

443979

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 8:00 OCLOCK

NOV 23 1994

Recorded in Official Records  
of Riverside County, California  
Recorder  
Fees \$  
*[Signature]*

*[Handwritten mark]*

FOR RECORDER'S OFFICE USE ONLY

Project: **VC-007-923**  
**TRACT No. 23664-2**

OFFER OF DEDICATION

13772

On this 15th day of November, 1994, **H & L HAWARDEN GROUP LIMITED, a California Limited Partnership**, does irrevocably offer for dedication to the CITY OF RIVERSIDE, a municipal corporation of the State of California, its successors and assigns, pursuant to the provisions of California Government Code Section 7050, for **public street and utility** purposes, together with all rights to construct and maintain **public street and utility** improvements consistent with the use as a **public street and utilities**, 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 Nov. 15, 1994

**H & L HAWARDEN GROUP LIMITED,**  
a California limited partnership

by Yang-Chang Hong

title General Partner

by \_\_\_\_\_

title \_\_\_\_\_

GENERAL ACKNOWLEDGEMENT

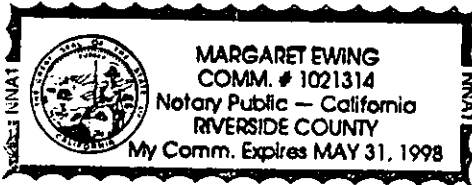
State of California }  
County of RIVERSIDE } ss

On 11/15/94, before me MARGARET EWING  
(date) (name)

a Notary Public in and for said State, personally appeared

YANG CHANG HONG  
Name(s) of Signer(s)

personally known to me - OR -  proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Margaret Ewing  
Signature

OPTIONAL SECTION  
CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact
- ( ) Corporate Officer(s)

Title \_\_\_\_\_

Title \_\_\_\_\_

- ( ) Guardian/Conservator
- ( ) Individual(s)
- ( ) Trustee(s)
- ( ) Other

- (X) Partner(s)
- (X) General
- ( ) Limited

The party(ies) executing this document is/are representing:  
H + L HAWARDEN GRO.

CONSENT TO IRREVOCABLE OFFER OF DEDICATION  
(Government Code Section 7050)

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 recordation of this instrument pursuant to the authority conferred by Resolution No. 18233 adopted May 11, 1993.

Dated 11/22/94

Dale Head  
Real Property Services Manager  
of the City of Riverside

vc007923.off

APPROVED AS TO FORM  
Dale Head  
ASST. CITY ATTORNEY

## EXHIBIT "A"

## Offer of Dedication

Parcel 1 (Chateau View Drive)

That portion of the south half of the northwest quarter of Section 12, Township 3 South, Range 5 West, San Bernardino Meridian, being a strip of land 66.00 feet in width, lying 33.00 feet on each side of the following described centerline:

Commencing at the intersection of the centerline of Lot "A" (Wyndham Hill Drive) and Lot "C" (Chateau View Drive) of Tract No. 22218 as shown by map on file in Book 239 of Maps at pages 30, 31, 32 and 33 thereof, Records of Riverside County, California;

Thence North  $61^{\circ} 09' 12''$  East along the centerline of said Lot "C", a distance of 278.00 feet for the TRUE POINT OF BEGINNING;

Thence continuing North  $61^{\circ} 09' 12''$  East, a distance of 52.25 feet to the beginning of a tangent curve, concave northwesterly, having a radius of 400.00 feet;

Thence northeasterly along said curve, to the left, through a central angle of  $05^{\circ} 39' 12''$ , an arc distance of 39.47 feet to the end thereof;

Thence North  $55^{\circ} 30' 00''$  East, a distance of 486.50 feet to the beginning of a tangent curve, concave northwesterly, having a radius of 400.00 feet;

Thence northeasterly along said curve, to the left, through a central angle of  $31^{\circ} 45' 00''$ , an arc distance of 221.66 feet to the end thereof;

Thence North  $23^{\circ} 45' 00''$  East, a distance of 122.37 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 450.00 feet;

Thence northeasterly along said curve, to the right, through a central angle of  $107^{\circ} 10' 00''$ , an arc distance of 841.69 feet to the end thereof;

Thence South  $49^{\circ} 05' 00''$  East, a distance of 776.86 feet to a point hereinafter referred to as Point "A";

Thence continuing South  $49^{\circ} 05' 00''$  East, a distance of 670.00 feet to the end of this centerline description.

The side lines of said strip of land shall be prolonged or shortened so as to terminate in the east line and south line of said south half of the northwest quarter of Section 12.

Parcel 2

A strip of land 66.00 feet in width, lying 33.00 feet on each side of the following described centerline:

Beginning at Point "A" hereinabove referred to in Parcel 1;

Thence North 40° 55' 00" East, a distance of 137.34 feet to the beginning of a tangent curve, concave southerly, having a radius of 400.00 feet;

Thence easterly along said curve, to the right, through a central angle of 49° 28' 52", an arc distance of 345.44 feet to the end thereof;

Thence South 89° 36' 08" East, a distance of 116.02 feet to a point in the east line of said south half of the northwest quarter of Section 12.

EXCEPTING THEREFROM that portion lying within Parcel 1 hereinbefore described.

