



# City of Beaumont

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

Case No. 7102020-0449  
Receipt No. 970310  
Fee \$ 484.43 App; 3,000.00 Insp  
Date Paid 2/12/20

Inv. 7786  
00079657

## BOND EXONERATION APPLICATION

Bond Type:  Performance  Maintenance  Final Monument Inspection  Other: \_\_\_\_\_

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

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

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

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

4. Developer Address 400 EXCHANGE IRVINE CA 92602  
City/State/Zip

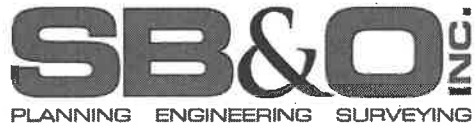
5. Description of Bonds (including Bond Number, Tract Map/Application number, Lot number, and description of improvements covered):  
Bond # 1058984 Tract 33096-6 Final Monumentation

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

KEVIN METCALFE [Signature] 1-21-20  
Print Name and Sign – Contact/Applicant Date

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

KEVIN METCALFE [Signature] 1-21-20  
Print Name and Sign – Contact/Applicant Date



# TRANSMITTAL

**To:** CITY OF BEAUMONT – PUBLIC WORKS  
550 East 6<sup>th</sup> Street  
Beaumont, CA 92223

**From:** Eric Osterode

**Date:** January 23, 2020

**Job No.:** 68823.00

**Attention:** Sue Foxworth / Kevin Norville

**RE:** Tract 33096-6 – Four Seasons  
Monumentation

We are transmitting the following via GSO.

As Requested    For Review/Approval    For Your Information    Please Reply

Number Of Copies	Number Of Sheets	Description	Date
1	--	Monumentation Letter Tract 33096-6	
1	--	Monument Bond Estimate Letter Tract 33096-6 dated 4/18/2011	
2	7	Centerline Tie Sheets	
1	5	Tract Map 33096-6 (11x17)	

**COMMENTS:** Please call if you have any questions.

Thank you,

Eric Osterode

EKO/jsh

Received By: \_\_\_\_\_

Date: \_\_\_\_\_

January 23, 2020  
Job No. 68823.00

CITY OF BEAUMONT  
Public Works/Engineering Dept.  
550 E. 6th Street  
Beaumont, CA 92223

Attn: Suzanne Foxworth  
Kevin Norville

**RE: Four Seasons, Tract 33096-6 – City of Beaumont, CA  
Monumentation**

Please be advised that the monuments shown to be set on the above noted map have been installed as of April 1, 2013 and are ready for inspection. For your use in the inspection of the monuments and in the release of the monument bond, if any, enclosed please find the following materials:

- 2 prints of Tract Map 33096-6 (11x17)
- 2 prints of Centerline Tie Sheets
- 1 copy of original Monument Bond Estimate

Please be advised that SB&O has been paid for its services relating to the installation of monuments and does not object to the release of the Subdivision Monumentation Bond.

If you have any questions and or would like additional information, please do not hesitate to contact me at 951-695-8900.

Sincerely,

**SB&O, INC.**



Eric Osterode, PLS 9371  
Survey Department Manager

EKO/RPP/jsh



April 18, 2011

City of Beaumont  
Engineering Department  
550 E. 6<sup>th</sup> Street  
Beaumont, CA 92223

**Attn: Dennis Janda**

RE: Tract No. 33096-6  
Monument Bond Estimate

Dear Mr. Janda

In accordance with Section 66496 of the Subdivision Map Act of the State of California I hereby request that the placement of the monumentation for Tract No 33096-6 be deferred. The cost for setting the Tract monuments and providing centerline ties will be \$15,000.

This amount should be placed on deposit by the developer to guarantee payment for final monumentation and centerline ties.

I understand that in accordance with the Subdivision Map Act, should I be unable to collect payment for setting the final monumentation, I can make demand on the deposit in this amount and acknowledge that it is my obligation to set all monuments and submit all required centerline ties.

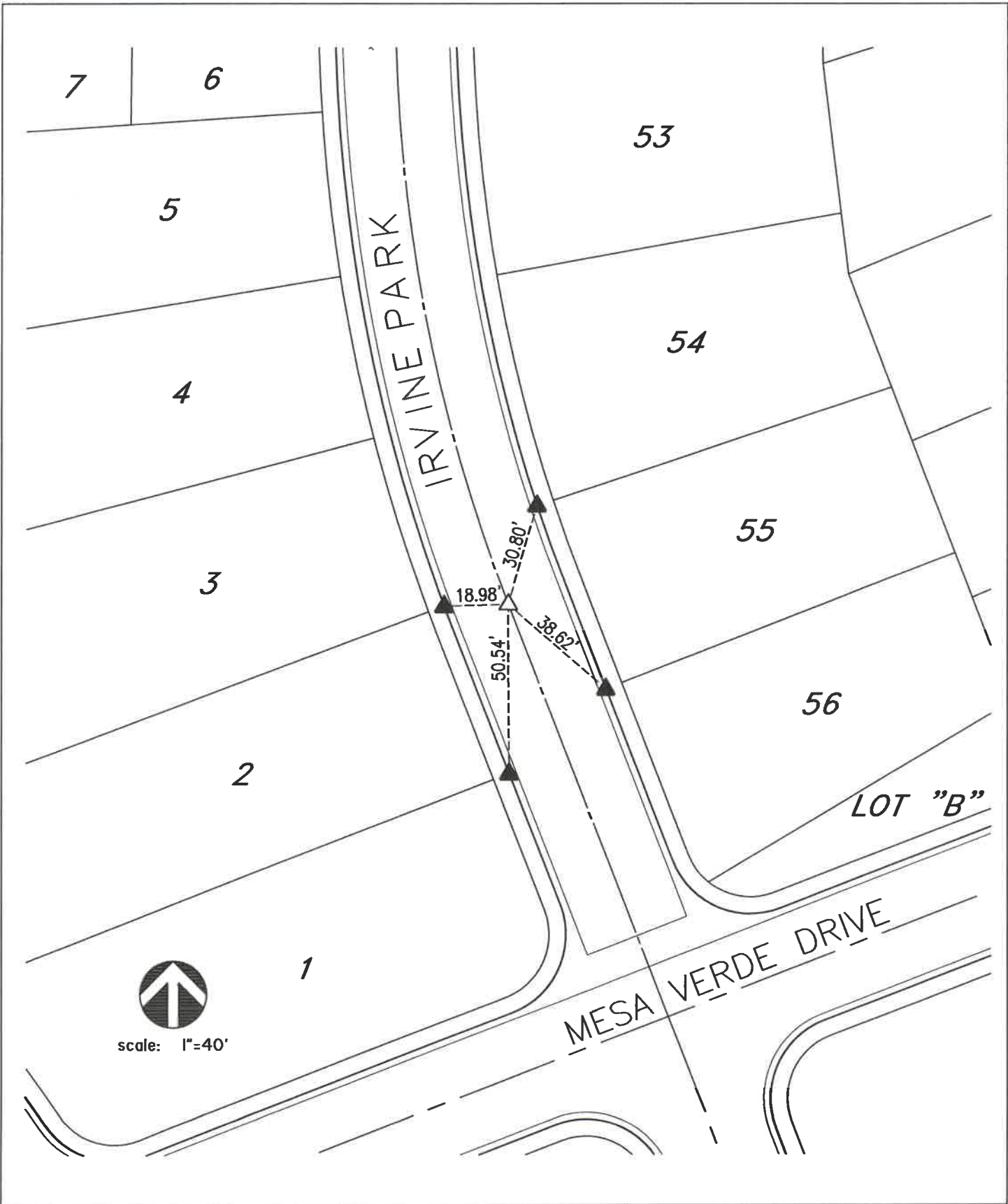
Sincerely,



Marissa Crowther, PLS 6152  
SB&O, Inc.



