

Recording Requested By:

City of Beaumont

When Recorded Mail To:

City of Beaumont
City Clerk
550 E. Sixth Street
Beaumont, CA 92223

APN 400-250-017-~~007~~

007

IRREVOCABLE RIGHT OF WAY OFFER OF DEDICATION 18-D-005

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, represents that, as the owner(s) of herein property,

Beaumont-Cherry Valley Recreation & Park District(Grantor)

Hereby GRANTS to the CITY OF BEAUMONT (Grantee) its successors and assigns, an irrevocable offer of dedication for right of way for maintenance road and drainage purposes, including public utility and public services purposes together with incidental appurtenances, connection and structures in, over, under, along, through, and across the real property situated in the County of Riverside, State of California.

Hereinafter described as attached Exhibits "A" and "B" which are made part of this agreement.

SIGNATURE OF RECORD OWNER(S) NOTARIZED

Owner: Beaumont-Cherry Valley Recreation & Park District

By: _____

Name: Duane Burk

Title: General Manager
Beaumont-Cherry Valley Recreation & Park District

OFFER OF DEDICATION IS APPROVED

Signature: _____

MAYOR, CITY OF BEAUMONT

DATE

ATTEST: _____

_____, City Clerk

**SEE ADDITIONAL SHEET(S) FOR NOTARY ACKNOWLEDGEMENT(S)

MAIL TAX STATEMENTS TO: Same as Above

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 9/9/2019 before me, Nancy C. Law, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Duane Burk
Name(s) of Signer(s)

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 [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

EXHIBIT "A"
18-D-005
OFFER OF DEDICATION
STREET AND UTILITIES PURPOSES
SEC. 33, T.2S., R.1W., S.B.B.&M.

THAT PORTION OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 33;

THENCE SOUTH 89°52'06" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 33, A DISTANCE OF 747.30 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE BEAUMONT-CHERRY VALLEY RECREATION AND PARK DISTRICT BY GRANT DEED RECORDED DECEMBER 10, 1974, AS INSTRUMENT NO. 156561, OFFICIAL RECORDS OF RIVERSIDE COUNTY CALIFORNIA;

THENCE NORTH 17°05'46" WEST, ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND CONVEYED TO THE BEAUMONT-CHERRY VALLEY RECREATION AND PARK DISTRICT, A DISTANCE OF 57.50 FEET TO A POINT LYING ON A LINE PARALLEL WITH AND DISTANT 55.00 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, OF THE SOUTHERLY LINE OF SAID SECTION 33, SAID POINT ALSO BEING THE **POINT OF BEGINNING** OF PARCEL BEING DESCRIBED;

THENCE SOUTH 89°52'06" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 105.94 FEET;

THENCE NORTH 48°44'35" EAST, A DISTANCE OF 77.15 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVED WESTERLY AND HAVING A RADIUS OF 711.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 89°52'06" EAST;

THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°57'52", AN ARC DISTANCE OF 210.52 FEET, TO A POINT LYING ON THE EASTERLY LINE OF SAID PARCEL OF LAND CONVEYED TO THE BEAUMONT-CHERRY VALLEY RECREATION AND PARK DISTRICT;

THENCE SOUTH 17°05'46" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 269.94 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS 5,775 SQUARE FEET, MORE OR LESS.



