

246723

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
AT 1:00 O'CLOCK

JUL - 2 1992

Recorded in Official Records
of Riverside County, California
W. J. Stanley Recorder
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: PMW-10-912

OFFER OF DEDICATION

On this 4th day of May, 1992, THE LANCE FAMILY
REVOCABLE TRUST, dated August 14, 1981, does 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 public utility purposes, together with all rights to
construct and maintain public street and public utility improvements
consistent with the use as a public street, that real property as
described in Exhibit "A" attached hereto and incorporated herein by this
reference, located in the City of Riverside, County of Riverside, State
of California.

Dated May 4, 1992

THE LANCE FAMILY REVOCABLE TRUST,
DATED AUGUST 14, 1981

BY *Cecelia Lance*
CECELIA LANCE, TRUSTEE

APPROVED AS TO FORM
Kathleen M. Gonzalez
ASST. CITY ATTORNEY

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES

On this 4TH. day of MAY, 1992
before me, the undersigned a Notary Public in and for said State,
personally appeared CECELIA LANCE, personally known to me (or
proved to me on the basis of satisfactory evidence) to be the
person who executed the within instrument, and known to me to be
the Trustee of the Lance Family Revocable Trust dated August 14,
1981, and acknowledged to me that she executed the within
instrument in her capacity as Trustee of said trust.
WITNESS my hand and official seal.

Eva Singerman
Notary Public in and for said State

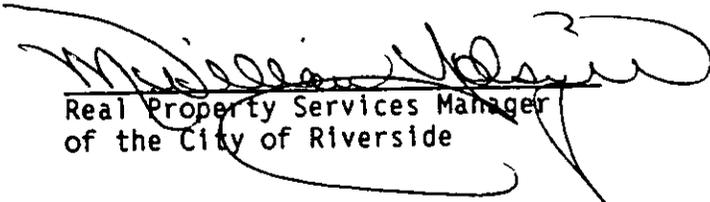


CONSENT TO RECORDATION

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

July 9, 1992



Real Property Services Manager
of the City of Riverside

0009u/m -

EXHIBIT "A"

PARCEL 1 (Eastridge Avenue)

That portion of Parcel 57 of Parcel Map No. 24733 lying westerly of the Metropolitan Water District of Southern California, Box Springs Feeder, as shown by map on file in Book 175 of Parcel Maps at pages 30 through 36 inclusive thereof, Records of Riverside County, California, described as follows:

Beginning at the northeast corner of Parcel 78 of Parcel Map No. 24535 as shown by map on file in Book 162 of Parcel Maps at pages 84 through 90 inclusive thereof, Records of Riverside County California;

Thence South $89^{\circ} 36' 20''$ West along the north line of said Parcel 78, a distance of 643.00 feet to a point therein;

Thence North $00^{\circ} 23' 40''$ West, a distance of 3.00 feet to a point in a non-tangent curve, concave to the north, having a radius of 947.00 feet, the radial line at said point bears South $00^{\circ} 23' 40''$ East;

Thence easterly along said curve, to the left, through a central angle of $09^{\circ} 26' 53''$, an arc distance of 156.16 feet to the end thereof;

Thence North $80^{\circ} 09' 27''$ East, a distance of 139.32 feet to the beginning of a tangent curve, concave to the south, having a radius of 1053.00 feet;

Thence easterly along said curve, to the right, through a central angle of $09^{\circ} 26' 53''$, an arc distance of 173.64 feet to a point of tangency with the south line of Parcel 17 of said Parcel Map No. 24733;

Thence North $89^{\circ} 36' 20''$ East along said south line and along the easterly prolongation thereof, a distance of 938.01 feet to a point in the northwesterly right-of-way line of said Metropolitan Water District of Southern California, Box Springs Feeder;

Thence South $51^{\circ} 01' 18''$ West along said northwesterly right-of-way line, a distance of 84.98 feet to a point in the south line of said Parcel 57;

Thence South $89^{\circ} 36' 20''$ West along said south line of Parcel 57, a distance of 694.32 feet to the point of beginning.

