

387482

When recorded mail to:

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



RECEIVED FOR RECORD  
AT 8:00 O'CLOCK

OCT - 9 1996

FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

Recorded in Official Records  
of Riverside County, California

Recorder   
Fees \$ 

FOR RECORDER'S OFFICE USE ONLY

Project: **Lochmoor Drive Extension**

D- 



OFFER OF DEDICATION

On this 11th day of September, 1996, **THOMAS C. PARKER, Executor of the Estate of BETTY HUTTON WILLIAMS, Deceased, Case No. A-180237, Superior Court, County of Orange, by Letters Testamentary issued on December 13, 1995**, 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 public utility** purposes, together with all rights to construct and maintain **public street and public utilities** improvements consistent with the use as **public street and public utilities**, that real property as described in **Exhibit "C"** attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

Dated September 11, 1996

**THOMAS C. PARKER, Executor of the Estate of BETTY HUTTON WILLIAMS, Deceased**

GENERAL ACKNOWLEDGEMENT

State of California }  
County of Orange } ss

On 9/11/96, before me Sylvia H. Law  
(date) (name)

a Notary Public in and for said State, personally appeared

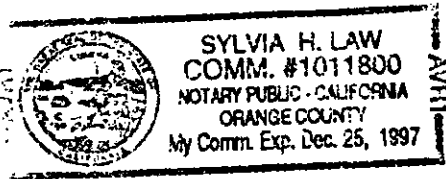
Thomas C. Parker

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.

*Sylvia H. Law*  
Signature



OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

Title \_\_\_\_\_

Title \_\_\_\_\_

- ( ) Guardian/Conservator
- ( ) Individual(s)
- ( ) Trustee(s)
- (X) Other Executor of the Estate of Betty Hutton Williams, Deceased.
- ( ) Partner(s)
- ( ) General
- ( ) Limited

The party(ies) executing this document is/are representing:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 9/30/96 \_\_\_\_\_

*[Signature]*  
Real Property Services Manager  
of the City of Riverside

lochmoor.ext





*Lawrence L. Truman*

PREPARED UNDER THE  
SUPERVISION OF:  
LAWRENCE L. TRUMAN, LS5346  
EXP. 12-31-99  
KEITH INTERNATIONAL, INC.  
INLAND EMPIRE DIVISION

DESCRIPTION APPROVAL 7/31/96  
M.S.D. by LF  
SURVEYOR, CITY OF RIVERSIDE

EXHIBIT "C"

LEGAL DESCRIPTION

THAT PORTION OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING WITHIN THAT CERTAIN PARCEL OF LAND DESCRIBED AS "PARCEL 1 AND PARCEL 2" IN INSTRUMENT NO. 323286, RECORDED AUGUST 18, 1994, IN OFFICIAL RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

PARCEL "A"

BEING A STRIP OF LAND, 66.00 FEET WIDE, WITH THE CENTERLINE OF SAID STRIP OF LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERLY 1/4 CORNER OF SAID SECTION 32;

THENCE SOUTH 01° 35' 20" WEST ALONG THE EASTERLY LINE OF SAID SECTION 32 A DISTANCE OF 187.39 FEET TO A POINT IN SAID EASTERLY LINE, SAID POINT ALSO BEING 33.00 FEET NORTHERLY OF THE MOST NORTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE DEED RECORDED DECEMBER 30, 1986, AS INSTRUMENT NO. 333372 OF OFFICIAL RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 88° 25' 08" WEST A DISTANCE OF 216.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 465.00 FEET;

THENCE NORTHWESTERLY AND NORTHERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 109° 42' 39", AN ARC LENGTH OF 890.39 FEET;

THENCE NORTH 21° 17' 31" EAST A DISTANCE OF 181.70 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 465.00 FEET;

THENCE NORTHERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 54° 30' 00", AN ARC LENGTH OF 442.31 FEET;

THENCE NORTH 33° 12' 29" WEST A DISTANCE OF 10.03 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A", SAID POINT ALSO BEING 23.00 FEET SOUTHEASTERLY FROM AND PERPENDICULAR TO THE SOUTHEASTERLY RIGHT OF WAY OF CENTRAL AVENUE, 110.00 FEET WIDE, AS DESCRIBED IN THE DEED RECORDED AUGUST 11, 1972, AS INSTRUMENT NO. 107764 OF OFFICIAL RECORDS OF SAID COUNTY, AND AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 60 OF RECORDS OF SURVEY AT PAGE 66, RECORDS OF SAID COUNTY, SAID POINT "A" ALSO BEING THE TERMINUS OF SAID STRIP OF LAND;

THENCE CONTINUING NORTH 33° 12' 29" WEST A DISTANCE OF 78.00 FEET TO A POINT IN THE CENTERLINE OF SAID CENTRAL AVENUE, SAID POINT BEARS SOUTH 56° 47' 31" WEST A DISTANCE OF 326.48 FEET FROM THE NORTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS " N 55° 54' 25"E 1098.84" ON SAID RECORD OF SURVEY.

