

Recording Requested By:
City of Beaumont

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

NOTICE OF STREET VACATION NO. 23-SV-001

RECORDED OWNER(S)
Beaumont Landing, LLC

AFFECTED ASSESSOR PARCEL NUMBER(S)
414-090-005
414-090-007

LEGAL DESCRIPTION

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

This Notice of Street Vacation No. 23-SV-001 is approved

SIGNATURE *Oscar Etemadian*

By: JAY S. FAHRION, P.L.S. 8207 *J.S.F.*

Title: CITY SURVEYOR - CITY OF BEAUMONT

SEE ATTACHED NOTARY ACKNOWLEDGEMENT

Date: 11/29/23

SURVEY DEPARTMENT APPROVAL



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,

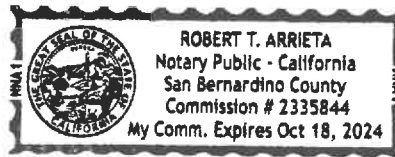
OSCAR ETEMADIAN,

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: 



(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 Jay S. 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: Notice of Street Renovation Document Date: 11-29-23
Number of Pages: 5 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"
LEGAL DESCRIPTION
STREET RIGHT-OF-WAY VACATION 23-SV-001

ALL THAT CERTAIN PORTION OF THE RIGHT OF WAY OF SOUTH FRONTAGE ROAD OF INTERSTATE 10 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, DIRECTLY ADJACENT TO PARCELS 1 AND 2 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:

BEGINNING 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 SAID RIGHT OF WAY MAPS, SAID RIGHT OF WAY LINE BEING A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1,600.00 FEET 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 TO A POINT OF CUSP ON A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1,525.00 FEET AND TO WHICH A RADIAL LINE BEARS S18°21'57"W;

THENCE LEAVING SAID RIGHT OF WAY LINE, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°02'49" AN ARC LENGTH OF 267.42 FEET TO ITS INTERSECTION WITH THE NON-TANGENT SOUTHERLY RIGHT OF WAY LINE OF AFOREMENTIONED SOUTH FRONTAGE ROAD FOR INTERSTATE 10 AND TO WHICH A RADIAL LINE BEARS N28°24'46";

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE S80°16'05"E A DISTANCE OF 31.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 620.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°05'23" AN ARC LENGTH OF 217.39 FEET TO THE BEGINNING OF A NON-TANGENT LINE, AND TO WHICH A RADIAL LINE BEARS N29°49'29"E;

THENCE LEAVING SAID RIGHT OF WAY LINE S83°31'17"E A DISTANCE OF 9.97 FEET ALONG SAID NON-TANGENT LINE TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 330.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°42'25" AN ARC LENGTH OF 159.58 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 10 AS SHOWN ON SAID RIGHT OF WAY MAPS TO WHICH A RADIAL LINE BEARS N34°11'08"E, BEING A POINT OF CUSP ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1,600.00 FEET ;

EXHIBIT "A"
LEGAL DESCRIPTION
STREET RIGHT-OF-WAY VACATION 23-SV-001

THENCE NORTHWESTERLY ALONG SAID CURVED SOUTHERLY RIGHT OF WAY LINE, AN INTIAL RADIAL LINE BEARS N48°05'48"E THROUGH A CENTRAL ANGLE OF 10°39'55" AN ARC LENGTH OF 297.83 FEET TO THE **POINT OF BEGINNING**.

CONTAINING A TOTAL AREA OF 30,761.97 SF. / 0.706 ACRES, MORE OR LESS.

RESERVING THEREFROM AN EASEMENT FOR PUBLIC UTILITY PURPOSES.

