

NUMBER OF PARCELS: 6
ACREAGE: 110.188 ACRES GROSS

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

SHEET 1 OF 5 SHEETS

PARCEL MAP NO. 38953

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

KIMLEY-HORN

AUGUST 2024

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____ 2024
AT _____ M., IN BOOK _____ OF PARCEL MAPS
AT PAGES _____, AT THE REQUEST OF THE
THE CITY CLERK OF THE CITY OF BEAUMONT.
NO. _____
FEE _____
PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER
BY: _____, DEPUTY
SUBDIVISION GUARANTEE: FIDELITY NATIONAL TITLE

OWNERSHIP 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 WITH THE DISTINCTIVE BORDER LINE.

MERITAGE HOMES OF CALIFORNIA, A CALIFORNIA CORPORATION

NICHOLAS EMSIEK
DIVISION PRESIDENT

NOTARY ACKNOWLEDGEMENT:

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 _____) SS

ON _____, 2024, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED NICHOLAS EMSIEK, AS DIVISION PRESIDENT OF MERITAGE HOMES OF CALIFORNIA, A CALIFORNIA CORPORATION, WHO PROVED TO ME, ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT, THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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 _____
NAME OF NOTARY: _____
COUNTY IN WHICH COMMISSIONED: _____
DATE COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

SIGNATURE OMISSIONS

PURSUANT TO THE PROVISION OF SECTION 66436 (a)(3)(A)(i-viii) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

1. REDLANDS AND YUCAIPA WATER COMPANY, HOLDER OF EASEMENTS FOR WATER RIGHTS, AS DISCLOSED BY DOCUMENT RECORDED MARCH 12, 1913 IN BOOK 373, PAGE 56 OF DEEDS, RECORDS OF RIVERSIDE COUNTY.
2. SOUTHERN CALIFORNIA SECTION OF THE PROFESSIONAL GOLFER'S ASSOCIATION, A CALIFORNIA NON-PROFIT MUTUAL BENEFIT CORPORATION, HOLDER OF EASEMENTS FOR THE FLIGHT AND IMPACT OF ERRANT GOLF BALLS, AS PER DOCUMENT RECORDED DECEMBER 28, 2000, AS INSTRUMENT NO. 2000-516796, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.
3. THE CITY OF BEAUMONT OWNER OF AN EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES, AS DEDICATED ON PARCEL MAP NO. 38090, RECORDED IN BOOK 254, PAGES 97 THROUGH 103 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY.
4. BEAUMONT CHERRY VALLEY WATER DISTRICT, HOLDER OF AN EASEMENT FOR WATER FACILITY PURPOSES, AS DEDICATED ON PARCEL MAP NO. 38090, RECORDED IN BOOK 254, PAGES 97 THROUGH 103 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY.
5. AN EASEMENT DEDICATED TO SOUTHERN CALIFORNIA EDISON FOR PUBLIC UTILITIES, INGRESS AND EGRESS PER DOCUMENT RECORDED AUGUST 29, 2023 AS DOCUMENT NO. 2023-0255688 OF OFFICIAL RECORDS.

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 MKAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE, AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARED OF SUPERVISORS.

CASH OR SURETY BOND

MATHEW JENNINGS
COUNTY TAX COLLECTOR

BY: _____, DEPUTY

DATED: _____, 20____.

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: _____, 20____.

MATHEW JENNINGS, COUNTY TAX COLLECTOR

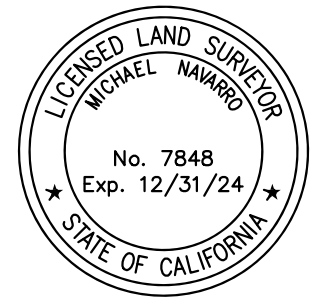
BY: _____, DEPUTY

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 MERITAGE HOMES OF CALIFORNIA, A CALIFORNIA CORPORATION IN JANUARY 2024. 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 AFTER RECORDATION, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

MICHAEL NAVARRO, LS 7848
LICENSE EXPIRES 12/31/2024

NOVEMBER 25, 2024
DATE



CITY ENGINEER'S STATEMENT

I, JEFF HART, HEREBY STATE THAT I HAVE EXAMINED PARCEL MAP NO. 38953, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY OF BEAUMONT ORDINANCE 547 APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH. THE CITY OF BEAUMONT CITY COUNCIL APPROVED TENTATIVE PARCEL MAP NO. 38953 AT ITS MEETING OF AUGUST 20, 2024, THE EXPIRATION DATE BEING NOVEMBER 18, 2028.