THE SIDELINES OF THE SOUTHEASTERLY END OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED TO TERMINATE ON THE EASTERLY LINE OF SAID SECTION OF LAND.

EXCEPTING THEREFROM ANY PORTION LYING EASTERLY OF SAID EASTERLY LINE AND ANY PORTION LYING SOUTHERLY OF THE SOUTHERLY LINE OF SAID "PARCEL 2".

PARCEL "B"

BEGINNING AT SAID POINT "A";

THENCE SOUTH  $56^{\circ} 47' 31''$  WEST A DISTANCE OF 33.00 FEET;

THENCE NORTH  $76^{\circ} 56' 07''$  WEST, A DISTANCE OF 31.83 FEET TO THE  
SOUTHEASTERLY RIGHT OF WAY OF SAID CENTRAL AVENUE;

THENCE ALONG SAID RIGHT OF WAY NORTH  $56^{\circ} 47' 31''$  EAST A DISTANCE OF  
110.00 FEET;

THENCE SOUTH  $10^{\circ} 31' 08''$  WEST A DISTANCE OF 31.83 FEET;

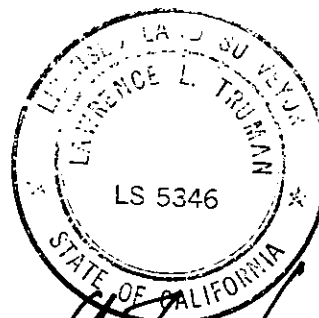
THENCE SOUTH  $56^{\circ} 47' 31''$  WEST A DISTANCE OF 33.00 FEET TO SAID POINT "A"  
ALSO BEING THE POINT OF BEGINNING OF SAID PARCEL "B".

ALL AS PARTICULARLY SHOWN ON EXHIBIT "C-1" ATTACHED HERETO AND  
HEREBY MADE A PART HEREOF.

