RESOLUTION 2026-20

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BEAUMONT-CHERRY VALLEY WATER DISTRICT ACCEPTING AN EASEMENT FOR PUBLIC UTILITY PURPOSES

WHEREAS, California Government Code ("Code") Section 27281 provides that a deed or grant of any interest in or easement upon real property to a public agency such as Beaumont-Cherry Valley Water District ("District") shall not be accepted for recordation without a consent of the District evidenced by a certificate or resolution of acceptance; and

WHEREAS, Code Section 27281 further provides that the District may authorize one or more officers and agents to accept and consent to such deeds or grants; and

WHEREAS, District Policies and Procedures, Part III, Section 14 requires approval of the Board of Directors for easement acceptance via a resolution; and

WHEREAS, a permanent easement is needed for the purpose of operating, servicing, maintaining or replacing water facilities within a portion of the parcel listed below; and

WHEREAS, property owners, the Fairway Canyon Community Association and Meritage Homes of California, propose to execute a Grant of Easement ("Easement") in favor of the District (a copy of which is attached hereto as Attachments "A" and "B"); and

WHEREAS, the Board of Directors ("Board") of the District desires to authorize Daniel K. Jaggers, General Manager of the Beaumont-Cherry Valley Water District to accept and consent to the recordation of the Easement.

NOW THEREFORE, BE IT RESOLVED that the Board of Directors of the Beaumont-Cherry Valley Water District finds and determines as follows:

1. That the District accepts the easement offered to it by the owners of the parcels hereinafter listed:

   Riverside County Assessor's Parcel Numbers 422-370-020, 422-370-021, and 413-790-050

NOW THEREFORE, BE IT FURTHER RESOLVED that:

2. The Secretary of the Board shall cause a copy of this Resolution certified by the Secretary of the Board of Directors to be filed for record in the office of the Recorder of the County of Riverside, State of California;

3. Daniel K. Jaggers, the District's General Manager, is hereby authorized and directed to accept and consent to the recordation of the Easements on behalf of the District;

4. Daniel K. Jaggers is hereby authorized to execute the Certificate of Acceptance attached to the Easements and to perform such other acts and deeds as may be necessary or convenient to effect the purposes of this Resolution and the transactions herein authorized.

5. This Resolution shall take effect immediately upon its adoption.

ADOPTED this 25TH day of JUNE, 2026, by the following vote:

AYES: COVINGTON, HOFFMAN, SLAWSON, WILLIAMS
NOES:
ABSTAIN:
ABSENT: RAMIREZ

ATTEST:

Director Lona Williams, President of the Board of Directors of the Beaumont-Cherry Valley Water District

Director David Hoffman, Secretary to the Board of Directors of the Beaumont-Cherry Valley Water District

Attachment A: Grant of Easement Between Beaumont-Cherry Valley Water District and Fairway Canyon Community Association

Attachment B: Grant of Easement Between Beaumont-Cherry Valley Water District and Meritage Homes of California

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Beaumont-Cherry Valley Water District
560 Magnolia Avenue
Beaumont, California 92223
Attention: Daniel K. Jaggers

2026-0250839
08/10/2026 04:35 PM Fee: $ 0.00
Page 1 of 14
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

2708

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

This Agreement is recorded at the request and for the benefit of Beaumont-Cherry Valley Water District and is entitled to be recorded without fee or tax (Govt. Code, § 27383; Rev. & Tax Code, § 11922).

GRANT OF EASEMENT
(Permanent Easement to Beaumont-Cherry Valley Water District)

APN: 413-790-050

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Fairway Canyon Community Association ("**Grantor**") does hereby grant to Beaumont-Cherry Valley Water District ("**Grantee**") a permanent non-exclusive easement ("**Permanent Easement**") in, over, on, under, across, and along a portion of certain real property located in the City of Beaumont, County of Riverside, State of California, identified as Assessor's Parcel Number APN 413-790-050 and legally described in Exhibit "C," attached hereto and by this reference made part hereof (the "**Property**"). The portion of the Property whereon Grantee's Permanent Easement is located is referred to herein as the "**Easement Area**" and is legally described and depicted in Exhibits "A" and "B," attached hereto and by this reference made a part hereof.

