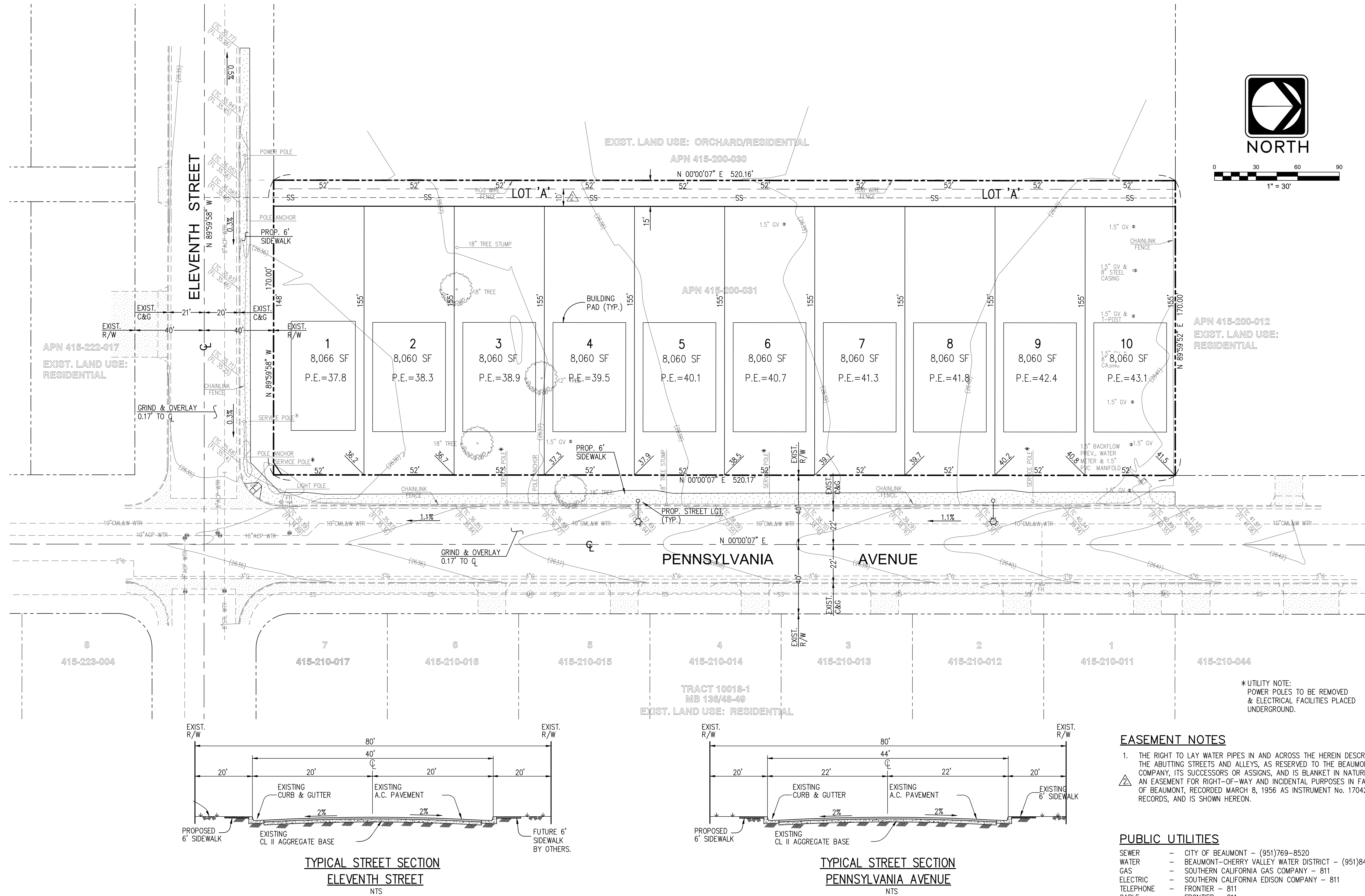


CITY OF BEAUMONT

TENTATIVE TRACT NO. 38879



OWNER / APPLICANT

PENN ST DEVELOPMENT, LLC
17744 SKYPARK CIRCLE, SUITE 205
IRVINE CA., 92614
dean@cookdevelopmentgroup.com
714-504-5295

ASSESSOR'S PARCEL NO.

