

# IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA PARCEL MAP NO. 37366

BEING A SUBDIVISION OF PARCEL "D" OF LOT LINE ADJUSTMENT NO. 04-LLA-13, RECORDED OCTOBER 19, 2004, AS INSTRUMENT NO. 2004-0826803, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, LYING WITHIN 36, T. 2 S., R. 2 W., S.B.B.M. PROACTIVE ENGINEERING CONSULTANTS WEST SEPTEMBER 2020

NUMBER OF PARCELS: 3  
NUMBER OF LETTERED LOTS: 1  
ACREAGE OF PARCELS: 48.79 AC.  
ACREAGE OF LETTERED LOTS: 2.31 AC.  
TOTAL ACREAGE: 51.10 GROSS ACRES

THIS MAP HAS BEEN RECORDED FOR "FINANCE AND CONVEYANCE" PURPOSES ONLY. NO USE IS PERMITTED WITHOUT ADDITIONAL CITY APPROVALS.

### OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES: LOT "A" (TUKWET CANYON PARKWAY), FOR STREET AND PUBLIC UTILITY PURPOSES.

WE ALSO HEREBY DEDICATE TO THE CITY OF BEAUMONT, A STREET AND PUBLIC UTILITY EASEMENT AS SHOWN HEREON FOR CONSTRUCTION AND MAINTENANCE OF STREET, STORM DRAIN, AND SEWER FACILITIES;

WE ALSO HEREBY DEDICATE TO BEAUMONT CHERRY VALLEY WATER DISTRICT A WATER FACILITIES EASEMENT AS SHOWN HEREON FOR CONSTRUCTION AND MAINTENANCE OF WATER FACILITIES;

WE ALSO HEREBY RETAIN SLOPE AND LANDSCAPE EASEMENTS SHOWN HEREON FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOTS OWNERS WITHIN THIS PARCEL MAP.

SDC FAIRWAY CANYON LLC  
A DEBARABLE LIMITED LIABILITY CO.

BY:   
PRINTED NAME: DALE STRICKLAND  
TITLE: AUTHORIZED SIGNATOR

### BENEFICIARY

FLAGSTAR BANK, FSB a federally chartered savings bank, AS BENEFICIARY UNDER A DEED OF TRUST RECORDED NOVEMBER 8, 2019, AS INSTRUMENT NO. 2019-0461648, OF OFFICIAL RECORDS.

BY:   
PRINTED NAME: Tomás Foch  
TITLE: Vice President

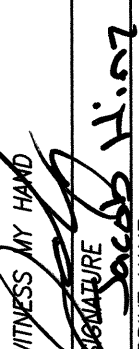
### NOTARY ACKNOWLEDGMENT

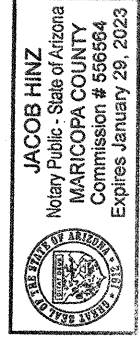
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California  
COUNTY OF Orange  
ON 09/15/2020 BEFORE ME Dale Strickland Susan E. Morales, A NOTARY PUBLIC PERSONALLY APPEARED Dale Strickland Susan E. Morales WHOSE NAME(S) IS/ARE SUBSCRIBED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT. I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA, THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.  
WITNESS MY HAND  
Susan E. Morales Comm. # 2279182  
SIGNATURE  
PRINT NAME: Susan E. Morales  
MY COMMISSION EXPIRES: March 28, 2023  
MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.

### NOTARY ACKNOWLEDGMENT

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 Arizona  
COUNTY OF Maricopa  
ON Sept 17 2020 BEFORE ME Jacob Hinz, A NOTARY PUBLIC PERSONALLY APPEARED Tomás Foch Susan E. Morales WHOSE NAME(S) IS/ARE SUBSCRIBED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT. I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA, THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.  
WITNESS MY HAND  
  
SIGNATURE  
PRINT NAME: Jacob Hinz  
MY COMMISSION EXPIRES: 01-21-2023  
MY PRINCIPAL PLACE OF BUSINESS IS IN Maricopa COUNTY.