The Permanent Easement is for installation, access, operation, inspection, repair, replacement, maintenance, and related appurtenant activities at any time and from time to time, a water pipeline and related facilities (collectively the "**Grantee Facilities**") within the Easement Area. The Grantee Facilities authorized under this Permanent Easement are limited to those required for provision of water service and include, but are not limited to, pipelines, markers, air valves, manholes, valves, meters, surge control devices, test stations, buried communication devices, buried electrical conduits and devices, pull boxes, and all related incidents, fixtures, utility control equipment, and appurtenances.

The Permanent Easement is subject to the following terms and conditions:

1. Grantee, including its officers, employees, agents and contractors, shall have the non-exclusive right of ingress and egress to and from the Easement Area for all purposes associated with servicing, maintaining, or constructing Grantee's Facilities. Grantee's ingress and egress rights include the right for personnel, vehicles, and construction equipment to, at any time, traverse over and along the Easement Area as well as the right to use lanes, drives, rights-of-way, and roadways within the Property which now exist or which hereinafter may be constructed.

Grantee may use and temporarily place and operate tools, equipment, machinery, and materials on the Easement Area.

2. This Permanent Easement is subject to all existing fencing, canals, irrigation ditches, laterals, pipelines, roads, electrical transmission facilities, and communication lines existing on the date this easement is granted, and all future uses which do not directly or indirectly interfere with or endanger Grantee's exercise of the rights described herein. Grantee acknowledges that other utilities, including but not limited to electrical, communications and water, already exist within the Easement Area and Grantee shall ensure that its activities within the Easement Area do not disrupt or damage such other utilities.

3. Grantor reserves and retains the right to make any use of the Easement Area, including but not limited to surface and subsurface areas.

4. Grantor agrees that no buildings or similar structures shall be installed, constructed, erected, placed or maintained in any portion of the Easement Area. Grantor shall have the right to erect and maintain fences and gates on and around the Easement Area provided that Grantee is provided access to any such gates. Grantor shall not conduct, or permit others to conduct, activities within or proximate to the Easement Area that could result in damage to Grantee's Facilities. Such activities include, but are not limited to, grading operations, ripping, stockpiling, or the use of explosives.

5. Grantee shall have the right to clear and keep clear from the Easement Area any trees, brush, or other vegetation or flora, including the roots thereof, located within the Easement Area.

6. Grantee shall not install fences or gates in or around the Easement Area.

7. Grantee shall have the right of entry over the Easement Area for future construction, reconstruction, operation, repair or maintenance of Grantee's Facilities as set forth herein.

8. Except in emergencies, Grantee shall provide Grantor at least 24 hours written notice prior to engaging in any construction, maintenance, or other activities with the potential to interfere with Grantor's use of the Easement Area, and Grantee shall coordinate with Grantor to minimize any such interference.

9. Grantee shall promptly, and its sole cost and expense, repair, replace, and/or return to the same condition as existed prior to the disturbance any portion of the Easement Area that Grantee may disturb in connection with construction or maintenance of Grantee's Facilities.

10. The covenants and conditions of this Grant of Easement shall run with the land and shall be binding on the successors and assigns of Grantor and Grantee and shall inure to the benefit of Grantee and its successors and assigns.

11. Any notices relating to this Grant of Easement shall be given in writing and shall be deemed sufficiently given and served for all purposes when delivered personally, by generally recognized overnight courier service, by facsimile (provided that sender retains a printed confirmation of delivery to the facsimile number provided below), or three (3) days after deposit in the United States mail certified or registered, return receipt requested, with postage prepaid, addressed as set forth below:

ADDRESS OF GRANTOR:

Fairway Canyon Community Association
36189 Champion Drive
Beaumont, CA 92223

ADDRESS OF GRANTEE:

Beaumont-Cherry Valley Water District
560 Magnolia Ave
Beaumont, CA 92223

Either party may change its address by written notice to the other given in the manner set forth above.

12. All Exhibits attached hereto are incorporated herein and made a part hereof as if fully set forth.

Executed this 30th day of July, 2026.

GRANTOR:
Fairway Canyon Community Association

By: _____

Print Name: _____

Title: Secretary

PETER ALDANA
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

www.rivcoacr.org

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

Brett Hughes

Date: 8/10/2026

Signature: Lily Tienda

Print Name: Lilian Tienda

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 30, 2026, before me, CORAL TAYLOR, Notary Public, personally appeared BRETT HUGHES, 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.

