

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 *K*

EASEMENT FOR DRAINAGE PURPOSES 18-D-004

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 a permanent easement to the **CITY OF BEAUMONT(Grantee)** it successors and assigns, to construct, maintain, operate, inspect, repair, replace, and remove such flood and storm water control facilities and incidental improvements as may be necessary for the conveyance and discharge of drainage, storm water and flood water; which grant includes the right of vehicular and pedestrian ingress and egress, in, over, under, across, along and upon that certain real property situated in the County of Riverside, State of California.

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

SIGNATURE OF RECORD OWNER(S) NOTARIZED	
Owner: Beaumont-Cherry Valley Recreation & Park District	EASEMENT IS APPROVED
By: <i>Duane Burk</i>	
Name: Duane Burk	Signature: _____
Title: General Manager	MAYOR, CITY OF BEAUMONT DATE
Beaumont-Cherry Valley Recreation & Park District	
	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-004
OFFER OF DEDICATION
STORM DRAIN EASEMENT
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 1628.15 FEET TO THE **POINT OF BEGINNING** OF PARCEL BEING DESCRIBED;

THENCE NORTH 43°35'02" WEST, A DISTANCE OF 101.55 FEET;

THENCE NORTH 73°35'02" WEST, A DISTANCE OF 450.24 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVED SOUTHERLY AND HAVING A RADIUS OF 80.00 FEET;

THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°24'37", AN ARC DISTANCE OF 64.80 FEET;

THENCE SOUTH 60°00'21" WEST, A DISTANCE OF 94.19 FEET;

THENCE SOUTH 30°00'21" WEST, A DISTANCE OF 40.00 FEET;

THENCE SOUTH 60°00'21" WEST, A DISTANCE OF 94.79 FEET;

THENCE NORTH 59°59'39" WEST, A DISTANCE OF 23.98 FEET;

THENCE NORTH 30°00'21" EAST, A DISTANCE OF 78.47 FEET;

THENCE NORTH 60°00'21" EAST, A DISTANCE OF 38.82 FEET;

THENCE SOUTH 89°59'59" EAST, A DISTANCE OF 40.00 FEET;

THENCE NORTH 60°00'21" EAST, A DISTANCE 94.19 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVED SOUTHERLY AND HAVING A RADIUS OF 100.00 FEET;

THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°24'37", AN ARC DISTANCE OF 81.00 FEET;

THENCE SOUTH 73°35'02" EAST, A DISTANCE OF 1.50 FEET;

THENCE NORTH 61°24'58" EAST, A DISTANCE OF 26.11 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVED NORTHWESTERLY, AND HAVING A RADIUS OF 35.00 FEET;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°23'32", AN ARC DISTANCE OF 16.12 FEET;

THENCE NORTH 35°01'26" EAST, A DISTANCE OF 466.61 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 25.34 FEET;

THENCE SOUTH 35°01'26" WEST, A DISTANCE OF 451.05 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVED NORTHWESTERLY, AND HAVING A RADIUS OF 55.00 FEET;

EXHIBIT "A"
18-D-004
OFFER OF DEDICATION
STORM DRAIN EASEMENT
SEC. 33, T.2S., R.1W., S.B.B.&M.

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°23'32", AN ARC DISTANCE OF 25.33 FEET;

THENCE SOUTH 61°24'58" WEST, A DISTANCE OF 6.11 FEET;

THENCE SOUTH 73°35'02" EAST, A DISTANCE OF 449.80 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVED SOUTHWESTERLY AND HAVING A RADIUS OF 100.00 FEET;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°01'45", AN ARC DISTANCE OF 12.27 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 83.99 FEET TO THE **POINT OF BEGINNING.**

