

THIS SUBDIVISION CONTAINS:
95 NUMBERED LOTS
12 LETTERED LOTS
107 LOTS TOTAL
29.32 ACRES GROSS

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

SHEET 1 OF 4 SHEETS

TRACT NO. 32850

BEING A SUBDIVISION OF A PORTION OF THE WEST ONE-HALF OF THE
NORTHEAST ONE-QUARTER, OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SAN BERNARDINO MERIDIAN.

ON POINT LAND SURVEYING, INC.



AUGUST 2021

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____
AT _____ 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 BY:
FIRST AMERICAN TITLE

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: CABERNET LANE (LOT 'D'), RIESLING DRIVE (LOT 'E'), CHARDONNAY DRIVE (LOT 'F'), ZINFANDEL WAY (LOT 'G'), PORT DRIVE (LOT 'H'), TATRIA WAY (LOT 'I'), MERLOT LANE (LOT 'J'), PINOT NOIR COURT (LOT 'K') AND MANZANITA PARK ROAD (LOT 'L') AS SHOWN HEREON.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: EASEMENT FOR SEWER PURPOSES, EASEMENTS FOR DRAINAGE PURPOSES, AND PUBLIC UTILITY EASEMENTS (P.U.E.) ALL SHOWN HEREON.

WE HEREBY RETAIN LOT 'A' FOR DETENTION BASIN, DRAINAGE AND LANDSCAPE PURPOSES.

WE HEREBY RETAIN LOT 'B' FOR OPEN SPACE AND PARK PURPOSES.

WE HEREBY RETAIN LOT 'C' FOR OPEN SPACE AND LANDSCAPE PURPOSES.

WE HEREBY RETAIN AN EASEMENT FOR LANDSCAPE MAINTENANCE AS SHOWN HEREON AS "LM".

MOZAFAR BEHZAD
HAMID ROKNIAN, TRUSTEE ROZITA ROKNIAN, TRUSTEE
HAMID ROKNIAN AND ROZITA ROKNIAN 2001
REVOCABLE TRUST

TRUSTEE STATEMENT:

FIDELITY NATIONAL TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEED OF TRUST RECORDED SEPTEMBER 4, 2013 AS INSTRUMENT NUMBER 2013-0432428, OFFICIAL RECORDS.

BY: _____
NAME: _____ DATE _____
TITLE: _____

NOTARY ACKNOWLEDGEMENTS:

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 _____

ON _____ BEFORE ME, _____, A NOTARY PUBLIC,

PERSONALLY APPEARED _____

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 AND OFFICIAL SEAL. COMMISSION # OF NOTARY: _____
SIGNATURE: _____ COMMISSION EXPIRES: _____
PRINCIPAL COUNTY OF BUSINESS: _____

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 _____

ON _____ BEFORE ME, _____, A NOTARY PUBLIC,

PERSONALLY APPEARED _____

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.

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SIGNATURE: _____ COMMISSION EXPIRES: _____
PRINCIPAL COUNTY OF BUSINESS: _____

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STATE OF CALIFORNIA
COUNTY OF _____

ON _____ BEFORE ME, _____, A NOTARY PUBLIC,

PERSONALLY APPEARED _____

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 AND OFFICIAL SEAL. COMMISSION # OF NOTARY: _____
SIGNATURE: _____ COMMISSION EXPIRES: _____
PRINCIPAL COUNTY OF BUSINESS: _____

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STATE OF CALIFORNIA
COUNTY OF _____

ON _____ BEFORE ME, _____, A NOTARY PUBLIC,

PERSONALLY APPEARED _____

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 AND OFFICIAL SEAL. COMMISSION # OF NOTARY: _____
SIGNATURE: _____ COMMISSION EXPIRES: _____
PRINCIPAL COUNTY OF BUSINESS: _____

SOILS REPORT NOTE

PRELIMINARY SOILS INVESTIGATION REPORT FOR TENTATIVE TRACT 32850, DATED MAY 16, 2005, PROJECT NO. 04280-F, WAS PREPARED BY SOILS SOUTHWEST, INC. AS REQUIRED BY SECTIONS 17953 OF THE CALIFORNIA HEALTH AND SAFETY CODE AND AS REQUIRED BY SECTION 66434.5 OF THE CALIFORNIA GOVERNMENT CODE. A COPY OF SAID REPORT IS ON FILE FOR PUBLIC INSPECTION IN THE CITY ENGINEERS OFFICE.

