

21.387 ACRES  
NUMBERED LOTS: 7  
LETTERED LOTS: 1

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

# TRACT NO. 34862-1

BEING A SUBDIVISION OF ALL OF LOTS 18 THROUGH 38 INCLUSIVE, 45 THROUGH 50 INCLUSIVE, 55, 58, 58 AND LETTERED LOTS "E", "F", "K" AND PORTION OF "H" OF TRACT NO. 34862, FILED IN BOOK 423, PAGES 94 THROUGH 107 INCLUSIVE, OF MAPS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER.

FOR CONDOMINIUM PURPOSES.



DATE OF SURVEY: MAY, 2013

### 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". THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES, AS SHOWN WITHIN THIS MAP.

WE HEREBY OFFER FOR DEDICATION TO THE CITY OF BEAUMONT, LOT 2, IN FEE SIMPLE, FOR LANDSCAPE MAINTENANCE AND DETENTION BASIN PURPOSES, AS SHOWN WITHIN THIS MAP.

WE HEREBY RESERVE LOT 3, FOR WELL SITE AND OPEN SPACE PURPOSES, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RESERVE LOT 4 FOR OPEN SPACE AND LANDSCAPE MAINTENANCE PURPOSES, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY OFFER FOR DEDICATION TO THE CITY OF BEAUMONT, LOTS 5 THROUGH 7, INCLUSIVE, IN FEE SIMPLE, FOR OPEN SPACE PURPOSES AND THE MAINTENANCE THEREOF, AS SHOWN WITHIN THIS MAP.

WE HEREBY DEDICATE TO THE CITY OF BEAUMONT EASEMENTS FOR DRAINAGE, PUBLIC UTILITY PURPOSES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES AND PERSONNEL AS SHOWN HEREON.

WE HEREBY RESERVE AN EASEMENT FOR ACCESS PURPOSES OVER LOT 5, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

PARDEE HOMES, A CALIFORNIA CORPORATION

BY: John Arvin  
TITLE: SR. V.P.

BY: John Arvin  
TITLE: Sr. Vice President

### NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA )  
COUNTY OF Los Angeles )

ON July 12, 2013 BEFORE ME, Lisa M. Lawson, Notary Public  
PERSONALLY APPEARED John Arvin and John Arvin

WHO PROVIDED 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/IT/ THEY EXECUTED THE SAME IN HIS/HER/IT/ THEIR AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/IT/ 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 OR PERJURY, UNDER THE LAWS OF THE STATE OF CALIFORNIA, THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

Lisa M. Lawson  
SIGNATURE

Lisa M. Lawson  
PRINT NAME

MY COMMISSION EXPIRES 5/16/2014  
MY PRINCIPAL PLACE OF BUSINESS IS Los Angeles COUNTY.

### 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 NOW DUE BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 3,706.80.

DATED: October 9, 2013

DON KENT, COUNTY TAX COLLECTOR  
BY: Valerie Davis, DEPUTY

### 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 BOND  
DON KENT  
COUNTY TAX COLLECTOR

BY: \_\_\_\_\_, DEPUTY

DATED: \_\_\_\_\_, 2013

### CITY ENGINEER'S STATEMENT:

I, HEREBY STATE THAT I HAVE EXAMINED THE MAP WITHIN; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 34862; BY THE BEAUMONT CITY COUNCIL ON AUGUST 15, 2006 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 DRAIN, 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 CITY OF BEAUMONT COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

FOR DEEPAK MOORJANI, R.C.E. 51047, CITY ENGINEER, CITY OF BEAUMONT.

DATED: 13 SEPT, 2013

Dennis Wayne Janda  
BY: DENNIS JANDA, L.S. 6359  
(LIC. EXPIRES 12/31/2014)



### ABANDONMENT NOTE:

PURSUANT TO SECTIONS 66499.20.1/2 AND 66434(g) OF THE SUBDIVISION MAP ACT THE FILING OF THIS MAP SHALL CONSTITUTE THE ABANDONMENT OF ANY FEE SIMPLE RIGHTS TO LOTS 46, 48 THROUGH 50 INCLUSIVE, TOGETHER WITH THE EASEMENTS FOR PUBLIC STREET (STARLIGHT DRIVE), PUBLIC UTILITIES, DRAINAGE, OPEN SPACE AND MAINTENANCE; TOGETHER WITH RIGHTS OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES AND PERSONNEL WITHIN THE BOUNDARY OF THIS MAP WHICH WERE ACQUIRED BY THE CITY OF BEAUMONT PER TRACT NO. 34862 FILED IN BOOK 423, PAGES 94 THROUGH 107 INCLUSIVE OF MAPS RECORDS OF RIVERSIDE COUNTY. NOT SHOWN ON THIS MAP.

