

**RECORDING REQUESTED BY**

WHEN RECORDED RETURN TO:

CITY OF BEAUMONT  
Beaumont Civic Center  
550 E. 6<sup>th</sup> Street  
Beaumont, CA 92223  
Attn: City Manager

**FREE RECORDING:**

This instrument is for the benefit of the City of Beaumont,  
and is entitled to be recorded without fee or tax. (Govt. Code  
6103, 27383 and Rev. & Tax Code 11922)

APN: 424-010-007 (Portion of)

Above Space for Recorder's Use

District	County	Route	Post Mile
<b>08</b>	<b>RIV</b>	<b>60</b>	<b>69.5</b>

**GRANT OF EASEMENT**  
**(Non-Exclusive Access Easement)**

**THE CITY OF BEAUMONT, a general law city and municipal corporation (“Grantor”), for valuable consideration, receipt of which is hereby acknowledged, hereby grants, to CARMEN HALL, AS TRUSTEE OF THE JACK T. HALL AND CARMEN HALL REVOCABLE TRUST CREATED ON 12 AUGUST 1993 AS TO AN UNDIVIDED ONE-HALF (1/2) INTEREST AND CARMEN HALL, TRUSTEE OF THE JACK T. AND CARMEN HALL MARITAL TRUST DATED MARCH 16, 1994 AS TO AN UNDIVIDED ONE-HALF (1/2) INTEREST (“Grantee”), its agents, representatives, successors, and assigns, a non-exclusive easement for pedestrian and vehicular access, ingress and egress, and for the transportation of equipment, improvements, goods, materials, and assets, over and across the real property more particularly described and depicted in the attached Exhibits “1” and “2”, which are incorporated herein by this reference.**

(SIGNATURE PAGE FOLLOWS)

DATED: \_\_\_\_\_, 2025

GRANTOR:

THE CITY OF BEAUMONT, a general law city  
and municipal corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

ACKNOWLEDGEMENT

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 \_\_\_\_\_)

On \_\_\_\_\_ before me, \_\_\_\_\_,  
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 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 \_\_\_\_\_

(Seal)

EXHIBIT "1" TO GRANT OF EASEMENT

LEGAL DESCRIPTION OF BURDENED PROPERTY

Real property in the City of Beaumont, County of Riverside, State of California, described as follows:

That portion of the East half of the West half of the Northeast quarter of Section 7, Township 3 South, Range 1 West, San Bernardino Meridian, in the City of Beaumont, County of Riverside, State of California, described as Parcel 6 in the Grant Deed recorded March 7, 2014, as Document No. 2014-0087313 of Official Records, in the office of the County Recorder of said County, described as follows:

**BEGINNING** at the intersection of the east line of the East half of the West half of said Northeast quarter of Section 7 with the easterly terminus of that certain course described as having a bearing of North 88°53'16" East and a length of 62.73 feet in the Irrevocable Right of Way Offer of Dedication recorded June 02, 2016, as Document No. 2016-0227312 of said Official Records;

thence along said certain course also being the northerly line of 4<sup>th</sup> Street, South 88°53'21" West 30.00 feet;

thence North 00°38'08" West, 31.97 feet to the beginning of a tangent curve, concave southwesterly, having a radius of 20.00 feet;

thence northwesterly 24.61 feet along said curve through a central angle of 70°29'33";

thence North 71°07'41" West, 42.45 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 100.00 feet;

thence northwesterly 16.39 feet along said curve through a central angle of 09°23'32";

thence North 61°44'09" West, 61.56 feet to the beginning of a tangent curve concave southwesterly, having a radius of 100.00 feet;

thence northwesterly 17.62 feet along said curve through a central angle of 10°05'49";

thence North 71°49'58" West, 99.39 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 180.00 feet;

thence northwesterly 139.72 feet along said curve through a central angle of 44°28'24";

thence North 27°21'34" West, 49.93 feet to the beginning of a tangent curve concave northeasterly, having a radius of 200.00 feet;

thence northwesterly 39.40 feet along said curve through a central angle of 11°17'15";

thence North 16°04'19" West, 39.29 feet to the beginning of a tangent curve concave southwesterly, having a radius of 100.00 feet;

thence northwesterly 36.30 feet along said curve through a central angle of 20°48'00";  
thence North 36°52'20" West, 81.99 feet to the northerly line of the land described in said Grant Deed;  
thence along said northerly line, South 68°57'16" East, 56.48 feet;  
thence South 36°52'20" East, 34.14 feet to the beginning of a tangent curve concave southwesterly, having a radius of 130.00 feet;  
thence southeasterly 47.19 feet along said curve through a central angle of 20°48'00";  
thence South 16°04'19" East, 39.29 feet to the beginning of a tangent curve concave northeasterly, having a radius of 170.00 feet;  
thence southeasterly 33.49 feet along said curve through a central angle of 11°17'15";  
thence South 27°21'34" East, 49.93 feet to the beginning of a tangent curve concave northeasterly, having a radius of 150.00 feet;  
thence southeasterly 116.43 feet along said curve through a central angle of 44°28'24";  
thence South 71°49'58" East, 99.39 feet to the beginning of a tangent curve concave southwesterly, having a radius of 130.00 feet;  
thence southeasterly 22.91 feet along said curve through a central angle of 10°05'49";  
thence South 61°44'09" East, 61.56 feet to the beginning of a tangent curve concave northeasterly, having a radius of 70.00 feet;  
thence southeasterly 11.47 feet along said curve through a central angle of 09°23'32";  
thence South 71°07'41" East, 77.79 feet to the easterly line of the land described in said Grant Deed;  
thence along said easterly line, South 00°38'08" East, 67.05 feet to the **POINT OF BEGINNING**.

