

246725

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 RECC  
AT 1:00 O'CLOCK

JUL - 2 1992

Recorded in Official Records  
of Riverside County, California  
*W. J. [Signature]*  
Records  
Fees \$

X

FOR RECORDER'S OFFICE USE ONLY

Project: PMW-10-912

OFFER OF DEDICATION

On this 29th day of April, 1992, SPECTRUM ASSOCIATES  
NO. 1, a California general partnership, 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 April 29, 1992

SPECTRUM ASSOCIATES NO. 1,  
a California general partnership

By: [Signature]  
JAY C. SELF, General Partner

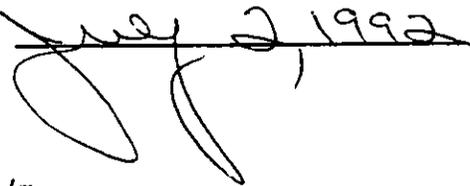
By: [Signature]  
MARK A THOMPSON, General Partner

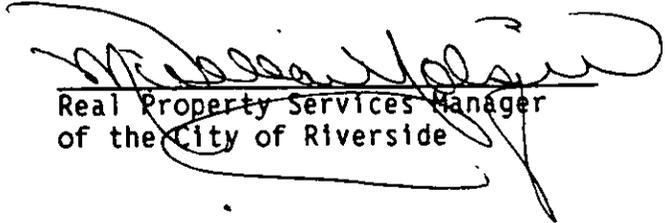
APPROVED AS TO FORM  
Clarice [Signature]  
ASST. CITY ATTORNEY

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

 1992

  
Real Property Services Manager  
of the City of Riverside

0009u/m -

## PARCEL 1

Those portions of Parcels 28, 39, 73 and 79 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, described as follows:

Commencing at the northwest corner of Parcel 39 of said Parcel Map No. 24535;

Thence South  $00^{\circ} 09' 42''$  West along the west line of said Parcel 39, a distance of 59.99 feet for the TRUE POINT OF BEGINNING, said point being in a non-tangent curve, concave to the east, having a radius of 60.00 feet, the radial line at said point bears South  $00^{\circ} 55' 17''$  West;

Thence westerly, northerly and easterly along said curve, to the right, through a central angle of  $178^{\circ} 28' 50''$ , an arc distance of 186.90 feet to a point in the boundary line of said Parcel 73, the radial line at said point bears North  $00^{\circ} 35' 53''$  West;

Thence South  $00^{\circ} 09' 42''$  West along said boundary line, a distance of 30.00 feet to an angle point therein;

Thence North  $89^{\circ} 24' 07''$  East along said boundary line and along the boundary line of said Parcel 79, a distance of 666.93 feet to an angle point in said boundary line of Parcel 79;

Thence North  $00^{\circ} 00' 07''$  East along the west line of said Parcel 79, a distance of 30.00 feet to a point which bears South  $00^{\circ} 00' 07''$  West 628.97 feet from the northwest corner thereof;

Thence North  $89^{\circ} 24' 07''$  East, a distance of 455.09 feet to the beginning of a tangent curve, concave to the north, having a radius of 270.00 feet;

Thence easterly along said curve, to the left, through a central angle of  $08^{\circ} 22' 46''$ , an arc distance of 39.49 feet to the end thereof;

Thence North  $81^{\circ} 01' 21''$  East, a distance of 123.27 feet to the beginning of a tangent curve, concave to the south, having a radius of 330.00 feet;

Thence easterly along said curve, to the right, through a central angle of  $08^{\circ} 49' 19''$ , an arc distance of 50.81 feet to a point in the east line of said Parcel 28, the radial line at said point bears North  $00^{\circ} 09' 20''$  West;

Thence South  $00^{\circ} 09' 20''$  East along said east line, a distance of 60.00 feet to a point therein, said point being in a non-tangent curve, concave to the south, having a radius of 270.00 feet, the radial line at said point bears North  $00^{\circ} 09' 20''$  West;

Thence westerly along said curve, to the left, through a central angle of  $08^{\circ} 49' 19''$ , an arc distance of 41.57 feet to the end thereof;

