

NO.	BY	DESCRIPTION

VESTING TENTATIVE PARCEL MAP NO. 38161

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

BEING A SUBDIVISION OF A PORTION SECTIONS 1, 2 AND 12, T.3 S., R.2 W., S.B.M.

AUGUST 2021

CURVE DATA

C1 Δ=27°23'02" R=1400.52' L=669.36'
 C2 Δ=18°46'42" R=1398.19' L=458.25'

LINE DATA

L1 N45°31'23"W 249.8'
 L2 N21°27'50"E 80.31'
 L3 N63°29'39"W 119.14'
 L4 N80°54'14"W 76.1'
 L5 N01°16'14"E 253.63'
 L6 N11°14'01"W 137.38'
 L7 N89°07'39"E 643.93'
 L8 N89°07'39"E 644.32'

BENCHMARK:

NATIONAL GEODETIC SURVEY BENCHMARK NO. "U 448 RESET 1955"
 ELEV. 2448.129' (NGVD '29) DATE: 1955

2.4 MILES WESTERLY ALONG U.S. HIGHWAY 60 FROM THE POST OFFICE AT BEAUMONT, RIVERSIDE COUNTY, AT A POINT WHERE THE HIGHWAY PASSES THROUGH A CUT, 97 FEET NORTH OF CENTERLINE OF THE HIGHWAY OPPOSITE HIGHWAY ENGINEERS STATION 267/98; 16 FEET SOUTH OF THE NORTH RIGHT-OF-WAY FENCE, 16 FEET WEST OF THE RIGHT-OF-WAY FENCE CORNER, AND 18 FEET EAST OF POWER POLE #B2663E, A STANDARD DISK, STAMPED "U448 RESET 1955" AND SET IN TOP OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND.

LEGAL DESCRIPTION:

PARCEL 1:
 (APN: 422-060-002, 422-060-005, 422-060-009, 422-060-010, 422-060-016, 422-060-017, A PORTION OF 422-060-018, 422-060-021, 422-060-022, 422-170-005 AND 422-170-008)

ALL THOSE PORTIONS OF SECTIONS 1, 2 AND 12, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREOF, LYING WITHIN THE BOUNDARIES OF RECORD OF SURVEY MAP ON FILE IN BOOK 88 PAGES 87 THROUGH 90 INCLUSIVE OF RECORDS OF SURVEYS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPT VARIOUS INTERESTS IN AND TO ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES, TOGETHER WITH APPURTENANT RIGHTS THERETO, AS RESERVED BY DOROTHY HOFREITER, A WIDOW, AND ALLEN LEE HOFREITER, A SINGLE MAN IN DEED RECORDED JUNE 12, 1956 IN BOOK 1926 PAGE 194 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; AND AS RESERVED BY DOROTHY LEE HOFREITER, A WIDOW, AND ALLEN LEE HOFREITER, A MARRIED MAN, MOTHER AND SON, IN DEED RECORDED OCTOBER 9, 1958 IN BOOK 2345 PAGE 170 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM 55 PERCENT OF ALL OIL, GAS, AND MINERAL RIGHTS, OR LEASE OF SAME, AS RESERVED IN DEED FROM ALLEN LEE HOFREITER, AN UNMARRIED MAN, TO THADDEUS KALETA AND MARY KALETA, HUSBAND AND WIFE, DATED OCTOBER 31, 1955 AND RECORDED DECEMBER 14, 1955 IN BOOK 1833 PAGE 468 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM ALL OIL, MINERALS, NATURAL GAS, AND OTHER HYDROCARBONS; ALSO EXCEPTING THEREFROM AN UNDIVIDED 1/2 INTEREST IN AND TO ALL MINERAL RIGHTS LYING AND BEING MORE THAN 500 FEET BELOW THE RESPECTIVE PRESENT SURFACE ELEVATIONS OF THE ABOVE DESCRIBED PROPERTY, PROVIDED, HOWEVER, THAT SUCH EXCEPTED OWNERSHIP OF SUCH INTEREST IN AND TO SUCH MINERAL RIGHTS DOES NOT INCLUDE, AND SHALL NOT BE CONSTRUED TO INCLUDE, ANY RIGHT OF ENTRY UPON ANY PART OF THE SURFACE OF THE HEREIN DESCRIBED PROPERTY FOR THE PURPOSE OF EXPLORATION, DEVELOPMENT, DRILLING, STORAGE, OR OTHER ACTIVITY ANCILLARY TO THE REMOVAL OF SUCH MINERAL RIGHT, AS RESERVED BY PATRICIA A. CROSHIER, TRUSTEE OF THE AUGUST BLASKOWSKY AND MABEL C. BLASKOWSKY LIVING TRUST UNDER AGREEMENT DATED JUNE 10, 1980, FOR THE BENEFIT OF DOLORES J. WELCH, AS TO AN UNDIVIDED 1/3 INTEREST; PATRICIA A. CROSHIER, TRUSTEE OF THE AUGUST BLASKOWSKY AND MABEL C. BLASKOWSKY LIVING TRUST UNDER AGREEMENT DATED JUNE 10, 1980, FOR THE BENEFIT OF PATRICIA A. CROSHIER, TRUSTEE OF THE AUGUST BLASKOWSKY AND MABEL C. BLASKOWSKY LIVING TRUST UNDER AGREEMENT DATED JUNE 10, 1980, FOR THE BENEFIT OF PATRICIA A. CROSHIER, TRUSTEE OF THE AUGUST BLASKOWSKY AND MABEL C. BLASKOWSKY LIVING TRUST UNDER AGREEMENT DATED JUNE 10, 1980, FOR THE BENEFIT OF EILEEN R. OVERNOLTE, AS TO AN UNDIVIDED 1/3 INTEREST BY DEEDS RECORDED MARCH 31, 1989 AS INSTRUMENT NO. 101655, MARCH 31, 1989 AS INSTRUMENT NO. 101656 AND MARCH 31, 1989 AS INSTRUMENT NO. 101657 ALL OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 2:
 (APN 422-170-009 AND 422-170-010)

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE WEST ONE-HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING AND RESERVING TO THE UNITED STATES ALL THE OIL AND GAS IN THE LANDS SO PATENTED AND TO IT, OR PERSONS AUTHORIZED BY IT, THE RIGHT TO PROSPECT FOR, MINE, AND REMOVE SUCH DEPOSITS FROM THE SAME UPON COMPLIANCE WITH THE CONDITIONS AND SUBJECT TO THE PROVISIONS AND LIMITATION OF THE ACT OF JULY 17, 1914 (38 STAT. 509) AS RESERVED RECORDED MARCH 15, 1963 AS INSTRUMENT NO. 26269.

