

After recording, return to:

City Clerk's Office
City of Riverside, City Hall
3900 Main Street
Riverside, California 92501
Tract 6761 & 6763

111786

No Fee. - 6103 Government Code

OFFER OF DEDICATION

On this 24th day of June 1976,

PACESETTER HOMES, INC., a California corporation,

-8727

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 purposes, together with all rights to construct and maintain utilities, sewers, drains and other improvements consistent with the use as a public street and highway, that real property located in the City of Riverside, County of Riverside, State of California, and more particularly described as follows:

See description attached.

RECEIVED FOR RECORD

JUL 30 1976

22 Min. Pay to clock A.M.

CITY OF RIVERSIDE

Book 1976, Page 111786
Recorded in Official Records
of Riverside County, California

W. W. D. D. Recorder

FEES \$. . .

APPROVED AS TO FORM

Barbara P. . . .
LEGAL COUNSEL

PACESETTER HOMES, INC., a California corporation

DATED June 24, 1976

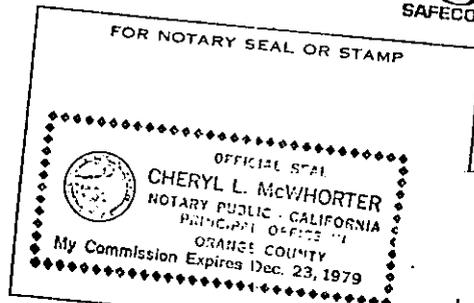
By: *[Signature]*
JOHN W. KLUG, President

STATE OF CALIFORNIA
COUNTY OF ORANGE } SS.
On June 24, 1976

the undersigned, a Notary Public in and for said County and State,
personally appeared John W. Klug
known to me to be the President, and

Misiana P. Wilson known to me to be
Secretary of the corporation that executed the
within instrument, known to me to be the persons who executed the
within instrument on behalf of the corporation therein named, and
acknowledged to me that such corporation executed the within
instrument pursuant to its by-laws or a resolution of its board of
directors.

Signature: *Cheryl L. McWhorter*



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Misc. (S.S.) Ack Corporation (Rev. 12-63)
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Simple

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All those portions of Blocks 18, 19, 20, 22 and 23 and those portions of Lots BB (Collett Avenue), Lots CC and J (Golden Avenue), Lots CD, and KA (Higgs Avenue), and Lot SS (Truschell Avenue) of La Sierra Gardens in the City of Riverside, as per map recorded in Book 11, pages 42 to 50, inclusive of Maps, Riverside County Records, more particularly described as follows:

PARCEL NO. 1

A strip of land 44.00 feet in width, measured at right angles to, lying northeasterly of the following described line:

Beginning at the intersection of the centerline of Lot BB (Collett Avenue) with the northwesterly prolongation of the centerline of Lot J (Golden Avenue), as shown on said map, said point also being the most northerly corner of Lot B (Collett Avenue), as shown on said map;

Thence South 34° 18' 40" East along the northwesterly prolongation of the centerline of said Lot J (Golden Avenue) and along said centerline, a distance of 1158.91 feet to a point in the northwesterly line of Parcel 1060-10A, as shown by Record of Survey on file in Book 34, pages 3 through 6 inclusive, of Records of Survey, Riverside County Records; and the end of this line description;

The northeasterly line of said 44.00 foot wide strip of land shall be prolonged or shortened so as to originate in said centerline of Lot BB (Collett Avenue), and terminate in said northwesterly line of said Parcel 1060-10A.

PARCEL NO. 2

A strip of land 44.00 feet in width, measured at right angles to, lying southeasterly of the following described line:

Beginning at the intersection of the centerline of Lot BB (Collett Avenue) with the northwesterly prolongation of the centerline of Lot J (Golden Avenue), as shown on said map, said point also being the most northerly corner of Lot B (Collett Avenue), as shown on said map;

Thence North 57° 54' 15" East along said centerline of Lot BB (Collett Avenue) 868.75 feet to a point therein, for the end of this line description, said point being the intersection of said centerline with the northwesterly prolongation of the southwesterly line of that certain parcel of land conveyed to the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter Day Saints, by deed recorded August 5, 1966 as Instrument No. 79957 of Official Records of Riverside County, said line also being the northwesterly prolongation of the northeasterly line of Lot 1 of said Block 23;

The southeasterly line of said 44.00 foot wide strip of land shall be prolonged or shortened so as to originate in said centerline of Lot J (Golden Avenue) and terminate in said northwesterly line of said Church of Jesus Christ of Latter Day Saints parcel.

