41"W	---	28.86'	M & R1
42	N70°57'44"W	---	39.94'	M & R1
44	N23°51'14"E	---	46.15'	M & R1
45	N32°48'18"E	---	74.24'	M & R1
46	N40°01'52"E	---	53.02'	M & R1
47	N38°50'17"E	---	44.40'	M & R1
48	09°42'24"	401.00'	67.93'	M & R1
49	N29°07'53"E	---	33.03'	M & R1
50	N27°54'56"E	---	79.58'	M & R1
51	N27°15'10"E	---	127.46'	M & R1
52	N23°10'10"E	---	41.41'	M & R1
53	11°47'49"	401.00'	82.56'	M & R1
54	N11°22'21"E	---	72.72'	M & R1
55	26°29'29"	20.00'	9.25'	M & R1

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE LINE BETWEEN STATIONS "TRAK" AND "MATH" (POSITIONS PER NATIONAL GEODETIC SURVEY, NAD83, EPOCH 1995.5) AS SHOWN ON A MAP FILED IN BOOK 102, PAGES 50 THROUGH 65 OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, BEING NORTH 52°49'03" EAST.

DATUM STATEMENT:

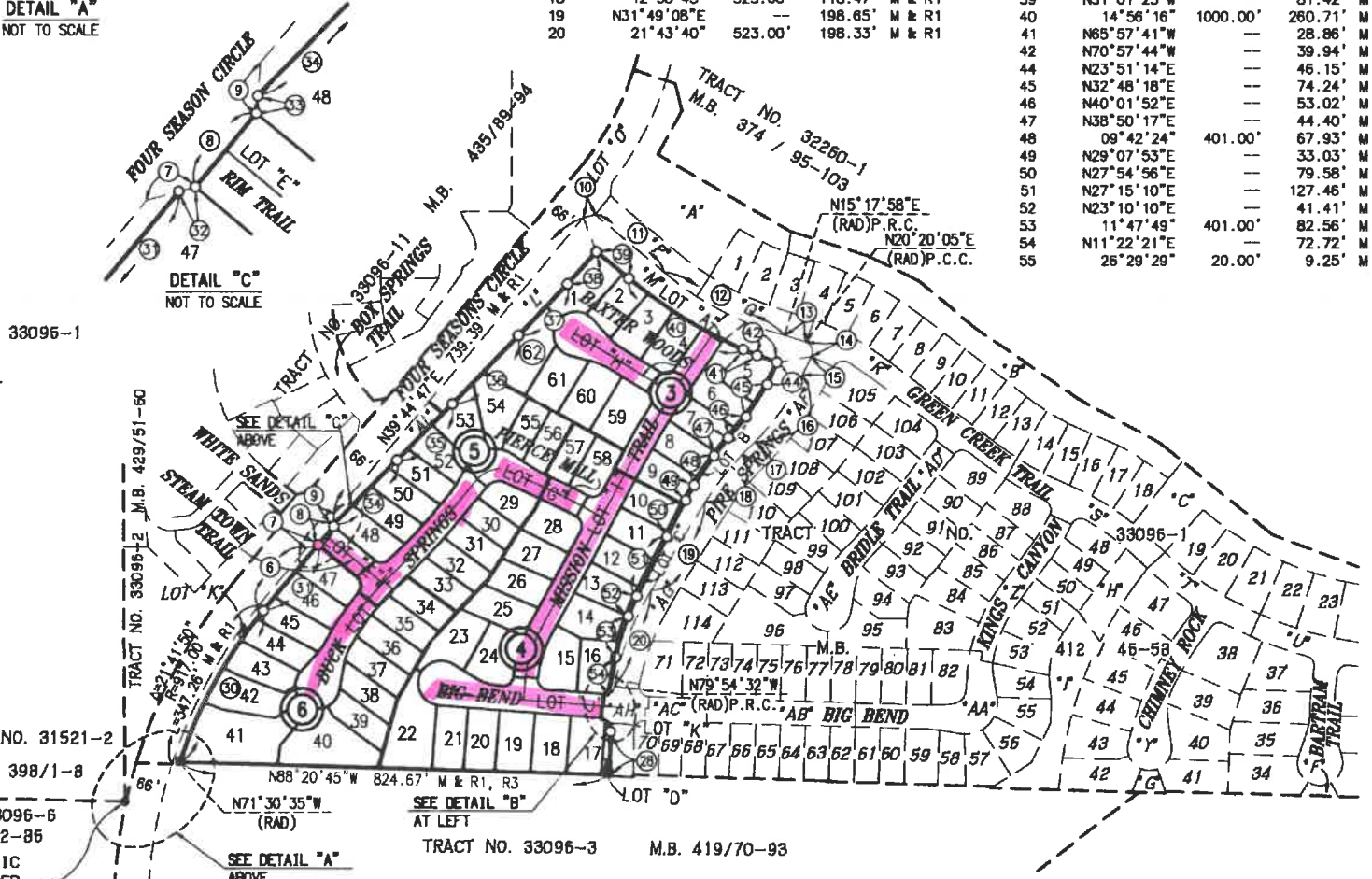
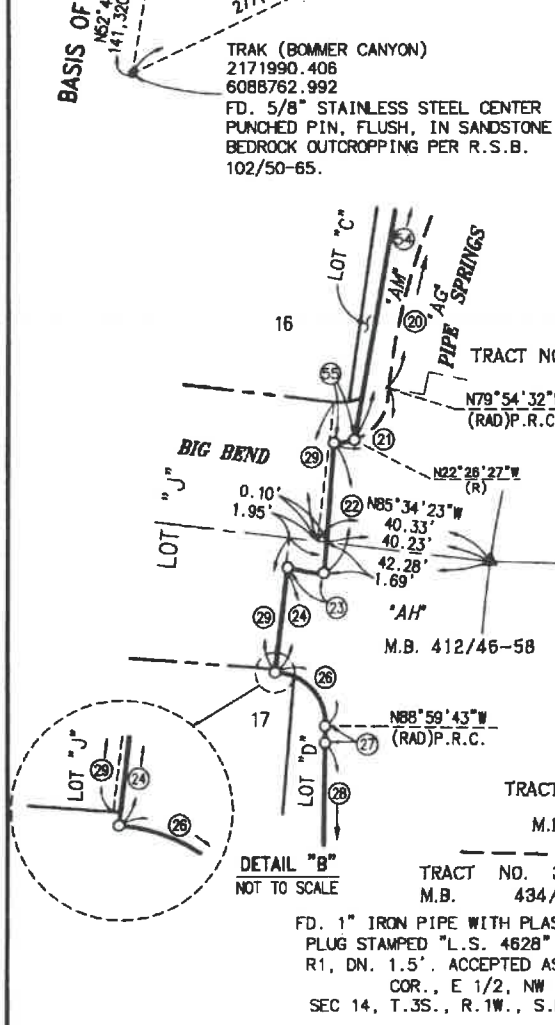
COORDINATES SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE 6, 1983 NAD (EPOCH 1995.50). ALL DISTANCES SHOWN ARE GROUND UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCE MULTIPLY THE GROUND DISTANCE SHOWN BY 0.9988872.

SURVEYOR'S NOTES:

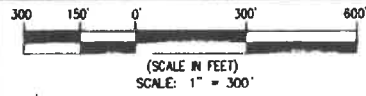
- M - MEASURED
- C.F. - CALCULATED FROM
- O/S - OFFSET
- () - RECORD DATA
- R1 - TRACT NO. 33096-1, M.B. 412/46-58
- R2 - TRACT NO. 33096-2, M.B. 428/51-60
- R3 - TRACT NO. 33096-3, M.B. 419/70-93
- (RAD) - DENOTES RADIAL BEARING
- ALL MONUMENTS SHOWN AS SET WILL BE SET WITHIN ONE YEAR AFTER THE ACCEPTANCE OF IMPROVEMENTS BY THE CITY COUNCIL.
- SET 1" IRON PIPE TAGGED "L.S. 5134", FLUSH, OR LEAD, TACK AND TAG "L.S. 5134", FLUSH, IN CONCRETE OR A SPIKE W/BRASS WASHER STAMPED "L.S. 5134", FLUSH, IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE AT ALL LOT CORNERS, EXCEPT LOT CORNERS WHICH ABUT A PRIVATE STREET WHICH WILL BE MARKED ON A 4.75' OFFSET INSIDE THE STREET RIGHT-OF-WAY IN CONCRETE BY A LEAD, TACK AND TAG "L.S. 5134" ON SIDELINES PRODUCED, UNLESS OTHERWISE NOTED (NO MONUMENTS WILL BE SET FOR ANGLE POINTS, CORNER CUTOFFS, B.C.'S, E.C.'S, P.C.C.'S OR P.R.C.'S THAT ABUT A STREET, UNLESS OTHERWISE NOTED.)
- SET 2" IRON PIPE TAGGED "L.S. 5134", FLUSH, OR LEAD, TACK AND TAG "L.S. 5134", FLUSH, IN CONCRETE OR A SPIKE W/BRASS WASHER STAMPED "L.S. 5134", FLUSH, IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE AT ALL TRACT BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- SET 1" IRON PIPE TAGGED "L.S. 5134", FLUSH.
- DENOTES FOUND MONUMENT AS NOTED AND REFERENCED HEREON.
- 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. 33096-1, M.B. 412/46-58.
- ▲ DENOTES FOUND 1 1/2" BRASS CAP STAMPED "L.S. 5134", FLUSH, PER TRACT. NO. 33096-1, M.B. 412/46-58.
- ▲ DENOTES FOUND 1 1/2" BRASS CAP STAMPED "L.S. 5134", FLUSH, PER TRACT. NO. 33096-3, M.B. 419/70-93.
- ⊙ DENOTES SET LEAD, TACK AND TAG "L.S. 5134", FLUSH IN CONCRETE ON OFFSET (O/S) AS NOTED INSIDE STREET RIGHT-OF-WAY ON SIDE LINES PRODUCED.
- NO MONUMENTS WILL BE SET FOR LOT LINES DIVIDING PRIVATE STREETS.

BOUNDARY CONTROL AND SHEET INDEX MAP

③ INDICATES SHEET NUMBER



412
47



TRACT NO. 33096-1

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
BEING A SUBDIVISION OF A PORTION OF FRACTIONAL SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY A PORTION OF LOT 2 OF TRACT NO. 32259 AS SHOWN ON A MAP THEREOF FILED IN BOOK 371, PAGES 22 THROUGH 27 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY.

BOUNDARY CONTROL MAP



FD. 1" IRON PIPE WITH PLASTIC PLUG STAMPED "L.S. 4628", UP 0.3", PER R1 ACCEPTED AS NW COR., E 1/2, NW 1/4, SEC 14, T.3S., R.1W.

TRACT NO. 31521-1
M.B. 397/100-106

DATA TABLE

NO	BRNG/DELTA	RADIUS	LENGTH
1	N58°24'41"W	142.35' M & R2	
2	N41°49'19"W	66.65' M & R2	
3	N01°38'55"E	173.70' M & R2	
4	N01°38'55"E	83.70'	
5	N39°44'47"E	143.95'	
6	22°49'33"	983.00'	391.61'
7	N88°21'00"W	508.57' M & R2	
8	30°16'58"	600.00'	317.12' M & R2
9	N58°04'02"W	116.38' M & R2	
10	N50°46'12"E	7.04' M & R2	
11	10°04'27"	594.00'	104.44' M & R2
12	02°56'23"	561.00'	28.78' M & R2
13	21°50'34"	561.00'	213.87'
14	N74°44'18"E	24.41'	
15	N39°44'47"E	46.00'	
16	N04°45'16"E	24.41'	

BASIS OF BEARINGS

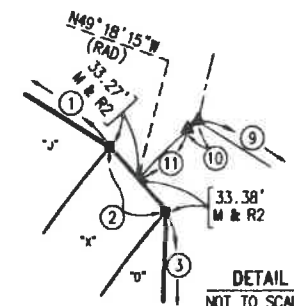
N00°16'47"W 2635.66' M & R2 (N00°16'52"W 2635.72' R3) 2424.31'

TRACT NO. 31521-2
M.B. 398 / 1-8

N73°04'46"W (RAD)

N88°20'45"W 1325.84' M & R2
50.00' M & R4
FD. 1" IRON PIPE TAGGED "R.C.E. 12116" PER R.S. 81/23-24, DOWN 0.5", ACCEPTED AS W. 1/4 COR., SEC 14, T.3S., R.1W.

FD. 1" IRON PIPE WITH PLASTIC PLUG STAMPED "L.S. 4628" PER R3, FLUSH, ACCEPTED AS SW COR., E 1/2, NW 1/4, SEC 14, T.3S., R.1W.



TRACT NO. 32259
M.B. 371 / 22-27
POR. LOT 2

TRACT NO. 32260-1
M.B. 374/95-103

TRACT NO. 32260-2
M.B. 375/1-7

TRACT NO. 32260
M.B. 375/8-23

TRACT NO. 22174
M.B. 176/74-79

TRACT NO. 24730
M.B. 220/9-12

TRACT NO. 24731
M.B. 220/13-18

POR. REMAINDER
PARCEL
P.M. NO. 22715
P.M.B. 145/61-67

POR. LOT 3

POR. LOT 5

TRACT NO. 32260-1
M.B. 374/95-103

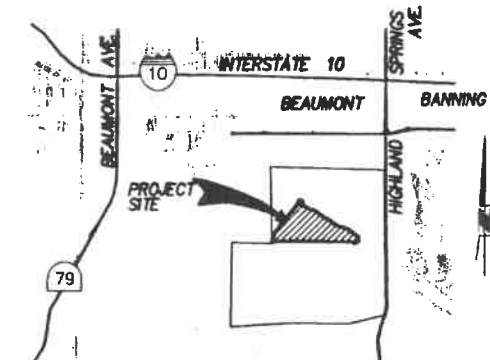
BASIS OF BEARINGS:

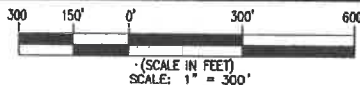
THE BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF LOT 2 OF TRACT NO. 32259, AS SHOWN ON A MAP FILED IN BOOK 371, PAGES 22 THROUGH 27 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, BEING NORTH 00°16'47" WEST.

FD. 1" IRON PIPE (NO TAG) IN MOUND OF ROCKS, FLUSH, PER TRACT NO. 32260-1, M.B. 374/95-103 ACCEPTED AS SE COR., SEC 14, T.3S., R.1W.

SURVEYOR'S NOTES:

- M - MEASURED
- C.F. - CALCULATED FROM
- O/S - OFFSET
- () - RECORD DATA
- R1 - TRACT NO. 32259, M.B. 371/22-27
- R2 - TRACT NO. 32260-1, M.B. 374/95-103.
- R3 - TRACT NO. 31521-1, M.B. 397/100-106.
- R4 - O.R. 143/13 (RECORDED 09/28/1933).
- (RAD) - DENOTES RADIAL BEARING
- ALL MONUMENTS SHOWN AS SET WILL BE SET WITHIN ONE YEAR AFTER THE ACCEPTANCE OF IMPROVEMENTS BY THE CITY COUNCIL.
- SET 1" IRON PIPE TAGGED "L.S. 5134", FLUSH, OR LEAD, TACK AND TAG "L.S. 5134", FLUSH, IN CONCRETE OR A SPIKE W/BRASS WASHER STAMPED "L.S. 5134", FLUSH, IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE AT ALL LOT CORNERS, EXCEPT LOT CORNERS WHICH ABUT A PRIVATE STREET WHICH WILL BE MARKED ON A 4.75" OFFSET INSIDE THE STREET RIGHT-OF-WAY IN CONCRETE BY A LEAD, TACK AND TAG "L.S. 5134" ON SIDELINES PRODUCED, UNLESS OTHERWISE NOTED (NO MONUMENTS WILL BE SET FOR ANGLE POINTS, CORNER CUTOFFS, B.C.'S, E.C.'S, P.C.C.'S OR P.R.C.'S THAT ABUT A STREET, UNLESS OTHERWISE NOTED.)
- SET 2" IRON PIPE TAGGED "L.S. 5134", FLUSH, OR LEAD, TACK AND TAG "L.S. 5134", FLUSH, IN CONCRETE OR A SPIKE W/BRASS WASHER STAMPED "L.S. 5134", FLUSH, IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE AT ALL TRACT BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- SET 5/8" COPPER CLAD STEEL PIN WITH 1 1/2" BRASS CAP STAMPED "L.S. 5134" IN ASPHALT, FLUSH.
- SET LEAD, TACK AND TAG "L.S. 5134", FLUSH, IN CONCRETE ON 0.25" OFFSET INSIDE STREET RIGHT-OF-WAY ON SIDELINE PRODUCED, UNLESS ANOTHER SPECIFIC OFFSET IS NOTED.
- SET 1" IRON PIPE TAGGED "L.S. 5134", FLUSH.
- DENOTES FOUND MONUMENT AS NOTED AND REFERENCED HEREON.
- DENOTES FOUND 1" IRON PIPE TAGGED "R.C.E. 12116" PER TRACT NO. 32260-1, M.B. 374/95-103.
- DENOTES FOUND 2" IRON PIPE IRON PIPE TAGGED "L.S. 5134" PER TRACT NO. 32260-1, M.B. 374/95-103.
- DENOTES FOUND 1 1/2" BRASS CAP STAMPED "L.S. 5134", FLUSH, PER TRACT. NO. 32260-1, M.M. 374/95-103.
- NO MONUMENTS WILL BE SET FOR LOT LINES DIVIDING PRIVATE STREETS.