PARCEL 3:
 (APN 422-170-007 AND 422-170-011)

PARCEL 3A:
 THE EAST ONE HALF OF THE SOUTH TWO HUNDRED FORTY (240) FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER IN SECTION 12, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO RIVERSIDE COUNTY FOR ROAD PURPOSES, BY DEED RECORDED OCTOBER 29, 1915 IN BOOK 433, PAGE 7 OF DEEDS, RECORDS OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND, BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN PATENT.

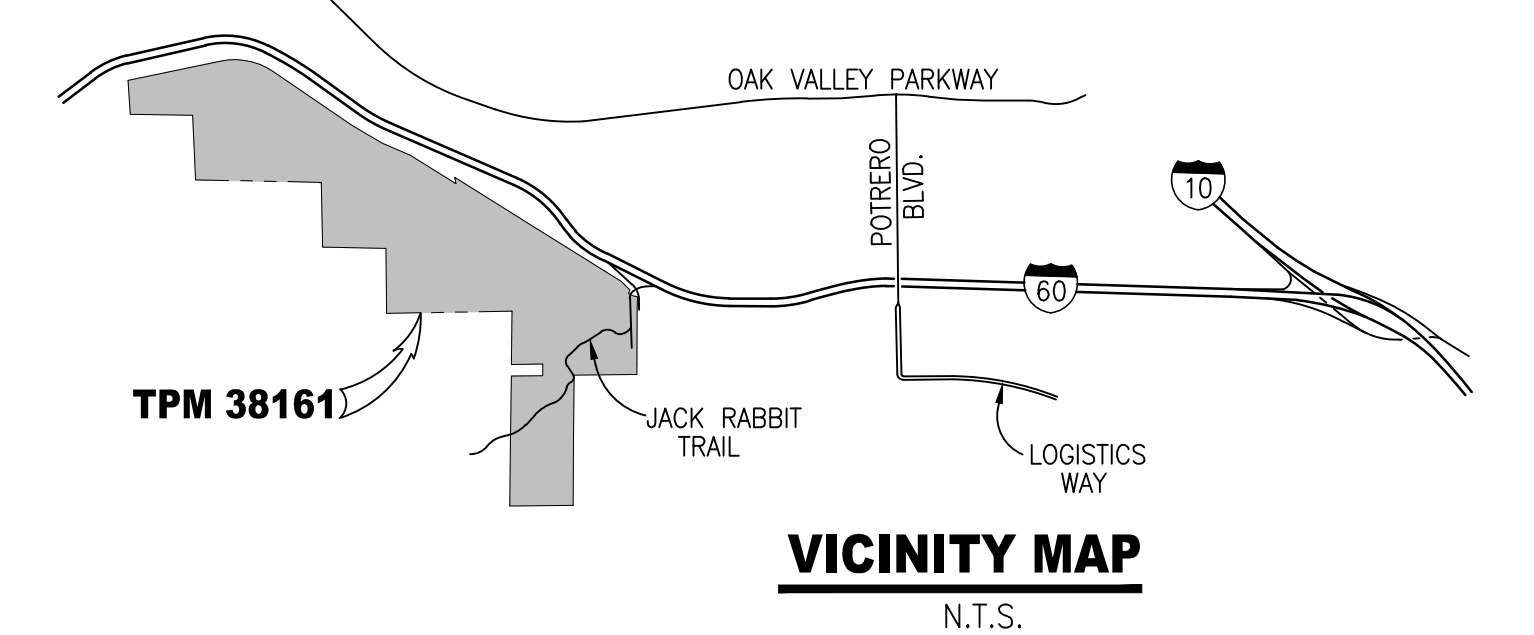
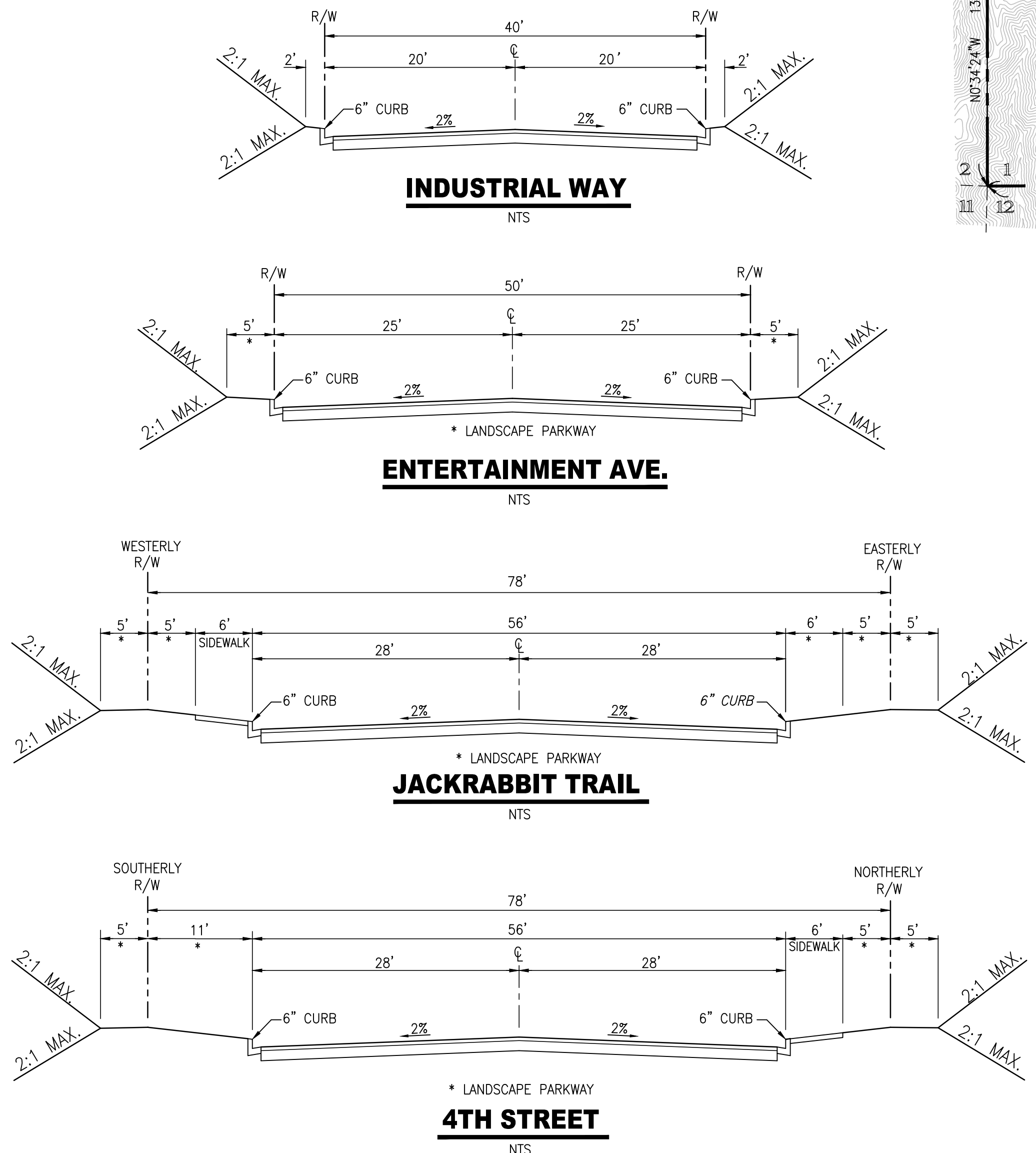
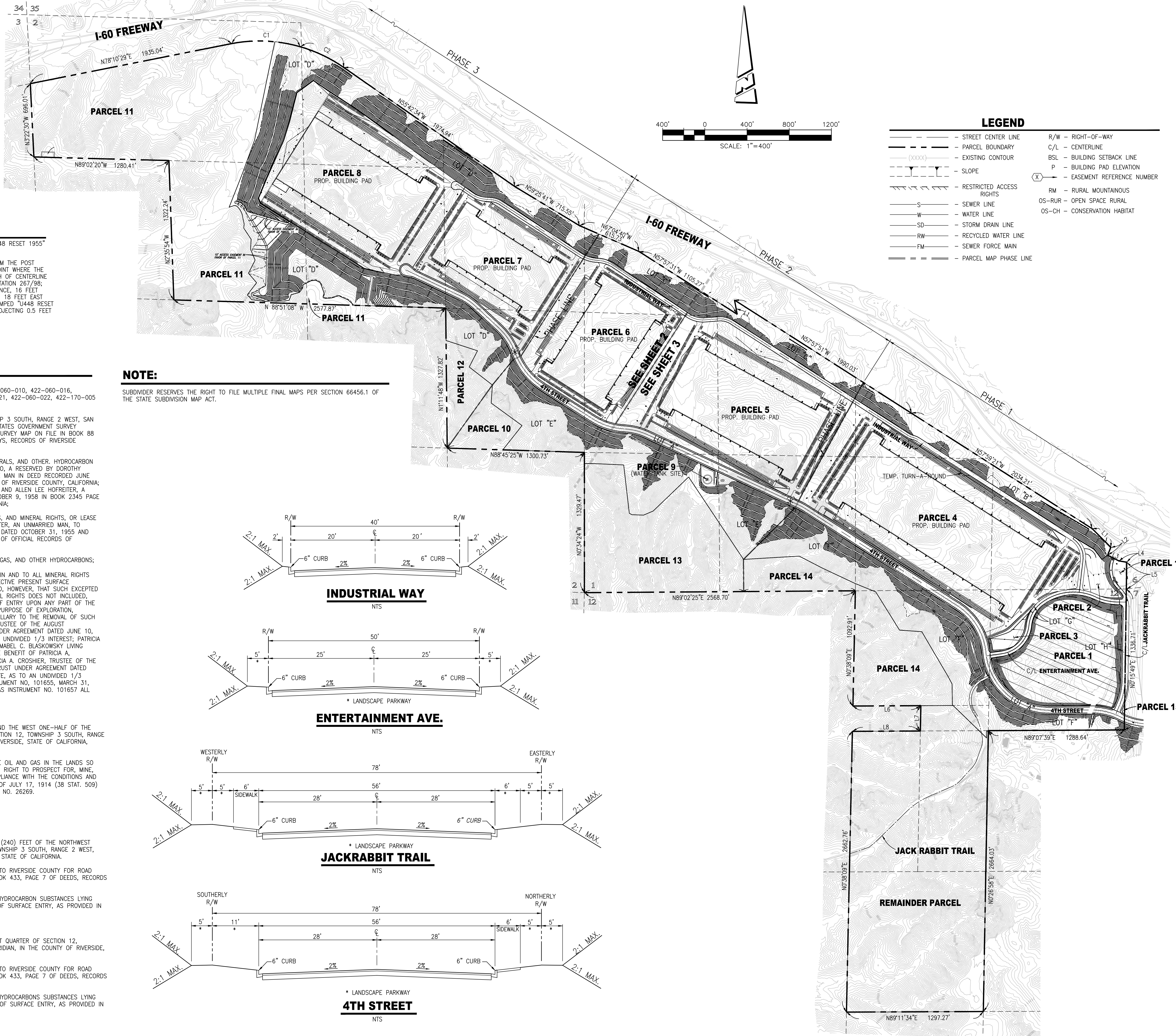
PARCEL 3B:
 THE EAST OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO RIVERSIDE COUNTY FOR ROAD PURPOSES, BY DEED RECORDED OCTOBER 29, 1915 IN BOOK 433, PAGE 7 OF DEEDS, RECORDS OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND, BUT WITH THE RIGHT OF SURFACE ENTRY, AS PROVIDED IN PATENT.

