

Recording Requested By:

City of Beaumont

When Recorded Mail To:

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

NOTICE OF LOT LINE ADJUSTMENT NO. 2021-LLA-0028

RECORDED OWNER(S)

City of Beaumont, a Municipal Corporation, Public Agency

ASSESSOR PARCEL NUMBER(S)

418-190-004 418-190-005

LEGAL DESCRIPTION OF ADJUSTED PARCEL

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

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

DEPARTMENT USE ONLY

PROPERTY "A" _____
Title/ company (if applicable)
Print Name:
PROPERTY "B" _____
Title/ company (if applicable)
Print Name:
~~PROPERTY "C" _____
Title/ company (if applicable)
Print Name:~~
~~PROPERTY "D" _____
Title/ company (if applicable)
Print Name:~~

This Notice of Lot Line Adjustment No: 2021-LLA-0028 is approved

By: _____

Title: _____

Date: _____

SURVEY DEPARTMENT APPROVAL

SEE ATTACHED SEPARATE SHEET
NOTARY ACKNOWLEDGEMENT

EXHIBIT 'A'
LEGAL DESCRIPTION
LOT LINE ADJUSTMENT No. 2021-LLA-0028

PARCEL 'A':

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, THAT CERTAIN PORTION OF LAND DESCRIBED IN DEED RECORDED MAY 19, 1988 AS INST. No. 0134754, OFFICIAL RECORDS OF RIVERSIDE COUNTY RECORDER'S OFFICE, BEING PORTIONS OF BLOCK 129 AND A PORTION OF THE ALLEYS (VACATED) LYING WITHIN SAID BLOCK 129, AS SHOWN BY THE AMENDED MAP OF THE TOWN OF BEAUMONT, ON FILE IN BOOK 6 OF MAPS, PAGES 16 AND 17, INCLUSIVE, RECORDS OF SAN BERNARDINO COUNTY RECORDER'S OFFICE, SITUATED IN THE WEST HALF OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID DEED, SAID SOUTHWEST CORNER BEING THE INTERSECTION OF THE EAST LINE OF BEAUMONT AVENUE, AS SHOWN ON SAID AMENDED MAP, WITH THE NORTH LINE OF THE RIGHT OF WAY AS ORIGINALLY GRANTED TO THE SOUTHERN PACIFIC RAILROAD COMPANY, SAID CORNER BEING A CURVE CONCAVE NORTHERLY WITH A RADUIS OF 1809.91 FEET, A RADIAL LINE TO SAID INTERSECTION BEARS SOUTH 02° 33' 02" WEST;

THENCE NORTH 00° 13' 35" EAST, ALONG SAID EAST LINE OF BEAUMONT AVENUE, A DISTANCE OF 40.62 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED RECORDED JULY 12, 1963 AS INSTRUMENT No. 95619, OFFICIAL RECORDS OF RIVERSIDE COUNTY RECORDER'S OFFICE;

THENCE SOUTH 89° 46' 25" EAST ALONG THE SOUTH LINE OF SAID DEED AND ITS EASTERLY PROLONGATION A DISTANCE OF 170.00 FEET TO AN ANGLE POINT IN THE WEST LINE OF GRANT DEED RECORDED MAY 19, 1988 AS INSTRUMENT No. 134754, OFFICIAL RECORDS OF RIVERSIDE COUNTY RECORDER'S OFFICE, AND THE **POINT OF BEGINNING**;

THENCE NORTH 00° 13' 35" EAST ALONG THE SAID WEST LINE OF GRANT DEED, A DISTANCE OF 40.46 FEET TO AN ANGLE POINT THEREIN, ALSO BEING THE NORTHWEST CORNER OF DEED RECORDED MAY 10, 2001 AS DOCUMENT No. 204657, OFFICIAL RECORDS OF RIVERSIDE COUNTY RECORDER'S OFFICE;

THENCE NORTH 83° 28' 15" EAST ALONG THE WESTERLY LINE OF SAID GRANT DEED RECORDED MAY 19, 1988 AS INSTRUMENT No. 134754, OFFICIAL RECORDS OF RIVERSIDE COUNTY RECORDER'S OFFICE, A DISTANCE OF 94.22 FEET TO AN ANGLE POINT THEREIN;

THENCE SOUTH 00° 13' 35" EAST ALONG THE SOUTHERLY PROLONGATION OF SAID WEST LINE A DISTANCE OF 83.64 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF THE RIGHT OF WAY AS ORIGINALLY GRANTED TO THE SOUTHERN PACIFIC RAILROAD COMPANY, SAID CORNER BEING ON A CURVE CONCAVE NORTHERLY

WITH A RADUIS OF 1809.91 FEET, A RADIAL LINE TO SAID INTERSECTION BEARS SOUTH 02° 33' 02" WEST;

