

After Recordation, Return to

City Clerk's Office
City of Riverside, City Hall
3900 Main Street
Riverside, California 92501
Tract No. 6763

DOCUMENTARY TRANSFER TAX
\$ _____ None

Signature _____
CITY OF RIVERSIDE

RECEIVED FOR RECORD

JUL 30 1976
22 Min. Past 2 o'clock P.M.

CITY OF RIVERSIDE

Book 1976, Page 111785

Recorded in Official Records of Riverside County, California

W.H. Balogh, Recorder

FEES \$ 11.78

111785
No Fee - 6103 Government Code

OFFER OF DEDICATION

On this 24th day of June, 1976, _____ 8726

PACESETTER HOMES, INC., a California 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 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:

See attached description.

Date June 24, 1976

PACESETTER HOMES, INC., a California corporation

By: _____
JOHN W. KLUG, President
By: _____
ELSIENA P. WILSON, Secretary

APPROVED AS TO FORM

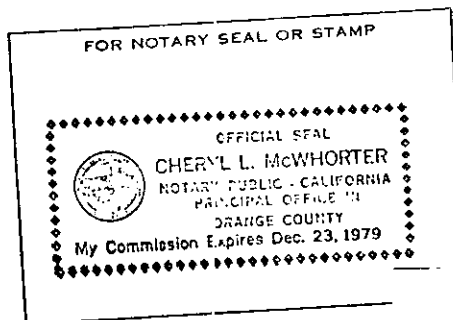
Barbara R...
ASSISTANT CITY ATTORNEY

The City of Riverside, a municipal corporation, hereby approves hereinabove irrevocably

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS.

On June 24, 1976 before me, the undersigned, a Notary Public in and for said County and State, personally appeared John W. Klug known to me to be the President, and Elsiena P. Wilson known to me to be the Secretary 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 I acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

Signature Cheryl L. McWhorter



111785
Notary Seal
M.C. 165 (G.S.) Act. Corporation (Rev. 12-63)

872A

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All those portions of Blocks 22 and 26 and those portions of Lot BB (Collett Avenue), Lot CE, (Lyon Avenue), and a portion of that certain 5' wide strip of land vacated by Resolution of the Board of Supervisors of Riverside County, California, recorded August 30, 1956, as Instrument No. 60695, of La Sierra Gardens in the City of Riverside, as per map recorded in Book 11, pages 42 to 50, inclusive of Maps, Riverside County Records, more particularly described as follows:

PARCEL NO. 1

A strip of land 44.00 feet in width, measured at right angles to, lying northwesterly of and parallel with the following described line:

Commencing at the intersection of the centerline of Lot EB (Collett Avenue) with the northwesterly prolongation of the centerline of Lot J (Golden Avenue), as shown on said map, said point also being the most northerly corner of Lot B (Collett Avenue), as shown on said map;

Thence North 57° 54' 15" East along said centerline of Lot BB (Collett Avenue), 682.65 feet to the TRUE POINT OF BEGINNING;

Thence continuing North 57° 54' 15" East along said centerline 53.00 feet to a point hereinafter referred to as Point "A";

Thence continuing North 57° 54' 15" East along said centerline 922.79 feet to a point in the southwesterly right of way line of La Sierra Avenue (formerly Holden Avenue), as conveyed to the City of Riverside as Parcel No. 1, by deed recorded August 23, 1974 as Instrument No. 109353 of Official Records of Riverside County to the end of this line description.

The northwesterly line of said 44.00 foot wide strip of land shall be lengthened so as to terminate in said southwesterly line of La Sierra Avenue.

PARCEL NO. 2

A strip of land 66.00 feet in width, lying 33.00 feet on each side of the following described centerline:

Beginning at that certain point hereinbefore referred to as Point "A";

Thence North 32° 05' 45" West, a distance of 187.00 feet to a point in a line that is parallel with and distant 187.00 feet northwesterly from, measured at right angles to, said centerline of Lot BB (Collett Avenue) hereinafter referred to as Point "B";

Thence South 57° 54' 15" West, a distance of 45.00 feet to the end of this centerline description.

EXCEPTING THEREFROM any portion contained within the parcel hereinbefore referred to as Parcel No. 1.

PARCEL NO. 3

A strip of land 66.00 feet in width, lying 33.00 feet on each side of the following described centerline:

Beginning at that certain point hereinbefore referred to as Point "B";

Thence North 57° 54' 15" East along the aforesaid parallel line, a distance of 320.64 feet to the beginning of a tangent curve, concave to the northwest, having a radius of 300.00 feet;

Thence along said curve, to the left, through a central angle of 01° 52' 10" an arc distance of 9.79 feet to the end thereof;

DESCRIPTION APPROVAL
by *George P. Hutchins* 6/23/76 by *...*
Surveyor

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Thence North 56° 02' 05" East, a distance of 84.84 feet;
 Thence North 33° 58' 15" West, a distance of 295.00 feet to a point to be hereinafter referred to as Point "C";
 Thence continuing North 33° 58' 15" West, a distance of 288.00 feet to the end of this centerline description;
 EXCEPTING THEREFROM any portion thereof lying within Lot 7 of said Block 22.
 ALSO EXCEPTING THEREFROM any portion contained within the parcel hereinbefore referred to as Parcel No. 2.