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 \$ _____.

DATED: _____

MATT JENNINGS, COUNTY TAX COLLECTOR

BY: _____, 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 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.

DATE: _____

CASH OR SURETY TAX BOND
MATT JENNINGS
COUNTY TAX COLLECTOR

BY: _____, DEPUTY

BEAUMONT CITY COUNCIL CERTIFICATE

I HEREBY CERTIFY THAT THIS MAP WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF BEAUMONT ON _____ DAY OF _____, 20____, 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 OFFICE OF THE RIVERSIDE COUNTY RECORDER.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES: CABERNET LANE (LOT 'D'), RIESLING DRIVE (LOT 'E'), CHARDONNAY DRIVE (LOT 'F'), ZINFANDEL WAY (LOT 'G'), PORT DRIVE (LOT 'H'), TATRIA WAY (LOT 'I'), MERLOT LANE (LOT 'J'), PINOT NOIR COURT (LOT 'K') AND MANZANITA PARK ROAD (LOT 'L') AS SHOWN HEREON.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: EASEMENT FOR SEWER PURPOSES, EASEMENTS FOR DRAINAGE PURPOSES, AND PUBLIC UTILITY EASEMENTS (P.U.E.) ALL SHOWN HEREON.

DATED: _____, 20____

CITY CLERK, CITY OF BEAUMONT
RIVERSIDE COUNTY, CALIFORNIA

WATER DISTRICT STATEMENT:

I HEREBY CERTIFY THAT I HAVE EXAMINED TRACT MAP 32850 AND SAID MAP COMPLIES WITH THE REQUIREMENTS OF BEAUMONT-CHERRY VALLEY WATER DISTRICT.

DATED: _____, 20____

NAME: _____
POSITION: _____

CITY ENGINEER'S STATEMENT

I, JEFF HART, HEREBY STATE THAT I HAVE EXAMINED TRACT MAP 32850 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.

DATED: _____, 20____

BY:
JEFF HART, CITY ENGINEER
RCE 70910

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

DATED: _____, 20____

BY:
JAY S. FAHRION, PROFESSIONAL LAND SURVEYOR
PLS 8207

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 MOZAFAR BEHZAD ON JULY 2021. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE _____, 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.

DATED: AUGUST 22, 2022.

ANTHONY D. SMITH, P.L.S. 8133
EXPIRATION DATE: DECEMBER 31, 2022



SIGNATURE OMISSIONS

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

1. SOUTHERN CALIFORNIA EDISON COMPANY, OWNERS OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES BY DOCUMENT RECORDED FEBRUARY 27, 1987, AS INSTRUMENT NO. 293396 OF OFFICIAL RECORDS OF SAID COUNTY.

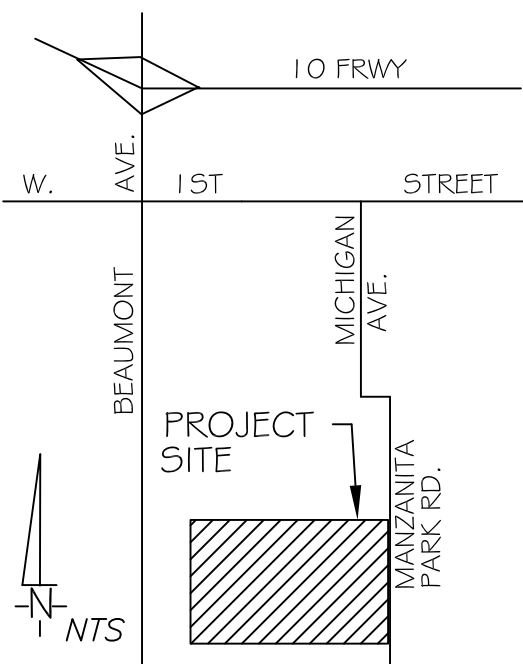
2. SOUTHERN CALIFORNIA GAS COMPANY AND SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, A CORPORATION, OWNERS OF AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES BY DOCUMENT RECORDED FEBRUARY 18, 1971, AS INSTRUMENT NO. 15790 OF OFFICIAL RECORDS OF SAID COUNTY.