TOGETHER WITH that portion of said Parcel 57 of Parcel Map No. 24733 lying easterly of said Metropolitan Water District of Southern California, Box Springs Feeder, described as follows:

Commencing at the southeast corner of Section 4, Township 3 South, Range 4 West, San Bernardino Meridian;

Thence South $89^{\circ} 36' 20''$ West along the south line of said Section 4, a distance of 154.28 feet for the TRUE POINT OF BEGINNING;

Thence North $00^{\circ} 23' 40''$ West along the boundary line of said Parcel 57, a distance of 44.00 feet to an angle point therein;

Thence North $89^{\circ} 36' 20''$ East along said boundary line, a distance of 154.16 feet to a point in the east line of said Section 4, said point being an angle point in said boundary line of Parcel 57;

Thence North $00^{\circ} 32' 20''$ West along said boundary line and along said east line, a distance of 6.00 feet to the northeast corner of said Parcel 57;

Thence South $89^{\circ} 36' 20''$ West along the north line of said Parcel 57, a distance of 388.53 feet to an angle point therein;

Thence North $88^{\circ} 40' 34''$ West along said north line, a distance of 100.04 feet to an intersection with a line parallel with and distant northerly 53.00 feet, measured at a right angle, from the south line of said Section 4 and the south line of said Parcel 57;

Thence South $89^{\circ} 36' 20''$ West along said parallel line, a distance of 165.39 feet to a point in the southeasterly right-of-way line of said Metropolitan Water District of Southern California, Box Springs Feeder;

Thence South $51^{\circ} 01' 18''$ West along said southeasterly right-of-way line, a distance of 84.98 feet to a point in said south line of Parcel 57;

Thence North $89^{\circ} 36' 20''$ East along said south line, a distance of 566.21 feet to the true point of beginning.

PARCEL 2

Those portions of Parcels 24, 56 and 57 of Parcel Map No. 24733, as shown by map on file in Book 175 of Parcel Maps at pages 30 through 36 inclusive thereof, Records of Riverside County, California, described as follows:

Beginning at the northwest corner of said Parcel 56;

Thence South $45^{\circ} 31' 29''$ East, a distance of 38.18 feet;

Thence South $00^{\circ} 31' 29''$ East, a distance of 193.00 feet to the beginning of a tangent curve, concave to the east, having a radius of 530.00 feet;

Thence southerly along said curve, to the left, through a central angle of $20^{\circ} 00' 00''$, an arc distance of 185.00 feet to the end thereof;

Thence South $20^{\circ} 31' 29''$ East, a distance of 131.64 feet to the beginning of a tangent curve, concave to the west, having a radius of 470.00 feet;

Thence southerly along said curve, to the right, through a central angle of $20^{\circ} 07' 49''$, an arc distance of 165.13 feet to the end thereof;

The last five (5) courses and distances follow the boundary line of said Parcel 56;

Thence South $00^{\circ} 23' 40''$ East along the west line of said Parcel 56 and along the southerly prolongation thereof, a distance of 568.41 feet;

Thence South $44^{\circ} 36' 20''$ West, a distance of 49.50 feet to a point in the south line of said Parcel 57;

Thence North $89^{\circ} 36' 20''$ East along said south line, a distance of 122.00 feet to a point therein;

Thence North $00^{\circ} 23' 40''$ West, a distance of 3.00 feet;

Thence North $47^{\circ} 35' 49''$ West, a distance of 36.80 feet to an intersection with the southerly prolongation of the east line of said Parcel 56;

Thence North $00^{\circ} 23' 40''$ West along said southerly prolongation and along said east line, a distance of 575.41 feet to the beginning of a tangent curve, concave to the west, having a radius of 530.00 feet;