### 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 THE FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

CASH OR SURETY TAX BOND

JON CHRISTENSEN  
COUNTY TAX COLLECTOR

BY: \_\_\_\_\_, DEPUTY  
DATED: \_\_\_\_\_, 20\_\_

### 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: \_\_\_\_\_, 20\_\_  
JON CHRISTENSEN, COUNTY TAX COLLECTOR  
BY: \_\_\_\_\_, DEPUTY

### SIGNATURE OMISSIONS

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

- PACIFIC TELEPHONE AND TELEGRAPH COMPANY—OWNER OF AN EASEMENT FOR PUBLIC UTILITIES, AS DISCLOSED BY DOCUMENT RECORDED DECEMBER 10, 1910, IN BOOK 326, PAGE 4-6, OF OFFICIAL RECORDS; OF RIVERSIDE COUNTY. SAID EASEMENT IS NOT PLOTTABLE FROM RECORD.
- PACIFIC TELEPHONE AND TELEGRAPH COMPANY—OWNER OF AN EASEMENT FOR PUBLIC UTILITIES, AS DISCLOSED BY DOCUMENT RECORDED JULY 21, 1928, IN BOOK 772 PAGE 419, OF OFFICIAL RECORDS; OF RIVERSIDE COUNTY. SAID EASEMENT IS NOT PLOTTABLE FROM RECORD.
- SOUTHERN CALIFORNIA EDISON COMPANY—OWNER OF AN EASEMENT FOR POLES, AS DISCLOSED BY DOCUMENT RECORDED MARCH 2, 1951, IN BOOK 1249, PAGE 96, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY. SAID EASEMENT IS NOT PLOTTABLE FROM RECORD.
- SOUTHERN CALIFORNIA EDISON COMPANY—OWNER OF AN EASEMENT FOR POLES AS DISCLOSED BY DOCUMENT RECORDED MAY 3, 1951, AS INSTRUMENT NO. 18723, RECORDED IN BOOK 1288, PAGE 87, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY. SAID EASEMENT IS NOT PLOTTABLE FROM RECORD.
- SOUTHERN CALIFORNIA EDISON COMPANY—OWNER OF AN EASEMENT FOR PUBLIC UTILITIES, AS DISCLOSED BY DOCUMENT RECORDED APRIL 26, 1961, AS INSTRUMENT NO. 35703, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY. SAID EASEMENT IS NOT PLOTTABLE FROM RECORD.
- EL CASCO WATER COMPANY—OWNER OF AN EASEMENT FOR PIPELINES AND CONDUITS, AS DISCLOSED BY DOCUMENT RECORDED OCTOBER 26, 1911, IN BOOK 340, PAGE 233, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY. SAID EASEMENT IS NOT PLOTTABLE FROM RECORD.
- EL CASCO WATER COMPANY—OWNER OF AN EASEMENT FOR PIPELINES AND CONDUITS, AS DISCLOSED BY DOCUMENT RECORDED JANUARY 3, 1918, IN BOOK 473, PAGE 234, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY. SAID EASEMENT IS NOT PLOTTABLE FROM RECORD.
- COUNTY OF RIVERSIDE—OWNER OF AN EASEMENT FOR PUBLIC ROAD, UTILITIES, AND DRAINAGE PURPOSES, RECORDED JUNE 2, 1999, AS INSTRUMENT NO. 241545, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- SOUTHERN CALIFORNIA SECTION OF THE PROFESSIONAL GOLFERS'S ASSOCIATION, A CALIFORNIA NON-PROFIT MUTUAL BENEFIT CORPORATION—OWNERS OF AN EASEMENT FOR FLIGHT AND IMPACT OF ERRANT GOLF BALLS AS RECORDED DECEMBER 28, 2000, AS INSTRUMENT NO. 2000-516796, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- SOUTHERN CALIFORNIA EDISON COMPANY—OWNER OF AN EASEMENT FOR PUBLIC UTILITIES, AS DISCLOSED BY DOCUMENT RECORDED APRIL 15, 2014, AS INSTRUMENT NO. 2014-0178381, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- MINERAL RIGHT DESCRIBED IN DEED RECORDED 11/14/2003, AS INSTRUMENT NO. 2003-899365, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

### SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SDC FAIRWAY CANYON, LLC ON JULY 1, 2017. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: 9/13, 2020  
  
MIGUEL A. VILLASEÑOR DATE

### CITY ENGINEER'S STATEMENT

I, JEFF HART, HEREBY STATE THAT I HAVE EXAMINED THE MAP, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY OF BEAUMONT ORDINANCE 547 HAVE BEEN COMPLIED WITH.

DATED: \_\_\_\_\_, 20\_\_  
JEFF HART, CITY ENGINEER  
R.C.E. 70910

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

DATED: \_\_\_\_\_, 20\_\_  
JAY S. FAHRION, PROFESSIONAL LAND SURVEYOR  
P.L.S. 8207

### BEAUMONT CITY COUNCIL CERTIFICATE

I HEREBY CERTIFY THAT THIS MAP WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF BEAUMONT ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, AND THAT THE OFFERS OF DEDICATIONS DEPICTED HEREON WERE NOT ACCEPTED. THE CITY COUNCIL MAY HOWEVER, BY RESOLUTION AT ANY LATER DATE AND WITHOUT FURTHER ACTION BY THE SUBDIVIDER, REScind ITS ACTION AND ACCEPT THE FOLLOWING DEDICATIONS AND IMPROVEMENTS FOR PUBLIC USE, WHICH ACCEPTANCE SHALL BE RECORDED IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER.

FOR STREET AND PUBLIC UTILITY PURPOSES LOT "A" (TUKWET CANYON PARKWAY);

A STREET AND PUBLIC UTILITY EASEMENT AS SHOWN HEREON FOR CONSTRUCTION AND MAINTENANCE OF STREET, STORM DRAIN AND SEWER FACILITIES;

AND PURSUANT TO SECTION 66434(G) AND 66494.20.2 OF THE SUBDIVISION MAP ACT, THE APPROVAL AND RECORDED OF THIS PARCEL MAP CONSTITUTES ABANDONMENT OF THE PORTIONS AS NOTED HEREON.

DATED: \_\_\_\_\_, 20\_\_  
CITY CLERK, CITY OF BEAUMONT  
RIVERSIDE COUNTY, CALIFORNIA

### BEAUMONT CHERRY VALLEY WATER DISTRICT ACCEPTANCE STATEMENT

THIS IS TO CERTIFY THAT THE INTEREST IN THE WATER FACILITIES EASEMENT CONVEYED WITH THE OWNERS STATEMENT HEREON, FROM SDC FAIRWAY CANYON LLC, TO BEAUMONT CHERRY VALLEY WATER DISTRICT, A POLITICAL CORPORATION OR GOVERNMENTAL AGENCY, IS HEREBY ACCEPTED AND CONSENTS TO ITS RECORDED.

DATED: \_\_\_\_\_, 20\_\_  
BY: \_\_\_\_\_  
CITY OF BEAUMONT  
RIVERSIDE COUNTY, CALIFORNIA

### ABANDONMENT OF PUBLIC STREET AND PUBLIC EASEMENTS

PURSUANT TO SECTIONS 66434(G) AND 66499.20.2 OF THE SUBDIVISION MAP ACT, THE APPROVAL AND RECORDED OF THIS PARCEL MAP CONSTITUTES ABANDONMENT OF THE FOLLOWING: THOSE PORTIONS OF PARCEL 1 OF A 104' WIDE DECLARATION OF DEDICATION PER INSTRUMENT NO. 241545 O.R., RECORDED JUNE 2, 1999, WHICH LIE WITHIN THIS MAP, AND NOT SHOWN HEREON.