CORAL TAYLOR
COMM. #2439205
Notary Public - California
Riverside County
My Comm. Expires Mar. 25, 2027

Signature (Seal)

State of California)
County of Riverside)

On 08/06/2026, before me, Erica Gonzales, Notary Public, personally appeared Daniel K. Jaggers, 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)

GRANTEE:
Beaumont-Cherry Valley Water District

The foregoing Grant of Easement from Fairway Canyon Community Association, to Beaumont-Cherry Valley Water District is hereby:

APPROVED:

By: _____
Daniel K. Jaggers, General Manager

California 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 Riverside } **S.S.**

On 08/06/2026 before me, Erica Gonzales, Notary Public
(Name of Notary Public, Title)

personally appeared Daniel K. Jaggers
(Name of Signer(s))

(Name 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 of Notary Public

ERICA M. GONZALES
COMM. #2437808
Notary Public - California
Riverside County
My Comm. Expires Feb. 10, 2027
NRO1 NRO1

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

_____,

containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
- ☐ Attorney-in-fact
- ☐ Corporate Officer(s) _____
  (Title(s))
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____
(Name of Person(s) or Entity(ies))

_____

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ _____

© 2009-2015 Notary Learning Council - All Rights Reserved. You can purchase copies of this form from our web site at www.TheNotaryStore.com

CERTIFICATE OF ACCEPTANCE
GOVERNMENT CODE SECTION 27281

This is to certify that the interest in real property conveyed by the grant dated 30th, July, 2026 from Fairway Canyon Community Association to Beaumont-Cherry Valley Water District, is hereby accepted by Beaumont-Cherry Valley Water District by Resolution 2026-20 on the date below and Grantee consents to the recordation thereof by its duly authorized officer or agent.

In Witness Whereof, I have hereunto set my hand this 30 day of July, 2026.

Beaumont-Cherry Valley Water District

By: _____

Name: Daniel K. Jaggers

Title: General Manager

EXHIBIT "A"

Kimley»Horn

EXHIBIT A
LEGAL DESCRIPTION – EASEMENT AREA

Real Property situate in the City of Beaumont, County of Riverside, State of California and being a portion of Parcel 3 as shown upon Parcel Map No. 32775, filed for record on the 28th of August, 2014 in Book 237 of parcel maps at page 79, official records of the County of Riverside and being particularly described as follows:

BEGINNING at the southern most corner of said Parcel 3, thence along the southeastern line said Parcel 3 North 53°20'19" East 99.29 feet; thence across said Parcel 3 the following four (4) courses:

(1) North 64°39'34" West 201.96 feet,
(2) North 42°35'27" West 27.06 feet,
(3) North 32°32'41" West 56.19 feet, and
(4) South 51°36'39" West 33.67 feet, to a point on the southwestern line of said Parcel 3;

Then along last said line the following two (2) courses: South 26°40'12" East 74.83 feet, and South 49°01'45" East 191.01 feet to the **POINT OF BEGINNING**.

Containing an area of 15,908 square feet, more or less.

A plat showing the above-described parcel is attached hereto and made a part hereof as "Exhibit B".

This legal description and associated plat was prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyor's Act.

Kirkpatrick Myers, PLS 9009
kirk.myers@kimley-horn.com

LICENSED LAND SURVEYOR
KIRKPATRICK P. MYERS
No. 9009
STATE OF CALIFORNIA

4/2/2026
Dated

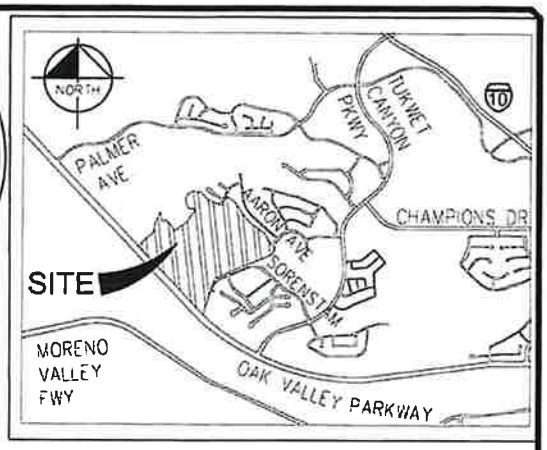
END OF DESCRIPTION

EXHIBIT "B"