THENCE WESTERLY ALONG SAID CURVED NORTH RIGHT-OF WAY LINE AN ARC LENGTH OF 98.88 FEET THROUGH A CENTRAL ANGLE OF 03° 07' 49" TO THE SOUTHWEST CORNER OF SAID DEED RECORDED MAY 10, 2001 AS DOCUMENT No. 204657, OFFICIAL RECORDS OF RIVERSIDE COUNTY RECORDER'S OFFICE;

THENCE NORTH 00° 13' 35" EAST, ALONG THE SAID WEST LINE A DISTANCE OF 39.79 FEET (DESCRIBED AS 40.68 FEET IN SAID DEED) TO THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED RECORDED JULY 12, 1963 AS INSTRUMENT No. 95619, OFFICIAL RECORDS OF RIVERSIDE COUNTY RECORDER'S OFFICE ;

THENCE SOUTH 89° 46' 21" EAST ALONG SAID SOUTH LINE A DISTANCE OF 5.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 0.181 ACRES, MORE OR LESS.

PARCEL 'B':

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, THAT CERTAIN PORTION OF LAND DESCRIBED IN DEED RECORDED MAY 19, 1988 AS INST. No. 0134754, OFFICIAL RECORDS OF RIVERSIDE COUNTY RECORDER'S OFFICE, AND BEING A PORTION OF BLOCK 129, A PORTION OF MAGNOLIA AVENUE (VACATED) AND THE ALLEYS (VACATED) LYING WITHIN SAID BLOCK 129, AS SHOWN BY THE AMENDED MAP OF THE TOWN OF BEAUMONT, ON FILE IN BOOK 6 OF MAPS, PAGES 16 AND 17, INCLUSIVE, RECORDS OF SAN BERNARDINO COUNTY RECORDER'S OFFICE, SITUATED IN THE WEST HALF OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, AND BEING MORE PARTICULARLY DECRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CURVED NORTH LINE OF THE RIGHT OF WAY AS ORIGINALLY GRANTED TO THE SOUTHERN PACIFIC RAILROAD COMPANY AND THE CENTERLINE OF MAGNOLIA AVENUE AS SHOWN BY THE SAID AMENDED MAP OF THE TOWN OF BEAUMONT, SAID INTERSECTION BEING THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED RECORDED MAY 10, 2001 AS DOCUMENT No. 204657, OFFICIAL RECORDS OF RIVERSIDE COUNTY RECORDER'S OFFICE, AND SAID CURVED NORTH LINE BEING A CURVE CONCAVE NORTHERLY WITH A RADUIS OF 1809.91 FEET, A RADIAL LINE TO SAID INTERSECTION BEARS SOUTH 09° 12' 06" EAST;

THENCE NORTH 00° 13' 35" EAST ALONG SAID CENTERLINE OF MAGNOLIA AVENUE (VACATED) A DISTANCE OF 99.62 FEET TO ITS INTERSECTION WITH THE NORTHERLY LINE OF THAT CERTAIN PARCEL DESCRIBED IN SAID DEED RECORDED MAY 19, 1988 AS INST. No. 0134754;

THENCE ALONG SAID NORTHERLY LINE AND PARALLEL WITH THE SOUTH LINE OF FOURTH STREET AS SHOWN BY SAID AMENDED MAP OF THE TOWN OF BEAUMONT, NORTH 89° 46' 21" WEST A DISTANCE OF 106.43 FEET TO AN ANGLE POINT THEREIN;

THENCE SOUTH 00° 13' 35" WEST ALONG THE WESTERLY LINE OF SAID DEED RECORDED MAY 19, 1988 AS INST. No. 0134754 AND ITS SOUTHERLY PROLONGATION THEREOF A DISTANCE OF 114.08 FEET TO ITS INTERSECTION WITH THE CURVED NORTH LINE OF THE RIGHT OF WAY AS ORIGINALLY GRANTED TO THE SOUTHERN PACIFIC RAILROAD COMPANY, CONCAVE NORTHERLY WITH A RADUIS OF 1809.91 FEET, A RADIAL LINE TO SAID INTERSECTION BEARS SOUTH 05° 48' 30" EAST;

THENCE EASTERLY ALONG SAID CURVED NORTH RIGHT-OF WAY LINE AN ARC LENGTH OF 107.43 FEET THROUGH A CENTRAL ANGLE OF 03° 24' 03" TO THE SOUTHWEST CORNER OF SAID DEED RECORDED MAY 10, 2001 AS DOCUMENT No. 204657, OFFICIAL RECORDS OF RIVERSIDE COUNTY RECORDER'S OFFICE AND THE **POINT OF BEGINNING**;

CONTAINING 0.262 ACRES, MORE OR LESS.

SUBJECT TO ALL COVENANTS, RIGHTS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

PREPARED BY
NV5 INC.

