

NUMBER OF LOTS: 62
NUMBER OF LETTERED LOTS: 10
ACREAGE OF LOTS: 8.94
ACREAGE OF LETTERED LOTS: 4.65
TOTAL ACREAGE: 13.59 GROSS ACRES

TRACT MAP NO. 37696

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF PARCEL 3, OF PARCEL MAP NO. 37366, AS PER MAP RECORDED IN BOOK 250, PAGES 4 THROUGH 7, INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA AND LYING WITHIN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN
STEVENSON, PORTO & PIERCE, INC.
DECEMBER, 2021

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 DISTINGUISHING BORDER LINE.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES: LOT "A" (KATLER DRIVE), LOT "B" (MICKELSON DRIVE), LOT "C" (ALEXIS COURT), LOT "D" (ROXY ROAD), AND LOT "E" (BING STREET), FOR STREET AND PUBLIC UTILITY PURPOSES.

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

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: TO THE CITY OF BEAUMONT, AN EASEMENT FOR INGRESS, EGRESS AND RIGHT TO INSPECT WATER QUALITY, STORMWATER, AND DRAINAGE BASIN FACILITIES.

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

WE HEREBY REMAIN LOTS "A" THROUGH "E" INCLUSIVE FOR SLOPE AND LANDSCAPE PURPOSES FOR THE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOTS OWNERS WITHIN THIS TRACT MAP; WE ALSO HEREBY REMAIN LOT "A" FOR PARK PURPOSES FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOTS OWNERS WITHIN THIS TRACT MAP;

RICHMOND AMERICAN HOMES OF MARYLAND, INC., A MARYLAND CORPORATION.

Alexander C. Wong
VICE PRESIDENT-OPERATIONS
DATE: 2/2/22

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 Riverside
BEFORE ME, Johnnie M. Hahn, Notary Public
ON February 11, 2022 at Beaumont, California, WHO PROVED PERSONALLY APPEARED Matthew Jennings WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND

SIGNATURE: Johnnie M. Hahn
PRINT NAME: Johnnie M. Hahn

MY COMMISSION NUMBER: 229 08216

MY COMMISSION EXPIRES: February 11, 2022
MY PRINCIPAL PLACE OF BUSINESS IS: Beaumont, California COUNTY.

NOTARY ACKNOWLEDGEMENT

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

STATE OF _____)
COUNTY OF _____)

BEFORE ME, _____, WHO PROVED PERSONALLY APPEARED _____, 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 IS TRUE AND CORRECT.
WITNESS MY HAND
SIGNATURE _____
PRINT NAME _____
MY COMMISSION NUMBER _____
MY COMMISSION EXPIRES _____
MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY.

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 1331,100.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS. This Certificate excludes any special assessments payable against the property.

CASH OR SURETY BOND
MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: Paul Mungler DEPUTY
DATED: March 17, 2022, 2022.

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 133,100.00. This certificate excludes any special assessments not yet assessed.

DATED: March 17, 2022, 2022.
MATTHEW JENNINGS, COUNTY TAX COLLECTOR
BY: Paul Mungler DEPUTY

SIGNATURE OMISSIONS

1. PURSUANT TO THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:
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 CANNOT BE LOCATED FROM RECORD.
2. 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 1268, PAGE 87, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY. SAID EASEMENT CANNOT BE LOCATED FROM RECORD.
3. SOUTHERN CALIFORNIA EDISON COMPANY--OWNER OF AN EASEMENT FOR PUBLIC UTILITIES, AS DISCLOSED BY DOCUMENT RECORDED APRIL 26, 1951, AS INSTRUMENT NO. 35703, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY. SAID EASEMENT CANNOT BE LOCATED FROM RECORD.
4. SOUTHERN CALIFORNIA SECTION OF THE PROFESSIONAL GOLFERS ASSOCIATION OF AMERICA, 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. BLANKET IN NATURE
5. 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.
6. MINERAL RIGHT DESCRIBED IN DEED RECORDED 11/14/2003, AS INSTRUMENT NO. 2003-899365, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____ OF _____
2022 AT _____ M, IN BOOK _____ OF MAPS,
AT PAGES _____ AT THE REQUEST OF THE CITY
CLERK OF THE CITY OF BEAUMONT.
NO. _____
FEE _____

PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER
BY: _____ DEPUTY
SUBDIVISION GUARANTEE : CHICAGO TITLE COMPANY

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 SDG FAIRWAY CANYON, LLC ON JANUARY, 2021. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP AND THAT THE MONUMENTS ARE, OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

MICHEL A. VILASENOR, PROFESSIONAL LAND SURVEYOR
P.L.S. 8509



CITY ENGINEER'S STATEMENT

I, JEFF HART, HEREBY STATE THAT I HAVE EXAMINED TRACT MAP 37697, 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.
TENTATIVE MAP APPROVED ON FEBRUARY 4, 2020 AND EXPIRES ON NOVEMBER 18, 2022 (DA)
DATED: April 21, 2022