DATED _____, 20____.

ROBERT VESTAL, P.E.
PUBLIC WORKS DIRECTOR

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

DATED _____, 20____.

JAY S. FAHRION, ACTING CITY SURVEYOR
P.L.S. 8207

BEAUMONT CITY COUNCIL CERTIFICATE

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

DATED: _____, 20____.

CITY CLERK, CITY OF BEAUMONT
RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP NO. 38953

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

KIMLEY-HORN
AUGUST 2024
BOUNDARY AND INDEX TO SHEETS

EXISTING EASEMENT NOTES:

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- E3 AN EASEMENT GRANTED TO BEAUMONT CHERRY VALLEY WATER DISTRICT FOR WATER FACILITY PURPOSES, PER PARCEL MAP NO. 38090, P.M.B. 254/97-103
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LEGEND:

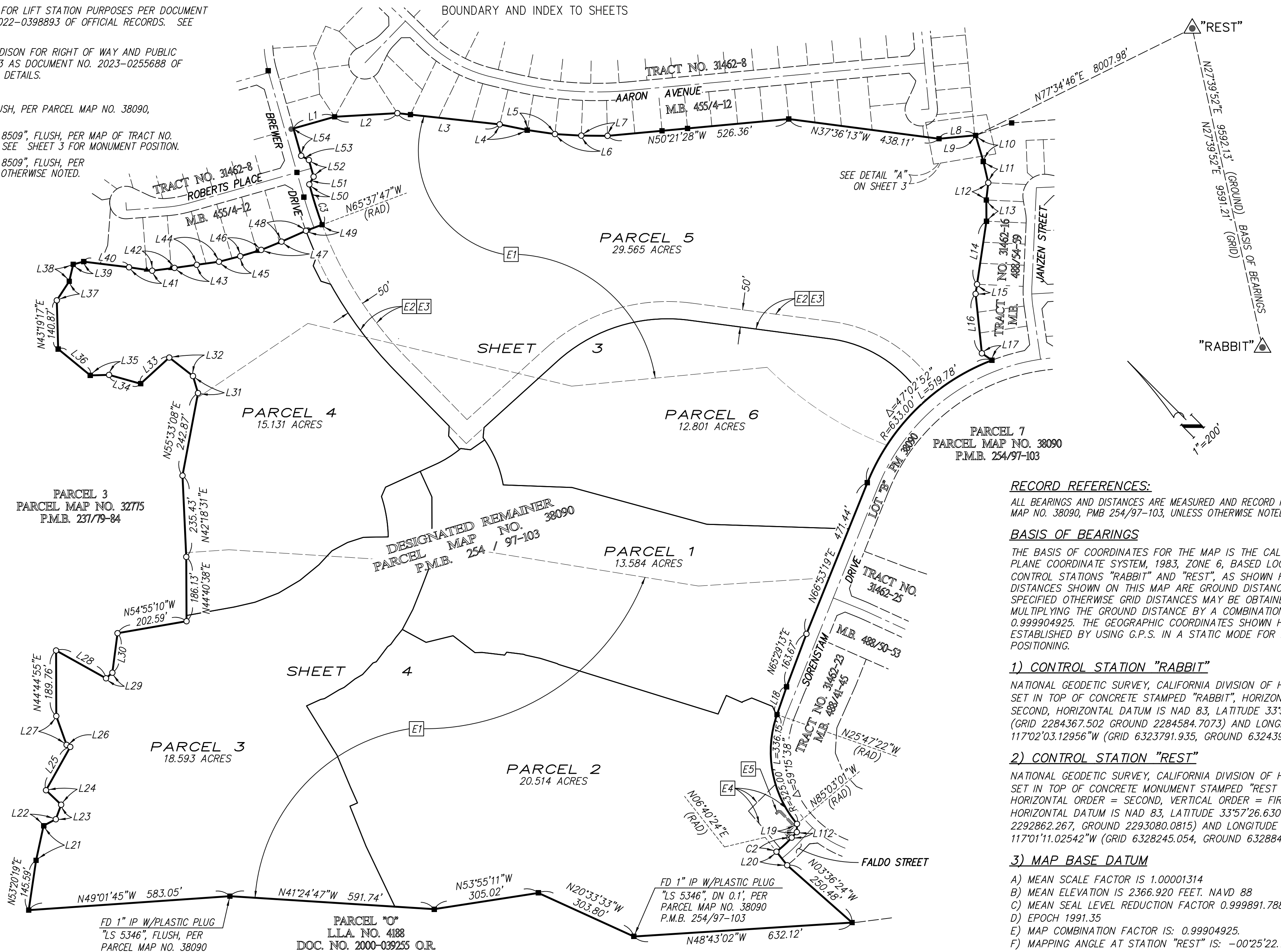
- INDICATES FOUND NAIL & TAG STAMPED "LS 8509", FLUSH, PER PARCEL MAP NO. 38090, P.M.B. 254/97-103, UNLESS OTHERWISE NOTED.
- ▲ INDICATES FOUND 1" IP W/PLASTIC PLUG STAMPED "LS 8509", FLUSH, PER MAP OF TRACT NO. 31462-8, M.B. 455/04-12, UNLESS OTHERWISE NOTED. SEE SHEET 3 FOR MONUMENT POSITION.
- INDICATES FOUND 1" IP W/PLASTIC PLUG STAMPED "LS 8509", FLUSH, PER PARCEL MAP NO. 38090, P.M.B. 254/97-103, UNLESS OTHERWISE NOTED.
- INDICATES SET 1" IP W/TAG, "LS 7848", FLUSH
- SFN INDICATES "SEARCHED, FOUND NOTHING"
- IP INDICATES "IRON PIPE"
- FD INDICATES "FOUND"