TRACT NO. 32850

BEING A SUBDIVISION OF A PORTION OF THE WEST ONE-HALF OF THE
NORTHEAST ONE-QUARTER, OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SAN BERNARDINO MERIDIAN.

ON POINT LAND SURVEYING, INC.  AUGUST 2021

VICINITY MAP



SURVEYOR'S NOTES

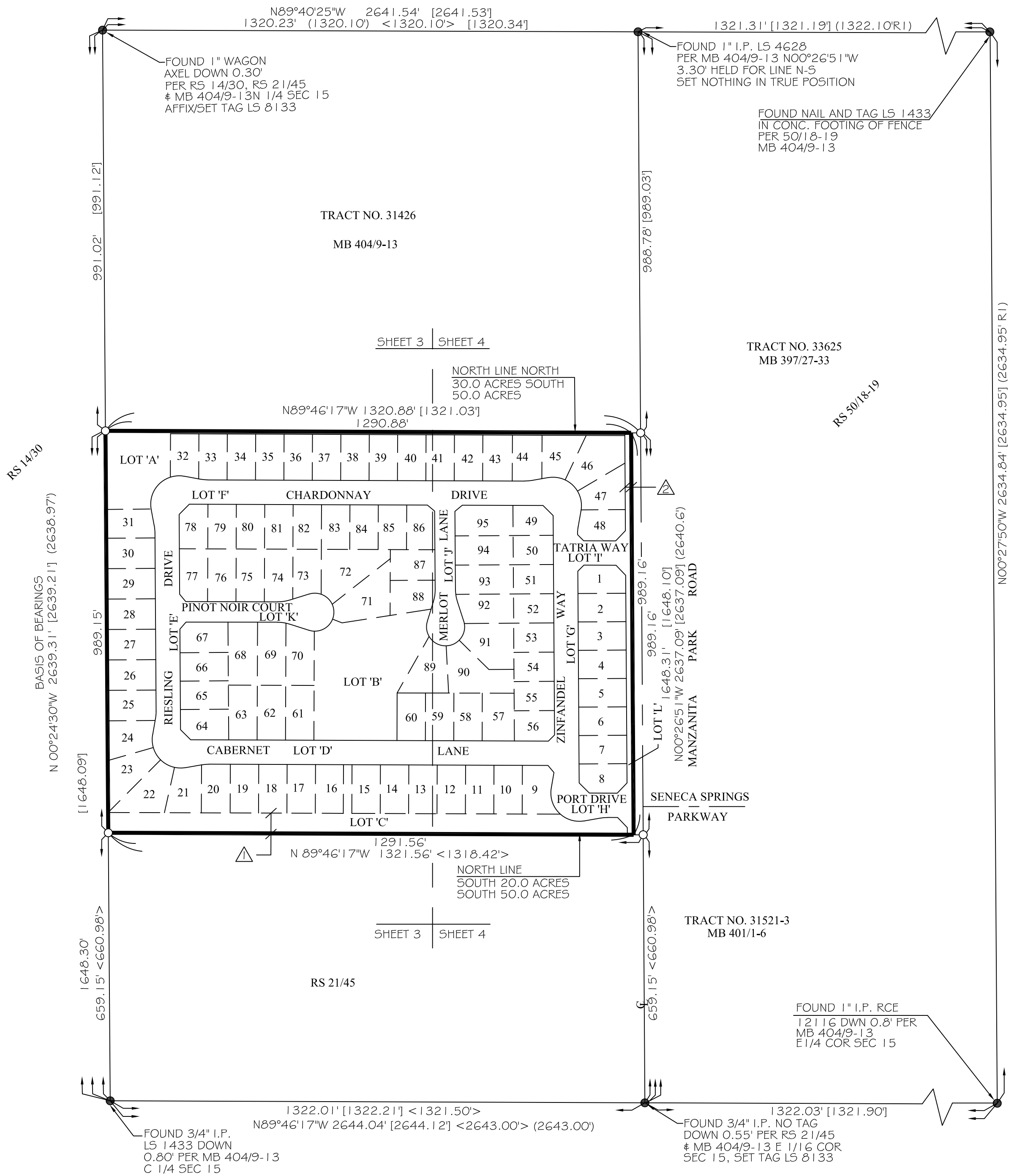
BASIS OF BEARINGS BEING THE CENTER SECTION LINE OF SECTION 15, T. 35., R. 1W., S.B.M., PER RECORD OF SURVEY 14/30 BEING SOUTH 00°24'30" EAST.