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

# PARCEL MAP NO. 37366

SHEET 2 OF 4 SHEETS

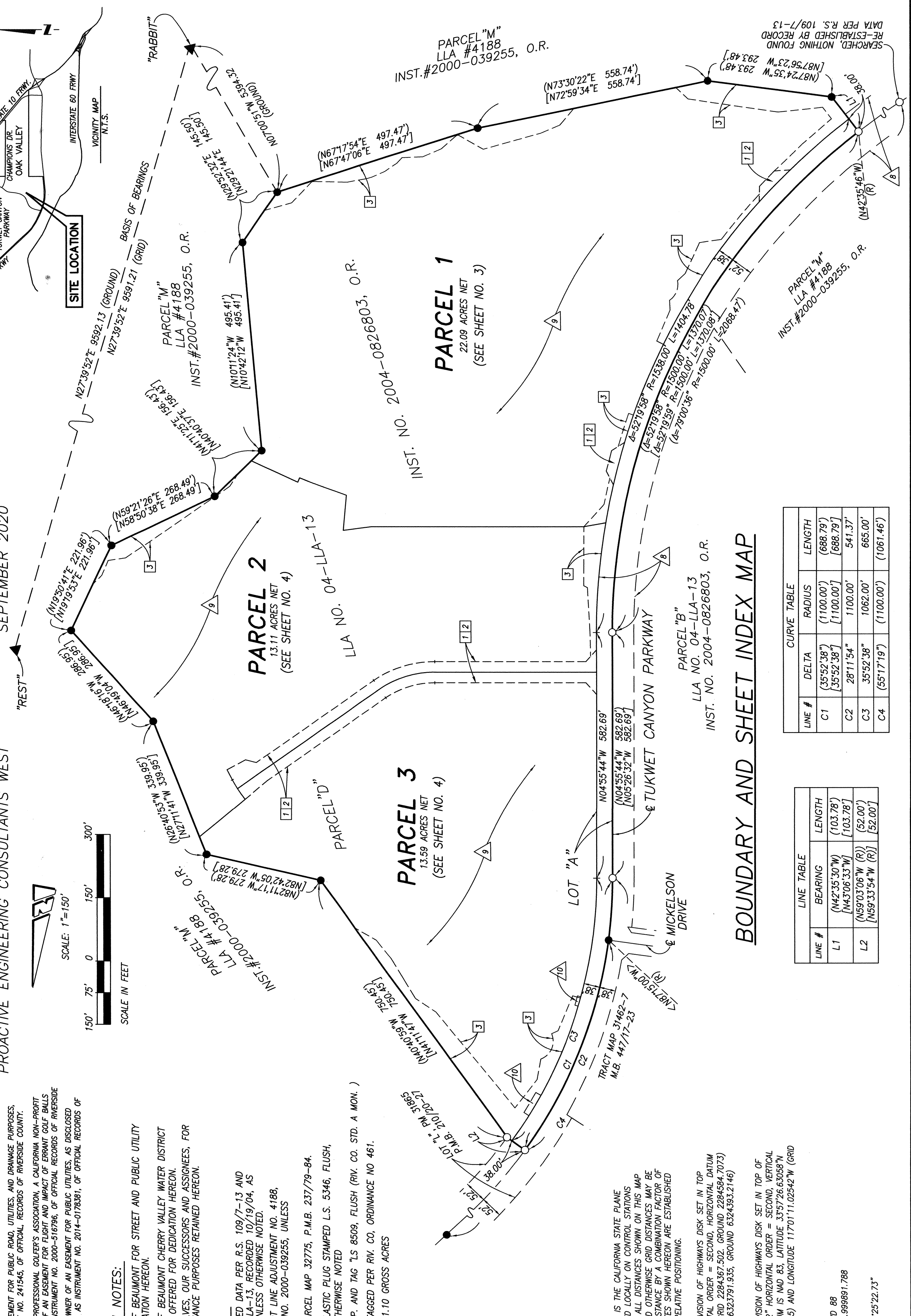
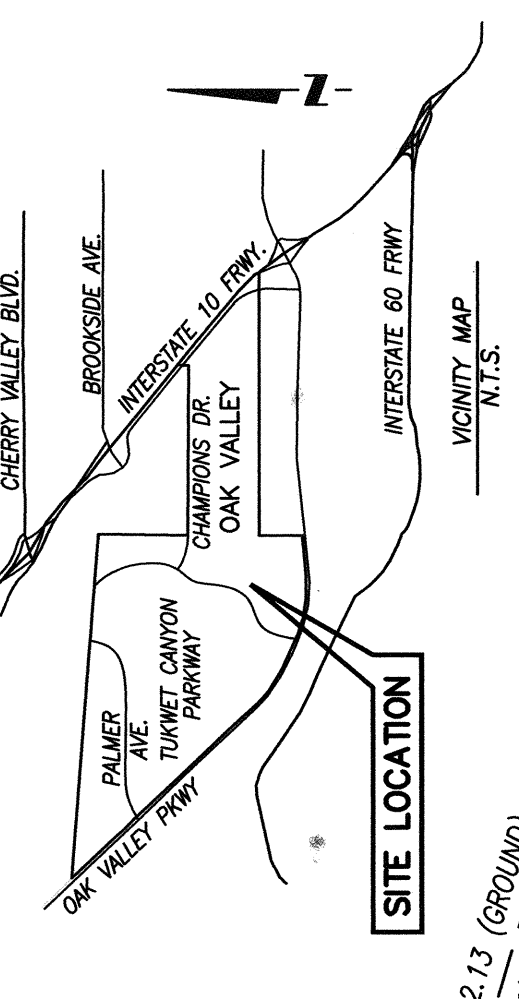
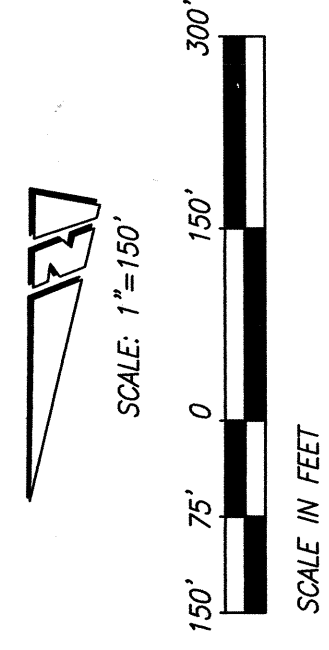
BEING A SUBDIVISION OF PARCEL "D" OF LOT LINE ADJUSTMENT NO. 04-LA-13, RECORDED OCTOBER 19, 2004, AS INSTRUMENT NO. 2004-0826803, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, LYING WITHIN 36, T. 2 S., R. 2 W., S.B.B.M. AS RECORDED DECEMBER 28, 2000, AS INSTRUMENT NO. 2000-516796, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

