

PW2020-0499

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-001

SDC Fairway Canyon LLC
(Property Owner(s))

hereby irrevocably offer to DEDICATE to the CITY OF BEAUMONT, an Easement for Public Utilities for 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 [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:

When Recorded Mail To:
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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
(Print exact 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 UTILITY EASEMENT
OFFER OF DEDICATION No. 2020-EA-001

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 63.78 FEET;

THENCE LEAVING SAID EASTERLY LINE, SOUTH 66°04'36" WEST, A DISTANCE OF 12.40 FEET, TO THE **TRUE POINT OF BEGINNING**.

THENCE SOUTH 68°00'48" WEST, A DISTANCE OF 18.00 FEET;

THENCE SOUTH 21°59'12" EAST, A DISTANCE OF 73.00 FEET;

THENCE NORTH 68°00'48" EAST, A DISTANCE OF 18.00 FEET;

THENCE NORTH 21°59'12" WEST, A DISTANCE OF 73.00 FEET, TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 1,314 SQUARE FEET, 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.

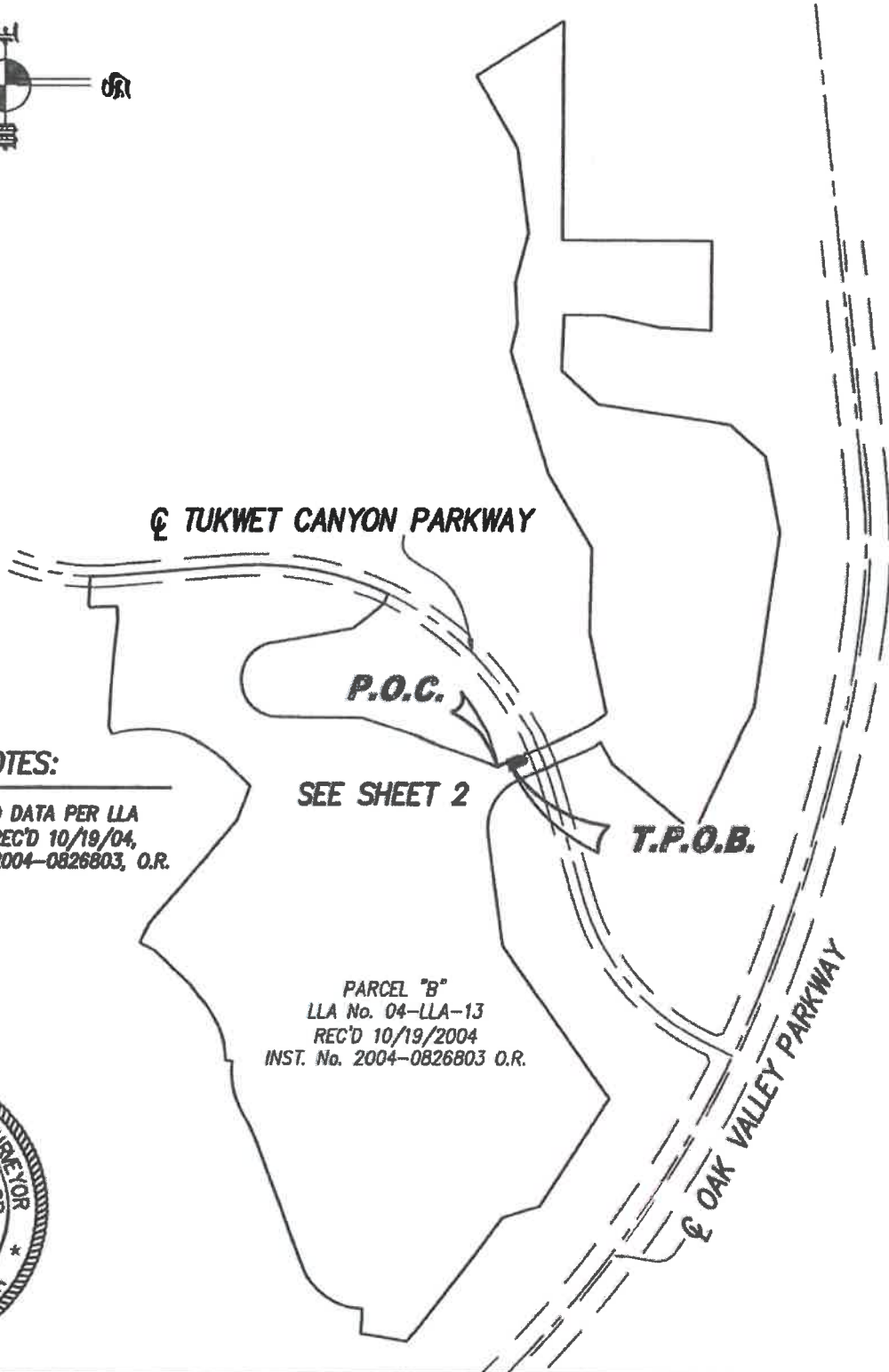
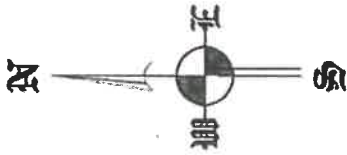


MIGUEL A. VILASENOR
PLS 8509

DATE:







SURVEYOR'S NOTES:

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

SEE SHEET 2

T.P.O.B.