- INDICATES MONUMENTS FOUND AS NOTED
 - INDICATES SET 1" IRON PIPE TAGGED P.L.S. 8133 FLUSH IN THE GROUND OR ASPHALT OR NAIL AND TAG P.L.S. 8133 IN LEAD IN CONCRETE.
- SET 1" IRON PIPE TAGGED PLS 8133 IN GROUND, FLUSH, OR A LEAD, TACK AND TAG PLS 8133 IN CONCRETE AT ALL LOT CORNERS EXCEPT LOT CORNERS THAT ABUT A STREET WHICH WILL BE MARKED INSIDE STREET RIGHT OF WAY ON SIDELINES PRODUCED (NO MONUMENTS WILL BE SET FOR CORNER CUTOFFS, B.C.'S, E.C.'S, P.C.C.'S OR P.R.C.'S THAT ABUT A STREET WHICH ARE NOT LOT CORNERS MARKING SIDELINES).

EASEMENT NOTES:

- △ INDICATES AN EASEMENT FOR RIGHT-OF-WAY FOR PIPELINES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY RECORDED FEBRUARY 18, 1971 AS INSTRUMENT NO. 15790 OF OFFICIAL RECORDS.
- △ INDICATES AN EASEMENT FOR RIGHT-OF-WAY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED FEBRUARY 27, 1987 AS INSTRUMENT NO. 293396 OF OFFICIAL RECORDS.

- () INDICATES RECORD DATA PER RS 14/30 (R3)
- <> INDICATES RECORD DATA PER RS 21/45 (R2)
- [] INDICATES RECORD DATA PER TR 31426 MB 404/9-13
- (R1) INDICATES RECORD DATA PER RS 50/18-19
- (R) INDICATES RADIAL BEARING



