

121029

When recorded mail to:

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
Min. Past 2 o'clock P.M.

APR 30 1987
Recorded in Official Records
of Riverside County, California
William E. Shantz
RECORDER
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: Zoning Case R-28-845

11007

OFFER OF DEDICATION

On this 4th day of March, 1987, JOSEPH C. VITTONI, a married man as his sole and separate property, 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 or highway, that real property located in the City of Riverside, County of Riverside, State of California, described as follows:

All that portion of Parcel 1 of Parcel Map No. 8155, as shown by map on file in Book 72 of Parcel Maps, at Page 68 thereof, records of Riverside County, California, being more particularly described as follows:

COMMENCING at the most southerly corner of said Parcel 1;

THENCE North 56° 21' 24" East, along the southeasterly line of said Parcel 1, a distance of 142.25 feet to the true POINT OF BEGINNING;

THENCE continuing North 56° 21' 24" East, along said southeasterly line, a distance of 42.69 feet;

THENCE North 44° 36' 57" West, a distance of 85.29 feet to the beginning of a tangent curve, concave southerly, having a radius of 121.00 feet;

THENCE westerly along said curve having a radius of 121.00 feet through a central angle of 79° 03' 04", an arc length of 166.94;

11027

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DESCRIPTION APPROVAL
Walter R. Joyce
Surveyor
2-18-87

THENCE South 56° 19' 59" West, a distance of 37.01 feet;

THENCE North 78° 40' 01" West, a distance of 21.21 feet to a point in the northeasterly line of that certain parcel of land conveyed to the City of Riverside as Parcel 2 by deed recorded August 11, 1969, as Instrument No. 82040, Official Records of Riverside County, California;

THENCE South 33° 40' 01" East, along last mentioned northeasterly line, a distance of 82.00 feet;

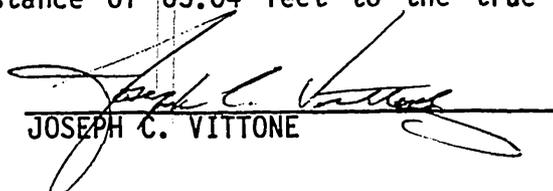
THENCE North 11° 19' 59" East, a distance of 21.21 feet;

THENCE North 56° 19' 59" East, a distance of 39.00 feet to the beginning of a tangent curve, concave southerly, having a radius of 80.00 feet;

THENCE easterly along said curve having a radius of 80.00 feet through a central angle of 79° 43' 43", an arc length of 111.32 feet;

THENCE South 43° 56' 18" East, a distance of 65.04 feet to the true POINT OF BEGINNING.

Dated 2-4-87


JOSEPH C. VITTON

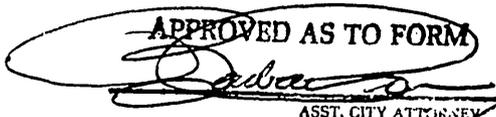
CONSENT TO RECORDATION

The City of Riverside, a municipal corporation, hereby consents through the undersigned officer 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, through its City Council, reserves all rights to accept said dedication at any time hereafter. This is to certify that the undersigned officer hereby consents on behalf of the City of Riverside to the recordation of this instrument pursuant to the authority conferred by Resolution No. 14883 of the City Council of said City, adopted on January 25, 1983.

Dated 4/30/87


Title Property Services Manager

0047X/m - 4013m/k

APPROVED AS TO FORM

ASST. CITY ATTORNEY

121029

PARCEL MAP

8155

R.M. 12/07, 08 R.V. 00.

PARCEL ONE

PRIVATE DRIVEWAY
EASEMENT PER
INST. NO. 248420
REC. 11/21/79. OR.
P.Z. 00.

H=121.00'
H=119.00'
H=106.03'04"
H=99.84'

N. 44° 26' 57" W.
85.29'

N. 50° 21' 24" E.
42.09'

T.P.O.B.

PARCEL TWO

MAGNOLIA AVENUE

N. 78° 40' 01" W.
21.21'
S. 56° 19' 55" W.
51.01'

EXIST. OFFER OF DEDICATION.
INST. NO. 177409
REC. 8/9/06 R.V. 00.

R=80.00'
Δ=79° 43' 43"
L=111.32'
T=60.81'

S. 43° 50' 18" E.
65.04'

N. 50° 21' 24" E.
142.25'

MOST SW CORNER
OF PARCEL 1.

N. 50° 19' 59" E.
39.00'

N. 11° 19' 59" E.
21.21'

103.31'

S. 33° 40' 01" E.
82.00'

N. 43° 50' 18" W.
11.55'

LA SIERRA

MONTLAKE DR.

AVENUE

NORTH

SCALE 1"=50'

• CITY OF RIVERSIDE, CALIFORNIA •

601501-2

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

60-28

SCALE: 1" = 50'

DRAWN BY *[Signature]* DATE 0/8/00

SUBJECT OFFER OF DEDICATION FOR P-28-845

11827