

129185

When recorded mail

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)

RECEIVED FOR RECORD
Min. Past 3 o'clock P.
At Request of
City of Riverside
Book 1984) Page 129185

JUN 15 1984

Recorded in Official Records
of Riverside County, California

William J. Parnell
Recorder
Fees: \$

FOR RECORDER'S OFFICE USE ONLY

Project: Parcel Map 16426; Offsite
R/W Requirement located within
Tentative Tract 10005

OFFER OF DEDICATION

10882

On this 30th day of May, 1984, EDDIE R. FISCHER, an unmarried man, as to an undivided seventenths interest, and B. F. & G. INVESTMENTS, a California partnership, as to an undivided one-fourth interest and RALPH NEILSON and KATHERINE NEILSON, husband and wife as joint tenants, as to an undivided one-twentieth interest,

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, and more particularly described as follows:

Those portions of Lots 4, 5, 7 and 8 in Block "E" of Arlington Heights as shown by map recorded in Book 2, Page 12 of Maps, records of Riverside County, California, described as follows:

BEGINNING at the northwest corner of the offer of dedication for public street purposes to City of Riverside per Instrument No. 131037 recorded July 10, 1981 O.R. Riverside County California;

THENCE North 73° 10' 56" West 50.02 feet;

THENCE North 60° 35' 32" West 75.96 feet;

THENCE South 29° 24' 28" West 20.00 feet, to the beginning of a curve concave southwesterly whose radius is 20.00 feet;

THENCE Southeasterly through a central angle of 29° 02' 37" a distance of 10.14 feet along said curve to a point of reverse curve concave northeasterly whose radius is 180.00 feet;

THENCE Southeasterly through a central angle of 41° 38' 01" a distance of 130.80 feet along said curve to the end thereof;

THENCE South 73° 10' 56" East 109.07 feet to the beginning of a tangent curve concave northeasterly whose radius is 320.00 feet;

THENCE Southeasterly through a central angle of 4° 28' 16" a distance of 24.97 feet along said curve to the end thereof;

THENCE South 77° 39' 12" East 77.30 feet to the beginning of

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a tangent curve concave southwesterly whose radius is 370.00 feet;

THENCE Southeasterly through a central angle of 24° 48' 59" a distance of 166.72 feet along said curve to a point of reverse curve concave northeasterly whose radius is 160.00 feet;

THENCE Southeasterly through a central angle of 10° 26' 25" a distance of 29.15 feet along said curve to a point on the southwesterly line of the before mentioned offer of dedication;

THENCE North 43° 16' 43" West 29.86 feet;

THENCE North 59° 09' 29" West 104.99 feet;

THENCE North 77° 39' 12" West 153.84 feet;

THENCE North 73° 10' 56" West 110.08 feet;

THENCE North 4° 00' 18" East 51.28 feet to the true point of beginning. The preceding five courses were along the southwesterly and westerly line of the before mentioned offer of dedication.

Area - 7,206 square feet.