NOTE:

SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PER SECTION 66456.1 OF THE STATE SUBDIVISION MAP ACT.



LEGEND

---	STREET CENTER LINE	R/W	RIGHT-OF-WAY
---	PARCEL BOUNDARY	C/L	CENTERLINE
(XXXX)	EXISTING CONTOUR	BSL	BUILDING SETBACK LINE
---	SLOPE	P	BUILDING PAD ELEVATION
---	RESTRICTED ACCESS RIGHTS	(X)	EASEMENT REFERENCE NUMBER
S	SEWER LINE	RM	RURAL MOUNTAINOUS
W	WATER LINE	OS-RUR	OPEN SPACE RURAL
SD	STORM DRAIN LINE	OS-CH	CONSERVATION HABITAT
RW	RECYCLED WATER LINE		
FM	SEWER FORCE MAIN		
---	PARCEL MAP PHASE LINE		

TOPOGRAPHY SOURCE

THIENES ENGINEERING
 14349 FIRESTONE BLVD.
 LA MIRADA, CA 90638
 PH. (714) 521-4811

SURVEY NOTES:

BOUNDARY DATA SHOWN HEREIN, IS PER ALTA SURVEY PREPARED BY THIENES ENGINEERING DATED 4/15/2019 (J.N. 3752)

