

PW2020-0500

Recording Requested By:

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

BLDG OK 9/11/20
PLAN OK 9/14/20
PW OK 9/18/20

OFFER OF DEDICATION NO. 2020-EA-002

SDC Fairway Canyon LLC
(Property Owner(s))

hereby Irrevocably offer to DEDICATE to the CITY OF BEAUMONT, an Easement for Access to Sorenstam Sewer Lift Station, for the real property in the County of Riverside, State of California, described as follows: an easement as described and shown on exhibits A and B attached

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

DEPARTMENT USE ONLY

Signature [Handwritten Signature]
Title/company (if applicable) AUTHORIZED SIGNATORY

Signature _____
See Attached Notary

This Offer of Dedication No. _____ is approved

By: Jay S. Fahrion

Title: Jay S Fahrion PLS, City Surveyor

Date: August 28, 2020

SURVEY DEPARTMENT APPROVAL



MAIL TAX STATEMENTS TO:

Recording Requested By:

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DEPARTMENT USE ONLY

Signature 
Title/company (if applicable) Authorized Signatory

Signature _____
See Attached Notary

This Offer of Dedication No. _____ is approved

By: Jay S. Fahrion

Title: Jay S Fahrion PLS, City Surveyor

Date: August 28, 2020

SURVEY DEPARTMENT APPROVAL



MAIL TAX STATEMENTS TO:

ALL-PURPOSE CERTIFICATE OF 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 July 21, 2020 before me, Susan E. Morales, Notary Public
(Please insert name and title of the officer)

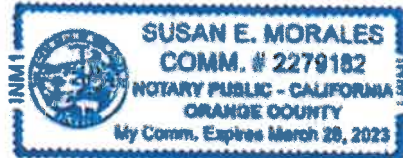
personally appeared Dale Strickland
 who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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.

Susan E. Morales
 Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT
SDC Fairway Canyon LLC
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

Individual (s)
 Corporate Officer

_____ (Title)

Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other Authorized Signatory

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

EXHIBIT "A"
LEGAL DESCRIPTION
CITY OF BEAUMONT PUBLIC ROAD AND PUBLIC UTILITY EASEMENT
OFFER OF DEDICATION No. 2020-EA-002

BEING A PORTION OF PARCEL "B" OF LOT LINE ADJUSTMENT 04-LLA-13, IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED OCTOBER 19, 2004, AS INSTRUMENT No. 2004-0826803, OF OFFICIAL RECORDS OF SAID COUNTY AND LYING WITHIN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 2 WEST, AND SECTION 1, TOWNSHIP 3 SOUTH, RANGE 2 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EASTERLY LINE OF SAID PARCEL "B", SAID POINT BEING THE SOUTHERLY TERMINUS OF LINE DESCRIBED AS NORTH 20°17'40" EAST, 705.37' FEET ON SAID LOT LINE ADJUSTMENT 04-LLA-13;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL "B", SOUTH 23°55'24" EAST, A DISTANCE OF 168.40 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF TUKWET CANYON PARKWAY, 104.00 FEET WIDE, DESCRIBED AS PARCEL 1 IN DECLARATION OF DEDICATION RECORDED JUNE 2, 1999, AS INSTRUMENT No. 241545 OF OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1448.00 FEET, A RADIAL LINE TO SAID CURVE BEARS NORTH 23°55'24" WEST;

THENCE SOUTHWESTERLY, ALONG SAID RIGHT-OF-WAY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 00°37'51" AN ARC LENGTH OF 15.94 FEET, TO THE **TRUE POINT OF BEGINNING**, A RADIAL LINE TO SAID POINT BEARS NORTH 23°17'33" WEST;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 02°36'42" AN ARC LENGTH OF 66.00 FEET, A RADIAL LINE TO SAID CURVE BEARS NORTH 20°40'51" WEST;

THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 21°59'12" WEST, A DISTANCE OF 106.09 FEET;

THENCE NORTH 68°00'48" EAST, A DISTANCE OF 66.00 FEET;

THENCE SOUTH 21°59'12" EAST, A DISTANCE OF 74.50 FEET;

THENCE NORTH 68°00'48" EAST, A DISTANCE OF 6.00 FEET;

THENCE SOUTH 21°59'12" EAST, A DISTANCE OF 13.83 FEET;

THENCE SOUTH 68°00'48" WEST, A DISTANCE OF 6.00 FEET;

THENCE SOUTH 21°59'12" EAST, A DISTANCE OF 17.76 FEET, TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 7,101 SQUARE FEET OR 0.16 ACRES, MORE OR LESS.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE PART HEREOF.

