

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

215669

FREE RECORDING
This instrument is for the benefit
of the City of Riverside and is
entitled to be recorded without
fee. (Government Code 6103)

RECEIVED FOR RECORD

OCT 28 1977

40 Min. Past 3 o'clock P.M.
At Request of
City Clerk
Book 197, Page 215669
Recorded in Official Records
of Riverside County, California
W.H. Dalglish Recorder
FEE \$ *8*

FOR RECORDER'S OFFICE USE ONLY

Project: Tract No. 7924-1

9119

OFFER OF DEDICATION

On this 26th day of October, 1977,

KENT LAND COMPANY, a California corporation, and DONALD M. WILSON and

BERENICE D. WILSON, husband and wife,

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:

All that portion of the northwest quarter of Section 31, Township 2 South, Range 4 West, San Bernardino Meridian, and that portion of Lot 2 of the Martin and Ormand Tract, as shown by map on file in Book 6 of Maps, at page 84 thereof, Records of Riverside County, California, being a strip of land 66.00 feet wide, lying 33.00 feet on each side of the following described centerline:

Commencing at the intersection of the easterly prolongation of the centerline of Lot "B" (Rosehill Drive) with the east line of Tract No. 2370 as said intersection is shown by map on file in Book 43 of Maps, at pages 87 and 88 thereof, Records of Riverside County, California;

- Thence East, a distance of 133.00 feet;
- Thence South, a distance of 747.85 feet to the TRUE POINT OF BEGINNING;
- Thence continuing South, a distance of 121.21 feet to the beginning of a tangent curve, concave to the east, having a radius of 200.00 feet;
- Thence Southeasterly along said curve, to the left, through a central angle of 13° 28' 09", an arc distance of 47.02 feet to the end thereof;
- Thence South 13° 28' 09" East, a distance of 50.00 feet to the beginning of a tangent curve, concave to the west, having a radius of 200.00 feet;
- Thence Southerly along said curve, to the right, through a central angle of 13° 28' 09", an arc distance of 47.02 feet to the end thereof;
- Thence South, a distance of 60.00 feet;
- Thence East, a distance of 8.35 feet to the beginning of a tangent curve, concave to the northwest, having a radius of 235.00 feet;
- Thence Northeasterly along said curve, to the left, through a central angle of 90° 00' 00", an arc distance of 369.14 feet to the end thereof;
- Thence North, a distance of 144.65 feet to the end of this centerline description.

DESCRIPTION APPROVAL
George P. Hutchins 10/28/77 by A.A.W.
Surveyor

9119

215669

KENT LAND COMPANY, a California corporation

By: [Signature]

By: [Signature]

DONALD M. WILSON

BERENICE D. WILSON

Date 10-20-77

APPROVED AS TO FORM

Claudia L. Burney, Oct 28, 1977
DEPUTY CITY ATTORNEY

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 10/28/77

[Signature]
Property Services Manager

East boundary Line of Tract No 2370, M.B. 43/87-88, Riv. Co. rec.

ROSEHILL DR. 133.00' East

215669

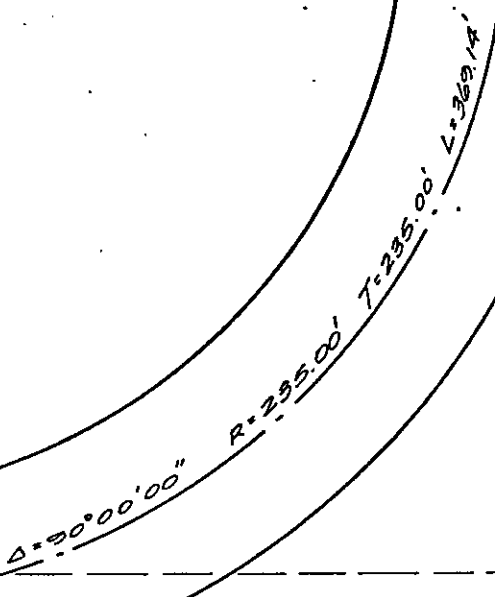
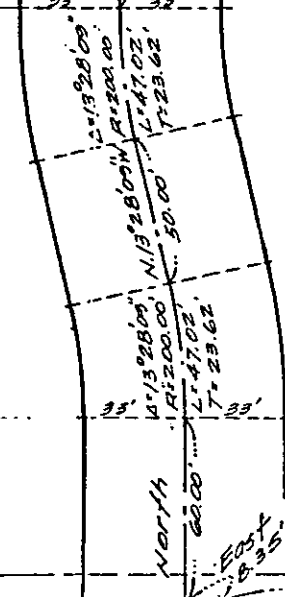
TRACT NO. 7924-1

M.B. — / — Riv. Co. records

CHERRYHILL DR.

WINDHILL DR. 607' 13"

N. W. 1/4
SECTION 31
T. 2 S. R. 4 W.
S. B. M.



LOT 2



MARTIN AND ORMAND TRACT

M.B. 6/84 Riv. Co. records

• 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	76-355
SCALE: 1" = 50'	DRAWN BY <u>LLM</u> DATE 10/14/77	SUBJECT TRACT NO. 7924-1