

**Recording Requested By:**

**When Recorded Mail To:**  
City of Beaumont Planning Dept.  
550 E. Sixth Street  
Beaumont, CA 92223

**OFFER OF DEDICATION NO. 20-D-001**

JEAN BIANCHI, AS TRUSTEE OF THE BIANCHI FAMILY TRUST DATED NOVEMBER 24, 1971 AN UNDIVIDED ONE HALF INTEREST;  
KATHLEEN JOY, TRUSTEE OF THE KATHLEEN JOY 2001 TRUST, DATED OCT. 25, 2001, A REVOCABLE TRUST FOR THE BENEFIT OF  
KATHLEEN JOY, AS TO AN UNDIVIDED 25% INTEREST;  
JAMES F. SILVA TRUSTEE OF THE SILVA FAMILY TRUST DATED OCTOBER 3, 2007, A REVOCABLE TRUST FOR THE BENEFIT OF JAMES F  
SILVA AND VICKY L. SILVA , AS TO AN UNDIVIDED 25% INTEREST, AS TENANTS IN COMMON.

hereby irrevocably offer(s) to DEDICATE to the CITY OF BEAUMONT for public road and public utility  
easement purpose, over and under the real property in the County of Riverside, State of California,  
described as follows:

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

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

**DEPARTMENT USE ONLY**

Bianchi Family Trust dated November 24, 1971

Signature Jean Bianchi

Jean Bianchi Trustee

Kathleen Joy Trust, dated Oct.25, 2001

Signature Kathleen Joy

Kathleen Joy Trustee

Silva Family Trust dated October 3, 2007

Signature James F. Silva

James F. Silva, Trustee

This Offer of Dedication No. 20-D-001

By: Jay S. Fairton

Title: City Surveyor

Date: 1-27-2021

**SURVEY DEPARTMENT APPROVAL**



WITNESS my hand and official seal.

SEE NOTARY ACKNOWLEDGEMENT ATTACHED

MAIL TAX STATEMENTS TO:

## 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 Orange )

On January 22, 2021 before me, Melissa A. Hill, Notary Public  
(insert name and title of the officer)

personally appeared Jean Bianchi  
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 Melissa A. Hill (Seal)



## 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 Orange )

On January 22, 2021 before me, Melissa A. Hill, Notary Public  
(insert name and title of the officer)

personally appeared Kathleen Joy,  
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 Melissa A. Hill (Seal)



## 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 Orange \_\_\_\_\_ )

On January 22, 2021 before me, Melissa A. Hill, Notary Public  
(insert name and title of the officer)

personally appeared James Silva,  
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 Melissa A. Hill (Seal)



**EXHIBIT 'A'**  
**LEGAL DESCRIPTION**  
**OFFER OF DEDICATION 20-D-001**  
PUBLIC STREET AND  
PUBLIC UTILITIES PURPOSES  
SEC. 34, T.2S., R.1W., S.B.B.&M.

THAT PORTION OF THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 34.

**THENCE** N89°40'16"E, ALONG THE NORTHERLY LINE OF SAID WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 34, A DISTANCE OF 660.92 FEET TO THE NORTHEASTERLY CORNER OF SAID WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 34, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF BEAUMONT, BY GRANT OF RIGHT OF WAY DEED RECORDED FEBRUARY 2, 2002, AS INSTRUMENT NO. 2002-088331, OFFICIAL RECORDS OF RIVERSIDE COUNTY;

**THENCE** S00°12'31"E, ALONG SAID EASTERLY LINE OF SAID WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 34, AND ALONG THE WESTERLY LINE OF SAID CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF BEAUMONT, A DISTANCE OF 44.00 FEET TO A POINT LYING ON A LINE PARALLEL WITH AND DISTANT 44.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES, OF THE NORTHERLY LINE OF SAID WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 34;

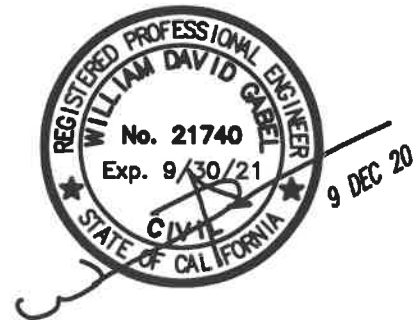
**THENCE** S89°40'16"W, ALONG SAID PARALLEL LINE, A DISTANCE OF 604.70 FEET;

**THENCE** N88°02'43"W A DISTANCE OF 57.01 FEET TO A POINT LYING ON THE WESTERLY LINE OF SAID WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 34.