NOTE:

SEE SHEET 5 FOR LINE DATA, CURVE DATA AND MONUMENT NOTES SET 1" IP AND TAG, "LS 7848", AT ALL PARCEL CORNERS

LINE	BEARING	DISTANCE
L1	N60°55'38"W	123.86'
L2	N48°22'31"W	181.62'
L3	N38°48'33"W	297.72'
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	75.97'
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	63.23'
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	27.99'
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(RAD)	50.00'
L21	N57°12'04"E	102.52'
L22	N72°54'02"W	39.90'
L23	N65°09'28"E	44.76'
L24	N01°20'13"W	60.65'
L25	N74°09'15"E	143.64'
L26	N15°50'45"W	12.17'
L27	N25°15'33"E	88.37'
L28	N15°56'43"W	165.33'
L29	N86°28'55"W	24.47'
L30	N52°21'48"E	115.22'
L31	N28°31'48"E	51.40'
L32	N07°05'24"W	86.88'
L33	N87°26'55"W	112.30'
L34	N29°23'50"W	94.72'
L35	N46°33'26"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°00'30"W	65.00'
L44	N52°56'21"W	64.81'
L45	N59°33'05"W	63.59'
L46	N61°51'45"W	63.33'
L47	N67°16'05"W	63.33'
L48	N68°59'05"W	77.35'
L49	N65°37'47"W	50.00'
L50	N29°04'22"E	31.00'
L51	N74°04'22"E	25.46'
L52	N29°04'22"E	50.00'
L53	N15°55'38"W	25.46'
L54	N29°04'22"E	82.00'
L112	N87°44'53"E	21.75'

CURVE	DELTA ANGLE	ARC LENGTH	RADIUS
C2	8°55'31"	59.97'	385.00'
C3	4°42'09"	91.51'	1115.00'



RECORD REFERENCES:

ALL BEARINGS AND DISTANCES ARE MEASURED AND RECORD PER PARCEL MAP NO. 38090, PMB 254/97-103, UNLESS OTHERWISE NOTED.

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 0.999904925. THE GEOGRAPHIC COORDINATES SHOWN HEREON ARE ESTABLISHED BY USING G.P.S. IN A STATIC MODE FOR RELATIVE POSITIONING.