415-200-031

AREA

2.70 ACRES GROSS
2.03 ACRES NET

PROPERTY DESCRIPTION

THE EASTERLY 170.00 FEET OF LOT 3 OF BLOCK 181 OF THE CITY OF BEAUMONT AS SHOWN BY THE AMENDED MAP OF THE TOWN, NOW CITY OF BEAUMONT, RECORDED IN BOOK 6, PAGES 16 AND 17 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, ALSO DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 00°00'07" EAST (NORTH 00° 01' 26" WEST) ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 520.17 FEET (520.24 FEET) TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 89°59'52" WEST (SOUTH 89° 58' 19" WEST) ALONG THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 170.00 FEET (170.00 FEET); THENCE SOUTH 00°00'07" WEST (SOUTH 00° 01' 26" EAST) A DISTANCE OF 520.16 FEET (520.22 FEET) TO THE SOUTH LINE OF SAID LOT 3; THENCE SOUTH 89°59'58" EAST (NORTH 89° 58' 51" EAST) ALONG THE SOUTHERLY LINE OF SAID LOT 3 A DISTANCE OF 170.00 FEET (170.00 FEET) TO THE POINT OF BEGINNING.

(PURSUANT TO LOT LINE ADJUSTMENT RECORDED JANUARY 17, 2003 AS INSTRUMENT NO. 36756.)

EXISTING / PROPOSED GENERAL PLAN

SINGLE FAMILY RESIDENTIAL

EXISTING / PROPOSED ZONING

RESIDENTIAL, SINGLE FAMILY (R-SF)

SOURCE OF TOPOGRAPHY

AN FIELD SURVEY PERFORMED BY BLAINE A. WOMER CIVIL ENGINEERING DATED NOVEMBER 16, 2023.

BENCHMARK

RIV. CO. BM C-2-2, AT THE NORTHWEST CORNER OF PENNSYLVANIA AVENUE AND 11TH STREET, 63 FEET WEST OF PENNSYLVANIA AVENUE, 22 FEET NORTH OF 11TH STREET, 4 FEET EAST OF POWER POLE No. 19494CWT, A BRASS DISK IN THE TOP OF A CONCRETE POST MARKED "C-2-2-65".

ELEV.= 2635.81

CONTIGUOUS OWNERSHIP

THE PROPERTY WITHIN THE BOLD BOUNDARY LINE REPRESENTS THE ENTIRE OWNERSHIP OF THE SUBDIVIDER.

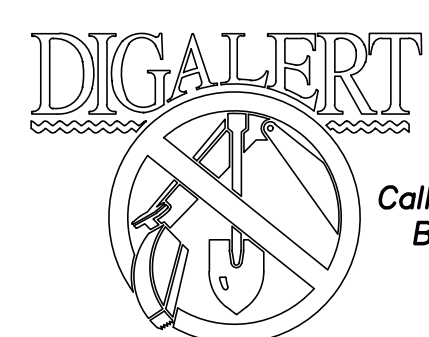
PROPOSED LOT INFORMATION

MINIMUM LOT SIZE: 8,060 SF
MAXIMUM LOT SIZE: 8,066 SF
AVERAGE LOT SIZE: 8,060 SF
LOT 'A': 7,802 SF

FLOOD PLAIN INFORMATION

THE SUBJECT PROPERTY IS LOCATED IN A FLOOD ZONE X PER FEMA FIRM PANELS 06065C0805G AND 06065C0812G, BOTH DATED 8/28/2008.

DATE PREPARED: DECEMBER 1, 2023



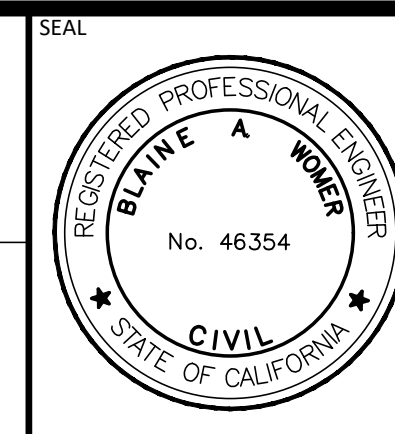
BENCHMARK:

ELEV. 0000.00, NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

BLAINE A. WOMER
CIVIL ENGINEERING
PLANNING
SURVEYING
CIVIL ENGINEERING
PUBLIC WORKS

Blaine A. Womer
C.E. 46354



DESIGN BY:
DRAWN BY:
CHECKED BY:
SCALE:
DATE:
JOB NUMBER:



Reviewed By: _____ Date: _____
Staff Engineer
Recommended for Approval By: _____ Date: _____
Administrative Engineer
Approved By: _____ Date: _____
City Engineer/Director of Public Works
CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
5506 6th St
Beaumont, CA 92223
TEL: (951) 769-8520 FAX: (951) 769-6528

CITY OF BEAUMONT, CALIFORNIA
TENTATIVE TRACT MAP No. 38879
& CONCEPTUAL GRADING PLAN
NORTHWEST CORNER OF ELEVENTH STREET AND PENNSYLVANIA AVENUE

SHEET
1
OF 1 SHEETS
FILE NO: