

TENTATIVE PARCEL MAP NO. 38953

"FOR FINANCE AND CONVEYANCE PURPOSES"

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

"FOR FINANCE AND CONVEYANCE PURPOSES ONLY. A FUTURE SUBDIVISION MAP OR LAND USE ENTITLEMENT OR PERMIT IS NECESSARY TO DEVELOP THIS PROPERTY. THIS MAP DOES NOT REMOVE ANY CONDITIONS OF APPROVAL FOR SEPARATE LAND USE ENTITLEMENTS OR TENTATIVE MAPS OR USE PERMITS APPROVED FOR THIS LAND." PER RIVERSIDE COUNTY ORDINANCE 460 SECTION 10.16

OWNER/DEVELOPER

HERITAGE HOMES OF CALIFORNIA,
A CALIFORNIA CORPORATION
5 PETERS CANYON ROAD, SUITE 310
IRVINE, CA 92606
ATTN: JOHANNA CROOKER
PHONE: (949) 299-3847

ENGINEER

KIMLEY HORN & ASSOCIATES, INC.
3880 LEMON STREET, SUITE 420,
RIVERSIDE, CA 92501
ATTN: MICHAEL SUTTON
PHONE: (760) 565-5146
EMAIL: MIKE.SUTTON@KIMLEY-HORN.COM

LAND USE

EXISTING ZONING: SFD (S.P. 318)
PROPOSED ZONING: SFD (S.P. 318)
EXISTING LAND USE: VACANT
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
SURROUNDING LAND USE: RESIDENTIAL/VACANT/GOLF COURSE

CONTIGUOUS OWNERSHIP

THE OWNERS REPRESENT THIS TO BE THEIR ENTIRE CONTIGUOUS OWNERSHIP UNLESS OTHERWISE NOTED.