1) CONTROL STATION "RABBIT"

NATIONAL GEODETIC SURVEY, CALIFORNIA DIVISION OF HIGHWAYS DISK SET IN TOP OF CONCRETE STAMPED "RABBIT", HORIZONTAL ORDER = SECOND, HORIZONTAL DATUM IS NAD 83, LATITUDE 33°56'02.27171"N (GRID 2284367.502 GROUND 2284584.7073) AND LONGITUDE 117°02'03.12956"W (GRID 6323791.935, GROUND 6324393.2146)

2) CONTROL STATION "REST"

NATIONAL GEODETIC SURVEY, CALIFORNIA DIVISION OF HIGHWAYS DISK SET IN TOP OF CONCRETE MONUMENT STAMPED "REST 1972", HORIZONTAL ORDER = SECOND, VERTICAL ORDER = FIRST, CLASS II HORIZONTAL DATUM IS NAD 83, LATITUDE 33°57'26.63058"N (GRID 2292862.267, GROUND 2293080.0815) AND LONGITUDE 117°01'11.02542"W (GRID 6328245.054, GROUND 6328846.7656)

3) MAP BASE DATUM

- A) MEAN SCALE FACTOR IS 1.00001314
- B) MEAN ELEVATION IS 2366.920 FEET. NAVD 88
- C) MEAN SEAL LEVEL REDUCTION FACTOR 0.999891.788
- D) EPOCH 1991.35
- E) MAP COMBINATION FACTOR IS: 0.99904925.
- F) MAPPING ANGLE AT STATION "REST" IS: -00°25'22.73"

FD 1" IP W/PLASTIC PLUG
"LS 5346", FLUSH, PER
PARCEL MAP NO. 38090

PARCEL "0"
LLA. NO. 4188
DOC. NO. 2000-039255 O.R.

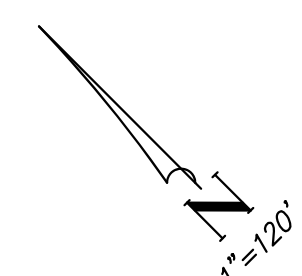
FD 1" IP W/PLASTIC PLUG
"LS 5346", DN 0.1', PER
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P.M.B. 254/97-103

PARCEL MAP NO. 38953

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KIMLEY-HORN

AUGUST 2024

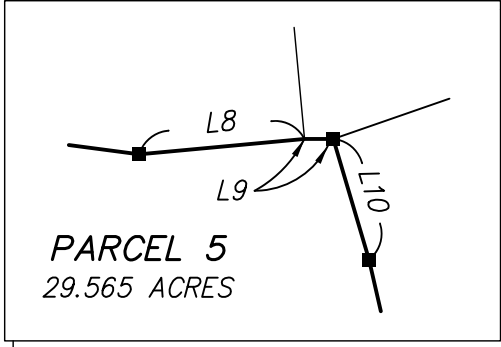
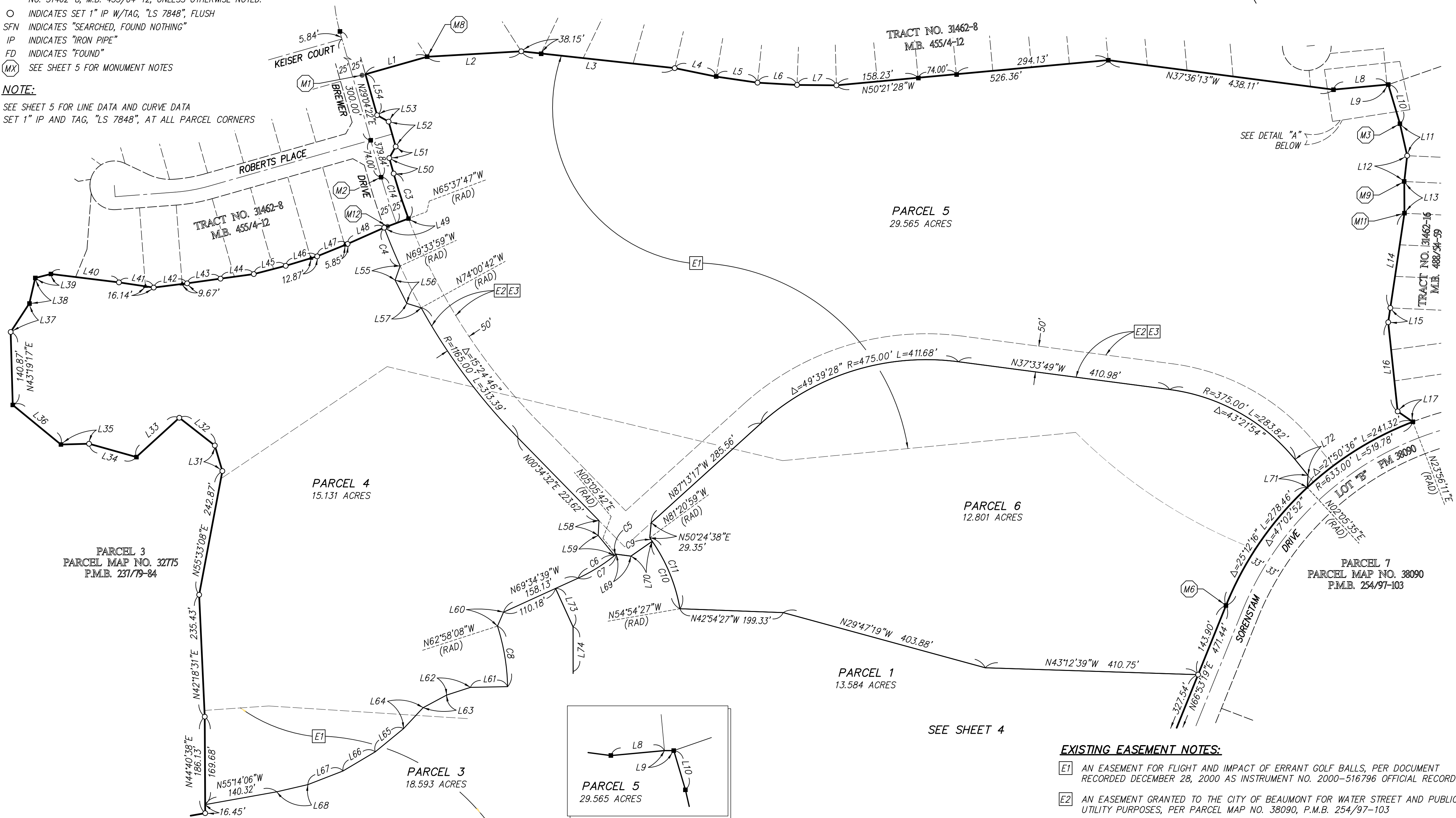