2013-0494943

ORIGINAL

SHEET 1 OF 4 SHEETS

### RECORDERS STATEMENT

FILED THIS 16th DAY OF OCTOBER  
2013 AT 3:07 P.M. IN BOOK 438 OF  
MAPS AT PAGE 1-4 AT THE REQUEST  
OF THE CITY CLERK OF THE CITY OF BEAUMONT  
NO. 2013-0494943

FEE \$ 16.00  
LARRY W. WARD  
ASSESSOR-COUNTY CLERK-RECORDER  
BY: Ward DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN 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 PARDEE HOMES, A CALIFORNIA CORPORATION ON MARCH 2013. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN ONE YEAR OF ACCEPTANCE OF IMPROVEMENTS BY CITY COUNCIL, 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.

DATED: 9-13-2013

Christopher Alberts  
CHRISTOPHER ALBERTS PLS 8508



### BEAUMONT CITY COUNCIL'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS MAP WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF BEAUMONT ON 1 DAY OF October, 2013, 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", SHOWN AS STARLIGHT AVENUE; AS SHOWN WITHIN THIS MAP.

THE OFFER OF DEDICATION OF LOT 2, IN FEE SIMPLE, FOR LANDSCAPE MAINTENANCE AND DETENTION BASIN PURPOSES, AS OFFERED FOR DEDICATION AND AS SHOWN WITHIN THIS MAP.

THE OFFER OF DEDICATION OF LOTS 5 THROUGH 7 INCLUSIVE IN FEE SIMPLE, FOR OPEN SPACE PURPOSES AND THE MAINTENANCE THEREOF, AS OFFERED FOR DEDICATION AND AS SHOWN WITHIN THIS MAP.

THE OFFER OF DEDICATION OF EASEMENTS FOR DRAINAGE, PUBLIC UTILITY PURPOSES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES AND PERSONNEL, AS OFFERED FOR DEDICATION AND AS SHOWN WITHIN THIS MAP.

DATED: 10-1, 2013

Karen Thompson  
CITY CLERK, CITY OF BEAUMONT,  
RIVERSIDE COUNTY, CALIFORNIA

### SOILS REPORT NOTE:

PRELIMINARY SOILS INVESTIGATION REPORT FOR 300 ACRES SITE (VILLAGE 11) DATED NOVEMBER 21, 2003, WAS PREPARED BY CONVERSE CONSULTANTS, AS PROJECT NO. 03-81-236-02, AS REQUIRED BY SELECTIONS 17953 OF THE CALIFORNIA HEALTH AND SAFETY CODE AND AS REQUIRED BY SELECTION 66434.5 OF THE CALIFORNIA GOVERNMENT COD. A COPY OF SAID REPORT IS ON FILE FOR PUBLIC INSPECTION IN THE CITY ENGINEERS OFFICE.

### SIGNATURE OMISSIONS NOTE:

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

- 1) RIVERSIDE ABSTRACT COMPANY, HOLDER OF AN EASEMENT BLANKET IN NATURE FOR PIPELINE AND INCIDENTAL PURPOSES, RECORDED APRIL 1, 1913, IN BOOK 371, PAGE 177, OF DEEDS. (EASEMENT IS BLANKET IN NATURE.)
- 2) SOUTHERN CALIFORNIA INVESTMENT COMPANY, HOLDER OF AN EASEMENT FOR WATER PIPES AND OTHER CONDUITS, RECORDED SEPTEMBER 4, 1893, IN BOOK 4, PAGE 335 OF DEEDS.

438  
1

21.387 ACRES  
NUMBERED LOTS: 7  
LETTERED LOTS: 1

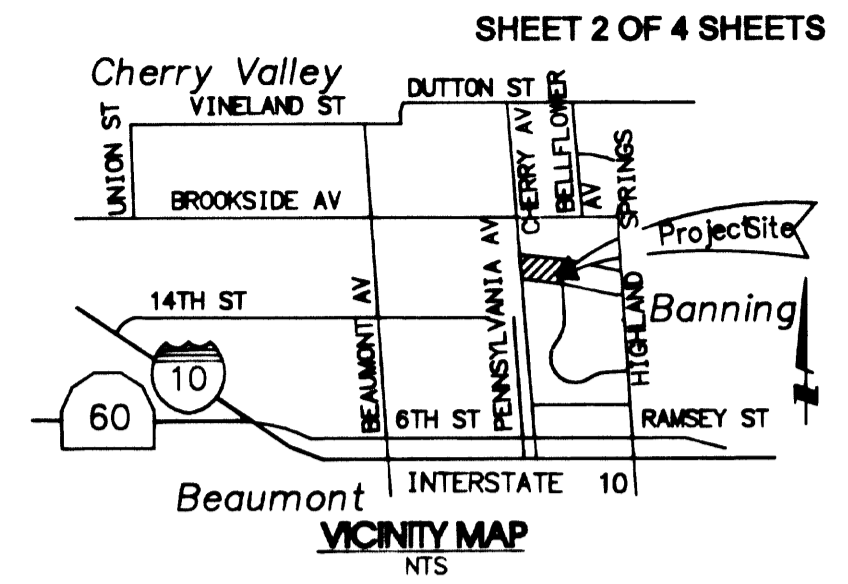
IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

