

**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. 2023-SV-002**

RECORDED OWNER(S)  
Pierce Hardy Limited Partnership

AFFECTED ASSESSOR PARCEL NUMBER(S)  
418-210-019

**LEGAL DESCRIPTION OF ADJUSTED PARCEL**

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

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

Print Name: Bethany L. Cypher  
Signature: Bethany L. Cypher  
Title / company (if applicable): Assistant Vice President  
Date: 6/15/23

**DEPARTMENT USE ONLY**

This Notice of Street Vacation No. 2023-SV-002 is approved

By: Jay S. Fahrion, P.L.S. No. 8207

Title: City Surveyor, City of Beaumont

Signed: Jay S. Fahrion Date: 7/4/23

**SURVEY DEPARTMENT APPROVAL**



MAIL TAX STATEMENTS TO:  
Pierce Hardy Limited Partnership  
1019 Route 519  
Eighty Four, PA 15330

## 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 Riverside

On July 6, 2023 before me, Mary J. Burns, Notary Public,  
(here insert name and title of the officer)

personally appeared Jay S. Fabrian

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



(Seal)

## 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~~ Pennsylvania  
County of Washington )

On June 15, 2023 before me, Tamara R DeMarino Notary Public,  
(insert name and title of the officer)

personally appeared Bethany L. Cypher, Asst. V.P.  
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 Tamara R DeMarino (Seal)

Commonwealth of Pennsylvania - Notary Seal  
Tamara R. DeMarino, Notary Public  
Washington County  
My commission expires November 3, 2026  
Commission number 1225445  
Member, Pennsylvania Association of Notaries

# EXHIBIT "A" - LEGAL DESCRIPTION

STREET RIGHT-OF-WAY VACATION No. 2023-SV-002

## PARCEL 'A'

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, THAT PORTION OF THE SOUTH HALF OF THIRD STREET, AND ALL THAT CERTAIN PORTION OF BLOCK 144 OF THE AMENDED MAP FOR THE TOWN OF BEAUMONT AS SHOWN BY MAP ON FILE IN BOOK 6, PAGES 16 AND 17 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, LYING WITHIN SECTION 10, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

**COMMENCING** AT THE CENTERLINE INTERSECTION OF THIRD STREET AND EUCLID AVENUE AS SHOWN BY RECORD OF SURVEY FILED IN BOOK 158, PAGE 89 OF RECORDS OF SURVEY;

**THENCE** NORTH 89°43'42" EAST ALONG THE CENTERLINE OF SAID THIRD STREET, 45.00 FEET;

**THENCE** SOUTH 00°16'18" EAST, PERPENDICULAR TO SAID CENTERLINE, 30.00 FEET TO A PARALLEL LINE, 30.00 FEET SOUTH OF SAID CENTERLINE OF THIRD STREET AND THE **TRUE POINT OF BEGINNING**;

**THENCE** SOUTH 44°43'43" WEST, 14.14 FEET TO A POINT ON THE WESTERLY PROLONGATION OF THE SOUTH LINE OF SAID THIRD STREET, SAID SOUTH LINE BEING PARALLEL WITH AND 40.00 FEET SOUTH OF SAID CENTERLINE OF THIRD STREET, AS SHOWN ON SAID RECORD OF SURVEY;

**THENCE** NORTH 89°43'42" EAST ALONG SAID PARALLEL LINE, 91.44 FEET TO THE WESTERLY CORNER OF PARCEL 6643-1.3 PER GRANT DEED TO THE STATE OF CALIFORNIA RECORDED JUNE 13, 1989 AS INSTRUMENT NUMBER 193499 OF OFFICIAL RECORDS OF SAID COUNTY;

**THENCE** CONTINUING ALONG SAID LAND GRANTED TO THE STATE OF CALIFORNIA THE FOLLOWING TWO (2) COURSES AS SHOWN BY SAID RECORD OF SURVEY;

SOUTH 77°26'27" EAST, 135.09 FEET

NORTH 89°43'42" EAST, 66.83 FEET TO AN ANGLE POINT ON THE BOUNDARY OF SAID LAND GRANTED TO THE STATE OF CALIFORNIA, SAID POINT BEING ON THE WEST LINE OF BEAUMONT AVENUE (STATE HIGHWAY 79) AS SHOWN ON SAID RECORD OF SURVEY;

**EXHIBIT "A" - LEGAL DESCRIPTION**  
**STREET RIGHT-OF-WAY VACATION No. 2023-SV-002**

PARCEL 'A' (CONTINUED)

**THENCE** NORTH 00°17'23" WEST ALONG SAID WEST LINE, 70.00 FEET TO SAID CENTERLINE OF THIRD STREET, BEING ALSO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 48.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 89°43'42" EAST;

**THENCE** SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE, AN ARC LENGTH OF 87.97 FEET THROUGH A CENTRAL ANGLE OF 105°00'34" TO THE BEGINNING OF A TANGENT LINE;

**THENCE** NORTH 75°15'44" WEST, 50.01 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 100.00 FEET;

**THENCE** WESTERLY ALONG SAID TANGENT CURVE, AN ARC LENGTH OF 26.20 FEET THROUGH A CENTRAL ANGLE OF 15°00'33" TO A LINE PARALLEL WITH AND 30.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) SAID CENTERLINE OF THIRD STREET;

**THENCE** SOUTH 89°43'42" WEST ALONG SAID PARALLEL LINE, 145.33 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINS 5,737 SQUARE FEET, MORE OR LESS.

