

299694

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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)

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OCT 16 1987

Recorded in Official Records
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William E. Stang
RECORDER
FEB 17 1987

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Project: PM 22079

11069

OFFER OF DEDICATION

On this 7TH day of OCTOBER, 1987, SUMMIT POINTE ASSOCIATES, a California General Partnership, 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 highway 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, described as follows:

That portion of the east half of Section 7, Township 3 South, Range 4 West, San Bernardino Meridian, being more particularly described as follows:

BEGINNING at the northeast corner of Lot 15 in Tract 9078 as shown by map on file in Book 158 of Maps at pages 75 through 77 inclusive thereof, records of Riverside County, California, said corner being the southeast corner of Lot "H" as shown on said map, said point also being the beginning of a curve concave southerly having a radius of 267.00 feet, a radial line at said point bears South 02° 18' 00" West;

THENCE easterly, along said curve having a radius of 267.00 feet, through a central angle of 05° 12' 00", an arc length of 24.23 feet;

THENCE South 82° 30' 00" East, a distance of 239.15 feet, to the beginning of a tangent curve, concave northerly having a radius of 333.00 feet;

THENCE easterly, along said curve having a radius of 333.00 feet, through a central angle of 24° 00' 00" an arc length of 139.49 feet;

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THENCE North $73^{\circ} 30' 00''$ East, a distance of 159.44 feet, to an angle point;

THENCE North $71^{\circ} 40' 19''$ East, a distance of 94.05 feet, to an angle point;

THENCE North $73^{\circ} 30' 00''$ East, a distance of 289.54 feet, to the beginning of a tangent curve, concave southerly having a radius of 103.00 feet;

THENCE easterly along said curve having a radius of 103.00 feet, through a central angle of $15^{\circ} 00' 00''$, an arc length of 26.97 feet;

THENCE North $88^{\circ} 30' 00''$ East, a distance of 49.67 feet to the beginning of a tangent curve, concave westerly having a radius of 48.00 feet:

THENCE easterly, northerly, and westerly, along said curve having a radius of 48.00 feet, through a central angle of $210^{\circ} 00' 00''$, an arc length of 175.93 feet;

THENCE South $58^{\circ} 30' 00''$ West, a distance of 49.67 feet to the beginning of a tangent curve, concave northerly having a radius of 103.00 feet;

THENCE westerly, along said curve having a radius of 103.00 feet, through a central angle of $15^{\circ} 00' 00''$, an arc length of 26.97 feet;

THENCE South $73^{\circ} 30' 00''$ West, a distance of 289.54 feet to an angle point;

THENCE North $59^{\circ} 31' 30''$ West, a distance of 20.52 feet to a point of cusp with a curve, concave westerly having a radius of 433.00 feet, a radial line at said point of cusp bears South $73^{\circ} 30' 00''$ West;

THENCE northerly, along said curve having a radius of 433.00 feet, through a central angle of $15^{\circ} 19' 46''$, an arc length of 115.85 feet;

THENCE North $31^{\circ} 49' 46''$ West, a distance of 224.44 feet to the beginning of a tangent curve, concave easterly having a radius of 367.00 feet;

THENCE northerly, along said curve having a radius of 367.00 feet, through a central angle of $14^{\circ} 03' 12''$, an arc length of 90.02 feet;

THENCE North $17^{\circ} 46' 34''$ West, a distance of 300.00 feet, to the beginning of a tangent curve, concave easterly having a radius of 467.00 feet;

THENCE northerly, along said curve having a radius of 467.00 feet, through a central angle of $58^{\circ} 00' 00''$, an arc length of 472.74 feet;

THENCE North $40^{\circ} 13' 26''$ East, a distance of 148.00 feet, to an angle point;

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THENCE North 85° 13' 26" East, a distance of 31.11 feet, to an angle point;

THENCE South 49° 46' 34" East, a distance of 180.00 feet, to the beginning of a tangent curve, concave northerly having a radius of 440.00 feet;

THENCE easterly, along said curve having a radius of 440.00 feet, through a central angle of 41° 33' 00", an arc length of 319.08 feet;

THENCE North 88° 40' 26" East, a distance of 194.70 feet, to a point on the east line of said Section 7;

THENCE North 00° 15' 02" West, along the east line of said Section 7, a distance of 80.01 feet;

THENCE South 88° 40' 26" West, a distance of 196.20 feet, to the beginning of a tangent curve, concave northerly having a radius of 360.00 feet;