UTILITY PURVEYORS

WATER
BEAUMONT CHERRY VALLEY WATER DISTRICT
BCVWD.ORG
(951) 845-9581

ELECTRICITY
SOUTHERN CALIFORNIA EDISON
1351 E. FRANCIS STREET
ONTARIO, CA 91761
(800) 655-4555

TELEPHONE:
VERIZON
P.O. BOX 15124
ALBANY, NY 12212
1-800-483-4000

GAS
SOCAL GAS COMPANY
1981 W. LUGONIA AVENUE
REDLANDS, CA 92374
(817) 238-0092

FIRE
CAL FIRE RIVERSIDE COUNTY
WWW.RVIFIRE.ORG
(951) 845-3718

SEWER
CITY OF BEAUMONT
550 E. 6TH STREET
BEAUMONT, CA 92223
(909) 769-8520

SITE INFORMATION

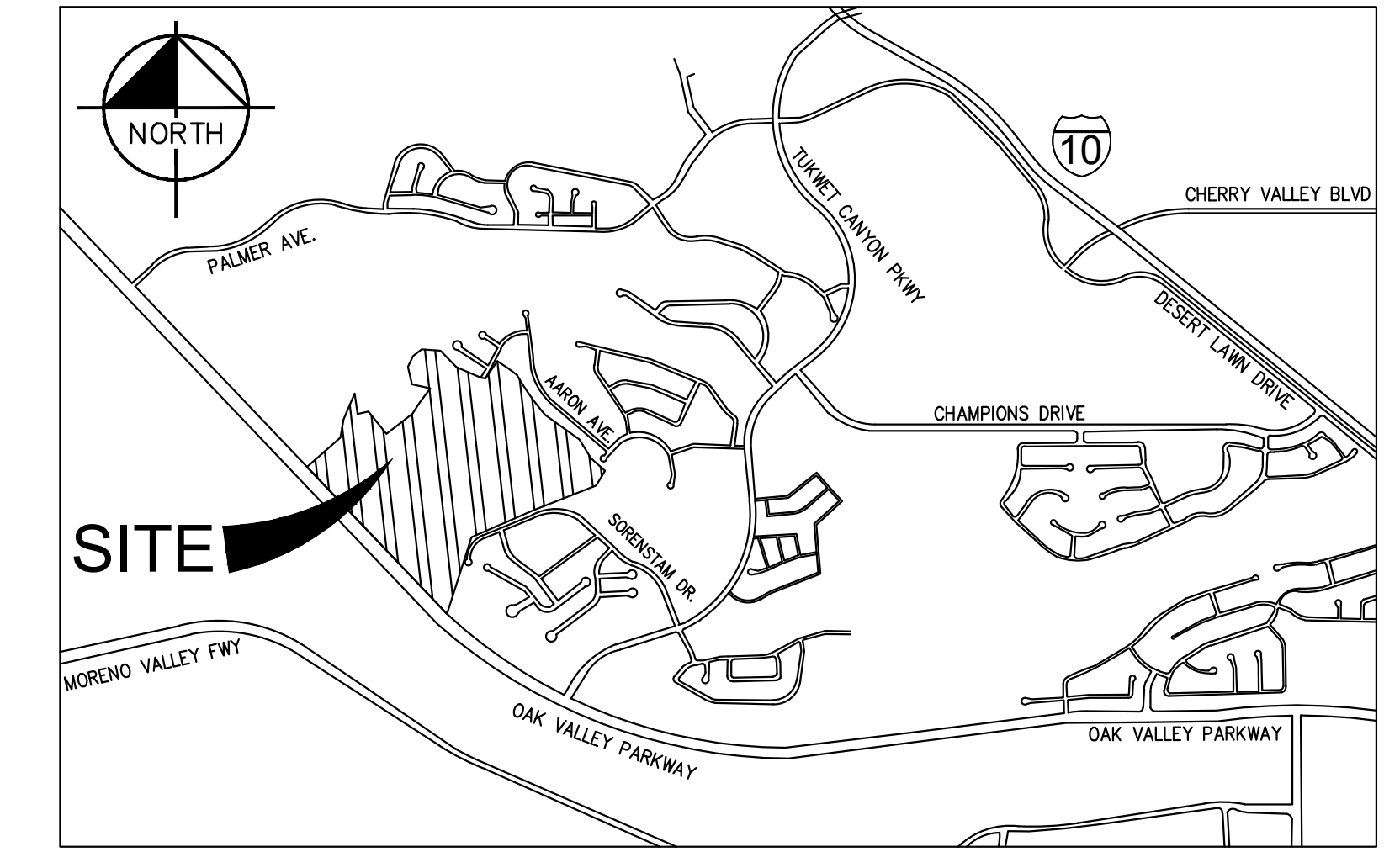
AREA: 110.19 ACRES
APN: 413-790-010
FEMA FLOOD ZONE: NOT IN A FEMA FLOOD ZONE (PANEL 785 OF 3805)
STREETS: ALL STREETS SHALL BE DEDICATED TO THE CITY OF BEAUMONT FOR PUBLIC USE.

