

131923

City Clerk's Office
City of Riverside, California
3900 Main Street
Riverside, California 92501
P.M. 211

RECEIVED FOR REC

OCT 24 1975

Min. Paul C. Clock
At Request of
CITY CLERK

Book 1975, Page 131923
Recorded in Official Records
of Riverside County, California

W.H. Walsh Recorder

INDEXED

OFFER OF DEDICATION

On this 14th day of October, 1975, HEMET FEDERAL SAVINGS AND LOAN ASSOCIATION

8501

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 Lot 8, Block 36 of the lands of the Riverside Land and Irrigating Company as shown by map on file in Book 1 of Maps, page 70, Records of San Bernardino County, California, described as follows:

COMMENCING at the Southeasterly corner of Parcel 4 of Parcel Map on file in Book 2 of Parcel Maps, page 40, Records of Riverside County, California, said Southeasterly corner being also a point in the Southwesterly right-of-way line of Tyler Street; thence South 34° 01' 00" East, along said Southwesterly right-of-way line, a distance of 97.00 feet to the beginning of a non-tangent curve, concave Westerly and having a radius of 40.00 feet, a radial line to the beginning of said non-tangent curve bears North 84° 56' 18" East, the beginning of said non-tangent curve also being the TRUE POINT OF BEGINNING; thence Southwesterly, along said curve, a distance of 42.62 feet through an angle of 61° 02' 42" to the beginning of a compound curve, concave Northwesterly and having a radius of 223.00 feet, a radial line to the beginning of said reverse curve bears South 34° 01' 00" East; thence Southwesterly, along said compound curve, a distance of 42.38 feet through an angle of 10° 53' 15" to the beginning of a reverse curve, concave Southeasterly and having a radius of 277.00 feet, a radial line to the beginning of said reverse curve bears North 23° 07' 45" West; thence Southwesterly, along said reverse curve, a distance of 52.64 feet through an angle of 10° 53' 15"; thence tangent to said curve South 55° 59' 00" West a distance of 516.61 feet to an intersection with the Southwesterly line of aforesaid Lot 8; thence South 34° 01' 33" East along said Southwesterly line a distance of 54.00 feet; thence North 55° 59' 00" East a distance of 516.60 feet to the beginning of a tangent curve, concave Southeasterly and having a radius of 223.00 feet; thence Northeasterly, along said curve, a distance of 42.38 feet through an angle of 10° 53' 15" to the beginning of a reverse curve, concave Northwesterly and having a radius of 277.00 feet, a radial line to the beginning of said reverse curve bears South 23° 07' 45" East; thence Northeasterly, along said reverse curve, a distance of 52.64 feet through an angle

8501

131923

of 10° 53' 15" to the beginning of a reverse curve, concave Southerly and having a radius of 40.00 feet, a radial line to the beginning of said reverse curve bears North 34° 01' 00" West; thence Easterly along said reverse curve, a distance of 42.62 feet through an angle of 61° 02' 42" to an intersection with the aforesaid Southwesterly right-of-way line of Tyler Street; thence North 34° 01' 00" West, along said Southwesterly right-of-way line, a distance of 95.27 feet to the TRUE POINT OF BEGINNING.

Area: 35,334.6 square feet or 0.811 acre.

DESCRIPTION APPROVAL
by George H. Hatcher 10-19-75 by W.H.
Surveyor

STAPLE HERE

TO 449 C
(Corporation)

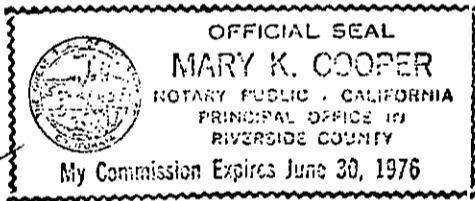


STATE OF CALIFORNIA }
COUNTY OF Riverside } SS.

On October 14th, 1975 before me, the undersigned, a Notary Public in and for said State, personally appeared Wayne H. Holcomb known to me to be the Executive Vice President, and Jack A. Sanden known to me to be Vice President xxxxxx of the corporation that executed the within Instrument. known to me to be the persons who executed the within Instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature Mary K. Cooper
MARY K. COOPER
Name (Typed or Printed)



(This area for official notarial seal)

S AND

Wm. E. Cooper
as Vice Pres.

131923

The City of Riverside, a municipal corporation, consents to the hereinabove irrevocable offer of dedication, provided, however, this consent does not constitute acceptance of said offer of dedication at this time, but said City reserves all rights to accept said dedication at any time hereafter. The City of Riverside hereby consents to the recordation of this instrument through the undersigned, pursuant to Resolution of the City Council recorded on October 3, 1975 as Instrument No. 121827, Riverside County Records.

