

130354

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. Past 2 o'clock P.M.

MAY - 8 1987

Recorded in Official records
of Riverside County, California

William E. Stoney
RECORDER
Fees 3

FOR RECORDER'S OFFICE USE ONLY

Project: 2945 Tyler Street
Building Permit

11070

OFFER OF DEDICATION

On this 2nd day of May, 1987, ROBERT H. BERDAN and FRANCES F. BERDAN, 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, described as follows:

All that portion of Lot 1 of El Camino Tract, as shown by map on file in Book 28, Page 20 of Maps, records of said Riverside County, described as follows:

BEGINNING at the most southerly corner of said Lot 1;

THENCE North 34° 00' 00" West, along the southwesterly line of said Lot 1, a distance of 264.00 feet to the beginning of a tangent curve concaving easterly and having a radius of 49.02 feet;

THENCE to the right along said curve through a central angle of 69° 38' 00" an arc length of 59.58 feet to the northwesterly line of said Lot 1;

THENCE North 35° 38' 00" East, along the northwesterly line of said Lot 1, a distance of 90.00 feet to the most northerly corner of said Lot 1;

THENCE South 33° 47' 30" East, along the northeast line of said Lot 1, a distance of 13.89 feet to a point in a line parallel with and distant 13 feet southeasterly, as measured at right angles, from said northwesterly line;

130354

THENCE South 35° 38' 00" West, along said parallel line, a distance of 97.02 feet;

THENCE South 00° 49' 00" West, a distance of 8.21 feet to a line which is parallel with and distant 20 feet northeasterly, as measured at right angles, from said southwesterly line;

THENCE South 34° 00' 00" East, along said last mentioned parallel line, a distance of 288.77 feet to the southeasterly line of said Lot 1;

THENCE South 62° 03' 00" West, along said southeasterly line, a distance of 20.11 feet to said POINT OF BEGINNING;


EXCEPTING THEREFROM that portion of said Lot 1 as conveyed to the City of Riverside by Grant Deed recorded December 30, 1954, in Book 1672, Page 338, of Official Records of said Riverside County.

Area - 3,132.45 square feet.

Dated May 2, 1987


ROBERT H. BERDAN


FRANCES F. BERDAN

APPROVED AS TO FORM

ATTORNEY

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

DESCRIPTION APPROVAL 4/16/87
George P. Lutz
SURVEYOR, CITY OF RIVERSIDE

STATE OF CALIFORNIA }
COUNTY OF Riverside } ss.

On this 2nd day of May, in the year 1987
before me, the undersigned, a Notary Public in and for said State, personally appeared
Robert H. Berdan + Frances F. Berdan
_____, personally known to me
(or proved to me on the basis of satisfactory evidence) to be the person whose name

subscribed to the within instrument, and acknowledged to me that he
executed it.

WITNESS my hand and official seal.

Carole S. Doan
Notary Public in and for said State.

(OFFICIAL SEAL)
CAROLE S. DOAN
NOTARY PUBLIC - CALIFORNIA
SAN BERNARDINO COUNTY
My Commission Expires April 7, 1989

ACKNOWLEDGMENT—General—Wolcotts Form 233CA—Rev. 5-82
©1982 WOLCOTTS, INC. (price class B-2)

130354