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

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

DATED: April 21, 2022
JAY S. FAHROW, PROFESSIONAL LAND SURVEYOR
P.L.S. 8207



BEAUMONT CITY COUNCIL CERTIFICATE

THE CITY OF BEAUMONT, STATE OF CALIFORNIA, BY ITS CITY COUNCIL, HEREBY APPROVES THE TRACT MAP 37696 AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES. THE CITY COUNCIL DECLARES THAT THE ACCEPTANCE OF THE OFFERS IS TO VEST TITLE IN THE CITY ON BEHALF OF THE PUBLIC FOR SAID PURPOSES, BUT THAT SAID ROADS SUBJECT TO IMPROVEMENTS SHALL NOT BECOME PART OF THE CITY MAINTAINED SYSTEM UNTIL ACCEPTED BY THE CITY PURSUANT TO SECTION 941 OF THE STREETS AND HIGHWAYS CODE, AS FOLLOWS:

LOT "A" (KATLER DRIVE), LOT "B" (MICKELSON DRIVE), LOT "C" (ALEXIS COURT), LOT "D" (ROXY ROAD), AND LOT "E" (BING STREET), FOR STREET AND PUBLIC UTILITY PURPOSES.

THE 5' WIDE PUBLIC UTILITIES EASEMENT AS SHOWN HEREON FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC FACILITIES;
AN EASEMENT FOR INGRESS, EGRESS AND RIGHT TO INSPECT WATER QUALITY, STORMWATER, AND DRAINAGE BASIN FACILITIES;

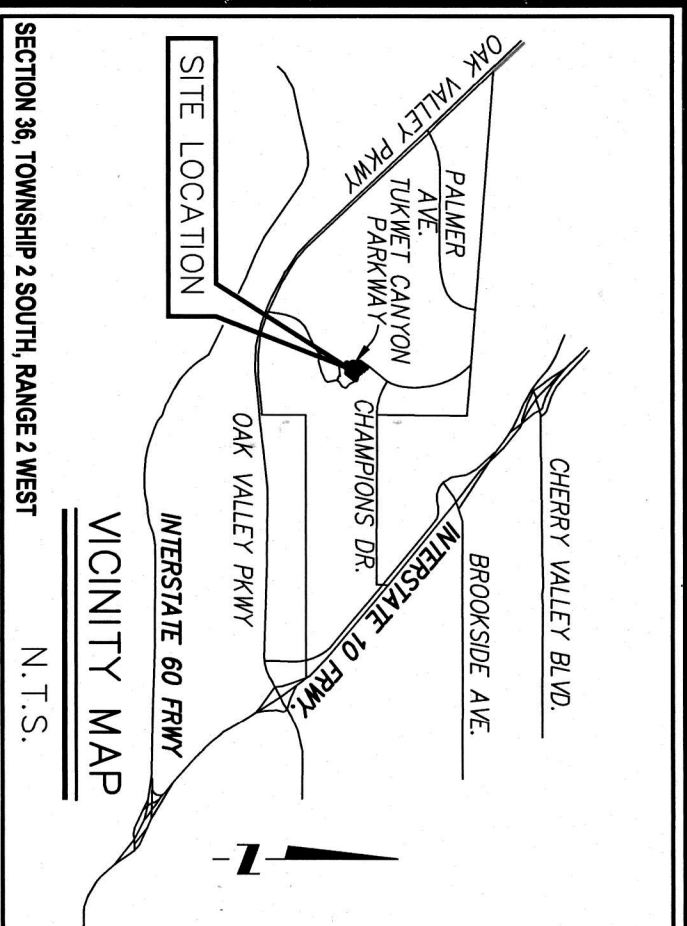
DATED: _____ 2022
CITY CLERK, CITY OF BEAUMONT
RIVERSIDE COUNTY, CALIFORNIA

DA TED: April 11, 2022 BY: [Signature]
BEAUMONT CHERRY VALLEY WATER DIST.
*RICHMOND AMERICAN HOMES OF MARYLAND, INC.,
A MARYLAND CORPORATION ITS: General Manager

TRACT MAP NO. 37696

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 BEING A SUBDIVISION OF PARCEL 3, OF PARCEL MAP NO. 37366, AS PER MAP RECORDED IN BOOK 250, PAGES 4
 THROUGH 7, INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA AND LYING WITHIN
 SECTION 36, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN
STEVENSON, PORTO & PIERCE, INC.
 DECEMBER, 2021

BOUNDARY AND SHEET INDEX MAP



SECTION 36, TOWNSHIP 2 SOUTH, RANGE 2 WEST
 N.T.S.