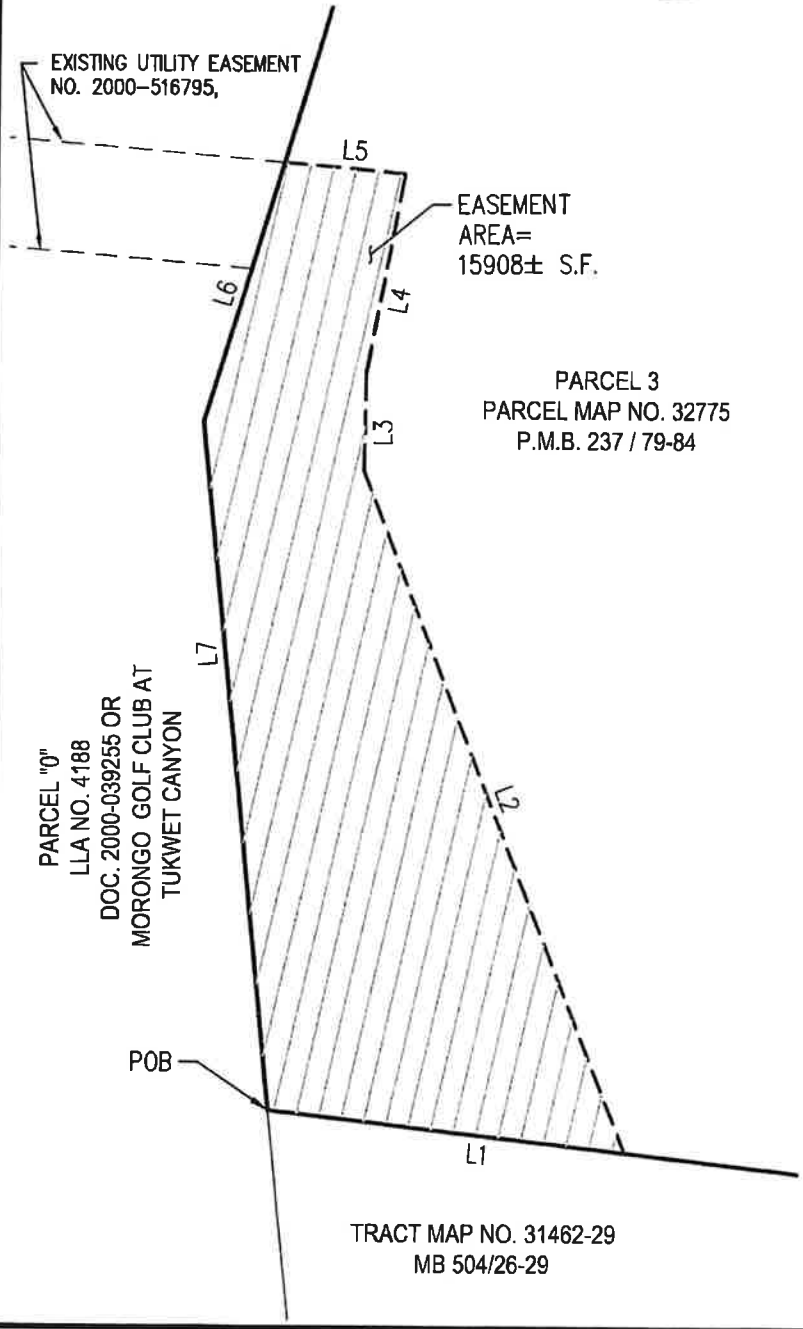
LEGEND

- SUBJECT PROPERTY BOUNDARY
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- POB — POINT OF BEGINNING
- POC — POINT OF COMMENCEMENT
- EASEMENT AREA

LICENSED LAND SURVEYOR
KIRKPATRICK P. MYERS
No. 9009
STATE OF CALIFORNIA



VICINITY MAP
N.T.S.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N53°20'19"E	99.29
L2	N64°39'34"W	201.96
L3	N42°35'27"W	27.06
L4	N32°32'41"W	56.19
L5	N51°36'39"E	33.67
L6	N26°40'12"W	74.83
L7	N49°01'45"W	191.01

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
3801 UNIVERSITY AVENUE, STE 300, RIVERSIDE, CA 92501
PHONE: 951-543-8868
WWW.KIMLEY-HORN.COM

EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION
RIVERSIDE COUNTY, CALIFORNIA