Thence northerly along said curve, to the left, through a central angle of $20^{\circ} 07' 49''$, an arc distance of 186.21 feet to the end thereof;

Thence North $20^{\circ} 31' 29''$ West, a distance of 131.64 feet to the beginning of a tangent curve, concave to the east, having a radius of 470.00 feet;

Thence northerly along said curve, to the right, through a central angle of $20^{\circ} 00' 00''$, an arc distance of 164.06 feet to the end thereof;

The last three (3) courses and distances follow the easterly boundary line of said Parcel 56;

Thence North $00^{\circ} 31' 29''$ West along said easterly line, a distance of 181.00 feet to a point therein;

Thence North $44^{\circ} 28' 31''$ East, a distance of 38.18 feet;

Thence North $00^{\circ} 31' 29''$ West, a distance of 12.00 feet to the northeast corner of said Parcel 56;

Thence South $89^{\circ} 28' 31''$ West along the north line of said Parcel 56, a distance of 114.00 feet to the point of beginning.

PARCEL 3

That portion of Parcel 54 of Parcel Map No. 24733, as shown by map on file in Book 175 of Parcel Maps at pages 30 through 36 inclusive thereof, Records of Riverside County, California, described as follows:

Beginning at the southwest corner of said Parcel 54;

Thence North $89^{\circ} 28' 31''$ East along the south line of said Parcel 54, a distance of 392.19 feet to the northeast corner of Parcel 56 of said Parcel Map No. 24733;

Thence North $00^{\circ} 31' 29''$ West, a distance of 60.00 feet to a point in the north line of said Parcel 54;

Thence South $89^{\circ} 28' 31''$ West along said north line of Parcel 54, a distance of 391.81 feet to the northwest corner thereof;

Thence South $00^{\circ} 09' 20''$ East along the west line of said Parcel 54, a distance of 60.00 feet to the point of beginning.

PARCEL 4

Those portions of Parcels 34 and 58 of Parcel Map No. 24733, as shown by map on file in Book 175 of Parcel Maps at pages 30 through 36 inclusive thereof, Records of Riverside County, California, described as follows:

Commencing at the northwest corner of said Parcel 58;

Thence South $00^{\circ} 09' 20''$ East along the west line of said Parcel 58, a distance of 580.94 feet for the TRUE POINT OF BEGINNING;

Thence continuing South $00^{\circ} 09' 20''$ East along said west line, a distance of 682.21 feet to an angle point therein;

Thence South $44^{\circ} 39' 35''$ West along the boundary line of said Parcel 58, a distance of 38.06 feet to the southwest corner thereof;

Thence North $89^{\circ} 28' 31''$ East along the south line of said Parcel 58, a distance of 113.63 feet to a point therein;

Thence North $00^{\circ} 31' 29''$ West, a distance of 12.00 feet;

Thence North $45^{\circ} 20' 25''$ West, a distance of 37.68 feet to a point in the east line of said Parcel 58;

Thence North $00^{\circ} 09' 20''$ West along said east line, a distance of 669.92 feet to a point therein;

Thence South $89^{\circ} 50' 40''$ West, a distance of 60.00 feet to the true point of beginning.

PARCEL 5

Those portions of Parcels 45 and 46 of Parcel Map No. 24733, as shown by map on file in Book 175 of Parcel Maps at pages 30 through 36 inclusive thereof, Records of Riverside County, California, described as follows:

Commencing at the northwest corner of Parcel 58 of said Parcel Map No. 24733;

Thence South $00^{\circ} 09' 20''$ East along the west line of said Parcel 58, a distance of 580.94 feet to a point therein for the TRUE POINT OF BEGINNING;

Thence South $44^{\circ} 50' 40''$ West, a distance of 38.18 feet;

Thence South $89^{\circ} 50' 40''$ West, a distance of 277.99 feet to a point in the west line of said Parcel 45;

Thence South $00^{\circ} 09' 20''$ East along said west line and along the west line of said Parcel 46, a distance of 60.00 feet to a point therein;

Thence North $89^{\circ} 50' 40''$ East, a distance of 277.99 feet;

Thence South $45^{\circ} 09' 20''$ East, a distance of 38.18 feet to a point in said west line of Parcel 58;

Thence North $00^{\circ} 09' 20''$ West along said west line, a distance of 114.00 feet to the true point of beginning.