**THENCE** N00°50'03"E, ALONG SAID WESTERLY LINE, A DISTANCE OF 41.74 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 0.666 ACRES MORE OR LESS.

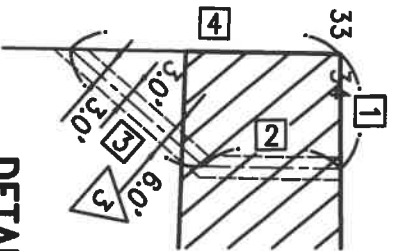
SUBJECT TO ALL COVENANTS, RIGHTS, RIGHT-OF-WAY AND EASEMENTS OF RECORD.



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

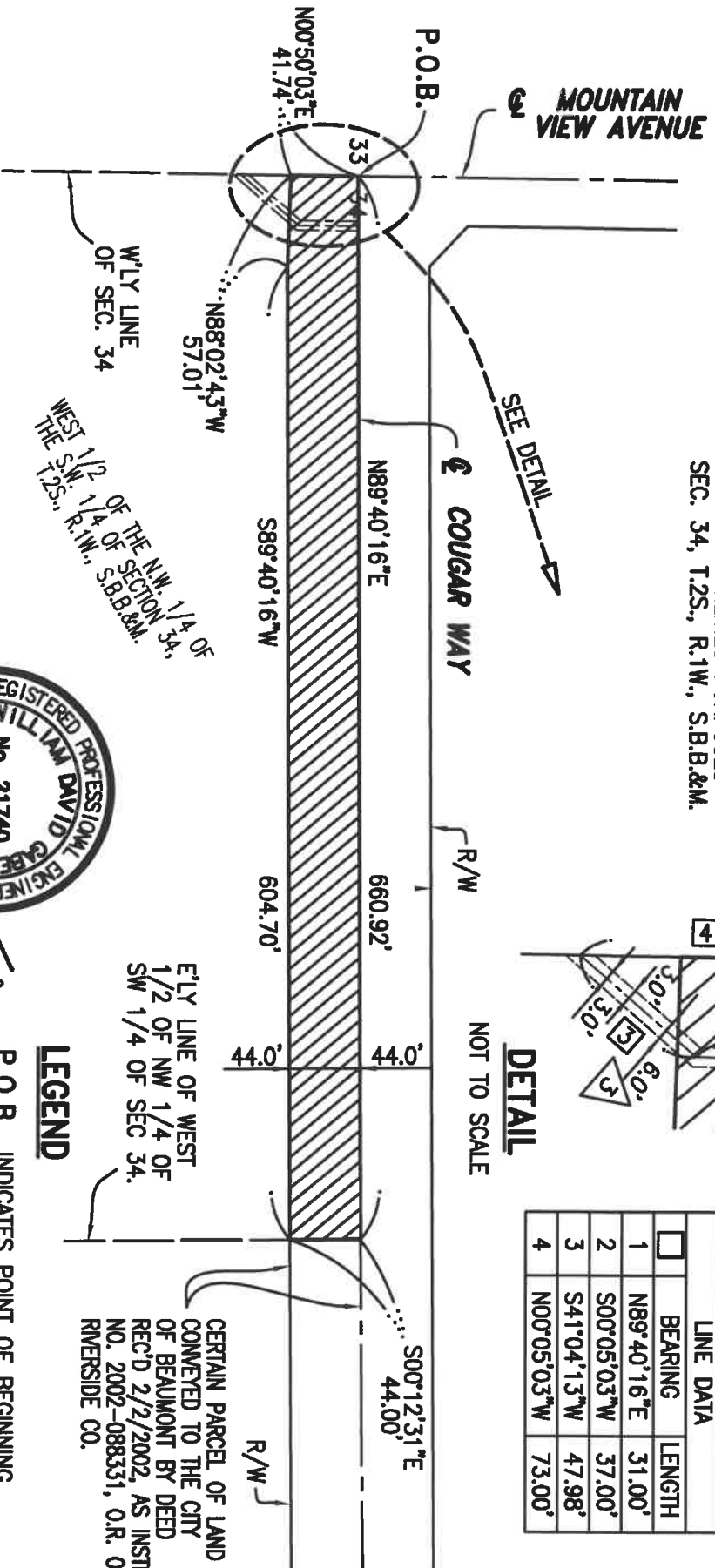
**EXHIBIT 'B'**  
**LEGAL DESCRIPTION**  
**OFFER OF DEDICATION 20-D-001**  
 PUBLIC STREET AND  
 PUBLIC UTILITIES PURPOSES  
 SEC. 34, T.2S., R.1W., S.B.B.&M.