PROACTIVE ENGINEERING CONSULTANTS WEST  
SEPTEMBER 2020

- EASEMENT NOTES:**
8. COUNTY OF RIVERSIDE-OWNER OF AN EASEMENT FOR PUBLIC ROAD, UTILITIES, AND DRAINAGE PURPOSES, RECORDED JUNE 2, 1998, AS INSTRUMENT NO. 241545, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.
  9. SOUTHERN CALIFORNIA SECTION OF THE PROFESSIONAL GOLFERS ASSOCIATION, A CALIFORNIA NON-PROFIT MUTUAL BENEFIT CORPORATION-OWNERS OF AN EASEMENT FOR FLIGHT AND IMPACT OF ERRANT GOLF BALLS AS RECORDED DECEMBER 28, 2000, AS INSTRUMENT NO. 2000-516796, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.
  10. SOUTHERN CALIFORNIA EDISON COMPANY-OWNER OF AN EASEMENT FOR PUBLIC UTILITIES, AS DISCLOSED BY DOCUMENT RECORDED APRIL 15, 2014, AS INSTRUMENT NO. 2014-0178391, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

- EASEMENT DEDICATION NOTES:**
1. EASEMENT IN FAVOR OF CITY OF BEAUMONT FOR STREET AND PUBLIC UTILITY PURPOSES OFFERED FOR DEDICATION HEREON.
  2. EASEMENT IN FAVOR OF CITY OF BEAUMONT CHERRY VALLEY WATER DISTRICT FOR WATER FACILITY PURPOSES OFFERED FOR DEDICATION HEREON.
  3. EASEMENT IN FAVOR OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES, FOR SLOPE AND LANDSCAPE MAINTENANCE PURPOSES RETAINED HEREON.