4.2.2026	
DRAWN BY	ME
CHECKED BY	KM
SCALE	1" = 50'
SHEET NUMBER	
1 OF 1	

EXHIBIT "C"

Kimley»Horn

EXHIBIT C
LEGAL DESCRIPTION – Subject Property

Real Property situate in the City of Beaumont, County of Riverside, State of California and being all of Parcel 3 as shown upon Parcel Map No. 32775, filed for record on the 28th of August, 2014 in Book 237 of parcel maps at page 79, official records of the County of Riverside

Kirkpatrick Myers, PLS 9009
kirk.myers@kimley-horn.com

LICENSED LAND SURVEYOR
KIRKPATRICK P. MYERS
No. 9009
STATE OF CALIFORNIA

4/2/2026
Dated

END OF DESCRIPTION

2026-0256467
08/14/2026 10:50 AM Fee: $ 0.00
Page 1 of 15
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

977

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Beaumont-Cherry Valley Water District
560 Magnolia Avenue
Beaumont, California 92223
Attention: Daniel K. Jaggers

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

This Agreement is recorded at the request and for the benefit of Beaumont-Cherry Valley Water District and is entitled to be recorded without fee or tax (Govt. Code, § 27383; Rev. & Tax Code, § 11922).

GRANT OF EASEMENT
(Permanent Easement to Beaumont-Cherry Valley Water District)

APNs: 422-370-020 and 422-370-021

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Meritage Homes of California, a California Corporation ("**Grantor**") does hereby grant to Beaumont-Cherry Valley Water District ("**Grantee**") a permanent non-exclusive easement ("**Permanent Easement**") in, over, on, under, across, and along a portion of certain real property located in the City of Beaumont, County of Riverside, State of California, identified as Assessor's Parcel Numbers 422-370-020 and 422-370-021 and legally described in Exhibit "C," attached hereto and by this reference made part hereof (the "**Property**"). The portion of the Property whereon Grantee's Permanent Easement is located is referred to herein as the "**Easement Area**" and is legally described and depicted in Exhibits "A" and "B," attached hereto and by this reference made a part hereof.

The Permanent Easement is for installation, access, operation, inspection, repair, replacement, maintenance, and related appurtenant activities at any time and from time to time, a water pipeline and related facilities (collectively the "**Grantee Facilities**") within the Easement Area. The Grantee Facilities authorized under this Permanent Easement are limited to those required for provision of water service and include, but are not limited to, pipelines, markers, air valves, manholes, valves, meters, surge control devices, test stations, buried communication devices, buried electrical conduits and devices, pull boxes, and all related incidents, fixtures, utility control equipment, and appurtenances.

The Permanent Easement is subject to the following terms and conditions:

1. Grantee, including its officers, employees, agents and contractors, shall have the non-exclusive right of ingress and egress to and from the Easement Area for all purposes associated with servicing, maintaining, or constructing Grantee's Facilities. Grantee's ingress and egress rights include the right for personnel, vehicles, and construction equipment to, at any time, traverse over and along the Easement Area as well as the right to use lanes, drives, rights-of-way, and roadways within the Property which now exist or which hereinafter may be constructed.

Grantee may use and temporarily place and operate tools, equipment, machinery, and materials on the Easement Area.

2. This Permanent Easement is subject to all existing fencing, canals, irrigation ditches, laterals, pipelines, roads, electrical transmission facilities, and communication lines existing on the date this easement is granted, and all future uses which do not directly or indirectly interfere with or endanger Grantee's exercise of the rights described herein. Grantee acknowledges that other utilities, including but not limited to electrical, communications and water, already exist within the Easement Area and Grantee shall ensure that its activities within the Easement Area do not disrupt or damage such other utilities.

3. Grantor reserves and retains the right to make any use of the Easement Area, including but not limited to surface and subsurface areas.

4. Grantor agrees that no buildings or similar structures shall be installed, constructed, erected, placed or maintained in any portion of the Easement Area. Grantor shall have the right to erect and maintain fences and gates on and around the Easement Area provided that Grantee is provided access to any such gates. Grantor shall not conduct, or permit others to conduct, activities within or proximate to the Easement Area that could result in damage to Grantee's Facilities. Such activities include, but are not limited to, grading operations, ripping, stockpiling, or the use of explosives.

5. Grantee shall have the right to clear and keep clear from the Easement Area any trees, brush, or other vegetation or flora, including the roots thereof, located within the Easement Area.