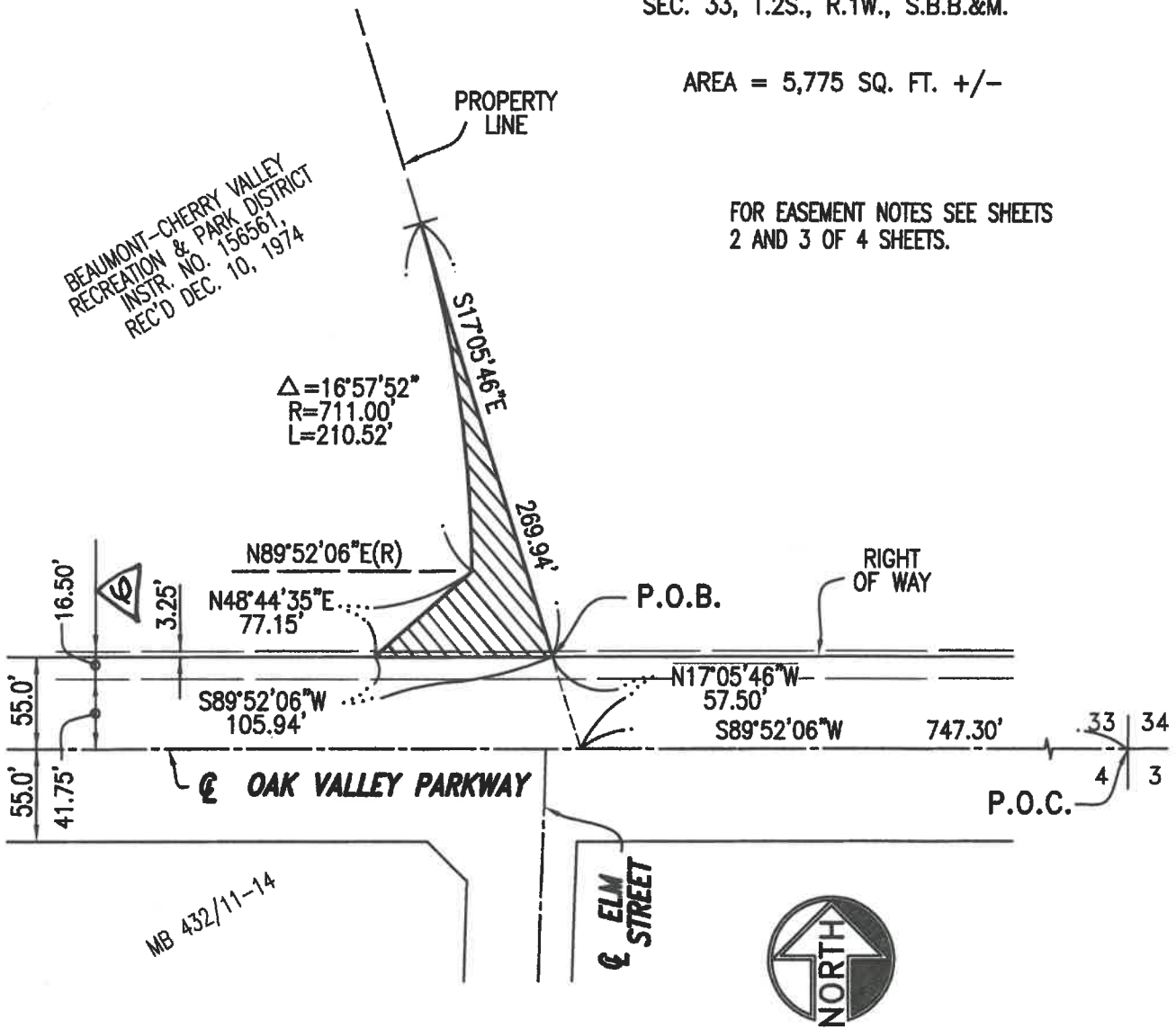
SEE PLAT ATTACHED HERETO AS EXHIBIT "B"
AND BY REFERENCE MADE A PART HEREOF.

SHEET 1 OF 1

EXHIBIT "B"
18-D-005
OFFER OF DEDICATION
 STREET AND UTILITIES PURPOSES
 SEC. 33, T.2S., R.1W., S.B.B.&M.

AREA = 5,775 SQ. FT. +/-

FOR EASEMENT NOTES SEE SHEETS
 2 AND 3 OF 4 SHEETS.



MB 432/11-14



	GABEL, COOK & ASSOCIATES INC.	
	CIVIL ENGINEERS	LAND SURVEYORS
	LAND PLANNERS	
	5965 Maybrook Circle, Riverside, CA 92506	
	Telephone 951-788-8092	
DATE: JUNE 2020	WO: 2350	SHT 1 OF 3 SHTS

EXHIBIT "B"
18-D-005
OFFER OF DEDICATION
STREET AND UTILITIES PURPOSES
SEC. 33, T.2S., R.1W., S.B.B.&M.