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- (MX) SEE SHEET 5 FOR MONUMENT NOTES

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DETAIL "A":
NOT TO SCALE

SEE SHEET 4

SEE SHEET 4

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KIMLEY-HORN AUGUST 2024

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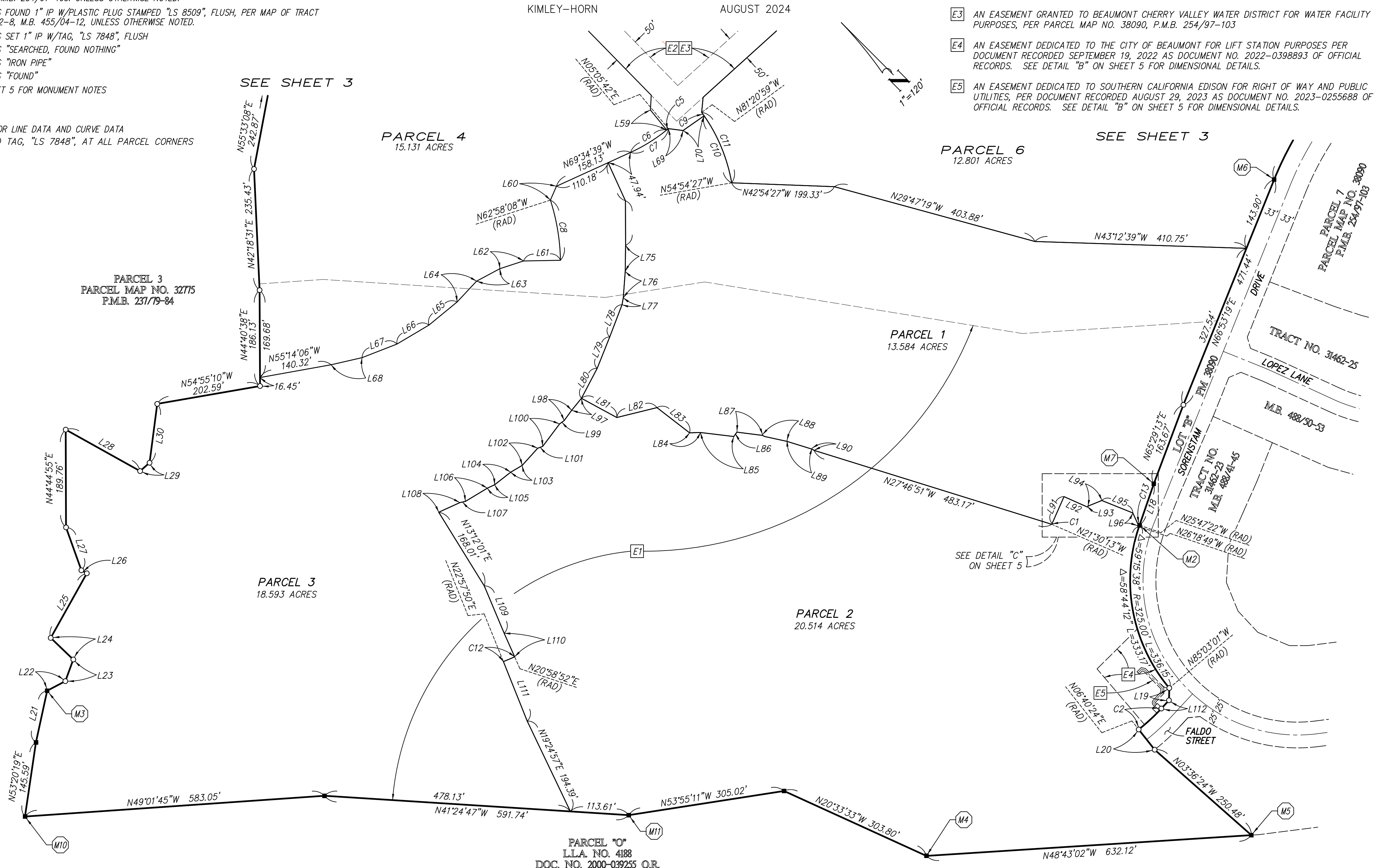
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SEE SHEET 3