I:\68822 Beaumont Four Seasons Tract 33096-6\dwg\TM\Tr 33096-6 Monument Bond Estimate.doc



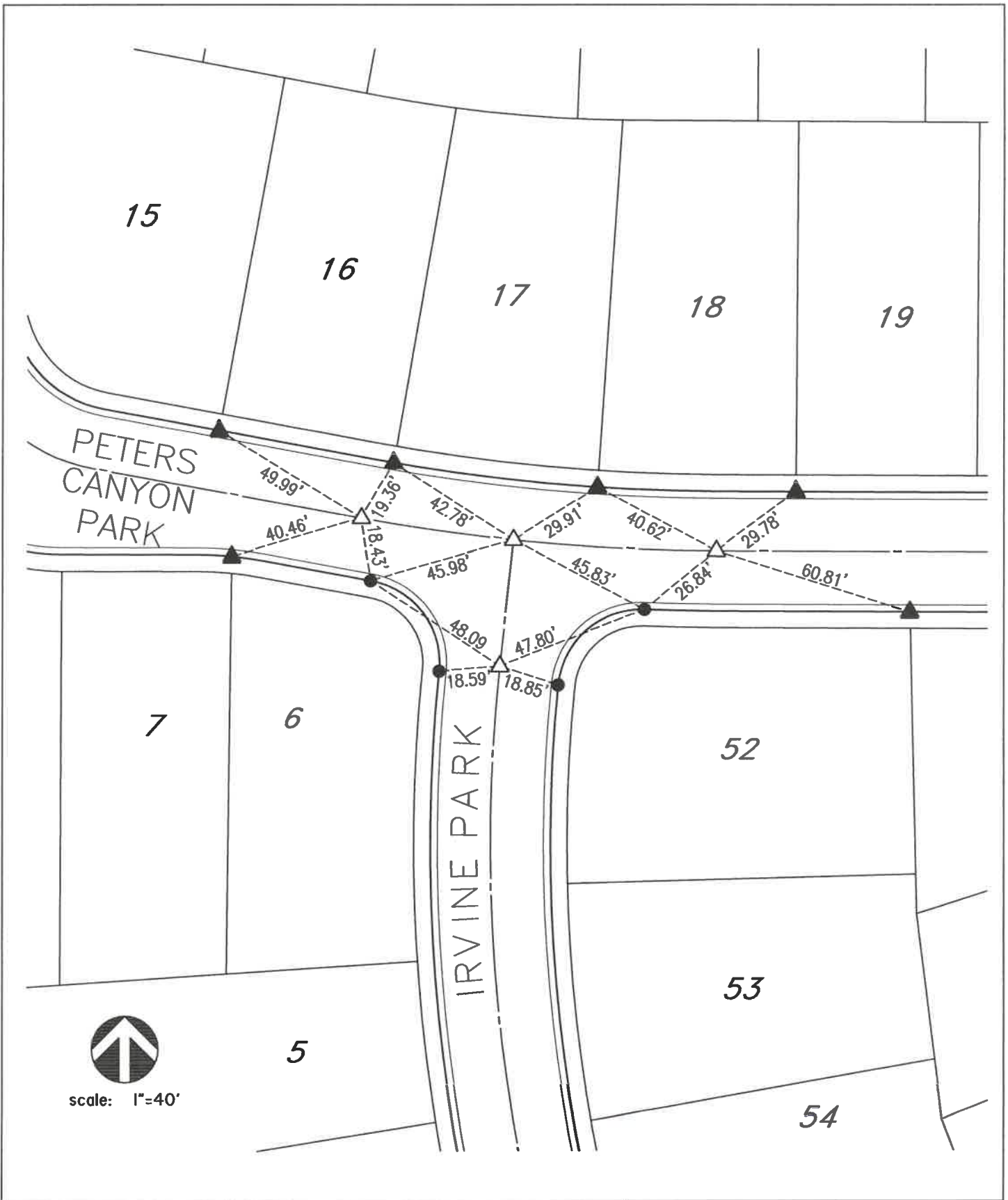
**SB&O** INC.  
 PLANNING ENGINEERING SURVEYING  
 41008 Crosswinds Circle North, Suite 120  
 Temecula, Ca, 92590  
 951-695-0900  
 951-695-0901 Fax

LEGEND:

- △ COPPER WELD MONUMENT, LS 6152
- ▲ NAIL & TAG, LS 6152, IN TOP OF CURB
- MAG NAIL IN TOP OF CURB

STREET CENTERLINE TIES

IRVINE PARK  
 TR 33096-6, MB 434/82-86



**SB&O** INC.  
 PLANNING ENGINEERING SURVEYING  
 41000 Enterprise Circle North, Suite 100  
 Tarrytown, NY 10590  
 914-238-0000  
 914-238-0001 Fax

68823

**LEGEND:**

- △ COPPER WELD MONUMENT, LS 6152
- ▲ NAIL & TAG, LS 6152, IN TOP OF CURB
- MAG NAIL IN TOP OF CURB

SCALE: 1"=40'

DECEMBER 2012

**STREET CENTERLINE TIES**

IRVINE PARK/  
 PETERS CANYON PARK  
 TR 33096-6, MB 434/82-86  
 SHEET 2 OF 7

TINKERS CREEK PARK

14

13

12

11

10

9

26

25

24

15

16

17

SANTIAGO  
OAKS PARK

PETERS  
CANYON PARK

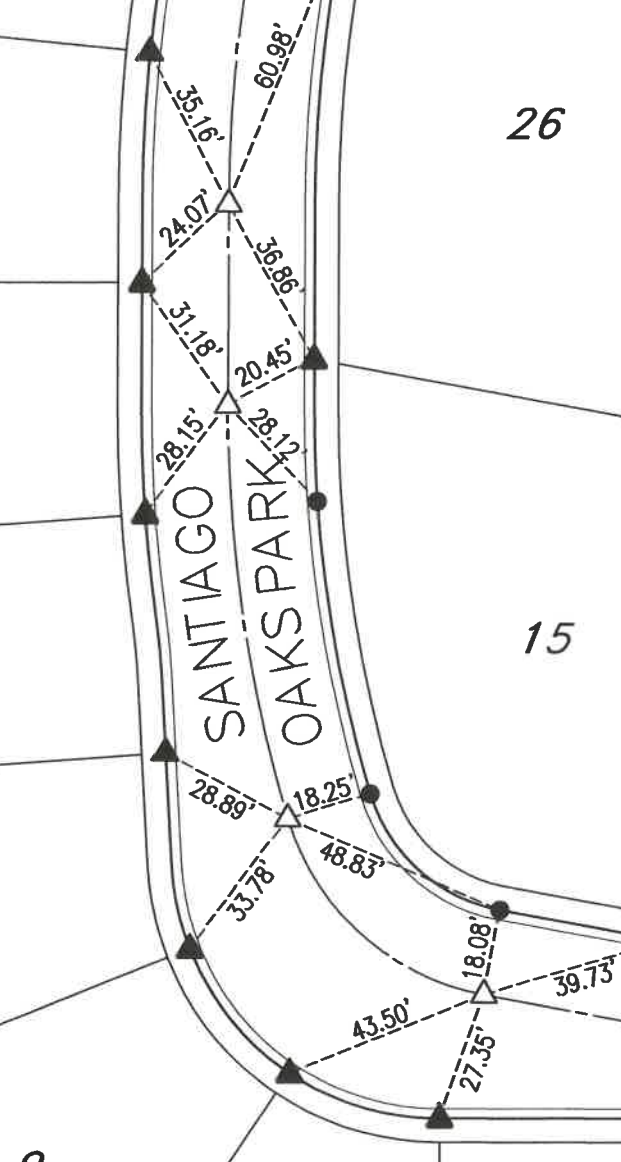
8

7

6



scale: 1"=40'



**SB&O** inc.  
PLANNING ENGINEERING SURVEYING  
41008 Enterprise Circle North, Suite 1209  
Tomball, TX 77375  
281-298-8900  
281-298-8901 Fax

LEGEND:

- △ COPPER WELD MONUMENT, LS 6152
- ▲ NAIL & TAG, LS 6152, IN TOP OF CURB
- MAG NAIL IN TOP OF CURB

STREET CENTERLINE TIES

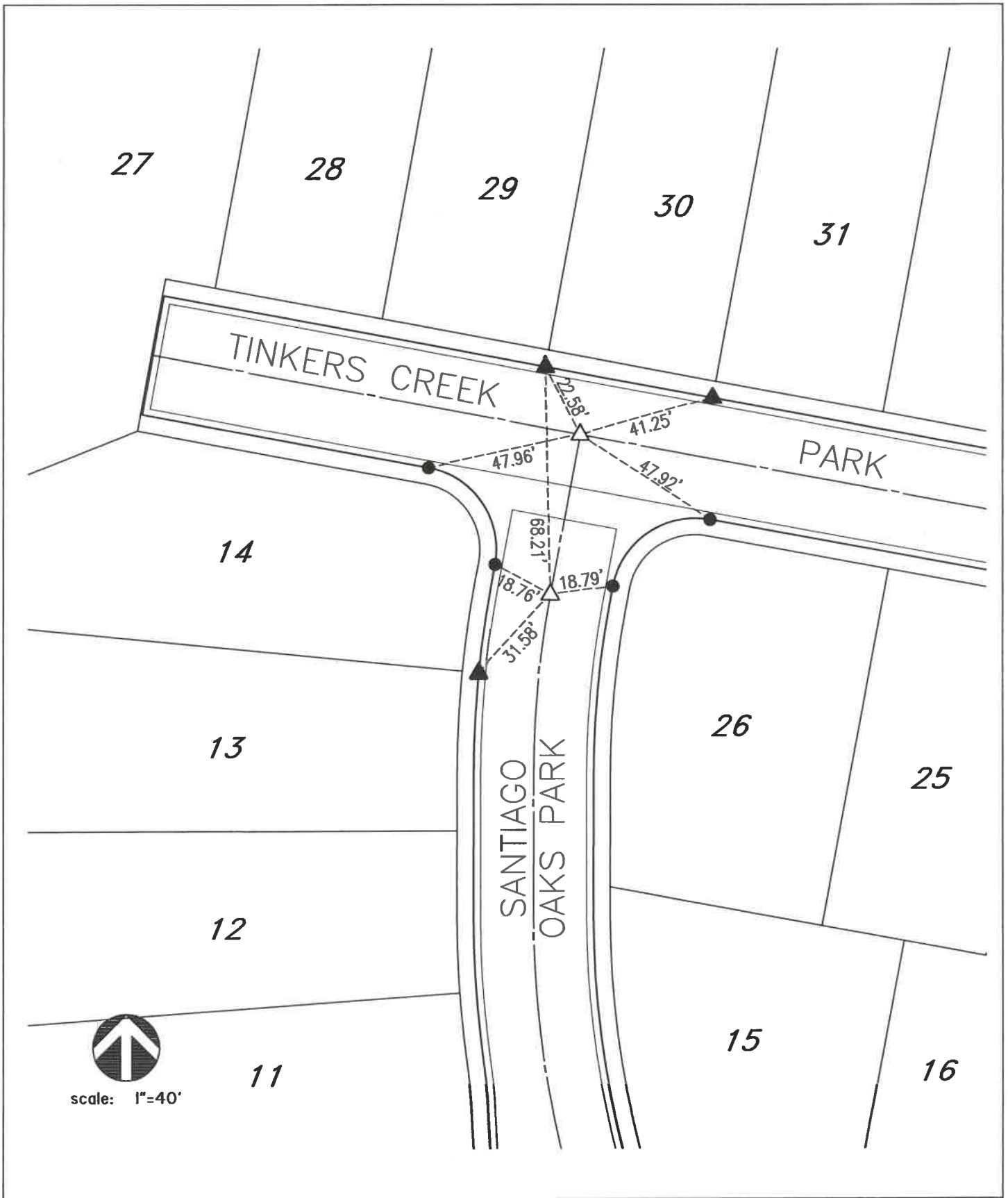
SANTIAGO OAKS PARK/  
PETERS CANYON PARK  
TR 33096-6, MB 434/82-86

68823

SCALE: 1"=40'

DECEMBER 2012

SHEET 3 OF 7



**SB&O** INC.  
 PLANNING ENGINEERING SURVEYING  
 41000 Chesapeake Circle, Suite 1200  
 Tampa, FL 33609  
 813-985-6900  
 813-985-6901 Fax

LEGEND:

- △ COPPER WELD MONUMENT, LS 6152
- ▲ NAIL & TAG, LS 6152, IN TOP OF CURB
- MAG NAIL IN TOP OF CURB

STREET CENTERLINE TIES

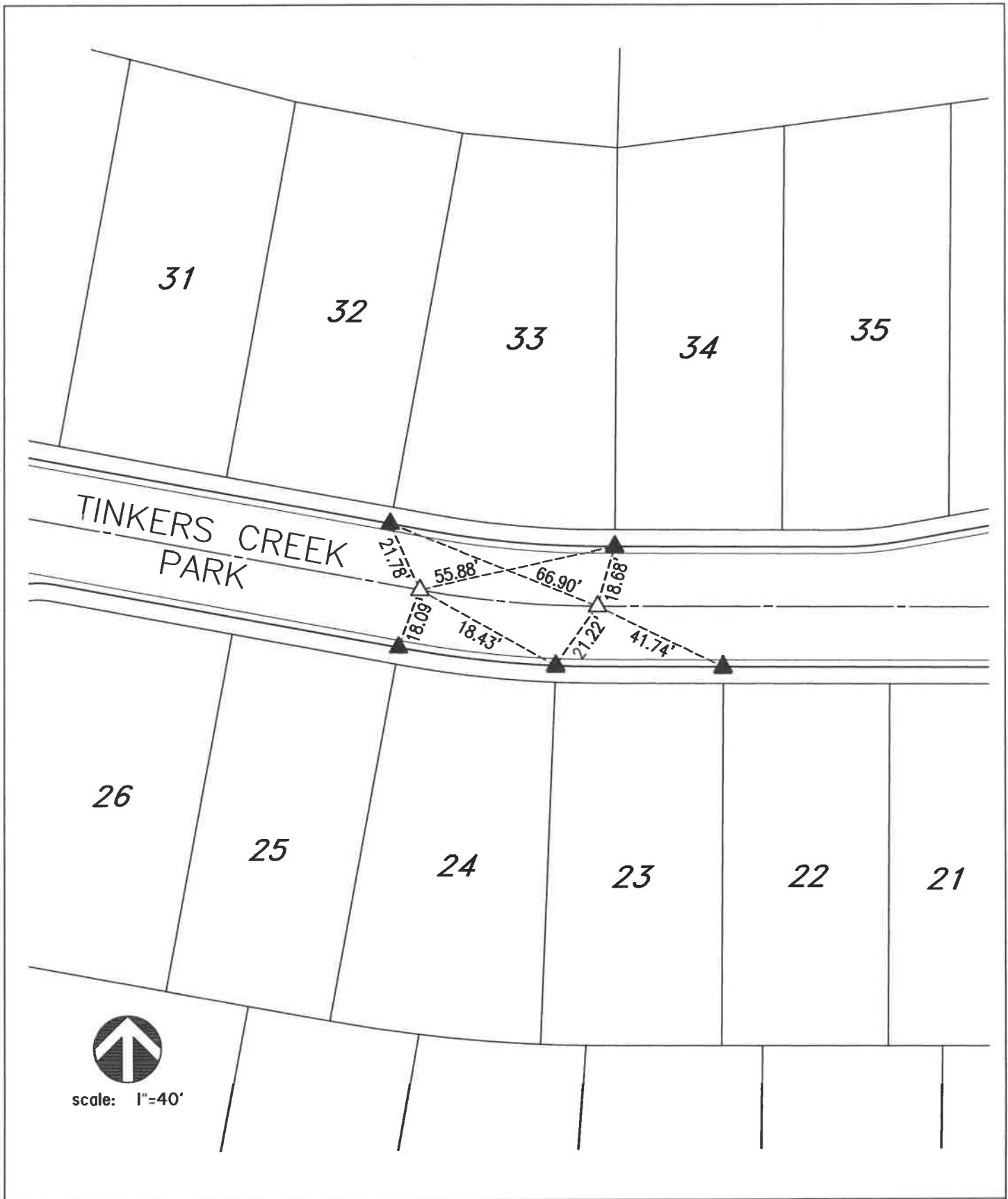
TINKERS CREEK PARK/  
 SANTIAGO OAKS PARK  
 TR 33096-6, MB 434/82-86  
 SHEET 4 OF 7

68823

SCALE: 1"=40'

DECEMBER 2012





**SB&O** INC.  
 PLANNING ENGINEERING SURVEYING  
 41600 Enterprise Circle North, Suite 120  
 Tallahassee, FL 32303  
 904-486-6900  
 904-486-6901 Fax

68823

LEGEND:

- △ COPPER WELD MONUMENT, LS 6152
- ▲ NAIL & TAG, LS 6152, IN TOP OF CURB
- MAG NAIL IN TOP OF CURB

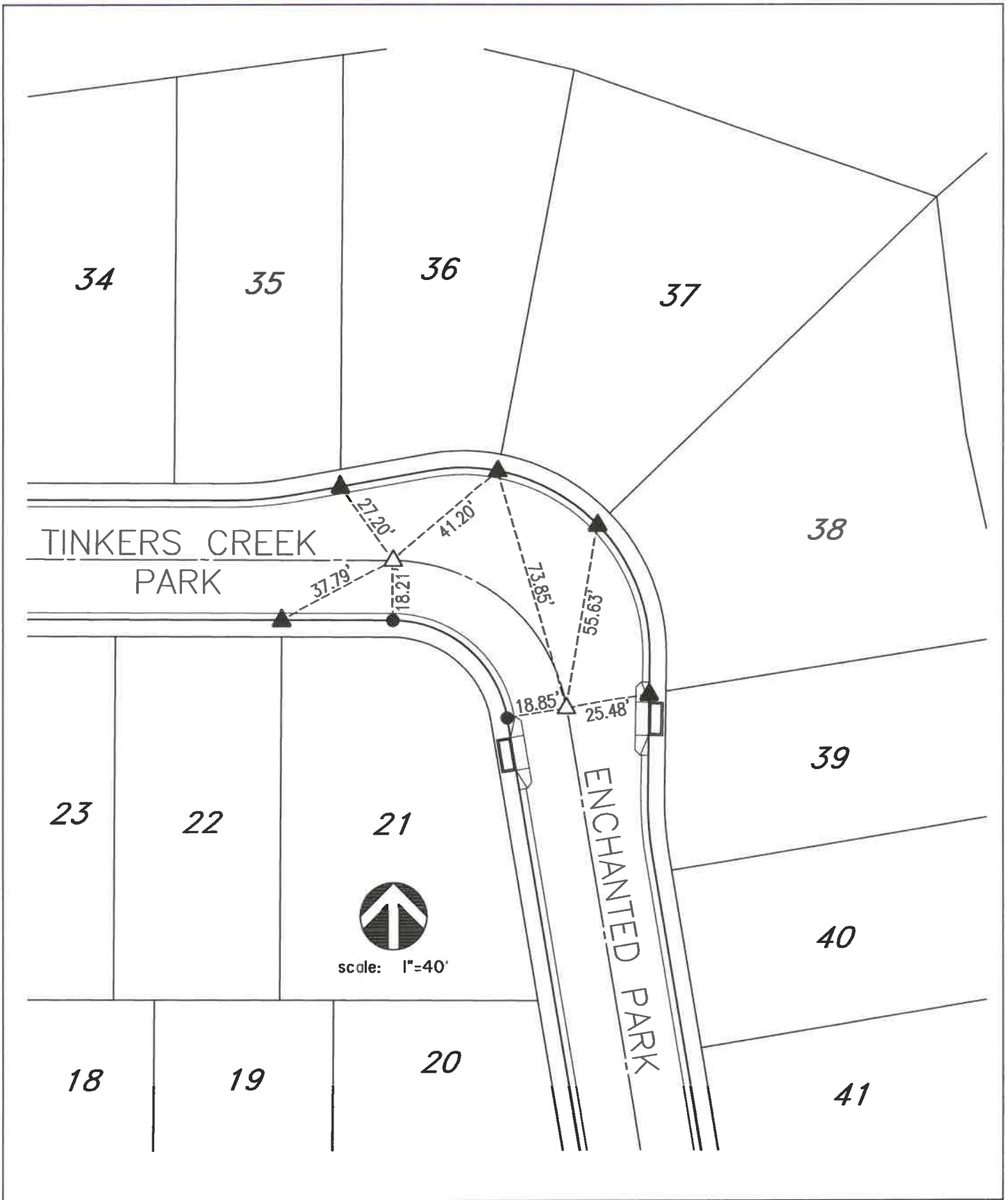
SCALE: 1"=40'

