

Recording Requested By:

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

OFFER OF DEDICATION NO. 22-D-003

Beaumont Landing, LLC

(Property Owner(s))

hereby irrevocably offer(s) to DEDICATE to the CITY OF BEAUMONT, an EASEMENT, for public road and public utility purposes over, upon, across and within the real property in the City of Beaumont, County of Riverside, State of California, described as follows:

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

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

DEPARTMENT USE ONLY

Print Name: Oscar Etemadian

Title/company (if applicable) CEO / President

Signature *Oscar Etemadian*

See Attached Notary

This Offer of Dedication No. 22-D-003 is approved

By: Jay S. Fahrion, PLS No. 8207

Title: City Surveyor

*Jay S. Fahrion* 11/29/23  
Date



MAIL TAX STATEMENTS TO:

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 SAN BERNARDINO

ON August 24, 2023, BEFORE ME,

ROBERT T. Arrieta,

A NOTARY PUBLIC,  
PERSONALLY Appeared,

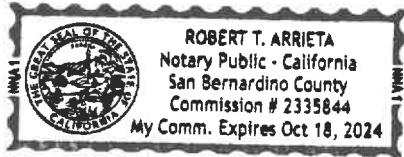
OSCAR ETEMADIAN,

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 signatures (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument.

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

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: [Signature]



(Seal)

STATE OF CALIFORNIA  
COUNTY OF SAN BERNARDINO

ON \_\_\_\_\_, BEFORE ME,

\_\_\_\_\_,  
A NOTARY PUBLIC,  
PERSONALLY Appeared,

\_\_\_\_\_,  
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 signatures (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument.

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

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: \_\_\_\_\_

(Seal)

**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 Nov. 29 2023 before me, Mary J. Burns, Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared Jays. Fahron  
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 Mary J Burns  
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: offer of deduction 22D003 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"**  
**EASEMENT LEGAL DESCRIPTION**  
**OFFER OF DEDICATION NO. 22-D-003**

BEING AN EASEMENT OF ALL THAT CERTAIN PORTION OF PARCEL 1 OF GRANT DEED DOCUMENT NO. 2019-0369148, RECORDED SEPTEMBER 19, 2019, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY AND LYING WITHIN THE NORTHEAST QUARTER OF FRACTIONAL SECTION 5, TOWNSHIP 3 SOUTH , RANGE 1 WEST, SAN BERNARDINO MERIDIAN, SITUATE IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND DESCRIBED AS FOLLOWS:

A 52.00 FOOT WIDE STRIP OF LAND LYING 30.00 FEET NORTHEASTERLY AND 22.00 FEET SOUTHWESTERLY (AS MEASURED AT RIGHT ANGLES) OF THE FOLLOWING DESCRIBED CENTERLINE:

**COMMENCING** AT THE MOST EASTERLY CORNER OF PARCEL 2 AS DESCRIBED IN SAID GRANT DEED 2019-0369148 AND LYING ON SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 10 AS SHOWN ON STATE RIGHT OF WAY MAPS NOS. 987102 AND 987103 DATED MARCH 22, 1962 AT COUNTY SURVEYOR'S MAP FILE NOS. 204-283 AND 204-284, SAID RIGHT OF WAY LINE BEING A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1,600.00 FEET AND TO WHICH A RADIAL LINE BEARS N37°25'53"E TO SAID MOST EASTERLY CORNER;

THE FOLLOWING FOUR (4) COURSES BEING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID SOUTH FRONTAGE ROAD OF INTERSTATE 10, NOW KNOWN AS DESERT LAWN DRIVE:

**THENCE** S19°56'28"W A DISTANCE OF 47.41 FEET ALONG A RADIAL LINE OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 680.00 FEET;

**THENCE** NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°12'31" AN ARC LENGTH OF 121.16 FEET;

**THENCE** N80°16'05"W A DISTANCE OF 250.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 270.00 FEET;

**THENCE** ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°38'02" AN ARC LENGTH OF 40.69 FEET;

**THENCE** LEAVING SAID RIGHT OF WAY LINE AND RADIAL TO THE CENTERLINE OF SAID SOUTH FRONTAGE ROAD, S18°21'57"W A DISTANCE OF 30.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1,495.00 FEET AND THE **POINT OF BEGINNING**;

**THENCE** SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°35'59" AN ARC DISTANCE OF 328.76 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 305.00 FEET AND TO WHICH A RADIAL LINE BEARS S30°57'56"W;