FOR EASEMENT NOTES SEE  
 SHEET 2 OF 2 SHEETS.






LINE DATA	
BEARING	LENGTH
N89°40'16"E	31.00'
S00°05'03"W	37.00'
S41°04'13"W	47.98'
N00°05'03"W	73.00'

**DETAIL**  
 NOT TO SCALE



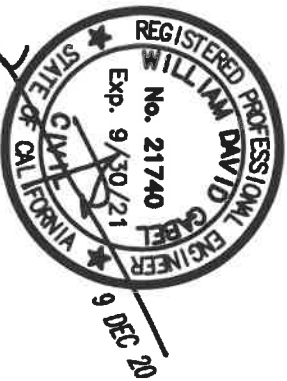
**LEGEND**

-  P.O.B. INDICATES POINT OF BEGINNING
-  INDICATES OFFER OF DEDICATION AS DESCRIBED IN ATTACHED EXHIBIT 'A'
-  DEDICATION AREA = 0.666 ACRES

E'LY LINE OF WEST  
 1/2 OF NW 1/4 OF  
 SW 1/4 OF SEC 34.  
 CERTAIN PARCEL OF LAND  
 CONVEYED TO THE CITY  
 OF BEAUMONT BY DEED  
 REC'D 2/2/2002, AS INSTR.  
 NO. 2002-088331, O.R. OF  
 RIVERSIDE CO.



SCALE: 1"=100'



**GABEL, COOK & ASSOCIATES INC.**

CIVIL ENGINEERS LAND SURVEYORS

LAND PLANNERS

P.O. Box 1650, Hartsville, SC 29551-1650  
 Telephone 951-288-0602

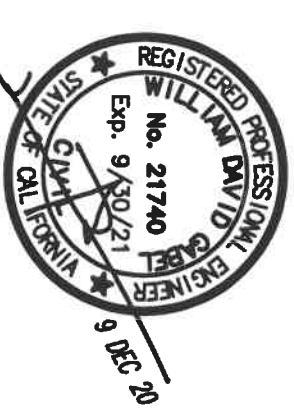
DATE: DECEMBER 2020 WO: 2350 SH: 1 OF 2 SHTS

**EXHIBIT 'B'**  
**LEGAL DESCRIPTION**  
**OFFER OF DEDICATION 20-D-001**

PUBLIC STREET AND  
PUBLIC UTILITIES PURPOSES  
SEC. 34, T.2S., R.1W., S.B.B.&M.

EASEMENT NOTES:

1. AN EASEMENT IN FAVOR OF THE SOUTHERN CALIFORNIA EDISON COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ELECTRICAL SUPPLY LINES AND INCIDENTAL PURPOSES, RECORDED JULY 30, 1946 AS INSTRUMENT NO. 4562, IN BOOK 763, PAGE 273, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. THIS EASEMENT DOES NOT AFFECT THIS OFFER OF DEDICATION.
2. AN EASEMENT IN FAVOR OF THE SOUTHERN CALIFORNIA EDISON COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ELECTRICAL SUPPLY LINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 20, 1961 AS INSTRUMENT NO. 14600, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. THIS EASEMENT DOES NOT AFFECT THIS OFFER OF DEDICATION.
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 JULY 31, 2002 AS INSTRUMENT NO. 2002-419280, OFFICIAL RECORDS OF



**GABEL, COOK & ASSOCIATES INC.**

CIVIL ENGINEERS      LAND SURVEYORS  
LAND PLANNERS  
P.O. Box 1650, Hartsville, SC 29551-1650  
Telephone 951-288-0602

DATE: DECEMBER 2020      WO: 2350      SHT 2 OF 2 SHTS