DECEMBER 2012

STREET CENTERLINE TIES

TINKERS CREEK PARK  
 TR 33096-6, MB 434/82-86

SHEET 5 OF 7



**SB&O** INC.  
 PLANNING ENGINEERING SURVEYING  
 41055 Enterprise Circle, Suite 120  
 Terraville, TX 75791  
 817-995-9800  
 817-995-9801 FAX

LEGEND:

- △ COPPER WELD MONUMENT, LS 6152
- ▲ NAIL & TAG, LS 6152, IN TOP OF CURB
- MAG NAIL IN TOP OF CURB

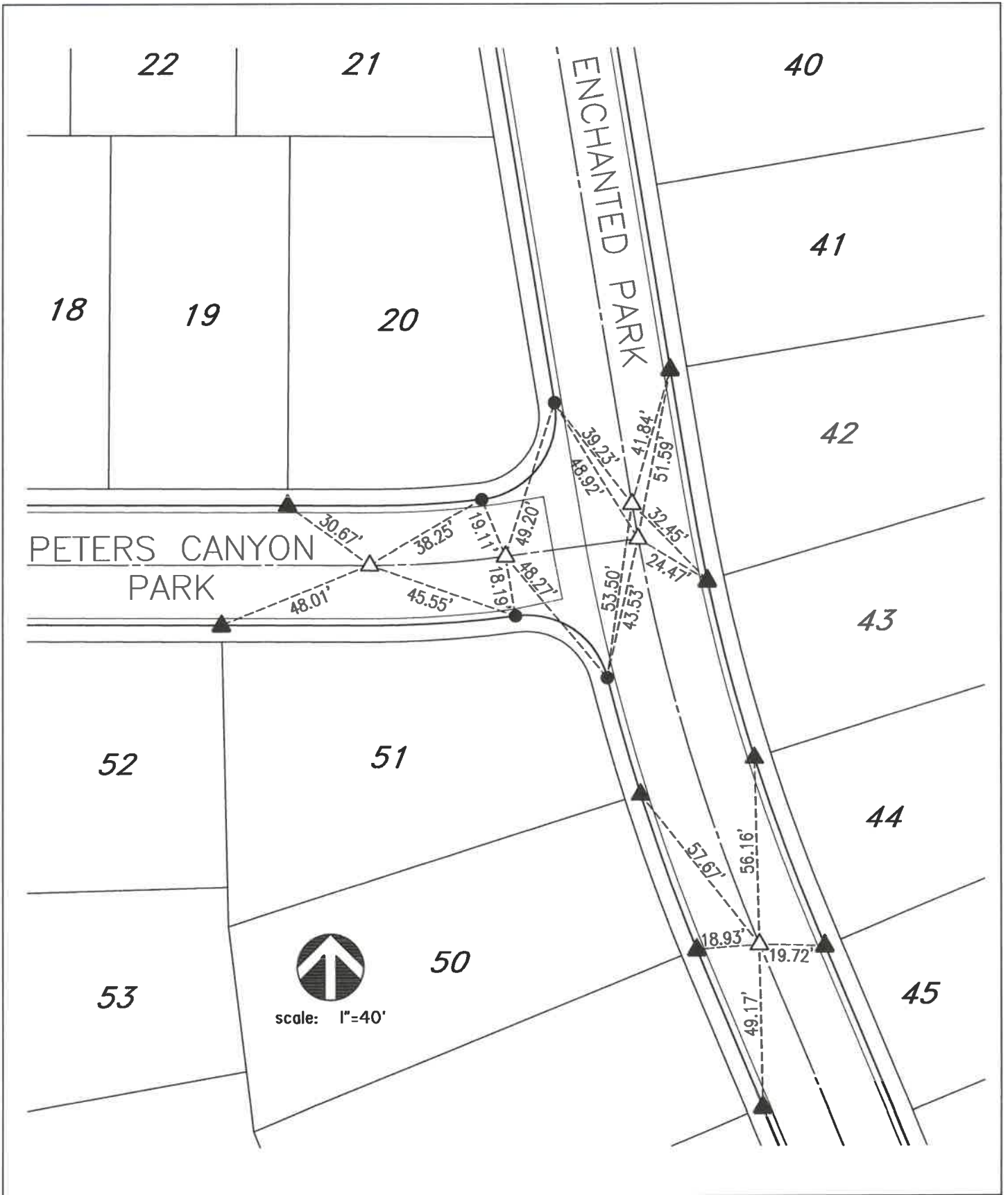
STREET CENTERLINE TIES

TINKERS CREEK PARK/  
 ENCHANTED PARK  
 TR 33096-6, MB 434/82-86  
 SHEET 6 OF 7

68823

SCALE: 1"=40'

DECEMBER 2012



**SB&O** INC.  
 PLANNING ENGINEERING SURVEYING  
 41000 Enchanted Park Blvd. Suite 100  
 Temecula, Ca. 92590  
 951-695-6600  
 951-695-6631 Fax

LEGEND:

- △ COPPER WELD MONUMENT, LS 6152
- ▲ NAIL & TAG, LS 6152, IN TOP OF CURB
- MAG NAIL IN TOP OF CURB

STREET CENTERLINE TIES

ENCHANTED PARK/  
 PETERS CANYON PARK  
 TR 33096-6, MB 434/82-86  
 SHEET 7 OF 7

NUMBERED LOTS 56  
LETTERED LOTS 5 (PRIVATE STREETS)  
LETTERED LOTS 6 (PRIVATE USE)  
13.75 ACRES  
DATE OF SURVEY: JANUARY 2011  
ALL OF TENTATIVE  
TRACT MAP 33096-6

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.

SB&O, INC. MARISSA CROWTHER, P.L.S. 6152

RECORDER'S CERTIFICATE:  
FILED THIS 20<sup>th</sup> DAY OF July, 2011  
AT 3:39 P.M., IN BOOK 434 OF MAPS,  
AT PAGES 82-86, AT THE REQUEST OF  
THE CLERK OF THE BOARD.  
NO. 2011-0318277  
FEE \$19-  
LARRY W. WARD, ASSESSOR, COUNTY CLERK & RECORDER  
BY: Monis, DEPUTY  
SUBDIVISION GUARANTEE  
ORANGE COAST TITLE COMPANY

