

283715

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  
AT 8:30 O'CLOCK

AUG 16 1991

Recorded in Official Records of Riverside County, California

Records  
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: T-25486  
Ransom Rd.

13042

OFFER OF DEDICATION

On this 14th day of MAY, 1991, BEREN, a limited partnership, does 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 public utility purposes, together with all rights to construct and maintain public street and public utility improvements consistent with the use as public street and public utility, that real property as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

Dated MAY 14, 1991

BEREN, a limited partnership  
BY: BEEGUM CONSTRUCTION COMPANY, GENERAL PARTNER

By: [Signature]

Title PRESIDENT

By: [Signature]

Title SECRETARY

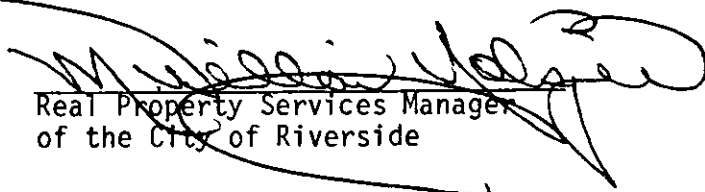
APPROVED AS TO FORM

[Signature]

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 14883 of said City Council adopted January 25, 1983, and the grantee consents to recordation thereof by its duly authorized officer.

Dated Aug. 16, 1991

  
Real Property Services Manager  
of the City of Riverside

1603u/b



**J.F. Davidson Associates, Inc.**

ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE

May 6, 1991

W.O.8911565

**EXHIBIT "A"**

**LEGAL DESCRIPTION**  
**RANSOM ROAD R/W**

**PARCEL 1**

That portion of the Northeast one-quarter of Section 6, Township 3 South, Range 4 West, S.B.M., in the City of Riverside, Riverside County, California, described as follows:

Commencing at the intersection of the Southerly line of said Northeast one-quarter with the Northwesterly line of Canyon Crest Drive as shown by map on file in Book 145 of Parcel Maps at pages 6 through 8 thereof, Records of Riverside County, California, from which the East one-quarter corner of said Section 6 bears N.89°40'00"E., a distance of 894.82 feet;

Thence N.36°33'50"E., along the Northerly prolongation of said Northwesterly line, a distance of 530.51 feet;

Thence Northeasterly, on a curve concave Northwesterly, having a radius of 1,543.00 feet through an angle of 13°29'14", an arc length of 363.22 feet;

Thence N.23°04'36"E., a distance of 33.64 feet to the point of beginning;

Thence N.17°31'29"W., a distance of 32.27 feet;

Thence N.66°55'24"W., a distance of 293.90 feet;

Thence Northwesterly, Westerly and Southwesterly, on a curve concave Southerly, having a radius of 460.00 feet through an angle of 42°34'29", an arc length of 341.81 feet;

EXHIBIT "A"  
 LEGAL DESCRIPTION  
 May 6, 1991  
 Page 2

Thence S.70°30'07"W., a distance of 108.26 feet;

Thence Southwesterly, Westerly and Northwesterly on a curve concave Northerly, having a radius of 590.00 feet through an angle of 47°55'12", an arc length of 493.45 feet;

Thence N.61°34'41"W., a distance of 247.00 feet;

Thence N.28°25'19"E., a distance of 80.00 feet;

Thence S.61°34'41"E., a distance of 247.00 feet;

Thence Southeasterly, Easterly and Northeasterly, on a curve concave Northerly, having a radius of 510.00 feet through an angle of 47°55'12", an arc length of 426.54 feet;

Thence N.70°30'07"E., a distance of 108.26 feet;

Thence Northeasterly, Easterly and Southeasterly, on a curve concave Southerly, having a radius of 540.00 feet through an angle of 42°34'29", an arc length of 401.26 feet

Thence S.66°55'24"E., a distance of 293.90 feet;

Thence S.81°35'59"E., a distance of 21.71 feet to a point that bears N.23°04'36"E., a distance of 110.00 feet from the point of beginning;

Thence S.23°04'36"W., a distance of 110.00 feet to the point of beginning.

The above described parcel of land contains 2.765 acres, more or less.