SURVEYOR'S NOTES:

1. M - MEASURED
2. C.F. - CALCULATED FROM
3. O/S - OFFSET
4. () - RECORD DATA
5. R1 - TRACT NO. 32259, M.B. 371/22-27
6. R2 - TRACT NO. 32260-1, M.B. 374/95-103.
7. R3 - TRACT NO. 31521-1, M.B. 397/100-106.
8. R4 - TRACT NO. 33096-1, M.B. 412/46-58.
9. (RAD) - DENOTES RADIAL BEARING
10. ALL MONUMENTS SHOWN AS SET WILL BE SET WITHIN ONE YEAR AFTER THE ACCEPTANCE OF IMPROVEMENTS BY THE CITY COUNCIL.
11. SET 1" IRON PIPE TAGGED "L.S. 5134", FLUSH; OR LEAD, TACK AND TAG "L.S. 5134", FLUSH, IN CONCRETE OR A SPIKE W/BRASS WASHER STAMPED "L.S. 5134", FLUSH, IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE AT ALL LOT CORNERS, EXCEPT LOT CORNERS WHICH ABUT A PRIVATE STREET WHICH WILL BE MARKED ON A 4.75' OFFSET INSIDE THE STREET RIGHT-OF-WAY IN CONCRETE BY A LEAD, TACK AND TAG "L.S. 5134" ON SIDELINES PRODUCED, UNLESS OTHERWISE NOTED (NO MONUMENTS WILL BE SET FOR ANGLE POINTS, CORNER CUTOFFS, B.C.'S, E.C.'S, P.C.C.'S OR P.R.C.'S THAT ABUT A STREET, UNLESS OTHERWISE NOTED.)
12. SET 2" IRON PIPE TAGGED "L.S. 5134", FLUSH; OR LEAD, TACK AND TAG "L.S. 5134", FLUSH, IN CONCRETE OR A SPIKE W/BRASS WASHER STAMPED "L.S. 5134", FLUSH, IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE AT ALL TRACT BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
13. SET 5/8" COPPER CLAD STEEL PIN WITH 1/2" BRASS CAP STAMPED "L.S. 5134" IN ASPHALT, FLUSH.
14. SET LEAD, TACK AND TAG "L.S. 5134", FLUSH, IN CONCRETE ON 0.25' OFFSET INSIDE STREET RIGHT-OF-WAY ON SIDELINE PRODUCED, UNLESS ANOTHER SPECIFIC OFFSET IS NOTED.
15. SET 1" IRON PIPE TAGGED "L.S. 5134", FLUSH.
16. DENOTES FOUND MONUMENT AS NOTED AND REFERENCED HEREON:
17. DENOTES FOUND 1" IRON PIPE TAGGED "R.C.E. 12116" PER TRACT NO. 32260-1, M.B. 374/95-103.
18. DENOTES FOUND 2" IRON PIPE (IRON PIPE TAGGED "L.S. 5134" PER TRACT NO. 32260-1, M.B. 374/95-103.
19. DENOTES FOUND 5/8" COPPER CLAD STEEL PIN WITH 1/2" BRASS CAP STAMPED "L.S. 5134", FLUSH, PER TRACT NO. 32260-1, M.B. 374/95-103.
20. DENOTES 2" IRON PIPE TAGGED "L.S. 5134", FLUSH; OR LEAD, TACK AND TAG "L.S. 5134", FLUSH, IN CONCRETE OR A SPIKE W/BRASS WASHER STAMPED "L.S. 5134", FLUSH, IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE TO BE SET PER TRACT NO. 33096-1, M.B. 412/46-58.
21. DENOTES 1/2" BRASS CAP STAMPED "L.S. 5134", FLUSH, TO BE SET PER TRACT NO. 33096-1, M.B. 412/46-58.
22. NO MONUMENTS WILL BE SET FOR LOT LINES DIVIDING PRIVATE STREETS.

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
TRACT MAP NO. 33096-2

BEING A SUBDIVISION OF A PORTION OF FRACTIONAL SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY A PORTION OF LOTS 2 AND 3 OF TRACT NO. 32259 AS SHOWN ON A MAP THEREOF FILED IN BOOK 371, PAGES 22 THROUGH 27 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY.



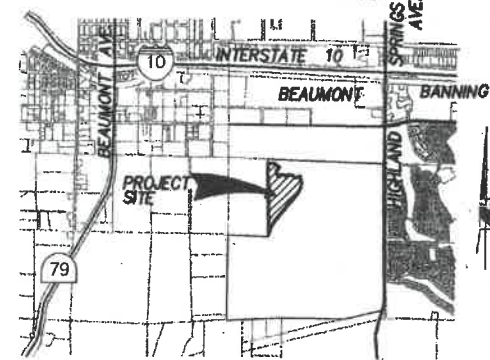
BOUNDARY CONTROL MAP

BASIS OF BEARINGS:

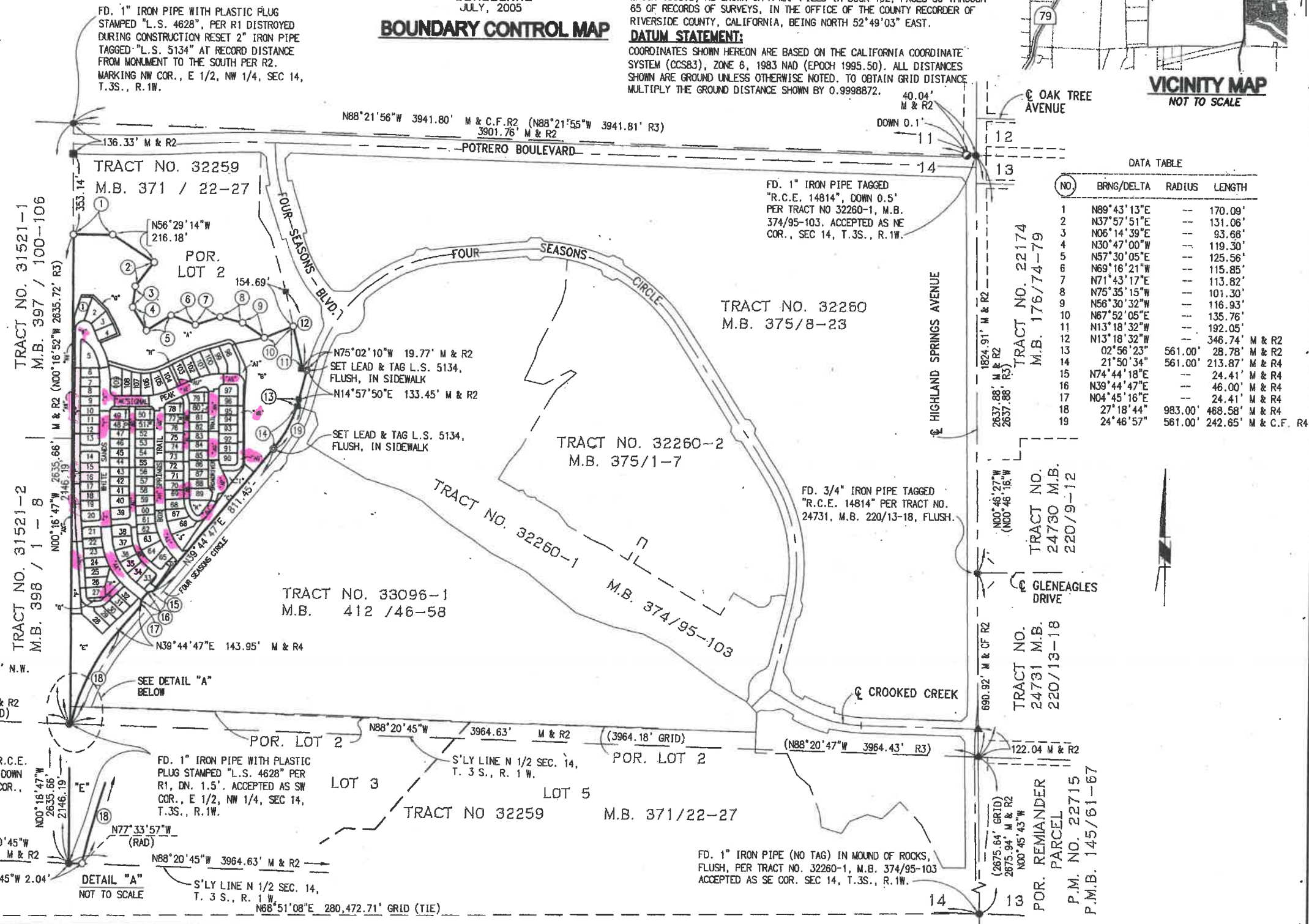
THE BEARINGS SHOWN HEREON ARE BASED ON THE LINE BETWEEN STATIONS "TRAK" AND "MATH" (POSITIONS PER NATIONAL GEODETIC SURVEY, NAD83, EPOCH 1995.5) AS SHOWN ON A MAP FILED IN BOOK 102, PAGES 50 THROUGH 65 OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, BEING NORTH 52°49'03" EAST.

DATUM STATEMENT:

COORDINATES SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE 6, 1983 NAD (EPOCH 1995.50). ALL DISTANCES SHOWN ARE GROUND UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCE MULTIPLY THE GROUND DISTANCE SHOWN BY 0.9998872.



FD. 1" IRON PIPE WITH PLASTIC FLUG STAMPED "L.S. 4628", PER R1 DESTROYED DURING CONSTRUCTION RESET 2" IRON PIPE TAGGED "L.S. 5134" AT RECORD DISTANCE FROM MONUMENT TO THE SOUTH PER R2. MARKING NW COR., E 1/2, NW 1/4, SEC 14, T.3S., R.1W.



DATA TABLE

NO.	BRNG/DELTA	RADIUS	LENGTH
1	N89°43'13"E	--	170.09'
2	N37°57'51"E	--	131.06'
3	N06°14'39"E	--	93.66'
4	N30°47'00"W	--	119.30'
5	N57°30'05"E	--	125.56'
6	N69°16'21"W	--	115.85'
7	N71°43'17"E	--	113.82'
8	N75°35'15"W	--	101.30'
9	N56°30'32"W	--	116.93'
10	N67°52'05"E	--	135.76'
11	N13°18'32"W	--	192.05'
12	N13°18'32"W	--	346.74' M & R2
13	02°56'23"	561.00'	28.78' M & R2
14	21°50'34"	561.00'	213.87' M & R4
15	N74°44'18"E	--	24.41' M & R4
16	N39°44'47"E	--	46.00' M & R4
17	N04°45'16"E	--	24.41' M & R4
18	27°18'44"	983.00'	468.58' M & R4
19	24°46'57"	561.00'	242.65' M & C.F. R4

MATH (LAKE MATHEWS)
2257398.558
6201355.292
FD. 1" STAINLESS STEEL ROD IN LARGE BOULDER, UP 1.0', 50' N.W. OF BRASS DISK STAMPED STA. 57+82.57 PER R.S. 102/50-65.

BASIS OF BEARINGS

TRAK (BOMMER CANYON)
2171990.406
6088762.992 FD. 5/8" STAINLESS STEEL CENTER PUNCHED PIN, FLUSH, IN SANDSTONE BEDROCK OUTCROPPING PER R.S. 102/50-65.

DETAIL "A" NOT TO SCALE

TRACT NO. 24730 M.B. 220/9-12
TRACT NO. 24731 M.B. 220/13-18
TRACT NO. 24732 M.B. 220/13-18
TRACT NO. 24733 M.B. 220/13-18
TRACT NO. 24734 M.B. 176/74-79
TRACT NO. 22174 M.B. 176/74-79
TRACT NO. 24730 M.B. 220/9-12
TRACT NO. 24731 M.B. 220/13-18
TRACT NO. 24732 M.B. 220/13-18
TRACT NO. 24733 M.B. 220/13-18
TRACT NO. 24734 M.B. 176/74-79
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TRACT NO. 24731 M.B. 220/13-18
TRACT NO. 24732 M.B. 220/13-18
TRACT NO. 24733 M.B. 220/13-18
TRACT NO. 24734 M.B. 176/74-79
TRACT NO. 22174 M.B. 176/74-79

TRACT NO. 33096-3

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
BEING A SUBDIVISION OF A PORTION OF FRACTIONAL SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY A PORTION OF LOTS 2, 3, 4 AND 5 OF TRACT NO. 32259 AS SHOWN ON A MAP THEREOF FILED IN BOOK 371, PAGES 22 THROUGH 27 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY.

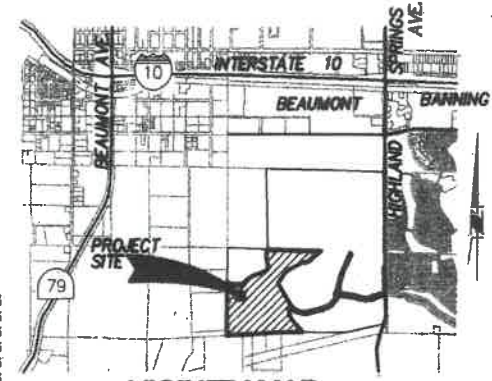


DATE OF SURVEY: JULY, 2005

NO	BRNG/DELTA	RADIUS	LENGTH
1	N21°11'54"W (RAD)	6.00'	17.52'
2	S9°07'20"E	39.00'	301.47'
3	S26°05'12"E	93.50'	38.39'
4	S4°33'04"W	39.00'	35.76'
5	S0°45'52"E	1239.00'	39.45'
6	N18°01'14"W	48.37'	40.76'
7	S4°56'28"E	983.00'	166.86'
8	N88°20'45"W	82.16' M & R3	250.87'
9	S0°11'55"E	904.00'	229.87'
10	N00°38'30"E	3.00' M & R3	306.14'
11	S2°14'49"E	39.00'	14.28'
12	N75°19'41"W	23.65'	8.93'
13	S2°52'23"E	39.00'	8.93'
14	S7°46'00"E	39.00'	120.89'
15	N50°53'08"E	13.39'	8.94'
16	S10°13'50"E	323.00'	9.00'

NO	BRNG/DELTA	RADIUS	LENGTH
17	N13°53'09"W	307.34'	75.92'
18	N27°03'02"W	301.47'	301.47'
19	N09°00'41"E	301.47'	38.39'
20	S6°23'52"E	39.00'	35.76'
21	S21°54'55"E	93.50'	39.45'
22	S7°57'19"E	39.00'	40.76'
23	S0°10'12"E	560.00'	166.86'
24	N87°35'47"W	1040.00'	250.87'
25	S13°49'15"E	1040.00'	229.87'
26	N73°46'32"W	560.00'	306.14'
27	S1°19'20"E	560.00'	14.28'
28	S9°56'09"E	9.00'	8.93'
29	N16°02'01"W	(RAD)	8.93'
30	S12°46'44"E	542.00'	120.89'
31	N28°48'45"W	(RAD)	8.94'
32	S0°29'44"E	9.00'	14.21'