6. Grantee shall not install fences or gates in or around the Easement Area.

7. Grantee shall have the right of entry over the Easement Area for future construction, reconstruction, operation, repair or maintenance of Grantee's Facilities as set forth herein.

8. Except in emergencies, Grantee shall provide Grantor at least 24 hours written notice prior to engaging in any construction, maintenance, or other activities with the potential to interfere with Grantor's use of the Easement Area, and Grantee shall coordinate with Grantor to minimize any such interference.

9. Grantee shall promptly, and its sole cost and expense, repair, replace, and/or return to the same condition as existed prior to the disturbance any portion of the Easement Area that Grantee may disturb in connection with construction or maintenance of Grantee's Facilities.

10. The covenants and conditions of this Grant of Easement shall run with the land and shall be binding on the successors and assigns of Grantor and Grantee and shall inure to the benefit of Grantee and its successors and assigns.

11. Any notices relating to this Grant of Easement shall be given in writing and shall be deemed sufficiently given and served for all purposes when delivered personally, by generally recognized overnight courier service, by facsimile (provided that sender retains a printed confirmation of delivery to the facsimile number provided below), or three (3) days after deposit in the United States mail certified or registered, return receipt requested, with postage prepaid, addressed as set forth below:

ADDRESS OF GRANTOR:

Meritage Homes of California, a California Corporation
5 Peters Canyon Rd
Suite 310
Irvine, CA 92606

ADDRESS OF GRANTEE:

Beaumont-Cherry Valley Water District
560 Magnolia Ave
Beaumont, CA 92223

Either party may change its address by written notice to the other given in the manner set forth above.

12. All Exhibits attached hereto are incorporated herein and made a part hereof as if fully set forth.

Executed this 29th day of July, 2026.

GRANTOR:
Meritage Homes of California, a California Corporation

By: _____

Print Name: Efrem Joelson

Title: Vice President

CALIFORNIA 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 Orange }

On 7-29-2026 before me, Jonathan Paul Fang Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Efrem Joelson
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.

JONATHAN PAUL FANG
COMM # 2448174
ORANGE County
California Notary Public
Comm Exp May 28, 2027

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
Signature of Notary Public

Place Notary Seal and/or Stamp Above

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: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

©2019 National Notary Association

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 _____, 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)

State of California)
County of Riverside)

On 08/04/2026, before me, Erica Gonzales, Notary Public, personally appeared Daniel K. Jaggers, 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.

ERICA M. GONZALES
COMM. #2437808
Notary Public - California
Riverside County
My Comm. Expires Feb. 10, 2027
NRO1 NRO1

Signature (Seal)

GRANTEE:
Beaumont-Cherry Valley Water District

The foregoing Grant of Easement from Meritage Homes of California, a California Corporation, to Beaumont-Cherry Valley Water District is hereby:

APPROVED:

By: _____
Daniel K. Jaggers, General Manager

California 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 Riverside) s.s.

On 08/04/2020 before me, Erica Gonzales, Notary Public
(Name of Notary Public, Title)

personally appeared Daniel K. Jaggers
(Name of Signer(s))

(Name 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 of Notary Public

ERICA M. GONZALES
COMM. #2437808
Notary Public - California
Riverside County
My Comm. Expires Feb. 10, 2027
NRO1

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

_____,

containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
- ☐ Attorney-in-fact
- ☐ Corporate Officer(s) _____
  Title(s)
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____
(Name of Person(s) or Entity(ies))

_____

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ _____

© 2009-2016 Notary Learning Center - All Rights Reserved. You can purchase copies of this form from our online store at www.NotaryStore.com

CERTIFICATE OF ACCEPTANCE
GOVERNMENT CODE SECTION 27281

This is to certify that the interest in real property conveyed by the grant dated July 29, 2026 from Meritage Homes of California, a California Corporation to Beaumont-Cherry Valley Water District, is hereby accepted by Beaumont-Cherry Valley Water District by Resolution 2026-20 on the date below and Grantee consents to the recordation thereof by its duly authorized officer or agent.

In Witness Whereof, I have hereunto set my hand this 4 day of August, 2026.