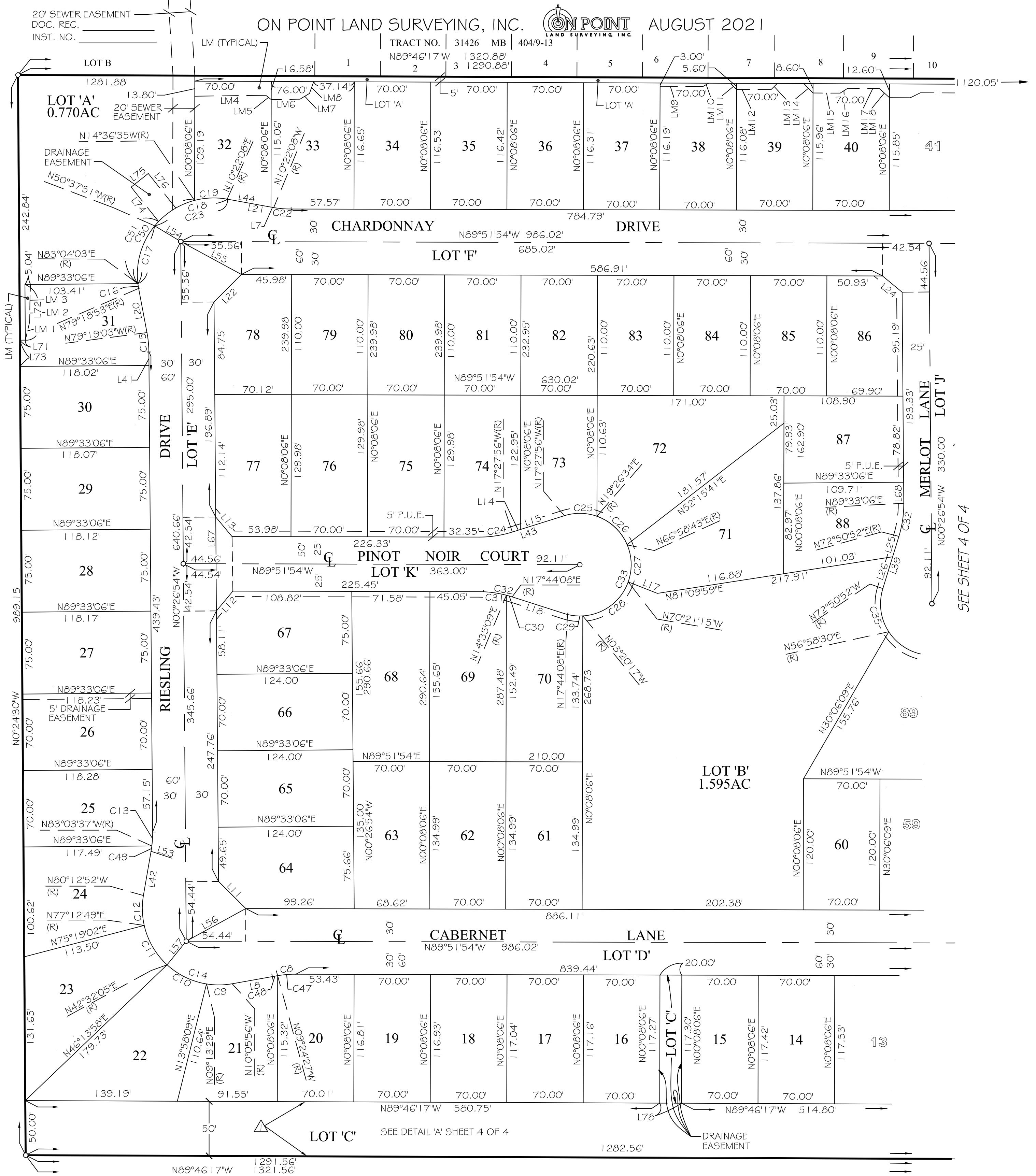
TRACT NO. 32850

BEING A SUBDIVISION OF A PORTION OF THE WEST ONE-HALF OF THE
NORTHEAST ONE-QUARTER, OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SAN BERNARDINO MERIDIAN.

SEE SHEET 4 OF 4 FOR LM LINE DATA

ON POINT LAND SURVEYING, INC.  AUGUST 2021

TRACT NO. 31426 MB 404/9-13



LINE DATA

| | | |
|-----|-------------|--------|
| L7 | N79°37'52"W | 0.67' |
| L8 | N79°54'04"E | 41.06' |
| L11 | N45°09'24"W | 33.55' |
| L12 | N39°42'04"W | 73.31' |
| L13 | N39°54'34"W | 73.31' |
| L14 | N72°32'04"E | 48.23' |
| L17 | N68°35'03"W | 28.75' |
| L18 | N72°15'52"W | 50.00' |
| L20 | N10°40'57"W | 41.06' |
| L21 | N79°37'52"W | 41.06' |
| L22 | N44°50'36"E | 35.53' |
| L24 | N50°24'15"W | 23.31' |
| L25 | N17°09'08"E | 19.59' |
| L26 | N17°09'08"E | 30.41' |
| L39 | N17°09'08"E | 50.00' |
| L41 | N00°26'54"E | 12.29' |
| L42 | N09°47'08"E | 41.06' |

| | | |
|-----|----------------|--------|
| L43 | N72°32'04"E | 50.00' |
| L44 | N79°37'52"W | 40.39' |
| L53 | N80°12'52"E(R) | 27.85' |
| L54 | N59°01'49"W | 63.14' |
| L55 | N61°29'57"W | 62.16' |
| L56 | N61°16'43"E | 27.87' |
| L57 | N39°02'16"E | 86.00' |
| L67 | N00°26'54"W | 19.32' |
| L68 | N00°26'54"W | 5.00' |
| L71 | N89°35'30"E | 50.97' |
| L72 | N00°24'30"W | 24.04' |
| L73 | N00°24'30"W | 40.28' |
| L74 | N38°32'53"W | 20.00' |
| L75 | N51°27'07"E | 40.46' |
| L76 | N38°32'53"W | 20.00' |
| L78 | N89°46'17"W | 20.00' |