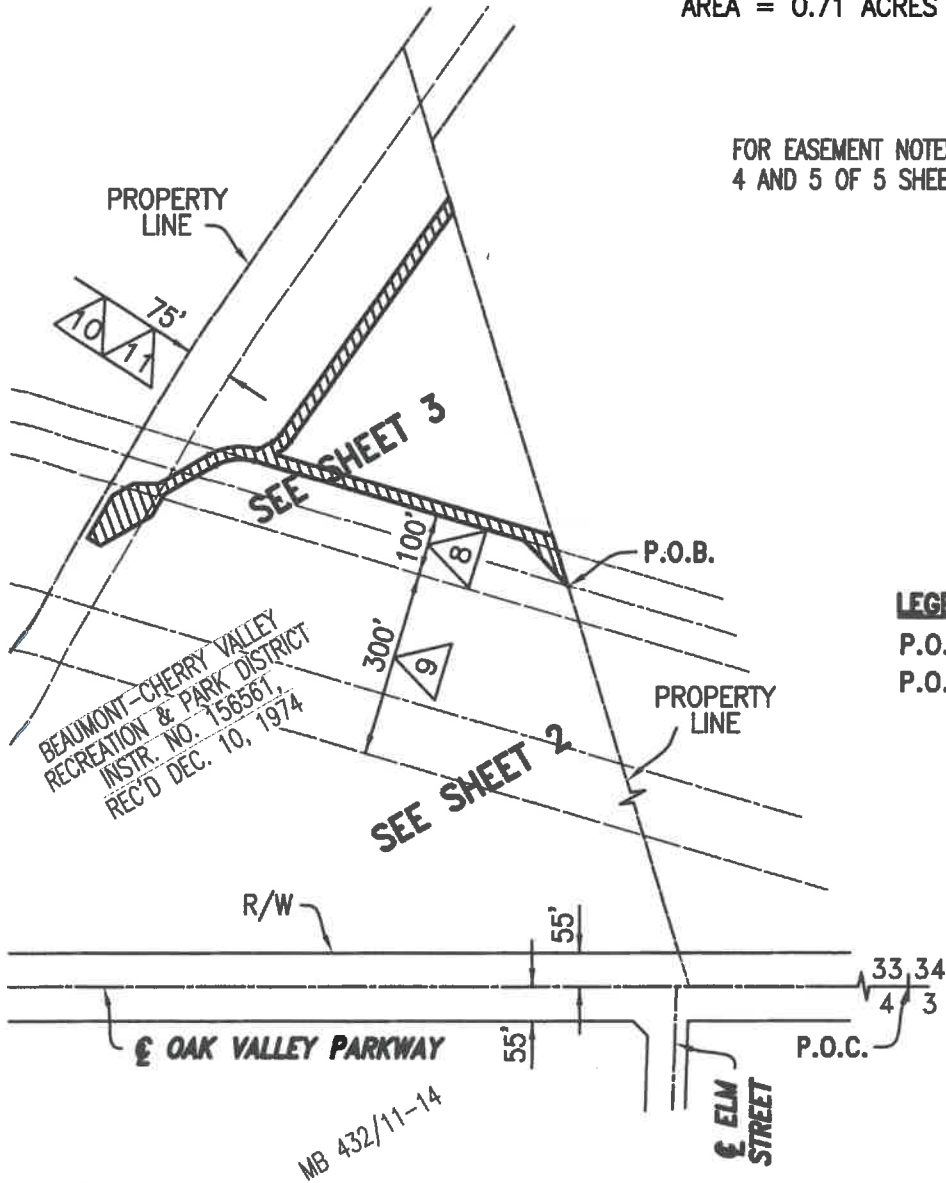
PARCEL CONTAINS 0.71 ACRES, MORE OR LESS.



EXHIBIT "B"
18-D-004
OFFER OF DEDICATION
 STORM DRAIN EASEMENT
 SEC. 33, T.2S., R.1W., S.B.B.&M.

AREA = 0.71 ACRES +/-

FOR EASEMENT NOTES SEE SHEETS
 4 AND 5 OF 5 SHEETS.



LEGEND:

- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING



SCALE: 1"=300'



GABEL, COOK & ASSOCIATES INC.