DESCRIPTION APPROVAL
George H. Nelson, 5/5/84, LE
Surveyor

Eddie R. Fischer
EDDIE R. FISCHER

B. F. & G. INVESTMENTS, a California partnership,

BY Gary Lunge

BY William Herring

Ralph Neilson
RALPH NEILSON

Katherine Neilson
KATHERINE NEILSON

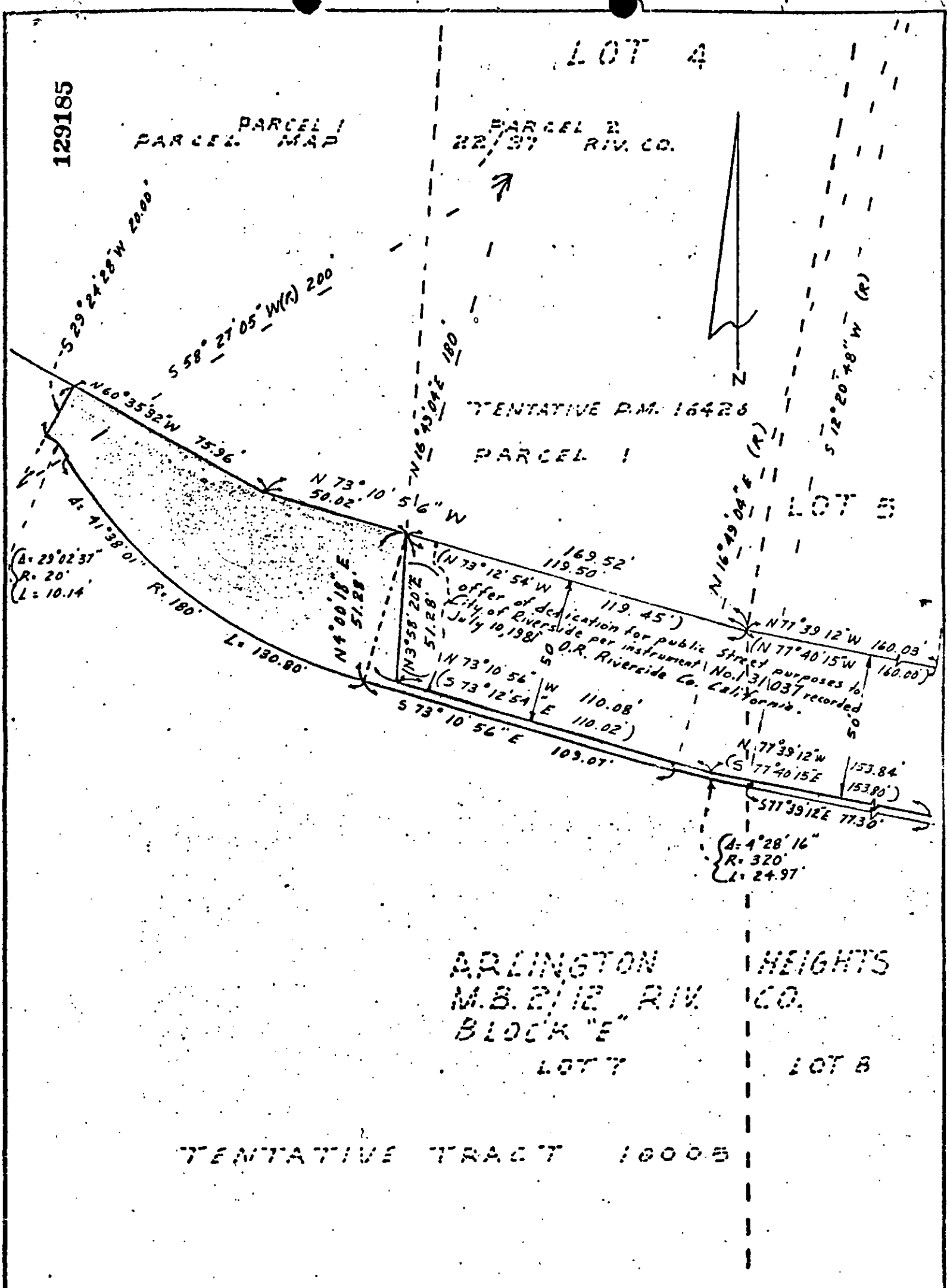
Date May 30, 1984

APPROVED AS TO FORM
[Signature]
ASST. CITY ATTORNEY

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 6/15/84

[Signature]
Property Services Manager
Title



CITY OF RIVERSIDE, CALIFORNIA

PLAT OF PARCEL(S) DESCRIBED
IN THE ATTACHED DOCUMENT

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

SCALE: 1" = 40'

DRAWN 2 5 84 BY E.P.

