

NUMBER OF LOTS: 10  
NUMBER OF LETTERED LOTS: 2  
ACREAGE OF LOTS: 1.847 ACRES  
ACREAGE OF LETTERED LOTS: (7929 S.F.) 0.182 ACRES  
TOTAL ACREAGE: 2.030 ACRES

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

# TRACT MAP No. 38879

BEING A SUBDIVISION OF A PORTION OF LOT 3 OF BLOCK 181 AS SHOWN BY AMENDED MAP OF THE TOWN OF BEAUMONT RECORDED IN BOOK 6, PAGES 16 AND 17 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY AND PARCEL "C" IN NOTICE OF LOT LINE ADJUSTMENT No. 03-LLA-1, RECORDED JANUARY 17, 2003, AS INSTRUMENT No. 2003-036756 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND LOCATED IN SECTION 3, TOWNSHIP 3 SOUTH, RANGE 1 WEST.

BLAINE A. WOMER CIVIL ENGINEERING

MAY, 2025

### RECORDER'S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
AT \_\_\_\_\_ M. 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: FIDELITY NATIONAL 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:  
LOT 'A', FOR STREET AND PUBLIC UTILITY PURPOSES.

WE HEREBY RETAIN LOT 'B' IN FEE INDICATED AS "DRAINAGE CHANNEL" AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP, EXCEPT THEREFROM PRIOR RECORDED EASEMENTS.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:  
LOT 'B', FOR INGRESS AND EGRESS AND RIGHT TO INSPECT FOR WATER QUALITY PURPOSES.

OWNER: PENN ST DEVELOPMENT, LLC

BY: Dean Cook  
DEAN COOK, MANAGER

DATE: March 23, 2026

### 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 \$ 5,400.00.

DATE: MARCH 25, 2026

MATTHEW JENNINGS, COUNTY TAX COLLECTOR

BY: [Signature], DEPUTY

### TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 5,400.00 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: MARCH 25, 2026

CASH OR SURETY BOND  
MATTHEW JENNINGS  
COUNTY TAX COLLECTOR

BY: [Signature], DEPUTY

### SIGNATURE OMISSIONS

PURSUANT TO SECTION 664.36 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

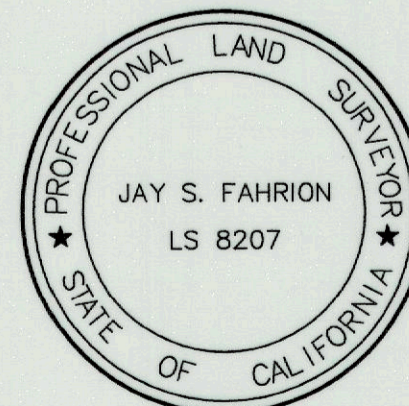
1. AN EASEMENT FOR RIGHT-OF-WAY AND INCIDENTAL PURPOSES RECORDED MARCH 8, 1956 AS INSTRUMENT No. 17042 OF OFFICIAL RECORDS.
2. THE RIGHT TO LAY WATER PIPES IN AND ACROSS THE HEREIN DESCRIBED PROPERTY AND THE ABUTTING STREETS AND ALLEYS, AS RESERVED TO THE BEAUMONT LAND AND WATER COMPANY, IT'S SUCCESSOR'S AND/OR ASSIGNS AND CANNOT BE LOCATED FROM RECORD.

### CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP OF TRACT 38879 CONSISTING OF (3) THREE SHEETS AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATE: 4/8, 2026

Jay S. Fahrion  
JAY S. FAHRION, P.L.S. 8207  
CITY SURVEYOR

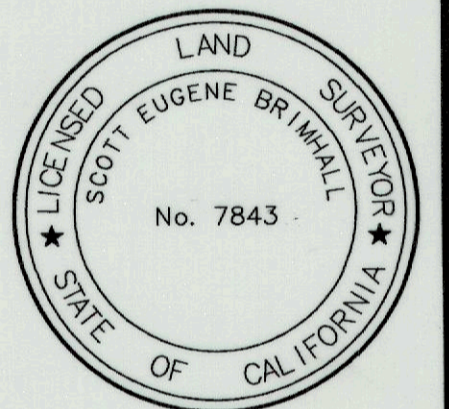


### SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PENN ST DEVELOPMENT, LLC IN JANUARY, 2024. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP, AND THAT SAID MONUMENTS ARE/WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS TRACT MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: MARCH 13, 2026