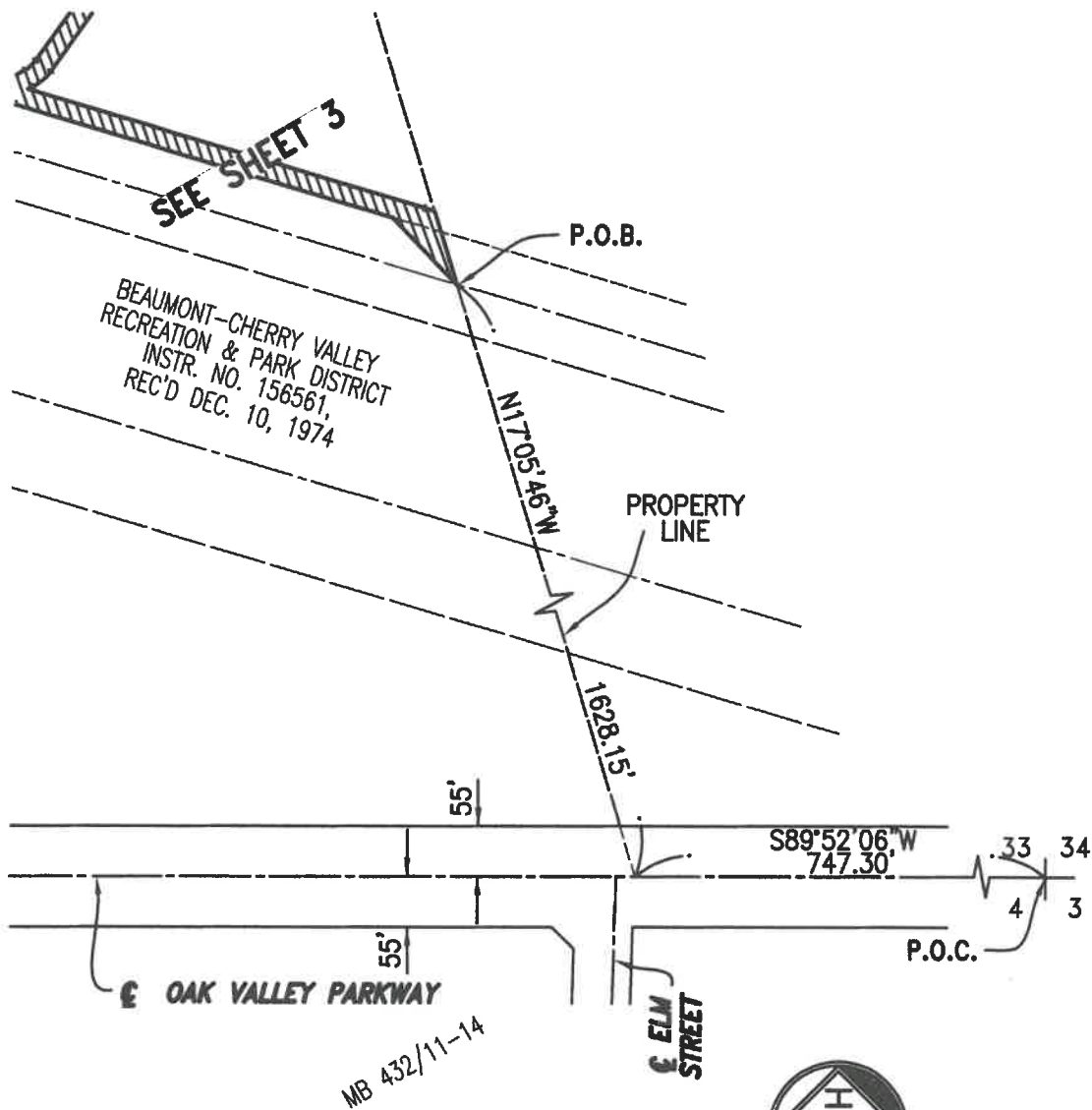
CIVIL ENGINEERS · LAND SURVEYORS
 LAND PLANNERS
 5965 Maybrook Circle, Riverside, CA 92506
 Telephone 951-788-8092

DATE: JUNE 2020

WO: 2350

SHT 1 OF 5 SHTS

EXHIBIT "B"
18-D-004
OFFER OF DEDICATION
 STORM DRAIN EASEMENT
 SEC. 33, T.2S., R.1W., S.B.B.&M.



