

12281

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)

RECEIVED FOR RECORD  
— Min. Post — 2 o'clock P.M.

JAN 17 1986  
Recorded in Official Records  
of Riverside County, California  
*William E. Gray*  
RECORDER  
Fee \$

FOR RECORDER'S OFFICE USE ONLY

Project: R-26-812

12281

OFFER OF DEDICATION

On this 7th day of January, 1986, NEWSOME HOMES, INC., a California corporation, irrevocably offer for dedication to the CITY OF RIVERSIDE, a municipal corporation, pursuant to the provisions of California Government Code Section 7050, for the 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:

All that portion of Lots 5 and 6 in Block 3, Lots 1, 2 and 3 in Block 5, Lots 1 and 3 in Block 6, Lot C (Green Avenue-vacated), Lot E (Rutland Avenue-vacated), and Lot F (Jurupa Avenue-vacated) of Randolph Subdivision, on file in Book 16, Page 39 of Maps, records of said Riverside County, more particularly described as follows:

COMMENCING at the most northerly corner of Lot 22 of Tract No. 5104-5 as shown by a map on file in Book 85, Page 58 of Maps, records of said Riverside County;

THENCE North 00° 20' 33" East, 598.98 feet to the true POINT OF BEGINNING;

THENCE continuing North 00° 20' 33" East, 110.00 feet;

THENCE South 89° 39' 27" East, 188.00 feet to the beginning of a tangent curve concaving northerly and having a radius of 1,945.00 feet;

(12281)

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THENCE easterly along said curve an arc length of 288.86 feet, through a central angle of 08° 30' 33" to the end of said curve;

THENCE North 81° 50' 00" East, tangent to said curve 401.59 feet to the beginning of a tangent curve concaving southerly and having a radius of 2,055.00 feet;

THENCE easterly along said curve an arc length of 269.26 feet, through a central angle of 07° 30' 26" to a point through which a radial bears North 00° 39' 34" West;

THENCE South 00° 30' 17" West, 71.87 feet;

THENCE South 44° 57' 37" West, 55.15 feet to the beginning of a non-tangent curve concaving southerly, having a radius of 1,945.00 feet and being concentric with hereinabove described curve with a radius of 2,055.00 feet; the radial line of said curve with a radius of 1,945.00 feet at said beginning bears North 01° 51' 49" West;

THENCE westerly along said curve an arc length of 213.97 feet, through a central angle of 06° 18' 11" to the end of said curve;

THENCE South 81° 50' 00" West, tangent to said curve 401.59 feet to the beginning of a tangent curve concaving northerly and having a radius of 2,055.00 feet;

THENCE westerly along said curve an arc length of 305.19 feet, through a central angle of 08° 30' 33" to the end of said curve;

THENCE North 89° 39' 27" West, tangent to said curve 188.00 feet to said true POINT OF BEGINNING.

Area - 2.88 acres.

Dated Jan 7, 1986

NEWSOME HOMES, INC.,  
a California corporation

By [Signature]

Title Secy

By [Signature]

Title Secy

DESCRIPTION APPROVAL  
[Signature] 65  
Surveyor

APPROVED AS TO FORM  
[Signature]  
ASST. CITY ATTORNEY


11381

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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 1/17/86

  
Title Property Services Manager

0047X/m - 9128M/k

11381

600°39'34"E 71.87'  
600°30'17"W

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Δ: 7°30'20" R: 2055.00'  
L: 1269.24'  
55.15'  
Δ: 6°10'11" R: 1200.00'  
L: 2139.7'

301°51'49"E  
(R)

N 81°50'00" E  
401.59'

JURUPA  
AVE.

401.59'  
S 81°50'00" W

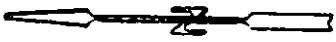
Δ: 8°30'33" R: 1945.00'  
L: 2288.86'

Δ: 8°30'33" R: 2055.00'  
L: 305.19'

S 89°39'27" E  
188.00'

N 89°39'27" W  
188.00'

True P.O.B.



N 00°20'33" E 598.98'

26000 M 15157445  
S 44°54'44" E 400.28'

S 26°34'34" E  
75.54'

Meet N 1/4 Cor  
Lot 3, Tr. 5104-4  
MB. 84/59-600R.

P.O.B.  
Meet Northernly Cor  
Lot 22, Tr. 5104-5  
MB. 89/57-580R.

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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

6/7-2

SCALE: 1" = NT9

DRAWN BY PEB DATE 12/0/05

SUBJECT Jurupa Dedication Zone Case R20-812

1581