PARCEL 6

Parcel 61 of Parcel Map No. 24733 as shown by map on file in Book 175 of Parcel Maps at pages 30 through 36, inclusive thereof, Records of Riverside County, California.

TOGETHER WITH that portion of Parcel 60 of said Parcel Map No. 24733, described as follows:

Beginning at the southeast corner of said Parcel 60;

Thence South $89^{\circ} 24' 07''$ West along the south line of said Parcel 60, a distance of 56.40 feet to the southeast corner of said Parcel 61;

Thence North $00^{\circ} 35' 53''$ West along the east line of said Parcel 61, a distance of 30.00 feet to the northwest corner thereof;

Thence North $44^{\circ} 42' 07''$ East along the boundary line of said Parcel 60, a distance of 37.98 feet to an angle point therein;

Thence South 89° 59' 53" East, a distance of 30.00 feet to a point in the east line of said Parcel 61;

Thence South 00° 00' 07" West along said east line, a distance of 56.40 feet to the true point of beginning.

DESCRIPTION APPROVAL 4/21/92
James P. Hutchinson by JE
SURVEYOR, CITY OF RIVERSIDE

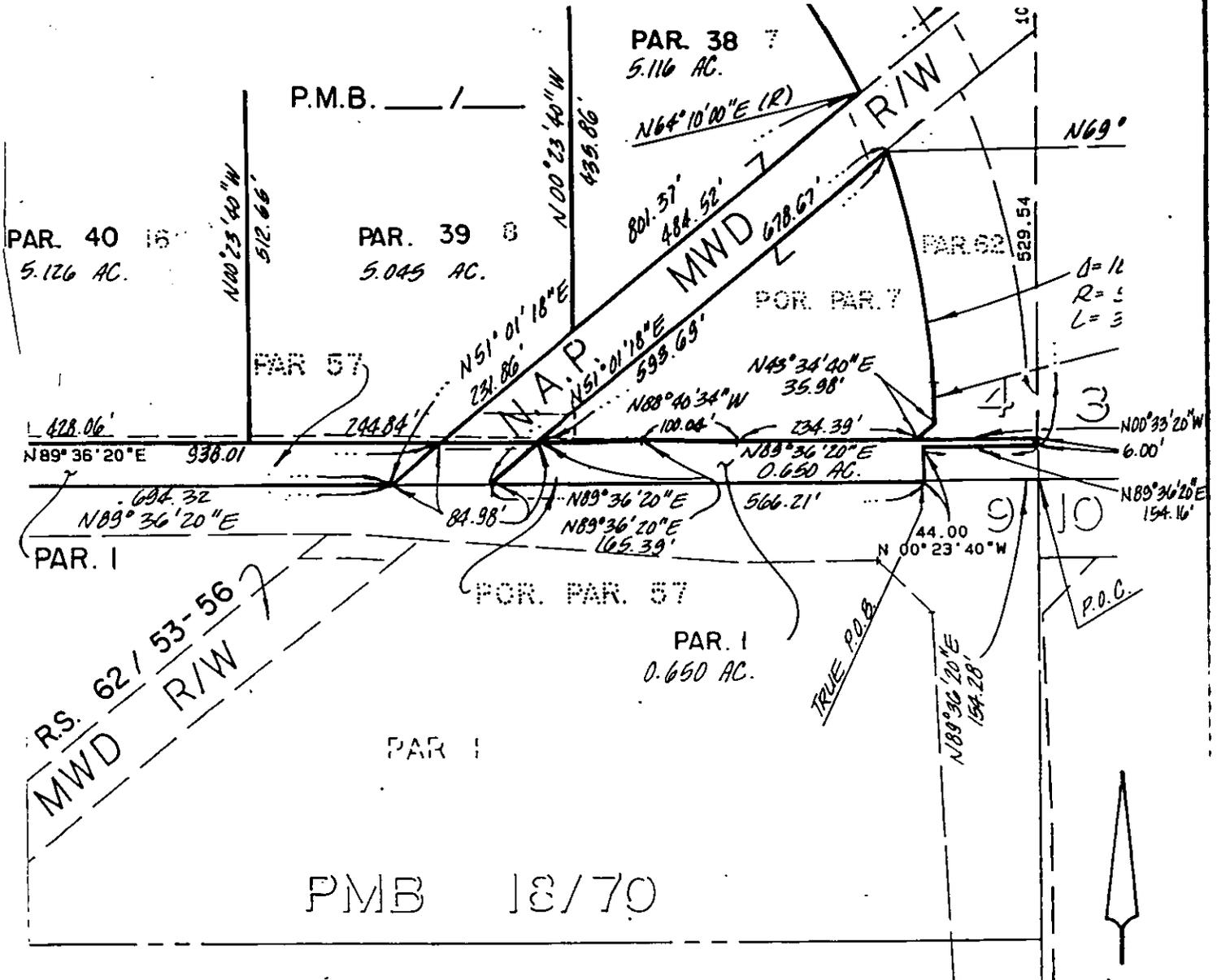
PREPARED UNDER MY SUPERVISION:

