

88833

No Fee - 6103 Government Code

After recordation, return to:

City Clerk's Office
City of Riverside, City Hall
3711 Orange Street
Riverside, California 92501

88833

OFFER OF DEDICATION

RECEIVED FOR RECORD

JUL 6 1973

45 Min. Post 4 October P.M.
At Request of
City Clerk

Book 1913, Page 88833

Recorded in Official Records
of Riverside County, California

W.H. Dabugh Recorder

FEES \$2207.00

2055

On this 4th day of June, 1973, RIVERSIDE HIGHLANDS, a Limited Partnership, 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, and more particularly described as follows:

That portion of THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, T.3S., R.4W., San Bernardino Meridian, according to the Official Plat approved by Surveyor General February 28, 1855, described as follows:

Commencing at the West quarter section corner of said Section 6;

Thence South 0° 04' 30" East, along the West line of said Section 6, a distance of 431.25 feet to a point in the line, a line which is parallel with and distant 29.00 feet northerly as measured at right angles from the center line of that certain strip of land, 16.50 feet in width, conveyed to the Southern California Gas Company and the Southern Counties Gas Company of California, by a Deed recorded September 18, 1950, in Book 1205 of Official Records, at page 48 thereof, records of Riverside County, California; said point being THE TRUE POINT OF BEGINNING.

Thence South 72° 53' 23" East, 110.54 feet;

Thence South 66° 40' 32" East, 222.17 feet;

Thence South 76° 49' 21" East, 439.21 feet;

Thence South 74° 52' 05" East, 90.61 feet to the most northerly corner of that certain parcel of land conveyed to the City of Riverside by a deed recorded March 18, 1966, as instrument No. 29002 of Official Records of said Riverside County; the preceding four courses being along said parallel line;

Thence South 15° 07' 55" West, along the westerly line of said parcel conveyed to the City of Riverside, 11.49 feet;

Thence South 14° 35' 45" West, continuing along said westerly line, 8.00 feet to the most westerly corner of said parcel conveyed to the City of Riverside;

Thence North 75° 24' 15" West, 91.55 feet to the beginning of a tangent curve with a radius of 492.00 feet and concaving to the southwest;

Thence northwesterly, along said curve, an arc length of 13.99 feet thru a central angle of 1° 37' 45" to the end of said curve;

Thence North 77° 02' 00" West, 375.16 feet to the beginning of a tangent curve with a radius of 508.00 feet and concaving to the northeast;

Thence northwesterly, along said curve, an arc length of 89.07 feet thru a central angle 10° 02' 45" to the end of said curve;

88833

Thence North 66° 59' 15" West, 149.96 feet to the beginning of a tangent curve with a radius of 492.00 feet and concaving to the southwest;

Thence northwesterly, along said curve, an arc length of 44.30 feet thru a central angle 5° 09' 30" to the end of said curve;

Thence North 72° 08' 45" West, 92.33 feet to said West line of Section 6;

Thence North 0° 04' 30" West, along said West line of Section 6, a distance of 22.50 feet to said TRUE POINT OF BEGINNING.

DESCRIPTION APPROVAL
by George P. Hutchinson 7/3/73 by [Signature]
Surveyor

RIVERSIDE HIGHLANDS,
a Limited Partnership

By [Signature]
By [Signature]

The City of Riverside consents to the hereinabove irrevocable dedication; provided, however, this consent does not constitute acceptance of said dedication at this time, but said City reserves all rights to accept said dedication at any time hereafter.

CITY OF RIVERSIDE
a municipal corporation

By _____ Mayor

DATED: _____

Attest _____ City Clerk

APPROVED AS TO FORM

[Signature]
DEPUTY CITY ATTORNEY

Thence northwesterly, along said curve, an arc length of 13.99 feet thru a central angle of 1° 37' 45" to the end of said curve;

Thence North 77° 02' 00" West, 375.16 feet to the beginning of a tangent curve with a radius of 508.00 feet and concaving to the northeast;

Thence northwesterly, along said curve, an arc length of 89.07 feet thru a central angle 10° 02' 45" to the end of said curve;

Thence North 66° 59' 15" West, 149.96 feet to the beginning of a tangent curve with a radius of 492.00 feet and concaving to the southwest;

Thence northwesterly, along said curve, an arc length of 44.30 feet thru a central angle 5° 09' 30" to the end of said curve;

Thence North 72° 08' 45" West, 92.33 feet to said West line of Section 6;

Thence North 0° 04' 30" West, along said West line of Section 6, a distance of 22.50 feet to said TRUE POINT OF BEGINNING.

88833

DESCRIPTION APPROVAL
by George P. Hutchinson, 4/3/73 by [Signature]
Surveyor

RIVERSIDE HIGHLANDS.

STATE OF CALIFORNIA,
COUNTY OF Los Angeles } ss.