SUBJECT TO ALL COVENANTS, RESERVATIONS, RIGHTS, RIGHT-OFWAYS AND EASEMENTS OF RECORD, IF ANY.

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

**EXHIBIT "A" - LEGAL DESCRIPTION**  
**STREET RIGHT-OF-WAY VACATION No. 2023-SV-002**

**PARCEL 'B'**

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, THAT PORTION OF THE EAST HALF OF EUCLID AVENUE, AND ALL THAT CERTAIN PORTION OF BLOCK 144 OF THE AMENDED MAP FOR THE TOWN OF BEAUMONT AS SHOWN BY MAP ON FILE IN BOOK 6, PAGES 16 AND 17 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, LYING WITHIN SECTION 10, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

**COMMENCING** AT THE CENTERLINE INTERSECTION OF THIRD STREET AND EUCLID AVENUE AS SHOWN BY RECORD OF SURVEY FILED IN BOOK 158, PAGE 89 OF RECORDS OF SURVEY;

**THENCE** NORTH 89°43'42" EAST ALONG THE CENTERLINE OF SAID THIRD STREET, 45.00 FEET;

**THENCE** SOUTH 00°16'18" EAST, PERPENDICULAR TO SAID CENTERLINE, 30.00 FEET TO A PARALLEL LINE, 30.00 FEET SOUTH OF SAID CENTERLINE OF THIRD STREET;

**THENCE** SOUTH 44°43'43" WEST, 14.14 FEET TO A POINT ON THE WESTERLY PROLONGATION OF THE SOUTH LINE OF SAID THIRD STREET, SAID SOUTH LINE BEING PARALLEL WITH AND 40.00 FEET SOUTH OF SAID CENTERLINE OF THIRD STREET, AS SHOWN ON SAID RECORD OF SURVEY, AND THE **TRUE POINT OF BEGINNING**;

**THENCE** NORTH 89°43'42" EAST ALONG SAID WESTERLY PROLONGATION, 5.00 FEET TO THE EAST LINE OF SAID EUCLID AVENUE AS SHOWN ON SAID RECORD OF SURVEY, BEING ALSO THE EAST LINE OF THAT PARCEL OF LAND GRANTED TO THE STATE OF CALIFORNIA BY GRANT DEED RECORDED JUNE 13, 1989 AS INSTRUMENT NUMBER 193499 OF OFFICIAL RECORDS OF SAID COUNTY;

**EXHIBIT "A" - LEGAL DESCRIPTION**  
**STREET RIGHT-OF-WAY VACATION No. 2023-SV-002**

**PARCEL 'B' (CONTINUED)**

**THENCE** SOUTH 00°16'16" EAST ALONG SAID EAST LINE, 520.24 FEET TO THE CENTERLINE OF SECOND STREET (VACATED), AS SHOWN ON SAID RECORD OF SURVEY MAP;

**THENCE** SOUTH 89°42'45" WEST ALONG SAID CENTERLINE, 10.00 FEET TO A PARALLEL LINE, 30.00 FEET EAST OF SAID CENTERLINE OF EUCLID AVENUE;

**THENCE** NORTH 00°16'16" WEST ALONG SAID PARALLEL LINE, 515.24 FEET;

**THENCE** NORTH 44°43'43" EAST, 7.07 FEET TO THE **TRUE POINT OF BEGINNING.**

CONTAINS 5,190 SQUARE FEET, MORE OR LESS.

SUBJECT TO ALL COVENANTS, RESERVATIONS, RIGHTS, RIGHT-OFWAYS AND EASEMENTS OF RECORD, IF ANY.

SEE EXHIBIT "B" ATTACHED HERTO AND BY THIS REFERENCED MADE A PART HEREOF.

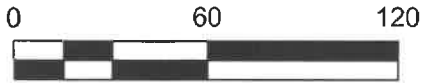


# EXHIBIT "B" - MAP

STREET RIGHT-OF-WAY VACATION No. 2023-SV-002



NORTH



1" = 60'

SEC. 10, T.3S., R.1W., S.B.M.

## SURVEYOR'S NOTES



~ INDICATES STATE OF CALIFORNIA  
RIGHT-OF-WAY PER GRANT DEED  
RECORDED JUNE 13, 1989 AS INSTRUMENT  
No. 193499, O.R.