NO	BRNG/DELTA	RADIUS	LENGTH
33	S28°33'10"E	640.00'	318.94'
34	N88°14'41"E	4.58'	48'
35	N43°01'21"E	33.24'	640.00'
36	N89°14'17"E	4.00'	49'42.53"
37	N44°32'23"W	33.24'	27'03.43"
38	N89°14'41"E	4.58'	44.16'
39	S28°45'18"E	580.00'	46.01' M & R3
40	S0°53'21"E	640.00'	4.76' M & R3
41	S8°12'20"E	9.00'	17.73' M & R3
42	N27°49'36"W	(RAD)	5.46' M & R3
43	S10°42'23"E	658.00'	288.80' M & R3
44	N17°07'13"W	(RAD)	4.31' M & R3
45	S8°12'20"E	9.00'	12.35' M & R3
46	S2°33'01"E	363.59'	81.34' M & R3
47	N73°46'32"W	229.87'	47.46' M & R3
48	S13°49'15"E	960.00'	1280.03'
49	N87°35'47"W	—	—
50	S0°15'25"E	640.00'	—
51	S49°42'53"E	39.00'	—
52	S27°03'43"E	93.50'	—
53	N88°20'45"W	—	—
54	N00°38'30"E	—	—
55	N82°34'26"W	—	—
56	N58°19'43"E	—	—
57	N88°20'45"W	—	—
58	S0°23'28"E	—	—
59	S0°53'21"E	—	—
60	N88°20'45"W	—	—
61	S0°47'47"E	—	—
62	N88°20'45"W	—	—



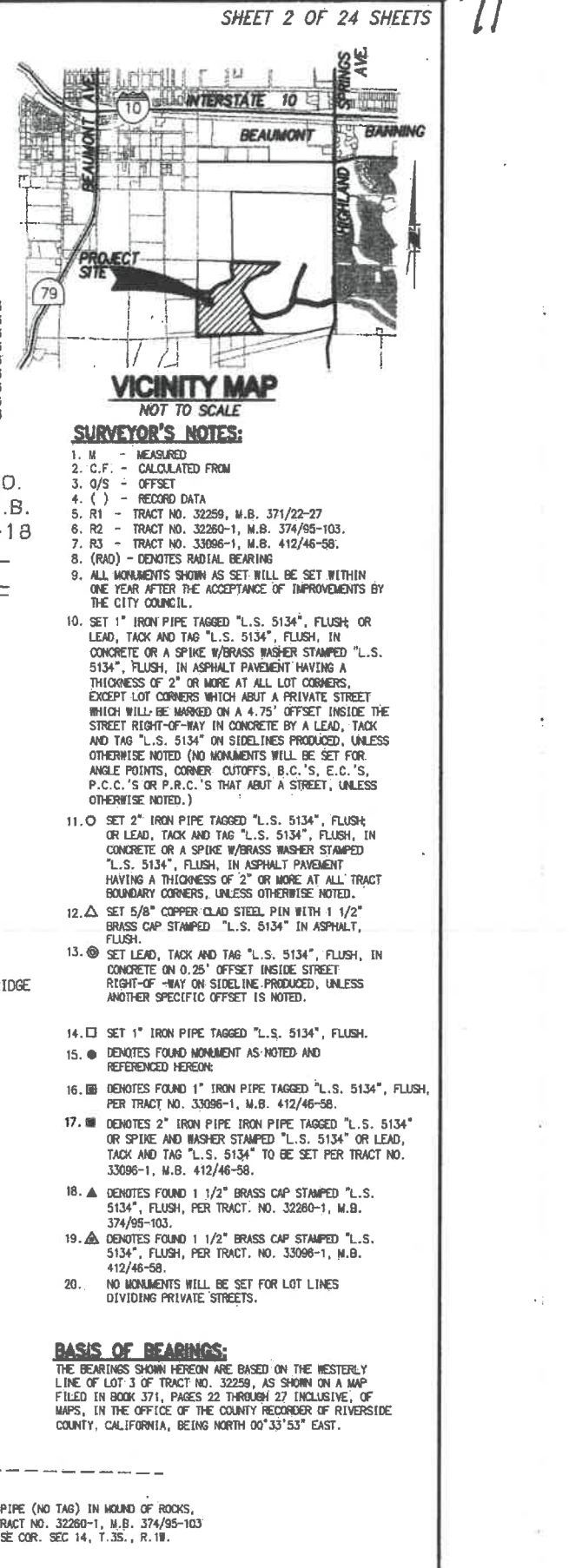
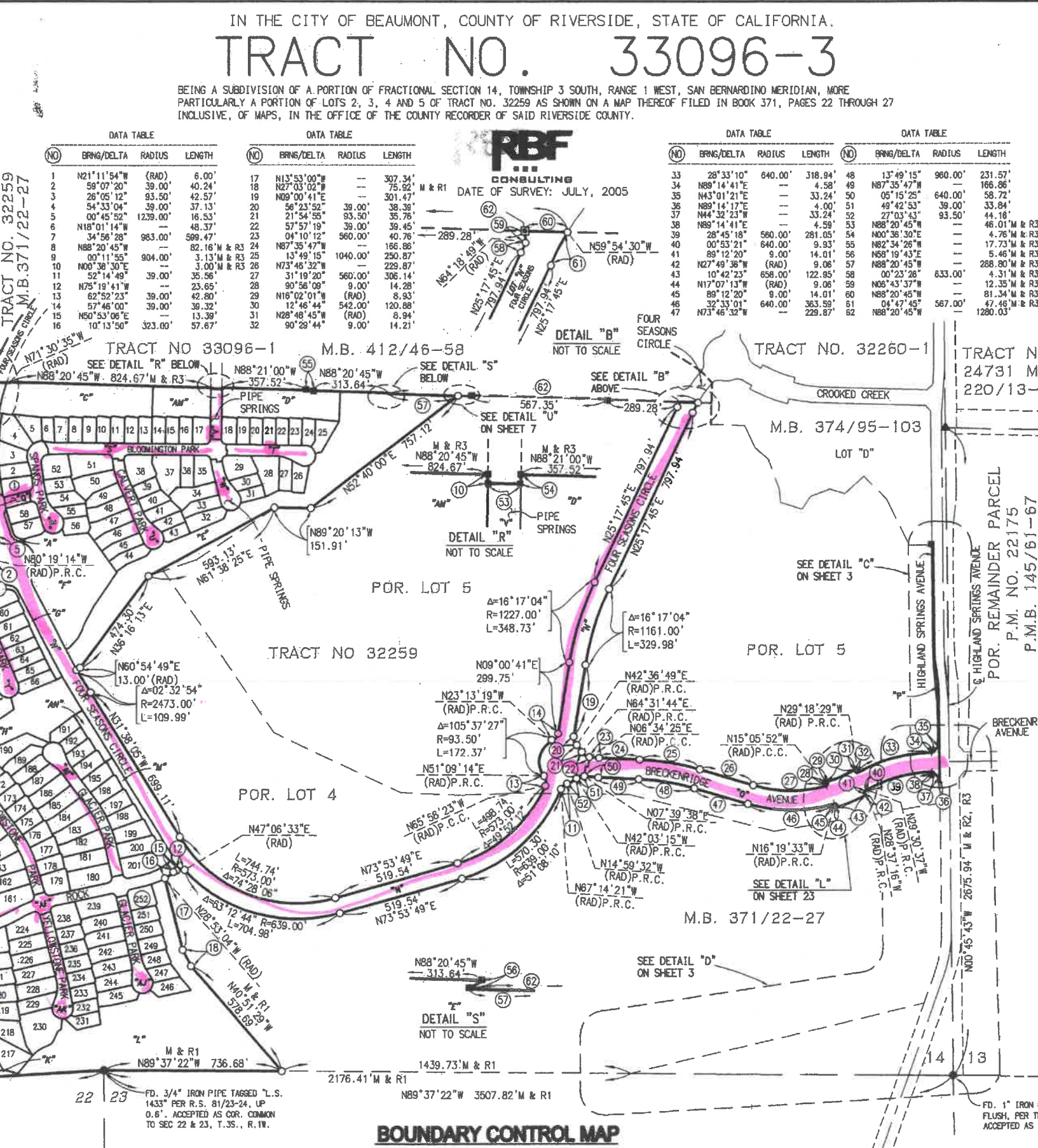
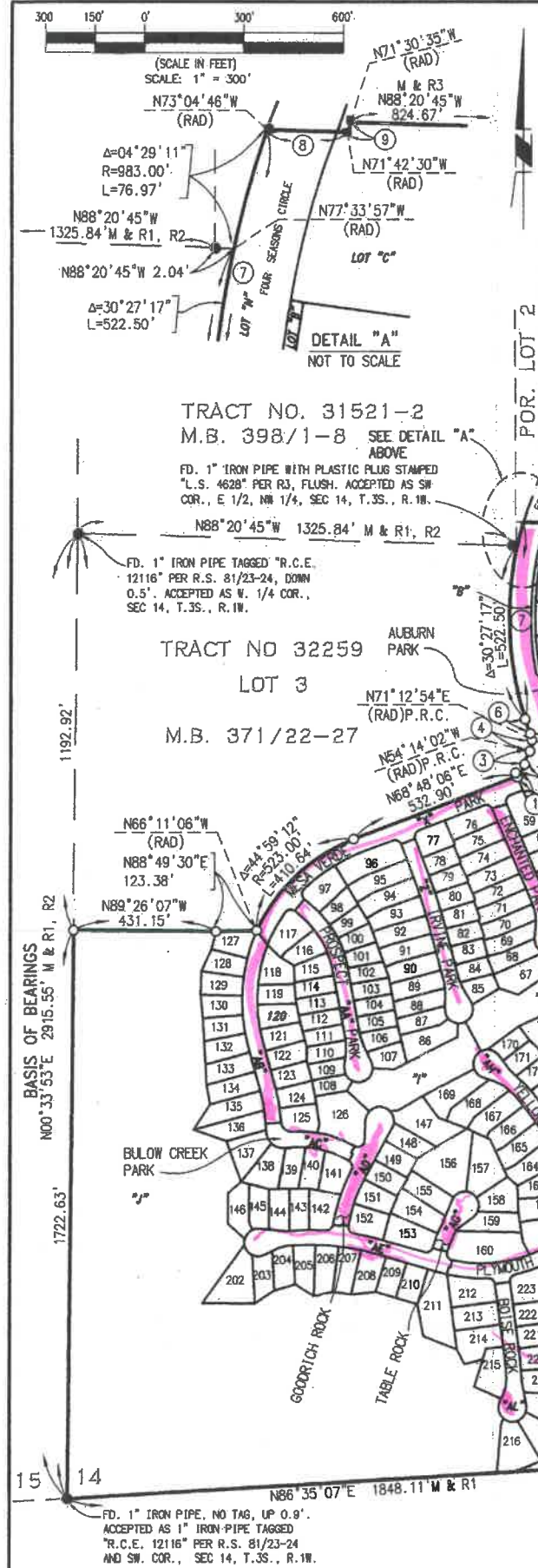
SURVEYOR'S NOTES:

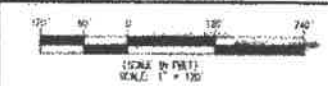
- 1. M - MEASURED
- 2. C.F. - CALCULATED FROM
- 3. O/S - OFFSET
- 4. () - RECORD DATA
- 5. R1 - TRACT NO. 32259, M.B. 371/22-27
- 6. R2 - TRACT NO. 32260-1, M.B. 374/95-103
- 7. R3 - TRACT NO. 33096-1, M.B. 412/46-58
- 8. (RAD) - DENOTES RADIAL BEARING
- 9. ALL MONUMENTS SHOWN AS SET WILL BE SET WITHIN ONE YEAR AFTER THE ACCEPTANCE OF IMPROVEMENTS BY THE CITY COUNCIL.
- 10. SET 1" IRON PIPE TAGGED "L.S. 5134", FLUSH OR LEAD, TACK AND TAG "L.S. 5134", FLUSH, IN CONCRETE OR A SPIKE W/BRASS WASHER STAMPED "L.S. 5134", FLUSH, IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE AT ALL LOT CORNERS, EXCEPT LOT CORNERS WHICH ABUT A PRIVATE STREET WHICH WILL BE MARKED ON A 4.75' OFFSET INSIDE THE STREET RIGHT-OF-WAY IN CONCRETE BY A LEAD, TACK AND TAG "L.S. 5134" ON SIDELINES PRODUCED, UNLESS OTHERWISE NOTED (NO MONUMENTS WILL BE SET FOR ANGLE POINTS, CORNER CUTOFFS, B.C.'S, E.C.'S, P.C.C.'S OR P.R.C.'S THAT ABUT A STREET, UNLESS OTHERWISE NOTED.)
- 11. SET 2" IRON PIPE TAGGED "L.S. 5134", FLUSH OR LEAD, TACK AND TAG "L.S. 5134", FLUSH, IN CONCRETE OR A SPIKE W/BRASS WASHER STAMPED "L.S. 5134", FLUSH, IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE AT ALL TRACT BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- 12. SET 5/8" COPPER CLAD STEEL PIN WITH 1 1/2" BRASS CAP STAMPED "L.S. 5134" IN ASPHALT, FLUSH.
- 13. SET LEAD, TACK AND TAG "L.S. 5134", FLUSH, IN CONCRETE ON 0.25' OFFSET INSIDE STREET RIGHT-OF-WAY ON SIDELINE PRODUCED, UNLESS ANOTHER SPECIFIC OFFSET IS NOTED.
- 14. SET 1" IRON PIPE TAGGED "L.S. 5134", FLUSH.
- 15. DENOTES FOUND MONUMENT AS NOTED AND REFERENCED HEREON.
- 16. DENOTES FOUND 1" IRON PIPE TAGGED "L.S. 5134", FLUSH, PER TRACT NO. 33096-1, M.B. 412/46-58.
- 17. DENOTES 2" IRON PIPE 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. 33096-1, M.B. 412/46-58.
- 18. DENOTES FOUND 1 1/2" BRASS CAP STAMPED "L.S. 5134", FLUSH, PER TRACT NO. 32260-1, M.B. 374/95-103.
- 19. DENOTES FOUND 1 1/2" BRASS CAP STAMPED "L.S. 5134", FLUSH, PER TRACT NO. 33096-1, M.B. 412/46-58.
- 20. NO MONUMENTS WILL BE SET FOR LOT LINES DIVIDING PRIVATE STREETS.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF LOT 3 OF TRACT NO. 32259, AS SHOWN ON A MAP FILED IN BOOK 371, PAGES 22 THROUGH 27 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, BEING NORTH 00°33'53" EAST.

BOUNDARY CONTROL MAP





IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT NO. 33096-4

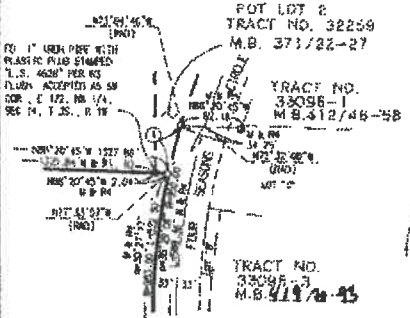
BEING A SUBDIVISION OF A PORTION OF FRACTIONAL SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY A PORTION OF LOT 3 OF TRACT NO. 32259 AS SHOWN ON A MAP HERETOBY FILED IN BOOK 371, PAGES 22 THROUGH 27 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY.