ON June 4th, 1973, before me, the undersigned, a Notary Public in and for said State, personally appeared Clarence Wapner & Ben F. Fremer

to be one of the partners of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.

WITNESS my hand and official seal.



[Signature] Bella Amber
Notary Public in and for said State.

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated June 4, 1973 from RIVERSIDE HIGHLANDS, Clarence Wapner and Ben F. Fremer for por. NW QTR. SW. QTR. SEC. 6, T.3S., R.4W, SB Mer.

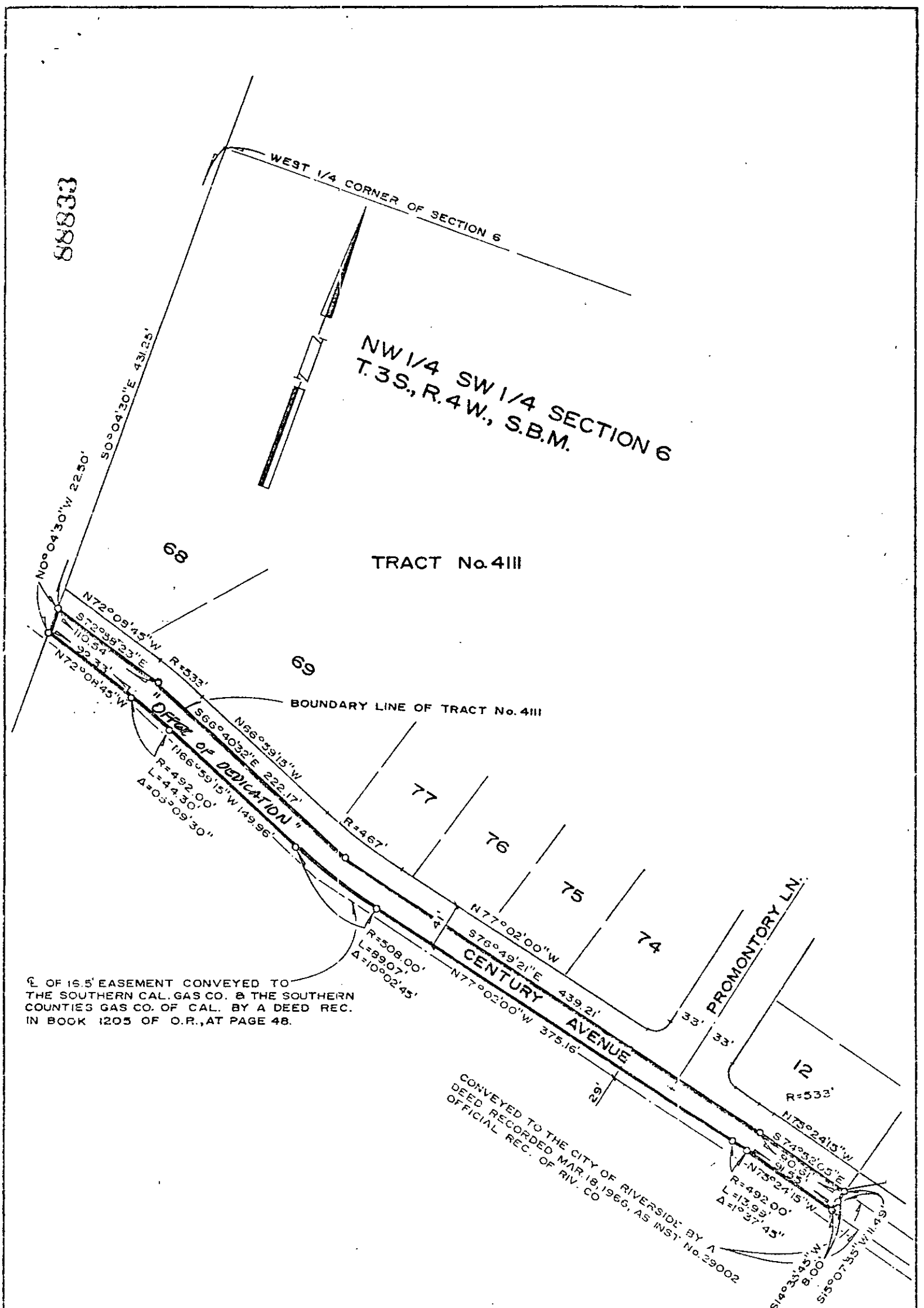
to the City of Riverside, a Municipal Corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof recorded on 12-29-66 by Inst. No. 123460, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated July 6, 1973

[Signature] Property Services Manager

88833

88833



16.5' EASEMENT CONVEYED TO THE SOUTHERN CAL. GAS CO. & THE SOUTHERN COUNTIES GAS CO. OF CAL. BY A DEED REC. IN BOOK 1205 OF O.R., AT PAGE 48.

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	11/23-4
SCALE: 1" = 100'	DRAWN BY GS DATE 4/2/73	SUBJECT TRACT No. 4111