

FA

240990

When recorded mail to:

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

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

JUL - 9 1997

Recorded in Official Records
of Riverside County, California
Recorder

Fees \$

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

(T)

Project: PM 28047
APN 243-190-003

D- 100 k

OFFER OF DEDICATION

On this 29th day of April, 1997, LOUIS A. CARHART, a single man, as to an undivided one-half interest, and PETER V. MISUNAS, as successor Trustee of the JOHN H. FREESON TRUST, dated July 25, 1984, as amended March 1, 1985, as to an undivided one half interest, , do 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 public street and utility purposes, together with all rights to construct and maintain public street and utility improvements consistent with the use as public street and utilities, 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.

gr

Dated 4/29/97


LOUIS A. CARHART

the JOHN H. FREEESON TRUST, dated
July 25, 1984, as amended March 1, 1985


PETER V. MISUNAS, successor Trustee

GENERAL ACKNOWLEDGEMENT

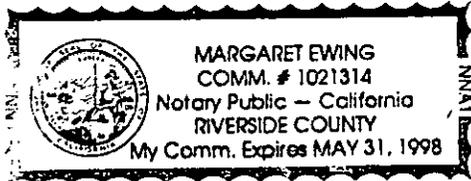
State of California }
County of Riverside } ss

On 4/29/97, before me MARGARET EWING
(date) (name)

a Notary Public in and for said State, personally appeared

Louis A. Carhart
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.

Margaret Ewing

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

() Guardian/Conservator

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

Dated 5/29/97

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

pm28047.off

APPROVED [Signature]
CITY CLERK

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

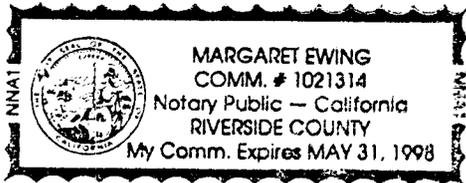
State of CALIFORNIA

County of RIVERSIDE

On 4/30/97 before me, MARGARET EWING
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Peter V. Misunas
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.

Margaret Ewing
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: OFFER OF DEDICATION

Document Date: 4/29/97 Number of Pages: 2 + EXHIBIT

Signer(s) Other Than Named Above: LOUIS A. CARHART

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing:

Signer's Name: _____

- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing:

EXHIBIT "A"

That portion of the east half of the north half of the northwest quarter of Section 12, Township 3 South, Range 5 West, San Bernardino Meridian, more particularly described as follows:

Beginning at the southwest corner of Lot "B" (1.0' Barrier Strip) of Tract No. 21156, as shown by map on file in Book 185 of Maps at pages 8 through 10 inclusive thereof, Records of Riverside County, California;

Thence North 00° 24' 32" East along the west line of said Lot "B", a distance of 67.40 feet to the northwest corner thereof, said corner being in a curve, concave to the southeast, having a radius of 630.00 feet, the radial line at said point bears North 25 ° 15' 20" West;

Thence southwesterly along said curve, to the left, through a central angle of 02° 56' 07", an arc distance of 32.28 feet to a point of reverse curvature with a curve, concave to the northwest, having a radius of 103.00 feet, the radial line at said point bears South 28° 11' 27" East;

Thence southwesterly along said last mentioned curve, to the right, through a central angle of 15° 00' 00", an arc distance of 26.97 feet to the end thereof;

Thence South 76° 48' 33" West, a distance of 49.67 feet to the beginning of a tangent curve, concave to the northeast, having a radius of 48.00 feet;

Thence southwesterly, southerly and northeasterly along said curve, to the left, through a central angle of 210° 00' 00", an arc distance of 175.93 feet to the end thereof;

Thence North 46° 48' 33" East, a distance of 49.67 feet to the beginning of a tangent curve, concave to the southeast, having a radius of 103.00 feet;

Thence northeasterly along said curve, to the right, through a central angle of 15° 00' 00", an arc distance of 26.97 feet to the point of beginning.

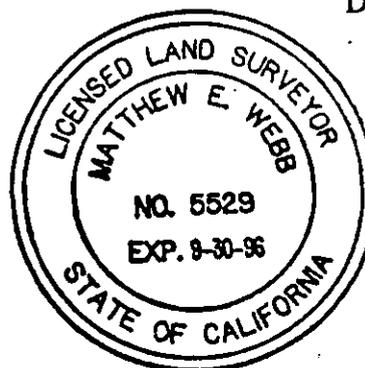
Containing 0.26 acres more or less.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb
Matthew E. Webb, L.S. 5529

3/27/95
Date

Prepared by: [Signature]
Checked by: [Signature]



DESCRIPTION APPROVAL 4/18/97
[Signature]
SURVEYOR, CITY OF RIVERSIDE

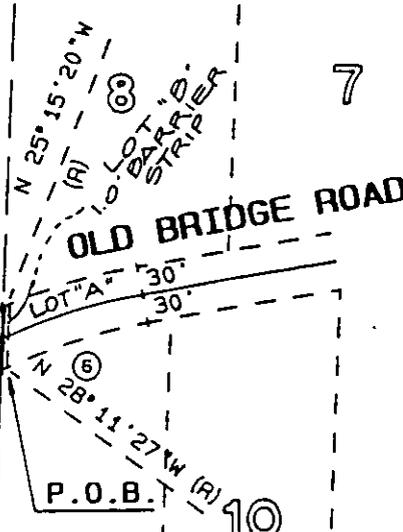
DESCRIPTION APPROVAL 3/28/97
[Signature] by WE
SURVEYOR, CITY OF RIVERSIDE

R.S. 24/57

NW 1/4
SEC. 12

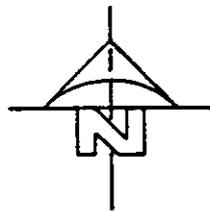
T. 3S., R. 5W.
S.B.M.

R.S. 38/52



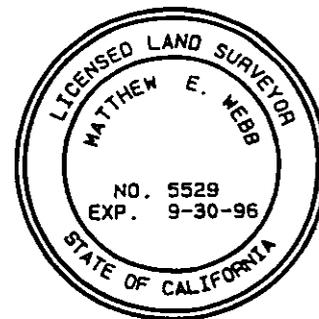
TRACT NO. 21156

M.B. 185/8-10



DATA

○	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
①	15° 00' 00"	103.00	26.97	13.56
②	N 46° 48' 33" E		49.67	
③	210° 00' 00"	48.00	175.93	
④	N 76° 48' 33" E		49.67	
⑤	2° 56' 07"	630.00	32.28	16.14
⑥	N 00° 24' 32" E		67.40	



CITY OF RIVERSIDE, CALIFORNIA

70-4

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

94-247

SCALE: 1" = 200'

DRWN BY AW DATE 2/13/95
CHKD BY AW DATE 2/13/95

SUBJECT: OFFER OF DEDICATION