EASEMENT NOTES:

1. A RIGHT OF WAY TO DIVERT, PUMP, TAKE AWAY AND REMOVE ALL SURFACE AND SUB-SURFACE WATER RISING IN OR FLOWING THROUGH LITTLE SAN GORGONIO CREEK, KNOWN AS EDGAR CREEK, AS CONTAINED IN AGREEMENT BY AND BETWEEN THE BEAUMONT LAND AND WATER COMPANY, ET. AL., AND P. J. BOOTH, ET. AL. RECORDED DECEMBER 13, 1909 IN BOOK 294, PAGE 224 OF DEEDS, RIVERSIDE COUNTY, RECORDS.
2. AN EASEMENT IN FAVOR OF THE SOUTHERN CALIFORNIA EDISON COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR UNDERGROUND ELECTRICAL SUPPLY AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED JULY 7, 1976 AS INSTRUMENT NO. 97921, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. THE EASEMENT CANNOT BE LOCATED FROM THE RECORD.
3. AN EASEMENT IN FAVOR OF THE SOUTHERN CALIFORNIA EDISON COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR UNDERGROUND ELECTRICAL SUPPLY AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 15, 1977 AS INSTRUMENT NO. 228332, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. THE EASEMENT CANNOT BE LOCATED FROM THE RECORD.
4. AN EASEMENT IN FAVOR OF THE SOUTHERN CALIFORNIA EDISON COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR UNDERGROUND ELECTRICAL SUPPLY AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED JULY 21, 1993 AS INSTRUMENT NO. 93-280862, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. THE EASEMENT CANNOT BE LOCATED FROM THE RECORD.
THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CONSENT TO ENCROACHMENT AGREEMENT" RECORDED NOVEMBER 4, 2015 AS INSTRUMENT NO. 2015-0484179, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CONSENT TO ENCROACHMENT AGREEMENT" RECORDED NOVEMBER 12, 2015 AS INSTRUMENT NO. 2015-0498857, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CONSENT TO ENCROACHMENT AGREEMENT" RECORDED NOVEMBER 12, 2015 AS INSTRUMENT NO. 2015-0498858, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
5. ONE-HALF OF ALL OIL, GAS AND MINERAL RIGHTS AS RESERVED IN DEED FROM R. J. STRUTHERS AND MARGARET E. STRUTHERS, RECORDED AUGUST 28, 1946 IN BOOK 768, PAGE 240 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
6. AN EASEMENT IN FAVOR OF THE SOUTHERN CALIFORNIA GAS COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR UTILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 26 1950 IN BOOK 1230, PAGE 451, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
7. AN OIL AND GAS LEASE EXECUTED BY W. J. SEARS AND MARY SEARS AS LESSOR, AND F. W. BYERS AND M. C. FISCUS AS LESSEE, RECORDED DECEMBER 10, 1924 IN BOOK 10, PAGE 484, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
8. A EASEMENT IN FAVOR OF THE CALIFORNIA ELECTRIC POWER COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC UTILITIES, RECORDED FEBRUARY 17, 1961 AS INSTRUMENT NO. 14161, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. THIS EASEMENT DOES NOT AFFECT THIS OFFER OF DEDICATION.



GABEL, COOK & ASSOCIATES INC.

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LAND PLANNERS
5965 Maybrook Circle, Riverside, CA 92506
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WO: 2350

SHT 2 OF 3 SHTS

EXHIBIT "B"
18-D-005
OFFER OF DEDICATION
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EASEMENT NOTES, CONTINUED FROM SHEET 2 OF 3 SHEETS:

9. AN EASEMENT IN FAVOR OF THE SOUTHERN CALIFORNIA EDISON COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC UTILITIES, RECORDED SEPTEMBER 27, 1945 IN BOOK 695, PAGE 550, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. THIS EASEMENT DOES NOT AFFECT THIS OFFER OF DEDICATION.