**THENCE** SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°29'13" AN ARC LENGTH OF 130.35 FEET;

**THENCE** S83°31'17"E A DISTANCE OF 75.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 300.00 FEET;

**EXHIBIT "A"**  
**EASEMENT LEGAL DESCRIPTION**  
**OFFER OF DEDICATION NO. 22-D-003**

**THENCE** ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°28'17" AN ARC DISTANCE OF 253.80 FEET TO THE BEGINNING OF A TANGENT LINE;

**THENCE** S35°03'00"E A DISTANCE OF 9.62 FEET TO THE AFOREMENTIONED CENTERLINE OF SOUTH FRONTAGE ROAD FOR INTERSTATE 10 AND THE **POINT OF TERMINUS**.

THE SIDELINES OF THE ABOVE DESCRIBED 52.00 FOOT WIDE STRIP SHALL BE SHORTENED OR LENGTHENED AS TO TERMINATE IN THE SOUTHERLY RIGHT OF WAY LINE OF SAID SOUTH FRONTAGE ROAD OF INTERSTATE 10, NOW KNOWN AS DESERT LAWN DRIVE, AS SHOWN ON STATE RIGHT OF WAY MAP NOS. 987102 AND 987103 DATED MARCH 22, 1962 AT COUNTY SURVEYOR'S MAP FILE NOS. 204-283 AND 204-284.

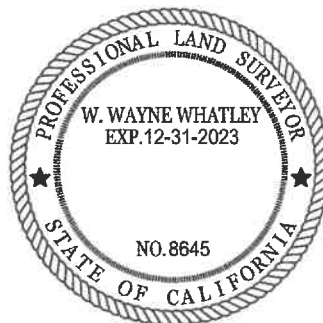
CONTAINING AN AREA OF 20,217.23 SF. / 0.464 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, COVENANTS, RESTRICTIONS, CONDITIONS, RESERVATIONS, RIGHTS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD, IF ANY.

