

Recording Requested By:

When Recorded Mail To:

City of Beaumont Planning Dept.
550 E. Sixth Street
Beaumont, CA 92223

OFFER OF DEDICATION NO. 2022-EA-001

Meritage Homes of California, INC., a California Corporation

(Property Owner(s))

hereby irrevocably offer(s) to DEDICATE to the CITY OF BEAUMONT, an easement for lift station purposes including ingress, egress, maintenance, and operation of the lift station facility together with public utilities and public services purposes and incidental appurtenances, connection and structures in, over, under, along, through, and across the real property in the County of Riverside, State of California, described as follows:

SEE EXHIBIT "A" AND EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

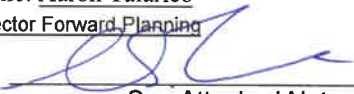
SIGNATURE OF RECORD OWNER(S) (MUST BE NOTARIZED)

DEPARTMENT USE ONLY

Print Name: Aaron Talarico

Title: Director Forward Planning

Signature



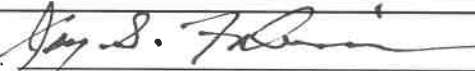
See Attached Notary

This Offer of Dedication No. 2022-EA-001 is approved

By:

Title:

Date:



City Planner

6-13-22

SURVEY DEPARTMENT APPROVAL



MAIL TAX STATEMENTS TO:

See Attached for Copy notary

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

(In accordance with Section 1189 of the California Civil Code)

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.

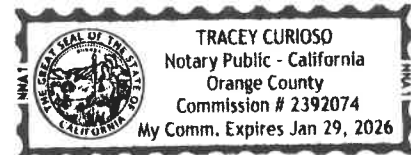
State of California

County of Orange} ss.

On April 26, 2022, before me, Tracey Curioso, Notary Public, personally appeared Aaron Talarico, 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.



Signature *Tracey Curioso*
Tracey Curioso, Notary Public, #2392074
(Commission Expires Jan 29, 2026)

(seal)

EXHIBIT "A"
LEGAL DESCRIPTION
CITY OF BEAUMONT LIFT STATION EASEMENT
OFFER OF DEDICATION No. 2022-EA-001

BEING A PORTION OF PARCEL 4 OF PARCEL MAP No. 32775, IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 237, PAGES 79 THROUGH 84, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND LYING WITHIN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERLY TERMINUS OF THAT CERTAIN COURSE IN THE SOUTHERLY LINE OF SAID PARCEL 4, SHOWN AS "NORTH 09°21'59" WEST 224.72 FEET" ON SAID PARCEL 4 OF SAID PARCEL MAP NO. 32775;

THENCE NORTH 46°05'03" WEST A DISTANCE OF 36.57 FEET, TO THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 04°31'21" EAST, A DISTANCE OF 142.23 FEET;

THENCE SOUTH 89°46'34" EAST, A DISTANCE OF 110.04 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 325.00 FEET, A RADIAL LINE TO SAID CURVE BEARS NORTH 61°54'58" WEST;

THENCE SOUTHERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°08'03" A DISTANCE OF 131.22 FEET;

THENCE SOUTH 46°20'56" WEST, A DISTANCE OF 23.81 FEET;

THENCE SOUTH 87°44'53" WEST, A DISTANCE OF 21.75 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 385.00 FEET;

THENCE WESTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°44'17" A DISTANCE OF 45.28 FEET, TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 0.29 ACRES, MORE OR LESS.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE PART HEREOF.

THIS LEGAL DESCRIPTION WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE OF THE PROFESSIONAL LAND SURVEYORS ACT.