ARC TABLE	DELTA	RADIUS	LENGTH
C1	($\Delta=34.4510^\circ$)	(225.00')	(136.47')
C2	($\Delta=34.4510^\circ$)	(225.00')	(136.47')
	($\Delta=06.3115^\circ$)	(275.00')	(31.30')
	($\Delta=06.3115^\circ$)	(275.00')	(31.30')

LINE TABLE	NO.	BEARING	LENGTH
L1	(N45.3841°E R)	(140.25')	
L2	(N45.3841°E R)	(140.25')	

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 0.999994925. THE GEOGRAPHIC COORDINATES SHOWN HEREON ARE ESTABLISHED BY USING G.P.S. IN A STATIC MODE FOR RELATIVE POSITIONING.

1) CONTROL STATION "RABBIT"

NATIONAL GEODETIC SURVEY, CALIFORNIA DIVISION OF HIGHWAYS DISK SET IN TOP OF CONCRETE STAMPED "RABBIT", HORIZONTAL ORDER = SECOND, HORIZONTAL DATUM IS NAD 83, LATITUDE: 33.96 02.271711°N (GRID 2284867.302, GROUND 2284864.7073) AND LONGITUDE: 117.02 03.12956°W (GRID 6532391.935, GROUND 6524393.2146)

2) CONTROL STATION "REST"

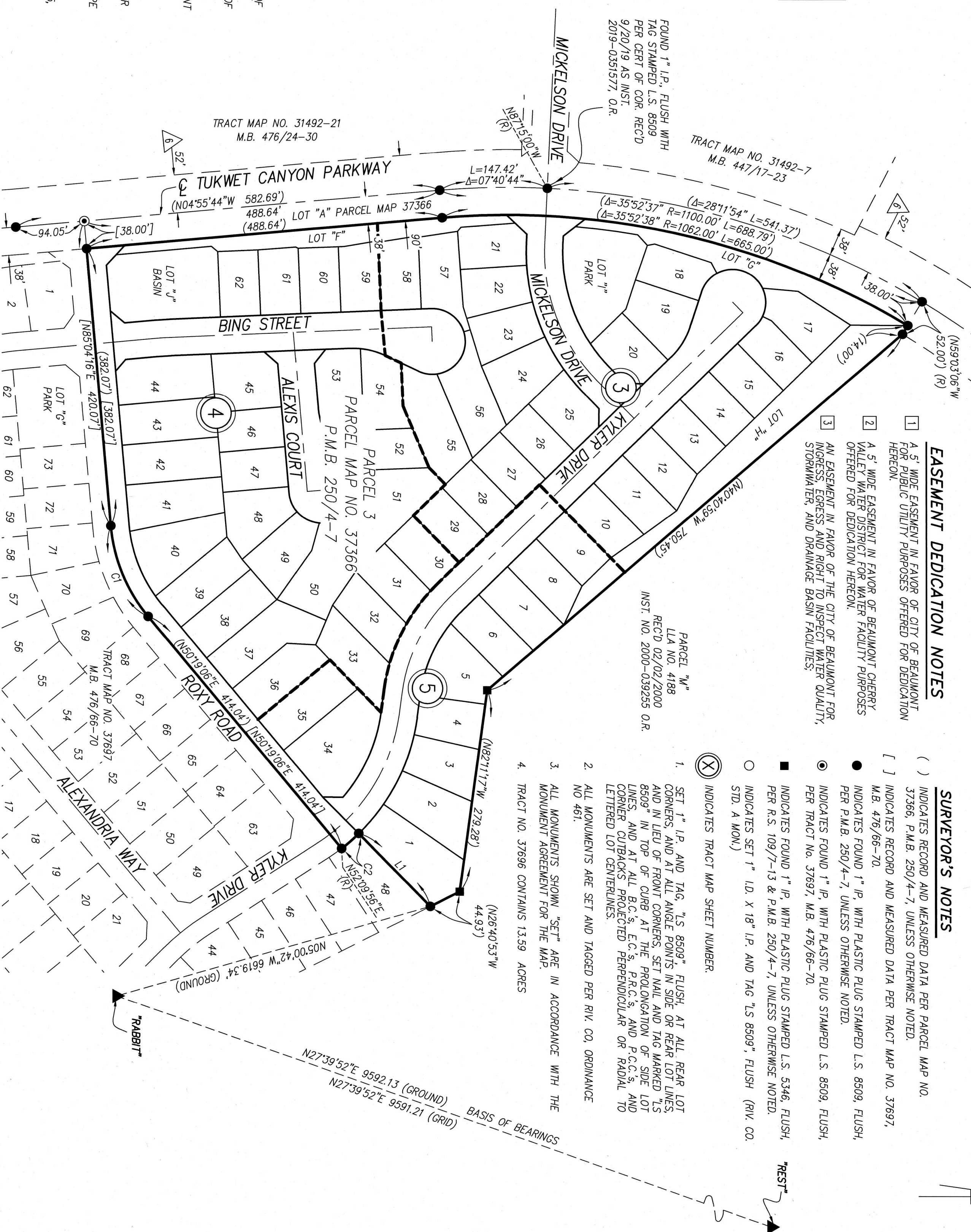
NATIONAL GEODETIC SURVEY, CALIFORNIA DIVISION OF HIGHWAYS DISK SET IN TOP OF CONCRETE STAMPED "REST" 1972, HORIZONTAL ORDER = SECOND, HORIZONTAL DATUM IS NAD 83, CLASS II HORIZONTAL DATUM IS NAD 83, LATITUDE: 33.972633058°N (GRID 2292862.267, GROUND 2293080.2815) AND LONGITUDE: 117.01 11.02542°W (GRID 6532824.504, GROUND 6532884.67656)