Matthew E. Webb
Matthew E. Webb, L.S. 5529
Prepared by: MEW
Checked by: JE

3/24/92
Date



PARCEL MAP NO 24733



• CITY OF RIVERSIDE, CALIFORNIA •

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 5

91-202

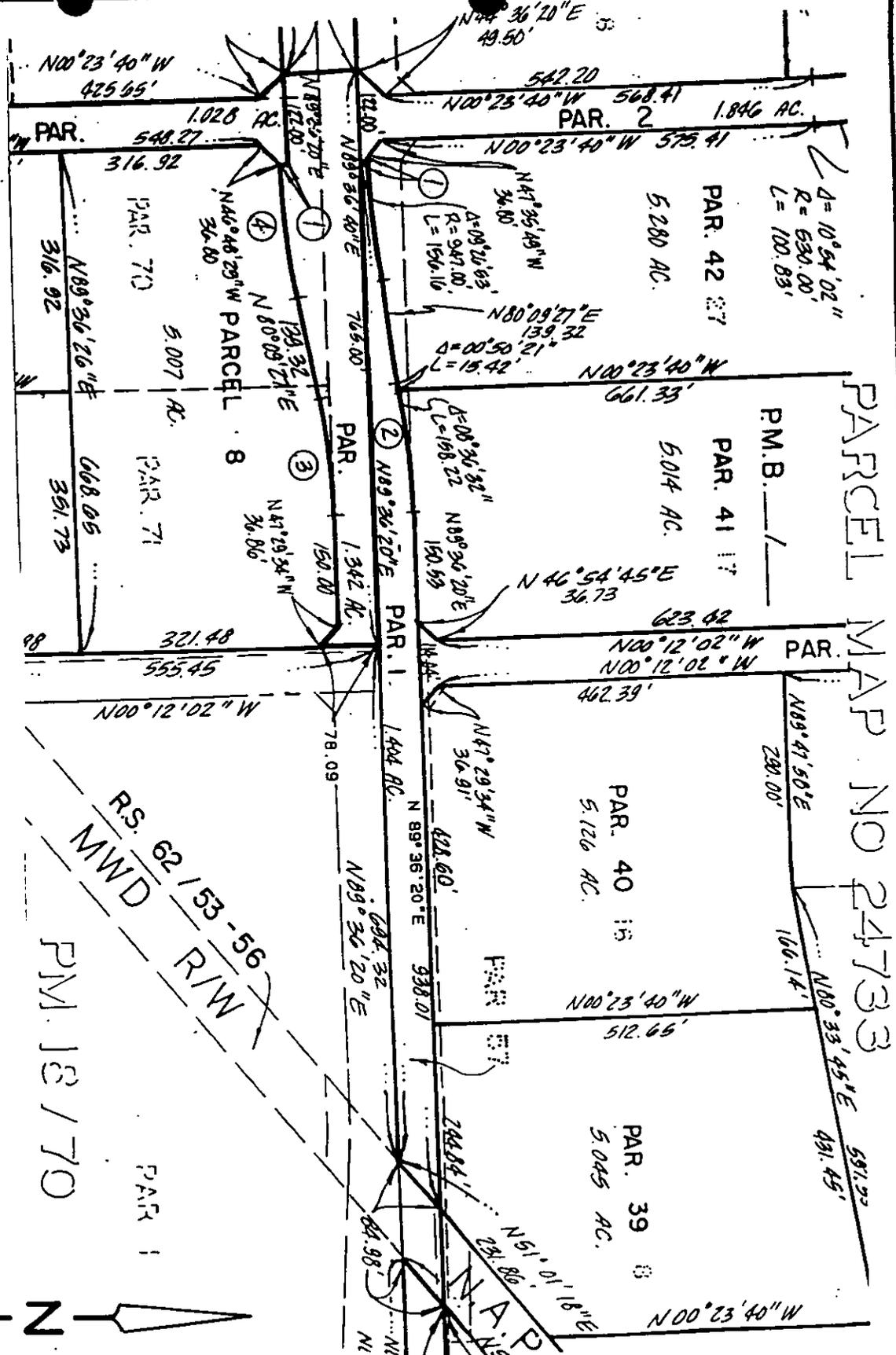
SCALE: 1" = 200' DRAWN BY HLM DATE 2 / 27 / 92 SUBJECT P. M. W. - 10-912 EASTRIDGE AVENUE

13307

PM 24535

PMB 162 / 84-90

- ① N 00° 23' 40" W 3.00'
- ② Δ = 09° 26' 53"
R = 1053.00'
L = 173.64'
T = 87.02'
- ③ Δ = 09° 26' 53"
R = 947.00'
L = 156.16
T = 78.26
- ④ Δ = 09° 26' 53"
R = 1053.00'
L = 173.64'
T = 87.02'



PARCEL MAP NO 24733



• CITY OF RIVERSIDE, CALIFORNIA •

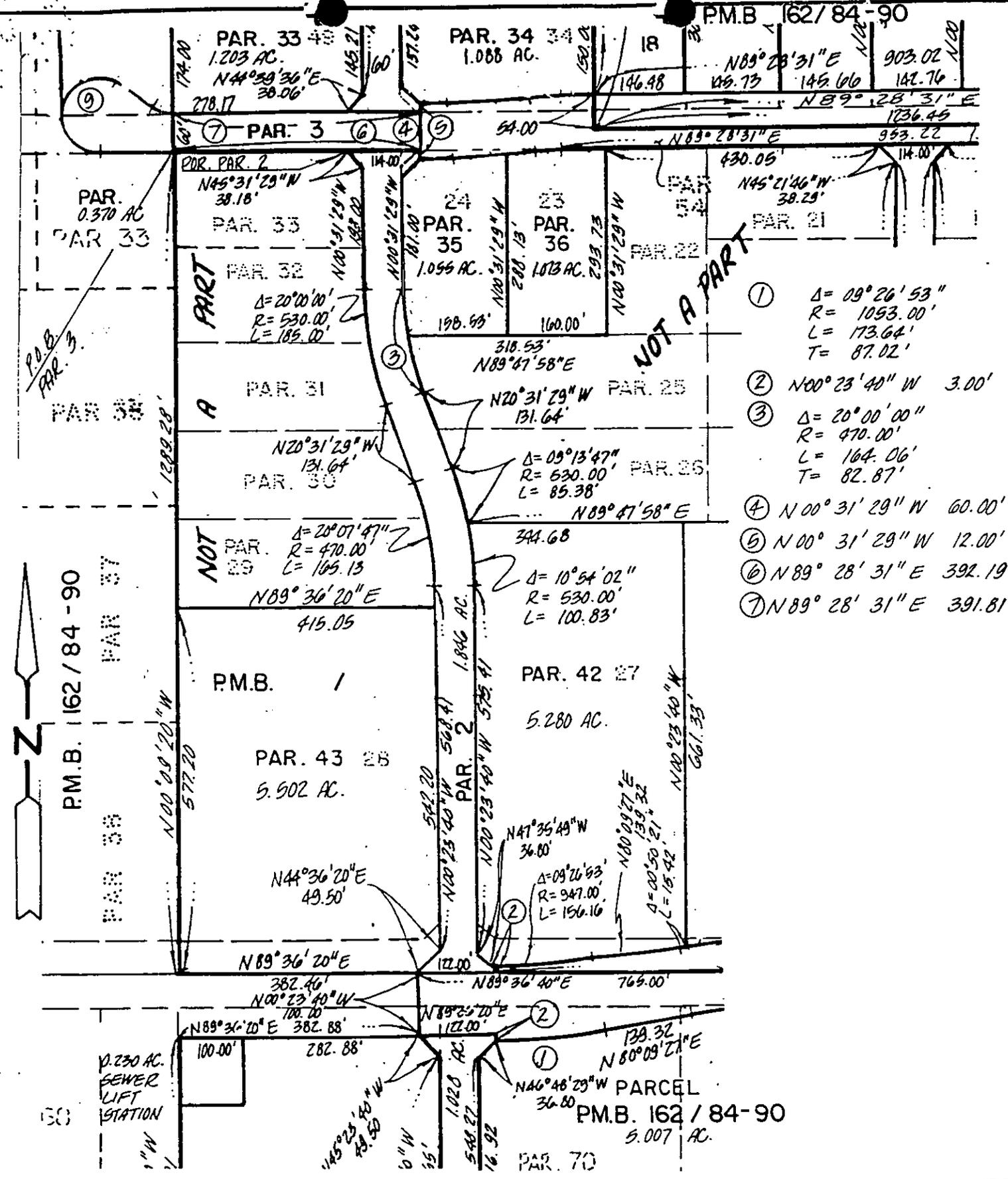
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SHEET 2 OF 5

91-202

SCALE: 1" = 200' DRAWN BY HLM DATE 2/27/92 SUBJECT P.M.W. - 10-912 EASTRIDGE AVENUE

13307



- ① $\Delta = 09^{\circ}26'53''$
 $R = 1053.00'$
 $L = 173.64'$
 $T = 87.02'$
- ② $N00^{\circ}23'40'' W \quad 3.00'$
- ③ $\Delta = 20^{\circ}00'00''$
 $R = 470.00'$
 $L = 164.06'$
 $T = 82.87'$
- ④ $N00^{\circ}31'29'' W \quad 60.00'$
- ⑤ $N00^{\circ}31'29'' W \quad 12.00'$
- ⑥ $N89^{\circ}28'31'' E \quad 392.19'$
- ⑦ $N89^{\circ}28'31'' E \quad 391.81'$

• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 3 OF 5

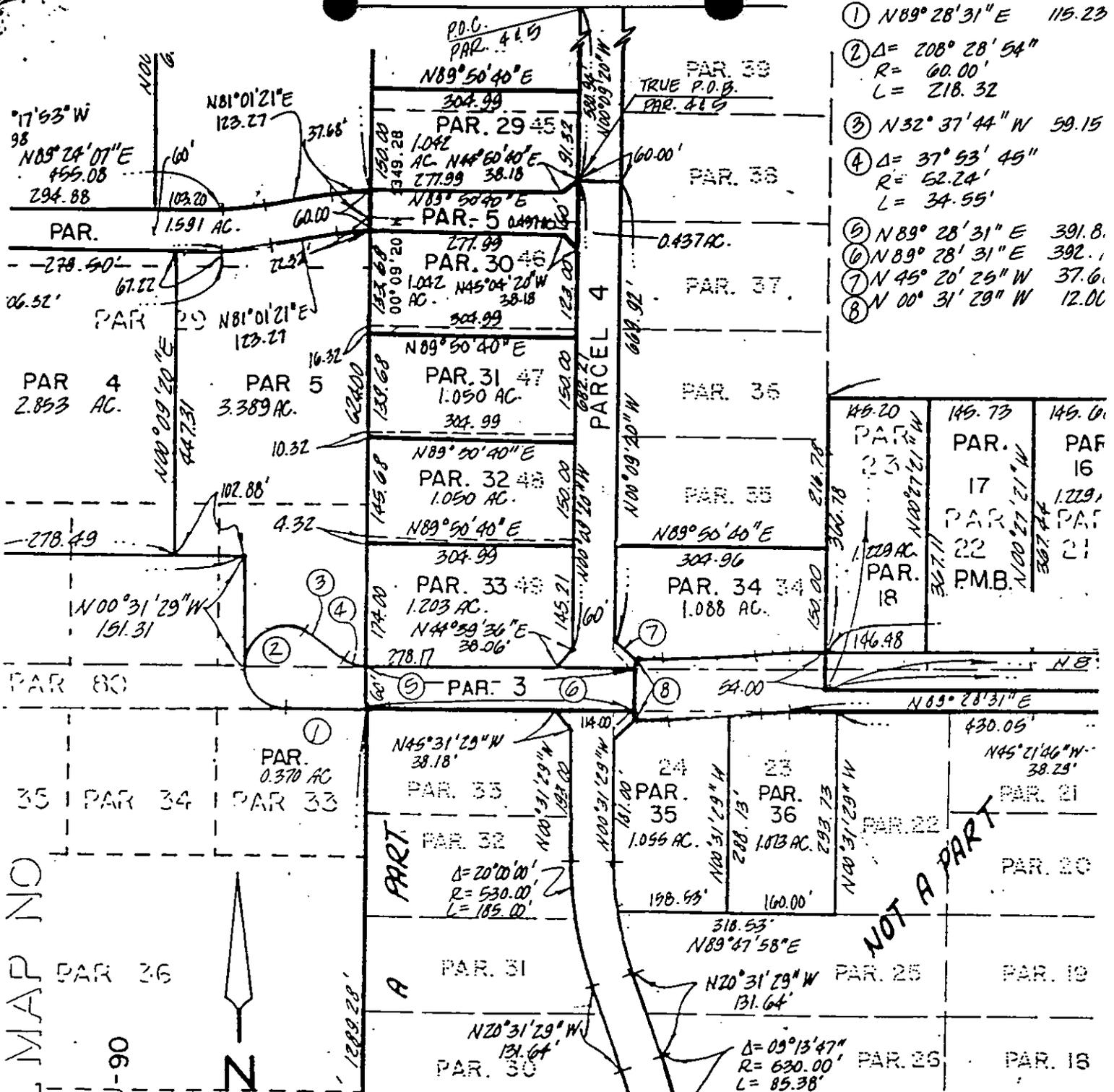
91-202

SCALE: 1" = 200'

DRAWN BY HLM DATE 2/27/92

SUBJECT P.M.W. - 10-912

13307



PARCEL MAP NO
 24535
 P.M.B. 162/84-90



PARCEL MAP NO. 24733

P.M.B. /

• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 4 OF 5

91-202

SCALE: 1" = 200'

DRAWN BY HLM DATE 2/27/92

SUBJECT P.M.W. - 10-912

13307