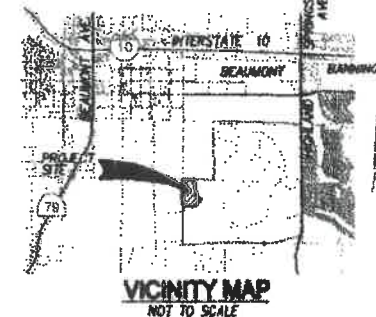
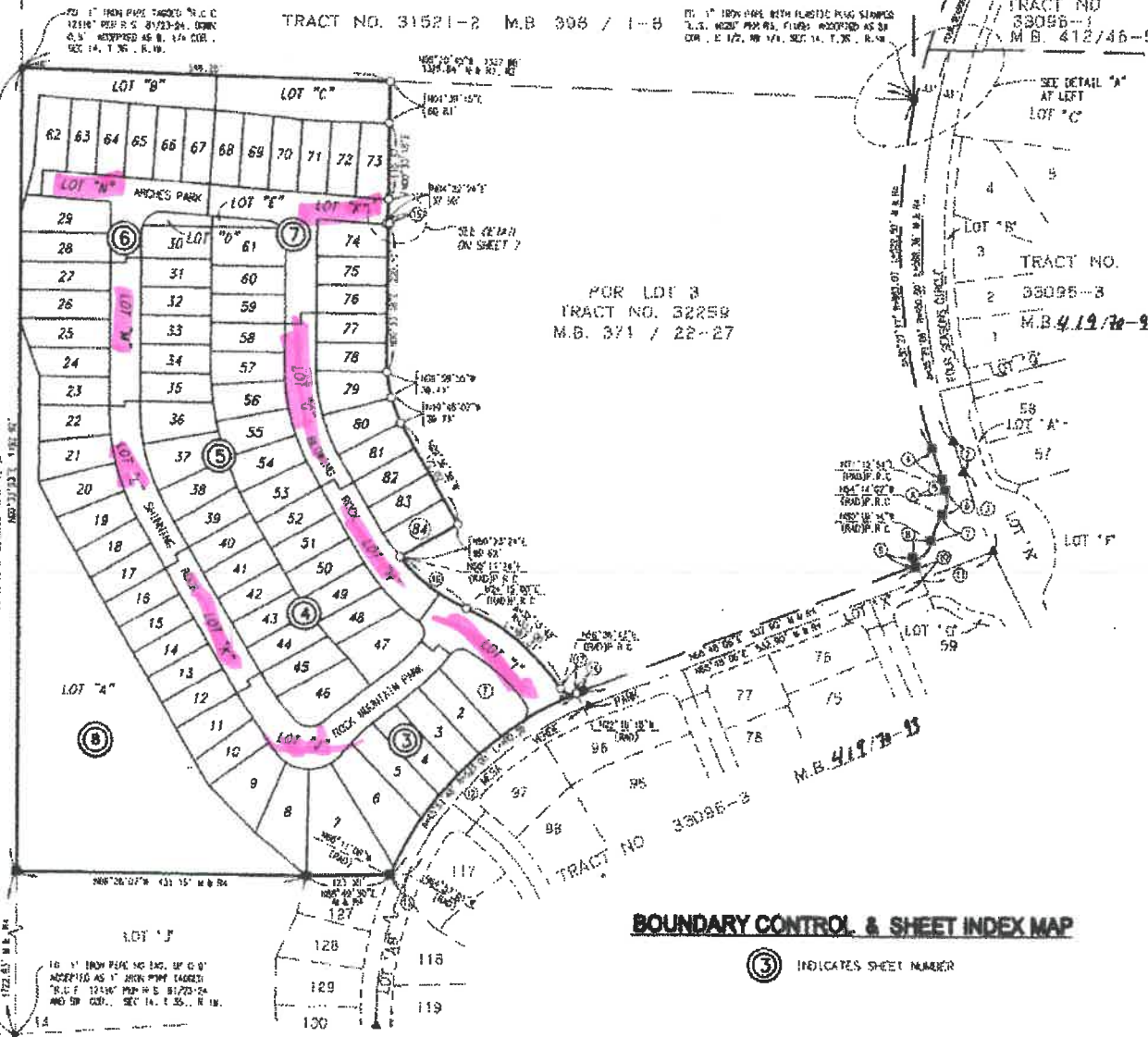
DATE OF SURVEY: JULY, 2005

TRACT NO. 31521-2 M.B. 398 / 1-8

SHEET 2 OF 8 SHEETS



DETAIL 'A'
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

SURVEYOR'S NOTES:

- 1 M - MEASURED
- 2 C.T. - CALCULATED FROM
- 3 O/S - OFFSET
- 4 () - RECORD DATA
- 5 () - TRACT NO. 32259, M.B. 371/22-27
- 6 () - TRACT NO. 32259-1, M.B. 371/22-27
- 7 () - TRACT NO. 32259-2, M.B. 371/22-27
- 8 () - TRACT NO. 32259-3, M.B. 371/22-27
- 9 () - BEARINGS INITIAL BEARING
- 10 ALL MONUMENTS SHOWN AS SET SHALL BE SET WITHIN ONE YEAR AFTER THE ACCEPTANCE OF IMPROVEMENTS BY THE CITY ENGINEER.
- 11 SET 1" IRON PIPE TAPPED 1/2" S. 5/16" FLUSH ON LEAD, TACK AND TAG 1/2" S. 5/16" FLUSH IN CONCRETE OR 1" SPIRE VORWASSER MONUMENT STAMPED 1/2" S. 5/16" FLUSH, IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE AT ALL LOT CORNERS EXCEPT 1/2" CORNERS WHICH HAVE A 1/2" IRON PIPE WHICH SHALL BE WELDED TO A 2" S. 5/16" OFF SET INSIDE THE STREET RIGHT-OF-WAY BY CONCRETE OR A LEAD, TACK AND TAG 1/2" S. 5/16" ON SCHEDULES PRODUCED, UNLESS OTHERWISE NOTED (SEE MONUMENTS WILL BE SET FOR AVAILABLE FRAMES, CORNER COLUMNS, E.C.T., T.O., P.O., E.C.T. OR P.O.C.'S SHOWN AS SET HEREIN, UNLESS OTHERWISE NOTED)
- 12 SET 1" IRON PIPE TAPPED 1/2" S. 5/16" FLUSH ON LEAD, TACK AND TAG 1/2" S. 5/16" FLUSH IN CONCRETE OR 1" SPIRE VORWASSER MONUMENT STAMPED 1/2" S. 5/16" FLUSH, IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE AT ALL TRACT BOUNDARY CORNERS, UNLESS OTHERWISE NOTED
- 13 SET 1/2" IRON PIPE TAPPED 1/2" S. 5/16" FLUSH ON LEAD, TACK AND TAG 1/2" S. 5/16" FLUSH IN CONCRETE OR 1" SPIRE VORWASSER MONUMENT STAMPED 1/2" S. 5/16" FLUSH, IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE AT ALL TRACT BOUNDARY CORNERS, UNLESS OTHERWISE NOTED
- 14 SET 1/2" IRON PIPE TAPPED 1/2" S. 5/16" FLUSH ON LEAD, TACK AND TAG 1/2" S. 5/16" FLUSH IN CONCRETE OR 1" SPIRE VORWASSER MONUMENT STAMPED 1/2" S. 5/16" FLUSH, IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE AT ALL TRACT BOUNDARY CORNERS, UNLESS OTHERWISE NOTED
- 15 SET 1" IRON PIPE TAPPED 1/2" S. 5/16" FLUSH ON LEAD, TACK AND TAG 1/2" S. 5/16" FLUSH IN CONCRETE OR 1" SPIRE VORWASSER MONUMENT STAMPED 1/2" S. 5/16" FLUSH, IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE AT ALL TRACT BOUNDARY CORNERS, UNLESS OTHERWISE NOTED
- 16 MONUMENTS FOUND AS NOTED AND REFERENCED HEREIN
- 17 MONUMENTS FOUND 2" IRON PIPE TAPPED 1/2" S. 5/16" FLUSH ON LEAD, TACK AND TAG 1/2" S. 5/16" FLUSH IN CONCRETE OR 1" SPIRE VORWASSER MONUMENT STAMPED 1/2" S. 5/16" FLUSH, IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE AT ALL TRACT BOUNDARY CORNERS, UNLESS OTHERWISE NOTED
- 18 MONUMENTS FOUND 2" IRON PIPE TAPPED 1/2" S. 5/16" FLUSH ON LEAD, TACK AND TAG 1/2" S. 5/16" FLUSH IN CONCRETE OR 1" SPIRE VORWASSER MONUMENT STAMPED 1/2" S. 5/16" FLUSH, IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE AT ALL TRACT BOUNDARY CORNERS, UNLESS OTHERWISE NOTED
- 19 MONUMENTS FOUND 1/2" BRASS CAP STAMPED 1/2" S. 5/16" FLUSH ON LEAD, TACK AND TAG 1/2" S. 5/16" FLUSH IN CONCRETE OR 1" SPIRE VORWASSER MONUMENT STAMPED 1/2" S. 5/16" FLUSH, IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE AT ALL TRACT BOUNDARY CORNERS, UNLESS OTHERWISE NOTED
- 20 NO MONUMENTS SHALL BE SET FOR LOT LINES BOUNDING PRIVATE STREETS

DATA TABLE

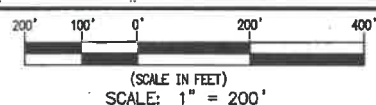
NO.	BEARING	LENGTH	ADJ.	ADJ.	ADJ.
1	N 89° 28' 11" W	863.00	78.37	8.88	8.88
2	N 89° 28' 11" W	...	...	...	...
3	N 89° 28' 11" W	...	...	...	...
4	N 89° 28' 11" W	...	...	...	...
5	N 89° 28' 11" W	...	...	...	...
6	N 89° 28' 11" W	...	...	...	...
7	N 89° 28' 11" W	...	...	...	...
8	N 89° 28' 11" W	...	...	...	...
9	N 89° 28' 11" W	...	...	...	...
10	N 89° 28' 11" W	...	...	...	...
11	N 89° 28' 11" W	...	...	...	...
12	N 89° 28' 11" W	...	...	...	...
13	N 89° 28' 11" W	...	...	...	...
14	N 89° 28' 11" W	...	...	...	...
15	N 89° 28' 11" W	...	...	...	...
16	N 89° 28' 11" W	...	...	...	...
17	N 89° 28' 11" W	...	...	...	...

BASIS OF BEARINGS:
 SEC. 15, T. 3, S. 4, R. 1, W. 5, S. 4, M.
 R.S. 21 / 45
 R.S. 35 / 42

BOUNDARY CONTROL & SHEET INDEX MAP

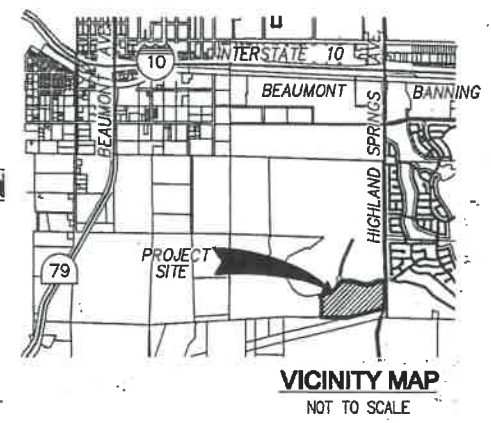
(3) INDICATES SHEET NUMBER

BASIS OF BEARINGS:
 THE BEARINGS SHOWN HEREIN ARE BASED ON THE WESTERLY CORNER OF LOT 3 OF TRACT NO. 32259, AS SHOWN ON A MAP FILED IN BOOK 371, PAGES 22 THROUGH 27 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF BEAUMONT COUNTY, CALIFORNIA, BEING NORTH 02° 23' 53" EAST



IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
TRACT NO. 33096-5

BEING A SUBDIVISION OF A PORTION OF FRACTIONAL SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY A PORTION OF LOT 5 OF TRACT NO. 32259 FILED IN BOOK 371, PAGES 22 THROUGH 27 INCLUSIVE, OF MAPS, TOGETHER WITH A PORTION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 15-LLA-003 RECORDED JULY 23, 2015 AS INSTRUMENT NO. 2015-0327135 OF OFFICIAL RECORDS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY.



MONUMENT NOTES:

- ALL MONUMENTS SHOWN AS SET WILL BE SET WITHIN ONE YEAR AFTER THE ACCEPTANCE OF IMPROVEMENTS BY THE CITY COUNCIL.
- ALL BOUNDARY CORNERS WILL BE MONUMENTED WITH A 2" IRON PIPE & BRASS TAG STAMPED "L.S. 8508", OR A LEAD, TACK AND TAG STAMPED "L.S. 8508" IN CONCRETE, OR AN 8" SPIKE & WASHER STAMPED "L.S. 8508" IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE, UNLESS OTHERWISE NOTED.
- CENTERLINES OF PRIVATE STREETS WILL BE MONUMENTED AT INTERSECTIONS, POINTS OF TANGENT INTERSECTION (P.I.), ANGLE POINTS AND CUL-DE-SAC RADIUS POINTS WITH AN 8" SPIKE & WASHER STAMPED "L.S. 8508" IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE, OR A LEAD, TACK AND TAG STAMPED "L.S. 8508" IN CONCRETE, UNLESS OTHERWISE NOTED.
- LOT CORNERS WHICH ABUT A STREET WILL BE MONUMENTED ON A 4.75' OFFSET MEASURED PERPENDICULAR OR RADIAL FROM AND INSIDE THE STREET RIGHT-OF-WAY, ON THE LOT LINE PRODUCED WITH A LEAD, TACK AND TAG STAMPED "L.S. 8508" IN CONCRETE, UNLESS OTHERWISE NOTED. (NO MONUMENTS WILL BE SET FOR ANGLE POINTS, CORNER CUTOFFS, B.C.'S, E.C.'S, P.C.C.'S OR P.R.C.'S THAT ABUT A STREET, UNLESS OTHERWISE NOTED.)
- LOT CORNERS WHICH DO NOT ABUT A STREET WILL BE MONUMENTED WITH A 1" IRON PIPE & BRASS TAG STAMPED "L.S. 8508", OR A LEAD, TACK AND TAG STAMPED "L.S. 8508" IN CONCRETE, OR AN 8" SPIKE & WASHER STAMPED "L.S. 8508" IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE, UNLESS OTHERWISE NOTED.
- NO MONUMENTS WILL BE SET FOR LOT LINES DIVIDING PRIVATE STREETS.
- DENOTES MONUMENT AS NOTED AND REFERENCED HEREON.
- DENOTES 2" IRON PIPE TAGGED "L.S. 5134", OR LEAD, TACK AND TAG "L.S. 5134", OR SPIKE W/BRASS WASHER STAMPED "L.S. 5134", TO BE SET PER R2.
- ▲ DENOTES 5/8" COPPER CLAD STEEL PIN WITH 1 1/2" BRASS CAP STAMPED "L.S. 5134" IN ASPHALT, FLUSH, TO BE SET PER R2.
- DENOTES 2" IRON PIPE TAGGED "L.S. 5134", OR LEAD, TACK AND TAG "L.S. 5134", OR SPIKE W/BRASS WASHER STAMPED "L.S. 5134", TO BE SET PER R3.
- DENOTES SET 1" IRON PIPE TAGGED "L.S. 8508", OR LEAD, TACK AND TAG "L.S. 8508", OR SPIKE & WASHER STAMPED "L.S. 8508".

EASEMENT NOTES:

SOUTHERN CALIFORNIA GAS COMPANY, HOLDER OF EASEMENTS FOR PIPELINES AND INCIDENTAL PURPOSES RECORDED JUNE 21, 2007 AS INSTRUMENT NO. 2007-0406117 AND MAY 20, 2014 AS INSTRUMENT NO. 2014-0182700, BOTH OF OFFICIAL RECORDS. (SAID EASEMENTS ARE BLANKET IN NATURE AND NOT PLOTTED HEREON.)

- (A) INDICATES AN EASEMENT FOR INGRESS AND EGRESS FOR PUBLIC SAFETY AND UTILITY MAINTENANCE VEHICLE PURPOSES DEDICATED HEREON TO THE CITY OF BEAUMONT.
- (B) INDICATES A SEWER EASEMENT DEDICATED HEREON TO THE CITY OF BEAUMONT.
- (C) INDICATES A PRIVATE STORM DRAIN EASEMENT RESERVED HEREON.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE LINE BETWEEN STATIONS "TRAK" AND "MATH" (POSITIONS PER NATIONAL GEODETIC SURVEY, NAD83, EPOCH 1995.5) AS SHOWN ON A MAP FILED IN BOOK 102, PAGES 50 THROUGH 65 OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, BEING NORTH 52°49'03" EAST.