3) MAP BASE DATUM

- A) MEAN SCALE FACTOR IS 1.00001314
- B) MEAN ELEVATION IS 2366.920 FEET. NAVD 88
- C) MEAN SEAL LEVEL REDUCTION FACTOR 0.999891.788
- D) EPOCH 1991.35
- E) MAP COMBINATION FACTOR IS: 0.999994925.
- F) MAPPING ANGLE AT STATION "REST" IS: -00°25'22.73"

EASEMENT NOTES

- 1) SOUTHERN CALIFORNIA SECTION OF THE PROFESSIONAL GOLFERS ASSOCIATION OF AMERICA, 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. BLANKET IN NATURE.
- 2) 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.
- 3) CITY OF BEAUMONT, OWNER OF AN EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES, PER PARCEL MAP 37366, P.M.B. 250/4-7.
- 4) BEAUMONT CHERRY VALLEY WATER DISTRICT, OWNER OF AN EASEMENT FOR WATER FACILITY PURPOSES, PER PARCEL MAP 37366, P.M.B. 250/4-7.
- 5) SDC FAIRWAY CANYON, LLC, OWNER OF AN EASEMENT FOR SLOPE AND LANDSCAPE PURPOSES, PER PARCEL MAP 37366, P.M.B. 250/4-7.
- 6) 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.



EASEMENT DEDICATION NOTES

- 1) A 5' WIDE EASEMENT IN FAVOR OF CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES OFFERED FOR DEDICATION HEREON.
- 2) A 5' WIDE EASEMENT IN FAVOR OF BEAUMONT CHERRY VALLEY WATER DISTRICT FOR WATER FACILITY PURPOSES OFFERED FOR DEDICATION HEREON.
- 3) AN EASEMENT IN FAVOR OF THE CITY OF BEAUMONT FOR INGRESS, EGRESS AND RIGHT TO INSPECT WATER QUALITY, STORMWATER, AND DRAINAGE BASIN FACILITIES.

SURVEYOR'S NOTES

- () INDICATES RECORD AND MEASURED DATA PER PARCEL MAP NO. 37366, P.M.B. 250/4-7, UNLESS OTHERWISE NOTED.
- [] INDICATES RECORD AND MEASURED DATA PER TRACT MAP NO. 37697, M.B. 476/66-70.
- INDICATES FOUND 1" IP, WITH PLASTIC PLUG STAMPED L.S. 8509, FLUSH, PER P.M.B. 250/4-7, UNLESS OTHERWISE NOTED.
- ⊙ INDICATES FOUND 1" IP, WITH PLASTIC PLUG STAMPED L.S. 8509, FLUSH, PER TRACT NO. 37697, M.B. 476/66-70.
- INDICATES FOUND 1" IP, WITH PLASTIC PLUG STAMPED L.S. 5346, FLUSH, PER R.S. 109/7-13 & P.M.B. 250/4-7, UNLESS OTHERWISE NOTED.
- INDICATES SET 1" I.D. X 18" I.P. AND TAG "LS 8509", FLUSH (RIV. CO. STD. A MON.)
- ⊗ INDICATES TRACT MAP SHEET NUMBER.
- 1. SET 1" I.P. AND TAG, "LS 8509", FLUSH, AT ALL REAR LOT CORNERS AND AT ALL ANGLE POINTS IN SIDE OR REAR LOT LINES AND IN LIEU OF FRONT CORNERS, SET NAIL AND TAG MARKED "LS 8509" IN TOP OF CURB AT THE PROLONGATION OF SIDE LOT LINES, AND AT ALL B.C.'S, E.C.'S, P.R.C.'S AND P.C.'S, AND CORNER CUTBACKS PROJECTED PERPENDICULAR OR RADIAL TO LETTERED LOT CENTERLINES.
- 2. ALL MONUMENTS ARE SET AND TAGGED PER RIV. CO. ORDINANCE NO. 491.
- 3. ALL MONUMENTS SHOWN "SET" ARE IN ACCORDANCE WITH THE MONUMENT AGREEMENT FOR THE MAP.
- 4. TRACT NO. 37696 CONTAINS 1359 ACRES



SCALE: 1"=100'

TRACT MAP NO. 31492-21
 M.B. 476/24-30

TRACT MAP NO. 31492-7
 M.B. 447/17-23

FOUND 1" I.P. FLUSH WITH
 TAG STAMPED L.S. 8509
 PER CERT OF COR. RECD
 9/20/19 AS INST.
 2019-0351577, O.R.