Containing 20,211 square feet or 0.46 acres, more or less.

As shown on Exhibit "B" attached hereto and made a part hereof.

Bearings and distances used in the above description are based on the California Coordinate System of 1983, Zone 6, Epoch 2004.00. Multiply all distances used in the above description by 1.0001028 to obtain ground level distances.

This real property description has been prepared at Mark Thomas, by me, or under my direction, in conformance with the Professional Land Surveyors Act.

Teri Kahlen 9/9/2024

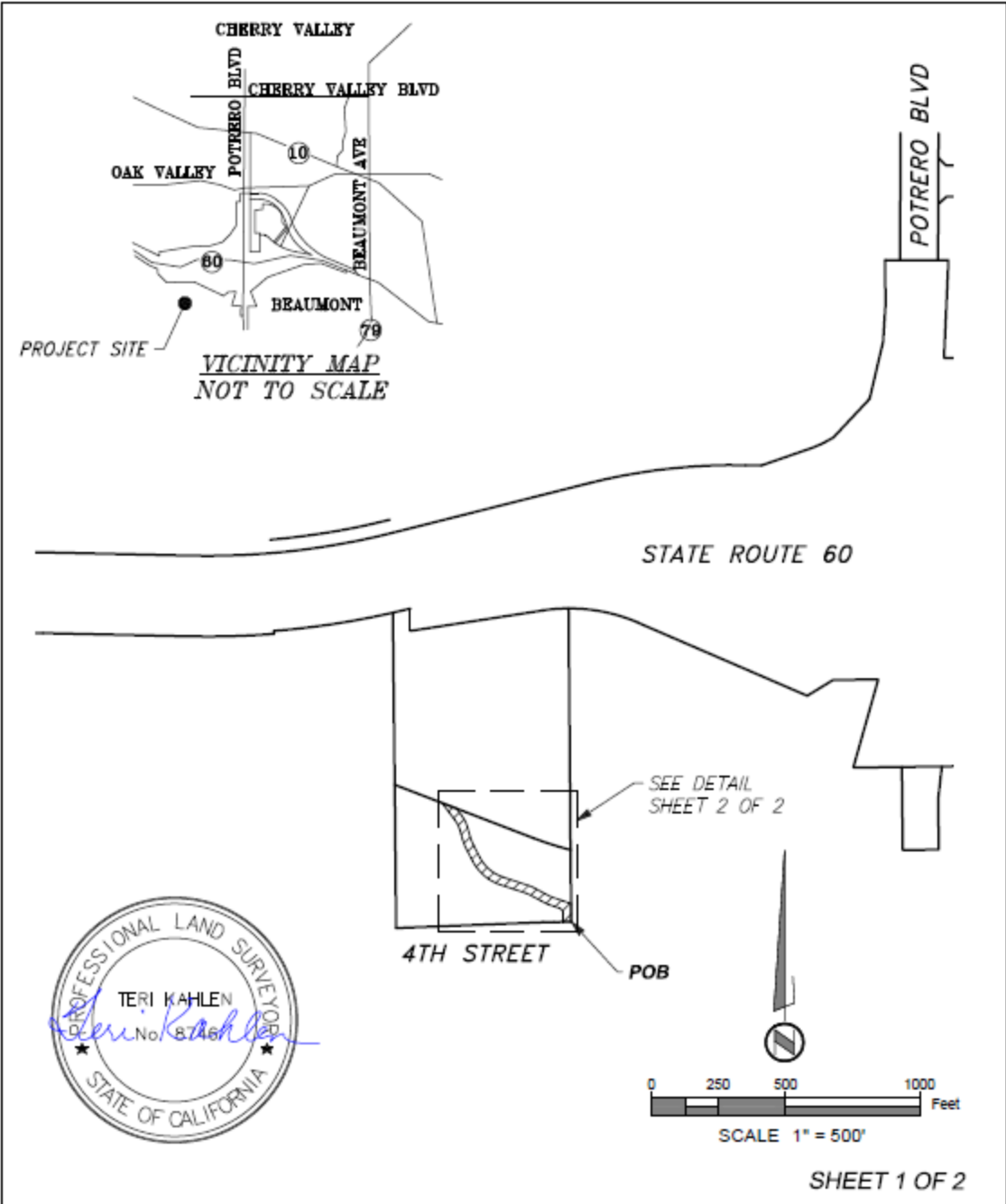
Teri Kahlen, PLS 8746 Date



EXHIBIT "2" TO GRANT OF EASEMENT

DEPICTION OF BURDENED PROPERTY

[See Attached]