- #### GENERAL INFORMATION
- DATE OF MAP PREPARATION: AUGUST 2021
 - GROSS AREA: 622.5 ACRES
 - EXISTING LAND USE: VACANT
 - PROPOSED LAND USE: GENERAL COMMERCIAL/INDUSTRIAL/CONSERVATION/RECREATION
 - PROPOSED ZONING: BEAUMONT PONTE SPECIFIC PLAN (SP)
 - ADJACENT LAND USES:
 WEST: OS-CH, OS-RUR
 SOUTH: OS-RUR, OS
 NORTH: RM, OS
 EAST: RM, OS
 - SCHOOL: BEAUMONT & SAN JACINTO UNIFIED SCHOOL DISTRICT
 - PROPOSED WATER SERVICE WILL BE PROVIDED BY BEAUMONT CHERRY VALLEY WATER DIST.
 - POLICE AND FIRE SERVICES WILL BE PROVIDED BY THE CITY OF BEAUMONT
 - PROPOSED SEWER SERVICE WILL BE PROVIDED BY THE CITY OF BEAUMONT
 - ALL UTILITIES SHALL BE UNDERGROUND:
 GAS SOUTHERN CALIFORNIA GAS COMPANY
 ELECTRIC SOUTHERN CALIFORNIA EDISON COMPANY
 TELEPHONE FRONTIER
 CABLE TV SPECTRUM
 SEWER CITY OF BEAUMONT
 WATER BEAUMONT CHERRY VALLEY WATER DISTRICT
 STORM DRAIN RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, CITY OF BEAUMONT
 - THOMAS GUIDE: MAP PAGE 719, GRID H2, AND PAGE 720, GRID B2
 - FINAL PARCEL MAP TO BE RECORDED IN THREE PHASES AS FOLLOWS:
 PHASE 1: PARCEL MAP: PARCELS 1-4, 14, 15, 16 REMAINDER PARCEL, LOTS "B", "C", AND PORTION OF "LOT A"
 PHASE 2: PARCEL MAP: PARCELS 5, 6, 9, 13, AND LOTS "C", "E", AND PORTION OF "LOT A"
 PHASE 3: PARCEL MAP: PARCELS 7, 8, 11, 12, AND LOT "D", "E", LOT "D" AND PORTION OF "LOT A"
 * NOTE: TEMPORARY TURN-A-ROUNDS WILL BE DEDICATED AND CONSTRUCTED AS NEEDED TO ADDRESS PARCEL MAP PHASING; PUBLIC ROAD UTILITY EASEMENT WILL ALSO BE DEDICATED ON FINAL PARCEL MAPS TO AS REQUIRED.
 - CONTOUR INTERVAL: 10'
 - STREETS WILL BE CONSTRUCTED PER CITY OF BEAUMONT STANDARDS.
 - ALL DIMENSIONS SHOWN HEREIN ARE APPROXIMATE.
 - PARCEL MAP WILL BE RECORDED IN THREE (3) PHASES

PARCEL SUMMARY TABLE

PARCEL/LOT	AREA	PROP. LAND USE
1	23.50 AC. GR.	GENERAL COMMERCIAL
2	3.15 AC. GR.	GENERAL COMMERCIAL
3	1.66 AC. GR.	INDUSTRIAL
4	65.24 AC. GR.	INDUSTRIAL
5	50.49 AC. NET +	INDUSTRIAL
6	32.55 AC. NET +	INDUSTRIAL
7	28.96 AC. NET +	INDUSTRIAL
8	46.35 AC. NET	INDUSTRIAL
9	0.60 AC. NET	WATER TANK SITE
10	4.64 AC. NET	CONSERVATION
11	70.43 AC. NET	CONSERVATION
12	5.50 AC. NET	CONSERVATION
13	30.97 AC. NET	CONSERVATION
14	22.64 AC. NET	CONSERVATION
15	0.03 AC. NET	GENERAL COMMERCIAL
16	0.74 AC. NET	GENERAL COMMERCIAL
REMAINDER PARCEL	81.30 AC. GR.	CONSERVATION AREA
LOT "A"	15.25 AC.	4TH ST. R/W DEDICATION
LOT "B"	10.39 AC.	RECREATION/CONSERVATION
LOT "C"	12.81 AC.	RECREATION/CONSERVATION
LOT "D"	54.50 AC.	RECREATION/CONSERVATION
LOT "E"	29.44 AC.	RECREATION/CONSERVATION
LOT "F"	30.17 AC.	RECREATION/CONSERVATION
LOT "G"	-	ENTERTAINMENT WAY EASEMENT
LOT "H"	1.22 AC.	R/W DEDICATION

TOTAL MAP ACREAGE: 622.5 GROSS ACRES
 * INCLUDES INDUSTRIAL WAY R/W

OWNER/DEVELOPER
JRT BP 1, LLC
 18032 LEMON DRIVE-SUITE 367
 YORBA LINDA, CA 92886
 CONTACT: MICHAEL MASTERSON
 PH: 714-299-8549