PARCEL "W"
 LLA NO. 4188
 RECD 02/02/2000
 INST. NO. 2000-039235 O.R.

BING STREET

ALEXIS COURT

MICKELSON DRIVE

KYLER DRIVE

ROXY ROAD

ALEXANDRIA WAY

"RABBIT"

"REST"

N27°39'52"E 9592.13 (GROUND)
 N27°39'52"E 9591.21 (GRID)

N27°39'52"E 9592.13 (GROUND)
 N27°39'52"E 9591.21 (GRID)

N27°39'52"E 9592.13 (GROUND)
 N27°39'52"E 9591.21 (GRID)

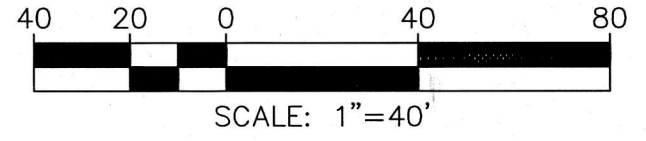
N27°39'52"E 9592.13 (GROUND)
 N27°39'52"E 9591.21 (GRID)

TRACT MAP NO. 37696

SHEET 3 OF 5 SHEETS

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 BEING A SUBDIVISION OF PARCEL 3, OF PARCEL MAP NO. 37366, AS PER MAP RECORDED IN BOOK 250, PAGES 4 THROUGH 7, INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA AND LYING WITHIN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN
 STEVENSON, PORTO & PIERCE, INC. DECEMBER, 2021

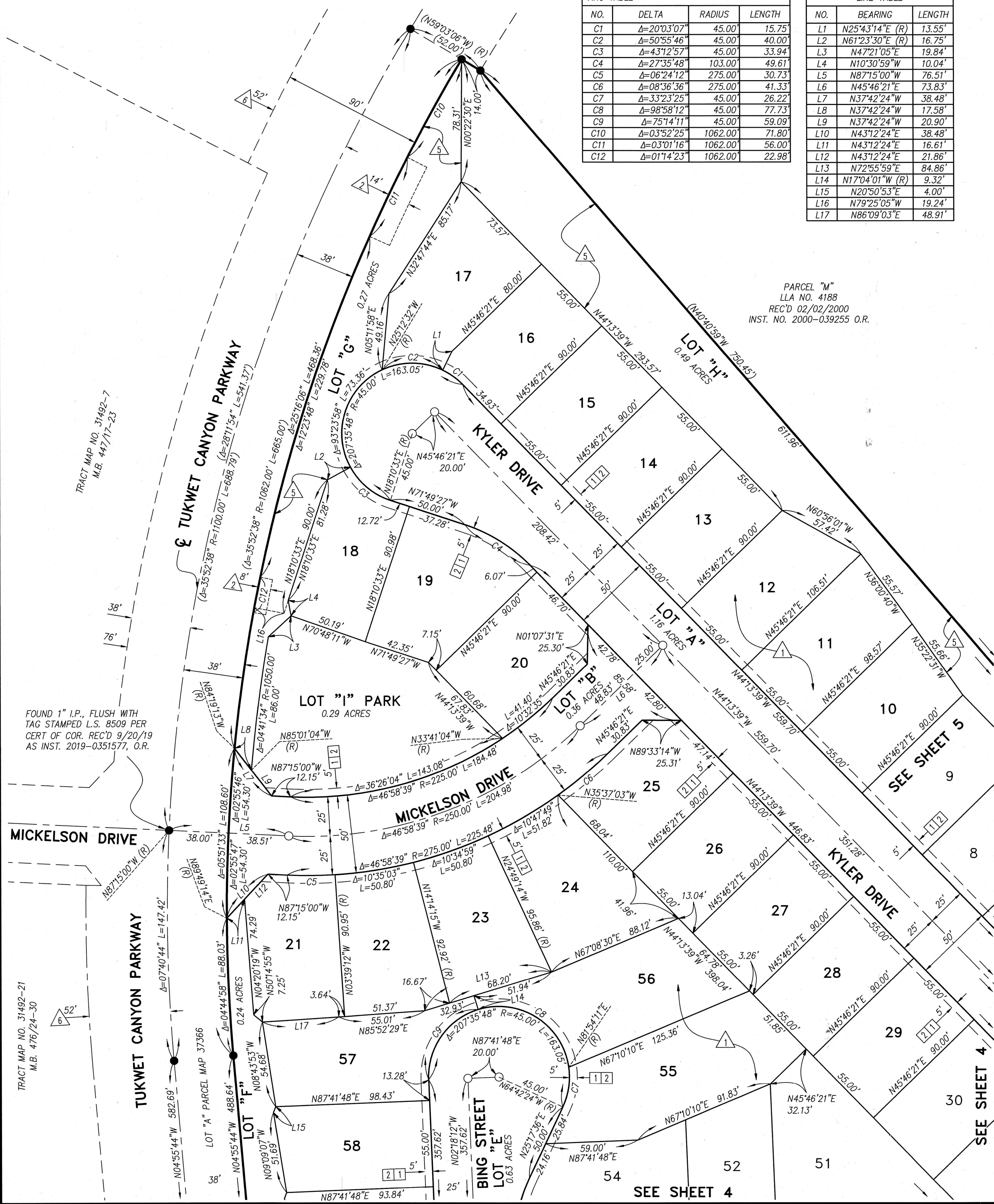
SEE SHEET 2 OF 5 FOR SURVEYOR'S NOTES, BASIS OF BEARINGS, EASEMENT NOTES, AND EASEMENT DEDICATION NOTES.