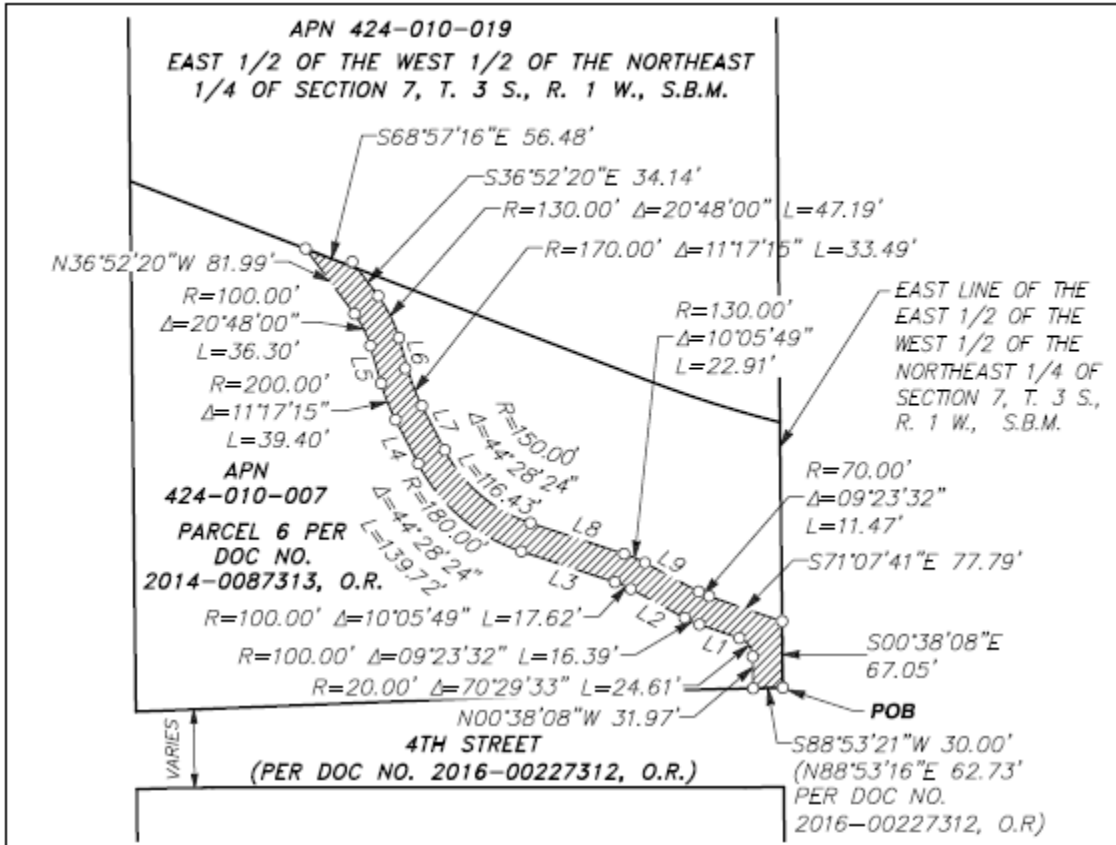


Scale: 1" = 500'  
Date Sept. 2024  
Drawn By AK  
Checked By TK

**Exhibit "B"**  
PLAT TO ACCOMPANY LEGAL DESCRIPTION  
IN THE CITY OF BEAUMONT  
COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA







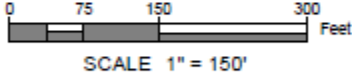
<u>LINE TABLE</u>	
L1	N71°07'41\"W 42.45'
L2	N61°44'09\"W 61.56'
L3	N71°49'58\"W 99.39'

<u>LINE TABLE</u>	
L4	N27°21'34\"W 49.93'
L5	N16°04'19\"W 39.29'
L6	S16°04'19\"E 39.29'

<u>LINE TABLE</u>	
L7	S27°21'34\"E 49.93'
L8	S71°49'58\"E 99.39'
L9	S61°44'09\"E 61.56'

**LEGEND**

- POB POINT OF BEGINNING
- DOC. NO. DOCUMENT NUMBER
- O.R. OFFICIAL RECORDS
- APN ASSESSORS PARCEL NUMBER
- o DIMENSION POINT
- ACCESS EASEMENT CONTAINS 20,211 SF OR 0.46 ACRES +/-



**SHEET 2 OF 2**

Scale: 1" = 150'  
 Date Sept. 2024  
 Drawn By AK  
 Checked By TK

**Exhibit "B"**  
 PLAT TO ACCOMPANY LEGAL DESCRIPTION  
 IN THE CITY OF BEAUMONT  
 COUNTY OF RIVERSIDE,  
 STATE OF CALIFORNIA

