

After recordation, return to:

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

113678

OFFER OF DEDICATION

RECEIVED FOR RECORD

SEP 16 1975

11 Min. Past 3 o'clock P.M.  
At Request of

TITLE INSURANCE & TRUST CO.

Book 1975, Page 113678

Recorded in Official Records  
of Riverside County, California

W.H. Dabbs Recorder

FEES \$ 10.00

On this 20 day of August 1975,  
Marlborough Development Corporation

irrevocably offer for dedication to the CITY OF RIVERSIDE, a municipal corporation, pursuant to the provisions of California Government Code Section 7050, for public sewer purposes, together with all rights to construct and maintain utilities and sewers, that real property located in the City of Riverside, County of Riverside, State of California, and more particularly described as follows:

All those portions of Blocks 20 and 24 and Lot K (Higgs Avenue) of La Sierra Gardens, as shown by map on file in Book 11 of Maps, at pages 42 through 50 inclusive thereof, Records of Riverside County, California.

PARCEL 1

A strip of land 10.00 feet in width, the centerline of which is described as follows:

Commencing at the intersection of the centerline of Lot A (Cochran Avenue) with the centerline of La Sierra Avenue, as shown on Tract No. 3781, as per map recorded in Book 60 at pages 58 through 60 inclusive thereof, in the Office of the County Recorder of said County;

Thence South 55° 41' 55" West, a distance of 55.00 feet to a point in the southwesterly line of that certain parcel of land conveyed to the City of Riverside as Parcel II by deed recorded August 23, 1974 as Instrument No. 109353 of Official Records of Riverside County, California, said point also being in the southeasterly boundary line of that certain parcel of land conveyed to City National Bank as Parcel X, by deed recorded December 26, 1967 as Instrument No. 113293 of Official Records of Riverside County, California;

Thence South 55° 41' 55" West along the southeasterly boundary line of the parcel conveyed to City National Bank as aforesaid, a distance of 1676.97 feet to an angle point therein, said point being in the centerline of Lot JJ (Golden Avenue), as shown on said map of La Sierra Gardens;

Thence North 34° 17' 50" West along said centerline and its northwesterly prolongation thereof, a distance of 346.97 feet to a point in the centerline of Lot AA (Pingree Avenue), as shown on said map of La Sierra Gardens, said point being in the southeasterly prolongation of the centerline of Lot J (Golden Avenue), as shown on said map of La Sierra Gardens;

Thence North 34° 18' 40" West along said southeasterly prolongation and along said centerline of said Lot J (Golden Avenue), a distance of 51.72 feet to a point therein;

Thence North 55° 41' 20" East, a distance of 144.00 feet;

Thence North 34° 18' 40" West, a distance of 4.46 feet;

Thence North 55° 41' 20" East, a distance of 33.00 feet;

Thence North 34° 18' 40" West, a distance of 404.31 feet to the beginning of a tangent curve, concave to the east, having a radius of 200.00 feet;

Thence northerly along said curve, to the right, through a central angle of 56° 39' 15", an arc distance of 197.76 feet to the end thereof;

Thence North 22° 20' 35" East, a distance of 309.47 feet;

Thence South 67° 39' 25" East, a distance of 5.00 feet;

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Thence North 22° 20' 35" East, a distance of 10.69 feet to a point herein described as Point "A" and the TRUE POINT OF BEGINNING;

Thence South 74° 39' 46" East, a distance of 260.93 feet to a point herein described as Point "B";

Thence continuing South 74° 39' 46" East, a distance of 379.69 feet.

The sidelines of said strip of land shall be prolonged or shortened so as to begin in a line having a bearing of North 22° 20' 35" East.

PARCEL 2

A strip of land 10.00 feet in width, the centerline of which is described as follows:

Beginning at Point "A" described hereinbefore, said point also being in a curve, concave to the south, having a radius of 200.00 feet, and a radial line bearing of North 25° 31' 01" East;

Thence along said curve, to the left, through a central angle of 42° 34' 00", an arc distance of 148.59 feet to a point in the southeasterly line of Parcel 1060-10A, as shown by map filed in Book 34, at pages 3 through 6 inclusive thereof, Records of Survey, in the Office of the County Recorder of said County;

The sidelines of said strip of land shall be prolonged or shortened so as to begin and terminate in lines having a bearing of North 22° 20' 35" East.

PARCEL 3

A strip of land 10.00 feet in width, the centerline of which is described as follows:

Beginning at Point "B" described hereinbefore;

Thence South 15° 20' 14" West, a distance of 20.00 feet;

Thence South 74° 39' 46" East, a distance of 379.69 feet;

EXCEPTING THEREFROM that portion thereof included in Parcel 1 described hereinbefore.

DESCRIPTION APPROVAL  
by George P. Hutchison 8/21/75 by [Signature]  
Surveyor

DATED 8-20-75

Marlborough Development Corp.

WITNESS:

[Signature]  
L. A. Wainscott

[Signature] V.P.

The City of Riverside consents to the hereinabove irrevocable dedication;

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STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) ss

On this 4th day of September, 1975, before me,  
Margaret I. Allen, a Notary Public in and for said county and State

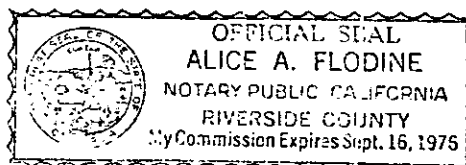
TO 443 C  
(Witness)

STATE OF CALIFORNIA )  
COUNTY OF Riverside ) SS.

On August 21, 1975, before me, the undersigned, a Notary Public in and for said State, personally appeared L. A. Wainscott, personally known to me to be the person whose name is subscribed to the within Instrument, as a Witness thereto, who being by me duly sworn, deposes and says:

That he resides in Riverside, California and that he was present and saw Joe Broersma, personally known to him to be the same person described in and whose name is subscribed to the within and annexed Instrument as Vice President Part y thereto, execute and deliver the same, and he acknowledged to said affiant that he executed the same; and that said affiant subscribed his name thereto as a Witness.

WITNESS my hand and official seal.  
Signature: [Signature]  
Alice A. Flodine  
Name (Typed or Printed)



3788 McCray Street, Riverside, Cal. 92506

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STAPLE HERE

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BLK. 17

BLK.

16

N 34°17'50"W 366.97' M.B. W.0814EN 21.15' 51.72'

N 34°18'40"W 4.46' N 55°41'20"E 33.00' N 34°18'40"W 400.51' N 55°41'20"E 144.00'

0-55°59'15" R-200.00' L-121.76'

POINT "A" & TRUE POINT OF BEGINNING

SIERRA

BLK. 21

20

BLK. 25

24

BLK.

BLK.

23

BLK. 29

GARDEN 11/42-50

BLK.

27

COLLETT

AVENUE

MAGNOLIA AVENUE

P.O.G.

COCHRAN AVENUE

TR. NO. 3781

M.B. 60/58-60

LA SIERRA HIGH SCHOOL

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

W.O. 75-192

SCALE: 1" = 200'

DRAWN BY P.H. DATE 7/21/75

SUBJECT TRACT NO. 5677-2

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