ALB:HAF:bn  
 leg/ep5



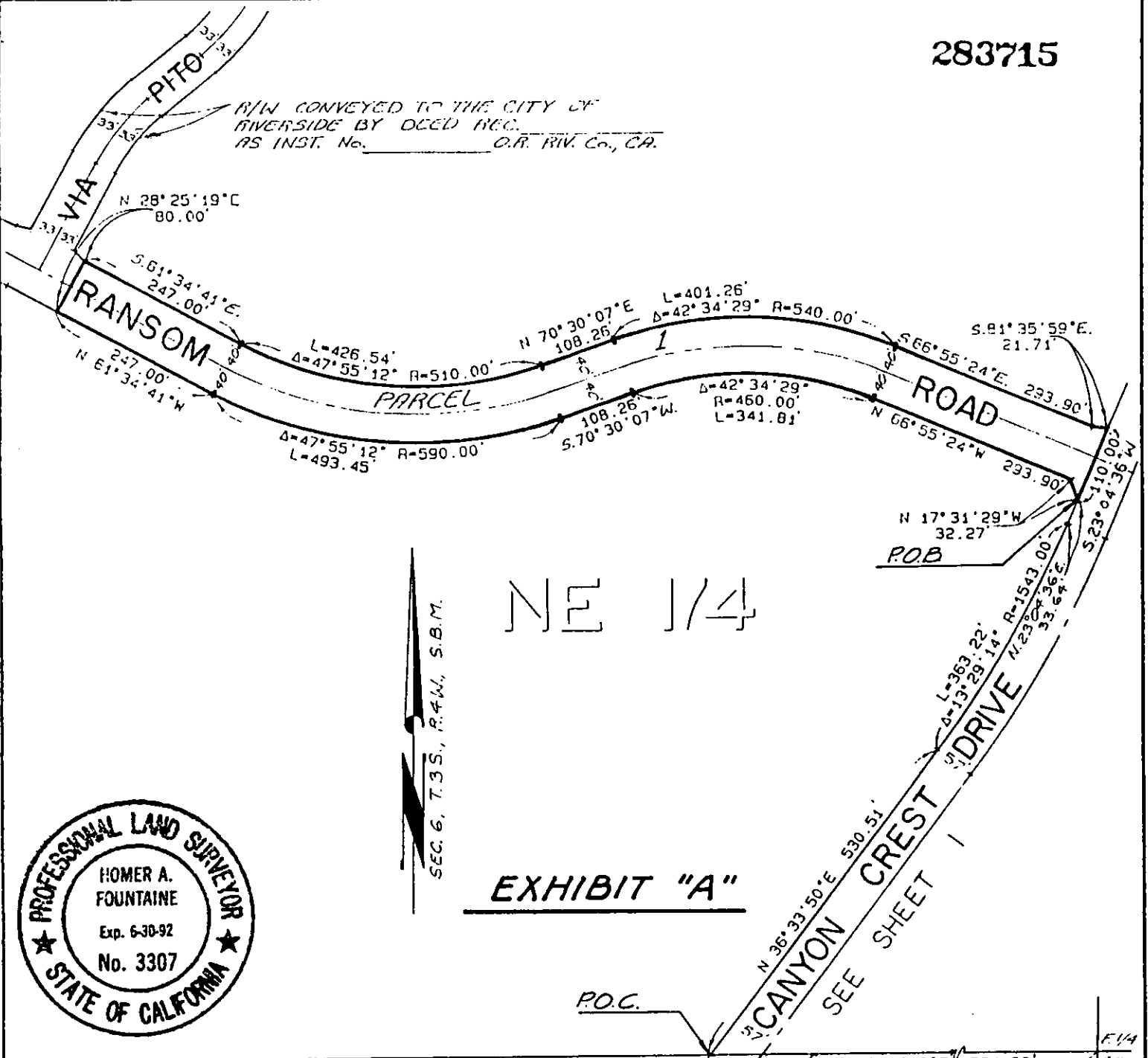
DESCRIPTION PREPARED UNDER THE SUPERVISION OF:

Homer A. Fountaine 5/8/91  
 Homer A. Fountaine Date  
 J. F. DAVIDSON ASSOCIATES, INC.

DESCRIPTION APPROVAL 5/10/91  
George P. Hutchinson by WF  
 SURVEYOR, CITY OF RIVERSIDE

283715

R/W CONVEYED TO THE CITY OF RIVERSIDE BY DEED REC. AS INST. No. \_\_\_\_\_ O.R. Riv. Co., CA.



NE 1/4

EXHIBIT "A"



PREPARED UNDER THE SUPERVISION OF:  
*Homer A. Fountaine* 5/8/91  
 J. F. Davidson Associates, Inc. Date

PAR. 1 P.M. 22392  
 PAR. 2 P.M. 22392  
 SEE SHEET 1

CITY OF RIVERSIDE, CALIFORNIA

11/23 23-7

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

8911565

SCALE: 1"=200'

DRAWN BY *MDY* DATE 04/08/91

SUBJECT RANSOM ROAD R/W - TRACT 25486

13042