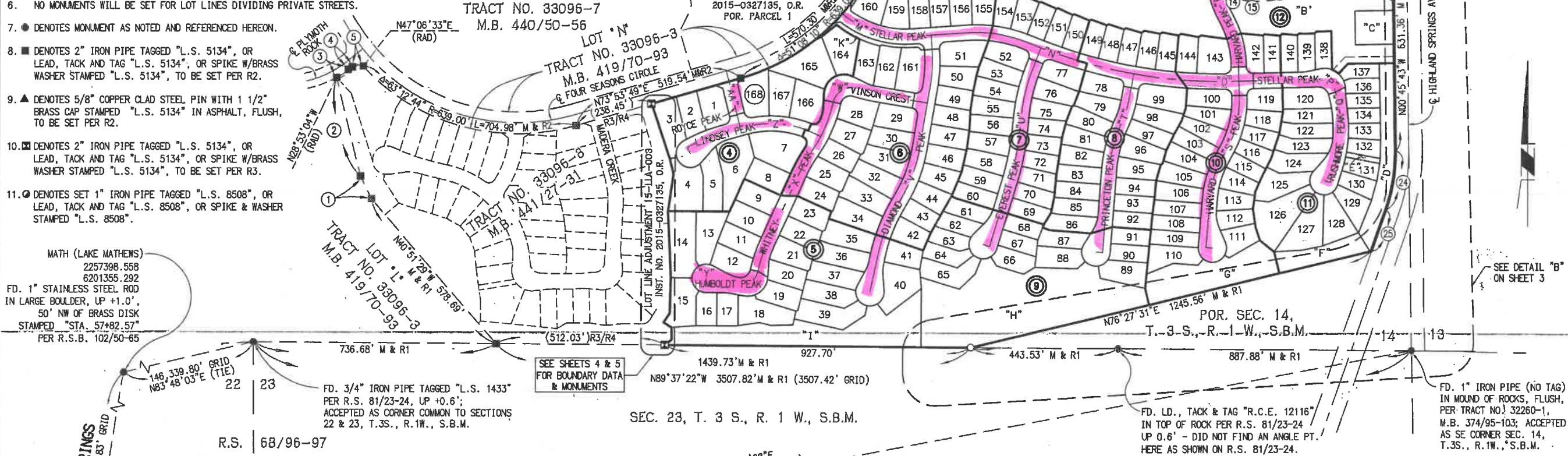
DATE OF SURVEY: JULY, 2005

BOUNDARY CONTROL & SHEET INDEX MAP

(13) INDICATES SHEET NUMBER

LEGEND:

- (168) INDICATES LAST NUMBERED LOT MEASURED
- M MEASURED
- O/S OFFSET
- (RAD) RADIAL BEARING
- () RECORD DATA
- R1 TRACT NO. 32259, M.B. 371/22-27; 12/27/2004
- R2 TRACT NO. 33096-3, M.B. 419/70-93; 04/24/2007
- R3 TRACT NO. 33096-8, M.B. 441/27-31; 04/29/2014
- R4 LOT LINE ADJUSTMENT NO. 15-LLA-003, INSTRUMENT NO. 2015-0327135, O.R.; 07/23/2015



MATH (LAKE MATHEWS)
2257398.558
6201355.292
FD. 1" STAINLESS STEEL ROD
IN LARGE BOULDER, UP +1.0',
50' NW OF BRASS DISK
STAMPED "STA. 57+82.57"
PER R.S.B. 102/50-65

BASIS OF BEARINGS
N62°49'03"E
141,320.83' GRID

TRAK (BOMMER CANYON)
2171990.406
6088762.992
FD. 5/8" STAINLESS STEEL
CENTER PUNCHED PIN, FLUSH, IN
SANDSTONE BEDROCK OUTCROPPING
PER R.S.B. 102/50-65.

FD. 3/4" IRON PIPE TAGGED "L.S. 1433"
PER R.S. 81/23-24, UP +0.6';
ACCEPTED AS CORNER COMMON TO SECTIONS
22 & 23, T.3S., R.1W., S.B.M.

SEE SHEETS 4 & 5
FOR BOUNDARY DATA
& MONUMENTS

SEC. 23, T. 3 S., R. 1 W., S.B.M.

FD. LD., TACK & TAG "R.C.E. 12116"
IN TOP OF ROCK PER R.S. 81/23-24
UP 0.6' - DID NOT FIND AN ANGLE PT.
HERE AS SHOWN ON R.S. 81/23-24.

FD. 1" IRON PIPE (NO TAG)
IN MOUND OF ROCKS, FLUSH,
PER TRACT NO. 32260-1,
M.B. 374/95-103; ACCEPTED
AS SE CORNER SEC. 14,
T.3S., R.1W., S.B.M.

DATA TABLE

NO.	BRNG/DELTA	RADIUS	LENGTH
1	N27°03'02"W	—	75.92' M & R1
2	N13°53'00"W	—	307.34' M & R2
3	10°13'50"	323.00'	57.67' M & R2
4	N50°53'06"E	—	13.39' M & R2
5	N75°19'41"W	—	23.65' M & R2
6	52°14'49"	39.00'	35.56' M & R2
7	27°03'43"	93.50'	44.16' M & R2
8	49°42'53"	39.00'	33.84' M & R2

DATA TABLE

NO.	BRNG/DELTA	RADIUS	LENGTH
9	05°15'25"	640.00'	58.72' M & R2
10	N87°35'47"W	—	166.86' M & R2
11	13°49'15"	960.00'	231.57' M & R2
12	N73°46'32"W	—	229.87' M & R2
13	32°33'01"	640.00'	363.59' M & R2
14	89°12'20"	9.00'	14.01' M & R2
15	N17°07'13"W	(RAD)	9.06' M & R2
16	10°42'23"	658.00'	122.96' M & R2

DATA TABLE

NO.	BRNG/DELTA	RADIUS	LENGTH
17	N27°49'36"W	(RAD)	9.06' M & R2
18	89°12'20"	9.00'	14.01' M & R2
19	00°53'21"	640.00'	9.93' M & R2
20	28°45'18"	560.00'	281.05' M & R2
21	N89°14'41"E	—	4.59' M & R2
22	N44°32'23"W	—	33.24' M & R2
23	N89°14'17"E	—	4.00' M & R2
24	20°01'00"	520.00'	181.67' M & R1
25	N19°15'17"E	—	131.57' M & R1

DATUM STATEMENT:
COORDINATES SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE 6, 1983 NAD (EPOCH 1995.50). ALL DISTANCES SHOWN ARE GROUND UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCE MULTIPLY THE GROUND DISTANCE SHOWN BY 0.9998872.

201-0318277
Original

434/83

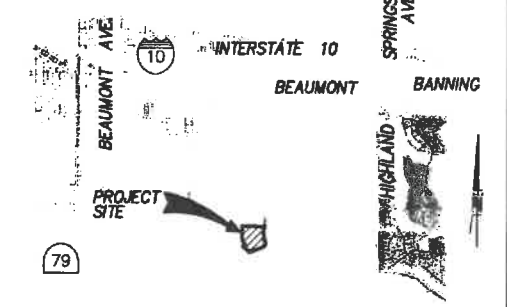
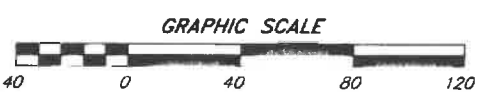
SHEET 2 OF 5 SHEETS

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

TRACT NO. 33096-6

BEING A SUBDIVISION OF A PORTION OF FRACTIONAL SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY A PORTION OF LOT 3 OF TRACT NO. 32259 AS SHOWN BY A MAP ON FILE IN BOOK 371 OF MAPS, PAGES 22 THROUGH 27 INCLUSIVE, AND A PORTION OF LOTS 73, "C" AND "F" OF TRACT NO. 33096-4 AS SHOWN BY MAP ON FILE IN BOOK 422 OF MAPS, PAGES 25 THROUGH 32, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY.

BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE EAST-WEST CENTER SECTION LINE OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, S.B.M. AS SHOWN BY MAP OF TRACT NO. 33096-3, ON FILE IN BOOK 419 OF MAPS, PAGES 70 THROUGH 93, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, BEING N.8820°56'W.



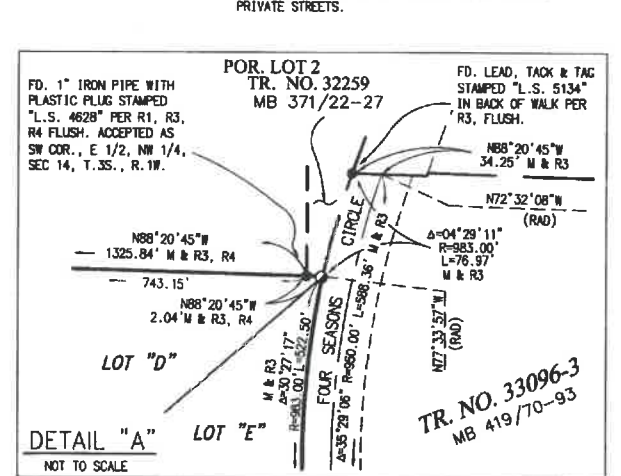
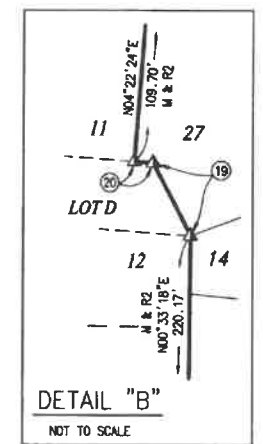
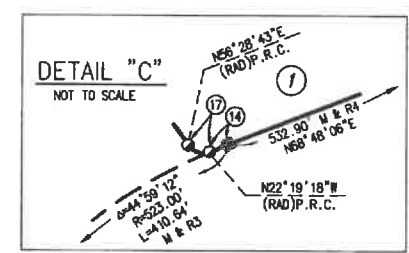
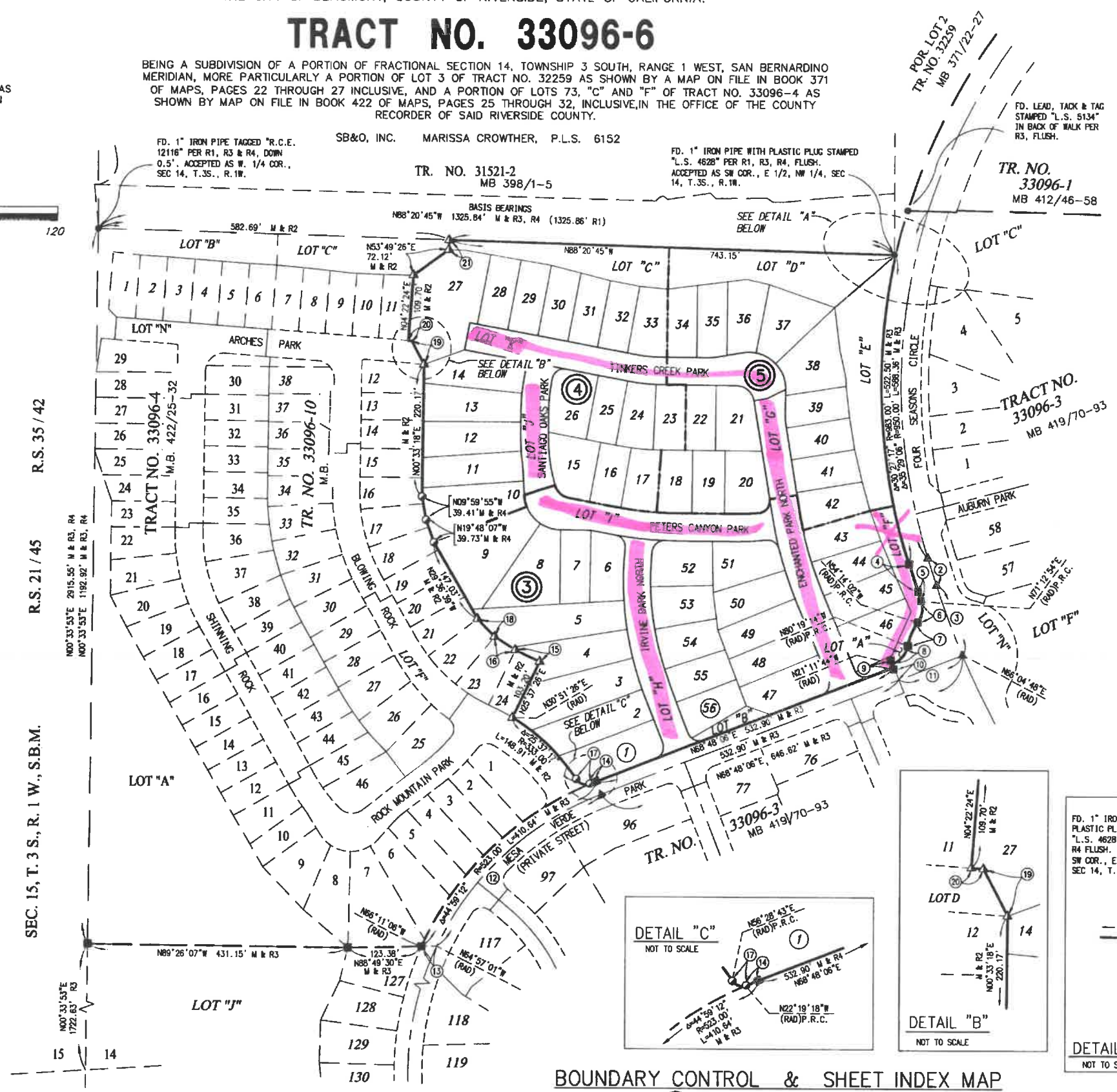
VICINITY MAP
NOT TO SCALE

SURVEYOR'S NOTES:

1. M - MEASURED
2. C/F - CALCULATED FROM
3. () - RECORD DATA
4. R1 - TRACT NO. 31521-2, M.B. 398/1-8
5. R2 - TRACT NO. 33096-10, M.B. /
6. R3 - TRACT NO. 33096-3, M.B. 419/70-93.
7. R4 - TRACT NO. 33096-4, M.B. 422/25-32.
8. (RAD) - DENOTES RADIAL BEARING
9. ALL MONUMENTS SHOWN AS SET WILL BE SET WITHIN ONE YEAR AFTER THE ACCEPTANCE OF IMPROVEMENTS BY THE CITY COUNCIL.
10. LOT CORNER MONUMENTS:
AT REAR LOT CORNERS SET 1" IRON PIPE TAGGED "L.S. 6152", FLUSH.
AT FRONT LOT CORNERS, B.C.'S, E.C.'S AND CORNER CUT OFFS SET A LEAD, TACK AND BRASS WASHER STAMPED "L.S. 6152" IN THE TOP OF CURBS ON THE SIDELINES PRODUCED.
11. Δ SET 5/8" COPPER CLAD STEEL PIN WITH 1/2" BRASS CAP STAMPED "L.S. 6152" IN ASPHALT, FLUSH.
12. ● DENOTES FOUND MONUMENT AS NOTED AND REFERENCED HEREON.
13. ○ 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. 33096-4, M.B. 422/25-32.
14. ■ DENOTES 2" IRON PIPE 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, M.B. 419/70-93.
15. ▲ DENOTES 1/2" BRASS CAP STAMPED "L.S. 5134", TO BE SET PER TRACT. NO. 33096-3, M.B. 419/70-93.
16. ▴ DENOTES 1/2" BRASS CAP STAMPED "L.S. 5134", TO BE SET PER TRACT. NO. 33096-10, M.B. /
17. NO MONUMENTS WILL BE SET FOR LOT LINES DIVIDING PRIVATE STREETS.