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ENCROACHMENT AGREEMENT" RECORDED DECEMBER 29, 2015 AS INSTRUMENT NO. 2015-0559570, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

10. AN EASEMENT IN FAVOR OF THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED JANUARY 14, 1947 IN BOOK 800, PAGE 581, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. THIS EASEMENT DOES NOT AFFECT THIS OFFER OF DEDICATION.

11. AN EASEMENT IN FAVOR OF THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, FOR NOBEL CREEK CHANNEL AND INCIDENTAL PURPOSES, AS SHOWN OR DEDICATED ON MAP FILED OR RECORDED ON NOVEMBER 16, 1967 IN BOOK 51, PAGES 88 THROUGH 98, INCLUSIVE, OF RECORD OF SURVEYS, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. THIS EASEMENT DOES NOT AFFECT THIS OFFER OF DEDICATION.

12. AN EASEMENT IN FAVOR OF THE SOUTHERN CALIFORNIA EDISON COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR UNDERGROUND ELECTRIC SUPPLY, COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 3, 1982 AS INSTRUMENT NO. 82-191247, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. THIS EASEMENT DOES NOT AFFECT THIS OFFER OF DEDICATION.

13. AN EASEMENT IN FAVOR OF THE SOUTHERN CALIFORNIA EDISON COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR UNDERGROUND ELECTRIC SUPPLY, COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED JULY 10, 1984 AS INSTRUMENT NO. 84-148963, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. THIS EASEMENT DOES NOT AFFECT THIS OFFER OF DEDICATION.

14. AN EASEMENT AND RIGHT OF WAY IN FAVOR OF THE CITY OF BEAUMONT FOR ROADWAYS, PUBLIC UTILITIES, PIPELINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 10, 2002 AS INSTRUMENT NO. 02-18189, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. THIS EASEMENT DOES NOT AFFECT THIS OFFER OF DEDICATION.

15. A TEMPORARY CONSTRUCTION EASEMENT IN FAVOR OF THE CITY OF BEAUMONT FOR CONSTRUCTION OF A PIPELINE AND INCIDENTAL PURPOSES, RECORDED JANUARY 16, 2002 AS INSTRUMENT NO. 02-26489, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. THIS EASEMENT DOES NOT AFFECT THIS OFFER OF DEDICATION.

16. AN EASEMENT AND RIGHT OF WAY IN FAVOR OF THE CITY OF BEAUMONT FOR SEWER PIPELINES AND INCIDENTAL PURPOSES RECORDED JANUARY 16, 2002 AS INSTRUMENT NO. 02-26490, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. THIS EASEMENT DOES NOT AFFECT THIS OFFER OF DEDICATION.

17. AN EASEMENT IN FAVOR OF THE SOUTHERN CALIFORNIA EDISON COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR UNDERGROUND ELECTRICAL SUPPLY, COMMUNICATIONS SYSTEMS AND INCIDENTAL PURPOSES RECORDED MARCH 13, 2019 AS INSTRUMENT NO. 2019-0084483, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. THIS EASEMENT DOES NOT AFFECT THIS OFFER OF DEDICATION.



GABEL, COOK & ASSOCIATES INC.