### OWNERSHIP STATEMENT.

I HEREBY STATE THAT I AM THE OWNER OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT I CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.  
I HEREBY RETAIN LOTS "A" THROUGH "F", INCLUSIVE FOR SIDEWALK, PARKING, LANDSCAPING AND RECREATION PURPOSES AS SHOWN HEREON, FOR PRIVATE USE FOR THE SOLE BENEFIT OF MYSELF, MY SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.  
I HEREBY RETAIN LOTS "G" THROUGH "K", INCLUSIVE, INDICATED AS "PRIVATE STREET" AS SHOWN HEREON FOR PRIVATE USE FOR THE SOLE BENEFIT OF MYSELF, MY SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.  
I HEREBY DEDICATE TO THE CITY OF BEAUMONT, EASEMENTS FOR SEWER PURPOSES WITHIN PRIVATE STREET LOTS "G" THROUGH "K", INCLUSIVE, AS SHOWN ON THIS MAP.  
I HEREBY DEDICATE TO THE CITY OF BEAUMONT, EASEMENTS FOR INGRESS AND EGRESS FOR PUBLIC SAFETY AND UTILITY MAINTENANCE VEHICLE PURPOSES OVER IRVINE PARK NORTH (LOT "H"), PETERS CANYON PARK (LOT "I"), SANTIAGO OAKS PARK (LOT "J"), TINKERS CREEK PARK (LOT "K"), AND ENCHANTED PARK NORTH (LOT "G"), THE PRIVATE STREET LOTS AS SHOWN ON THIS MAP.  
I HEREBY RETAIN THE EASEMENTS INDICATED FOR DRAINAGE PURPOSES AS SHOWN HEREON FOR PRIVATE USE FOR THE SOLE BENEFIT OF MYSELF, MY SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

HIRAI A. HOVNANIAN  
[Signature]  
NAME: HIRAI A. HOVNANIAN  
K. HOVNANIAN'S FOUR SEASONS AT BEAUMONT, LLC  
A CALIFORNIA LIMITED LIABILITY COMPANY  
BY: [Signature]  
SHANE MALONEY, VICE PRESIDENT OF OPERATIONS  
K. HOVNANIAN COMPANIES OF CALIFORNIA, INC.,  
AUTHORIZED AGENT

### TAX BOND CERTIFICATE.

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 2,000.00 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.  
DATED: 4-26, 2011  
CASH TAX BOND  
DON KENT  
COUNTY TAX COLLECTOR  
KECIA HARPER-IHEM  
CLERK OF THE BOARD OF SUPERVISORS  
BY: [Signature] DEPUTY  
BY: [Signature] DEPUTY

### 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 \$ 2,000.00. THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL ASSESSMENTS NOT YET EXTENDED.  
DATED: 4-26, 2011.  
DON KENT, COUNTY TAX COLLECTOR  
BY: [Signature] DEPUTY

### SOILS REPORT.

A PRELIMINARY SOILS REPORT WAS PREPARED BY LEIGHTON AND ASSOCIATES, INC., DATED 4/18/03 AS REQUIRED BY THE HEALTH AND SAFETY CODE.

### SIGNATURE OMISSIONS.

- PURSUANT TO THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:
- SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION, AND SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, A CORPORATION, HOLDER OF AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED APRIL 20, 1971, AS INSTRUMENT NO. 40682 O.R.
  - SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, HOLDER OF AN EASEMENT FOR PIPELINES, CONDUITS, COMMUNICATIONS AND OTHER APPURTENANCES PER DOCUMENT RECORDED JUNE 21, 2007, AS INSTRUMENT NO. 2007-0406117 O.R. SAID EASEMENT CAN NOT BE LOCATED FROM THE RECORD.
  - SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT AND RIGHT OF WAY FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS PER DOCUMENT RECORDED OCTOBER 31 2007, AS INSTRUMENT NO. 2007-0668790 O.R.
  - K. HOVNANIAN'S FOUR SEASON AT BEAUMONT COMMUNITY ASSOCIATION, INC., A CALIFORNIA NONPROFIT MUTUAL BENEFIT CORPORATION, HOLDER OF NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, USE AND MAINTENANCE, PER DOCUMENT RECORDED APRIL 2, 2008, AS INSTRUMENT NO. 2008-0163611 O.R.

### SURVEYOR'S STATEMENT.

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF FIVE (5) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING JANUARY 2011; THAT ALL THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.  
DATED: MAY 5 2011  
[Signature]  
MARISSA CROWTHER L.S. 6152  
EXPIRES: 3-31-2012



### CITY ENGINEER'S STATEMENT.

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 33096 BY THE BEAUMONT CITY COUNCIL ON MARCH 15, 2011 AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF TITLE 16 OF THE BEAUMONT MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; THAT THE PLANS FOR THE DRAINS, DRAINAGE WORKS AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOODS HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS FOR THE CONSTRUCTION OF ALL REQUIRED IMPROVEMENTS HAS BEEN FILED WITH THE COMMUNITY DEVELOPMENT DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AGREEMENT WITH THE CITY OF BEAUMONT COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME AS MAY BE REQUIRED BY THE CONDITIONS OF APPROVAL DATED MARCH 15, 2011.  
FOR DEEPAK MOORJANI, R.C.E. 51047,  
CITY ENGINEER, CITY OF BEAUMONT  
DATED: 30 JUNE, 2011.  
[Signature]  
BY: DENNIS W. JANDA, S 6359



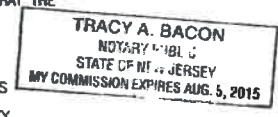
### BEAUMONT CITY COUNCIL CERTIFICATE.

I HEREBY CERTIFY THAT THIS MAP WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF BEAUMONT ON THE 21 DAY OF JUNE, 2011. AND THAT THE OFFER(S) OF DEDICATION(S) 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 DEDICATION(S) AND IMPROVEMENTS FOR PUBLIC USE, WHICH ACCEPTANCE SHALL BE RECORDED IN THE RIVERSIDE COUNTY RECORDER.  
THE EASEMENT(S) FOR SEWER PURPOSES WITHIN PRIVATE STREET LOTS "G" THROUGH "K", INCLUSIVE, AS SHOWN ON THIS MAP.  
THE EASEMENT(S) FOR INGRESS AND EGRESS FOR PUBLIC SAFETY AND UTILITY MAINTENANCE VEHICLE PURPOSES OVER IRVINE PARK NORTH (LOT "H"), PETERS CANYON PARK (LOT "I"), SANTIAGO OAKS PARK (LOT "J"), TINKERS CREEK PARK (LOT "K"), AND ENCHANTED PARK NORTH (LOT "G"), THE PRIVATE STREET LOTS AS SHOWN ON THIS MAP.  
DATED: 7-11, 2011. BY: [Signature]  
RIVERSIDE COUNTY, CALIFORNIA

### NOTARY ACKNOWLEDGMENT.

STATE OF NJ  
COUNTY OF Monmouth  
ON April 15 2011 BEFORE ME, Tracy Bacon PERSONALLY  
APPEARED Hirai A. Hovnanian 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.

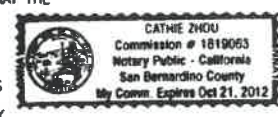
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.  
WITNESS MY HAND:  
[Signature]  
NOTARY PUBLIC IN AND FOR SAID STATE  
Tracy A Bacon  
(PRINT NAME)  
MY PRINCIPAL PLACE OF BUSINESS IS  
IN Monmouth COUNTY.  
MY COMMISSION EXPIRES: August 5, 2015



### NOTARY ACKNOWLEDGMENT.

STATE OF California  
COUNTY OF San Bernardino  
ON April 13, 2011 BEFORE ME, Cathie Zhou, Notary Public PERSONALLY  
APPEARED Shane Maloney 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 TRUE AND CORRECT.  
WITNESS MY HAND:  
[Signature]  
NOTARY PUBLIC IN AND FOR SAID STATE  
Cathie Zhou  
(PRINT NAME)  
MY PRINCIPAL PLACE OF BUSINESS IS  
IN San Bernardino COUNTY.  
MY COMMISSION EXPIRES: Oct. 21, 2012