SCALE: 1"=200'



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LAND PLANNERS		
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DATE: JUNE 2020	WO: 2350	SHT 2 OF 5 SHTS
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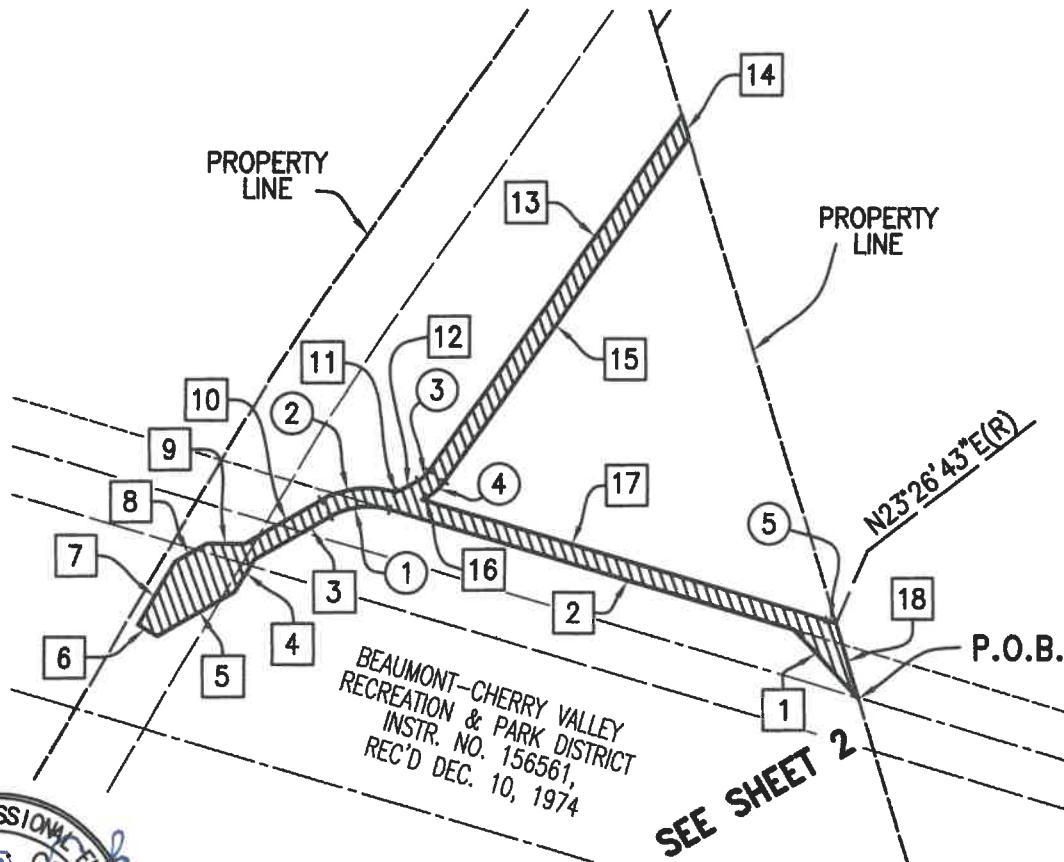
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SCALE: 1"=200'

LINE DATA					
□	BEARING	LENGTH	□	BEARING	LENGTH
1	N43°35'02"W	101.55'	10	N60°00'21"E	94.19'
2	N73°35'02"W	450.24'	11	S73°35'02"E	1.50'
3	S60°00'21"W	94.19'	12	N61°24'58"E	26.11'
4	S30°00'21"W	40.00'	13	N35°01'26"E	466.61'
5	S60°00'21"W	94.79'	14	S17°05'46"E	25.34'
6	N59°59'39"W	23.98'	15	S35°01'26"W	451.05'
7	N30°00'21"E	78.47'	16	S61°24'58"W	6.11'
8	N60°00'21"E	38.82'	17	S73°35'02"E	449.80'
9	S89°59'39"E	40.00'	18	S17°05'46"E	83.99'

CURVE DATA				
○	DELTA	RADIUS	LENGTH	TANGENT
1	46°24'37"	80.00'	64.80'	34.30'
2	46°24'37"	100.00'	81.00'	42.87'
3	26°23'32"	35.00'	16.12'	8.21'
4	26°23'32"	55.00'	25.33'	12.90'
5	07°01'45"	100.00'	12.27'	6.14'



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DATE: JUNE 2020	WO: 2350	SHT 3 OF 5 SHTS

EXHIBIT "B"
18-D-004
OFFER OF DEDICATION
STORM DRAIN EASEMENT
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. THIS EASEMENT DOES NOT AFFECT THIS OFFER OF DEDICATION.
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 TH 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.