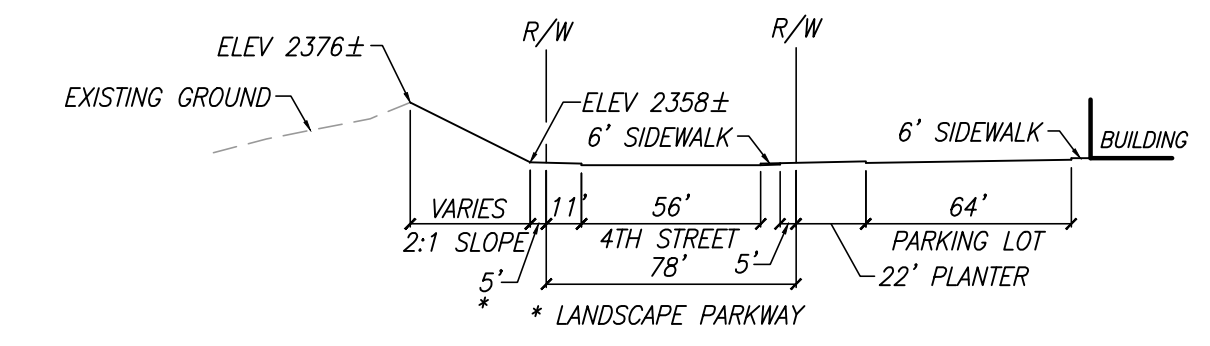
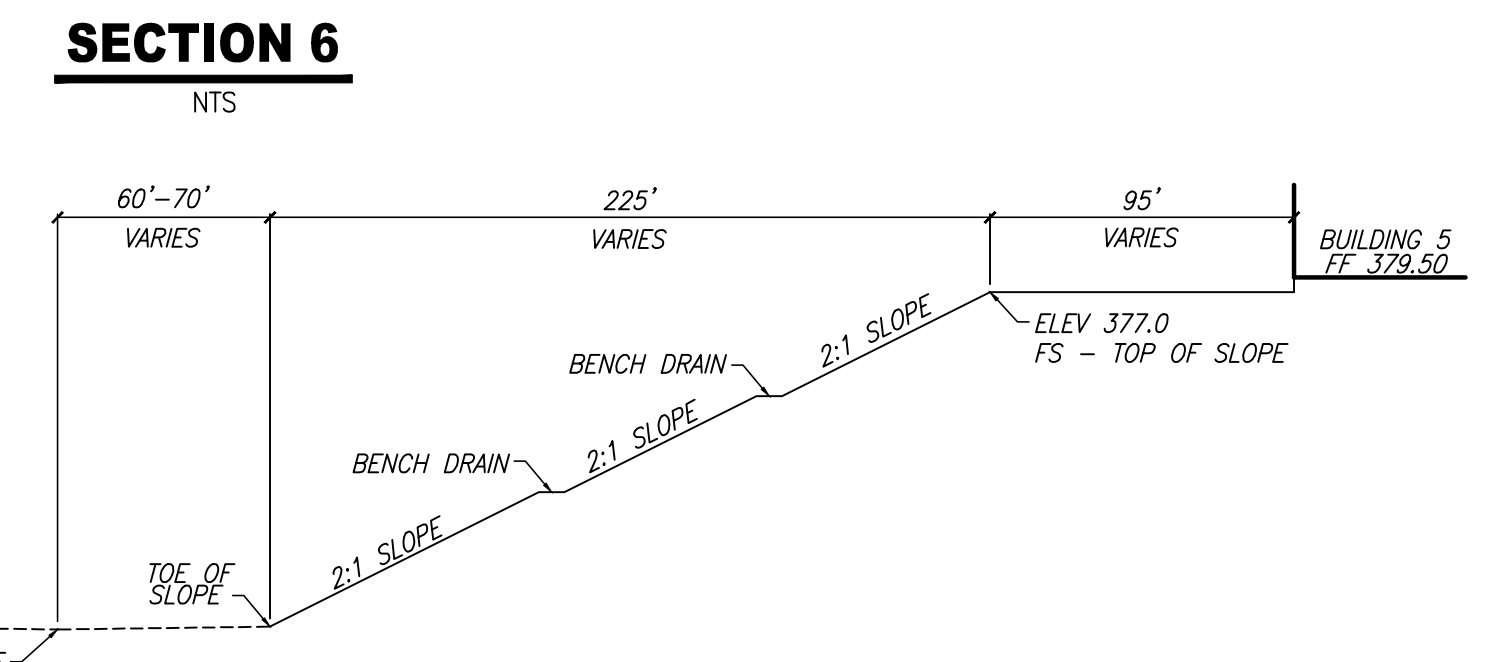
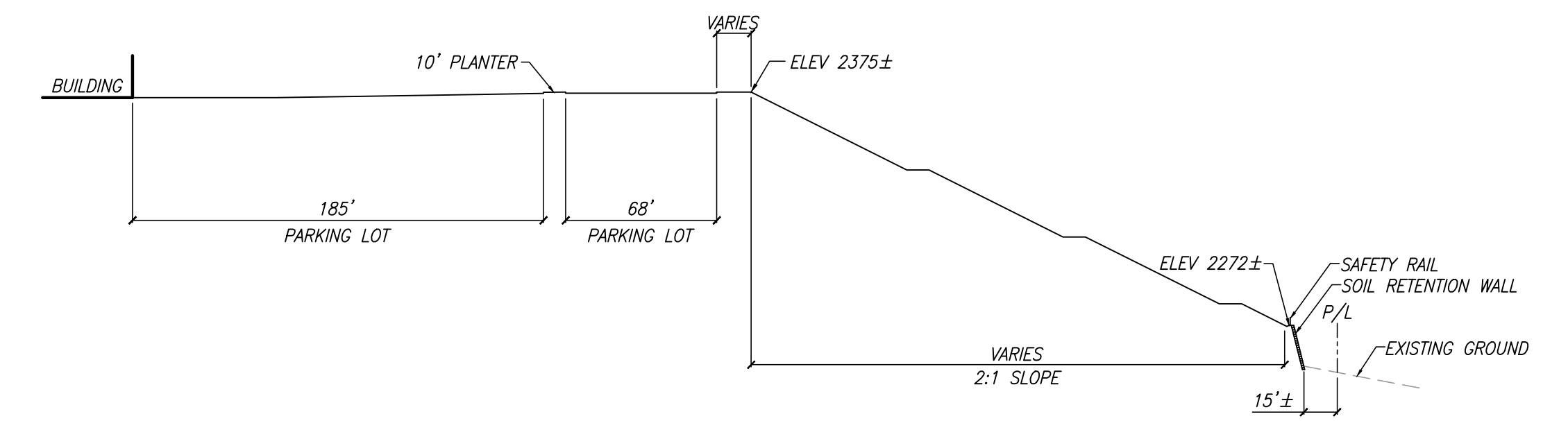
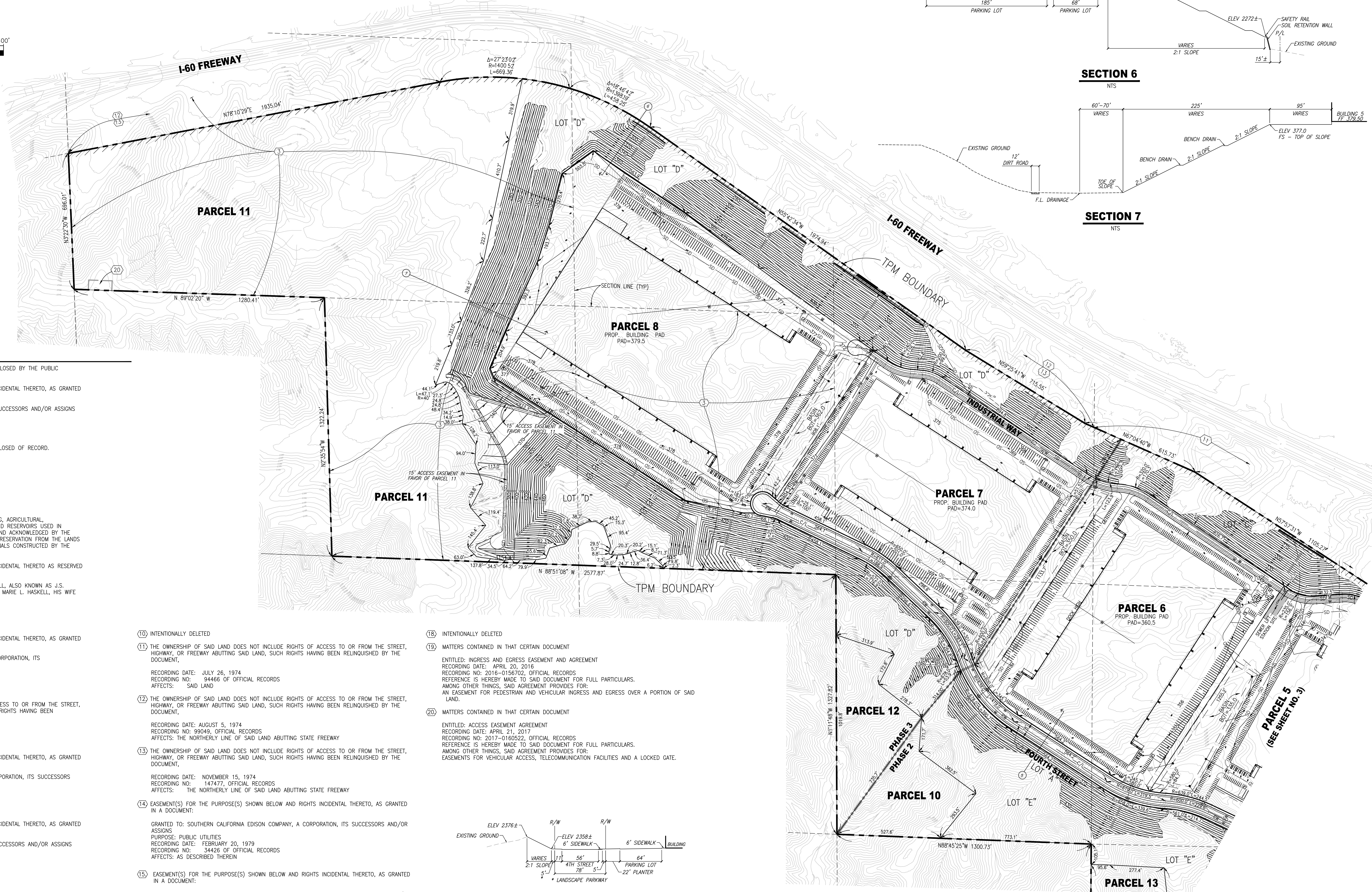
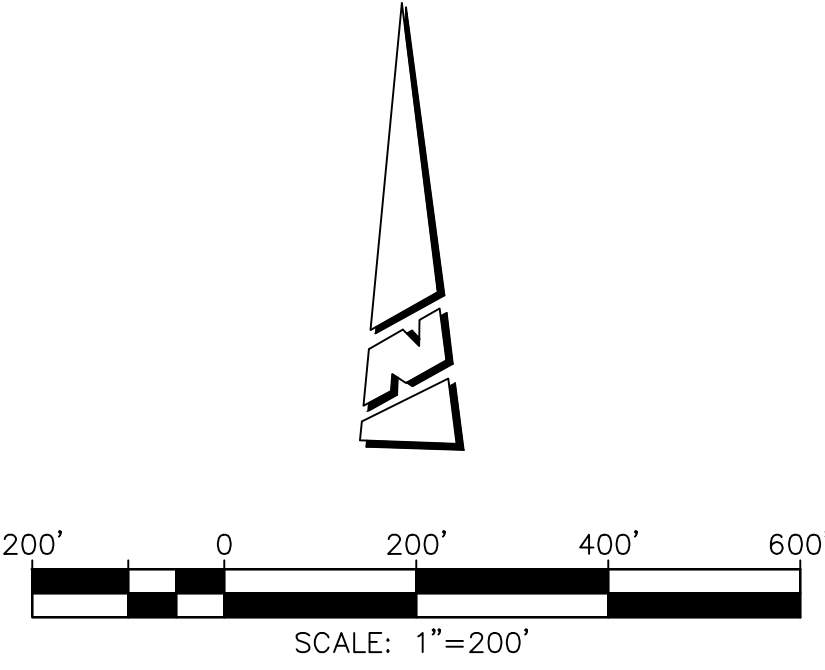
ENGINEER / REPRESENTATIVE
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
 25109 JEFFERSON AVE. SUITE 200
 MURRIETA, CA 92562
 951-200-6840