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

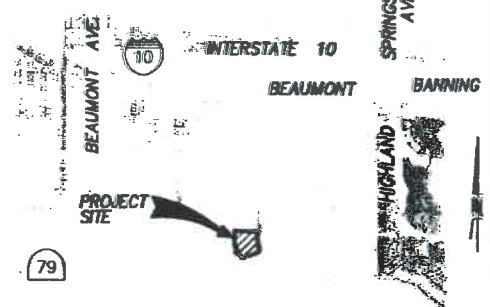
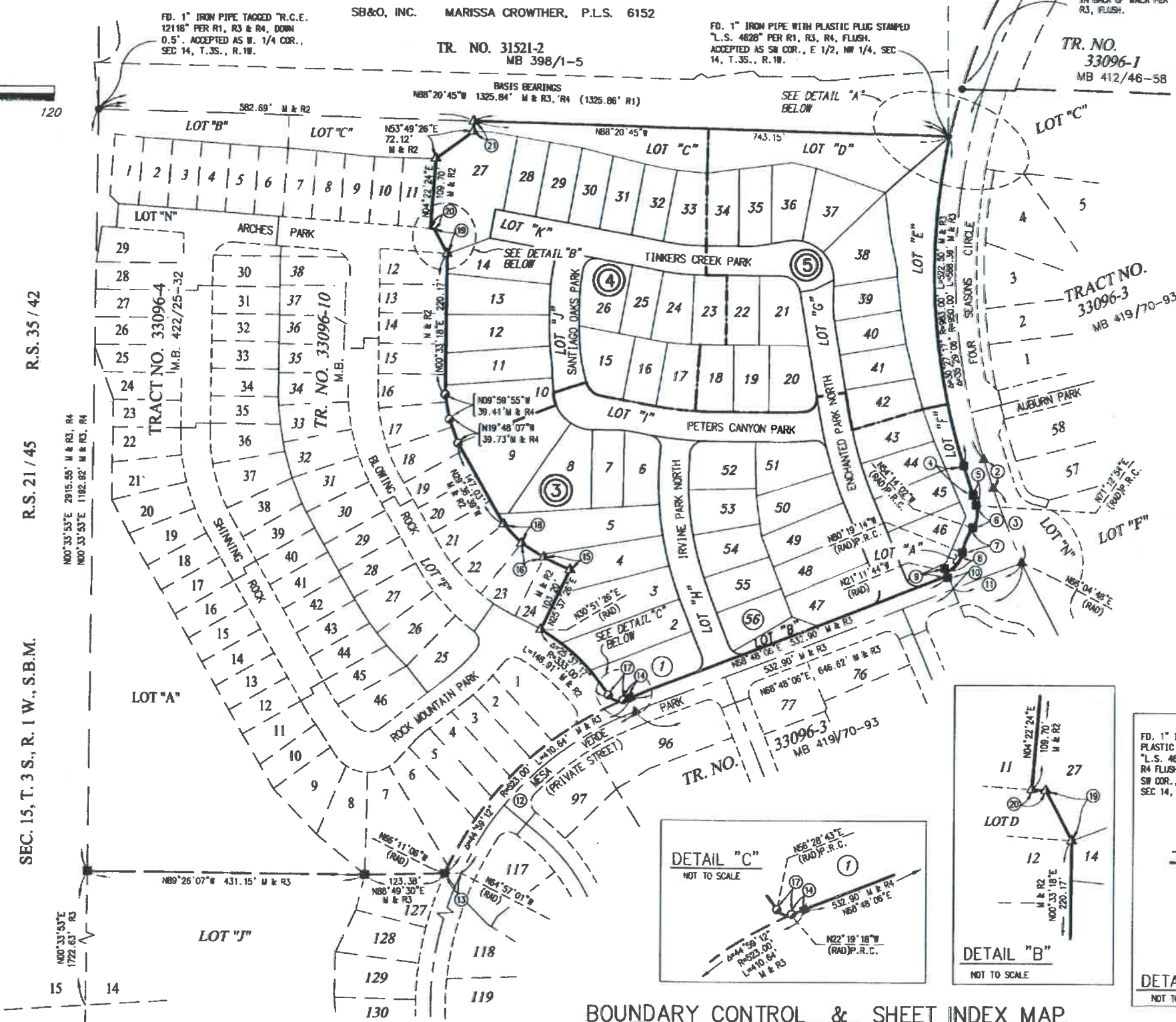
# TRACT NO. 33096-6

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.

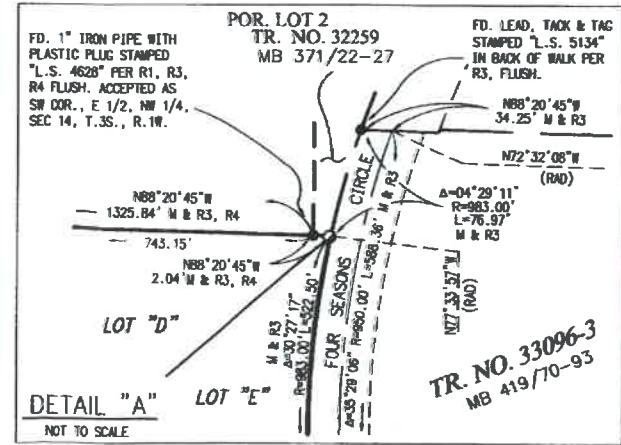
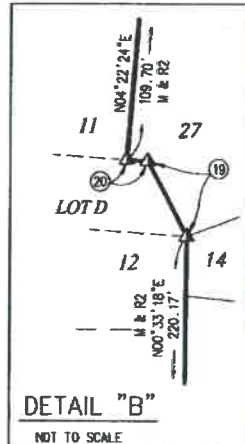
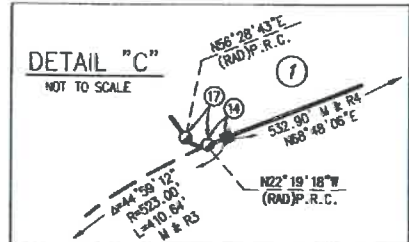
**BASIS OF BEARINGS:**  
BEARINGS ARE BASED ON THE EAST-WEST CENTER SECTION LINE OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, S.B.M. AS SHOWN BY MAP OF TRACT NO. 33096-3. ON FILE IN BOOK 419 OF MAPS, PAGES 70 THROUGH 93, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, BEING N.8820'56"W.



NO.	BRNG/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	58°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'
13	N68°49'30"E	--	25.50'
14	01°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



- SURVEYOR'S NOTES:**
- M - MEASURED
  - C/F - CALCULATED FROM
  - ( ) - RECORD DATA
  - R1 - TRACT NO. 31521-2, M.B. 398/1-8
  - R2 - TRACT NO. 33096-10, M.B. /
  - R3 - TRACT NO. 33096-3, M.B. 419/70-93.
  - R4 - TRACT NO. 33096-4, M.B. 422/25-32.
  - (RAD) - DENOTES RADIAL BEARING
  - ALL MONUMENTS SHOWN AS SET WILL BE SET WITHIN ONE YEAR AFTER THE ACCEPTANCE OF IMPROVEMENTS BY THE CITY COUNCIL.
  - 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 OFF SET A LEAD, TACK AND BRASS WASHER TAGGED "L.S. 6152" IN THE TOP OF CURBS ON THE SIDELINES PRODUCED.
  - △ SET 5/8" COPPER CLAD STEEL PIN WITH 1/2" BRASS CAP TAGGED "L.S. 6152" IN ASPHALT, FLUSH.
  - DENOTES FOUND MONUMENT AS NOTED AND REFERENCED HEREON.
  - ⊙ DENOTES 2" IRON PIPE TAGGED "L.S. 5134" OR SPIKE AND WASHER TAGGED "L.S. 5134" OR LEAD, TACK AND TAG "L.S. 5134" TO BE SET PER TRACT NO. 33096-4, M.B. 422/25-32.
  - DENOTES 2" IRON PIPE TAGGED "L.S. 5134" OR SPIKE AND WASHER TAGGED "L.S. 5134" OR LEAD, TACK AND TAG "L.S. 5134" TO BE SET PER TRACT NO. 33096-3, M.B. 419/70-93.
  - ▲ DENOTES 1 1/2" BRASS CAP TAGGED "L.S. 5134", TO BE SET PER TRACT. NO. 33096-3, M.B. 419 /70-93.
  - △ DENOTES 1 1/2" BRASS CAP TAGGED "L.S. 5134", TO BE SET PER TRACT. NO. 33096-10, MB /
  - NO MONUMENTS WILL BE SET FOR LOT LINES DIVIDING PRIVATE STREETS.