SEE SHEET 3

SEE DETAIL "C" ON SHEET 5

PARCEL "O"
L.L.A. NO. 4188
DOC. NO. 2000-039255 O.R.

PARCEL MAP NO. 38953

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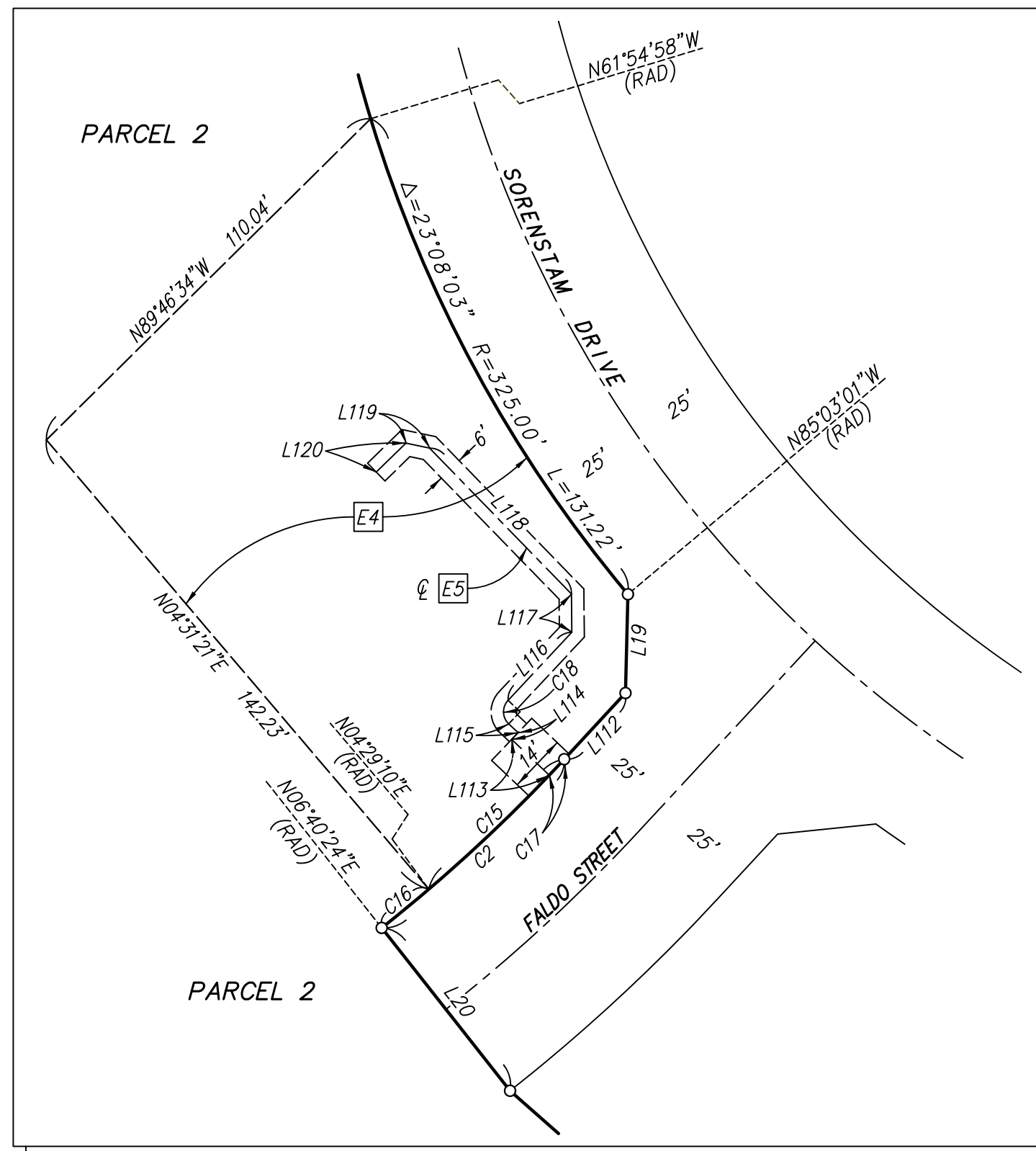
KIMLEY-HORN