# TRACT NO. 34862-1

BEING A SUBDIVISION OF ALL OF LOTS 18 THROUGH 36 INCLUSIVE, 45 THROUGH 50 INCLUSIVE, 55, 56, 58 AND LETTERED LOTS "E", "F", "K" AND PORTION OF "H" OF TRACT NO. 34862, FILED IN BOOK 423, PAGES 94 THROUGH 107 INCLUSIVE, OF MAPS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER.  
FOR CONDOMINIUM PURPOSES.



DATE OF SURVEY: MAY, 2013



**SURVEYOR'S NOTES:**

- ( ) = RECORD DATA
- (R) = DENOTES RADIAL BEARING
- R1 = DENOTES RECORD DATA PER TRACT NO. 34862, RECORDED IN MAP BOOK 423, PAGE 94 THRU 107, INCLUSIVE OF OFFICIAL RECORDS, COUNTY OF RIVERSIDE.
- (4) = INDICATES SHEET NUMBER

**MONUMENT NOTES**

- ▲ DENOTES FOUND 5/8" COPPER CLAD STEEL PIN W/1 1/2" BRASS CAP STAMPED "L.S. 7930" IN ASPHALT, FLUSH, PER TRACT 31893-1 M.B. 372/45-56
- DENOTES 2" IRON PIPE & TAG "L.S. 7930", FLUSH IN GROUND OR IN ASPHALT, OR A LEAD, TACK AND TAG "L.S. 7930" IN CONCRETE, TO BE SET PER TRACT NO. 34862, M.B. 423/94-107.
- ⊙ DENOTES 2" IRON PIPE & TAG "L.S. 7930", FLUSH, IN THE GROUND OR IN ASPHALT, OR A LEAD, TACK AND TAG "L.S. 7930" IN CONCRETE, TO BE SET PER TRACT NO. 34862, M.B. 423/94-107.
- DENOTES FOUND MONUMENT AS NOTED AND REFERENCED BELOW:
- 1 FOUND 2" IRON PIPE & TAG "L.S. 6185", FLUSH, PER TRACT 30332-1, M.B. 321/45-54.
- 2 FOUND 1" IRON PIPE, NO TAG, DN. 1.7", PER TRACT NO. 30332-1, M.B. 321/45-54; ACCEPTED AS S 1/4 COR., SEC 35, T.2S., R.1W., S.B.M.
- 3 FOUND 5/8" COPPER CLAD STEEL PIN W/1-1/2" BRASS CAP STAMPED "L.S. 6185", IN ASPHALT, FLUSH, PER TRACT 30332-10, M.B. 334/60-68.
- DENOTES SET MONUMENT AS NOTED AND REFERENCED BELOW:
- 4 ALL LOT CORNERS WILL BE MONUMENTED WITH 1" IRON PIPE TAGGED "L.S. 8508" IN GROUND, FLUSH, OR A LEAD, TACK AND TAG "L.S. 8508" IN CONCRETE, OR B" SPIKE & WASHER STAMPED "L.S. 8508" IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE, UNLESS OTHERWISE NOTED.

**BASIS OF BEARINGS NOTE**

THE BEARING OF N01°09'10"E ALONG THE CENTERLINE OF STARLIGHT DRIVE AS SHOWN ON TRACT MAP NO. 34862, M.B. 423/94-107; RECORDS OF RIVERSIDE COUNTY, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

