

113680

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

OFFER OF DEDICATION

RECEIVED FOR RECORD
SEP 16 1975
At Request of
11 Min. Past 3 o'clock P.M.
TITLE INSURANCE & TRUST CO.
Book 1975, Page 113680
Recorded in Official Records
of Riverside County, California
W.H. Walsh Recorder
FEES \$ 1.00
INDEXED
none

On this 20 day of August 1975,

Marlborough Development Corporation

irrevocably offer for dedication to the CITY OF RIVERSIDE, a municipal corporation; 8484
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 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 66.00 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 to the TRUE POINT
OF BEGINNING;

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;

DESCRIPTION, APPROVAL
by [Signature] 7/24/75
OR SURVEYOR

8484

113680

Thence North 22° 20' 35" East, a distance of 309.47 feet to a point herein described as Point "A";

Thence continuing North 22° 20' 35" East, a distance of 138.06 feet;

The sidelines of said strip of land shall be prolonged or shortened so as to terminate southerly in a line having a bearing of North 55° 41' 20" East and northerly in a line having a bearing of South 67° 39' 25" East.

PARCEL 2

A strip of land 66.00 feet in width, the centerline of which is described as follows:

Beginning at Point "A" described hereinbefore;

Thence South 74° 39' 46" East, a distance of 646.88 feet;

The sidelines of said strip of land shall be prolonged or shortened so as to terminate easterly in a line having a bearing of North 15° 20' 14" East;

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

DESCRIPTION APPROVAL
by [Signature] 7/29/75 by [Signature]
for Surveyor

DATED 8-20-75

Marlborough Development Corp.

WITNESS:

L. A. Wainscott

Joe Broersma V.P.

L. A. Wainscott

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.

APPROVED AS TO FORM
[Signature]
SENIOR DEPUTY CITY ATTORNEY

CITY OF RIVERSIDE,
a municipal corporation,

[Signature]

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS

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:

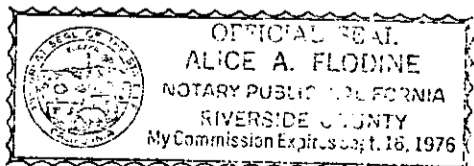
That he resides in Riverside, California, and that he was present and saw Joe Broersma, personally known to him to be the same

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 Alice A. Flodine
Alice A. Flodine
Name (Typed or Printed)



3788 McCray Street, Riverside, CA. 92505

(This area for official notarial seal)

(TI)

before me,
d State
the City
executed
ion

ficial

ty

113680
STAPLE HERE

8484

089611

BLK. 17

BLK. 16

BLK. 15

N 34° 17' 50" W 166.97'

N 34° 18' 40" W 51.72'

N 55° 41' 20" E 144.00'

N 34° 18' 40" W 44.6'

N 55° 41' 20" E 83.00'

N 34° 18' 40" W 404.31'

4-56° 39' 15" 200.00'

4-197.76'

N 09° 14' 11" E 114.41'

S 82° 33' 42" E 103.85'

TRUE POINT OF BEGINNING
SIERRA

S 55° 41' 55" W

BLK. 21

BLK. 25

BLK. 29

SE 1/4 Line of PARCEL "X" Conveyed to City National Bank by Instrument # 113293 Dated 12/26/67

PARCEL II - CONVEYED TO CITY OF RIVERSIDE BY INSTRUMENT # 109353 DATED 8/23/74

BLK. 24

BLK. 28

GARDEN 11/42-50

POINT "A" BLK.

BLK.

BLK. 23

BLK.

BLK. 27

COLLETT AVENUE

MAGNOLIA AVENUE

COCHRAN AVENUE

P.O.C.

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

8484