Beaumont-Cherry Valley Water District

By: _____

Name: Daniel K. Jaggers

Title: General Manager

EXHIBIT "A"

Kimley»Horn

EXHIBIT A
LEGAL DESCRIPTION – EASEMENT AREA

Real Property situate in the City of Beaumont, County of Riverside, State of California and being a portion of Lots 66 and 69 as shown upon the map of Tract Map No.31462-29, filed for record on the 9th of December, 2025 in Book 504 of maps at page 26, official records of the County of Riverside and being particularly described as follows:

BEGINNING at the northeastern most corner of said Lot 69; thence along the northern line said lot 69 North 72°05'55" West 27.50 feet; thence across said Lots 69 and 66 the following four (4) courses):

1) South 86°31'55" West 75.89 feet,
2) South 48°27'45" West 93.65 feet,
3) North 87°04'31" West 121.00 feet, and
4) North 64°39'34" West 19.79 feet to a point on the western line of said lot 66;

Thence along last said line South 53°20'19" West 33.98 feet; thence across said Lot 66 the following three (3) courses:

1) South 64°39'34" East 41.69 feet,
2) South 87°04'31" East 139.21 feet, and
3) North 48°27'45" East 84.04 feet to a point on the common line between said Lots 66 and 69;

Thence along last said line North 2°53'52" East 7.15 feet; thence across said lot 69 North 86°31'55" East 96.72 feet to a point on the eastern line of said lot 69; thence along last said line along a non-tangent curve to the right, from a point which bears North 85°00'20" East to the radius point, having a radius of 63.00 feet, through a central angle of 18°24'56", a length of 20.25 feet to the **POINT OF BEGINNING**.

Containing an area of 10,357 square feet, more or less.

A plat showing the above-described parcel is attached hereto and made a part hereof as "Exhibit B".

This legal description and associated plat was prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyor's Act.

Kirkpatrick Myers, PLS 9009
kirk.myers@kimley-horn.com

LICENSED LAND SURVEYOR
KIRKPATRICK P. MYERS
No. 9009
STATE OF CALIFORNIA

4/2/2026
Dated

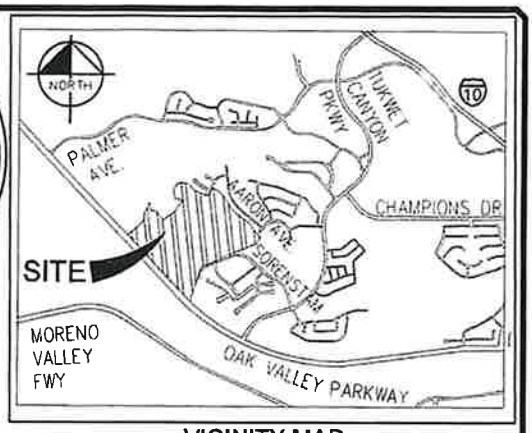
END OF DESCRIPTION

EXHIBIT "B"