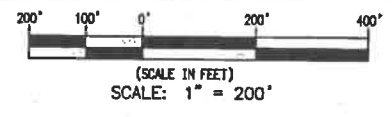
DATA TABLE

NO	Bearing/Delta	RADIUS	LENGTH
1	(NOT USED)		
2	N18°01'14"W		48.37' M & R3
3	05°53'58"	1206.00'	124.18' M & R3
4	N18°01'14"W		48.37' M & R3
5	00°45'52"	1239.00'	16.53' M & R3
6	54°33'04"	39.00'	37.13' M & R3
7	26°05'12"	93.50'	42.57' M & R3
8	59°07'20"	39.00'	40.24' M & R3
9	N21°11'54"W (RAD)		6.00' M & R3
10	N21°11'54"W		23.00' M & R3
11	N68°48'06"E		113.72' M & R3
12	43°45'07"	500.00'	381.81' M & R3
13	N88°49'30"E		25.50' M & R2
14	D1°07'24"	523.00'	10.25' M & R2
15	N64°21'55"W		45.00' M & R2
16	N57°39'42"W		40.92' M & R2
17	78°48'01"	20.00'	27.51' M & R2
18	N43°46'15"W		40.86' M & R2
19	N27°36'07"W		44.21' M & R2
20	N85°37'36"W		6.00' M & R2
21	N01°39'15"E		16.03' M & R2



BOUNDARY CONTROL & SHEET INDEX MAP

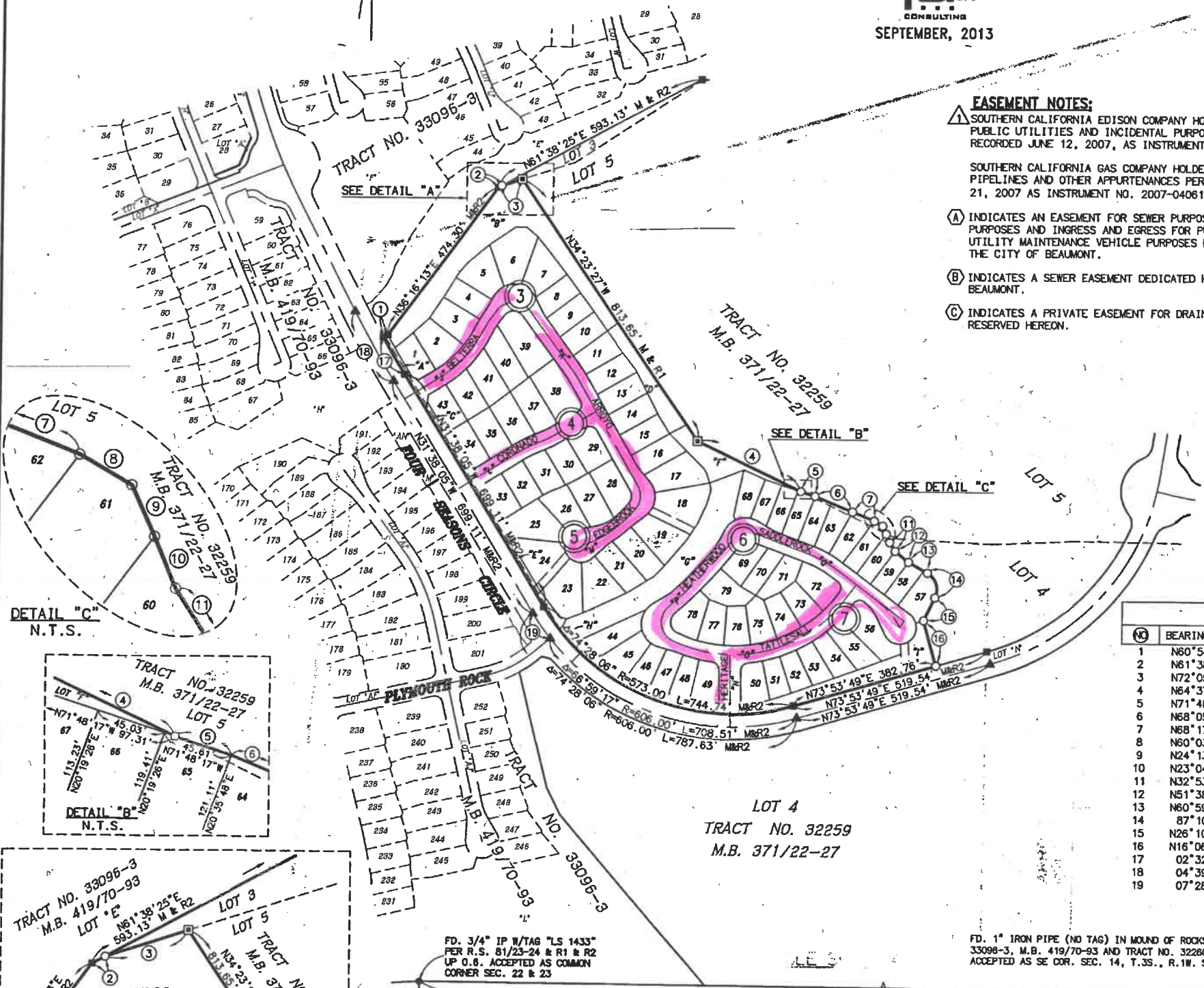
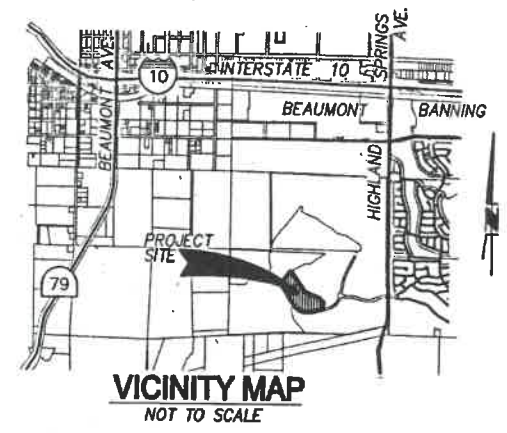
③ INDICATES SHEET NUMBER



IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA TRACT NO. 33096-7

BEING A SUBDIVISION OF A PORTION OF FRACTIONAL SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY PORTIONS OF LOT 4 AND LOT 5 OF TRACT NO. 32259 AS SHOWN ON A MAP THEREOF FILED IN BOOK 371, PAGES 22 THROUGH 27 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY.

RBF CONSULTING
SEPTEMBER, 2013



- EASEMENT NOTES:**
- ▲ SOUTHERN CALIFORNIA EDISON COMPANY HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED JUNE 12, 2007, AS INSTRUMENT NO. 2007-0384934 O.R.
 - SOUTHERN CALIFORNIA GAS COMPANY HOLDER OF AN EASEMENT FOR PIPELINES AND OTHER APPURTENANCES PER DOCUMENT RECORDED JUNE 21, 2007 AS INSTRUMENT NO. 2007-0406117 O.R. (NOT PLOTTABLE)
 - (A) INDICATES AN EASEMENT FOR SEWER PURPOSES, PUBLIC UTILITY PURPOSES AND INGRESS AND EGRESS FOR PUBLIC SAFETY AND UTILITY MAINTENANCE VEHICLE PURPOSES DEDICATED HEREON TO THE CITY OF BEAUMONT.
 - (B) INDICATES A SEWER EASEMENT DEDICATED HEREON TO THE CITY OF BEAUMONT.
 - (C) INDICATES A PRIVATE EASEMENT FOR DRAINAGE PURPOSES RESERVED HEREON.

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF FOUR SEASONS CIRCLE AS SHOWN ON TRACT NO. 33096-3 AS SHOWN ON A MAP FILED IN BOOK 419, PAGES 70 THROUGH 93, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, BEING NORTH 31°38'05" WEST.

- SURVEYOR'S NOTES:**
1. M - MEASURED
 2. C.F. - CALCULATED FROM
 3. O/S - OFFSET
 4. () - RECORD DATA
 5. R1 - TRACT NO. 32259, M.B. 371/22-27
 6. R2 - TRACT NO. 33096-3, M.B. 419/70-93
 7. (R) - DENOTES RADIAL BEARING

8. ALL MONUMENTS SHOWN AS SET WILL BE SET WITHIN ONE YEAR AFTER THE ACCEPTANCE OF IMPROVEMENTS BY THE CITY COUNCIL.
9. SET 1" IRON PIPE TAGGED "L.S. 5134", FLUSH OR LEAD, TACK AND TAG "L.S. 5134", FLUSH, IN CONCRETE OR A SPIKE W/BRASS WASHER STAMPED "L.S. 5134", FLUSH, IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE AT ALL LOT CORNERS, EXCEPT LOT CORNERS WHICH ABUT A PRIVATE STREET WHICH WILL BE MARKED ON A 4.75' OFFSET INSIDE THE STREET RIGHT-OF-WAY IN CONCRETE BY A LEAD, TACK AND TAG "L.S. 5134" ON SIDELINES PRODUCED, UNLESS OTHERWISE NOTED (NO MONUMENTS WILL BE SET FOR ANGLE POINTS, CORNER CUTOFFS, B.C.'S, E.C.'S, P.C.C.'S OR P.R.C.'S THAT ABUT A STREET, UNLESS OTHERWISE NOTED.)
10. ○ SET 2" IRON PIPE TAGGED "L.S. 5134", FLUSH OR LEAD, TACK AND TAG "L.S. 5134", FLUSH, IN CONCRETE OR A SPIKE W/BRASS WASHER STAMPED "L.S. 5134", FLUSH, IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE AT ALL TRACT BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
11. □ SET 1" IRON PIPE TAGGED "L.S. 5134", FLUSH.
12. ● DENOTES FOUND MONUMENT AS NOTED AND REFERENCED HEREON.
13. ■ DENOTES 2" IRON PIPE TAGGED "L.S. 5134" OR SPIKE AND WASHER STAMPED "L.S. 5134" OR LEAD, TACK AND TAG "L.S. 5134" PER TRACT NO. 33096-3, M.B. 419/70-93.
14. □ DENOTES 2" IRON PIPE TAGGED "L.S. 5134" OR SPIKE AND WASHER STAMPED "L.S. 5134" OR LEAD, TACK AND TAG "L.S. 5134" PER TRACT NO. 32259, M.B. 371/22-27.
16. ▲ DENOTES FOUND 1 1/2" BRASS CAP STAMPED "L.S. 5134", FLUSH, PER TRACT. NO. 33096-3, M.B. 419/70-93.
17. ⊙ DENOTES SET LEAD, TACK AND TAG "L.S. 5134", FLUSH IN CONCRETE ON OFFSET (O/S) AS NOTED INSIDE STREET RIGHT-OF-WAY ON SIDE LINES PRODUCED.
18. NO MONUMENTS WILL BE SET FOR LOT LINES DIVIDING PRIVATE STREETS.

NO	BEARING/DELTA	RADIUS	LENGTH
1	N60°54'49"E	---	13.00
2	N61°38'25"E	---	9.48
3	N72°05'08"E	---	56.15
4	N64°37'40"W	---	297.00
5	N71°48'17"W	---	38.36
6	N68°05'41"W	---	105.62
7	N68°17'29"W	---	61.35
8	N60°03'58"W	---	24.92
9	N24°13'33"W	---	23.18
10	N23°04'11"W	---	23.10
11	N32°53'27"W	---	26.75
12	N51°38'29"W	---	45.02
13	N60°59'35"W	---	56.70
14	87°10'03"	48.00'	73.03'
15	N26°10'28"E	---	66.31'
16	N16°06'11"W	---	121.03'
17	02°32'54"	2473.00'	109.89'
18	04°39'56"	2506.00'	204.06'
19	07°28'49"	606.00'	79.12'

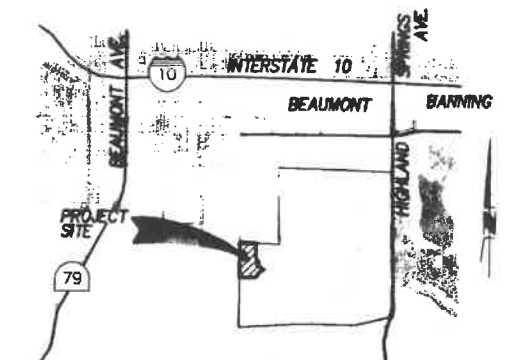
BOUNDARY CONTROL AND SHEET INDEX MAP
③ INDICATES SHEET NUMBER.

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT NO. 33096-10

LOTS 47 THROUGH 72, 74 THROUGH 84, LOTS B, E, G, H AND PORTIONS OF LOTS 73, "C" AND "F" OF TRACT NO 33096-4, AS SHOWN ON A MAP THEREOF FILED IN BOOK 422, PAGES 25 THROUGH 32 INCLUSIVE, OF MAPS, AND PORTIONS OF LOT 3 OF TRACT NO. 32259, SHOWN ON A MAP THEREOF FILED IN BOOK 371, PAGES 22 THROUGH 27 INCLUSIVE, OF MAPS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY, CALIFORNIA.



DATE OF SURVEY: JULY, 2005



VICINITY MAP
NOT TO SCALE

MONUMENT NOTES:

- FOUND MONUMENT AS NOTED AND REFERENCED.
 - SET MONUMENT AS NOTED AND REFERENCED.
1. ALL MONUMENTS SHOWN AS SET WILL BE SET WITHIN ONE YEAR AFTER THE ACCEPTANCE OF IMPROVEMENTS BY THE CITY COUNCIL.
 2. ALL BOUNDARY CORNERS WILL BE MONUMENTED WITH A 2" IRON PIPE & BRASS TAG STAMPED "L.S. 5134", OR LEAD, TACK & TAG STAMPED "L.S. 5134" IN CONCRETE, OR AN 8" SPIKE & BRASS WASHER STAMPED "L.S. 5134" IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE, UNLESS OTHERWISE NOTED.
 3. CENTERLINES OF PRIVATE STREETS WILL BE MONUMENTED AT INTERSECTIONS, POINTS OF TANGENT INTERSECTION (P.I.), ANGLE POINTS AND CUL-DE-SAC RADIUS POINTS WITH AN 8" SPIKE & BRASS WASHER STAMPED "L.S. 5134" IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE, OR A LEAD, TACK & TAG STAMPED "L.S. 5134" IN CONCRETE, UNLESS OTHERWISE NOTED.
 4. LOT CORNERS WHICH ABUT A STREET WILL BE MONUMENTED ON A 4.75' OFFSET (O/S), MEASURED PERPENDICULAR OR RADIAL FROM AND INSIDE THE STREET RIGHT-OF-WAY, ON THE LOT LINE PRODUCED WITH A LEAD, TACK & TAG STAMPED "L.S. 5134" IN CONCRETE, UNLESS OTHERWISE NOTED. (NO MONUMENTS WILL BE SET FOR ANGLE POINTS, CORNER CUTOFFS, B.C.'S, E.C.'S, P.C.C.'S OR P.R.C.'S THAT ABUT A STREET, UNLESS OTHERWISE NOTED.)
 5. LOT CORNERS WHICH DO NOT ABUT A STREET WILL BE MONUMENTED WITH A 1" IRON PIPE & BRASS TAG STAMPED "L.S. 5134", OR A LEAD, TACK & TAG STAMPED "L.S. 5134" IN CONCRETE, OR AN 8" SPIKE & BRASS WASHER STAMPED "L.S. 5134" IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE, UNLESS OTHERWISE NOTED.
 6. DENOTES FOUND 1" IRON PIPE TAGGED "L.S. 5134", FLUSH OR LEAD, TACK AND TAG "L.S. 5134", FLUSH, IN CONCRETE OR A SPIKE & BRASS WASHER STAMPED "L.S. 5134", TO BE SET PER TRACT NO. 33096-4, M.B. 422/25-32, REPLACED WITH A 2" IRON PIPE TAGGED "L.S. 5134", FLUSH OR LEAD, TACK AND TAG "L.S. 5134", FLUSH, IN CONCRETE OR A SPIKE & BRASS WASHER STAMPED "L.S. 5134", FLUSH.
 7. DENOTES FOUND 2" IRON PIPE TAGGED "L.S. 5134" PER TRACT NO. 33096-1, M.B. 412/46-58.
 8. DENOTES 2" IRON PIPE (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, M.B. 419/70-93.
 9. DENOTES FOUND 1 1/2" BRASS CAP STAMPED "L.S. 5134", FLUSH, PER TRACT NO. 33096-3, M.B. 419/70-93.
 10. DENOTES FOUND 2" IRON PIPE TAGGED "L.S. 5134", FLUSH OR LEAD, TACK AND TAG "L.S. 5134", FLUSH, IN CONCRETE OR A SPIKE & BRASS WASHER STAMPED "L.S. 5134", FLUSH, PER TRACT NO. 33096-4, M.B. 422/25-32.
 11. NO MONUMENTS WILL BE SET FOR LOT LINES DIVIDING PRIVATE STREETS

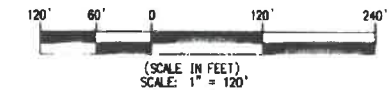
REFERENCES:

1. M - MEASURED
2. C.F. - CALCULATED FROM
3. O/S - OFFSET
4. () - RECORD DATA
5. R1 - TRACT NO. 32259, M.B. 371/22-27
6. R2 - TRACT NO. 32260-1, M.B. 374/95-103
7. R3 - TRACT NO. 33096-1, M.B. 412/46-58
8. R4 - TRACT NO. 33096-3, M.B. 419/70-93
9. R5 - TRACT NO. 33096-4, M.B. 422/25-32
10. (RAD) - DENOTES RADIAL BEARING

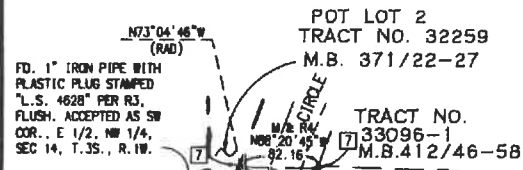
BOUNDARY CONTROL & SHEET INDEX MAP

④ INDICATES SHEET NUMBER

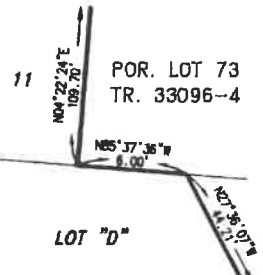
BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF LOT 3 OF TRACT NO. 32259, AS SHOWN ON A MAP FILED IN BOOK 371, PAGES 22 THROUGH 27 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, BEING NORTH 00°33'53" EAST.