SCHOOL DISTRICT

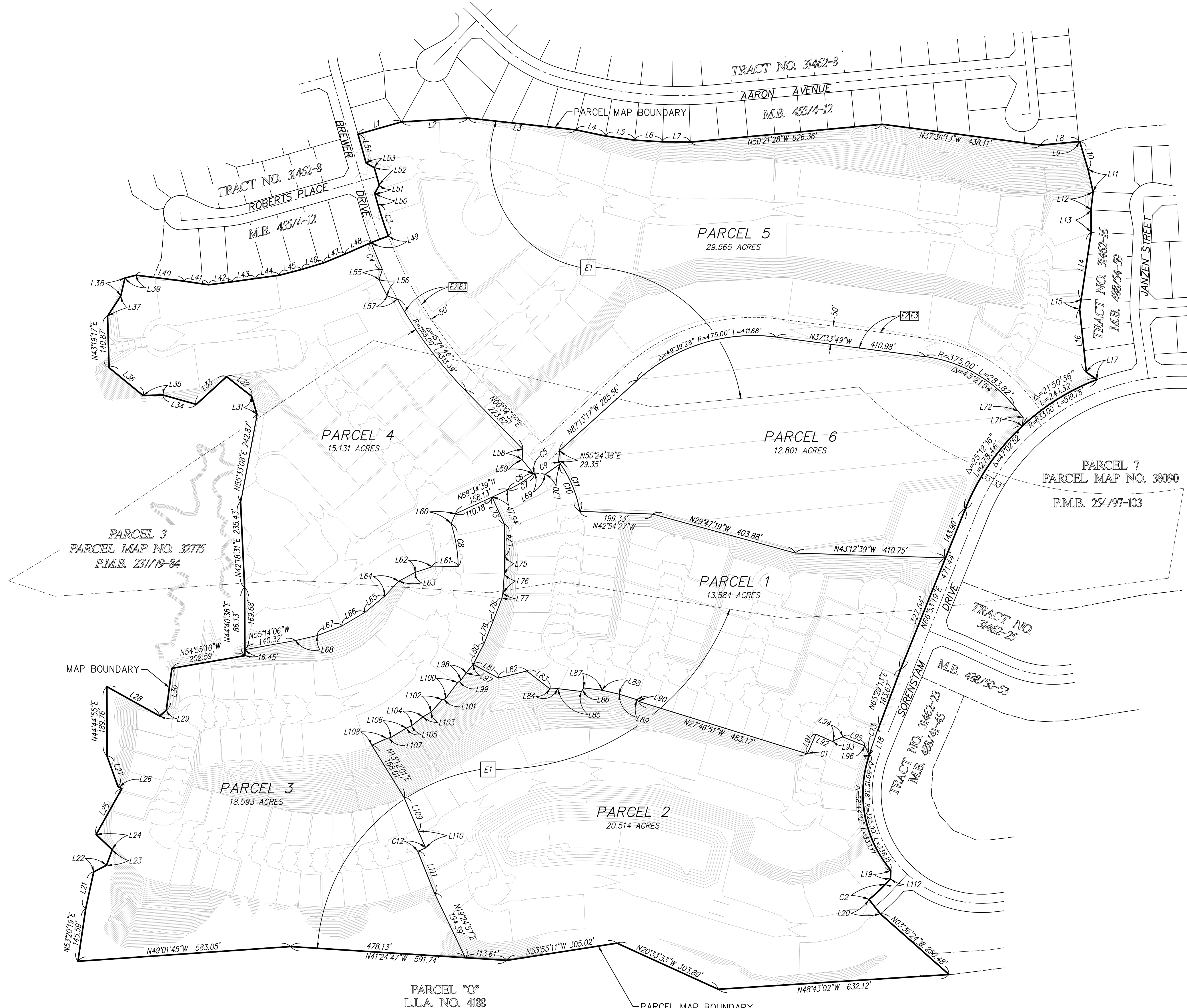
BEAUMONT UNIFIED SCHOOL DISTRICT
500 GRACE AVENUE
P.O. BOX 187
BEAUMONT, CA 92223
(951) 845-1631

LOT / PARCEL AREA TABLE

PARCEL	AREA
1	13.584 AC
2	20.514 AC
3	18.593 AC
4	15.131 AC
5	29.565 AC
6	12.801 AC
TOTAL ACREAGE	110.188 AC



VICINITY MAP
NOT TO SCALE



EXISTING EASEMENT NOTES:

- AN EASEMENT FOR FLIGHT AND IMPACT OF ERRANT GOLF BALLS, PER DOCUMENT RECORDED DECEMBER 28, 2000 AS INSTRUMENT NO. 2000-516796 OFFICIAL RECORDS.
- AN EASEMENT GRANTED TO THE CITY OF BEAUMONT FOR WATER STREET AND PUBLIC UTILITY PURPOSES, PER PARCEL MAP NO. 38090, P.M.B. 254/97-103
- AN EASEMENT GRANTED TO BEAUMONT CHERRY VALLEY WATER DISTRICT FOR WATER FACILITY PURPOSES, PER PARCEL MAP NO. 38090, P.M.B. 254/97-103

BENCHMARK NOTE:

THE ELEVATION SHOWN HEREON ARE BASED UPON USGS BENCHMARK "REST" ELEVATION: 2491.44' NGVD 29 DATUM.