ARC TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	Δ=20°03'07"	45.00'	15.75'
C2	Δ=50°55'46"	45.00'	40.00'
C3	Δ=43°12'57"	45.00'	33.94'
C4	Δ=27°35'48"	103.00'	49.61'
C5	Δ=06°24'12"	275.00'	30.73'
C6	Δ=08°36'36"	275.00'	41.33'
C7	Δ=33°23'25"	45.00'	26.22'
C8	Δ=98°58'12"	45.00'	77.73'
C9	Δ=75°14'11"	45.00'	59.09'
C10	Δ=03°52'25"	1062.00'	71.80'
C11	Δ=03°01'16"	1062.00'	56.00'
C12	Δ=01°14'23"	1062.00'	22.98'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N25°43'14"E (R)	13.55'
L2	N61°23'30"E (R)	16.75'
L3	N47°21'05"E	19.84'
L4	N10°30'59"W	10.04'
L5	N87°15'00"W	76.51'
L6	N45°46'21"E	73.83'
L7	N37°42'24"W	38.48'
L8	N37°42'24"W	17.58'
L9	N37°42'24"W	20.90'
L10	N43°12'24"E	38.48'
L11	N43°12'24"E	16.61'
L12	N43°12'24"E	21.86'
L13	N72°55'59"E	84.86'
L14	N17°04'01"W (R)	9.32'
L15	N20°50'53"E	4.00'
L16	N79°25'05"W	19.24'
L17	N86°09'03"E	48.91'

PARCEL "M"
 LLA NO. 4188
 REC'D 02/02/2000
 INST. NO. 2000-039255 O.R.



TRACT MAP NO. 31492-7
 M.B. 447/17-23

FOUND 1" I.P., FLUSH WITH TAG STAMPED L.S. 8509 PER CERT OF COR. REC'D 9/20/19 AS INST. 2019-0351577, O.R.

TRACT MAP NO. 31492-21
 M.B. 476/24-30

SEE SHEET 5

SEE SHEET 4

SEE SHEET 4

SEE SHEET 2 OF 5 FOR SURVEYOR'S NOTES,
BASIS OF BEARINGS, EASEMENT NOTES, AND
EASEMENT DEDICATION NOTES.

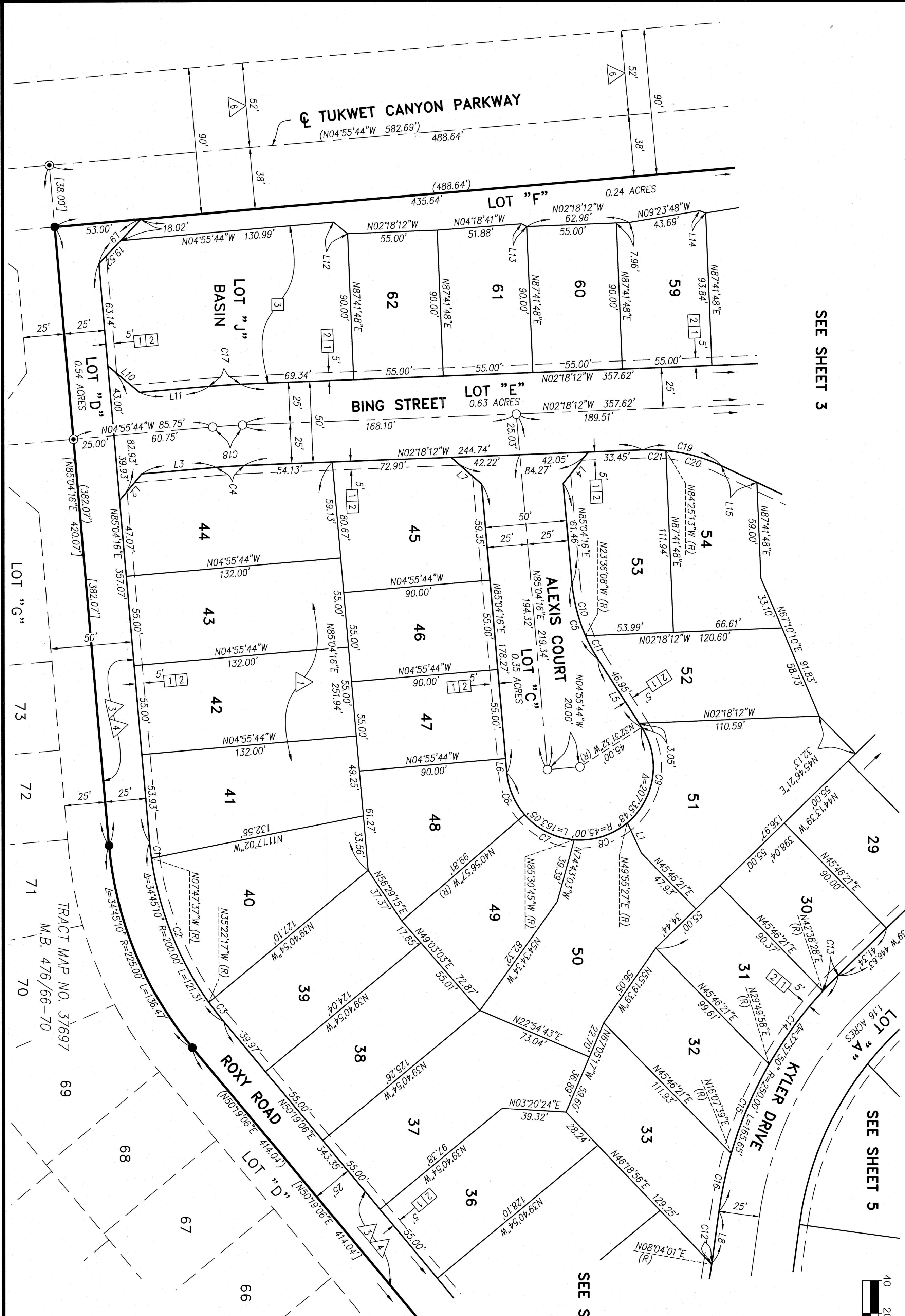
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STEVENSON, PORTO & PIERCE, INC.
DECEMBER, 2021