Thence South  $81^{\circ} 01' 21''$  West, a distance of 123.27 feet to the beginning of a tangent curve, concave to the north, having a radius of 330.00 feet;

Thence westerly along said curve, to the right, through a central angle of  $08^{\circ} 22' 46''$ , an arc distance of 48.26 feet to a point of tangency with the easterly prolongation of the north line of said Parcel 39;

Thence South  $89^{\circ} 24' 07''$  West along said easterly prolongation and along said north line of Parcel 39, a distance of 1006.32 feet to the beginning of a tangent curve, concave to the southeast, having a radius of 52.24 feet;

Thence southwesterly along said curve, to the left, through a central angle of  $37^{\circ} 53' 45''$ , an arc distance of 34.55 feet to the end thereof;

Thence South  $51^{\circ} 30' 22''$  West, a distance of 59.15 feet to the beginning of a tangent curve, concave to the northwest, having a radius of 60.00 feet, said curve being concentric with the aforementioned curve having a radius of 60.00 feet;

Thence southwesterly along said curve, to the right, through a central angle of  $39^{\circ} 24' 55''$ , an arc distance of 41.28 feet to the true point of beginning.

## PARCEL 2

Those portions of Parcels 32 and 80 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, described as follows:

Beginning at the southeast corner of said Parcel 80;

Thence South  $89^{\circ} 28' 31''$  West along the south line of said Parcel 80, a distance of 115.23 feet to the beginning of a tangent curve, concave to the east, having a radius of 60.00 feet;

Thence westerly, northerly and easterly along said curve, to the right, through a central angle of  $217^{\circ} 53' 45''$ , an arc distance of 228.18 feet to the end thereof;

Thence South  $52^{\circ} 37' 44''$  East, a distance of 59.15 feet to the beginning of a tangent curve, concave to the north, having a radius of 52.24 feet;

Thence easterly along said curve, to the left, through a central angle of  $37^{\circ} 53' 45''$ , an arc distance of 34.55 feet to the northeast corner of said Parcel 80, the radial line at said point bears South  $00^{\circ} 31' 29''$  East;

Thence South  $00^{\circ} 09' 20''$  East along the east line of said Parcel 80, a distance of 60.00 feet to the point of beginning.

### PARCEL 3

Those portions of Parcels 69, 70, 71 and 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, described as follows:

Beginning at the northeast corner of said Parcel 78;

Thence South  $00^{\circ} 12' 02''$  East along the east line of said Parcel 78, a distance of 78.09 feet to the southeast corner thereof;

Thence North  $47^{\circ} 29' 34''$  West along the boundary line of said Parcel 78, a distance of 36.86 feet to an angle point therein;

Thence South  $89^{\circ} 36' 20''$  West along the south line of said Parcel 78, a distance of 150.00 feet to the beginning of a tangent curve, concave to the south, having a radius of 947.00 feet;

Thence westerly 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 South  $80^{\circ} 09' 27''$  West, a distance of 139.32 feet to the beginning of a tangent curve, concave to the north, having a radius of 1053.00 feet;

Thence westerly 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 therein, the radial line at said point bears South  $00^{\circ} 23' 40''$  East;

Thence North  $00^{\circ} 23' 40''$  West, a distance of 3.00 feet to a point in a line parallel with and distant southerly 47.00 feet, measured at a right angle, from said south line of Parcel 78;

Thence South  $89^{\circ} 36' 20''$  West along said parallel line, a distance of 122.00 feet;

Thence North  $00^{\circ} 23' 40''$  West, a distance of 100.00 feet to a point in the north line of said Parcel 78;

Thence North  $89^{\circ} 36' 20''$  East along said north line, a distance of 765.00 feet to the point of beginning.

#### PARCEL 4

Those portions of Parcels 64, 65, 69, and 70 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, described as follows:

Commencing at the southeast corner of Parcel 78 of said Parcel Map No. 24535;

Thence North  $47^{\circ} 29' 34''$  West along the boundary line of said Parcel 78, a distance of 36.86 feet to an angle point therein;

Thence South  $89^{\circ} 36' 20''$  West along the south line of said Parcel 78, a distance of 150.00 feet to the beginning of a tangent curve, concave to the south, having a radius of 947.00 feet;

Thence westerly 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 South  $80^{\circ} 09' 27''$  West, a distance of 139.32 feet to the beginning of a tangent curve, concave to the north, having a radius of 1053.00 feet;

Thence westerly along said curve, to the right, through a central angle of  $09^{\circ} 26' 53''$ , an arc distance of 173.64 feet for the TRUE POINT OF BEGINNING, the radial line at said point bears South  $00^{\circ} 23' 40''$  East;

Thence South  $46^{\circ} 48' 29''$  West, a distance of 36.80 feet;

Thence South  $00^{\circ} 23' 40''$  East, a distance of 548.27 feet to the beginning of a tangent curve, concave to the north, having a radius of 60.00 feet;

Thence southerly, westerly and northerly along said curve, to the right, through a central angle of  $217^{\circ} 53' 45''$ , an arc distance of 228.18 feet to the end thereof;

Thence North  $37^{\circ} 30' 05''$  East, a distance of 59.15 feet to the beginning of a tangent curve, concave to the west, having a radius of 52.24 feet;

Thence northerly along said curve, to the left, through a central angle of  $37^{\circ} 53' 45''$ , an arc distance of 34.55 feet to the end thereof;

Thence North  $00^{\circ} 23' 40''$  West, a distance of 425.65 feet;

Thence North  $45^{\circ} 23' 40''$  West, a distance of 49.50 feet to a point in a line parallel with and distant southerly 47.00 feet, measured at a right angle, from said south line of Parcel 78;

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

Thence South  $00^{\circ} 23' 40''$  East, a distance of 3.00 feet to the true point of beginning.

#### PARCEL 5

Those portions of Parcels 59 and 76 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, described as follows:

Beginning at the most northerly corner of Parcel 61 of said Parcel Map No. 24535;

Thence South  $00^{\circ} 12' 02''$  East along the west line of said Parcel 76 and along the southerly prolongation thereof, a distance of 634.51 feet to the beginning of a tangent curve, concave to the northeast, having a radius of 63.00 feet;

Thence southeasterly along said curve, to the left, through a central angle of  $89^{\circ} 58' 29''$ , an arc distance of 98.93 feet to a point in the east line of said Parcel 59, the radial line at said point bears South  $00^{\circ} 10' 31''$  East;

Thence North  $00^{\circ} 11' 30''$  West along said east line and along the east line of said Parcel 76, a distance of 178.68 feet to the northwest corner of Parcel 3 of Parcel Map, as shown by map on file in Book 18 of Parcel Maps at page 70 thereof, Records of Riverside County, California:

Thence North  $00^{\circ} 12' 02''$  West continuing along said east line of Parcel 76, a distance of 542.36 feet to the northeast corner thereof;

Thence South 89° 47' 58" West along the northerly line of said Parcel 76, a distance of 33.71 feet to an angle point therein;

Thence South 51° 01' 18" West along the northwesterly line of said Parcel 76, a distance of 37.58 feet to the point of beginning.

PREPARED UNDER MY SUPERVISION: .

Matthew E. Webb

Matthew E. Webb, L.S. 5529

Prepared by: Allen

Checked by: SWS

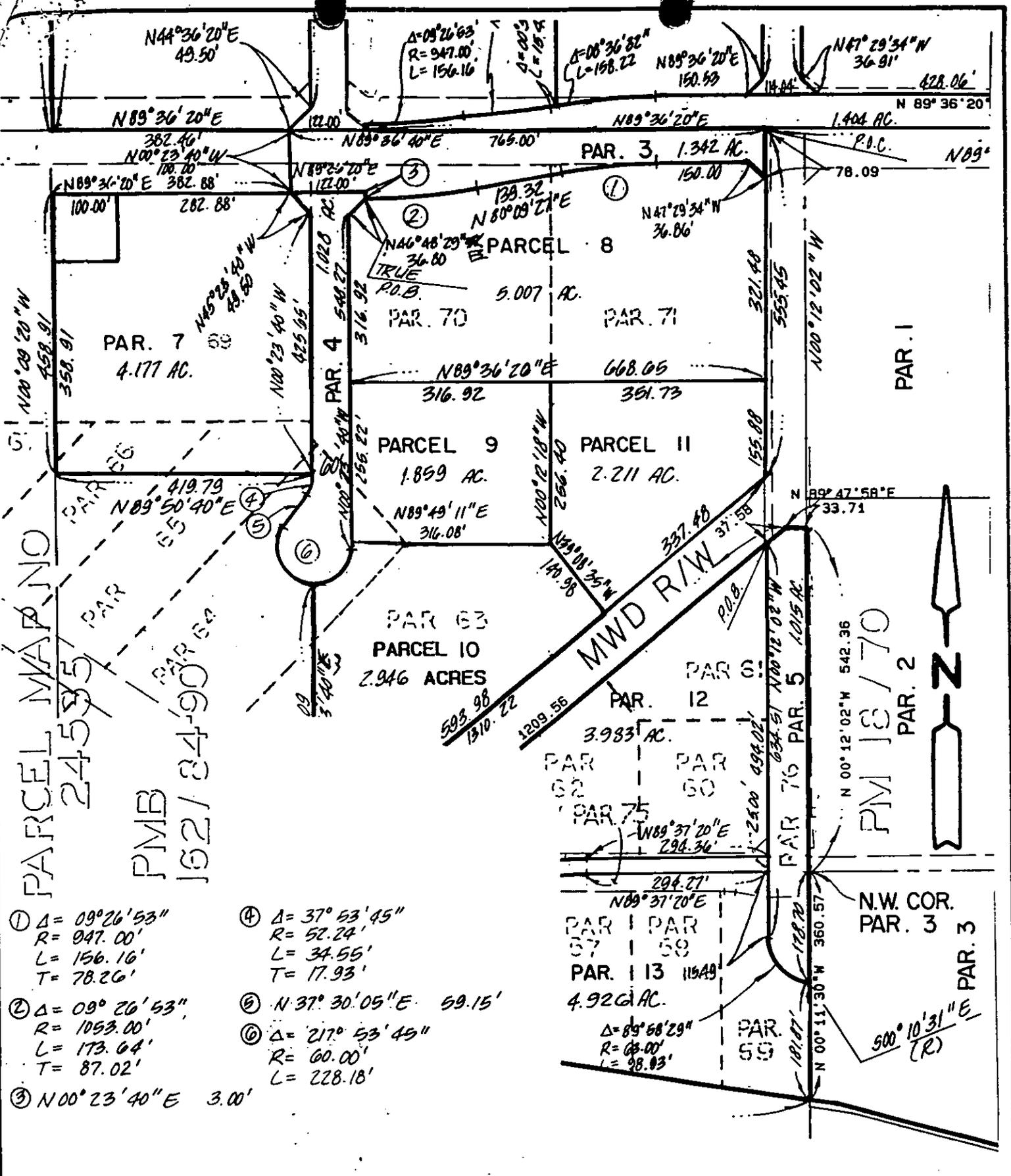
3/24/92

Date



DESCRIPTION APPROVAL 4/21/92  
George P. Hutchinson by WF  
SURVEYOR, CITY OF RIVERSIDE





- ①  $\Delta = 09^{\circ}26'53''$   
 $R = 947.00'$   
 $L = 156.16'$   
 $T = 78.26'$
- ②  $\Delta = 09^{\circ}26'53''$   
 $R = 1053.00'$   
 $L = 173.64'$   
 $T = 87.02'$
- ③  $N 00^{\circ}23'40'' E \quad 3.00'$

- ④  $\Delta = 37^{\circ}53'45''$   
 $R = 52.24'$   
 $L = 34.55'$   
 $T = 17.93'$
- ⑤  $N 37^{\circ}30'05'' E \quad 59.15'$
- ⑥  $\Delta = 217^{\circ}53'45''$   
 $R = 60.00'$   
 $L = 228.18'$

• CITY OF RIVERSIDE, CALIFORNIA •

11/25/1

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 2 OF 2

91-202

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

13309