

When recorded mail to:

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

DOC # 2000-287077

07/26/2000 08:00A Fee:NC

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Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



FREE RECORDING

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

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Project: *Tract 28863 / Tract 28866*  
*Trautwein / Van Buren*

D - 14590

OFFER OF DEDICATION

On this 6th day of July, ~~19~~<sup>XX</sup>2000, **ORANGECREST HILLS, L.P.**, a **Washington Limited partnership**, **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 **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 and utilities**, the 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 July 6, 2000

**ORANGECREST HILLS, L.P., a  
Washington Limited partnership**

By: CSW DEVELOPMENT & CONSTRUCTION COMPANY,  
fka Communities Southwest Development &  
Title: Construction Company, a Washington  
Corporation  
By: *Thomas D. Pomeroy*  
Thomas D. Pomeroy  
Title: President, California Division

**GENERAL ACKNOWLEDGEMENT**

State of California  
County of Orange } ss

On July 6, 2000, before me Ethel G. George  
(date) (name)

a Notary Public in and for said State, personally appeared

THOMAS D. POMEROY  
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.

*Ethel G. George*  
Signature

**OPTIONAL SECTION**

**CAPACITY CLAIMED BY SIGNER**

( ) Attorney-in-fact  
( ) Corporate Officer(s)  
Title \_\_\_\_\_  
Title \_\_\_\_\_

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

(x) Partner(s)  
( ) General  
(x) Limited

The party(ies) executing this document is/are representing:  
Orangecrest Hills, L.P.



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Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: ETHEL G. GEORGE

Commission #: 1249 329

Place of Execution: ORANGE COUNTY

Date Commission Expires: 2-9-2004

Date: 7/26/00

Signature: 



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**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.

7/18/00  
Dated \_\_\_\_\_

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

T28863off

APPROVED AS TO FORM  
*[Handwritten Signature]* 7-11-00  
DEPUTY CITY ATTORNEY

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87/26/2888 88:88A  
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Prepared under the supervision of:

Lawrence D. Talbot Date: 5-3-00  
Lawrence D. Talbot, P.L.S. #6301  
Expires 9/30/02  
THE KEITH COMPANIES, INC.  
22690 Cactus Avenue, Suite 300  
Moreno Valley, CA 92553  
(909) 653-0234

DESCRIPTION APPROVAL 7/10/00  
Walter R. Inge by ---  
SURVEYOR, CITY OF RIVERSIDE

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**OFFER OF DEDICATION**

BEING A PORTION OF LOTS 5, 8 AND 9 OF TRACT NO. 28863 AS SHOWN BY MAP RECORDED IN BOOK 276, PAGES 6 THROUGH 10, INCLUSIVE, OF MAPS, OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE CORNER COMMON TO SAID LOT 8 AND SAID LOT 9 AND BEING ON THE WESTERLY RIGHT OF WAY LINE OF TRAUTWEIN ROAD AS SHOWN ON SAID TRACT MAP, HAVING A WIDTH OF 114 FEET, SAID COMMON CORNER BEING ALSO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 3057.00 FEET, A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH 87°06'39" WEST;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, SAID WESTERLY LINE OF TRAUTWEIN ROAD, AND THE EASTERLY LINE OF SAID LOT 9, AN ARC DISTANCE OF 59.59 FEET THROUGH A CENTRAL ANGLE OF 1°07'01", A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH 85°59'38" WEST;

THENCE NORTH 49°52'21" WEST, DEPARTING SAID WESTERLY LINE OF TRAUTWEIN ROAD AND SAID EASTERLY LINE OF LOT 9, AND ACROSS SAID LOT 9, A DISTANCE OF 28.72 FEET;

THENCE SOUTH 87°06'39" WEST, CONTINUING ACROSS SAID LOT 9, A DISTANCE OF 42.21 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, SOUTHEASTERLY AND EASTERLY AND HAVING A RADIUS OF 906.00 FEET;

THENCE WESTERLY, SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, CONTINUING ACROSS SAID LOT 9, AN ARC DISTANCE OF 1584.69 FEET THROUGH A CENTRAL ANGLE OF 100°13'00";

THENCE, TANGENT TO SAID CURVE, SOUTH 13°06'21" EAST, CONTINUING ACROSS SAID LOT 9, A DISTANCE OF 165.02 FEET;

THENCE SOUTH 51°45'54" EAST, CONTINUING ACROSS SAID LOT 9, A DISTANCE OF 32.02 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 9, BEING THE NORTHERLY RIGHT OF WAY LINE OF VAN BUREN BOULEVARD AS SHOWN ON SAID TRACT MAP, HAVING A HALF-WIDTH OF 60 FEET;