EXCEPTING THEREFROM any portion contained within the parcel hereinbefore referred to as Parcel No. 1.

PARCEL NO. 3

A strip of land 44.00 feet in width, measured at right angles to, lying northeasterly of the following described line:

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Beginning at the intersection of the centerline of Lot BH (Collett Avenue) with the southeasterly prolongation of the southwesterly line of Lot CC (Golden Avenue), as shown on said map, said point also being the most northerly corner of Lot B (Collett Avenue), as shown on said map;

Thence North 34° 17' 35" West along said southeasterly prolongation and along said southwesterly line of said Lot CC (Golden Avenue), 947.00 feet to a point therein; and the end of this line description;

The northeasterly line of said 44.00 foot wide strip of land shall be prolonged or shortened so as to originate in said centerline of Lot BB (Collett Avenue) and terminate in a line that bears North 55° 42' 25" East through the most northerly terminus of the southwesterly line of said 44.00 foot wide strip of land.

PARCEL NO. 4

A strip of land 44.00 feet in width, measured at right angles to, lying northwesterly of and parallel with the following described line:

Beginning at the intersection of the centerline of Lot BB (Collett Avenue) with the northwesterly prolongation of the centerline of Lot J (Golden Avenue), as shown on said map, said point also being the most northerly corner of Lot B (Collett Avenue), as shown on said map;

Thence North 57° 54' 15" East along said centerline of Lot BB (Collett Avenue), a distance of 682.65 feet to a point therein; and the end of this line description;

The northwesterly line of said 44.00' wide strip of land shall be prolonged so as to originate in the centerline of Lot CC (Golden Avenue).

EXCEPTING THEREFROM any portion contained within the parcel hereinbefore referred to as Parcel No. 3.

PARCEL NO. 5

A strip of land 66.00 feet in width, lying 33.00 feet on each side of the following described centerline:

Commencing at the intersection of the centerline of Lot BH (Collett Avenue) with the southeasterly prolongation of the southwesterly line of Lot CC (Golden Avenue), as shown on said map, said point also being the most northerly corner of Lot B (Collett Avenue), as shown on said map;

Thence North 34° 17' 35" West along said southeasterly prolongation and along said southwesterly line of said Lot CC (Golden Avenue), a distance of 649.00 feet to a point therein;

Thence North 55° 42' 25" East, a distance of 44.00 feet to the TRUE POINT OF BEGINNING, said point being in the northeasterly line of that certain parcel hereinbefore referred to as Parcel No. 3;

Thence continuing North 55° 42' 25" East, a distance of 133.00 feet to a point in a line that is parallel with and distant 177.00 feet northeasterly from, measured at right angles to, said southwesterly line of Lot CC (Golden Avenue) hereinafter referred to as Point "A";

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Thence South $34^{\circ} 17' 35''$ East along said parallel line, a distance of 468.65 feet, to a point in a line that is parallel with and distant 187.00 feet northwesterly from, measured at right angles to, said centerline of Lot BB (Collett Avenue).

Thence North $57^{\circ} 54' 15''$ East along said parallel line, a distance of 266.20 feet, to a point hereinafter referred to as Point "B";

Thence continuing along said parallel line North $57^{\circ} 54' 15''$ East, a distance of 254.50 feet; and the end of this line description.

PARCEL NO. 6

A strip of land 66.00 feet in width, lying 33.00 feet on each side of the following described centerline:

Beginning at that certain point hereinbefore referred to as Point "A";

Thence North $34^{\circ} 17' 35''$ West along the aforesaid parallel line, a distance of 319.27 feet; and the end of this centerline description.