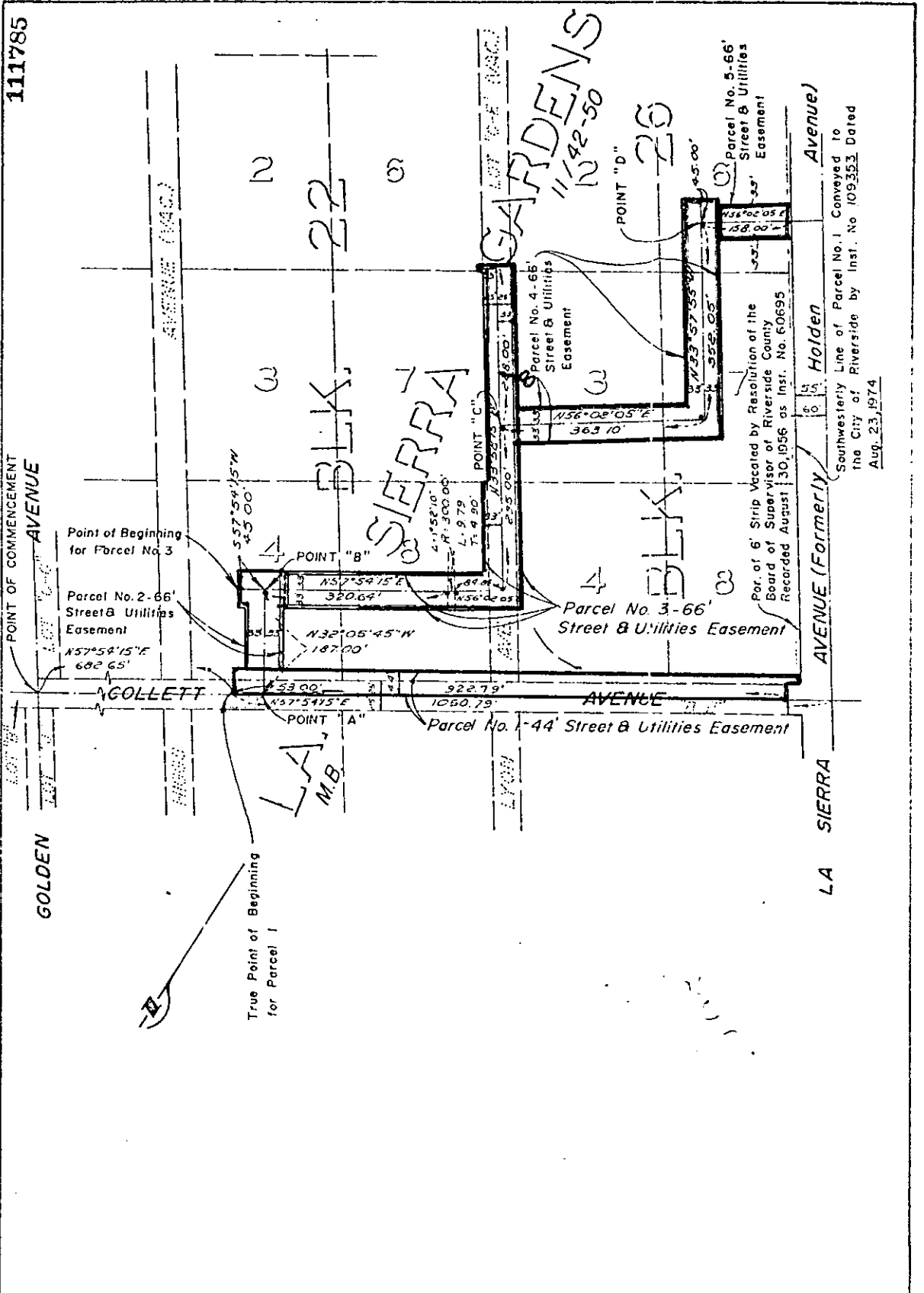
PARCEL NO. 4

A strip of land 66.00 feet in width, lying 33.00 feet on each side of the following described centerline:
 Beginning at that certain point hereinbefore referred to as Point "C";
 Thence North 56° 02' 05" East a distance of 363.10 feet to a point in a line that is parallel with and distant 158.00 feet southwesterly from, measured at right angles to, said southwesterly line of La Sierra Avenue;
 Thence North 33° 57' 55" West along said parallel line 352.05 feet to a point hereinafter referred to as Point "D";
 Thence continuing North 33° 57' 55" West along said parallel line, a distance of 45.00 feet to the end of this centerline description.
 EXCEPTING THEREFROM any portion contained within the parcel hereinbefore referred to as Parcel No. 3.

PARCEL NO. 5

A strip of land 66.00 feet in width, lying 33.00 feet on each side of the following described centerline:
 Beginning at that certain point hereinbefore referred to as Point "D";
 Thence North 56° 02' 05" East, a distance of 158.00 feet to a point in said southwesterly line of said La Sierra Avenue as hereinbefore described in Parcel No. 1.
 EXCEPTING THEREFROM any portion contained within the parcel hereinbefore referred to as Parcel No. 4.

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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.

SCALE 1" = 200' DRAWN BY P.H. DATE 6/11/76 SUBJECT TRACT NO. 6763

8724