THENCE SOUTH 76°53'43" WEST, ALONG SAID COMMON LINE, A DISTANCE OF 60.00 FEET, TO THE MOST SOUTHERLY CORNER COMMON TO SAID LOT 9 AND LOT 2 OF SAID TRACT MAP;

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THENCE NORTH 13°06'21" WEST, DEPARTING SAID NORTHERLY LINE OF VAN BUREN BOULEVARD, AND ALONG THE LINE COMMON TO SAID LOTS 9 AND 2, A DISTANCE OF 190.02 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, AND HAVING A RADIUS OF 946.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND ALONG SAID COMMON LINE AND CONTINUING ALONG A LINE COMMON TO SAID LOTS 9 AND 5, AN ARC DISTANCE OF 394.30 FEET THROUGH A CENTRAL ANGLE OF 23°52'54";

THENCE, RADIAL TO SAID CURVE, NORTH 79°13'27" WEST, DEPARTING SAID COMMON LINE BETWEEN LOTS 9 AND 5, AND ACROSS SAID LOT 5, A DISTANCE OF 40.00 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY AND SOUTHEASTERLY, AND HAVING A RADIUS OF 986.00 FEET;

THENCE NORHTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, CONTINUING ACROSS SAID LOT 5 AND THEN ACROSS SAID LOT 8, AN ARC DISTANCE OF 896.64 FEET THROUGH A CENTRAL ANGLE OF 52°06'10", A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS NORTH 27°07'17" WEST;

THENCE NORTH 23°50'18" EAST, CONTINUING ACROSS SAID LOT 8, A DISTANCE OF 18.00 FEET;

THENCE NORTH 24°25'19" WEST, CONTINUING ACROSS SAID LOT 8, A DISTANCE OF 30.83 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 333.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AND CONTINUING ACROSS SAID LOT 8, AN ARC DISTANCE OF 1.27 FEET THROUGH A CENTRAL ANGLE OF 0°13'08";

THENCE, RADIAL TO SAID CURVE, NORTH 65°47'49" EAST, A DISTANCE OF 66.00 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 267.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ACROSS SAID LOT 8, AN ARC DISTANCE OF 1.02 FEET THROUGH A CENTRAL ANGLE OF 0°13'08";

THENCE SOUTH 24°25'19" EAST, TANGENT TO SAID CURVE AND CONTINUING ACROSS SAID LOT 8, A DISTANCE OF 30.83 FEET;

THENCE SOUTH 72°40'57" EAST, CONTINUING ACROSS SAID LOT 8, A DISTANCE OF 18.00 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 986.00 FEET, A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS NORTH 21°43'22" WEST;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AND CONTINUING ACROSS SAID LOT 8, AN ARC DISTANCE OF 324.10 FEET THROUGH A CENTRAL ANGLE OF 18°50'00";

THENCE, TANGENT TO SAID CURVE, NORTH 87°06'39" EAST, CONTINUING ACROSS SAID LOT 8, A DISTANCE OF 42.21 FEET;



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THENCE NORTH 44°05'38" EAST, CONTINUING ACROSS SAID LOT 8, A DISTANCE OF 28.72 FEET, TO A POINT ON SAID WESTERLY LINE OF TRAUTWEIN ROAD, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID LOT 8, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 3057.00 FEET, A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH 88°13'40" WEST;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 59.59 FEET THROUGH A CENTRAL ANGLE OF 1°07'01", TO THE POINT OF BEGINNING, A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH 87°06'39" WEST;

DESCRIBED PARCEL CONTAINING 3.04 ACRES AND AS SHOWN ON ATTACHED EXHIBIT "B".

