

When recorded mail

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

196308

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
U.S. Min. Past 2 o'clock P.M.
At Request of
City of Riverside
Book 1984, Page 196308
SEP - 7 1984
Recorded in Official Records
of Riverside County, California
William S. Corby
Recorder
Fees \$

FOR RECORDER'S OFFICE USE ONLY

10962

Project: C-2-823
4975 Van Buren Blvd.

OFFER OF DEDICATION

On this 4th day of October, 1983,

BALWANT S. JHAWAR and AMARJIT K. JHAWAR, husband and wife as joint tenants,

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:

All that portion of Parcel 1 of Record of Survey as shown by map on file in Book 30, Page 21 of Record of Surveys, records of said Riverside County, more particularly described as follows:

BEGINNING at a point in the northwesterly line of said Parcel, distant thereon North 55° 44' 00" East, 6.08 feet from the northwest corner of said Parcel; said point being in the line which is parallel with and distant 5.00 feet east as measured at right angle from the west line of said Parcel;

THENCE South 0° 21' 00" West, along said parallel line 157.29 feet to a point in the southerly line of said Parcel; said point being the beginning of a non-tangent curve with a radius of 20.00 feet and concaving northerly; the radial line of said non-tangent curve at said beginning bears South 48° 56' 28" West;

THENCE Southeasterly along said non-tangent curve an arc length of 16.18 feet, thru a central angle of 46° 20' 21" to a line which is parallel with and distant 4.00 feet northwesterly as measured at right angle from the southeasterly line of said Parcel;

THENCE North 55° 44' 00" East, along said parallel line 26.31 feet to the beginning of a non-tangent curve with a radius of 32.50 feet and concaving northeasterly; the radial line of said non-tangent curve at said beginning bears South 02° 03' 47" East;

THENCE Northwesterly along said non-tangent curve an arc

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length of 38.34 feet, thru a central angle of 67° 35' 56" to a line which is parallel with and distant 10.00 feet east as measured at right angle from said west line of Parcel 1;

THENCE North 0° 21' 00" East, along said parallel line 133.72 feet to said northwesterly line;

THENCE South 55° 44' 00" West, along said northwesterly line 6.08 feet to the point of beginning.

Area - 0.03 of an acre.


DESCRIPTION APPROVAL
BY *George H. ...* 9/3/83 BY *OS*

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STATE OF CALIFORNIA }
 COUNTY OF Los Angeles } ss.

On this Fourth day of Oct, in the year 1983, before me, the undersigned, a Notary Public in and for said State, personally appeared BALWANT S. JHAWAR AND AMARJIT K. JHAWAR, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person S whose name THEY subscribed to the within instrument, and acknowledged to me that THEY executed it.

WITNESS my hand and official seal



OFFICIAL SEAL
 RONALD LOUIS RADECKY
 NOTARY PUBLIC - CALIFORNIA
 LOS ANGELES COUNTY
 My comm. expires AUG 13, 1986

Notary Public in and for said State.
Ronald Louis Radecky

ACKNOWLEDGMENT—General—Wolcotts Form 233CA—Rev. 5-82
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Date Oct 4, 1983

Balwant S. Jhawar
BALWANT S. JHAWAR

Amarjit K. Jhawar
AMARJIT K. JHAWAR

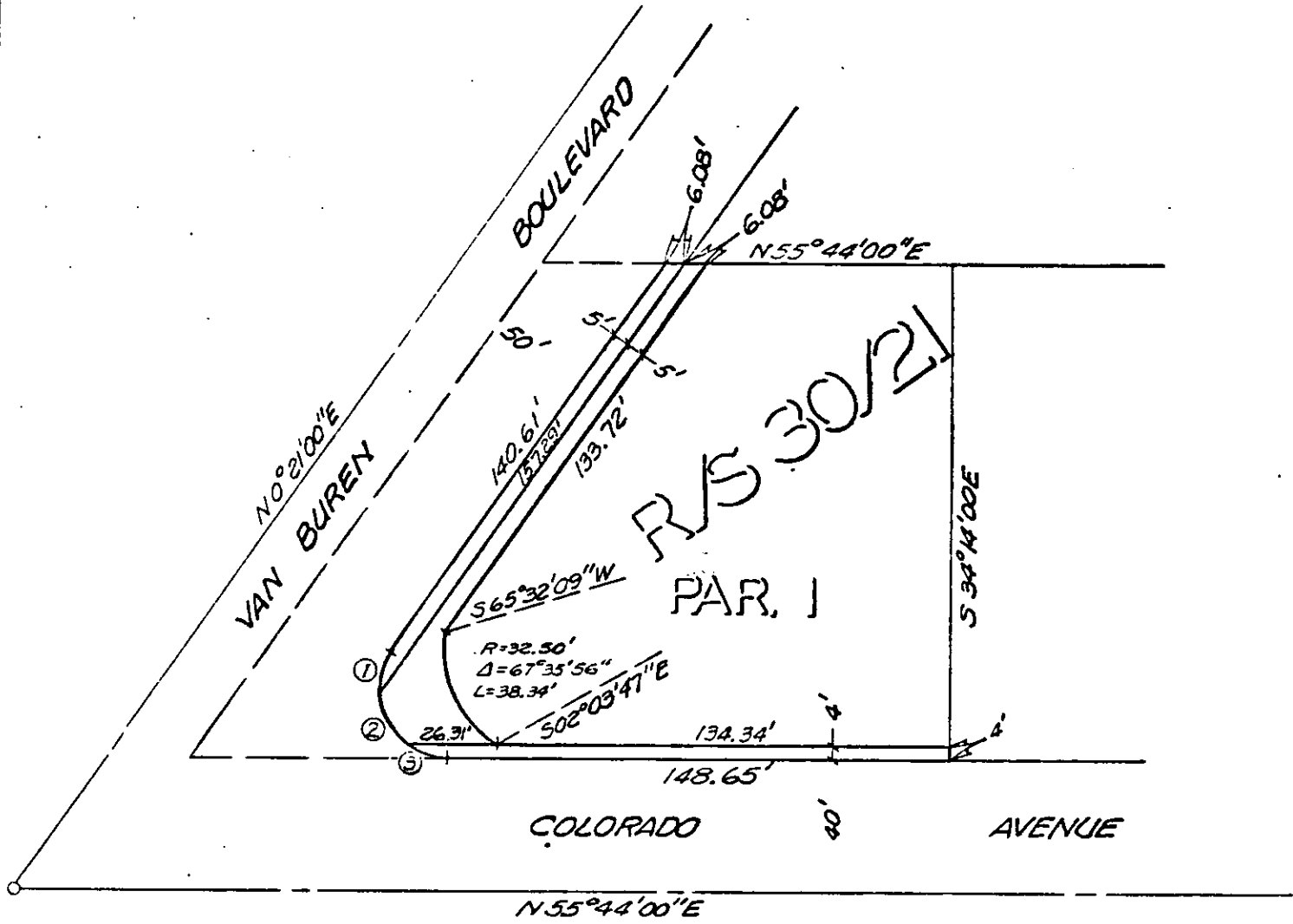
APPROVED AS TO FORM
Ronald M. Christensen
SENIOR DEPUTY CITY ATTORNEY

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 9/2/84

[Signature]
Property Services Manager
Title

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NO.	RADIUS	Δ	LENGTH
1	20'	$41^{\circ} 24' 32''$	14.45'
2	20'	$46^{\circ} 20' 21''$	16.18'
3	20'	$36^{\circ} 52' 07''$	12.87'

• 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" = 50'

DRAWN BY Kjs DATE 5/11/83

SUBJECT C-2-823