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



PREPARED BY:
**PROACTIVE ENGINEERING
CONSULTANTS WEST, INC.**

25109 JEFFERSON AVE., SUITE 200
MURRIETA, CA 92562
951-200-6842

PREPARED UNDER THE SUPERVISION OF:

Miguel
MIGUEL A. VILLASEÑOR
EXPIRES 12-31-20

8/12/20
DATE

EXHIBIT "B"

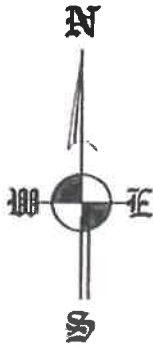
PUBLIC UTILITY EASEMENT

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.

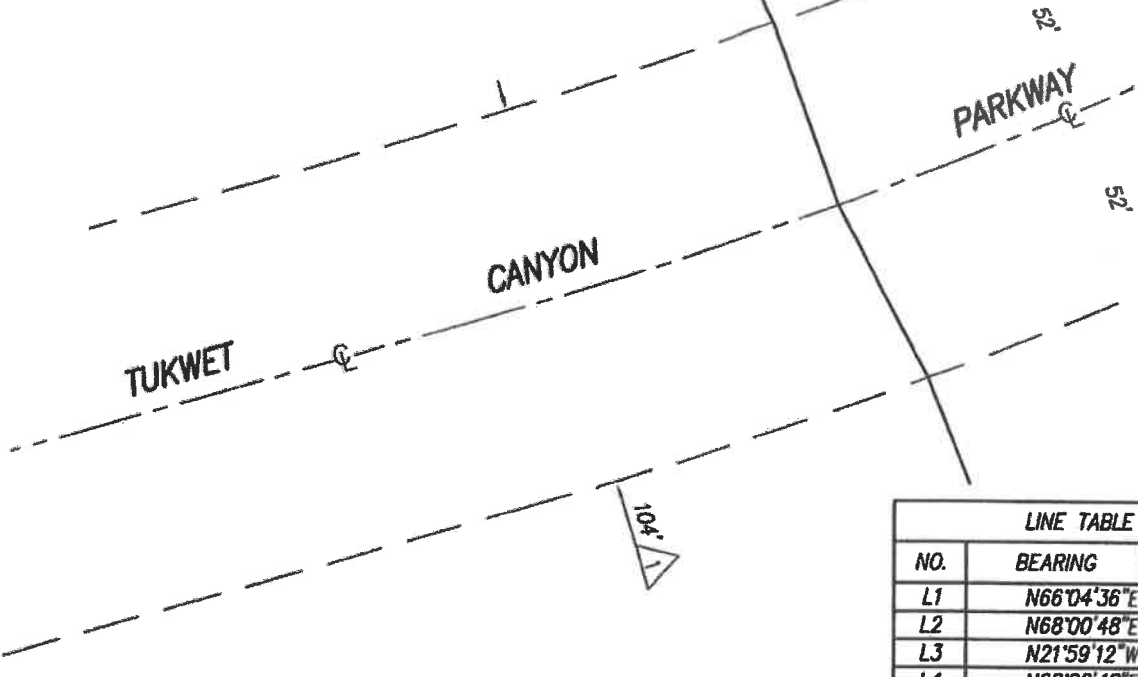
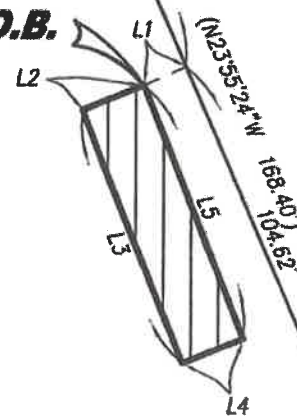
LEGEND:

 EASEMENT DEDICATION AREA
 1,314.00 S.F. (0.03 AC)

EASEMENT NOTES:

 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.

T.P.O.B.