SHEET 4 OF 5 SHEETS

SEE SHEET 3

SEE SHEET 5

SEE SHEET 5



NO.	BEARING	LENGTH
L1	N64°59'16"E	20.49'
L2	N49°55'44"W	21.11'
L3	N04°55'44"W	45.82'
L4	N51°39'30"W	24.81'
L5	N57°28'28"E	50.00'
L6	N85°04'16"E	8.92'
L7	N41°23'02"E	24.87'
L8	N82°11'29"W	31.97'
L9	N46°41'21"W	37.54'
L10	N40°04'16"E	25.46'
L11	N04°55'44"W	42.75'
L12	N39°20'28"E	11.26'
L13	N27°41'48"E	3.64'
L14	N20°36'12"E	4.00'
L15	N25°17'36"E	24.16'

NO.	DELTA	RADIUS	LENGTH
C1	Δ=02°51'53"	200.00'	10.00'
C2	Δ=27°34'40"	200.00'	96.26'
C3	Δ=04°18'37"	200.00'	15.05'
C4	Δ=02°37'32"	375.00'	17.18'
C5	Δ=27°35'48"	103.00'	49.61'
C6	Δ=36°01'13"	45.00'	28.29'
C7	Δ=44°33'48"	45.00'	35.00'
C8	Δ=44°33'48"	45.00'	35.00'
C9	Δ=82°26'59"	45.00'	64.76'
C10	Δ=18°40'24"	103.00'	33.57'
C11	Δ=08°55'24"	103.00'	16.04'
C12	Δ=01°51'30"	225.00'	1.07'
C13	Δ=03°07'53"	250.00'	13.66'
C14	Δ=12°48'30"	250.00'	55.89'
C15	Δ=13°42'19"	250.00'	59.80'
C16	Δ=08°19'08"	250.00'	36.30'
C17	Δ=02°37'32"	425.00'	19.48'
C18	Δ=02°37'32"	400.00'	18.33'
C19	Δ=27°35'48"	103.00'	49.61'
C20	Δ=19°42'49"	103.00'	35.44'
C21	Δ=07°52'59"	103.00'	14.17'

SEE SHEET 2 OF 5 FOR SURVEYOR'S NOTES,
BASIS OF BEARINGS, EASEMENT NOTES, AND
EASEMENT DEDICATION NOTES.