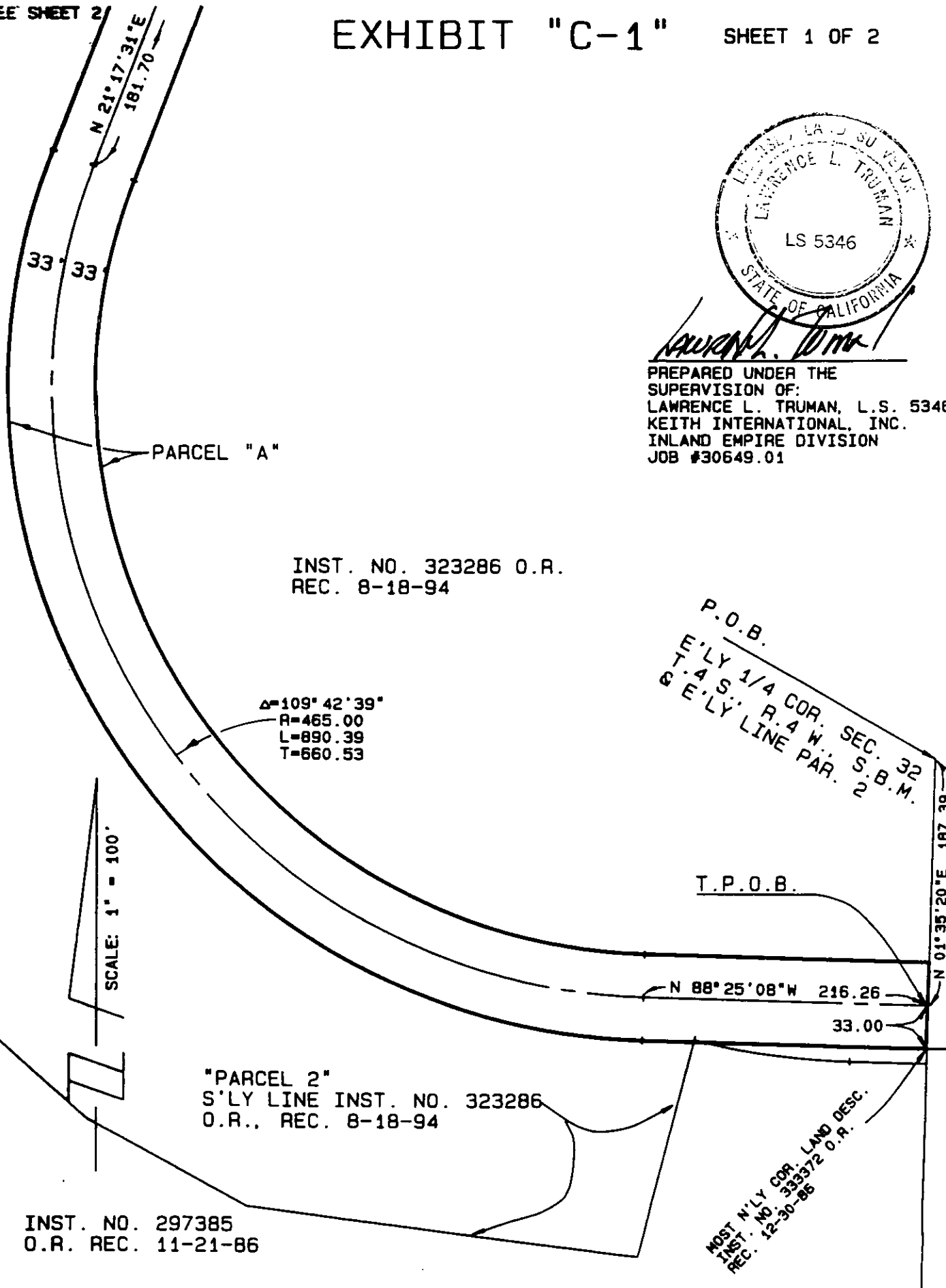
SEE SHEET 2

# EXHIBIT "C-1"

SHEET 1 OF 2



*Lawrence L. Truman*  
 PREPARED UNDER THE  
 SUPERVISION OF:  
 LAWRENCE L. TRUMAN, L.S. 5346  
 KEITH INTERNATIONAL, INC.  
 INLAND EMPIRE DIVISION  
 JOB #30649.01



PARCEL "A"

INST. NO. 323286 O.R.  
REC. 8-18-94

$\Delta = 109^{\circ} 42' 39''$   
 $R = 465.00$   
 $L = 890.39$   
 $T = 660.53$

SCALE: 1" = 100'

P.O.B.  
 E'LY 1/4 COR. SEC. 32  
 S. 4 S. R. 4 W. S.B.M.  
 E'LY LINE PAR. 2

T.P.O.B.

"PARCEL 2"  
 S'LY LINE INST. NO. 323286  
 O.R., REC. 8-18-94

INST. NO. 297385  
 O.R. REC. 11-21-86

MOST N'LY COR. LAND DESC.  
 INST. NO. 333372 O.R.  
 REC. 12-30-86

EXHIBIT "C-1"

SHEET 2 OF 2

RS 60/66

CL. CENTRAL AVENUE  
 IN 55° 54' 25" E 1098.84 PER RS 60/66)  
 N 56° 47' 31" E 326.48  
 INST. NO. 107764 O.R. REC. 8/11/72

PARCEL 1 323286 O.R. RIV. CO.  
 INST. NO. 8-18-94  
 REC. 8-18-94

PARCEL "B"

POINT "A"

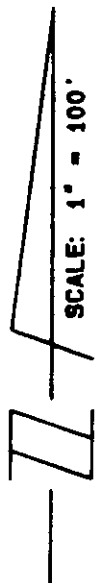
LINE DATA

○	BEARING	DISTANCE
①	N 33° 12' 29" W	10.03
②	N 33° 12' 29" W	78.00
③	N 56° 47' 31" E	33.00
④	N 76° 56' 07" W	31.83
⑤	N 56° 47' 31" E	110.00
⑥	N 10° 31' 08" E	31.83

Δ=54° 30' 00"  
 R=465.00  
 L=442.31  
 T=239.49

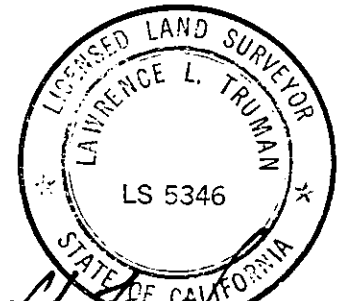
PARCEL "A"

SCALE: 1" = 100'



N 21° 17' 31" E  
 181.70  
 331.33

Δ=109° 42' 39"  
 R=465.00  
 L=890.39  
 T=660.53



PREPARED UNDER THE SUPERVISION OF:  
 LAWRENCE L. TRUMAN, L.S. 5346  
 KEITH INTERNATIONAL, INC.  
 INLAND EMPIRE DIVISION  
 JOB #30649.01

57/2  
 5714  
 5213

SEE SHEET 1

14027