AUGUST 2024

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L69	N37°42'43"W	28.69'
L70	N79°54'18"W (RAD)	50.00'
L71	N48°51'00"E	23.35'
L72	N05°48'05"E	39.52'
L73	N20°25'21"E	81.29'
L74	N44°45'52"E	86.27'
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	N66°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	N68°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	N23°06'41"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°40'42"W	25.92'
L104	N83°07'53"W	39.47'
L105	N69°59'03"W	15.71'
L106	N76°09'07"W	49.87'
L107	N57°03'31"W	10.94'
L108	N69°36'37"W	45.00'
L109	N22°09'36"E	99.87'
L110	N20°58'52"E (RAD)	50.00'
L111	N23°06'10"E	124.40'
L112	N87°44'53"E	21.75'
L113	N01°28'05"W	12.50'
L114	N88°31'55"E	2.23'
L115	N01°42'19"W	3.10'
L116	N88°03'14"E	22.48'
L117	N44°24'57"E	9.21'
L118	N00°43'48"E	49.07'
L119	N33°06'05"W	5.83'
L120	N89°19'27"W	10.00'

CURVE	DELTA ANGLE	ARC LENGTH	RADIUS
C1	0°18'19"	1.73'	325.00'
C2	8°55'31"	59.97'	385.00'
C3	4°42'09"	91.51'	1115.00'
C4	3°56'12"	80.05'	1165.00'
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	1°26'41"	8.20'	325.00'
C10	24°59'51"	141.79'	325.00'
C11	26°26'32"	149.99'	325.00'
C12	1°58'58"	23.71'	685.00'
C13	0°31'27"	2.97'	325.00'
C14	4°42'09"	93.56'	1140.00'
C15	6°44'17"	45.28'	385.00'
C16	2°11'14"	14.70'	385.00'
C17	0°47'02"	5.27'	385.00'
C18	90°14'27"	6.27'	4.00'