(SCALE IN FEET)
SCALE: 1" = 120'



DETAIL "A"
NOT TO SCALE



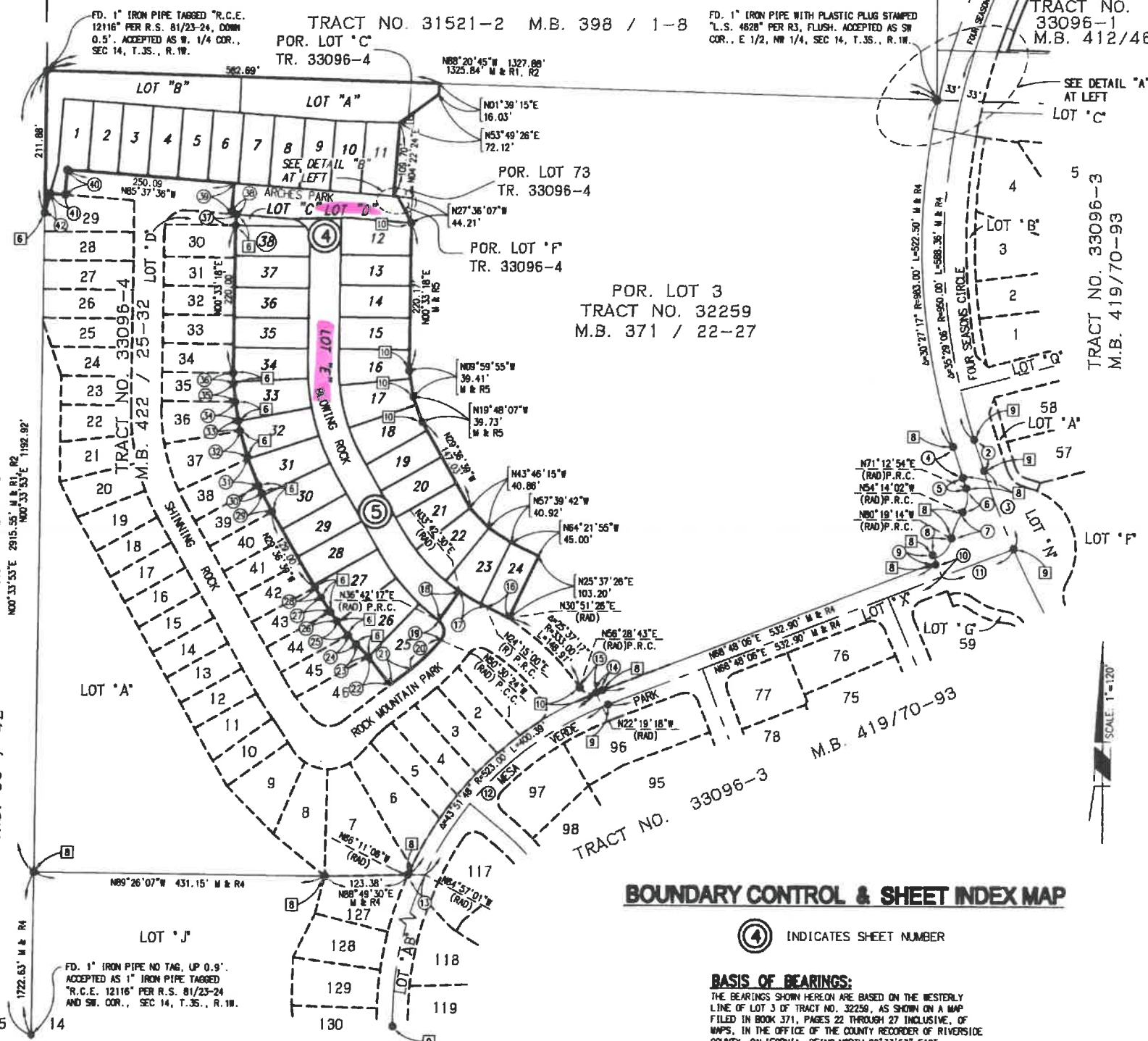
DETAIL "B"
NOT TO SCALE

DATA TABLE

NO.	Bearing/Delta	RADIUS	LENGTH
1	04°29'11"	983.00'	76.97' M & R4
2	N18°01'14"W	---	48.37' M & R4
3	N20°58'13"W	---	124.12' M & R4
4	N18°01'14"W	---	48.37' M & R4
5	00°45'53"	1239.00'	16.53' M & R4
6	54°33'04"	39.00'	37.13' M & R4
7	26°05'12"	83.50'	42.57' M & R4
8	59°07'20"	39.00'	40.24' M & R4
9	N21°11'54"W	---	6.00' M & R4
10	N21°11'54"W	---	23.00' M & R4
11	N69°48'08"E	---	113.71' M & R4
12	43°45'07"	500.00'	381.81' M & R5
13	01°14'05"	500.00'	10.78' M & R5
14	01°07'24"	523.00'	10.25' M & R5
15	78°48'01"	20.00'	27.51' M & R5
16	06°36'28"	333.00'	38.40' M & R5
17	09°27'30"	277.00'	45.73' M & R5
18	N35°18'34"E	---	53.32' M & R5
19	92°47'19"	20.00'	32.38' M & R5
20	12°43'32"	277.00'	61.52' M & R5
21	N52°13'08"E	---	39.89' M & R5
22	N37°46'52"W	---	52.55' M & R5
23	N44°44'26"W	---	26.58' M & R5
24	N41°48'04"W	---	17.74' M & R5
25	N38°54'00"W	---	26.00' M & R5
26	N36°01'08"W	---	17.45' M & R5
27	N33°09'22"W	---	25.71' M & R5
28	N30°20'49"W	---	17.35' M & R5
29	N27°50'01"W	---	32.47' M & R5
30	N24°59'47"W	---	10.56' M & R5
31	N21°26'10"W	---	45.35' M & R5
32	N15°23'45"W	---	40.97' M & R5
33	N11°51'08"W	---	14.96' M & R5
34	N08°57'01"W	---	28.78' M & R5
35	N05°14'28"W	---	27.15' M & R5
36	N03°12'04"W	---	16.02' M & R5
37	N04°22'24"E	---	16.18' M & R5
38	N05°37'38"W	---	7.52' M & R5
39	N04°22'24"E	---	46.00' M & R5
40	N04°22'24"E	---	37.50' M & R5
41	N05°37'38"W	---	22.23' M & R5
42	N15°14'11"E	---	29.49' M & R5

SEC. 15, T. 3 S., R. 1 W., S.B.M.
R.S. 21 / 45
R.S. 35 / 42

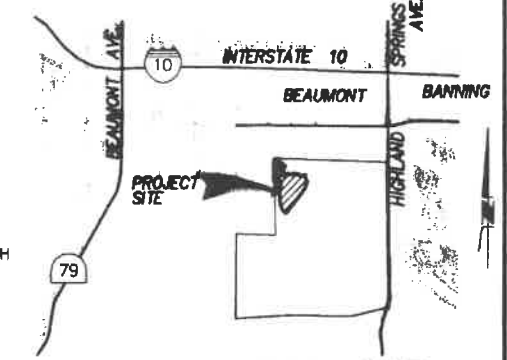
BASIS OF BEARINGS
N07°33'53"E 2915.55' M & R1, R2
N00°33'53"E 1192.92'



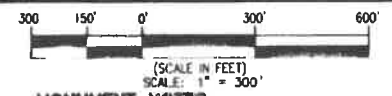
IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

TRACT NO. 33096-11

BEING A SUBDIVISION OF LOTS 1 THROUGH 4, 33 THROUGH 109, "A" THROUGH "D", "G" THROUGH "O", "W" AND "AB" THROUGH "AV" OF TRACT NO. 33096-2 AS SHOWN ON A MAP THEREOF FILED IN BOOK 428, PAGES 51 THROUGH 60 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY.



VICINITY MAP
NOT TO SCALE
DATA TABLE



MONUMENT NOTES:

- FOUND MONUMENT AS NOTED AND REFERENCED.
 - SET MONUMENT AS NOTED AND REFERENCED.
1. ALL MONUMENTS SHOWN AS SET WILL BE SET WITHIN ONE YEAR AFTER THE ACCEPTANCE OF IMPROVEMENTS BY THE CITY COUNCIL.
 2. ALL BOUNDARY CORNERS WILL BE MONUMENTED WITH A 2" IRON PIPE & BRASS TAG STAMPED "L.S. 5134", OR LEAD, TACK & TAG STAMPED "L.S. 5134" IN CONCRETE, OR AN 8" SPIKE & BRASS WASHER STAMPED "L.S. 5134" IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE, UNLESS OTHERWISE NOTED.
 3. CENTER LINES OF PRIVATE STREETS WILL BE MONUMENTED AT INTERSECTIONS, POINTS OF TANGENT INTERSECTION (P.I.), ANGLE POINTS AND CURVE-DE-SAC RADIUS POINTS WITH AN 8" SPIKE & BRASS WASHER STAMPED "L.S. 5134" IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE, OR A LEAD, TACK & TAG STAMPED "L.S. 5134" IN CONCRETE, UNLESS OTHERWISE NOTED.
 4. LOT CORNERS WHICH ABUT A STREET WILL BE MONUMENTED ON A 4.75' OFFSET (O/S), MEASURED PERPENDICULAR OR RADIAL FROM AND INSIDE THE STREET RIGHT-OF-WAY, ON THE LOT LINE PRODUCED WITH A LEAD, TACK & TAG STAMPED "L.S. 5134" IN CONCRETE, OR AN 8" SPIKE & BRASS WASHER STAMPED "L.S. 5134" IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE, UNLESS OTHERWISE NOTED. (NO MONUMENTS WILL BE SET FOR ANGLE POINTS, CORNER CUTOFFS, B.C.'S, E.C.'S, P.C.C.'S OR P.R.C.'S THAT ABUT A STREET, UNLESS OTHERWISE NOTED.)
 5. LOT CORNERS WHICH DO NOT ABUT A STREET WILL BE MONUMENTED WITH A 1" IRON PIPE & BRASS TAG STAMPED "L.S. 5134", OR A LEAD, TACK & TAG STAMPED "L.S. 5134" IN CONCRETE, OR AN 8" SPIKE & BRASS WASHER STAMPED "L.S. 5134" IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE, UNLESS OTHERWISE NOTED.
 6. DENOTES 2" IRON PIPE TAGGED "L.S. 5134", FLUSH, OR LEAD, TACK AND TAG "L.S. 5134", FLUSH, IN CONCRETE OR A SPIKE W/BRASS WASHER STAMPED "L.S. 5134", TO BE SET PER TRACT NO. 33096-2, M.B. 428/51-60.
 7. DENOTES LEAD, TACK AND TAG "L.S. 5134", FLUSH, IN CONCRETE ON 0.25' OFFSET INSIDE STREET RIGHT-OF-WAY ON SIDELINE PRODUCED, TO BE SET PER TRACT NO. 33096-2 M.B. 428/51-60.
 8. DENOTES FOUND 3/8" COPPER CLAD STEEL PIN WITH 1 1/2" BRASS CAP STAMPED "L.S. 5134", FLUSH, PER TRACT NO. 32260-1, M.B. 374/95-103.
 9. DENOTES FOUND 2" IRON PIPE TAGGED "L.S. 5134" PER TRACT NO. 32260-1, M.B. 374/95-103.
 10. DENOTES 2" IRON PIPE TAGGED "L.S. 5134", FLUSH, OR LEAD, TACK AND TAG "L.S. 5134", FLUSH, IN CONCRETE OR A SPIKE W/BRASS WASHER STAMPED "L.S. 5134", FLUSH, IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE TO BE SET PER TRACT NO. 33096-1, M.B. 412/46-58.
 11. DENOTES FOUND 3/8" COPPER CLAD STEEL PIN WITH 1 1/2" BRASS CAP STAMPED "L.S. 5134", FLUSH, PER TRACT NO. 33096-1, M.B. 412/46-58.
 12. DENOTES FOUND 3/8" COPPER CLAD STEEL PIN WITH 1 1/2" BRASS CAP STAMPED "L.S. 5134", TO BE SET PER TRACT NO. 33096-2, M.B. 428/51-60.

REFERENCES:

1. M - MEASURED
2. C.F. - CALCULATED FROM
3. O/S - OFFSET
4. () - RECORD DATA
5. R1 - TRACT NO. 32259, M.B. 371/22-27
6. R2 - TRACT NO. 32260-1, M.B. 374/95-103
7. R3 - TRACT NO. 31521-1, M.B. 397/100-106
8. R4 - TRACT NO. 33096-1, M.B. 412/46-58
9. R5 - TRACT NO. 33096-2, M.B. 428/51-60
10. (RAD) - DENOTES RADIAL BEARING

DATUM STATEMENT:

COORDINATES SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE 6, 1983 NAD (EPOCH 1995.50). ALL DISTANCES SHOWN ARE GROUND UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCE MULTIPLY THE GROUND DISTANCE SHOWN BY 0.9998872.

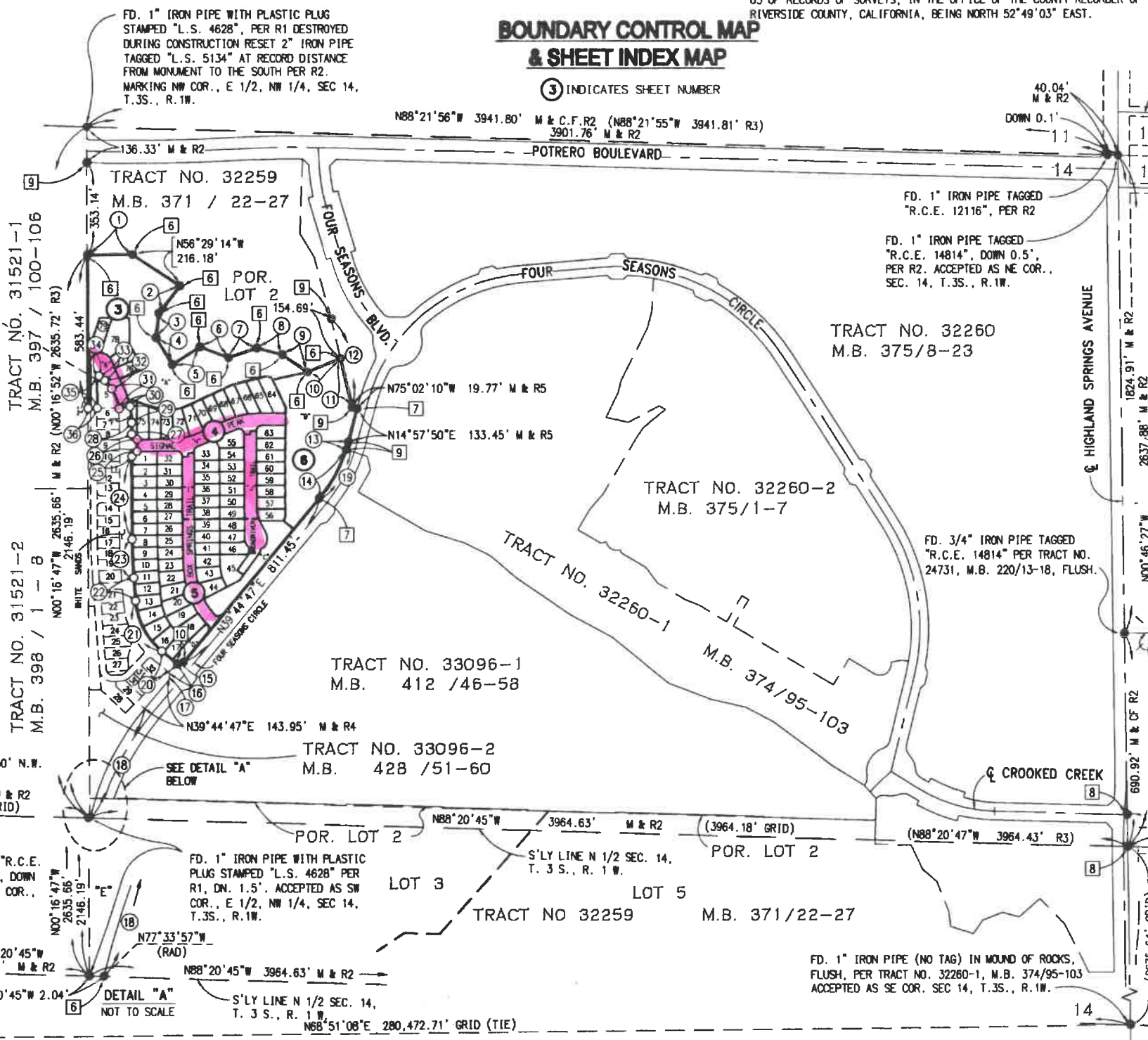


BASIS OF BEARINGS:

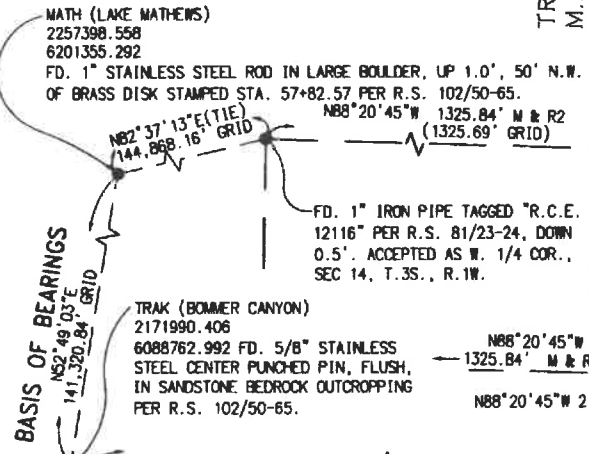
THE BEARINGS SHOWN HEREON ARE BASED ON THE LINE BETWEEN STATIONS "TRAK" AND "MATH" (POSITIONS PER NATIONAL GEODETIC SURVEY, NAD83, EPOCH 1995.5) AS SHOWN ON A MAP FILED IN BOOK 102, PAGES 50 THROUGH 65 OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, BEING NORTH 52°49'03" EAST.