LINE TABLE		
NO.	BEARING	LENGTH
L1	N66°04'36"E	12.40
L2	N68°00'48"E	18.00
L3	N21°59'12"W	73.00
L4	N68°00'48"E	18.00
L5	N21°59'12"W	73.00

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

PREPARED UNDER THE SUPERVISION OF:


MIGUEL A. VILLASEÑOR
 EXPIRES 12-31-20


 DATE

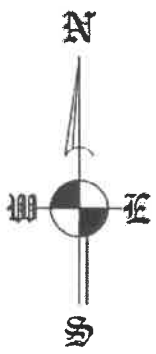
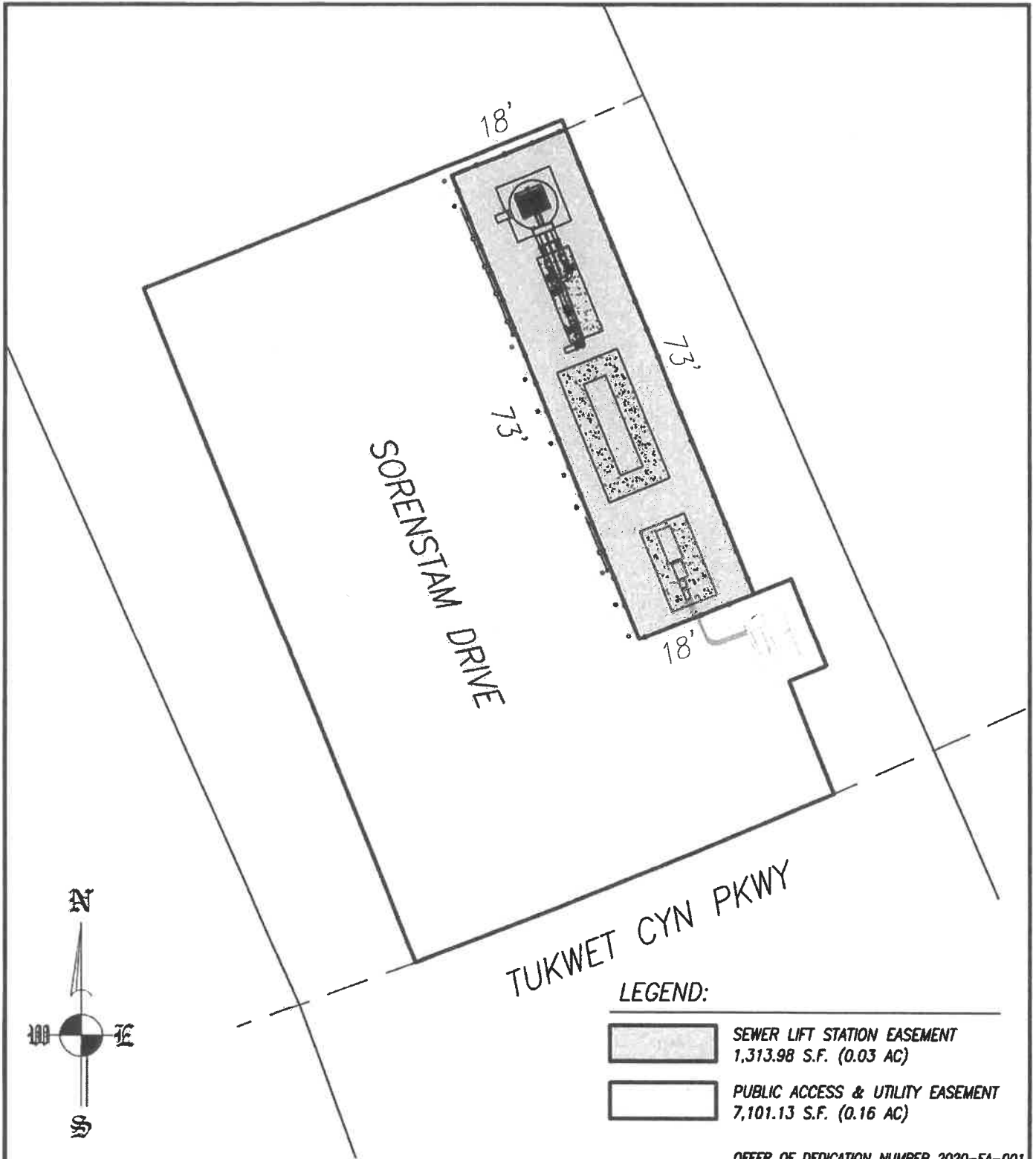
EXHIBIT "B"

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



LEGEND:

- SEWER LIFT STATION EASEMENT
1,313.98 S.F. (0.03 AC)
- PUBLIC ACCESS & UTILITY EASEMENT
7,101.13 S.F. (0.16 AC)

OFFER OF DEDICATION NUMBER 2020-EA-001

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

EXHIBIT "C"
**PUBLIC ROAD AND
UTILITY EASMENT**

DATE: 08/12/20 SCALE: 1"=20' SHEET 1 OF 1