Jay S. Fahrion 5/4/22

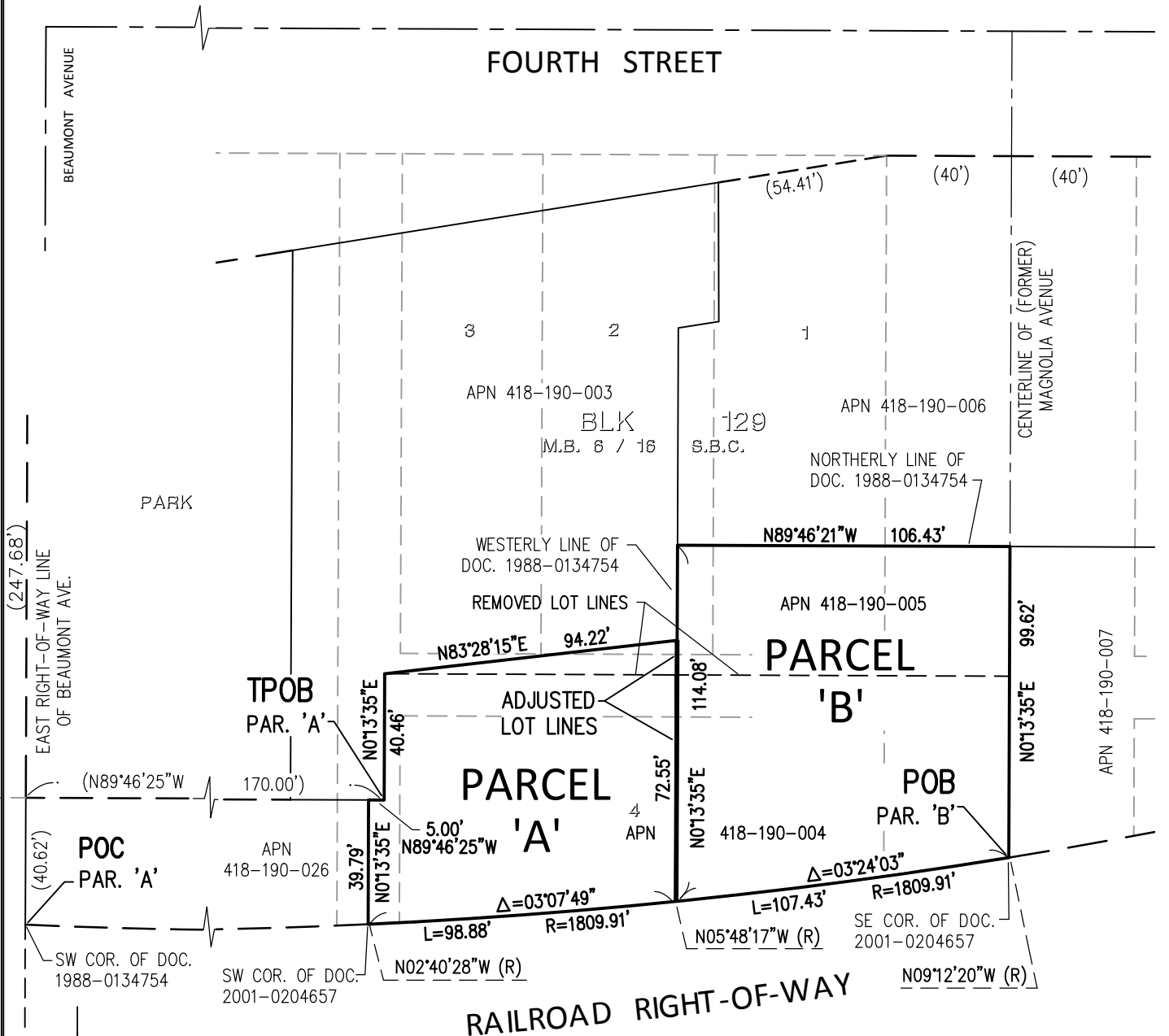
JAY S. FAHRION
P.L.S. 8207

DATE



EXHIBIT "B"

LOT LINE ADJUSTMENT No. 2021-LLA-0028



LEGEND:

- EXISTING LOT LINE ADJUSTED HEREON
- EXISTING LOT LINE TO REMAIN
- NEW LOT LINE
- A** NEW PARCEL LETTER
- LOT NUMBER PER M.B. 6/16-17, SAN BERNARDINO CO.
- (R)** INDICATES RADIAL BEARING

PARCEL 'A': CONTAINS 7,891 S.F. (0.181 Ac.)
 PARCEL 'B': CONTAINS 11,429 S.F. (0.262 Ac.)

SCALE 1" = 50'



42-829 COOK STREET, SUITE 104 PALM DESERT, CA 92211
 760.341.3101 TEL 760.341.5999 FAX WWW.NV5.COM

CITY OF BEAUMONT
 LOT LINE ADJUSTMENT No. 2021-LLA-0028
 EXHIBIT 'B'

PREPARED FOR: CITY OF BEAUMONT

DATE: JAN. 2022

SHEET NUMBER

OF **1** SHEETS

JOB NUMBER
 226816-0000895.36