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

THIS DOCUMENT WAS PREPARED BY ME  
OR UNDER MY DIRECTION

  
W. WAYNE WHATLEY LS 8645      08/16/2023      DATE

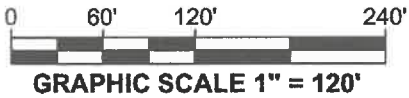
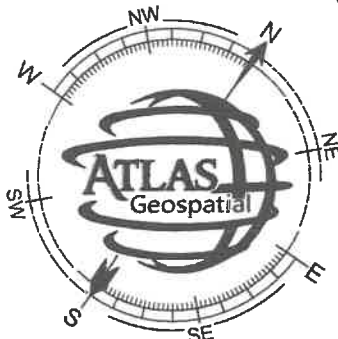
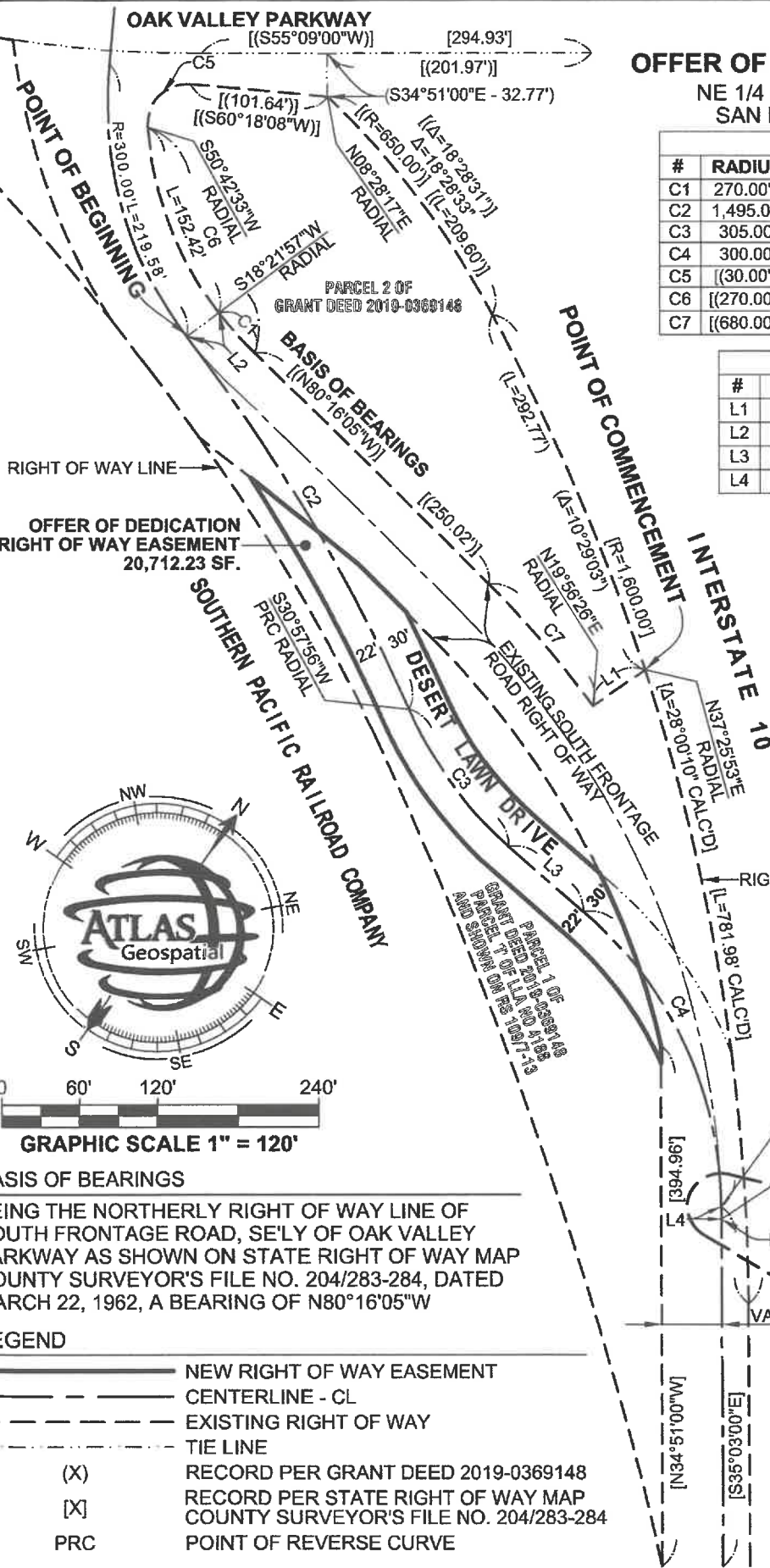




**EXHIBIT "B"**  
**OFFER OF DEDICATION NO. 22-D-003**  
 NE 1/4 OF SEC 5, T. 3 S., R. 1 W.,  
 SAN BERNARDINO MERIDIAN

CURVE TABLE				
#	RADIUS	LENGTH	DELTA	RECORD
C1	270.00'	40.69'	8°38'02"	
C2	1,495.00'	328.76'	12°35'59"	
C3	305.00'	130.35'	24°29'13"	
C4	300.00'	253.80'	48°28'17"	
C5	[(30.00')]	[(52.15')]	99°35'35"	[(99°35'38")]
C6	[(270.00')]	[(193.10')]	40°58'38"	[(40°58'35")]
C7	[(680.00')]	[(121.16')]	10°12'31"	[(10°12'33")]

LINE TABLE			
#	BEARING	DISTANCE	
L1	[(S19°56'28"W)]	[(47.41')]	RADIAL
L2	S18°21'57"W	30.00'	
L3	S83°31'17"E	75.01'	
L4	S35°03'00"E	9.62'	



**BASIS OF BEARINGS**  
 BEING THE NORTHERLY RIGHT OF WAY LINE OF SOUTH FRONTAGE ROAD, SE'LY OF OAK VALLEY PARKWAY AS SHOWN ON STATE RIGHT OF WAY MAP COUNTY SURVEYOR'S FILE NO. 204/283-284, DATED MARCH 22, 1962, A BEARING OF N80°16'05"W

- LEGEND**
- NEW RIGHT OF WAY EASEMENT
  - CENTERLINE - CL
  - EXISTING RIGHT OF WAY
  - TIE LINE
  - (X) RECORD PER GRANT DEED 2019-0369148
  - [X] RECORD PER STATE RIGHT OF WAY MAP COUNTY SURVEYOR'S FILE NO. 204/283-284
  - PRC POINT OF REVERSE CURVE

NEW POINT OF TANGENCY  
 N54°57'00"E NEW CL  
 RADIAL

EX. POINT OF TANGENCY  
 N54°56'59"E OLD CL  
 RADIAL