PARCEL NO. 7

A strip of land 66.00 feet in width, lying 33.00 feet on each side of the following described centerline:

Beginning at that certain point hereinbefore referred to as Point "B";

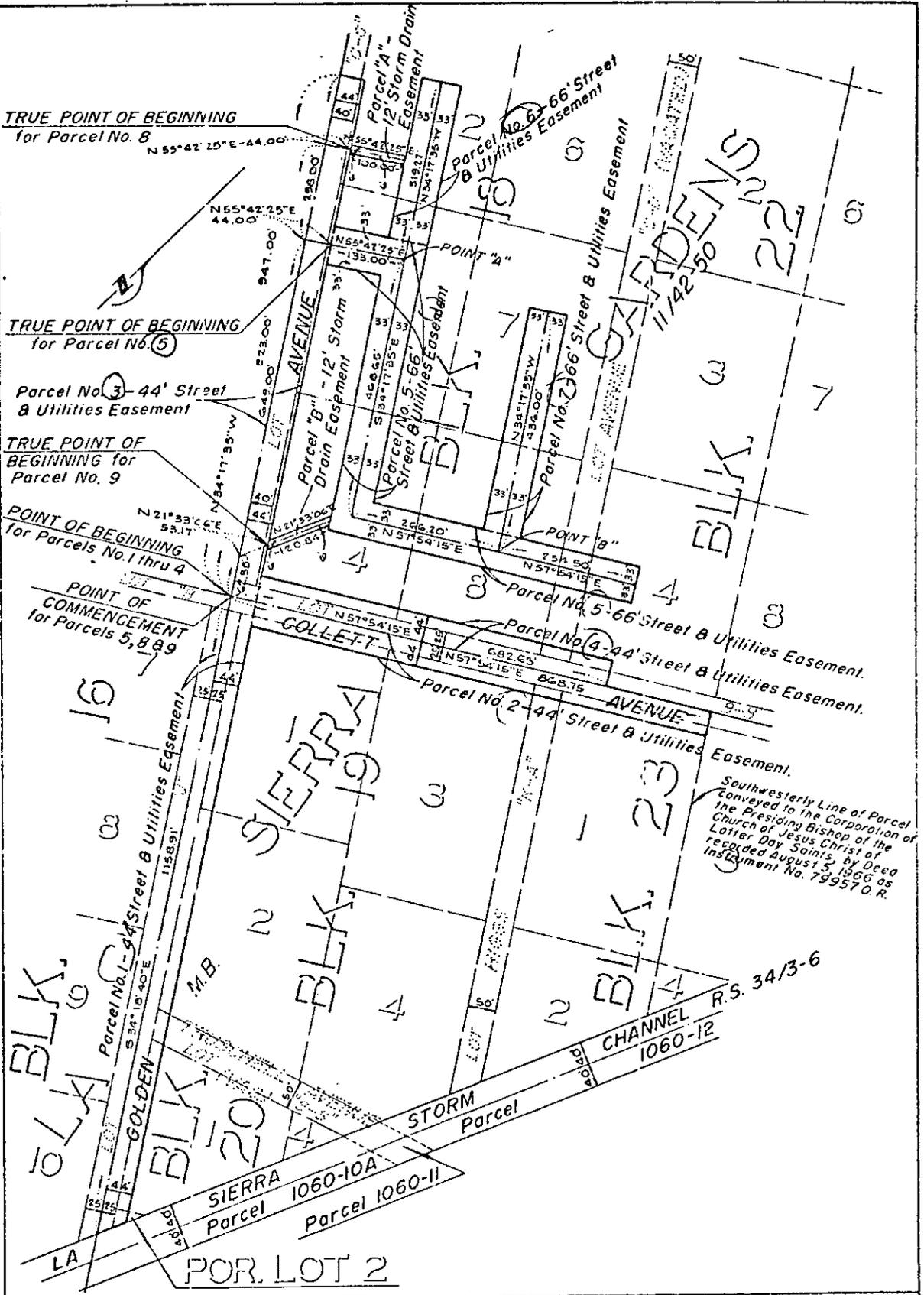
Thence North $34^{\circ} 17' 35''$ West, a distance of 436.00 feet; and the end of this line description.

The sidelines of said 66.00 foot wide strip of land shall be prolonged or shortened so as to originate on the northerly line of the most southerly portion of that parcel hereinbefore referred to as Parcel 5.

DESCRIPTION APPROVAL
by *George P. Hutchinson*, 6/23/76 by *W.F.*
Surveyor

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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 1

SCALE 1" = 200' DRAWN BY P.H. DATE 4/16/76 SUBJECT TRACTS NO. 6761 & 6763

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