ALL 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

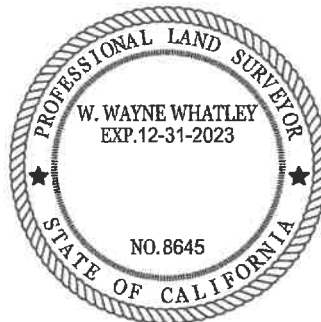
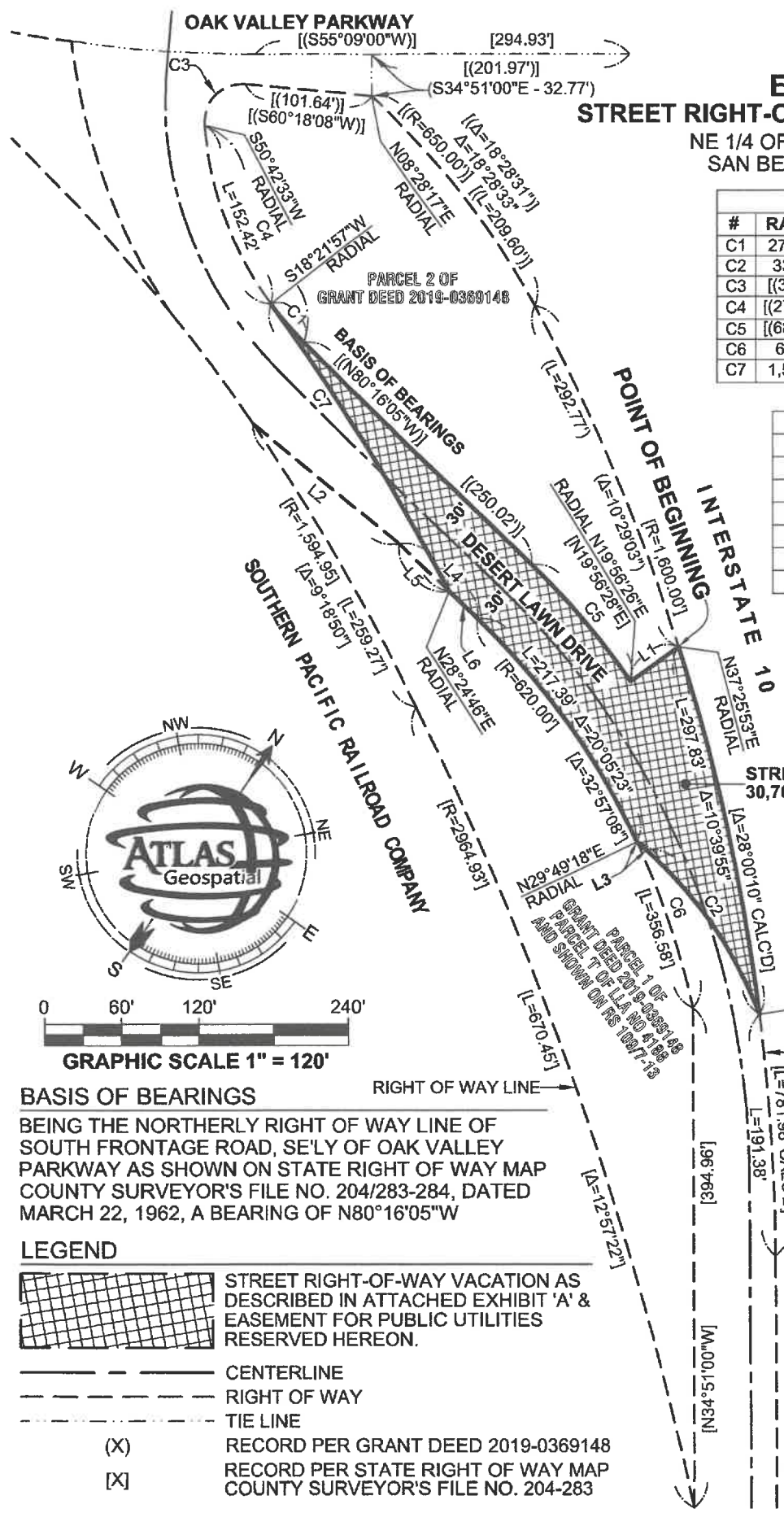


EXHIBIT "B"
STREET RIGHT-OF-WAY VACATION 23-SV-001
 NE 1/4 OF SEC 5, T. 3 S., R. 1 W.,
 SAN BERNARDINO MERIDIAN

| CURVE TABLE | | | | |
|-------------|-------------|-------------|-----------|----------------|
| # | RADIUS | LENGTH | DELTA | RECORD |
| C1 | 270.00' | 40.69' | 8°38'02" | |
| C2 | 330.00' | 159.58' | 27°42'25" | |
| C3 | [(30.00')] | [(52.15')] | 99°35'35" | [(99°35'38'")] |
| C4 | [(270.00')] | [(193.10')] | 40°58'38" | [(40°58'35'")] |
| C5 | [(680.00')] | [(121.16')] | 10°12'31" | [(10°12'33'")] |
| C6 | 620.00' | 139.19' | 12°51'45" | |
| C7 | 1,525.00' | 267.42' | 10°02'49" | |

| LINE TABLE | | | |
|------------|-----------------|------------|--------|
| # | BEARING | DISTANCE | |
| L1 | [(S19°56'28"W)] | [(47.41')] | RADIAL |
| L2 | [S85°43'39"E] | [150.68'] | |
| L3 | S83°31'17"E | 9.97' | |
| L4 | [S80°16'05"E] | [84.18'] | |
| L5 | N80°16'05"W | 53.13' | |
| L6 | N80°16'05"W | 31.03' | |



STREET VACATION
 30,761.98 SF.

R=330.00'
 N34°11'08"E RADIAL
 R=1,600.00'
 N48°05'48"E RADIAL
 RIGHT OF WAY LINE

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**
- STREET RIGHT-OF-WAY VACATION AS DESCRIBED IN ATTACHED EXHIBIT 'A' & EASEMENT FOR PUBLIC UTILITIES RESERVED HEREON.
 - CENTERLINE
 - 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