VESTING TENTATIVE PARCEL MAP NO. 38161

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

BEING A SUBDIVISION OF A PORTION SECTIONS 1, 2 AND 12, T.3 S., R.2 W., S.B.M.

AUGUST 2021



EXISTING EASEMENT NOTES

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: PACIFIC TELEPHONE AND TELEGRAPH COMPANY, ITS SUCCESSORS AND/OR ASSIGNS
 PURPOSE: POLE LINES
 RECORDING DATE: DECEMBER 30, 1910
 RECORDING NO: IN BOOK 326, PAGE 4, DEEDS
 AFFECTS: SAID LAND
 THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
3. RESERVATIONS CONTAINED IN THE PATENT
 FROM: THE UNITED STATES OF AMERICA
 TO: CHARLES E. BROCKMAN
 RECORDING DATE: FEBRUARY 24, 1920
 RECORDING NO: IN BOOK 8, PAGE 69, PATENTS
 WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:
 SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF THE COURTS, AND THE RESERVATION FROM THE LANDS HEREBY GRANTED, A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.
4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT:
 RESERVED BY: GERTRUDE I. SINGLETON, A WIDOW, JAMES S. HASKELL, ALSO KNOWN AS J.S. HASKELL AND ANNA E. HASKELL, HIS WIFE, LEWIS W. HASKELL AND MARIE L. HASKELL, HIS WIFE AND HAYDEN KELSEY HASKELL AND DOROTHY HASKELL
 PURPOSE: INGRESS AND EGRESS SAN TIMOTEO WASH
 RECORDING DATE: JUNE 16, 1937
 RECORDING NO: BOOK 325, PAGE 452 OF OFFICIAL RECORDS
 AFFECTS: LOTS 1 AND 2 OF SECTION 2
5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, LTD., A CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS
 PURPOSE: POLE LINES
 RECORDING DATE: MAY 28, 1949
 RECORDING NO: IN BOOK 1080, PAGE 231, OFFICIAL RECORDS
 AFFECTS: AS DESCRIBED THEREIN
6. THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT.
 RECORDING DATE: DECEMBER 24, 1957
 RECORDING NO: IN BOOK 2197, PAGE 227, OFFICIAL RECORDS
 AFFECTS: SAID LAND ABUTTING STATE HIGHWAY
7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: CALIFORNIA WATER AND TELEPHONE COMPANY, A CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS
 PURPOSE: PUBLIC UTILITIES
 RECORDING DATE: MAY 18, 1959
 RECORDING NO: 42712, OFFICIAL RECORDS
 AFFECTS: AS DESCRIBED THEREIN
8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: CALIFORNIA ELECTRIC POWER COMPANY, ITS SUCCESSORS AND/OR ASSIGNS
 PURPOSE: INGRESS AND PUBLIC UTILITIES
 RECORDING DATE: JULY 29, 1960
 RECORDING NO: 67256, OFFICIAL RECORDS
 AFFECTS: AS DESCRIBED THEREIN
9. RESERVATIONS CONTAINED IN THE PATENT
 FROM: THE UNITED STATES OF AMERICA
 RECORDING DATE: MARCH 15, 1963
 RECORDING NO: 26269 OF OFFICIAL RECORDS
 WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:
 SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF THE COURTS, AND THE RESERVATION FROM THE LANDS HEREBY GRANTED, A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.