BOUNDARY CONTROL MAP & SHEET INDEX MAP

③ INDICATES SHEET NUMBER



NO	BRNG/DELTA	RADIUS	LENGTH
1	N89°43'13"E	170.09'	M & R5
2	N37°57'51"E	131.06'	M & R5
3	N06°14'39"E	93.66'	M & R5
4	N30°47'00"W	119.30'	M & R5
5	N57°30'05"E	125.56'	M & R5
6	N69°16'21"W	115.85'	M & R5
7	N71°43'17"E	113.82'	M & R5
8	N75°35'15"W	101.30'	M & R5
9	N56°30'32"E	116.93'	M & R5
10	N67°52'05"E	135.76'	M & R5
11	N13°18'32"W	192.05'	M & R5
12	N13°18'32"W	346.74'	M & R2
13	02°56'23"	561.00'	M & R5
14	21°50'34"	561.00'	M & R4
15	N74°44'18"E	24.41'	M & R4
16	N39°44'47"E	46.00'	M & R4
17	N04°45'16"E	24.41'	M & R4
18	27°18'44"	983.00'	M & R4
19	24°46'57"	561.00'	M & C.F. R4
20	N50°15'13"W	76.72'	M & R5
21	45°44'15"	277.00'	M & R5
22	N04°30'58"W	88.33'	M & R5
23	04°14'38"	1977.00'	M & R5
24	N00°16'20"W	315.41'	M & R5
25	90°00'00"	20.00'	M & R5
26	N00°16'20"W	46.00'	M & R5
27	90°00'00"	20.00'	M & R5
28	N00°16'20"W	44.24'	M & R5
29	11°04'53"	323.00'	M & R5
30	N78°38'47"E	41.50'	M & R5
31	16°29'03"	281.50'	M & R5
32	24°04'40"	100.50'	M & R5
33	N51°54'56"W	27.45'	M & R5
34	128°21'24"	10.08'	M & R5
35	N00°16'20"W	119.96'	M & R5
36	N89°43'40"E	34.81'	M & R5



TRACT NO. 22174
M.B. 176/74-79

TRACT NO. 24730
M.B. 220/9-12

TRACT NO. 24731
M.B. 220/13-18

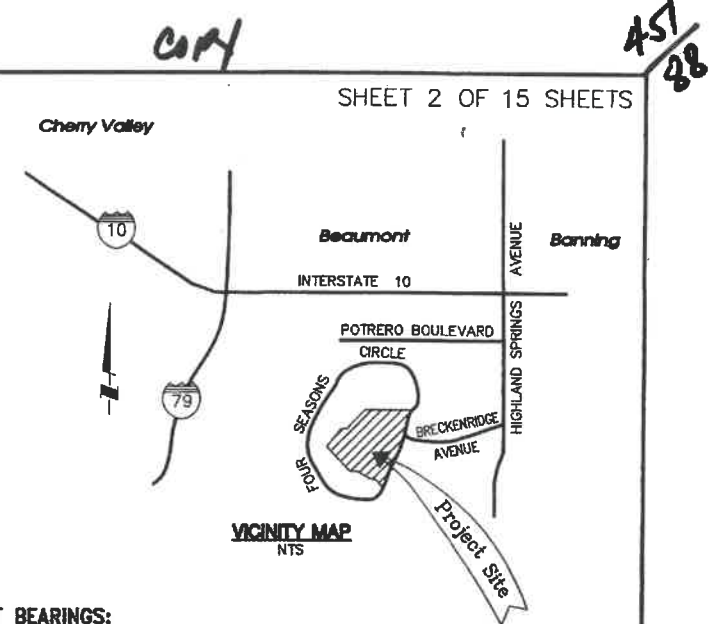
POR. REMAINDER
PARCEL
P.M. NO. 22715
P.M.B. 145/61-67

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

TRACT NO. 33096-12

BEING A SUBDIVISION OF A PORTION OF LOT 5 OF TRACT NO. 32259 ON FILE IN BOOK 371, PAGES 22 THROUGH 27, INCLUSIVE, OF MAPS TOGETHER WITH A PORTION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 15-LLA-003 RECORDED JULY 23, 2015 AS INSTRUMENT NO. 2015-0327135 OF OFFICIAL RECORDS, 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.

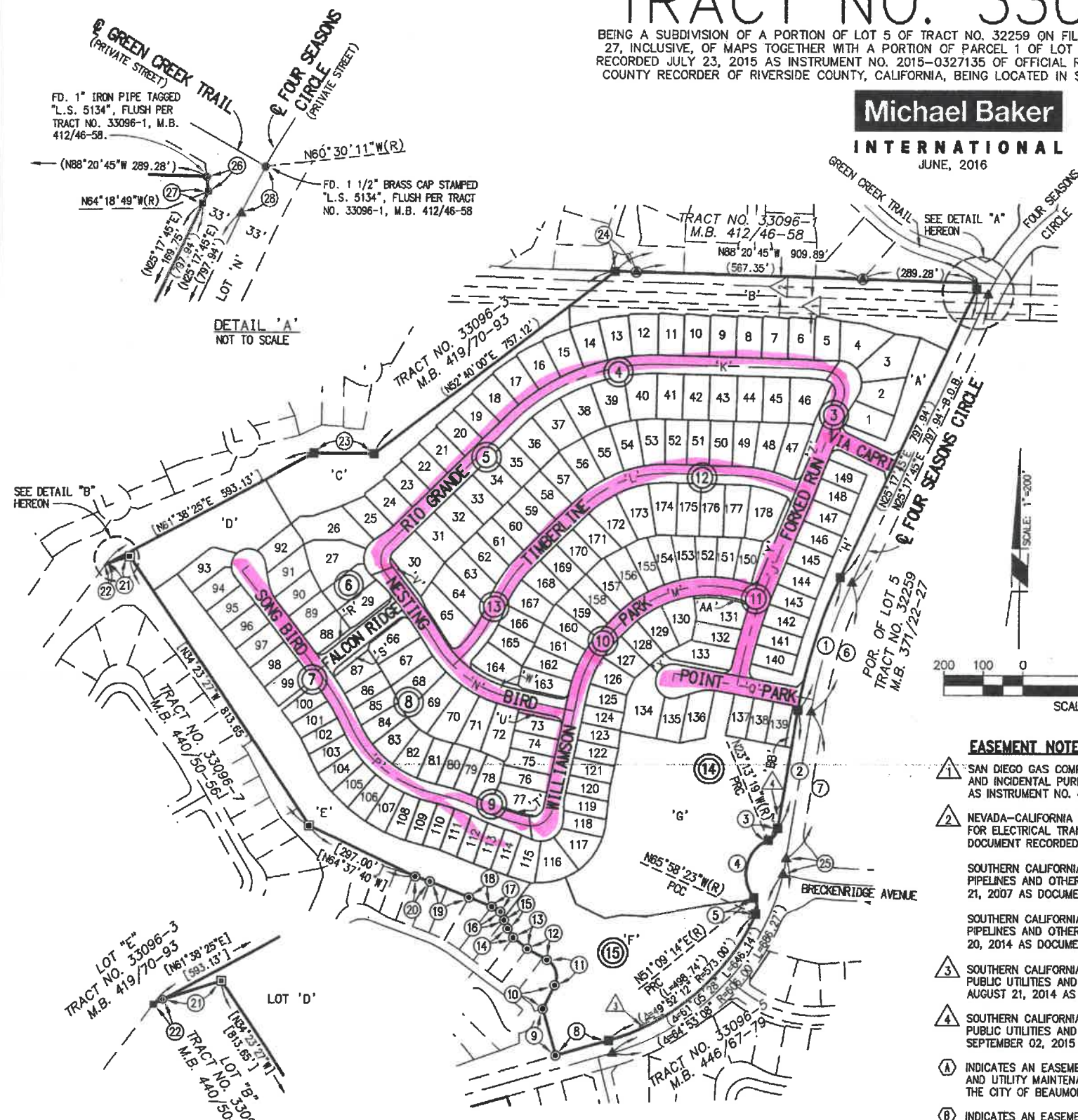
Michael Baker INTERNATIONAL
JUNE, 2016



SHEET 2 OF 15 SHEETS

COPY

457/28



NO	BEARING/Delta	LENGTH	RADIUS
(1)	Δ=16° 17' 04"	348.73'	1227.00'
(2)	S09° 00' 41" W	299.75'	---
(3)	Δ=57° 46' 00"	39.32'	39.00'
(4)	Δ=105° 37' 27"	172.37'	93.50'
(5)	Δ=62° 52' 23"	42.80'	39.00'
(6)	Δ=16° 17' 04"	339.36'	1194.00'
(7)	N09° 00' 41" E	371.73'	---
(8)	N73° 53' 49" E	136.78'	-CALC'D
(9)	N16° 06' 11" W	121.03'	---
(10)	N26° 10' 28" E	66.31'	---
(11)	Δ=87° 10' 03"	73.03'	48.00'
(12)	N60° 59' 35" W	56.70'	---
(13)	N51° 38' 29" W	45.02'	---
(14)	N32° 53' 27" W	26.75'	---
(15)	N23° 04' 11" W	23.10'	---
(16)	N24° 13' 33" W	23.18'	---
(17)	N60° 03' 58" W	24.92'	---
(18)	N68° 17' 29" W	61.35'	---
(19)	N68° 05' 41" W	105.62'	---
(20)	N71° 48' 17" W	38.36'	---
(21)	N72° 05' 08" E	56.16'	---
(22)	N61° 38' 25" E	9.48'	---
(23)	N89° 20' 13" W	151.91'	---
(24)	N88° 20' 45" W	53.26'	---
(25)	Δ=03° 47' 39"	40.13'	606.00'
(26)	N06° 43' 37" W	12.35'	---
(27)	Δ=00° 23' 26"	4.31'	633.00'
(28)	Δ=04° 12' 04"	43.99'	600.00'

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF FOUR SEASONS CIRCLE AS SHOWN ON TRACT NO. 33096-3 FILED IN MAP BOOK 419, PAGES 70 THROUGH 93, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA BEING NORTH 281745° EAST.

SURVEYOR'S NOTES:

- () - DENOTES RECORD DATA PER TRACT NO. 33096-3, FILED IN MAP BOOK 419, PAGES 70 THROUGH 93, INCLUSIVE, RECORDS OF THE COUNTY OF RIVERSIDE, AND MEASURED, UNLESS OTHERWISE NOTED.
- [] - DENOTES RECORD DATA PER TRACT NO. 33096-7, FILED IN MAP BOOK 440, PAGES 50 THROUGH 56, INCLUSIVE, RECORDS OF THE COUNTY OF RIVERSIDE, AND MEASURED, UNLESS OTHERWISE NOTED.
- 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 ABOVE.

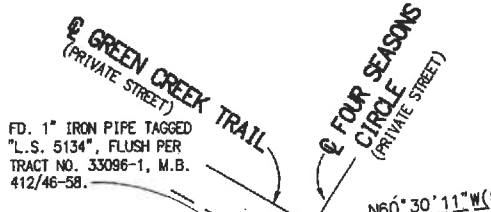
SET 1" IRON PIPE TAGGED "L.S. 8508", FLUSH; OR LEAD, TACK AND TAG "L.S. 8508", FLUSH, IN CONCRETE OR A SPIKE W/BASS WASHER STAMPED "L.S. 8508", FLUSH, IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE AT ALL REAR LOT CORNERS, REAR AND SIDE LOT ANGLE POINTS AND ENDS OF CURVE. LOT CORNERS WHICH ABUT A PRIVATE STREET WILL BE MARKED ON A 4.75' OFFSET INSIDE THE STREET RIGHT-OF-WAY IN CONCRETE BY A LEAD, TACK AND TAG "L.S. 8508" ON SIDE LOT LINES PRODUCED.

EASEMENT NOTES:

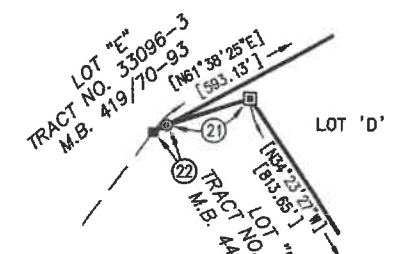
- SAN DIEGO GAS COMPANY HOLDER OF AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED APRIL 20, 1971 AS INSTRUMENT NO. 40682, O.R.
- NEVADA-CALIFORNIA ELECTRIC CORPORATION HOLDER OF AN EASEMENT FOR ELECTRICAL TRANSMISSION LINES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED DECEMBER 09, 1939 PER O.R. 437/483. SOUTHERN CALIFORNIA GAS COMPANY HOLDER OF AN EASEMENT FOR PIPELINES AND OTHER APPURTENANCES PER DOCUMENT RECORDED JUNE 21, 2007 AS DOCUMENT NO. 2007-0406117 O.R. (NOT PLOTTABLE). SOUTHERN CALIFORNIA GAS COMPANY HOLDER OF AN EASEMENT FOR PIPELINES AND OTHER APPURTENANCES PER DOCUMENT RECORDED MAY 20, 2014 AS DOCUMENT NO. 2014-0182700 O.R. (NOT PLOTTABLE).
- SOUTHERN CALIFORNIA EDISON COMPANY HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED AUGUST 21, 2014 AS DOCUMENT NO. 2014-0318314 O.R.
- SOUTHERN CALIFORNIA EDISON COMPANY HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED SEPTEMBER 02, 2015 AS DOCUMENT NO. 2015-0393296 O.R.
- INDICATES AN EASEMENT FOR INGRESS AND EGRESS FOR PUBLIC SAFETY AND UTILITY MAINTENANCE VEHICLE PURPOSES DEDICATED HEREON TO THE CITY OF BEAUMONT.
- INDICATES AN EASEMENT FOR SEWER PURPOSES DEDICATED HEREON TO THE CITY OF BEAUMONT.

BOUNDARY CONTROL AND SHEET INDEX MAP

(3) INDICATES SHEET NUMBER



DETAIL 'A' NOT TO SCALE



DETAIL 'B' NOT TO SCALE