THENCE westerly, along said curve having a radius of 360.00 feet, through a central angle of 41° 33' 00", an arc length of 261.07 feet;

THENCE North 49° 46' 34" West, a distance of 497.81 feet, to the beginning of a tangent curve, concave southwesterly having a radius of 440.00 feet;

THENCE northwesterly, along said curve having a radius of 440.00 feet, through a central angle of 35° 44' 56", an arc length of 274.53 feet;

THENCE North 85° 31' 30" West, a distance of 331.24 feet to a point of cusp with a curve, concave westerly having a radius of 1000.00 feet, a radial line at said point bears North 82° 54' 37" West, said point being on the easterly line of Lot "A" (Canyon Crest Drive) in Tract 9078-5 as shown by map on file in Book 151 of Maps, at pages 76 and 77 thereof, records of Riverside County, California;

THENCE southerly, along said curve having a radius of 1000.00 feet and along the easterly line of said Lot "A" (Canyon Crest Drive) through a central angle of 00° 09' 37", an arc length of 2.80 feet;

THENCE South 07° 15' 00" West, along last mentioned easterly line, a distance of 77.30 feet;

THENCE South 85° 31' 30" East, a distance of 335.11 feet, to the beginning of a tangent curve, concave southwesterly having a radius of 360.00 feet;

THENCE southeasterly, along said curve having a radius of 360.00 feet through a central angle of 35° 44' 56", an arc length of 224.62 feet;

THENCE South 49° 46' 34" East, a distance of 207.81 feet, to an angle point;

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THENCE South $04^{\circ} 46' 34''$ East, a distance of 31.11 feet. to an angle point;

THENCE South $40^{\circ} 13' 26''$ West, a distance of 148.00 feet, to the beginning of a tangent curve, concave easterly having a radius of 533.00 feet;

THENCE southerly, along said curve having a radius of 533.00 feet, through a central angle of $58^{\circ} 00' 00''$, an arc length of 539.55 feet;

THENCE South $17^{\circ} 46' 34''$ East, a distance of 300.00 feet. to the beginning of a tangent curve. concave easterly having a radius of 433.00 feet;

THENCE southerly, along said curve having a radius of 433.00 feet, through a central angle of $14^{\circ} 03' 12''$, an arc length of 106.20 feet;

THENCE South $31^{\circ} 49' 46''$ East, a distance of 224.44 feet, to the beginning of a tangent curve, concave westerly having a radius of 367.00 feet;

THENCE southerly, along said curve having a radius of 367.00 feet, through a central angle of $15^{\circ} 19' 46''$, an arc length of 98.19 feet to an angle point, a radial line at said angle point bears South $73^{\circ} 30' 00''$ West;

THENCE South $32^{\circ} 53' 55''$ West, a distance of 18.44 feet, to an angle point;

THENCE South $73^{\circ} 30' 00''$ West, a distance of 159.44 feet, to the beginning of a tangent curve, concave northerly having a radius of 267.00 feet;

THENCE westerly, along said curve having a radius of 267.00 feet, through a central angle of $24^{\circ} 00' 00''$, an arc length of 111.84 feet;

THENCE North $82^{\circ} 30' 00''$ West, a distance of 239.15 feet, to the beginning of a tangent curve, concave southerly having a radius of 333.00 feet;

THENCE westerly, along said curve having a radius of 333.00 feet, through a central angle of $05^{\circ} 12' 00''$, an arc length of 30.22 feet;

THENCE North $87^{\circ} 42' 00''$ West, a distance of 21.80 feet, to the northeasterly corner of said Lot "H";

THENCE South $16^{\circ} 08' 00''$ East, along the easterly line of said Lot "H", a distance of 52.14 feet to the beginning of a tangent curve, concave westerly having a radius of 800.00 feet;

THENCE southerly, along said curve having a radius of 800.00 feet and along last mentioned easterly line, through a central angle of $01^{\circ} 14' 37''$, an arc length of 17.36 feet to the point of beginning.

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Dated 10-7-87

SUMMIT POINT ASSOCIATES, a
California General Partnership

By: WOODCREST DEVELOPMENT OF
RIVERSIDE, INC., A General
Partner

APPROVED AS TO FORM
Robert A. Lewis 10/13
ASST. CITY ATTORNEY

Jeffrey R. Moore
PRES.

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 10/16/87

[Signature]
Title Property Services Manager

311.9/m - SURVEY.162/a

11969