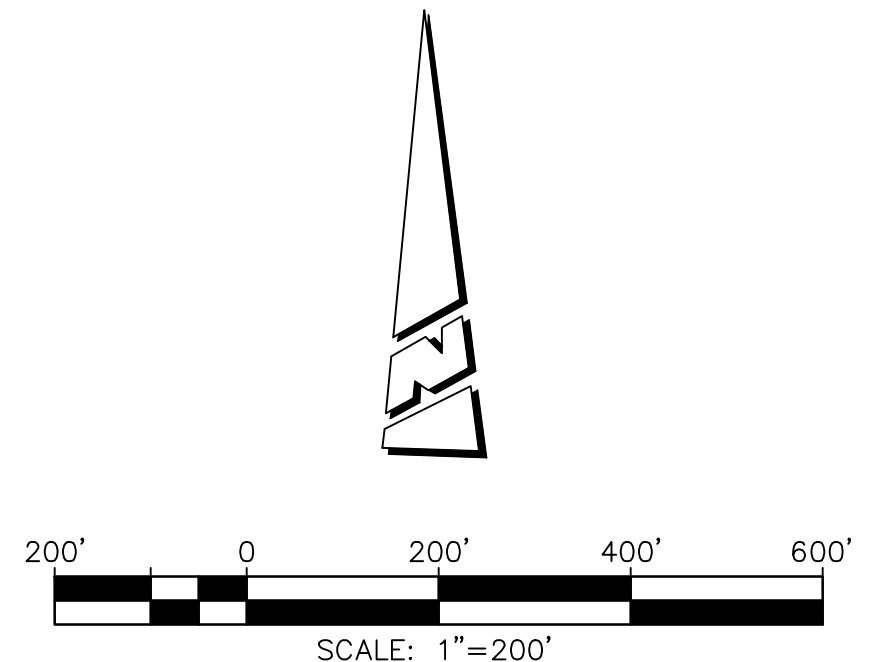
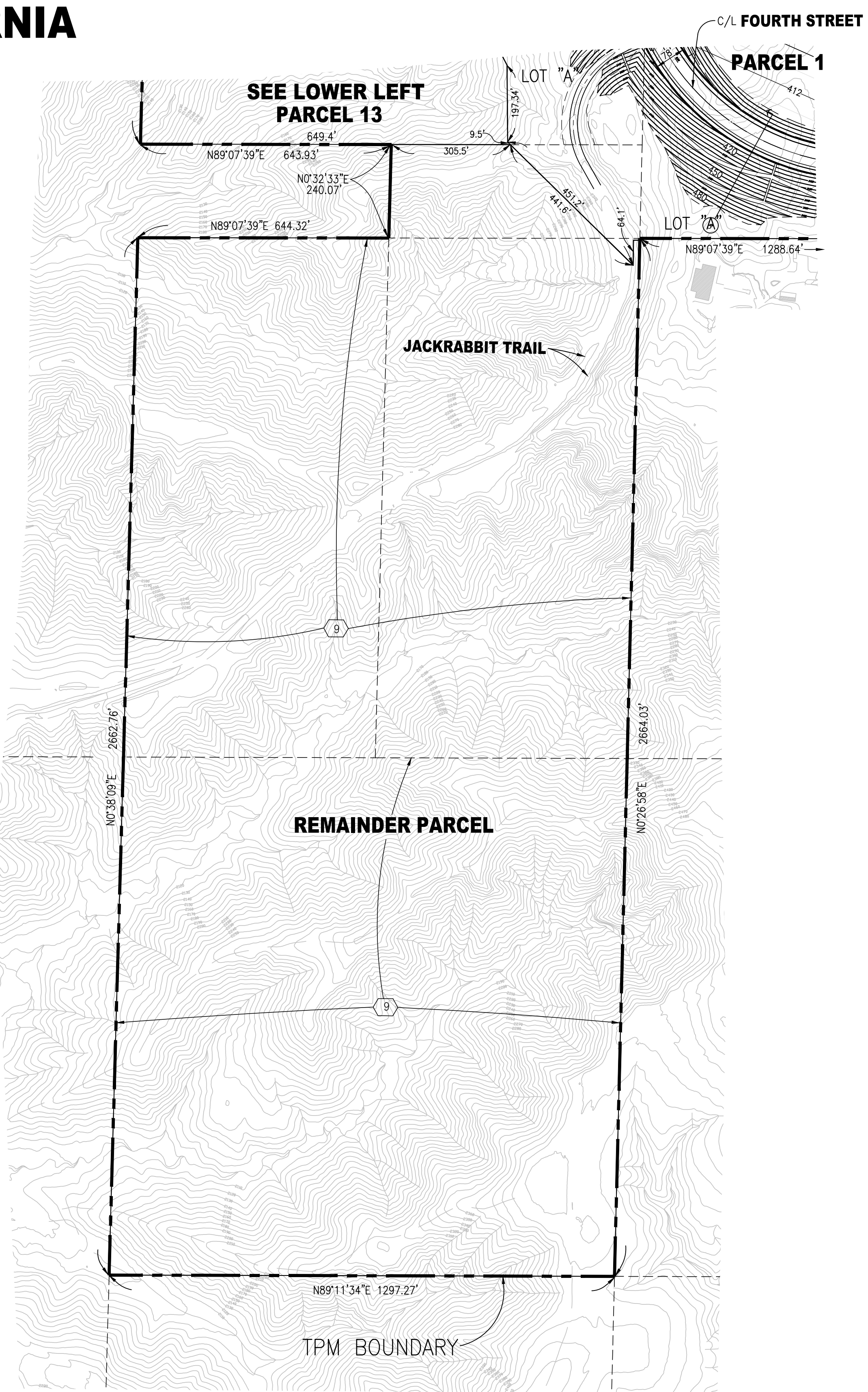
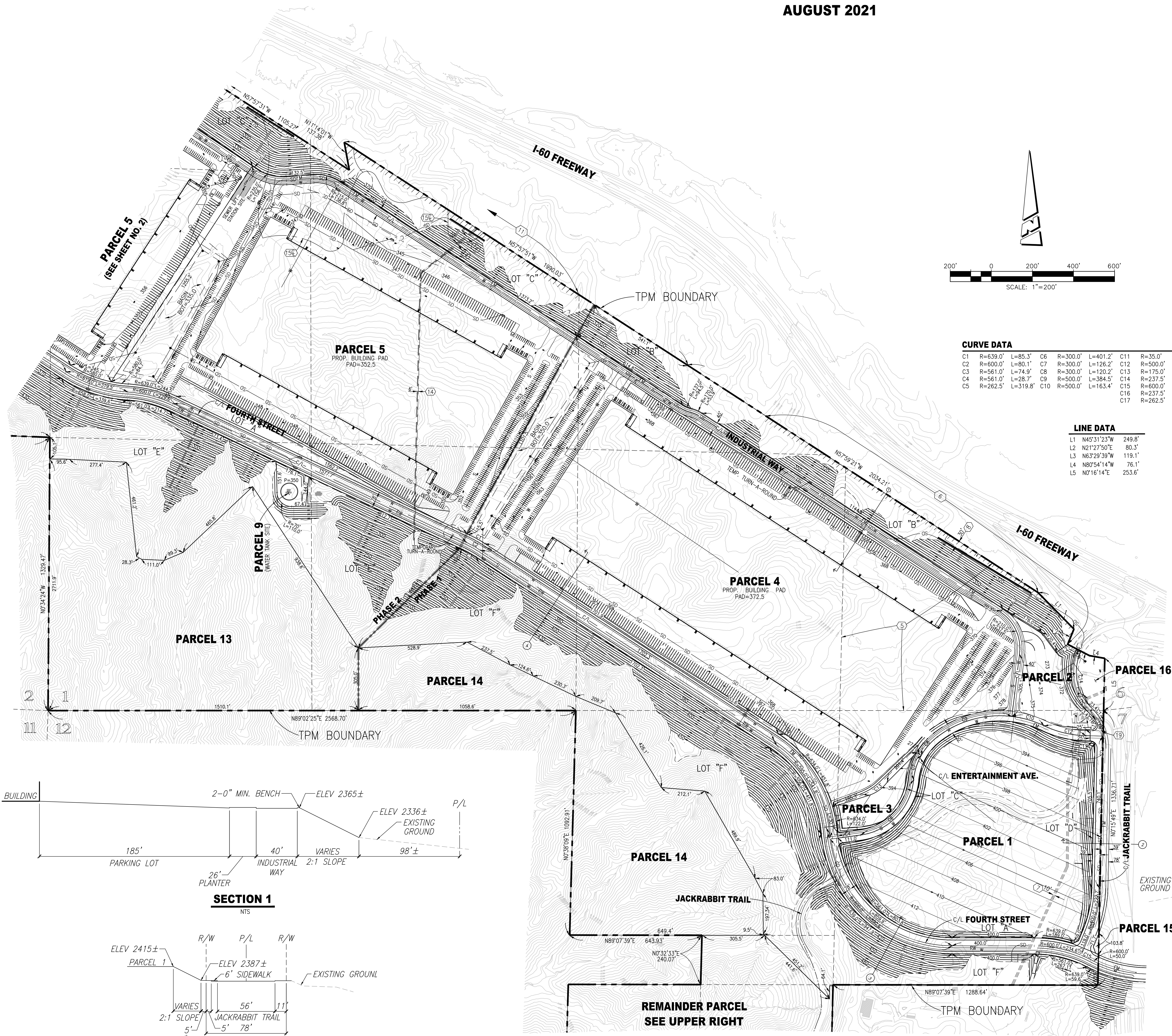
10. INTENTIONALLY DELETED
11. THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT.
 RECORDING DATE: JULY 26, 1974
 RECORDING NO: 94466 OF OFFICIAL RECORDS
 AFFECTS: SAID LAND
12. THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT.
 RECORDING DATE: AUGUST 5, 1974
 RECORDING NO: 99049, OFFICIAL RECORDS
 AFFECTS: THE NORTHERLY LINE OF SAID LAND ABUTTING STATE FREEWAY
13. THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT.
 RECORDING DATE: NOVEMBER 15, 1974
 RECORDING NO: 147477, OFFICIAL RECORDS
 AFFECTS: THE NORTHERLY LINE OF SAID LAND ABUTTING STATE FREEWAY
14. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS
 PURPOSE: PUBLIC UTILITIES
 RECORDING DATE: FEBRUARY 20, 1979
 RECORDING NO: 34426 OF OFFICIAL RECORDS
 AFFECTS: AS DESCRIBED THEREIN
15. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS
 PURPOSE: PUBLIC UTILITIES
 RECORDING DATE: FEBRUARY 28, 1979
 RECORDING NO: 40584 OF OFFICIAL RECORDS
 AFFECTS: AS DESCRIBED THEREIN
16. INTENTIONALLY DELETED
17. THE EFFECT OF A DOCUMENT ENTITLED "RESOLUTION NO. 92-235 TERMINATION OF MAINTENANCE OF JACK RABBIT TRAIL," RECORDED AUGUST 3, 1992 AS INSTRUMENT NO. 286237 OF OFFICIAL RECORDS.
18. INTENTIONALLY DELETED
19. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