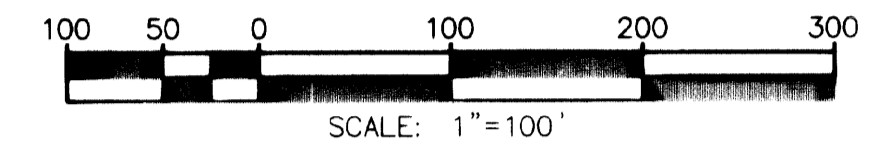
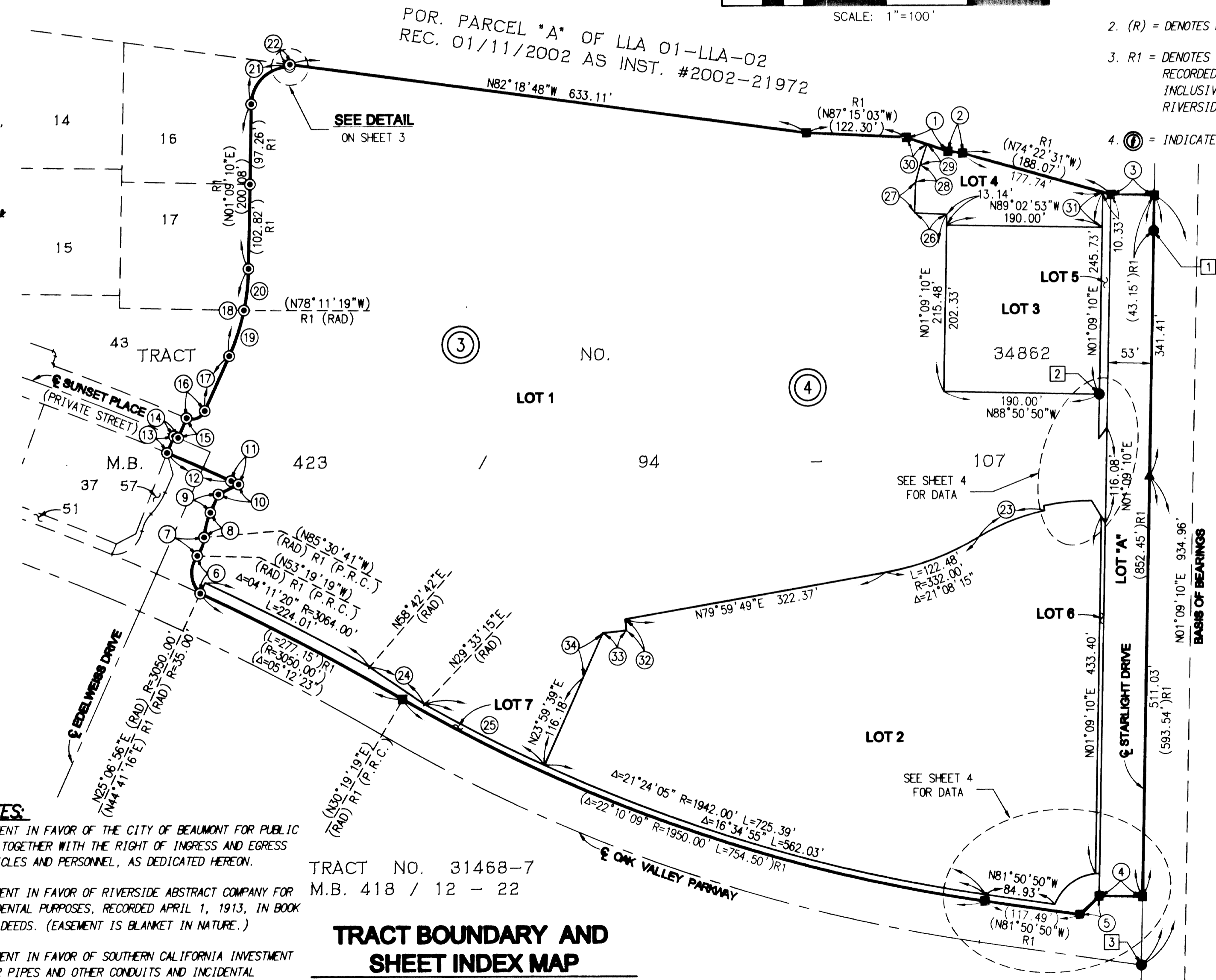
(NO)	BEARING/DELTA	RADIUS	LENGTH	REFERENCE
1	(N71°37'37"W)	--	(53.30')	R1
2	(N82°29'17"W)	--	(18.10')	R1
3	(N88°50'50"W)	--	(53.00')	R1
4	(N88°50'50"W)	--	(53.00')	R1
5	(N46°07'14"E)	--	(32.27')	R1
6	(81°59'25")	(35.00')	(50.09')	R1
7	(32°11'22")	(43.00')	(24.16')	R1
8	(19°31'40")	(92.00')	(31.36')	R1
9	(N24°00'59"E)	--	(24.26')	R1
10	(N63°24'42"E)	--	(27.17')	R1
11	(N65°18'49"W)	--	(9.95')	R1
12	(01°31'11")	(3190.00')	(84.61')	R1
13	N23°10'00"E	(RAD)	22.00'	--
14	00°05'34"	3212.00'	5.20'	--
15	N23°15'34"E	(RAD)	26.00'	--
16	(89°14'35")	(17.00')	(26.48')	R1
17	(N24°00'59"E)	--	(72.86')	R1
18	(22°51'49")	(274.00')	(109.34')	R1
19	(12°12'18")	(274.00')	(58.37')	R1
20	(10°39'31")	(274.00')	(50.97')	R1
21	(90°00'00")	(46.00')	(72.26')	R1
22	(N01°09'10"E)	(RAD)	(2.87')	R1
23	18°57'01"	263.00'	86.99'	--
24	N55°52'39"W	--	80.60'	--
25	04°49'10"	1942.00'	163.35'	--
26	N87°15'03"W	--	39.65'	--
27	N02°44'57"E	--	38.00'	--
28	N15°02'01"E	--	21.15'	--
29	N18°22'23"E	--	26.18'	--
30	N71°37'37"W	--	26.44'	--
31	N01°09'10"E	--	42.73'	--
32	N07°20'54"W	--	13.45'	--
33	04°49'59"	345.50'	29.14'	--
34	N24°02'00"E	--	59.17'	--

**EASEMENT NOTES:**

- (A) INDICATES AN EASEMENT IN FAVOR OF THE CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES AND PERSONNEL, AS DEDICATED HEREON.
- (B) INDICATES AN EASEMENT IN FAVOR OF RIVERSIDE ABSTRACT COMPANY FOR PIPELINE AND INCIDENTAL PURPOSES, RECORDED APRIL 1, 1913, IN BOOK 371, PAGE 177, OF DEEDS. (EASEMENT IS BLANKET IN NATURE.)
- (C) INDICATES AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA INVESTMENT COMPANY, FOR WATER PIPES AND OTHER CONDUITS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 4, 1893, IN BOOK 4, PAGE 335 OF DEEDS.

TRACT NO. 31468-7  
M.B. 418 / 12 - 22

**TRACT BOUNDARY AND SHEET INDEX MAP**



TRACT NO. 31893-1  
M.B. 372 / 45 - 56

21.987 ACRES  
NUMBERED LOTS: 7  
LETTERED LOTS: 1

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

SHEET 3 OF 4 SHEETS

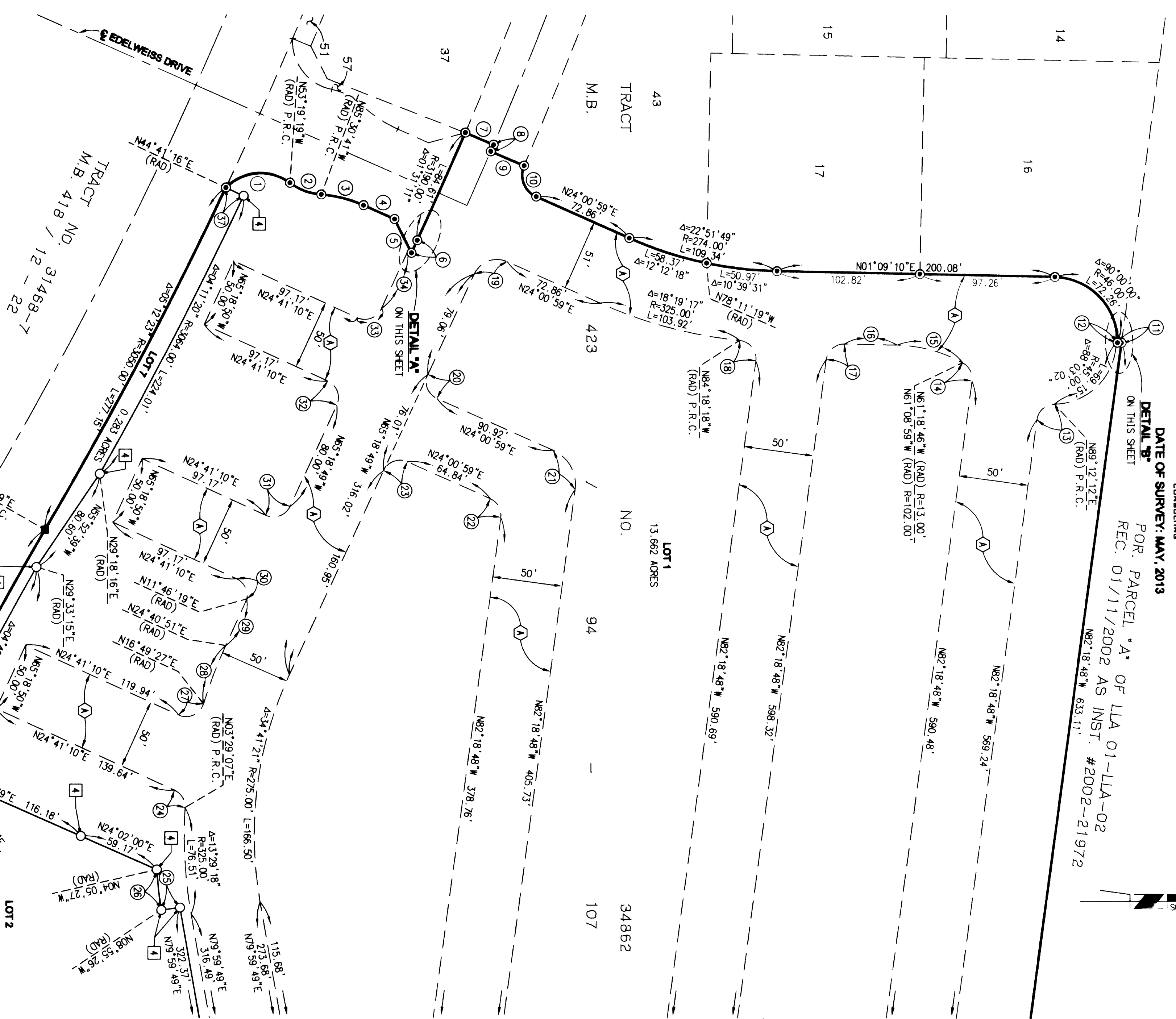
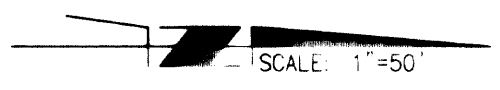
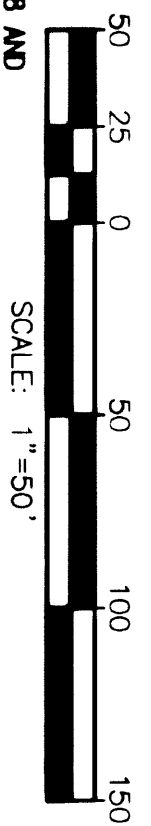
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BEING A SUBDIVISION OF ALL OF LOTS 18 THROUGH 36 INCLUSIVE, 45 THROUGH 50 INCLUSIVE, 55, 56, 58 AND LETTERED LOTS "E", "F", "K" AND PORTION OF "H" OF TRACT NO. 34862, FILED IN BOOK 423, PAGES 94 THROUGH 107 INCLUSIVE, OF MAPS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, FOR CONDOMINIUM PURPOSES.



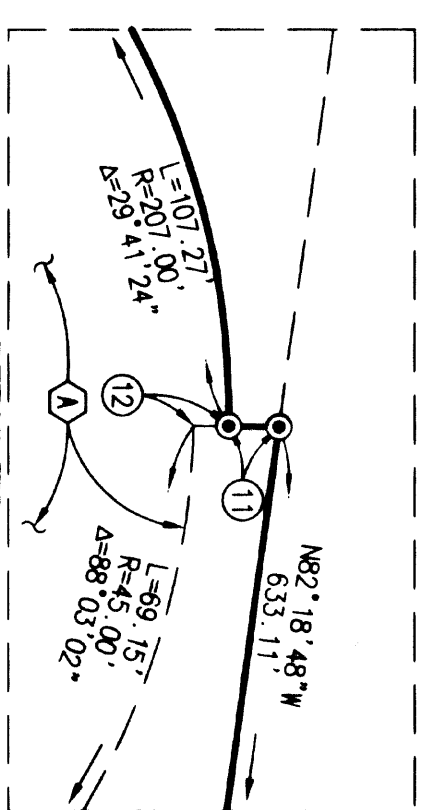
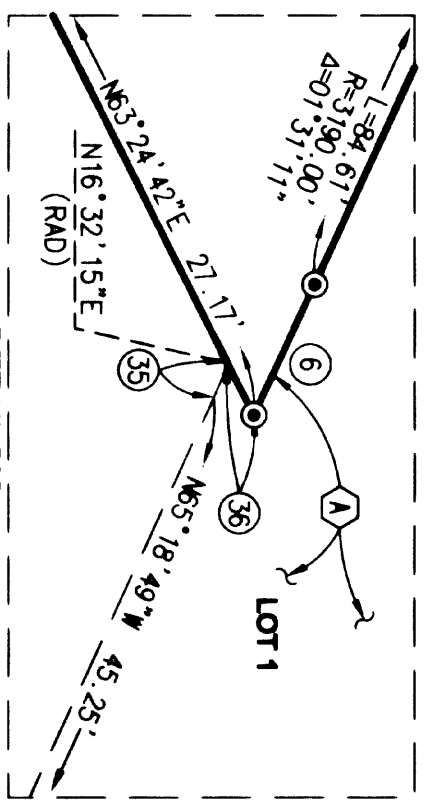
DATE OF SURVEY: MAY, 2013