PREPARED UNDER MY SUPERVISION

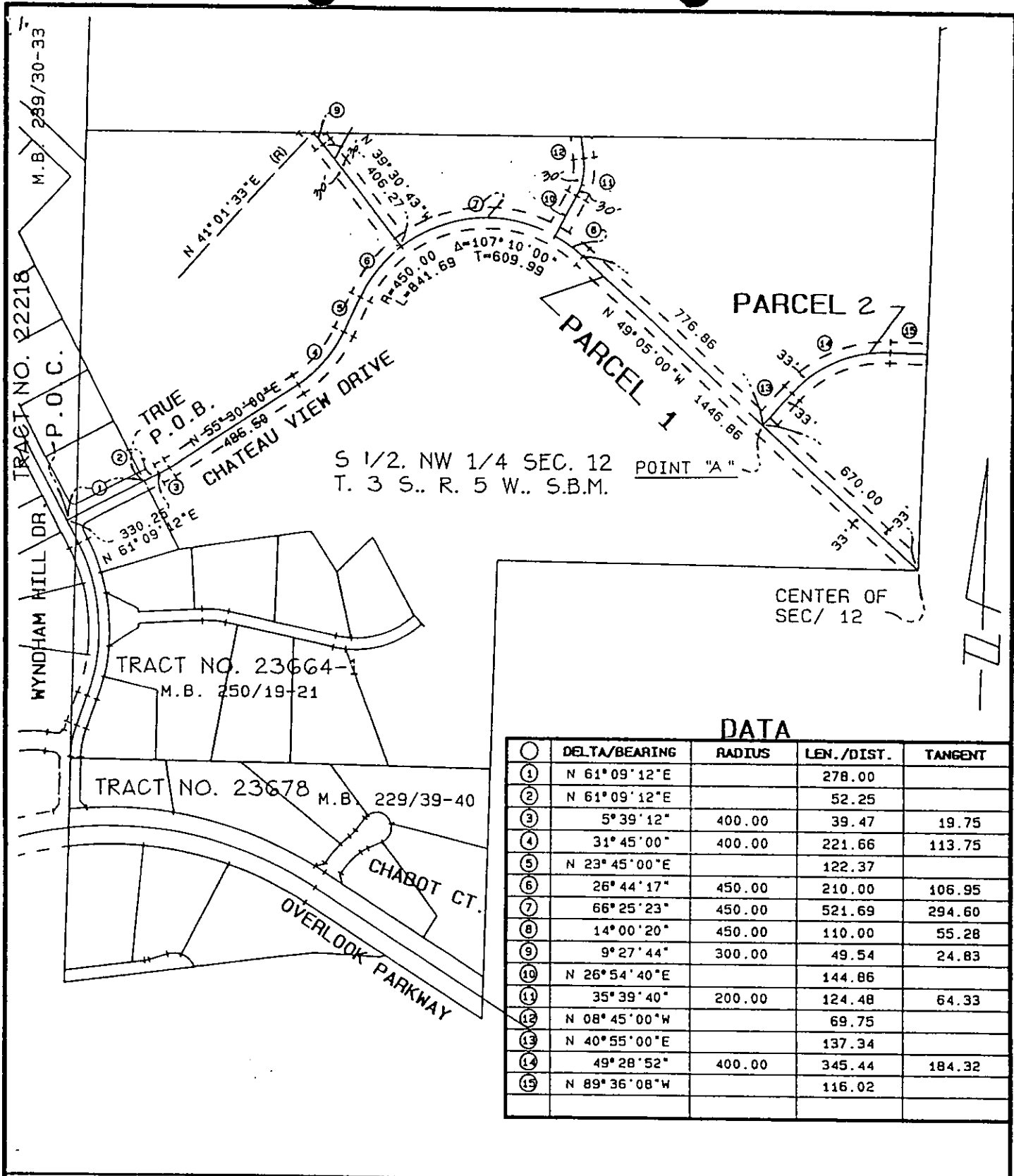
Matthew E. Webb  
Matthew E. Webb, L.S. 5529

11/9/94  
Date

Prepared by: AM  
Checked by: ajg

DESCRIPTION, APPROVAL 11/10/94  
Matthew E. Webb by WF  
SURVEYOR, CITY OF RIVERSIDE





DATA

①	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
①	N 61°09'12"E		278.00	
②	N 61°09'12"E		52.25	
③	5°39'12"	400.00	39.47	19.75
④	31°45'00"	400.00	221.66	113.75
⑤	N 23°45'00"E		122.37	
⑥	26°44'17"	450.00	210.00	106.95
⑦	66°25'23"	450.00	521.69	294.60
⑧	14°00'20"	450.00	110.00	55.28
⑨	9°27'44"	300.00	49.54	24.83
⑩	N 26°54'40"E		144.86	
⑪	35°39'40"	200.00	124.48	64.33
⑫	N 08°45'00"W		69.75	
⑬	N 40°55'00"E		137.34	
⑭	49°28'52"	400.00	345.44	184.32
⑮	N 89°36'08"W		116.02	

CITY OF RIVERSIDE, CALIFORNIA *C.B. 5/17/73*

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 94-328

SCALE: 1" = NONE DRWN BY *hlm* DATE *11/9/94* CHKD BY *aj* DATE *11/3/94* SUBJECT: TR. NO. 23664-2 & PAR. MAP NO. 28047