[Signature]  
SCOTT E. BRIMHALL, L.S. 7843  
EXP: 12-31-26



### 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 ORANGE ) SS  
ON March 23, 2026 BEFORE ME, Monica Lobano, A NOTARY PUBLIC  
PERSONALLY APPEARED Dean Cook  
(INSERT NAME)

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. [Signature]  
SIGNATURE  
PRINT NAME Monica Lobano  
MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY.  
MY COMMISSION EXPIRES ON: 10.29.2026  
MY COMMISSION NUMBER IS: 2421100

### CITY ENGINEER'S STATEMENT

I, ROBERT VESTAL, HEREBY STATE THAT I HAVE EXAMINED TRACT 38879, 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 OF TITLE 61 OF THE CITY OF BEAUMONT MUNICIPAL CODE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATED: APRIL 13, 2026

[Signature]  
ROBERT VESTAL, CITY ENGINEER  
RCE

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

~~XXXX~~

~~XXXX~~, ~~PROFESSIONAL LAND SURVEYOR~~

### BEAUMONT CITY COUNCIL CERTIFICATE

THE CITY OF BEAUMONT, STATE OF CALIFORNIA, BY ITS CITY COUNCIL, HEREBY APPROVES THE TRACT MAP 38879 AND ACCEPTS THE OFFER OF DEDICATION MADE HEREON FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES AND INGRESS AND EGRESS AND RIGHT TO INSPECT PURPOSES. THE CITY COUNCIL DECLARES THAT THE ACCEPTANCE OF THE OFFER IS TO VEST TITLE IN THE CITY ON BEHALF OF THE PUBLIC FOR SAID PURPOSES, BUT THAT SAID ROADS SUBJECT TO IMPROVEMENTS SHALL NOT BECOME PART OF THE CITY MAINTAINED SYSTEM UNTIL ACCEPTED BY THE CITY PURSUANT TO SECTION 941 OF THE STREETS AND HIGHWAYS CODE AS FOLLOWS;

LOT 'A', FOR STREET AND PUBLIC UTILITY PURPOSES IN FEE.

DATED: \_\_\_\_\_, 2026

\_\_\_\_\_  
CITY CLERK, CITY OF BEAUMONT  
RIVERSIDE COUNTY, CALIFORNIA

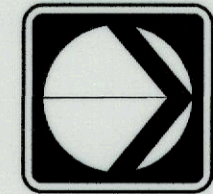
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**TRACT MAP No. 38879**

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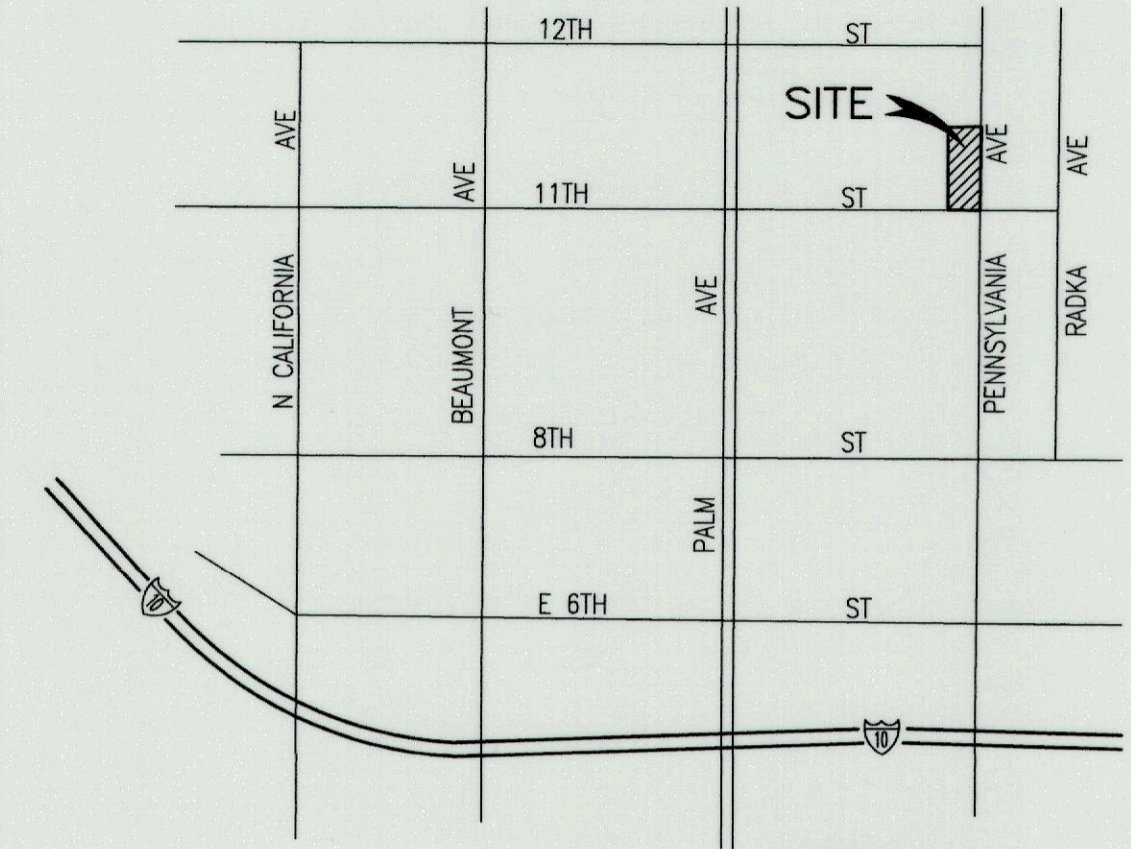
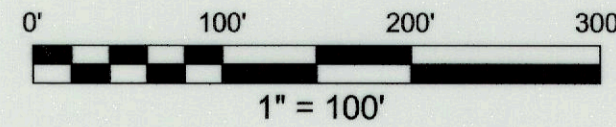
BLAINE A. WOMER CIVIL ENGINEERING

