

64656

City Clerk's Office  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

FREE RECORDING  
This instrument is for the benefit  
of the City of Riverside and is  
entitled to be recorded without  
fee. (Government Code 6103)

RECEIVED FOR RECORD  
50 Min. Part. of Clock M.  
At Request of  
*City Clerk*  
Book 1987, Page 64656  
APR 10 1981  
Recorded in Official Records  
of Riverside County, California  
*D. D. S. Recorder*  
FEE \$

FOR RECORDER'S OFFICE USE ONLY

Project: P.M. No. 15999

OFFER OF DEDICATION

On this 23 rd day of February , 1981, \_\_\_\_\_

RIVERSIDE II ASSOCIATES, a Limited Partnership,

irrevocably offer for dedication to the CITY OF RIVERSIDE, a municipal corporation, pursuant to the provisions of California Government Code Section 7050, for public street and highway purposes, together with all rights to construct and maintain utilities, sewers, drains and other improvements consistent with the use as a public street and highway, that real property located in the City of Riverside, County of Riverside, State of California, and more particularly described as follows:

All that portion of Parcels 1, 2 and 3 of Parcel Map No. 15999, as shown by map on file in Book 60 of Parcel Maps, at pages 66 and 67, inclusive thereof, Records of Riverside County, California, more particularly described as follows:

- Beginning at the most easterly corner of said Parcel 3;
- Thence South 80° 51' 54" West, a distance of 210.45 feet to the beginning of a tangent curve, concave to the north, having a radius of 545.00 feet;
- Thence Westerly along said curve, to the right, through a central angle of 24° 08' 00", an arc distance of 229.56 feet to the end thereof;
- Thence North 75° 00' 06" West, a distance of 159.53 feet;
- Thence North 33° 42' 16" West, a distance of 214.97 feet to the beginning of a tangent curve, concave to the west, having a radius of 120.00 feet;
- Thence Northerly along said curve, to the left, through a central angle of 10° 14' 02", an arc distance of 21.43 feet to the end thereof;
- Thence North 43° 56' 18" West to a point on the northerly boundary of said Parcel 2, 56.92 feet;

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Thence North 56° 17' 44" East along the northerly boundary of said Parcel 2, 30.49 feet;

Thence South 43° 56' 18" East, a distance of 51.51 feet to the beginning of a tangent curve, concave to the west, having a radius of 150.00 feet;

Thence Southerly along said curve, to the right, through a central angle of 10° 14' 02", an arc distance of 26.79 feet to the end thereof;

Thence South 33° 42' 16" East, a distance of 158.45 feet to the beginning of a tangent curve, concave to the north, having a radius of 120.00 feet;

Thence Easterly along said curve, to the left, through a central angle of 41° 17' 50", an arc distance of 86.49 feet to the end thereof;

Thence South 75° 00' 06" East, a distance of 103.01 feet to the beginning of a tangent curve, concave to the north, having a radius of 515.00 feet;

Thence along said curve, to the left, through a central angle of 24° 08' 00", an arc distance of 216.92 feet to the end thereof;

Thence North 80° 51' 54" East to a point on the easterly boundary of said Parcel 3, 196.77 feet;

Thence South 33° 38' 36" East along the boundary of said Parcel 3 to the most easterly corner of said Parcel 3, 32.97 feet to the true point of beginning.

DESCRIPTION APPROVAL  
By George Hutchinson 3/23/81, by W.F.

Date February 23, 1981

RIVERSIDE II ASSOCIATES, a Limited Partnership,

By: HAHN DEVCORP, a California Corporation,  
General Partner,

By: Stanley W. Gribble  
Stanley W. Gribble, President

APPROVED AS TO FORM

Clarence J. Inney  
ASST. CITY ATTORNEY

The City of Riverside, a municipal corporation, consents to the hereinabove irrevocable offer of dedication, provided, however, this consent does not constitute acceptance of said offer of dedication at this time, but said City reserves all rights to accept said dedication at any time hereafter. The City of Riverside hereby consents to the recordation of this instrument through the undersigned, pursuant to Resolution of the City Council recorded on October 3, 1975 as Instrument No. 121827, Riverside County Records.

Dated 4-10-81

Tom Price  
Property Services Manager