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SHT 4 OF 5 SHTS

EXHIBIT "B"
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STORM DRAIN EASEMENT
SEC. 33, T.2S., R.1W., S.B.B.&M.

EASEMENT NOTES, CONTINUED FROM SHEET 4 OF 5 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.
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.
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.
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.

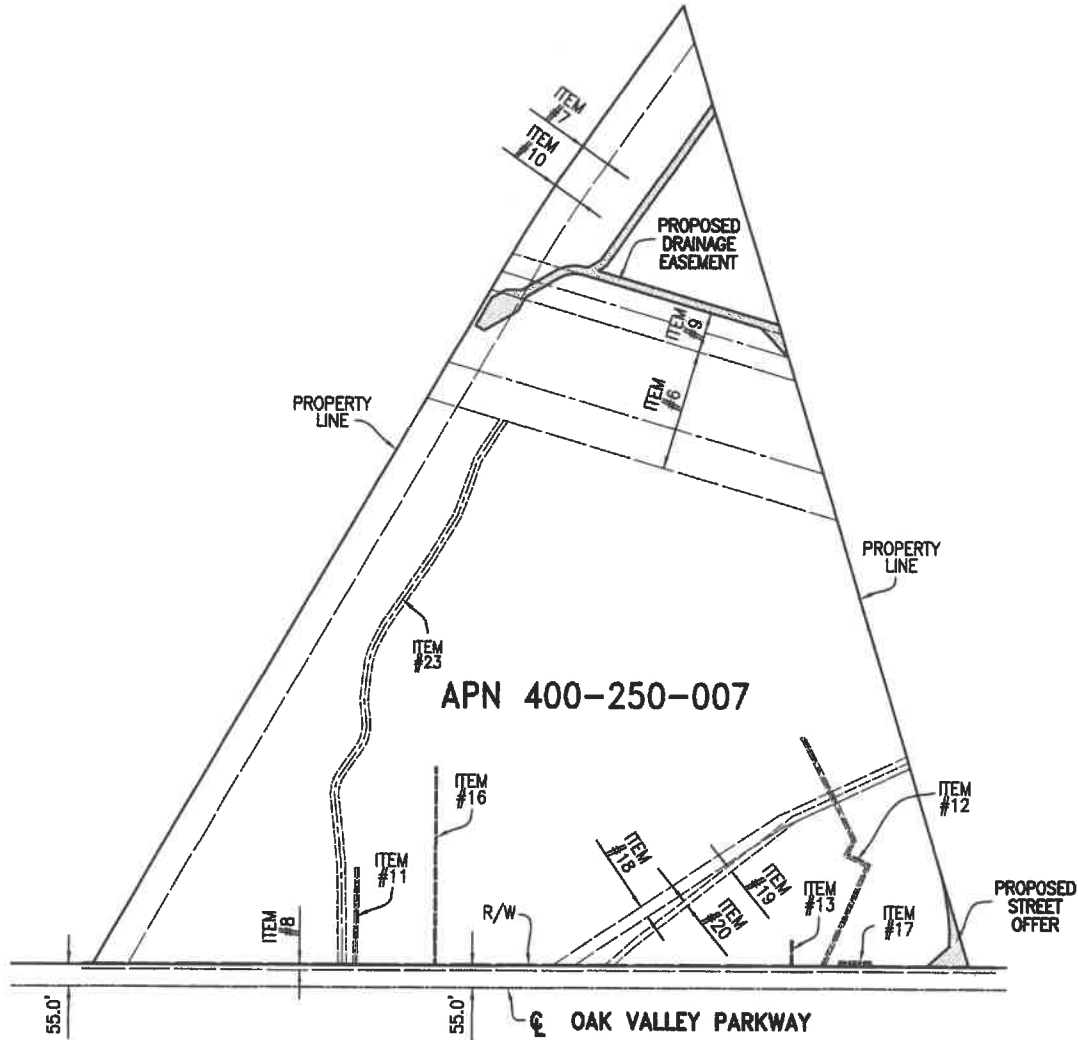
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SHT 5 OF 5 SHTS

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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