 ENTITLED: INGRESS AND EGRESS EASEMENT AND AGREEMENT
 RECORDING DATE: APRIL 20, 2016
 RECORDING NO: 2016-0156702, OFFICIAL RECORDS
 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
 AMONG OTHER THINGS, SAID AGREEMENT PROVIDES FOR:
 AN EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER A PORTION OF SAID LAND.
20. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
 ENTITLED: ACCESS EASEMENT AGREEMENT
 RECORDING DATE: APRIL 21, 2017
 RECORDING NO: 2017-0160522, OFFICIAL RECORDS
 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
 AMONG OTHER THINGS, SAID AGREEMENT PROVIDES FOR:
 EASEMENTS FOR VEHICULAR ACCESS, TELECOMMUNICATION FACILITIES AND A LOCKED GATE.

VESTING TENTATIVE PARCEL MAP NO. 38161

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

BEING A SUBDIVISION OF A PORTION SECTIONS 1, 2 AND 12, T.3 S., R.2 W., S.B.M.

AUGUST 2021



CURVE DATA

C1	R=639.0'	L=85.3'	C6	R=300.0'	L=401.2'	C11	R=35.0'	L=26.5'
C2	R=600.0'	L=80.1'	C7	R=300.0'	L=126.2'	C12	R=900.0'	L=211.3'
C3	R=561.0'	L=74.9'	C8	R=300.0'	L=120.2'	C13	R=175.0'	L=112.8'
C4	R=561.0'	L=28.7'	C9	R=500.0'	L=384.5'	C14	R=237.5'	L=289.3'
C5	R=262.5'	L=319.8'	C10	R=500.0'	L=163.4'	C15	R=600.0'	L=51.1'
						C16	R=237.5'	L=58.7'
						C17	R=262.5'	L=85.4'

LINE DATA

L1	N49°31'23"W	249.8'
L2	N21°27'50"E	80.3'
L3	N63°29'39"W	119.1'
L4	N87°54'14"W	76.1'
L5	N0°16'14"E	253.6'