MAY, 2025

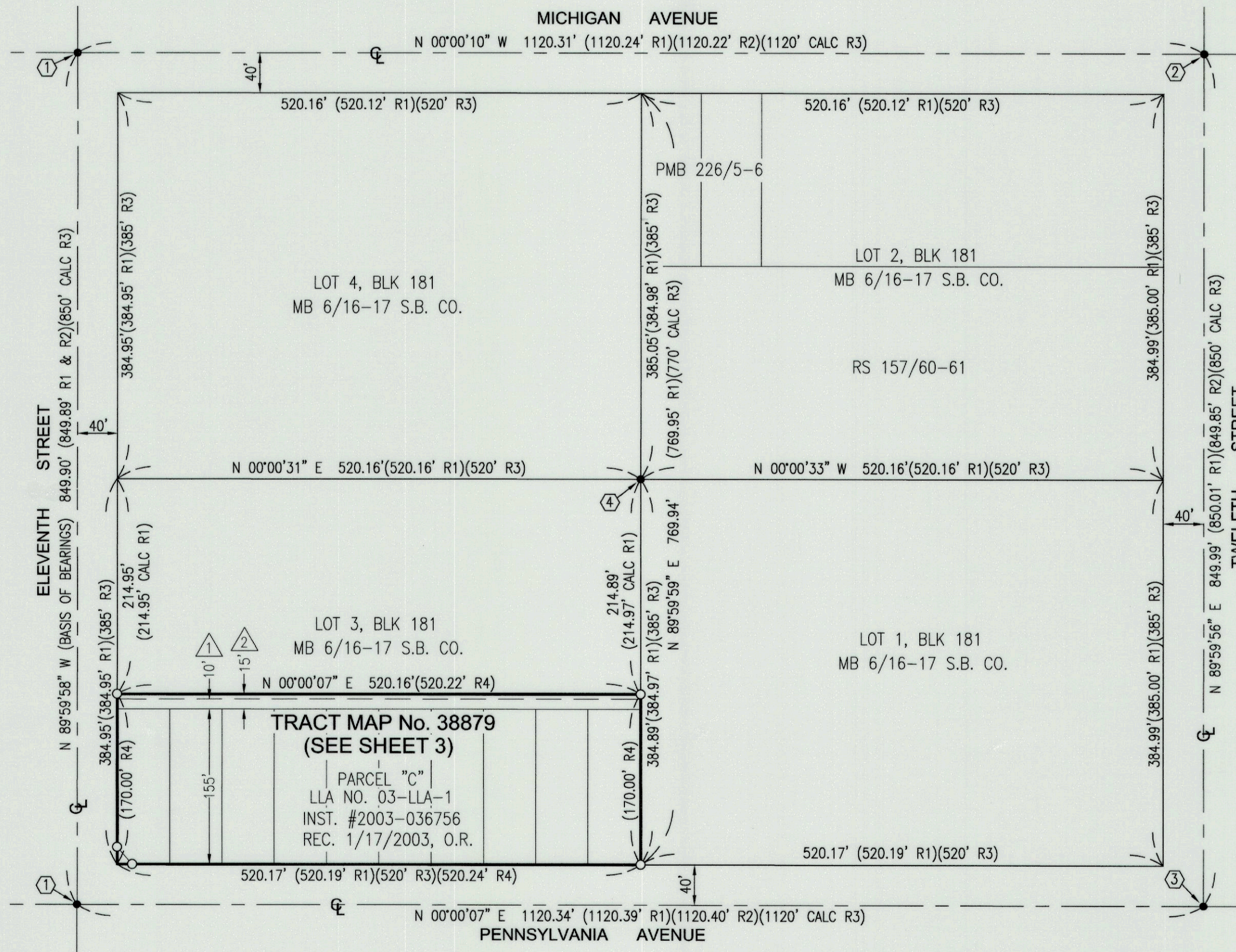
**BOUNDARY AND INDEX SHEET**



NORTH



VICINITY MAP  
NTS



**EASEMENT NOTE**

- ① AN EASEMENT FOR RIGHT-OF-WAY AND INCIDENTAL PURPOSES RECORDED MARCH 8, 1956 AS INSTRUMENT No. 17042 OF OFFICIAL RECORDS.
- ② EASEMENT FOR INGRESS, EGRESS AND RIGHT TO INSPECT FOR WATER QUALITY PURPOSES DEDICATED HEREON.

**SURVEYOR'S NOTES**

1. THE BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF ELEVENTH STREET TAKEN AS N 89°59'58" W PER RS 157/60-61.
2. THIS TRACT MAP HAS 10 LOTS AND LOTS 'A' AND 'B'.
3. THIS TRACT MAP CONTAINS 2.03 GROSS ACRES WITHIN THE DISTINCTIVE BORDER.
4. ● INDICATES FOUND MONUMENT, AND NOTED IN MONUMENT NOTES.
5. ○ INDICATES SET 1 1/4" I.P. WITH BRASS TAG STAMPED "LS 7843", FLUSH.
6. SET 1" I.D. IRON PIPE, 18" LONG, TAGGED "LS 7843" FLUSH AT ALL REAR LOT CORNERS, ANGLE POINTS IN SIDE LOT LINES AND TRACT BOUNDARY.
7. SET LEAD & TAG "LS 7843" IN TOP OF CURB ON SIDE LOT LINES PROJECTED.
8. R1 ~ INDICATES RECORD DATA PER RS 157/60-61.
9. R2 ~ INDICATES RECORD DATA PER PMB 226/5-6.
10. R3 ~ INDICATES RECORD DATA PER MB 6/16-17, S.B. CO.