FOR PARCEL "A" OF LLA 01-LLA-02  
REC. 01/11/2002 AS INST. #2002-21972



NO	BEARING/Delta	RADIUS	LENGTH
1	S81°59'25"	35.00'	50.09'
2	S32°11'22"	43.00'	24.16'
3	S19°31'40"	92.00'	31.36'
4	N24°00'59"E	--	24.26'
5	N63°24'42"E	--	27.17'
6	N65°18'49"W	--	9.95'
7	N23°10'00"E	(RAD)	22.00'
8	N00°05'34"E	(RAD)	5.20'
9	N23°15'34"E	(RAD)	26.00'
10	S89°14'35"	(RAD)	2.87'
11	N01°09'10"E	(RAD)	2.87'
12	N01°09'10"E	(RAD)	1.00'
13	S81°51'00"	(RAD)	18.50'
14	S68°59'58"	(RAD)	13.00'
15	S27°41'51"	(RAD)	102.00'
16	N01°09'10"E	--	37.95'
17	S83°27'58"	(RAD)	13.00'
18	S91°59'30"	(RAD)	20.87'
19	S89°19'48"	(RAD)	18.00'

NO	BEARING/Delta	RADIUS	LENGTH
20	S90°40'12"	13.00'	20.57'
21	S73°40'13"	27.00'	34.72'
22	S73°40'13"	13.00'	16.72'
23	S89°19'48"	13.00'	20.27'
24	S68°47'57"	13.00'	15.61'
25	N07°20'54"W	--	13.45'
26	S04°49'59"	(RAD)	345.50'
27	S97°51'43"	(RAD)	22.20'
28	S07°51'24"	(RAD)	335.00'
29	N65°49'37"W	--	36.70'
30	S77°05'09"	(RAD)	17.49'
31	S89°59'59"	(RAD)	20.42'
32	S90°00'01"	(RAD)	20.42'
33	S89°59'59"	(RAD)	20.42'
34	N65°18'49"W	--	45.25'
35	S08°08'56"	(RAD)	2.56'
36	N63°24'42"E	--	4.08'
37	N25°06'56"E	(RAD)	14.00'



- SEE SHEET 4 -

21.987 ACRES  
NUMBERED LOTS: 7  
LETTERED LOTS: 1

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

# TRACT NO. 34862-1

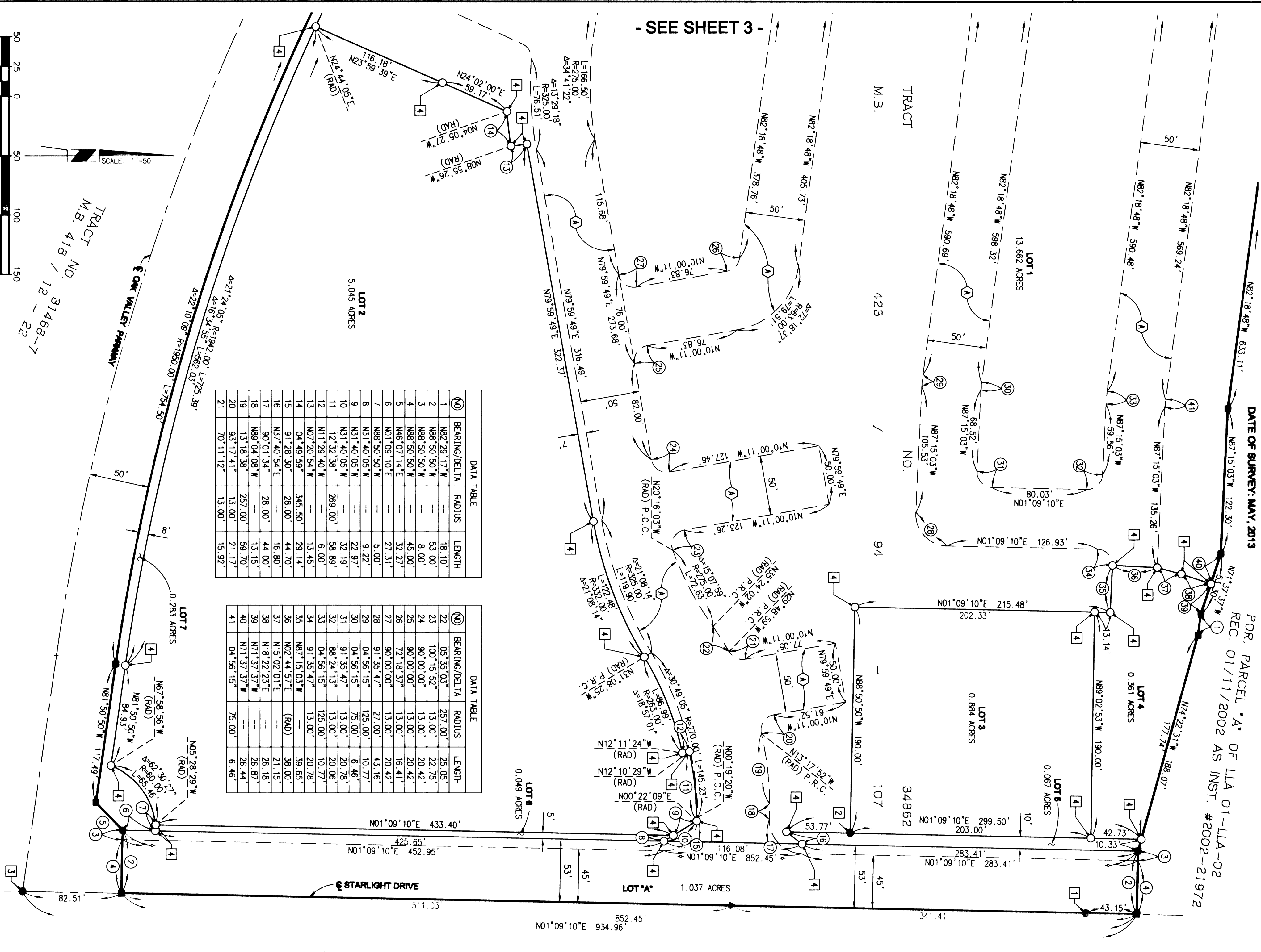
BEING A SUBDIVISION OF ALL OF LOTS 18 THROUGH 36 INCLUSIVE, 45 THROUGH 50 INCLUSIVE, 55, 56, 58 AND LETTERED LOTS 'E', 'F', 'K' AND PORTION OF 'H' OF TRACT NO. 34862, FILED IN BOOK 423, PAGE 94 THROUGH 107 INCLUSIVE, OF MAPS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, FOR CONDOMINIUM PURPOSES.