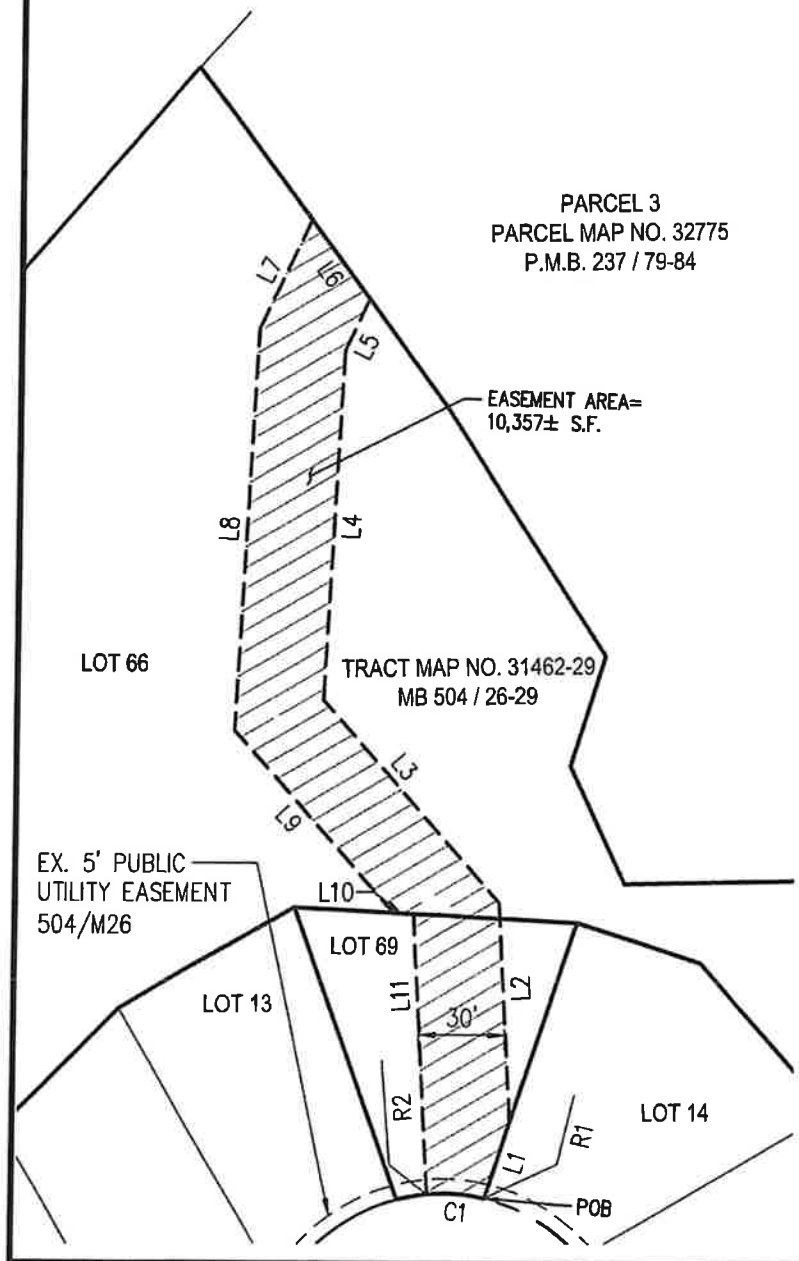
LEGEND

- SUBJECT PROPERTY BOUNDARY
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- POB — POINT OF BEGINNING
- POC — POINT OF COMMENCEMENT
- EASEMENT AREA

LICENSED LAND SURVEYOR
KIRKPATRICK P. MYERS
No. 9009
STATE OF CALIFORNIA



VICINITY MAP
N.T.S.



LINE AND CURVE TABLE			
NO.	DELTA OR BRG	LENGTH	RADIUS
C1	Δ=18° 24' 56"	20.25'	63.00'
L1	N 72°05'55" W	27.50'	
L2	N 86°31'55" E	75.89'	
L3	N 48°27'45" E	93.65'	
L4	N 87°04'31" W	121.00'	
L5	N 64°39'34" W	19.79'	
L6	N 53°20'19" E	33.98'	
L7	N 64°39'34" W	41.69'	
L8	N 87°04'31" W	139.21'	
L9	N 48°27'45" E	84.04'	
L10	N 2°53'52" E	7.15'	
L11	N 86°31'55" E	96.72'	
R1	N 76°34'45" W		
R2	N 85°00'20" E		

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
3801 UNIVERSITY AVENUE, STE 300, RIVERSIDE, CA 92501
PHONE: 951-543-9858
WWW.KIMLEY-HORN.COM

EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION
RIVERSIDE COUNTY, CALIFORNIA

4.2.2026	
DRAWN BY	ME
CHECKED BY	KM
SCALE:	1" = 60'
SHEET NUMBER	1 OF 1

ESKANDER, MADONNA 4/2/2026 11:48 AM K:\RIV_LDEV\195261012 - MLC FAIRWAY CANYON 4C\CAD\EASEMENT\195261012 - HOA NP WATER EASEMENT - 2026.03.31.DWG

EXHIBIT "C"

Kimley»Horn

EXHIBIT C
LEGAL DESCRIPTION – Subject Property

Real Property situate in the City of Beaumont, County of Riverside, State of California and being all of Lots 66 and 69 as shown upon the map of Tract Map No. 31462-29, filed for record on the 9th of December, 2025 in Book 504 of maps at page 26, official records of the County of Riverside

Kirkpatrick Myers, PLS 9009
kirk.myers@kimley-horn.com

LICENSED LAND SURVEYOR
KIRKPATRICK P. MYERS
No. 9009
STATE OF CALIFORNIA

4/2/2026
Dated

END OF DESCRIPTION

PETER ALDANA
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

www.rivcoacr.org

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

Jonathan Paul Fang, Notary Public

Title: General Manager

Date: 8/14/2024

Signature: Lily Tienda

Print Name: Lilian Tienda