## BOUNDARY CONTROL & SHEET INDEX MAP

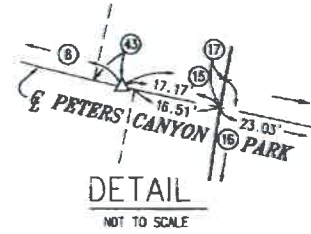
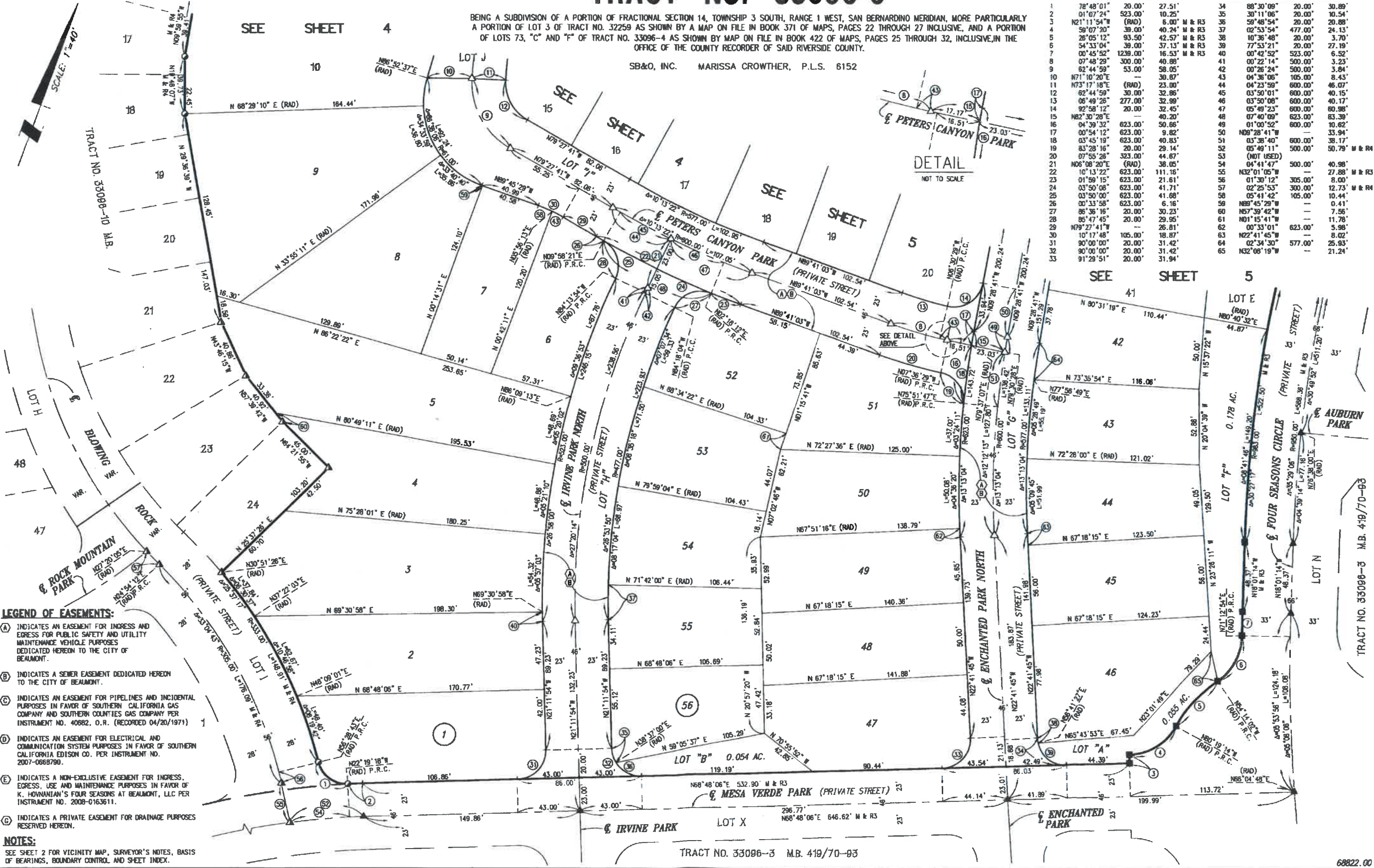
③ INDICATES SHEET NUMBER

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.

SB&O, INC. MARISSA CROWTHER, P.L.S. 6152



DATA TABLE				DATA TABLE			
NO	BNG/DELTA	RADIUS	LENGTH	NO	BNG/DELTA	RADIUS	LENGTH
1	78°48'01"	20.00	27.51'	34	88°30'09"	20.00	30.89'
2	01°07'24"	523.00	10.25'	35	30°11'06"	20.00	10.54'
3	N21°11'54"W	(RAD)	6.00'	36	59°46'54"	20.00	20.88'
4	59°07'20"	39.00	40.24'	37	02°53'54"	477.00	24.13'
5	29°05'12"	93.50	42.57'	38	19°35'48"	20.00	3.70'
6	54°33'04"	39.00	37.13'	39	77°53'21"	20.00	27.19'
7	00°45'52"	1239.00	16.53'	40	00°45'52"	523.00	6.52'
8	07°48'29"	300.00	40.88'	41	00°22'14"	500.00	3.23'
9	62°44'59"	53.00	58.05'	42	00°26'24"	500.00	3.84'
10	N71°10'20"E	—	30.87'	43	04°36'06"	105.00	8.43'
11	N73°17'18"E	(RAD)	23.00'	44	04°23'59"	600.00	46.07'
12	62°44'59"	30.00	32.86'	45	03°50'01"	600.00	40.15'
13	06°49'26"	277.00	32.99'	46	03°50'08"	600.00	40.17'
14	92°58'12"	20.00	32.45'	47	05°49'23"	600.00	60.98'
15	N82°30'28"E	—	40.20'	48	07°40'09"	623.00	83.38'
16	04°39'32"	623.00	50.86'	49	01°00'52"	600.00	10.62'
17	00°54'12"	623.00	9.82'	50	N08°28'41"W	—	33.94'
18	03°45'19"	623.00	40.83'	51	03°38'40"	600.00	38.17'
19	83°28'16"	20.00	29.14'	52	05°49'11"	500.00	50.79'
20	07°55'28"	323.00	44.67'	53	(NOT USED)	—	—
21	N06°08'20"E	(RAD)	38.05'	54	04°41'47"	500.00	40.98'
22	01°13'22"	623.00	111.16'	55	N32°01'05"W	—	27.88'
23	01°59'16"	623.00	21.61'	56	01°30'12"	305.00	8.00'
24	03°59'08"	623.00	41.71'	57	02°25'53"	300.00	12.73'
25	03°50'00"	623.00	41.68'	58	05°41'42"	105.00	10.44'
26	00°33'58"	623.00	6.16'	59	N88°45'29"W	—	0.41'
27	86°36'16"	20.00	30.23'	60	N57°39'42"W	—	7.56'
28	85°47'45"	20.00	29.95'	61	N01°15'41"W	—	11.78'
29	N09°27'41"W	—	26.81'	62	00°33'01"	623.00	5.98'
30	10°17'48"	105.00	18.87'	63	N22°41'45"W	—	8.02'
31	90°00'00"	20.00	31.42'	64	02°34'30"	577.00	25.93'
32	90°00'00"	20.00	31.42'	65	N32°08'19"W	—	21.24'
33	91°29'51"	20.00	31.94'				

**LEGEND OF EASEMENTS:**

- (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 AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY AND SOUTHERN COUNTIES GAS COMPANY PER INSTRUMENT NO. 40682, O.R. (RECORDED 04/20/1971)
- (D) INDICATES AN EASEMENT FOR ELECTRICAL AND COMMUNICATION SYSTEM PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON CO. PER INSTRUMENT NO. 2007-0665790.
- (E) INDICATES A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, USE AND MAINTENANCE PURPOSES IN FAVOR OF K. HOVANNIAN'S FOUR SEASONS AT BEAUMONT, LLC PER INSTRUMENT NO. 2008-0163611.
- (F) INDICATES A PRIVATE EASEMENT FOR DRAINAGE PURPOSES RESERVED HEREON.

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

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.  
**TRACT NO. 33096-6**

BEING A SUBDIVISION OF A PORTION OF RACETRACK 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.

S&B&O, INC. MARISSA CROWTHER, P.L.S. 6152

**LEGEND OF EASEMENTS:**

- (A) INDICATES AN EASEMENT FOR INGRESS AND EGRESS FOR PUBLIC SAFETY AND UTILITY MAINTENANCE VEHICLE PURPOSES DEDICATED HERETO TO THE CITY OF BEAUMONT.
- (B) INDICATES A SEWER EASEMENT DEDICATED HERETO TO THE CITY OF BEAUMONT.
- (C) INDICATES AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY AND SOUTHERN CALIFORNIA GAS COMPANY PER INSTRUMENT NO. 44682, D.U. (RECORDED 04/20/1971)
- (D) INDICATES AN EASEMENT FOR ELECTRIC, AND COMMUNICATION SYSTEM PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON CO. PER INSTRUMENT NO. 2007-0668790.
- (E) INDICATES A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, USE AND MAINTENANCE PURPOSES IN FAVOR OF K. HOFFMANN'S FOUR SEASONS AT BEAUMONT, LLC PER INSTRUMENT NO. 2008-0163811.
- (G) INDICATES A PRIVATE EASEMENT FOR DRAINAGE PURPOSES RESERVED HEREON.

**NOTES:**

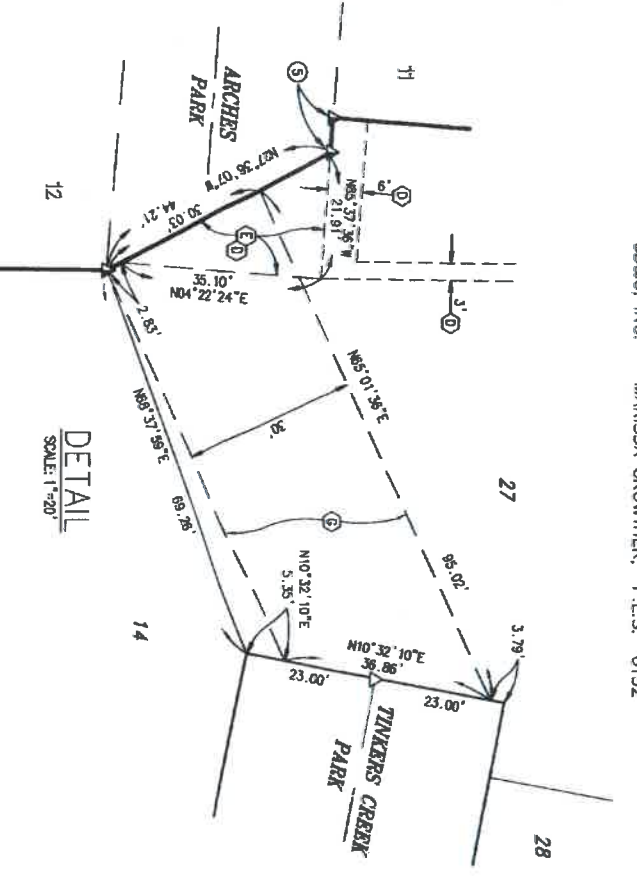
SEE SHEET 2 FOR VICINITY MAP, SURVEYOR'S NOTES, BASIS OF BEARINGS, BOUNDARY CONTROL AND SHEET INDEX.