SHEET 4 OF 4 SHEETS



DATE OF SURVEY: MAY, 2013

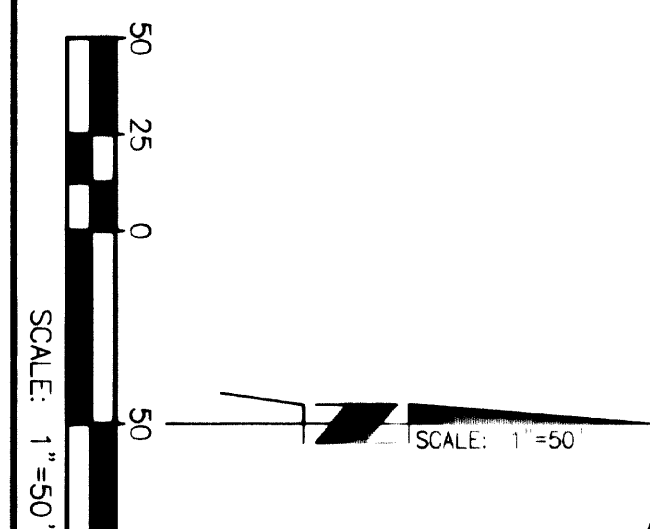
POR. PARCEL 'A' OF LLA 01-LLA-02  
REC. 01/11/2002 AS INST. #2002-21972



- SEE SHEET 3 -

NO	BEARING/Delta	RADIUS	LENGTH
1	N82°29'17"W	--	18.10'
2	N88°50'50"W	--	53.00'
3	N88°50'50"W	--	8.00'
4	N88°50'50"W	--	45.00'
5	N46°07'14"E	--	32.27'
6	N01°09'10"E	--	27.31'
7	N88°50'50"W	--	5.00'
8	N31°40'05"W	--	9.22'
9	N31°40'05"W	--	22.97'
10	N31°40'05"W	--	32.19'
11	N12°32'38"W	269.00'	58.89'
12	N11°29'40"W	--	6.00'
13	N07°20'54"W	--	13.45'
14	04°49'59"	345.50'	29.14'
15	91°28'50"	28.00'	44.70'
16	N37°40'54"E	--	16.80'
17	90°01'34"	28.00'	44.00'
18	N89°04'08"W	--	13.15'
19	13°18'38"	257.00'	59.70'
20	93°17'41"	13.00'	21.17'
21	70°11'12"	13.00'	15.92'

NO	BEARING/Delta	RADIUS	LENGTH
22	05°35'03"	257.00'	25.05'
23	100°15'52"	13.00'	22.75'
24	90°00'00"	13.00'	20.42'
25	90°00'00"	13.00'	20.42'
26	72°18'37"	13.00'	16.41'
27	90°00'00"	13.00'	20.42'
28	91°35'47"	27.00'	43.16'
29	04°56'15"	125.00'	10.77'
30	04°56'15"	75.00'	6.46'
31	91°35'47"	13.00'	20.78'
32	88°24'13"	13.00'	20.06'
33	04°56'15"	125.00'	10.77'
34	91°35'47"	13.00'	20.78'
35	N87°15'03"W	(RAD)	38.65'
36	N02°44'57"E	(RAD)	21.15'
37	N15°02'01"E	--	26.18'
38	N18°22'23"E	--	26.87'
39	N17°37'37"W	--	26.44'
40	N17°37'37"W	--	26.44'
41	04°56'15"	75.00'	6.46'



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