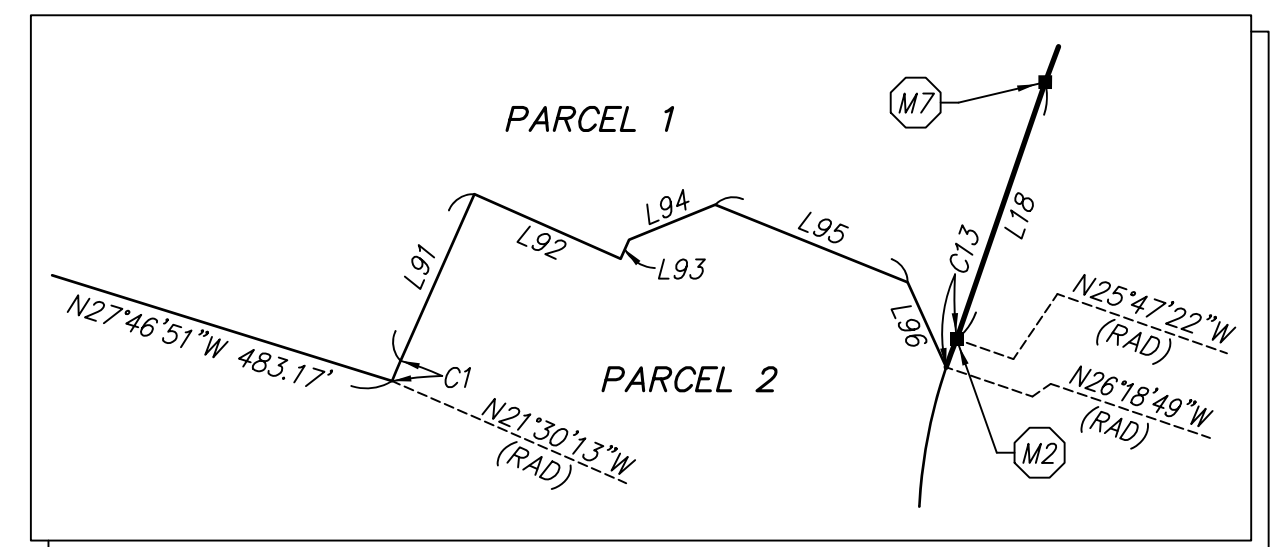
DETAIL "B"
NOT TO SCALE

MONUMENT NOTES:

- (M1) INDICATES FOUND NAIL AND TAG STAMPED "LS 8509", ON P/L PROD N60°55'38"W 6.72' FROM PROPERTY CORNER, NO REF.
- (M2) INDICATES FOUND 1" IP, NO TAG, ACCEPTED AS 1" IP AND TAG STAMPED "LS 8509" PER PARCEL MAP NO. 38090, P.M.B. 254/97-103.
- (M3) INDICATES FOUND 1" IP AND TAG STAMPED "LS 8509" PER PARCEL MAP NO. 38090, P.M.B. 254/97-103, UP 0.2'
- (M4) INDICATES FOUND 1" IP AND TAG STAMPED "LS 5346" PER PARCEL MAP NO. 38090, P.M.B. 254/97-103, DN 0.1'
- (M5) INDICATES FOUND 1" IP, BROKEN PLUG, ILLEGIBLE, DN 1.3', ACCEPTED AS 1" IP AND TAG STAMPED "LS 8509" PER PARCEL MAP NO. 38090, P.M.B. 254/97-103.
- (M6) INDICATES FOUND 1" IP AND TAG STAMPED "LS 8509", PIPE LEANING W'LY, PER PARCEL MAP NO. 38090, P.M.B. 254/97-103, UP 0.1'
- (M7) INDICATES FOUND 1" IP, NO TAG, PIPE BENT S'LY, DN 0.2', ACCEPTED AS 1" IP AND TAG "LS 8509" PER PARCEL MAP NO. 38090, P.M.B. 254/97-103.
- (M8) INDICATES FOUND 1" IP AND TAG STAMPED "LS 8509" PER PARCEL MAP NO. 38090, P.M.B. 254/97-103, DN 0.1'
- (M9) INDICATES FOUND 1" IP AND TAG STAMPED "LS 8509" PER PARCEL MAP NO. 38090, P.M.B. 254/97-103, DN 0.3'
- (M10) INDICATES FOUND 1" IP AND TAG STAMPED "LS 5346" PER PARCEL MAP NO. 38090, P.M.B. 254/97-103, DN 0.3'
- (M11) INDICATES FOUND 1" IP AND TAG STAMPED "LS 8509" PER PARCEL MAP NO. 38090, P.M.B. 254/97-103, UP 0.1'
- (M12) INDICATES FOUND NAIL AND TAG STAMPED "PLS 8509" ON TOP OF CURB, S65°37'47"E 6.73' FROM SE CORNER OF LOT 65 OF TRACT NO. 31462-8, NO REF.

EXISTING EASEMENT NOTES:

- (E4) AN EASEMENT DEDICATED TO THE CITY OF BEAUMONT FOR LIFT STATION PURPOSES PER DOCUMENT RECORDED SEPTEMBER 19, 2022 AS DOCUMENT NO. 2022-0398893 OF OFFICIAL RECORDS.
- (E5) AN EASEMENT DEDICATED TO SOUTHERN CALIFORNIA EDISON FOR RIGHT OF WAY AND PUBLIC UTILITIES, PER DOCUMENT RECORDED AUGUST 29, 2023 AS DOCUMENT NO. 2023-0255688 OF OFFICIAL RECORDS.



DETAIL "C"
NOT TO SCALE