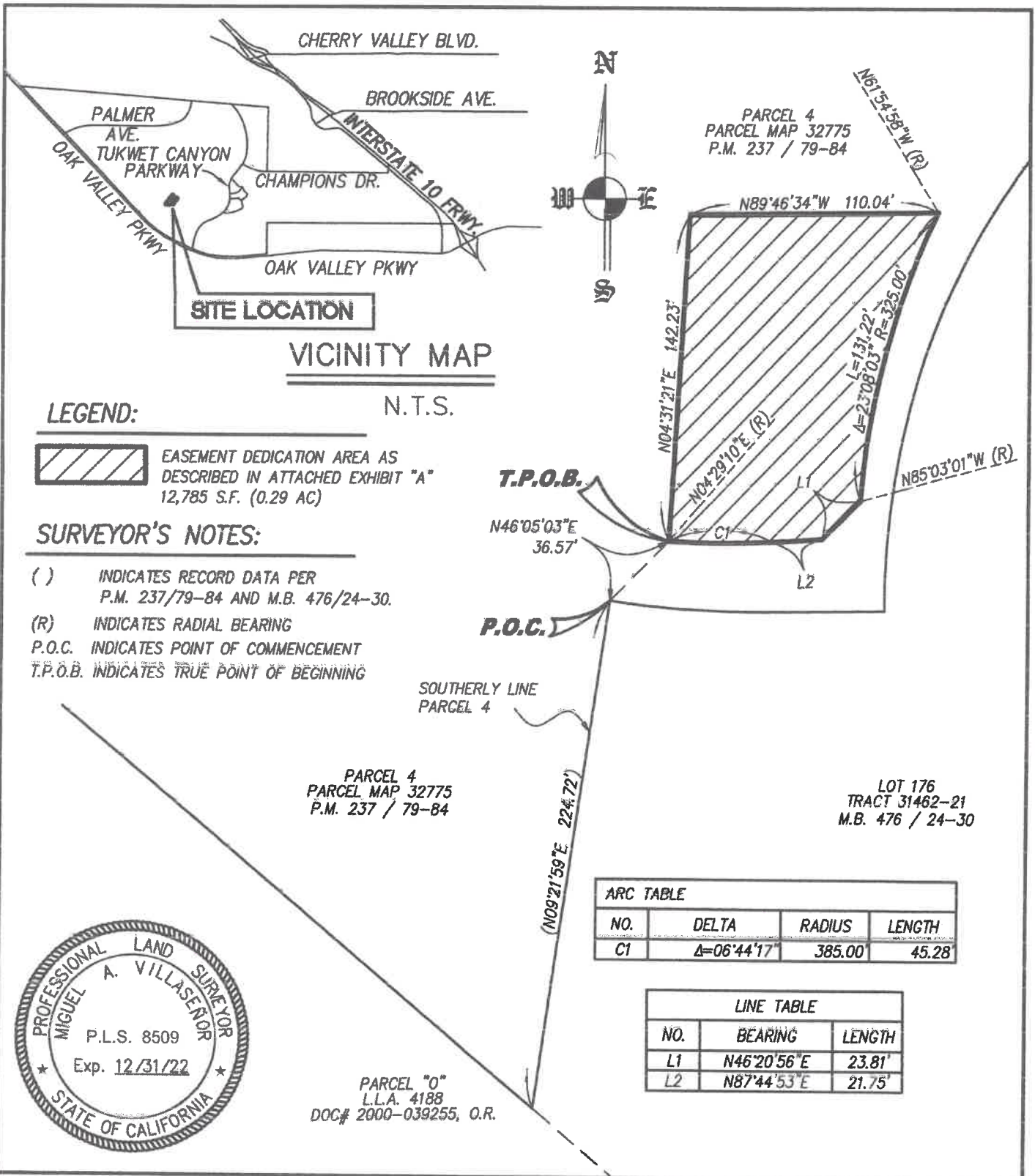
DATE

4/13/22


SIGNATURE

Miguel





LEGEND:

 EASEMENT DEDICATION AREA AS DESCRIBED IN ATTACHED EXHIBIT "A" 12,785 S.F. (0.29 AC)

SURVEYOR'S NOTES:

- () INDICATES RECORD DATA PER P.M. 237/79-84 AND M.B. 476/24-30.
- (R) INDICATES RADIAL BEARING
- P.O.C. INDICATES POINT OF COMMENCEMENT
- T.P.O.B. INDICATES TRUE POINT OF BEGINNING

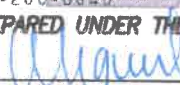
ARC TABLE

NO.	DELTA	RADIUS	LENGTH
C1	Δ=06°44'17"	385.00	45.28'

LINE TABLE

NO.	BEARING	LENGTH
L1	N46°20'56"E	23.81'
L2	N87°44'53"E	21.75'