11. R4 ~ INDICATES RECORD DATA PER LOT LINE ADJUSTMENT No. 03-LLA-1 RECORDED JANUARY 17, 2003 AS INSTRUMENT No. 2003-036756 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**MONUMENT NOTES**

1. FOUND 1" I.P. TAGGED "LS 4343", DN. 3" IN PAVEMENT PER RS 157/60-61.
2. FOUND SPIKE AND WASHER STAMPED "LS 5411" FLUSH IN PAVEMENT PER CORNER RECORD No. 2024-1006, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
3. FOUND SPIKE AND WASHER STAMPED "LS 7070" FLUSH IN PAVEMENT, NO REF., ACCEPTED AS THE CENTERLINE INTERSECTION OF PENNSYLVANIA AVENUE AND TWELFTH STREET PER.
4. FOUND 3/4" I.P. TAGGED "LS 4343", DN. 1" PER RS 157/60-61.

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

# TRACT MAP No. 38879

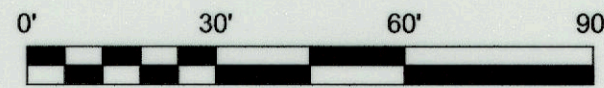
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BLAINE A. WOMER CIVIL ENGINEERING

MAY, 2025



NORTH



1" = 30'

LINE DATA		
LINE	BEARING	DISTANCE
L1	N 48°34'40" E	22.67'
L2	N 89°59'58" W	17.00'
L3	N 00°00'07" E	15.00'

NOTE: SEE SHEET 2 FOR BOUNDARY, SURVEYOR'S NOTES, MONUMENT AND EASEMENT NOTES.