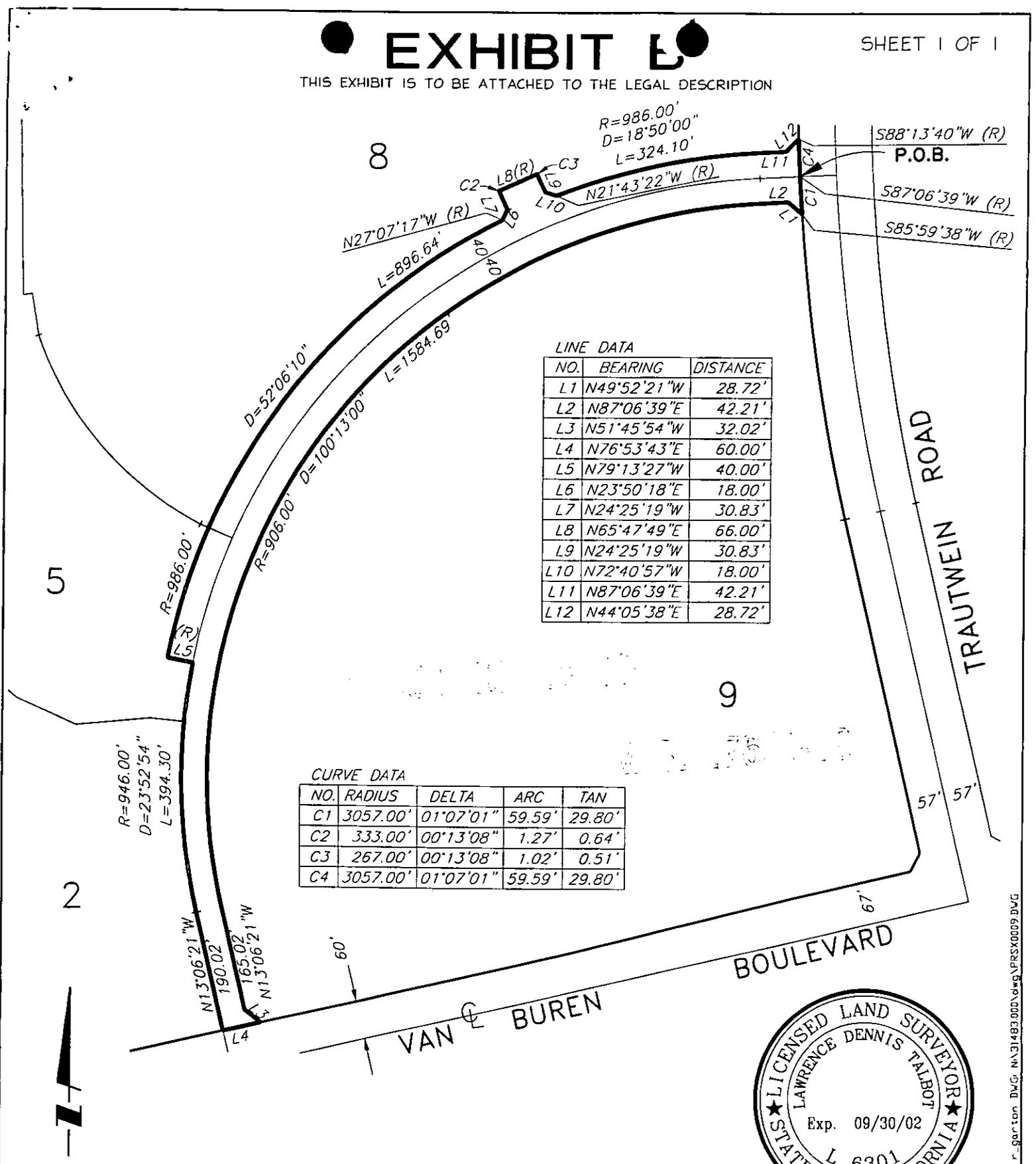


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# EXHIBIT E

SHEET 1 OF 1

THIS EXHIBIT IS TO BE ATTACHED TO THE LEGAL DESCRIPTION

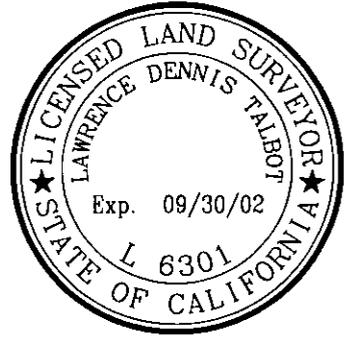


LINE DATA

NO.	BEARING	DISTANCE
L1	N49°52'21"W	28.72'
L2	N87°06'39"E	42.21'
L3	N51°45'54"W	32.02'
L4	N76°53'43"E	60.00'
L5	N79°13'27"W	40.00'
L6	N23°50'18"E	18.00'
L7	N24°25'19"W	30.83'
L8	N65°47'49"E	66.00'
L9	N24°25'19"W	30.83'
L10	N72°40'57"W	18.00'
L11	N87°06'39"E	42.21'
L12	N44°05'38"E	28.72'

CURVE DATA

NO.	RADIUS	DELTA	ARC	TAN
C1	3057.00'	01°07'01"	59.59'	29.80'
C2	333.00'	00°13'08"	1.27'	0.64'
C3	267.00'	00°13'08"	1.02'	0.51'
C4	3057.00'	01°07'01"	59.59'	29.80'



SCALE: 1" = 200'

The Keith Companies  
**TKC**  
 22690 Cactus Avenue, Ste 300  
 Moreno Valley, CA 92553 (909) 853-0234

*Lawrence D. Talbot*  
 LAWRENCE D. TALBOT, L.S. 6301  
 EXPIRES 9-30-02

5-3-00  
 DATE



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