- SURVEYOR'S NOTES:**
- ( ) INDICATES RECORD AND MEASURED DATA PER R.S. 109/7-13 AND LOT LINE ADJUSTMENT NO. 04-LA-13, RECORDED 10/19/04, AS INST. NO. 2004-0826803, UNLESS OTHERWISE NOTED.
  - [ ] INDICATES RECORD DATA PER LOT LINE ADJUSTMENT NO. 4188, RECORDED 2/2/2000, AS INST. NO. 2000-039255, UNLESS OTHERWISE NOTED.
  - < > INDICATES RECORD DATA PER PARCEL MAP 32775, P.M.B. 237/79-84.
  - INDICATES FOUND 1" IP, WITH PLASTIC PLUG STAMPED L.S. 5346, FLUSH, PER R.S. 109/7-13, UNLESS OTHERWISE NOTED.
  - o INDICATES SET 1" I.D. X 18" I.P. AND TAG "LS 8508, FLUSH (RIV. CO. STD. A MON.)
1. ALL MONUMENTS ARE SET AND TAGGED PER RIV. CO. ORDINANCE NO 461.
  2. PARCEL MAP 37366 CONTAINS 51.10 GROSS ACRES



## BOUNDARY AND SHEET INDEX MAP

LINE #	DELTA	RADIUS	LENGTH
C1	(35°52'38") [35°52'38"]	(1100.00') [1100.00']	(688.79') [688.79']
C2	28°11'54"	1100.00'	541.37'
C3	35°52'38"	1062.00'	665.00'
C4	(55°17'19")	(1100.00')	(1061.46')

LINE #	BEARING	LENGTH
L1	(N42°35'30"W) [N43°08'33"W]	(103.78') [103.78']
L2	(N59°03'06"W (R)) [N59°33'54"W (R)]	(52.00') [52.00']

### BASIS OF BEARINGS

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

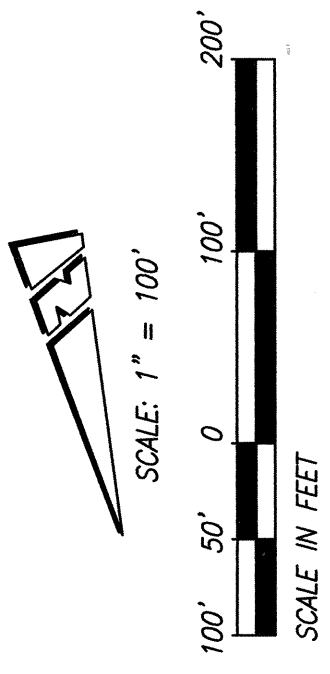
- 1) CONTROL STATION "RABBIT"  
NATIONAL GEODETIC SURVEY, CALIFORNIA DIVISION OF HIGHWAYS DISK SET IN TOP OF CONCRETE MONUMENT STAMPED "RABBIT", HORIZONTAL ORDER = SECOND, VERTICAL ORDER = FIRST, CLASS II HORIZONTAL DATUM IS NAD 83, LATITUDE 33°56'02.2717"N (GRID 2284367.502, GROUND 2284584.7073) AND LONGITUDE 117°02'03.12956"W (GRID 6323791.935, GROUND 6324393.2146)
- 2) CONTROL STATION "REST"  
NATIONAL GEODETIC SURVEY, CALIFORNIA DIVISION OF HIGHWAYS DISK SET IN TOP OF CONCRETE MONUMENT STAMPED "REST 1972", HORIZONTAL ORDER = SECOND, VERTICAL ORDER = FIRST, CLASS II HORIZONTAL DATUM IS NAD 83, LATITUDE 33°57'26.63058"N (GRID 2292862.267, GROUND 2293080.2815) AND LONGITUDE 117°01'11.02542"W (GRID 6328245.054, GROUND 6328846.7656).
- 3) MAP BASE DATUM  
A) MEAN SCALE FACTOR IS 1.00001314  
B) MEAN ELEVATION IS 2366.920 FEET, NAVD 88  
C) MEAN SEAL LEVEL REDUCTION FACTOR 0.999891.788  
D) Epoch 1991.35  
E) MAP COMBINATION FACTOR IS  
F) MAP MAPPING ANGLE AT STA. "REST" IS: -00°25'22.73"

