

157861

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

OFFER OF DEDICATION

RECEIVED FOR RECO

DEC 12 1974

53 Min Past 9 o'clock  
At Request of  
City Clerk

Book 1974, Page 15786

Recorded in Official Records  
of Riverside County, California

W. H. Dabagh Rec  
FEES \$ \_\_\_\_\_

On this 18th day of November 1974, EMMY HOLDING CORPORATION, California corporation, 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 Lot 4 of the Map of Division "B", Washington Square, as shown by map on file in Book 4 of Maps, at pages 71 and 76 thereof. Records of Riverside County, California, more particularly described as follows:

Commencing at the southwesterly corner of Lot 2 of said Division "B", Washington Square, said point also being the most westerly corner of said Lot 4;

Thence South 34° 03' 00" East along the westerly line of said Lot 4, a distance of 126.00 feet to a point therein for the TRUE POINT OF BEGINNING;

Thence South 89° 44' 00" East, parallel to the northerly line of said Lot 4, a distance of 39.95 feet to a point in a line parallel with and distant 33.00 feet northeasterly, measured at right angles, to the southwesterly line of said Lot 4;

Thence South 34° 03' 00" East along said parallel line, a distance of 401.15 feet to a point in the southerly line of said Lot 4;

Thence North 77° 26' 55" West along said southerly line, a distance of 48.03 feet to the southwest corner of said Lot 4;

Thence North 34° 03' 00" West along the southwesterly line of said Lot 4, a distance of 388.77 feet to the true point of beginning.

EXCEPTING THEREFROM that portion described as follows:

Commencing at the southwest corner of Lot 2 of said Division "B", of Washington Square, said point also being the most westerly corner of said Lot 4;

Thence South 34° 03' 00" East along the southwesterly line of said Lot 4, a distance of 126.00 feet to the southwest corner of that certain parcel of land conveyed to Vincent Jester, et al., by deed recorded March 31, 1955 in Book 1716, page 385 of Official Records of Riverside County, California and the TRUE POINT OF BEGINNING; Thence continuing South 34° 03' 00" East along the southwesterly line of said Lot 4, a distance of 175.00 feet; Thence, at a right angle, North 55° 57' 00" East, a distance of 150.00 feet; Thence North 34° 03' 00" West and parallel to the southwesterly line of said Lot 4, a distance of 72.61 feet to a point in the southerly line of the parcel conveyed to Jester as aforesaid; Thence North 89° 44' 00" West along the southerly line of the parcel so conveyed, a distance of 181.61 feet to the true point of beginning.

DOCUMENTARY TRANSFER TAX  
\$ \_\_\_\_\_  
Signature of \_\_\_\_\_  
CITY OF RIVERSIDE  
 None

DESCRIPTION APPROVAL  
By George H. Hatch, City Clerk  
Surveyor

APPROVED AS TO FORM  
Barbara Dennis  
ASST. CITY ATTORNEY

EMMY HOLDING CORPORATION,  
a California corporation,  
Gene Mattauch  
GENE MATTAUCH, President  
Robert Eells  
ROBERT EELLS, Vice President

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 Paul Scott Mayor  
Attest Virginia J. Hatch City Clerk

DATED: December 10, 1974

8315