DESCRIPTION: BENCHMARK DISK SET ON TOP OF CONCRETE MONUMENT STAMPED "REST 1972" ON DESERT LAWN DRIVE ACROSS THE DRIVE FROM DESERT LAWN CEMETERY 25.3 FEET NORTHEAST OF THE DRIVE CENTERLINE 24.9 FEET SOUTHWEST OF THE SOUTHWEST EDGE OF THE SOUTHEAST BOUND LANES OF INTERSTATE HIGHWAY 10.

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 0.99994925. THE GEOGRAPHIC COORDINATES SHOWN HEREON ARE ESTABLISHED BY USING G.P.S. IN A STATIC MODE FOR RELATIVE POSITIONING.

LEGAL DESCRIPTION

BEING A SUBDIVISION OF THE DESIGNATED REMAINDER OF PARCEL MAP NO. 38090, AS PER MAP RECORDED IN BOOK 254, PAGES 97 THROUGH 103 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY.

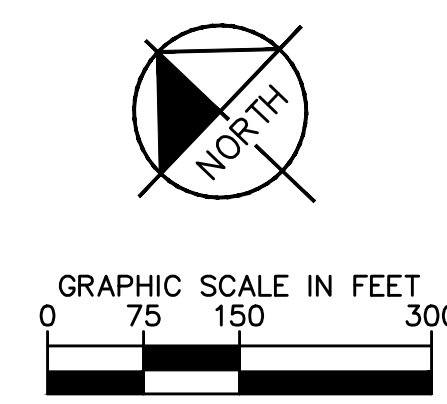
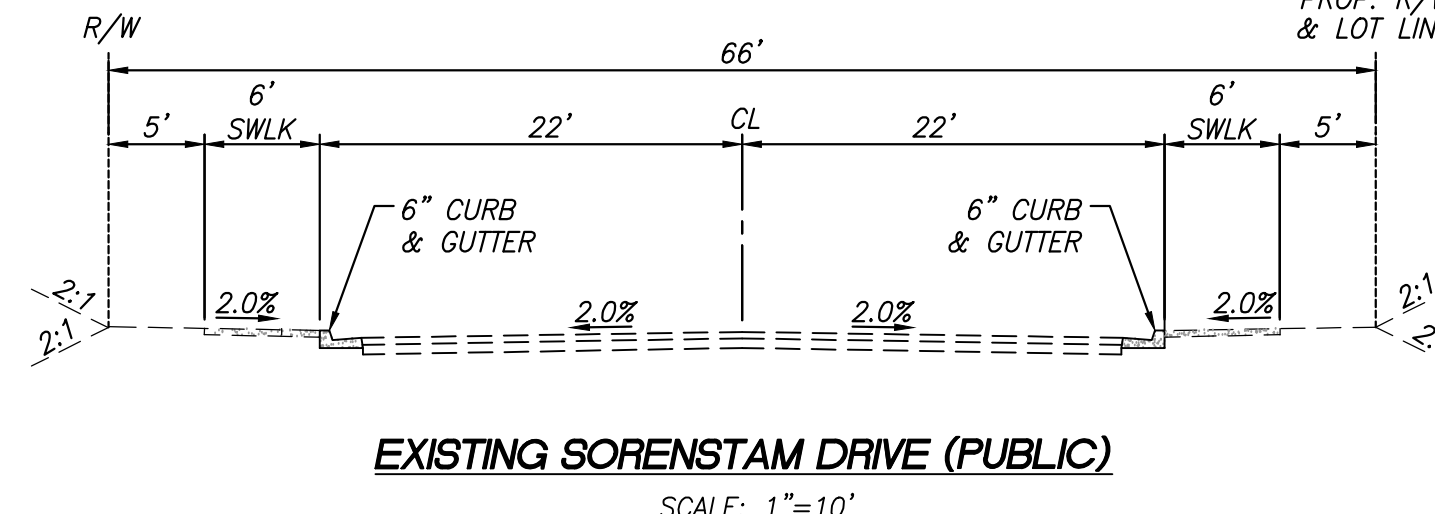
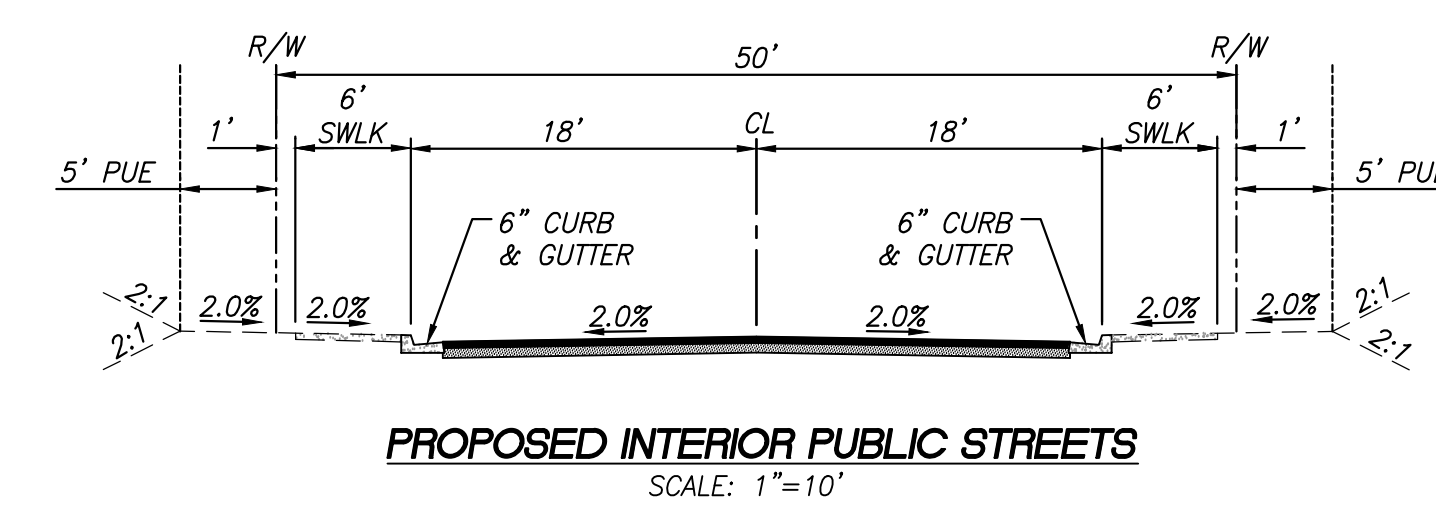
GENERAL NOTES