Dated 10-23-75

Wm. E. Cooper
Property Services Manager

8501

131923

P.M. 3/57
PAR. 3
N34°01'35"W
54.00'
PAR. 2

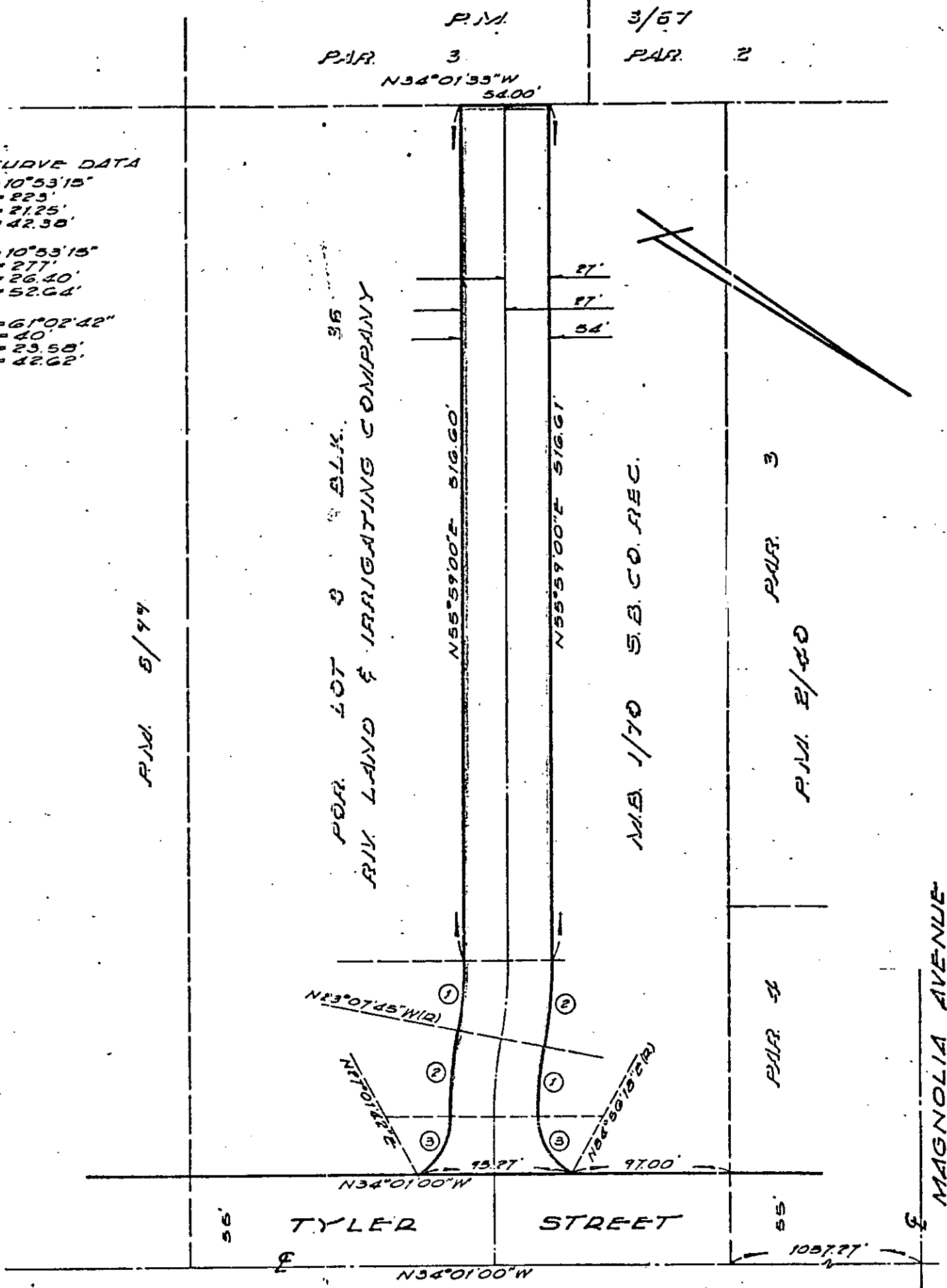
CURVE DATA
1. A=10°53'15"
R=225'
T=21.25'
L=42.38'
2. A=10°53'15"
R=277'
T=26.40'
L=52.64'
3. A=6°02'42"
R=40'
T=23.58'
L=42.62'

P.M. 6/77

FOR LOT 3 BLK. 36
RIV. LAND & IRRIGATING COMPANY

NEB 1/70 S.B. CO. REC.

PAR. 3
P.M. 2/80



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

5/20-1

8501