

Recording requested by:  
CITY OF BEAUMONT

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

**OFFER OF DEDICATION NO. 21-D-001**

"BEAUMONT RV AND SELF STORAGE, LLC"  
(Property Owner(s))

hereby irrevocably offer(s) to DEDICATE to the CITY OF BEAUMONT, for Public road and Public utility easement purposes, over and under 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 THEREOF.

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

DEPARTMENT USE ONLY

Signature Edward T. Shipley, III  
Title/ Edward T. Shipley, III, SVP,  
Live Oak Banking Company  
Signature \_\_\_\_\_

See Attached Notary

Edward T. Shipley, III executes this document on behalf of Live Oak Banking Company ("LOB"), the original beneficiary of the deeds of trust recorded in the public records of Riverside County:

-DOC #2020-0144610  
-DOC #2020-0144613

LOB consents to this dedication hereto and agrees that it or any party acquiring title or right of possession under or by virtue of said deeds of trust, foreclosure or otherwise, shall be bound by said dedication.

MAIL TAX STATEMENTS TO:

This Offer of Dedication No. 21-D-001 is approved

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**SURVEY DEPARTMENT APPROVAL**

On April 26, 2021 before me, Maureen M. Bradley,  
*Date* *Here Insert Name and Title of the Officer*  
personally appeared Edward T. Shipley, III, SVP, Live Oak Banking Company  
*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.

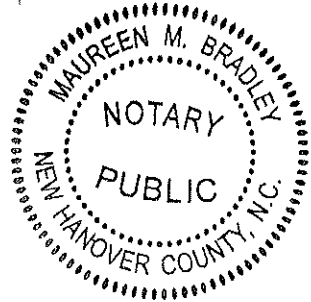
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Maureen M. Bradley  
*Signature of Notary Public*

My Commission Expires: 08/16/22

Place Notary Seal Above



# EXHIBIT "A" – LEGAL DESCRIPTION

## OFFER OF DEDICATION NO. 21-D-001

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**THENCE** along said line, North 89°57'32" East, a distance of 4.00 feet to the Westerly sideline of said California Street;

**THENCE** along said sideline, North 00°00'25" East, a distance of 365.28 feet to the Southerly sideline of said First Street;

**THENCE** along said sideline, South 89°59'39" West, a distance of 799.88 feet to the **POINT OF BEGINNING**.

Containing 4906 square feet, more or less.

Subject to all covenants, rights, dedications, rights of way and easements of record, if any.

SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

This description was prepared by me or under my direction.



William Rohal L.S. 8805

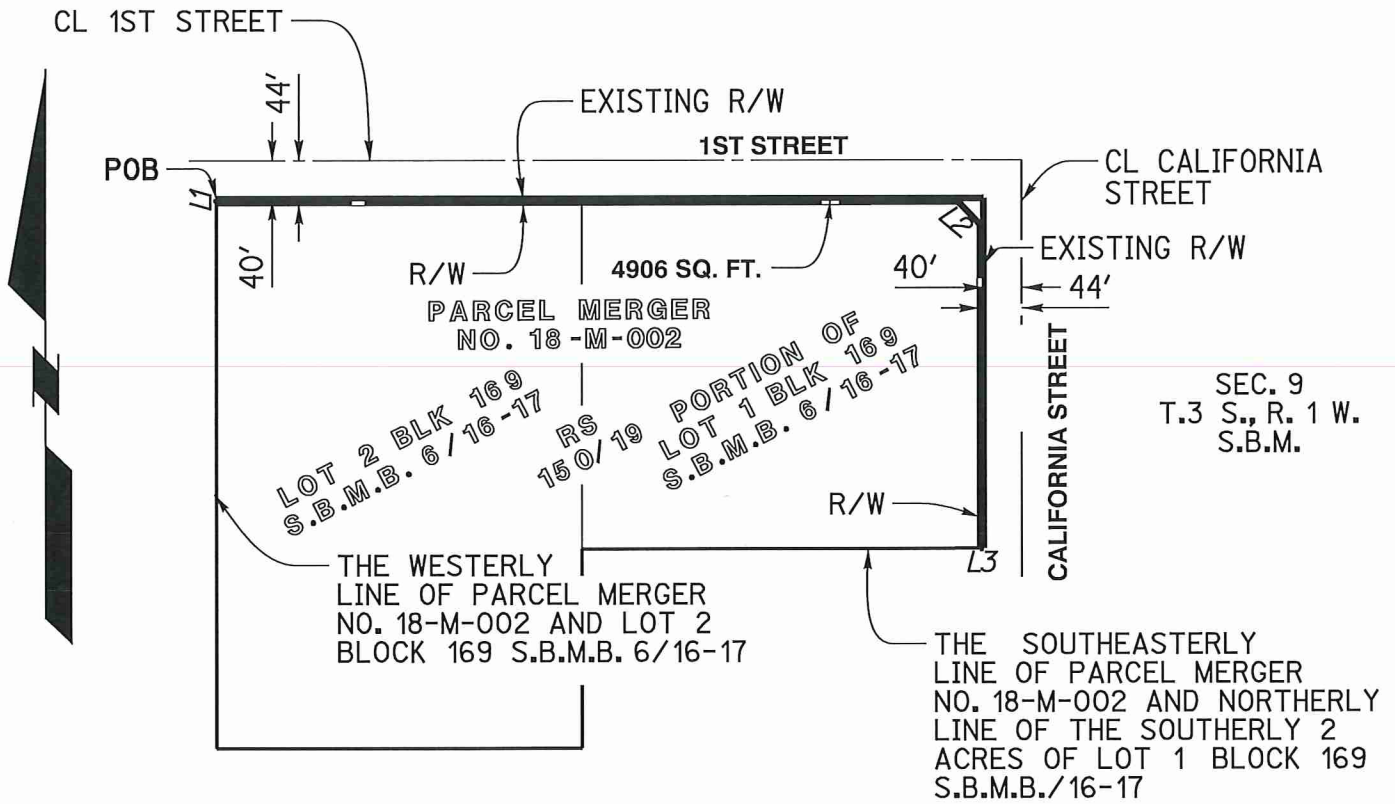
Date 4-27-2021



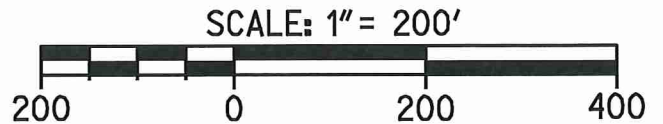
# EXHIBIT "B"


## CITY OF BEAUMONT PUBLIC ROAD AND PUBLIC UTILITY EASEMENT OFFER OF DEDICATION NO. 21-D-001

SHEET 1 OF 1



NAME	LINE TABLE DIRECTION	LENGTH
L1	N 0°00'33" W	4.00'
L2	N 44°59'58" W	32.35'
L3	N 89°57'32" E	4.00'



 INDICATES OFFER OF DEDICATION AS DESCRIBED IN ATTACHED EXHIBIT "A"

S.B.M.B. INDICATES SAN BERNARDINO MAP BOOK

**RICK**  
ENGINEERING COMPANY  
Riverside

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RIVERSIDE, CA 92507  
951.782.0707  
(FAX)951.782.0723

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