



462741

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DEC - 6 1996

When recorded mail to:

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

Recorded in Official Records
of Riverside County, California

Recorder
Fees \$ 0

FREE RECORDING

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

FOR RECORDER'S OFFICE USE ONLY

Project: RZ-45-889

D - 11115

OFFER OF DEDICATION

On this 24TH day of OCTOBER, 1996, EDGEMONT COMMUNITY SERVICES DISTRICT, a political subdivision of the County of Riverside, does irrevocably offer for dedication to the CITY OF RIVERSIDE, a municipal corporation of the State of California, its successors and assigns, pursuant to the provisions of California Government Code Section 7050, for *pedestrian sidewalk, landscape and public utility purposes*, together with all rights to construct and maintain, sanitary sewers, storm drains and other improvements consistent with the use as 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 OCTOBER 24 1996

EDGEMONT COMMUNITY SERVICES DISTRICT, a political subdivision of the County of Riverside

By [Signature]

Title PRESIDENT

By [Signature]

Title SECRETARY

GENERAL ACKNOWLEDGEMENT

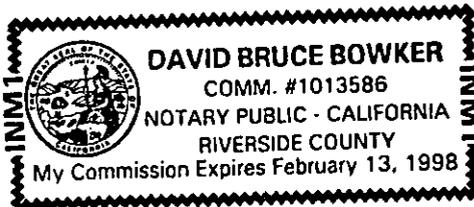
State of California }
County of RIVERSIDE }^{ss}

On 10-24-96, before me DAVID BRUCE BOWKER
(date) (name)

a Notary Public in and for said State, personally appeared

MICHAEL ADDIE AND VIRGINIA-LOU
RAHN Name(s) of Signer(s)

personally known to me - OR - 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.



WITNESS my hand and official seal.

David Bruce Bowker
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)

Title _____

Title _____

- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- () Other

- () Partner(s)
- () General
- () Limited

The party(ies) executing this document is/are representing:

CONSENT TO IRREVOCABLE OFFER OF DEDICATION
(Government Code Section §7050)

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 offer at any time hereafter. This is to certify that the undersigned officer hereby consents on behalf of the City Council of said City to recordation of this instrument pursuant to the authority conferred by Resolution No. 18233 adopted May 11, 1993.

Dated 11/13/96

[Signature]
Real Property Services Manager
of the City of Riverside

EDGEMONT.SOD

APPROVED AS TO FORM
[Signature]
CITY ATTORNEY
14048

EXHIBIT "A"

PARCEL 1

That portion of the northwest quarter of Section 10, Township 3 South, Range 4 West, San Bernardino Meridian, described as follows:

Commencing at the southwest corner of said northwest quarter;

Thence North $00^{\circ} 11' 35''$ West along the west line of said northwest quarter, a distance of 1031.96 feet to a point thereon;

Thence North $89^{\circ} 48' 25''$ East, a distance of 43.13 feet for the TRUE POINT OF BEGINNING, said point being on the easterly line of that certain Grant of Easement conveyed to the City of Riverside by deed recorded November 3, 1995 as Instrument No. 369801, Official Records of Riverside County, California;

Thence North $02^{\circ} 27' 00''$ West along said easterly line, a distance of 4.42 feet to a point thereon;

Thence North $40^{\circ} 20' 51''$ East, a distance of 36.80 feet;

Thence North $87^{\circ} 33' 00''$ East, a distance of 887.18 feet to a point in the west line of Parcel 3 of Parcel Map on file in Book 14 of Parcel Maps at page 3 thereof, Records of Riverside County, California, said course hereinafter referred to as Course "A";

Thence South $00^{\circ} 11' 35''$ East along said west line, a distance of 3.00 feet to a point in a line parallel with and distant southerly 3.00 feet, measured at a right angle, from Course "A" hereinabove described;

Thence South $87^{\circ} 33' 00''$ West along said parallel line, a distance of 885.75 feet;

Thence South $40^{\circ} 20' 51''$ West, a distance of 38.73 feet to the TRUE POINT OF BEGINNING.

Containing 2773 square feet, more or less.

PARCEL 2

That portion of the northwest quarter of Section 10, Township 3 South, Range 4 West, San Bernardino Meridian, described as follows:

Commencing at the southwest corner of said northwest quarter;

Thence North $00^{\circ} 11' 35''$ West along the west line of said northwest quarter, a distance of 1150.29 feet to a point thereon;

Thence North $89^{\circ} 48' 25''$ East, a distance of 38.47 feet for the TRUE POINT OF BEGINNING, said point being on the easterly line of that certain Grant of Easement conveyed to the City of Riverside by deed recorded November 3, 1995 as Instrument No. 369801, Official Records of Riverside County, California;

Thence North 02° 27' 00" West along said easterly line, a distance of 4.42 feet to a point thereon;

Thence South 45° 14' 51" East, a distance of 38.73 feet;

Thence North 87° 33' 00" East, a distance of 888.35 feet to a point in the west line of Parcel 3 of Parcel Map on file in Book 14 of Parcel Maps at page 3 thereof, Records of Riverside County, California, said course hereinafter referred to as Course "A";

Thence South 00° 11' 35" East along said west line, a distance of 3.00 feet to a point in a line parallel with and distant southerly 3.00 feet, measured at a right angle, from Course "A" hereinabove described;

Thence South 87° 33' 00" West along said parallel line, a distance of 889.54 feet;

Thence South 45° 14' 51" West, a distance of 36.80 feet to the TRUE POINT OF BEGINNING.

Containing 2780 square feet, more or less.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb

Matthew E. Webb, L.S. 5529

10/22/96
Date

Prepared By: *[Signature]*

Checked By: *[Signature]*



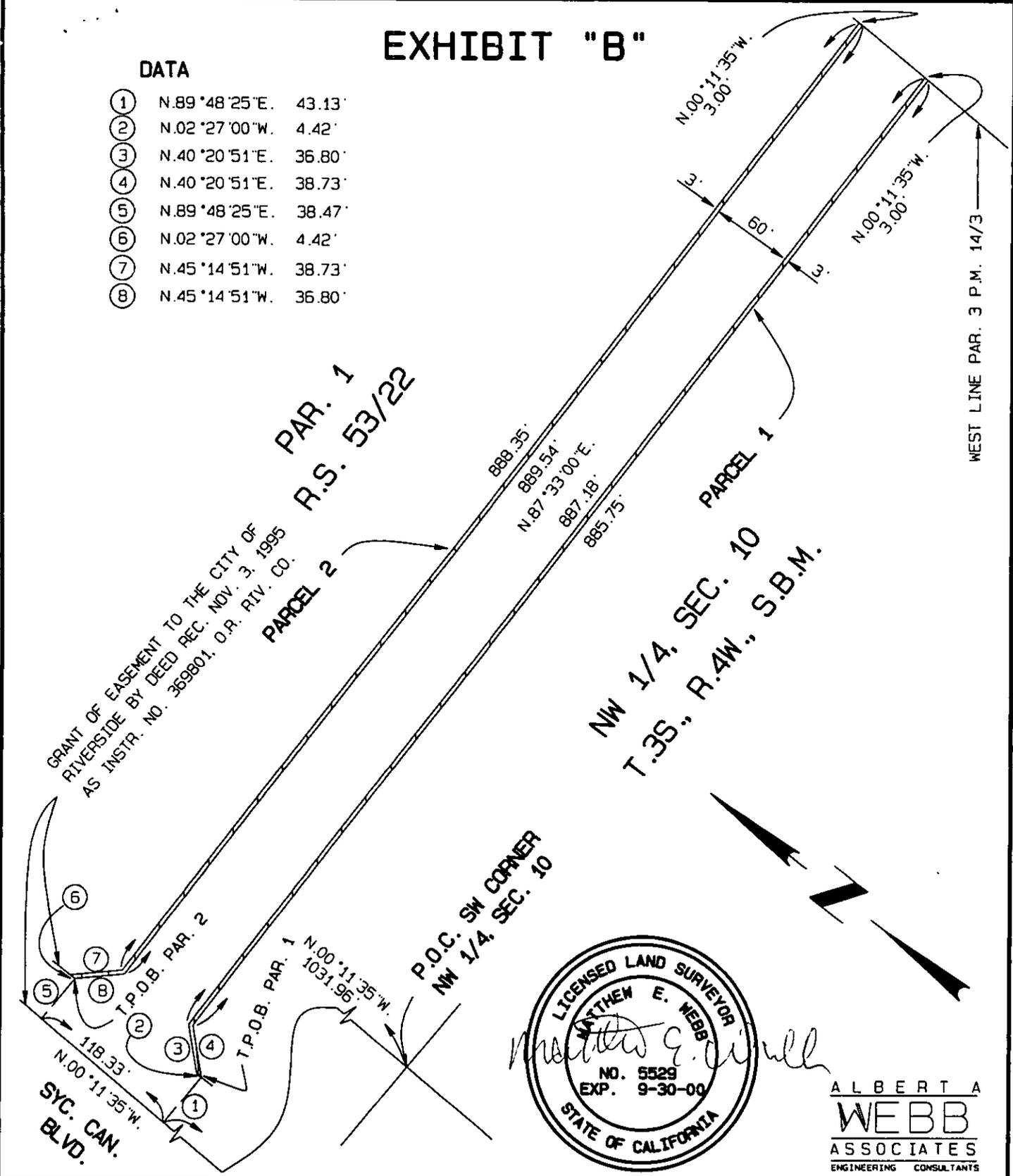
DESCRIPTION APPROVAL:

10/31/96
[Signature]
SURVEYOR, COUNTY OF RIVERSIDE

EXHIBIT "B"

DATA

- ① N.89°48'25"E. 43.13'
- ② N.02°27'00"W. 4.42'
- ③ N.40°20'51"E. 36.80'
- ④ N.40°20'51"E. 38.73'
- ⑤ N.89°48'25"E. 38.47'
- ⑥ N.02°27'00"W. 4.42'
- ⑦ N.45°14'51"W. 38.73'
- ⑧ N.45°14'51"W. 36.80'



LICENSED LAND SURVEYOR
MATTHEW E. WEBB
NO. 5529
EXP. 9-30-00
STATE OF CALIFORNIA

Matthew E. Webb

ALBERT A
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS

CITY OF RIVERSIDE, CALIFORNIA

73-4

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

90-3000
D58

SCALE: 1" = 100'

DRAWN BY *GW* DATE *10/22/96*
CHKD BY *DM* DATE *10/23/96*

SUBJECT: LANDSCAPE/SIDEWALK EASEMENT