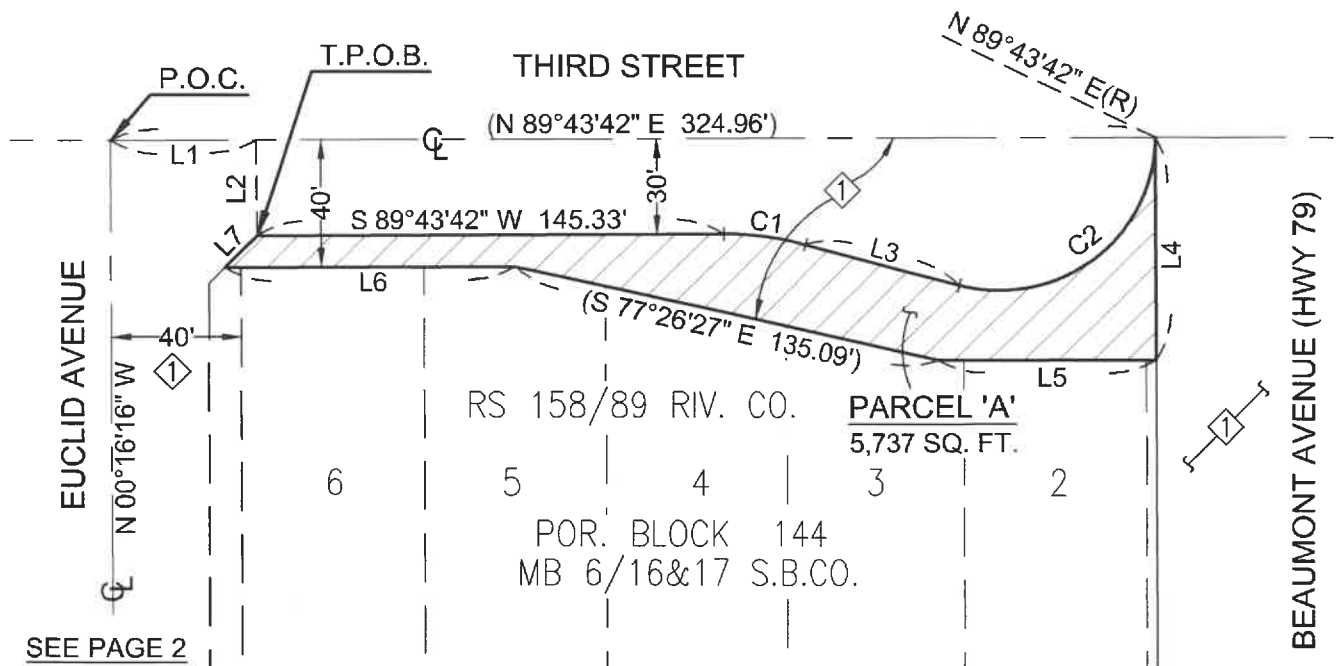


~ INDICATES AREA OF VACATION AS  
DESCRIBED IN ATTACHED EXHIBIT "A"

P.O.C. ~ INDICATES POINT OF COMMENCEMENT

T.P.O.B. ~ INDICATES TRUE POINT OF BEGINNING

( ) ~ INDICATES RECORD DATA PER RS 158/89.



### CURVE DATA

CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	100.00'	26.20'	15°00'33"	13.17'
C2	48.00'	87.97'	105°00'34"	62.57'

### LINE DATA

LINE	BEARING	DISTANCE
L1	N 89°43'42" E	45.00'
L2	S 00°16'18" E	30.00'
L3	N 75°15'44" W	50.01'
L4	(N 00°17'23" W)	(70.00')
L5	(N 89°43'42" E)	(66.83')
L6	N 89°43'42" E	91.44'
L7	S 44°43'43" W	14.14'




# EXHIBIT "B" - MAP

STREET RIGHT-OF-WAY VACATION No. 2023-SV-002

## SURVEYOR'S NOTES

◊ INDICATES STATE OF CALIFORNIA  
RIGHT-OF-WAY PER GRANT DEED  
RECORDED JUNE 13, 1989 AS INSTRUMENT  
No. 193499, O.R.

 INDICATES AREA OF VACATION AS  
DESCRIBED IN ATTACHED EXHIBIT "A"

P.O.C. ~ INDICATES POINT OF COMMENCEMENT

T.P.O.B. ~ INDICATES TRUE POINT OF BEGINNING

( ) ~ INDICATES RECORD DATA PER RS 158/89.

## LINE DATA

LINE	BEARING	DISTANCE
L1	N 89°43'42" E	45.00'
L2	N 00°16'18" W	30.00'
L8	S 44°43'43" W	14.14'
L9	N 89°43'42" E	5.00'
L10	S 89°42'45" W	10.00'
L11	N 44°43'43" E	7.07'