CURVE DATA

| | | | | |
|-----|-------------|-----------|----------|----------|
| C8 | Δ=10°14'02" | R=100.00' | T=8.95' | L=17.86' |
| C9 | Δ=19°19'25" | R=70.00' | T=11.93' | L=23.61' |
| C10 | Δ=33°18'36" | R=70.00' | T=20.94' | L=40.70' |
| C11 | Δ=34°40'44" | R=70.00' | T=21.86' | L=42.37' |
| C12 | Δ=22°34'19" | R=70.00' | T=13.97' | L=27.58' |
| C13 | Δ=07°23'17" | R=100.00' | T=6.46' | L=12.89' |

| | | | | |
|-----|--------------|----------|----------|-----------|
| C14 | Δ=109°53'04" | R=70.00' | T=99.72' | L=193.25' |
| C15 | Δ=10°14'03" | R=70.00' | T=8.95' | L=17.86' |
| C16 | Δ=03°45'00" | R=70.00' | T=2.29' | L=4.58' |
| C17 | Δ=42°11'45" | R=70.00' | T=27.01' | L=51.55' |
| C18 | Δ=36°01'16" | R=70.00' | T=22.76' | L=44.01' |
| C19 | Δ=24°58'43" | R=70.00' | T=15.50' | L=30.52' |

| | | | | |
|-----|--------------|-----------|-----------|-----------|
| C22 | Δ=10°14'02" | R=100.00' | T=8.95' | L=17.86' |
| C23 | Δ=111°03'05" | R=70.00' | T=101.95' | L=134.25' |
| C24 | Δ=17°36'02" | R=100.00' | T=15.48' | L=30.72' |
| C25 | Δ=36°54'30" | R=47.00' | T=15.68' | L=30.28' |
| C26 | Δ=47°32'09" | R=47.00' | T=20.70' | L=38.99' |
| C27 | Δ=42°40'02" | R=47.00' | T=18.36' | L=35.00' |

| | | | | |
|-----|--------------|-----------|-----------|----------|
| C28 | Δ=67°00'58" | R=47.00' | T=31.12' | L=54.97' |
| C29 | Δ=21°04'25" | R=47.00' | T=8.74' | L=17.29' |
| C30 | Δ=03°08'59" | R=100.00' | T=2.75' | L=5.50' |
| C31 | Δ=14°27'03" | R=100.00' | T=12.68' | L=25.22' |
| C32 | Δ=17°36'02" | R=100.00' | T=15.48' | L=30.72' |
| C33 | Δ=21°51'204" | R=47.00' | T=17.653' | L=35.00' |



SCALE 1"=60'

NOTE: SEE SHEET 2 OF 4 FOR SURVEYORS' NOTES AND EASEMENT NOTES.