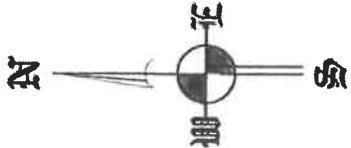
THIS REAL PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT.



MIGUEL A. VILLASEÑOR
PLS 8509

DATE: 8/12/20





⊕ TUKWET CANYON PARKWAY

P.O.C.

T.P.O.B.

SEE SHEET 2

SURVEYOR'S NOTES:

() INDICATES RECORD DATA PER LLA
No. 04-LLA-13, REC'D 10/19/04,
INSTRUMENT No. 2004-0826803, O.R.

PARCEL "B"
LLA No. 04-LLA-13
REC'D 10/19/2004
INST. No. 2004-0826803 O.R.



⊕ OAK VALLEY PARKWAY

PREPARED BY:
**PROACTIVE ENGINEERING
CONSULTANTS WEST, INC.**
25109 JEFFERSON AVE., SUITE 200
MURRIETA, CA 92562
951-200-6840

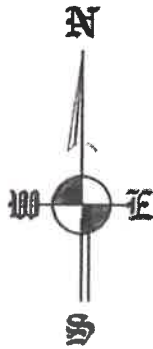
PREPARED UNDER THE SUPERVISION OF:
Miguel 8/12/20

MIGUEL A. VILLASEÑOR DATE
EXPIRES 12-31-20

EXHIBIT "B"

**PUBLIC ROAD AND
PUBLIC UTILITY EASEMENT**
SECTION 1, T.3.S., R.2.W., S.B.B.M.
SECTION 36, T.2.S., R.2.W., S.B.B.M.

DATE: 06/12/20 SCALE: 1"=800' SHEET 1 OF 2



PARCEL "B"
LLA No. 04-LLA-13
REC'D 10/19/2004
INST. No. 2004-0826803 O.R.


P.O.C.

PARCEL "M"
LLA No. 4188
INST. No. 2000-039255 O.R.

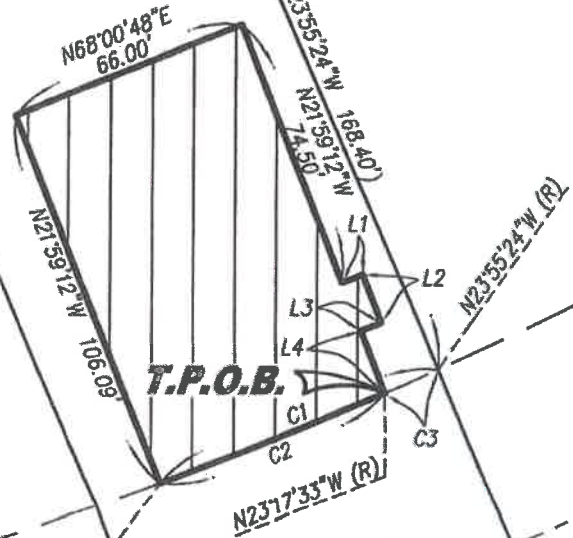
LEGEND:

 EASEMENT DEDICATION AREA
7,101.13 S.F. (0.16 AC)

EASEMENT NOTES:

 PARCEL 1, A 104' WIDE EASEMENT FOR PUBLIC ROADS, UTILITIES, AND DRAINAGE PURPOSES, IN FAVOR OF THE COUNTY OF RIVERSIDE RECORDED 06/02/1999, AS INSTRUMENT No. 241545, O.R.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N68°00'48"E	6.00'
L2	N21°59'12"W	13.83'
L3	N68°00'48"E	6.00'
L4	N21°59'12"W	17.76'



TUKWET CANYON

PARKWAY

ARC TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	$\Delta=03^{\circ}14'33''$	1448.00'	81.95'
C2	$\Delta=02^{\circ}36'42''$	1448.00'	66.00'
C3	$\Delta=00^{\circ}37'51''$	1448.00'	15.94'

PREPARED BY:
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
25109 JEFFERSON AVE. SUITE 200
MURRIETA, CA 92567
951-200-6860

PREPARED UNDER THE SUPERVISION OF:

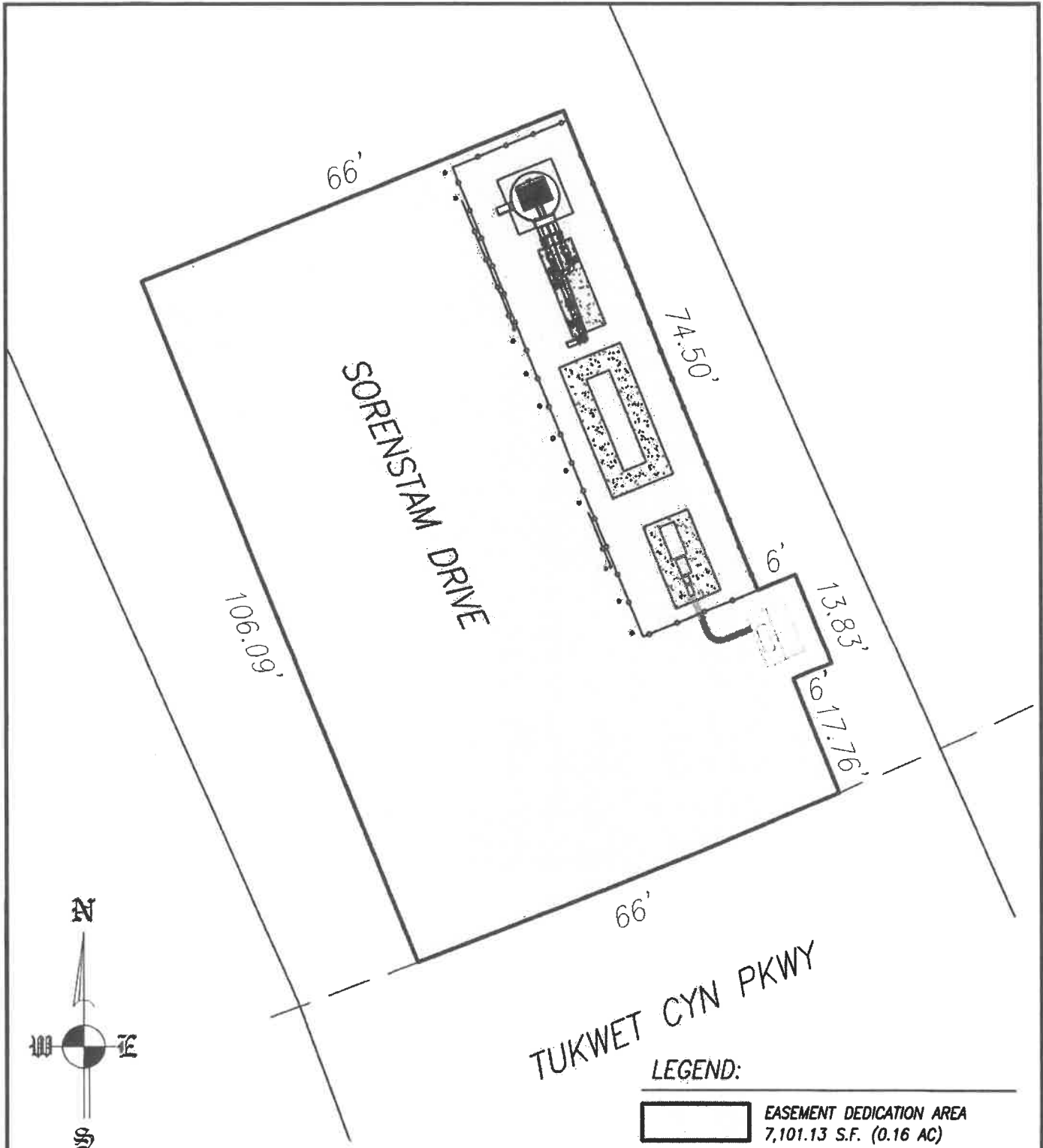

MIGUEL A. VILLASENOR
EXPIRES 12-31-20

DATE: 8/12/20

EXHIBIT "B"


PUBLIC ROAD AND PUBLIC UTILITY EASEMENT
SECTION 1, T.3.S., R.2.W., S.B.B.M.
SECTION 36, T.2.S., R.2.W., S.B.B.M.

DATE: 06/12/20 SCALE: 1"=50' SHEET 2 OF 2



TUKWET CYN PKWY

LEGEND:

 EASEMENT DEDICATION AREA
7,101.13 S.F. (0.16 AC)

OFFER OF DEDICATION NUMBER 2020-EA-002

PREPARED BY:
**PROACTIVE ENGINEERING
CONSULTANTS WEST, INC.**
25109 JEFFERSON AVE. SUITE 200
MURRIETA, CA 92562
951-200-6840

EXHIBIT "C"
**PUBLIC ROAD AND
PUBLIC UTILITY EASEMENT
WITH LIFT STATION**

DATE: 06/12/20 SCALE: 1"=20' SHEET 1 OF 1