- THIS TENTATIVE PARCEL MAP IS LOCATED WITHIN THE OAK VALLEY SPECIFIC PLAN NO. 318.
- THE OWNERS REPRESENT THE LAND INCLUDED WITHIN THE BOUNDARY OF THE PARCEL MAP SHOWN HEREON TO BE ENTIRE CONTIGUOUS OWNERSHIP UNLESS OTHERWISE NOTED.
- THIS PROJECT IS NOT IN A FEMA FLOOD ZONE (PANEL 785 OF 3805).
- ASSESSOR'S PARCEL NUMBER FOR THIS PROPERTY: 413-790-010.
- TOTAL NUMBER OF PARCELS: 6.
- ACREAGE BEING SUBDIVIDED: 110.19 ACRES GROSS.
- THE PROJECT IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD.
- NOTE: PARCEL LINES SHOWN ON THIS MAP ARE FOR THE CREATION OF PARCELS FOR "FINANCE & CONVEYANCE PURPOSES".
- THIS SITE IS NOT LOCATED WITHIN A COMMUNITY SERVICE DISTRICT.
- THIS SITE IS NOT LOCATED WITHIN ANY FAULT HAZARD ZONE.
- NO WELLS LIES WITHIN PROPERTY OR WITHIN 200' OF PROPERTY BOUNDARY.
- NO SUBSURFACE SEPTIC SEWAGE DISPOSAL IS PROPOSED.
- GENERAL PLAN DESIGNATION: SPECIFIC PLAN NO. 318, ADOPTED 4/10/1990.
- THERE ARE NO EXISTING DWELLING, BUILDINGS (ABOVE OR BELOW GROUND), NO FENCES, GATES, WALLS, ETC. ON THE PROPERTY, EXCEPT AS SHOWN.
- PARCEL 6 TO BE DEDICATED TO BEAUMONT UNIFIED SCHOOL DISTRICT.
- MAP PREPARATION DATE: 04/30/2024.

LINE	BEARING	DISTANCE
L1	N60°55'38" W	123.86'
L2	N48°22'31" W	181.62'
L3	N38°48'33" W	292.72'
L4	N33°27'59" W	81.46'
L5	N36°44'59" W	80.78'
L6	N41°45'31" W	76.32'
L7	N44°31'05" W	75.93'
L8	N50°21'29" W	103.68'
L9	N45°00'56" W	2.66'
L10	N28°25'00" E	78.66'
L11	N32°07'09" E	63.32'
L12	N51°18'57" E	50.11'
L13	N44°38'49" E	61.28'
L14	N53°24'54" E	184.56'
L15	N53°24'54" E	173.99'
L16	N38°53'59" E	172.98'
L17	N10°36'58" W	35.44'
L18	N63°57'13" E	84.99'
L19	N46°20'56" E	23.81'
L20	N06°40'24" E	50.00'
L21	N57°12'04" E	102.52'
L22	N72°34'02" W	39.90'
L23	N53°09'28" E	44.78'
L24	N01°20'13" W	60.65'
L25	N74°09'15" E	143.64'
L26	N15°50'45" W	12.17'
L27	N25°10'15" E	86.17'
L28	N15°56'43" W	165.33'
L29	N86°28'55" W	24.47'
L30	N52°21'48" E	115.22'
L31	N28°14'48" E	51.40'
L32	N07°05'24" W	86.88'
L33	N87°26'55" W	112.30'
L34	N29°23'50" W	94.22'
L35	N46°13'26" W	54.20'
L36	N05°41'03" W	120.23'
L37	N78°08'22" E	65.77'
L38	N58°00'11" E	50.43'
L39	N59°26'14" W	31.13'
L40	N38°00'05" W	132.26'
L41	N36°36'40" W	67.73'
L42	N52°16'15" W	65.00'
L43	N53°02'50" W	65.00'
L44	N52°56'21" W	64.81'
L45	N59°13'05" W	63.59'
L46	N61°51'45" W	66.31'
L47	N67°16'05" W	63.33'
L48	N68°59'05" W	77.35'
L49	N65°37'47" W	50.00'
L50	N29°14'22" E	51.00'
L51	N74°04'22" E	25.46'
L52	N29°04'22" E	50.00'
L53	N15°55'38" W	25.46'
L54	N29°14'22" E	82.00'
L55	N64°15'09" E	29.08'
L56	N18°12'39" E	50.00'
L57	N27°49'50" W	29.08'
L58	N48°10'10" E	28.69'
L59	N03°49'46" E (RAD)	50.00'
L60	N68°28'19" E	29.42'
L61	N68°30'52" W (RAD)	71.73'
L62	N63°30'52" W	48.31'
L63	N73°15'40" W	51.31'
L64	N88°02'50" E	55.33'
L65	N84°27'46" W	70.62'
L66	N75°46'01" W	72.22'
L67	N66°18'31" W	72.68'
L68	N58°02'04" W	61.64'
L69	N48°24'43" W	28.69'
L70	N34°18'18" (RAD)	103.00'
L71	N48°51'00" E	23.35'
L72	N05°48'05" E	39.52'
L73	N20°25'21" E	81.29'
L74	N44°45'25" E	124.40'
L75	N45°44'34" E	51.00'