SUBJECT P.M. 16426 HAWARDEN DRIVE

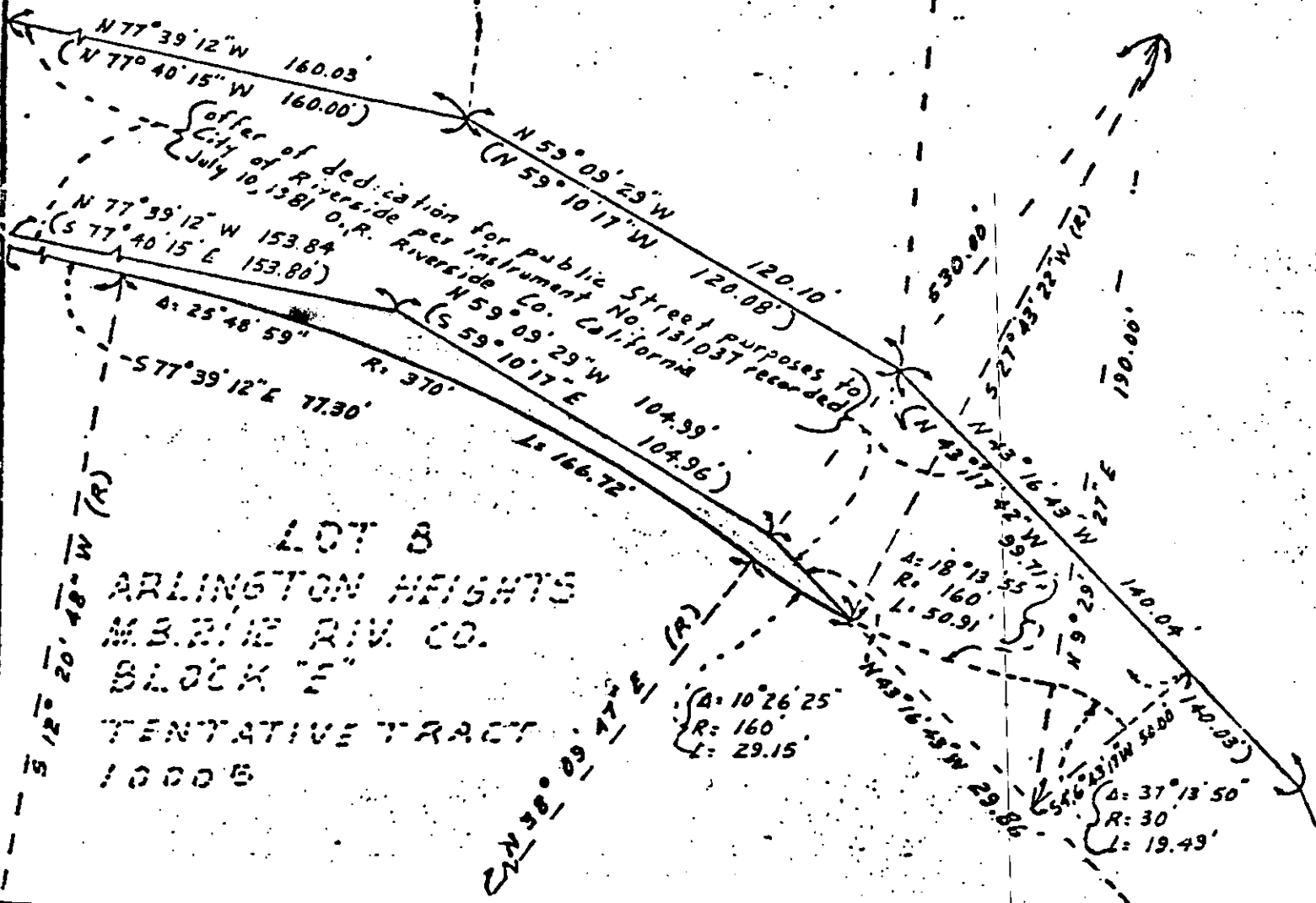
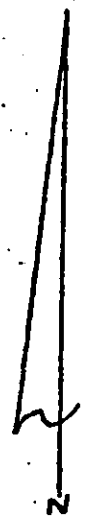
OF 2 SHEETS

10887

LOT 3 PARCEL 2 PARCEL 3
 PARCEL MAP 22, 97 RIV. CO.

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TENTATIVE PARCEL 1 P.M. 16426 PARCEL 2



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