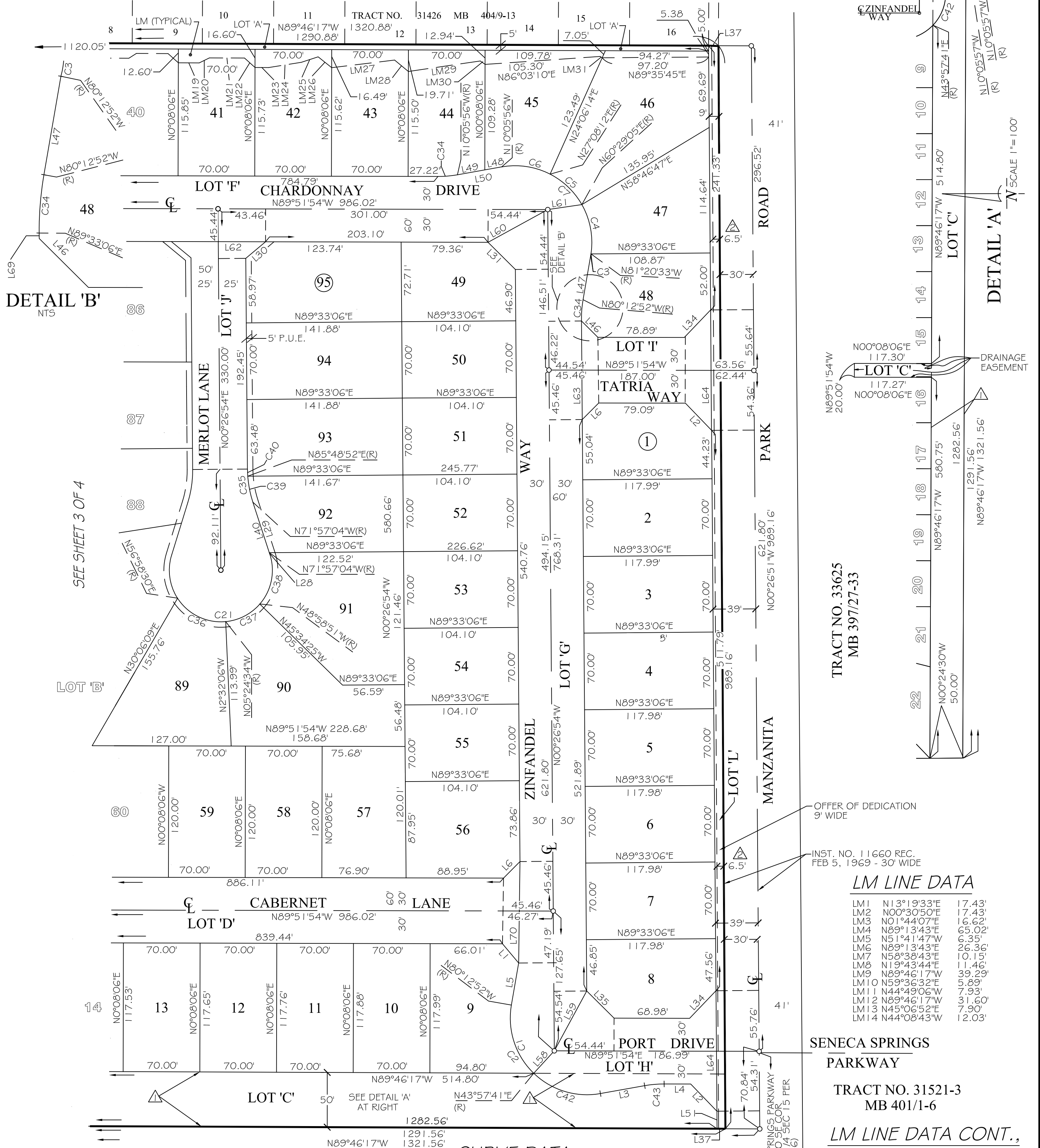
SEE SHEET 4 OF 4

TRACT NO. 32850

BEING A SUBDIVISION OF A PORTION OF THE WEST ONE-HALF OF THE
NORTHEAST ONE-QUARTER, OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SAN BERNARDINO MERIDIAN.

NOTE: SEE SHEET 2 OF 4 FOR SURVEYOR'S
NOTES AND EASEMENT NOTES.

ON POINT LAND SURVEYING, INC.  AUGUST 2021



LINE DATA

| | | |
|-----|-------------|--------|
| L1 | N40°02'23"W | 22.92' |
| L2 | N43°58'31"W | 34.48' |
| L3 | N79°54'03"E | 41.06' |
| L4 | N89°51'54"W | 24.24' |
| L5 | N09°47'03"E | 38.95' |
| L6 | N44°50'36"E | 21.32' |
| L28 | N18°02'59"W | 1.45' |
| L29 | N18°02'59"W | 4.55' |
| L30 | N49°59'07"E | 28.55' |
| L31 | N45°09'28"W | 35.17' |
| L34 | N43°41'11"E | 34.83' |
| L35 | N45°09'24"W | 35.18' |
| L37 | N89°46'17"W | 9.00' |
| L40 | N18°02'56"W | 50.00' |

| | | |
|-----|-------------|---------|
| L46 | N45°09'25"W | 21.11' |
| L47 | N09°47'08"E | 41.06' |
| L48 | N79°54'04"E | 15.64' |
| L49 | N79°54'04"E | 25.42' |
| L50 | N79°54'04"E | 41.06' |
| L51 | N00°36'51"W | 16.02' |
| L58 | N42°37'16"E | 27.80' |
| L59 | N28°42'28"E | 62.19' |
| L60 | N61°16'04"E | 32.48' |
| L62 | N89°51'54"W | 86.00' |
| L63 | N00°26'54"W | 90.00' |
| L64 | N00°26'51"W | 110.01' |
| L69 | N00°26'54"W | 1.66' |
| L70 | N00°46'02"E | 92.67' |