SEARCHED, NOTHING FOUND  
RE-ESTABLISHED BY RECORD  
DATA PER R.S. 109/7-13

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**PARCEL MAP NO. 37366**

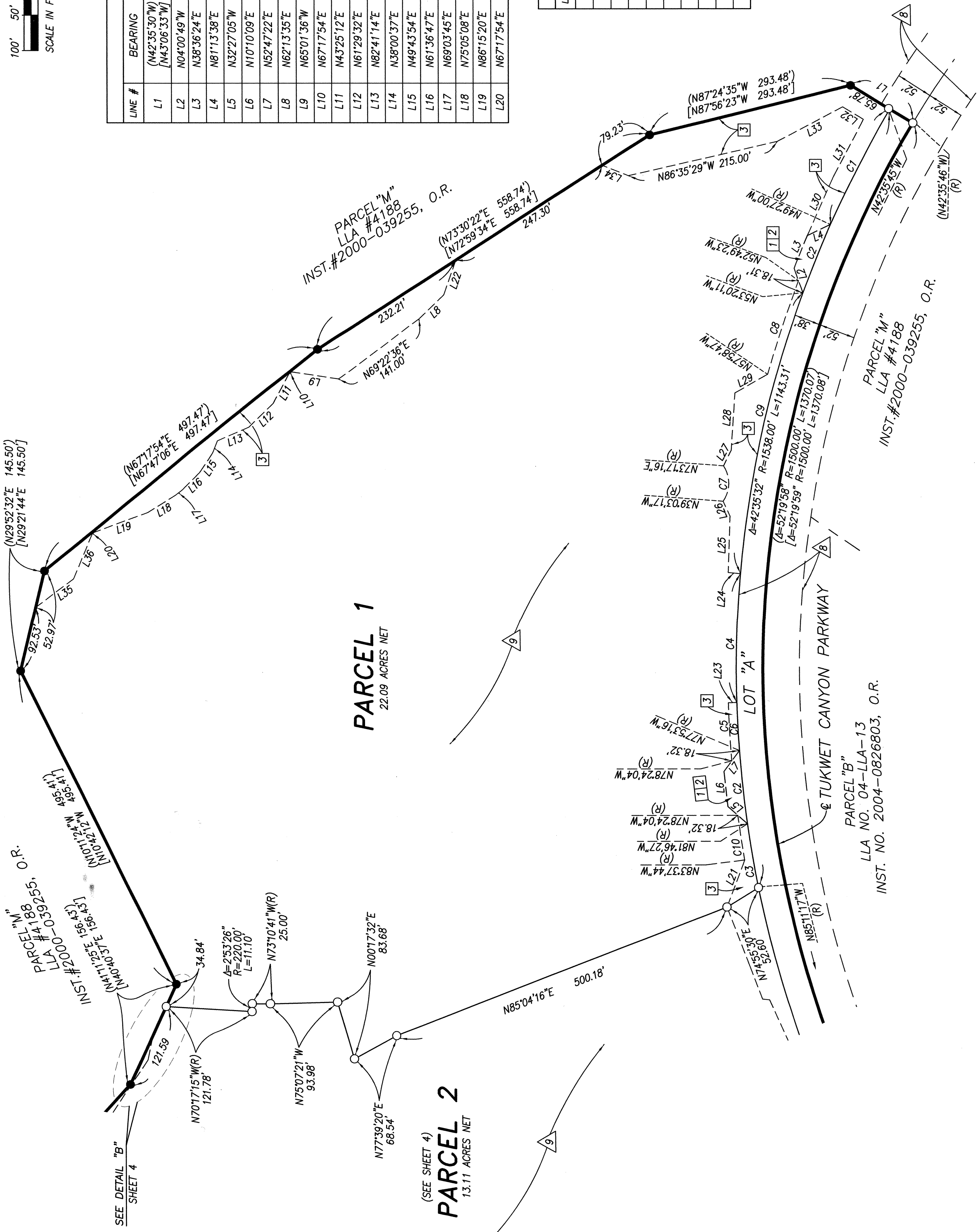
BEING A SUBDIVISION OF PARCEL "D" OF LOT LINE ADJUSTMENT NO. 04-LLA-13, RECORDED OCTOBER 19, 2004, AS INSTRUMENT NO. 2004-0826803, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, LYING WITHIN 36, T. 2 S., R. 2 W., S.B.M. PROACTIVE ENGINEERING CONSULTANTS WEST SEPTEMBER 2020