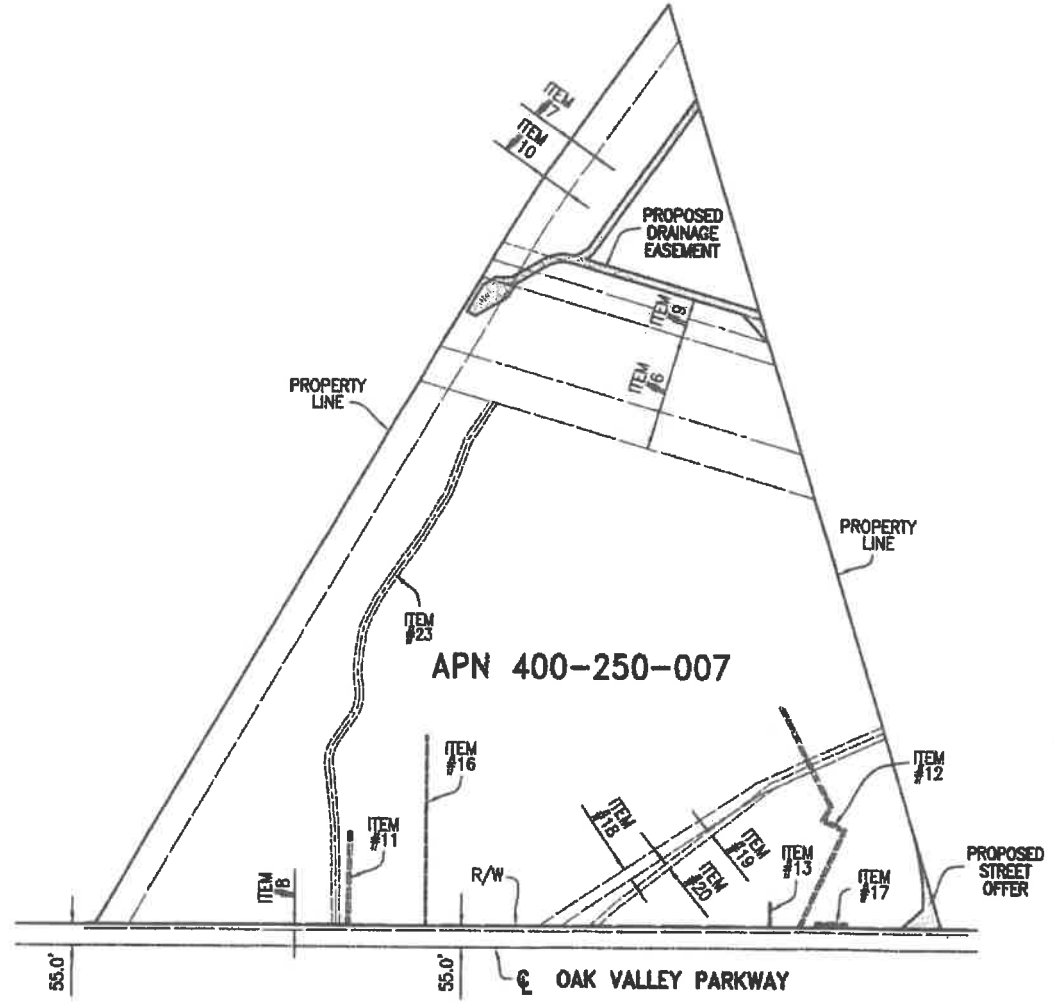
CIVIL ENGINEERS LAND SURVEYORS
LAND PLANNERS
5965 Maybrook Circle, Riverside, CA 92506
Telephone 951-788-8092

DATE: JUNE 2020

WO: 2350

SHT 3 OF 3 SHTS

**EXHIBIT SHOWING ITEMS LISTED IN
PRELIMINARY TITLE REPORT NO. NHSC-5887020,
UPDATE NO. 4, BY FIRST AMERICAN TITLE
COMPANY, DATED MAY 20, 2020**



ITEM NO'S THAT ARE NOT APPLICABLE TO PLATS:
 ITEM #1, ITEM #2, ITEM #3, ITEM #15,
 ITEM #21, ITEM #22, ITEM #24, ITEM #25,
 ITEM #26, ITEM #27, ITEM #28, AND ITEM #29.

ITEM NO'S THAT CAN NOT BE LOCATED:
 ITEM #4.

ITEM NO'S THAT HAVE BLANKET COVERAGE:
 ITEM #5.

ITEM NO'S INTENTIONALLY OMITTED IN TITLE REPORT:
 ITEM #14.



SCALE: 1"=200'

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	CIVIL ENGINEERS	LAND SURVEYORS
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5965 Maybrook Circle, Riverside, CA 92508		
Telephone 951-788-8082		
DATE: JUNE 2020	WO: 2350	SHT 1 OF 1 SHT