

144785

Please record on behalf of and for the benefit of the City of Riverside. 11-8-74

DESCRIPTION APPROVAL
by George Hutchinson 7/29/74 by [Signature]
Surveyor

Aster recordation, return to:
City Clerk's Office
City of Riverside, City Hall
3711 Orange Street
Riverside, California 92501
Tract 5423

RECEIVED FOR RECORD
NOV 8 1974
Min. Past Lock
At Request of
CITY CLERK
Book 1974, Page
Recorded in Official Records
of Riverside County, California
W.H. Dalrymple
FEE \$

OFFER OF DEDICATION

INDEXED

8302

On this 19th day of July 1974, SUNSET RANCH, a Limited Partnership, irrevocably offers 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:

All that portion of the north half of Section 1, Township 3 South, Range 5 West, San Bernardino Meridian, more particularly described as follows:

Commencing at the most southerly corner of Tract No. 4351, as shown by map on file in Book 71 of Maps, at pages 47 through 50, inclusive thereof, Records of Riverside County, California;

Thence South 53° 33' 30" West along the southwesterly prolongation of the southeasterly line of said Tract No. 4351, a distance of 13.00 feet to the TRUE POINT OF BEGINNING;

Thence South 37° 30' 08" East, a distance of 623.32 feet to the beginning of a tangent curve, concave to the northeast, having a radius of 500.00 feet;

Thence southeasterly along said curve, to the left, through a central angle of 10° 01' 52", an arc distance of 87.54 feet to the end thereof;

Thence South 47° 32' 00" East, a distance of 167.09 feet to a point in the south line of the northwest quarter of said Section 1;

Thence South 88° 02' 45" West along said south line, a distance of 47.15 feet to a point therein;

Thence North 47° 32' 00" West, a distance of 133.42 feet to the beginning of a tangent curve, concave to the northeast, having a radius of 533.00 feet;

Thence northwesterly along said curve, to the right, through a central angle of 10° 01' 52", an arc distance of 93.32 feet to the end thereof;

Thence North 37° 30' 08" West, a distance of 623.93 feet to a point in said southwesterly prolongation;

Thence North 53° 33' 30" East along said southwesterly prolongation, a distance of 33.01 feet to the true point of beginning.

SUNSET RANCH,
a Limited Partnership
By [Signature]
By [Signature]

APPROVED AS TO FORM

[Signature]
ASST. CITY ATTORNEY

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 [Signature] Mayor
Attest [Signature] City Clerk

8302

DATED: October 29, 1974

144785

TRACT NO. 351

M.B. 71/47-50

1054 31/4
COR. Tr. No. 435

CENTURY AVE.

N. 53° 33' 30" E.
33.01

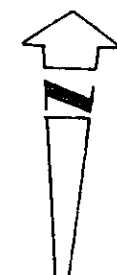
N. 53° 33' 30" E.
13.00

N. 53° 33' 30" E.

N. 37° 30' 08" W.
623.99

N. 37° 30' 08" W.
623.37

623.99



TEQUESQUITE HEIGHTS

M.B. 10/91

N. 108° 01' 52" Δ = 108° 01' 52"

N. 93° 33' 32" Δ = 93° 33' 32"

N. 47° 32' W Δ = 108° 01' 52"

N. 47° 32' W
167.09

N. 47° 32' W
133.42

N. 88° 02' 45" E.

South Line of the NW 1/4 of Section 1, T. 35, R. 2.5 W., S. B. M.

CITY OF RIVERSIDE, CALIFORNIA

PLAT OF PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT

WO. 73-49

FILE 1898.4

SHEET 1

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.

SCALE: 1" = 100'

DRAWN 7/5/74 BY h.l.m.

SUBJECT TRACT NO. 5423

OF 1 SHEETS

8302