NOTES:  
 1. SEE SHEET 2 FOR SURVEYORS NOTES, EASEMENT NOTES, EASEMENT DEDICATIONS AND BASIS OF BEARINGS.



LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	(N42°35'30"W)	(103.78')	L21	(N37°09'12"E)	71.09'
L2	(N43°06'33"W)	(103.78')	L22	(N35°27'49"E)	51.81'
L3	(N04°00'49"W)	36.90'	L23	(N75°21'14"W(R))	12.00'
L4	(N38°36'24"E)	50.00'	L24	(N68°33'20"W(R))	17.34'
L5	(N81°13'38"E)	36.90'	L25	(N18°15'01"E)	80.00'
L6	(N32°27'05"W)	36.90'	L26	(N08°16'23"W)	23.13'
L7	(N10°10'09"E)	50.00'	L27	(N42°26'24"E)	24.89'
L8	(N52°47'22"E)	36.90'	L28	(N20°16'29"E)	81.00'
L9	(N62°13'35"E)	49.07'	L29	(N76°54'57"E)	53.54'
L10	(N65°01'36"W)	67.17'	L30	(N40°42'45"E)	91.11'
L11	(N67°17'54"E)	5.21'	L31	(N44°10'01"E)	91.86'
L12	(N43°25'12"E)	46.48'	L32	(N42°35'30"E)	34.33'
L13	(N61°29'32"E)	47.45'	L33	(N78°53'03"E)	105.58'
L14	(N82°41'14"E)	48.30'	L34	(N52°07'50"W)	39.90'
L15	(N38°00'37"E)	18.27'	L35	(N69°22'36"E)	66.94'
L16	(N49°43'54"E)	33.34'	L36	(N39°03'29"E)	68.93'
L17	(N61°36'47"E)	34.32'			
L18	(N69°03'45"E)	12.99'			
L19	(N75°05'08"E)	47.23'			
L20	(N86°15'20"E)	81.26'			
	(N67°17'54"E)	3.73'			

LINE #	DELTA	RADIUS	LENGTH
C1	6°51'15"	1538.00'	183.99'
C2	3°53'11"	1538.00'	104.32'
C3	3°24'50"	1538.00'	91.64'
C4	6°47'54"	1538.00'	182.49'
C5	3°02'50"	1550.00'	82.44'
C6	2°32'02"	1538.00'	68.02'
C7	6°39'26"	45.00'	53.14'
C8	5°09'24"	1550.00'	139.50'
C9	15°13'09"	1538.00'	408.53'
C10	2°22'06"	1550.00'	64.07'



**PARCEL 1**  
 22.09 ACRES NET

(SEE SHEET 4)  
**PARCEL 2**  
 13.11 ACRES NET

SEE DETAIL "B"  
 SHEET 4