TRACT MAP NO. 37696

SHEET 5 OF 5 SHEETS

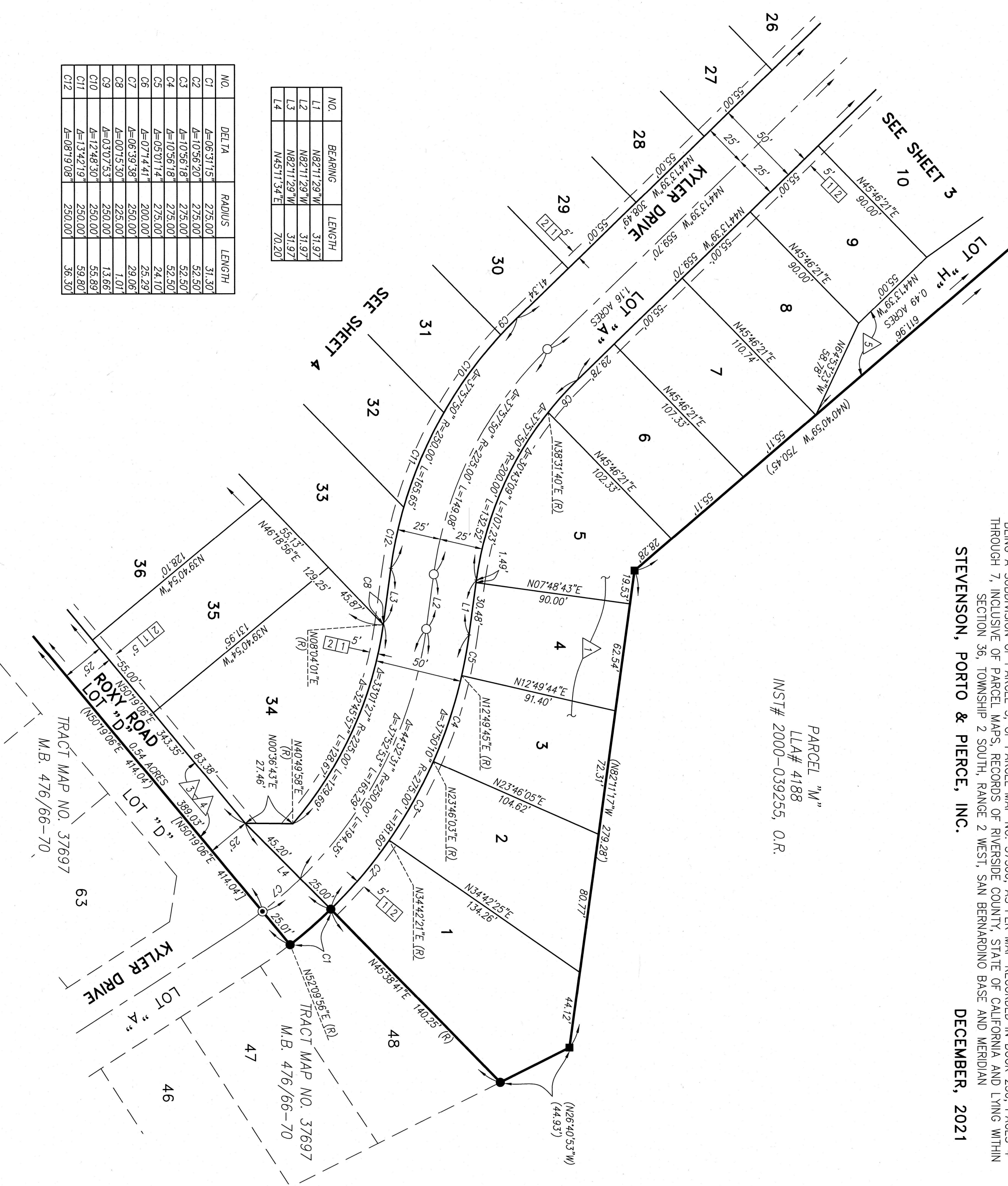
IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF PARCEL 3, OF PARCEL MAP NO. 37366, AS PER MAP RECORDED IN BOOK 250, PAGES 4
THROUGH 7, INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA AND LYING WITHIN
SECTION 36, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN
STEVENSON, PORTO & PIERCE, INC.
DECEMBER, 2021

PARCEL "M"
LLA# 4188
INST# 2000-039255, O.R.



NO.	DELTA	RADIUS	LENGTH
C1	$\Delta=06^{\circ}31'15''$	275.00'	31.30'
C2	$\Delta=10^{\circ}56'20''$	275.00'	52.50'
C3	$\Delta=10^{\circ}56'18''$	275.00'	52.50'
C4	$\Delta=10^{\circ}56'18''$	275.00'	52.50'
C5	$\Delta=10^{\circ}56'18''$	275.00'	52.50'
C6	$\Delta=07^{\circ}14'41''$	200.00'	25.29'
C7	$\Delta=06^{\circ}39'38''$	250.00'	29.06'
C8	$\Delta=00^{\circ}15'30''$	225.00'	1.01'
C9	$\Delta=03^{\circ}07'53''$	250.00'	13.66'
C10	$\Delta=12^{\circ}48'30''$	250.00'	55.89'
C11	$\Delta=13^{\circ}42'19''$	250.00'	59.80'
C12	$\Delta=08^{\circ}19'08''$	250.00'	36.30'

NO.	BEARING	LENGTH
L1	$N82^{\circ}11'29''W$	31.97'
L2	$N82^{\circ}11'29''W$	31.97'
L3	$N82^{\circ}11'29''W$	31.97'
L4	$N45^{\circ}11'34''E$	70.20'



TRACT MAP NO. 37697
M.B. 476/66-70

TRACT MAP NO. 37697
M.B. 476/66-70

SEE SHEET 4

SEE SHEET 3