LINE	BEARING	DISTANCE
L76	N49°12'35" E	51.13'
L77	N54°45'43" E	13.68'
L78	N65°53'32" E	67.00'
L79	N69°41'08" E	65.79'
L80	N72°42'12" E	65.55'
L81	N16°31'11" W	78.13'
L82	N58°55'00" W	80.29'
L83	N07°21'46" W	80.04'
L84	N46°44'02" W	21.12'
L85	N38°15'12" W	65.28'
L86	N76°47'19" E	11.58'
L87	N37°49'16" W	50.00'
L88	N32°07'23" W	48.85'
L89	N27°46'51" W	51.00'
L90	N03°10'58" E	5.83'
L91	N69°48'06" E	56.96'
L92	N21°12'10" W	50.00'
L93	N68°48'06" E	2.03'
L94	N67°09'18" W	29.06'
L95	N37°50'41" W	64.83'
L96	N20°32'54" E	29.13'
L97	N84°05'28" E	30.12'
L98	N81°05'06" E	24.69'
L99	N81°15'18" W	11.02'
L100	N81°53'14" E	54.62'
L101	N65°04'37" W	10.18'
L102	N87°04'10" E	45.00'
L103	N75°40'41" W	28.92'
L104	N83°07'53" W	39.47'
L105	N69°59'03" W	15.71'
L106	N79°09'07" W	48.87'
L107	N79°40'41" W	10.94'
L108	N69°36'37" W	45.00'
L109	N22°09'36" E	99.87'
L110	N20°58'52" E	50.00'
L111	N23°06'10" E	124.40'
L112	N87°44'53" E	21.75'

CURVE	DELTA ANGLE	ARC LENGTH	RADIUS
C1	07°19'19"	11.73'	325.00'
C2	8°55'31"	59.92'	385.00'
C3	4°42'09"	91.51'	1115.00'
C4	3°56'12"	80.05'	1185.00'
C5	0°44'04"	4.17'	325.00'
C6	14°35'35"	82.78'	325.00'
C7	15°19'39"	86.94'	325.00'
C8	16°48'31"	118.81'	405.00'
C9	12°26'41"	82.20'	325.00'
C10	24°59'51"	141.79'	325.00'
C11	26°26'52"	149.99'	325.00'
C12	1°58'58"	23.71'	685.00'
C13	0°31'22"	2.97'	325.00'
C14	4°42'09"	93.56'	1140.00'



REVISIONS		DATE	BY

FAIRWAY CANYON - 4C

TENTATIVE PARCEL MAP NO. 38953
"FOR FINANCE AND CONVEYANCE PURPOSES"

SCALE: 1"=150'
DATE: MAY 2024
DESIGNED: RS
CHECKED: MS
PLN CK REF:
F.B.

PROJ. # 195261012
SHEET 1
OF 1 SHEETS
DWG. NO.

Kimley Horn
3801 UNIVERSITY AVENUE, SUITE 300, RIVERSIDE, CA 92501
PHONE: (951) 543-8888 WWW.KIMLEY-HORN.COM

R:\P\195261012 - MLC FAIRWAY CANYON - 4C\DWG\PLNSHEETS\TPM\195261012 - TPMLING 6/17/2024 10:10:44 AM