PREPARED BY:
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
25109 JEFFERSON AVE., SUITE 200
MURRIETA, CA 92562
951-200-6840
PREPARED UNDER THE SUPERVISION OF:

MIGUEL A. VILLASEÑOR
EXPIRES 12-31-22

DATE 04/13/2022

EXHIBIT "B"
OFFER OF DEDICATION NO. 2022-EA-001
LIFT STATION EASEMENT
SECTION 35, T.2.S., R.2.W., S.B.B.M.
DATE: 02/18/22 SCALE: 1"=60' SHEET 1 OF 1

ACKNOWLEDGMENT

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 Riverside

On June 13 2020 before me, Mary J. Burns

A Notary Public personally appeared Jays. Fabron

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.

Signature

Mary J Burns



(Seal)

see attached offer of dedication

4 pages

RE: PW2022-0826 - Offer of Dedication 2022-EA-001 - Dept Approvals Required

Kylie Tillema <ktillema@beaumontca.gov>

Mon 6/20/2022 8:18 AM

To: Richard Godsey <rgodsey@beaumontca.gov>;Carole Kendrick <CKendrick@beaumontca.gov>;Christina Taylor <Ctaylor@beaumontca.gov>;Sara Retmier <sretmier@beaumontca.gov>

Cc: Suzanne Foxworth <SFoxworth@beaumontca.gov>;Tracy Dunkin <tdunkin@beaumontca.gov>

Fire approved.



Kylie Tillema

Fire Safety Specialist/Office of the Fire Marshal

CAL FIRE/Riverside County Fire Department

Proudly Serving the City of Beaumont

Desk: 951-572-3225 | Main: 951-769-8529

550 E. 6th Street, Beaumont, CA 92223

ktillema@BeaumontCA.gov | www.BeaumontCA.gov

From: Richard Godsey <rgodsey@beaumontca.gov>

Sent: Thursday, June 16, 2022 10:26 AM

To: Carole Kendrick <CKendrick@beaumontca.gov>; Christina Taylor <Ctaylor@beaumontca.gov>; Kylie Tillema <ktillema@beaumontca.gov>; Sara Retmier <sretmier@beaumontca.gov>

Cc: Suzanne Foxworth <SFoxworth@beaumontca.gov>; Tracy Dunkin <tdunkin@beaumontca.gov>

Subject: PW2022-0826 - Offer of Dedication 2022-EA-001 - Dept Approvals Required

Good morning all,

Please see the attached Notice of Lot Line Adjustment for your departmental approvals. Please respond with approval/denial, if applicable.

Thank you,

Richard Godsey

Public Works Permit Technician

City of Beaumont

550 E. 6th Street, Beaumont, Ca 92223

Desk (951) 769-8520 | Fax (951) 769-8526

BeaumontCa.gov

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#ACITYELEVATED

RE: PW2022-0826 - Offer of Dedication 2022-EA-001 - Dept Approvals Required

Carole Kendrick <CKendrick@beaumontca.gov>

Mon 6/20/2022 10:28 AM

To: Richard Godsey <rgodsey@beaumontca.gov>; Christina Taylor <Ctaylor@beaumontca.gov>; Kylie Tillema <ktillema@beaumontca.gov>; Sara Retmier <sretmier@beaumontca.gov>

Cc: Suzanne Foxworth <SFoxworth@beaumontca.gov>; Tracy Dunkin <tdunkin@beaumontca.gov>

Planning approved.

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#ACITYELEVATED

RE: PW2022-0826 - Offer of Dedication 2022-EA-001 - Dept Approvals Required

Sara Retmier <sretmier@beaumontca.gov>

Thu 6/16/2022 12:30 PM

To: Richard Godsey <rgodsey@beaumontca.gov>

I'm good.

From: Richard Godsey <rgodsey@beaumontca.gov>

Sent: Thursday, June 16, 2022 10:26 AM

To: Carole Kendrick <CKendrick@beaumontca.gov>; Christina Taylor <Ctaylor@beaumontca.gov>; Kylie Tillema <ktillema@beaumontca.gov>; Sara Retmier <sretmier@beaumontca.gov>

Cc: Suzanne Foxworth <SFoxworth@beaumontca.gov>; Tracy Dunkin <tdunkin@beaumontca.gov>

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Thank you,

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