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.35., R.18.

TRACT NO. 31521-2 M.B. 388 / 1-8

**DATA TABLE**

BRAC/DELTA	RADIUS	LENGTH
1	N01°39'15"E	300.00'
2	10°13'22"E	57.63'
3	10°13'22"E	323.00'
4	N85°17'52"W	277.00'
5	N85°17'52"W	49.42'
6	N87°00'00"E	8.00'
7	N87°00'00"E	20.00'
8	N87°00'00"E	31.42'
9	N87°00'00"E	48.96'
10	N87°00'00"E	46.31'
11	N87°00'00"E	30.87'
12	N73°17'18"E	23.86'
13	N73°17'18"E (RAD)	23.86'
14	N73°17'18"E	46.07'
15	N73°17'18"E	60.00'
16	N73°17'18"E	60.98'
17	N73°17'18"E	58.00'
18	N73°17'18"E	53.00'
19	N73°17'18"E	44.39'
20	N73°17'18"E	30.00'
21	N73°17'18"E	58.51'
22	N73°17'18"E	50.88'
23	N73°17'18"E	33.08'
24	N73°17'18"E	13.88'
25	N73°17'18"E	57.70'
26	N73°17'18"E	6.44'
27	N73°17'18"E	23.87'
28	N73°17'18"E	16.52'
29	N73°17'18"E	12.61'
30	N73°17'18"E	40.14'
31	N73°17'18"E	19.38'
32	N73°17'18"E	23.45'
33	N73°17'18"E	17.54'
34	N73°17'18"E	23.19'
35	N73°17'18"E	23.13'



69822.00

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.  
**TRACT NO. 33096-6**

SHEET 5 OF 5 SHEETS

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. 32258 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.

SR&O, INC. MARISSA CROWTHER, P.L.S. 6152

**LEGEND OF EASEMENTS:**

- (A) INDICATES AN EASEMENT FOR INGRESS AND EGRESS FOR PUBLIC SAFETY AND UTILITY MAINTENANCE VEHICLE PURPOSES DEDICATED HERETO TO THE CITY OF BEAUMONT.
- (B) INDICATES A SENIOR EASEMENT DEDICATED HERETO TO THE CITY OF BEAUMONT.
- (C) INDICATES AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY AND SOUTHERN CALIFORNIA GAS COMPANY PER INSTRUMENT NO. 40992, O.R. (RECORDED 04/20/1971)
- (D) INDICATES AN EASEMENT FOR ELECTRICAL AND COMMUNICATION SYSTEM PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON CO. PER INSTRUMENT NO. 2007-0685750.
- (E) INDICATES A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, USE AND MAINTENANCE PURPOSES IN FAVOR OF K. HONANIAN'S FOUR SEASONS AT BEAUMONT, LLC PER INSTRUMENT NO. 2008-0163811.
- (F) INDICATES A PRIVATE EASEMENT FOR UTILITY PURPOSES RESERVED HERETO.

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

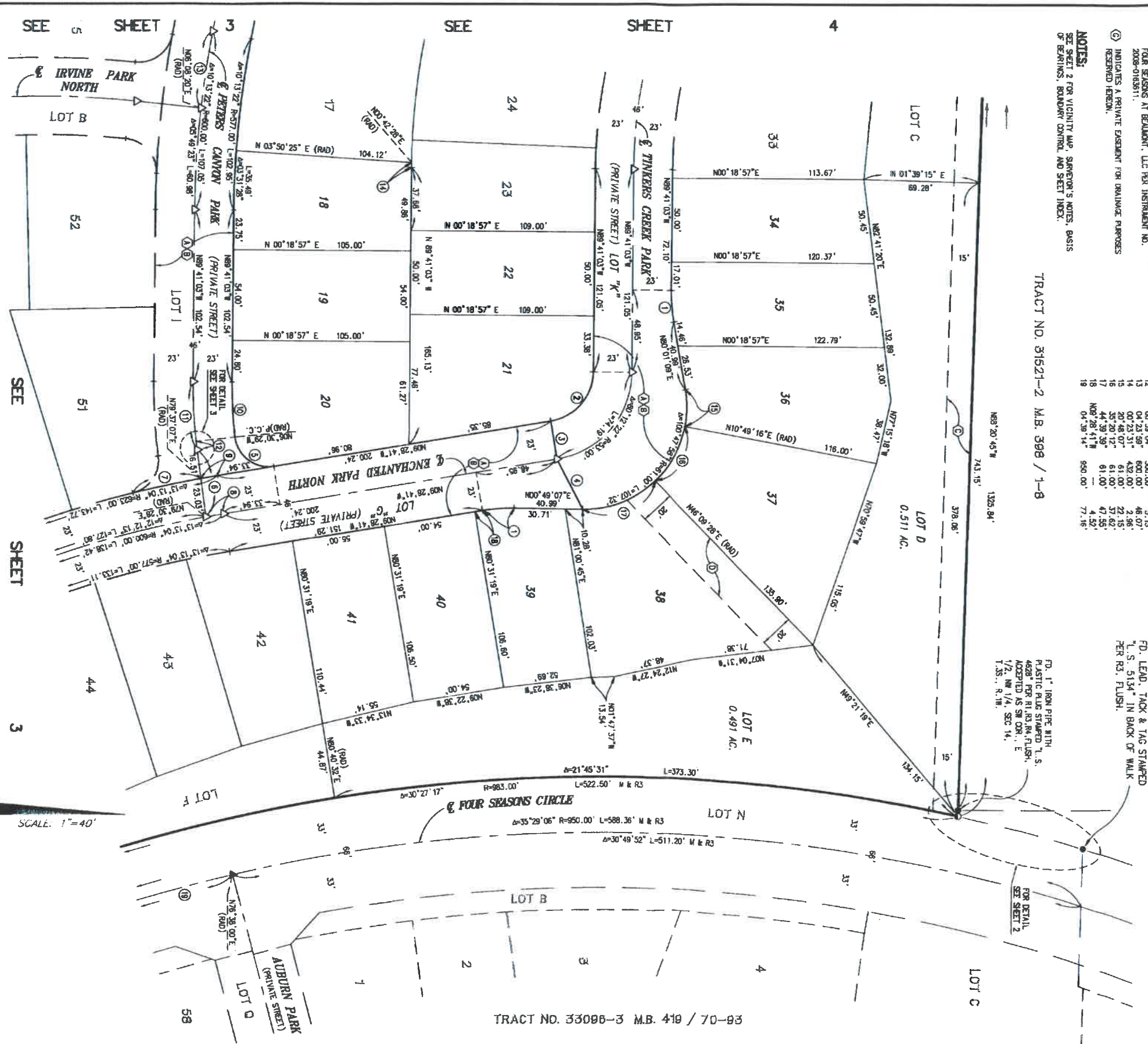
TRACT NO. 31521-2 M.B. 398 / 1-8

DATA TABLE

NO.	BEARING/Delta	RADIUS	LENGTH
1	N 0° 17' 48" E	108.00'	18.87'
2	S 80° 12' 22" E	50.00'	42.00'
3	N 83° 31' 51" E	(RAD)	23.00'
4	N 82° 53' 54" E	(RAD)	32.45'
5	S 92° 58' 12" E	20.00'	20.00'
6	N 82° 30' 28" E	(RAD)	40.20'
7	S 03° 45' 19" E	623.00'	40.83'
8	S 01° 00' 52" E	600.00'	10.62'
9	S 00° 54' 12" E	623.00'	9.82'
10	S 08° 49' 28" E	277.00'	32.99'
11	S 07° 48' 29" E	300.00'	40.88'
12	S 04° 59' 04" E	300.00'	5.15'
13	S 00° 23' 31" E	432.00'	46.07'
14	S 00° 23' 31" E	600.00'	2.96'
15	S 20° 48' 07" E	61.00'	22.15'
16	S 35° 20' 12" E	61.00'	37.62'
17	S 44° 39' 39" E	61.00'	47.35'
18	N 08° 28' 41" W	(RAD)	4.52'
	S 04° 38' 14" E	950.00'	77.16'

FD. LEAD TACK & TAG STAMPED  
"L.S. 5134" IN BACK OF WALK  
PER R3. FLUSH.

FD. 1" IRON PIPE WITH  
PLASTIC RING STAMPED "L.S.  
4628" PER R1, R3, R4, FLUSH.  
ACCEPTED AS SURV. E  
1/2" NM 1/4" SEC 14,  
T.35, R.7H.



SCALE: 1"=40'

TRACT NO. 33096-3 M.B. 410 / 70-93