CURVE DATA

| | |
|-------------|--|
| C1 | Δ=109°53'04" R=70.00' T=99.76' L=134.25' |
| C2 | Δ=55°49'27" R=70.00' T=37.03' L=68.20' |
| C3 | Δ=0°07'41" R=70.00' T=0.69' L=1.38' |
| C4 | Δ=38°10'22" R=70.00' T=24.00' L=46.64' |
| C5 | Δ=33°20'53" R=70.00' T=20.97' L=40.74' |
| C6 | Δ=37°14'08" R=70.00' T=23.58' L=45.49' |
| C7 | Δ=109°53'04" C38 R=70.00' T=99.76' L=134.25' |
| C21 | Δ=215°12'03" C39 R=47.00' T=176.53' L=176.53' |
| C34 | Δ=10°14'02" R=100.00' T=8.95' L=17.86' |
| C35 | Δ=173°60'2" R=100.00' T=15.48' L=30.72' |
| C36 | Δ=62°23'04" R=47.00' T=28.46' L=51.17' |
| C37 | Δ=43°34'16" R=47.00' T=15.48' L=30.72' |
| Δ=59°04'05" | R=47.00' T=26.63' L=48.45' |
| Δ=13°51'48" | R=100.00' T=3.26' L=24.20' |
| Δ=03°44'14" | R=100.00' T=3.26' L=6.52' |
| Δ=54°03'38" | R=70.00' T=35.71' L=66.05' |
| Δ=10°14'03" | R=100.00' T=8.95' L=17.86' |
| Δ=17°36'02" | R=100.00' T=5.48' L=30.72' |

LM LINE DATA

| | | |
|------|-------------|--------|
| LM1 | N13°19'33"E | 17.43' |
| LM2 | N00°30'50"E | 17.43' |
| LM3 | N01°44'07"E | 16.62' |
| LM4 | N89°13'43"E | 65.02' |
| LM5 | N51°41'47"W | 6.35' |
| LM6 | N83°13'43"E | 26.36' |
| LM7 | N58°38'43"E | 10.15' |
| LM8 | N19°43'44"E | 11.46' |
| LM9 | N89°46'17"W | 19.99' |
| LM10 | N59°36'32"E | 15.83' |
| LM11 | N44°48'09"W | 19.38' |
| LM12 | N89°46'17"W | 17.90' |
| LM13 | N45°06'52"E | 7.90' |
| LM14 | N44°08'43"W | 12.03' |

SENECA SPRINGS PARKWAY

TRACT NO. 31521-3
MB 401/1-6

LM LINE DATA CONT.,

| | | |
|------|-------------|--------|
| LM15 | N89°46'17"W | 24.81' |
| LM16 | N57°36'01"E | 24.81' |
| LM17 | N89°46'17"W | 28.91' |
| LM18 | N48°02'00"W | 12.62' |
| LM19 | N89°46'17"W | 15.05' |
| LM20 | N63°47'14"E | 10.33' |
| LM21 | N89°46'17"W | 32.09' |
| LM22 | N47°57'46"W | 12.90' |
| LM23 | N89°46'17"W | 12.41' |
| LM24 | N80°54'19"E | 30.31' |
| LM25 | N71°56'01"E | 16.08' |
| LM26 | N51°21'37"W | 15.85' |
| LM27 | N83°05'56"E | 57.84' |
| LM28 | N50°16'44"W | 16.35' |
| LM29 | N81°39'18"E | 66.33' |
| LM30 | N54°27'57"W | 5.40' |
| LM31 | N57°43'34"W | 2.22' |

