

When recorded mail to

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

118210

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

JUN 9 1978

Min. Past 3 o'clock
At Request of

CITY CLERK

Book 1978, Page 1182-10

Recorded in Official Records
of Riverside County, California

W.H. Dwyer Recorder
FEE \$

FOR RECORDER'S OFFICE USE ONLY

Project: 10878 Cypress Avenue
Building Permit

OFFER OF DEDICATION

On this 7th day of JULY, 1978

RONALD W. MIDYETT and CONNIE S. MIDYETT, 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:

That portion of Lot 7 in Block 74 of Tract No. 2 of LA SIERRA HEIGHTS, on file in Book 7 of Maps, at Page 66 thereof, records of said Riverside County, more particularly described as follows:

BEGINNING at the southwesterly corner of that certain parcel of land conveyed as Parcel 1 to James H. West, et al., by deed recorded July 13, 1966, as Instrument No. 71581 of Official Records of said Riverside County;

THENCE North 17° 24' 00" West, along the southwesterly line of said Parcel a distance of 30.00 feet to a line which is parallel with and distant 30.00 feet northwesterly, as measured at right angle, from the southeasterly line of said Parcel;

THENCE North 72° 36' 00" East, along said parallel line 118.26 feet to the beginning of a tangent curve with a radius of 15.00 feet and concaving northwesterly;

THENCE Northeasterly, Northerly and Northwesterly along said curve an arc length of 23.56 feet, thru a central angle of 90° 00' 00" to a line which is parallel with and distant 30.00 feet southwesterly, as measured at right angle, from the northeasterly line of said Parcel;

THENCE North 17° 24' 00" West, along said parallel line, 58.80 feet to the beginning of a tangent curve with a radius of 103.00 feet and concaving southwesterly;

THENCE Northwesterly along said curve an arc length of 26.97 feet, thru a central angle of 15° 00' 00" to the end thereof;

118240

THENCE North 32° 24' 00" West, 49.67 feet to the beginning of a tangent curve with a radius of 48.00 feet and concaving southeasterly;

THENCE Northwesterly, Northerly, Northeasterly, Easterly, and Southeasterly along said curve an arc length of 175.93 feet, thru a central angle of 210° 00' 00" to the end thereof;

THENCE South 2° 24' 00" East, 49.67 feet to the beginning of a tangent curve with a radius of 103.00 feet and concaving easterly;

THENCE Southerly and Southeasterly along said curve an arc length of 26.97 feet, thru a central angle of 15° 00' 00" to the beginning of a compound curve with a radius of 88.00 feet and concaving northeasterly;

THENCE Southeasterly along said compound curve an arc length of 15.36 feet, thru a central angle of 10° 00' 00" to the end thereof;

THENCE South 27° 24' 00" East, 43.50 feet to the beginning of a tangent curve with a radius of 73.00 feet and concaving northwesterly;

THENCE Southeasterly, Southerly, Southwesterly and Westerly along said curve an arc length of 140.15 feet, thru a central angle of 110° 00' 00" to the end thereof;

THENCE South 82° 36' 00" West, 43.50 feet to the beginning of a tangent curve with a radius of 88.00 feet and concaving southerly;

THENCE Westerly along said curve an arc length of 15.36 feet, thru a central angle of 10° 00' 00" to a line which is parallel with and distant 30.00 feet southeasterly, as measured at right angle from said southeasterly line of Parcel 1 so conveyed to James H. West, et al;

THENCE South 72° 36' 00" West, along said parallel line 59.46 feet to the southwesterly line of that certain parcel of land conveyed to Paul E. Kilian, by deed recorded March 24, 1961, as Instrument No. 24921 of Official Records of said Riverside County;

THENCE North 17° 24' 00" West, along said southwesterly line of said parcel so conveyed to Paul E. Kilian, 30.00 feet to the point of beginning;

EXCEPTING therefrom all that portion lying within said parcel of land so conveyed to Paul E. Kilian by said deed recorded March 24, 1961, as Instrument No. 24921 of Official Records of said Riverside County.

DESCRIPTION APPROVAL
James H. West 6/7/76

118240

Date 6-7-1948

APPROVE AS TO FORM
[Signature]
CITY ATTORNEY

[Signature]
RONALD W. MIDYETT
[Signature]
CONNIE S. MIDYETT

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 6/9/78

[Signature]
Property Services Manager

118240

CYPRESS AVENUE

N 72° 36' E

30'

100'

621'

N 17° 24' W
216.6'

108'

108'

TRACT No. 2 OF
LA SIERRA
HEIGHTS
M.B. 7/66 RIV. CO.

LOT 7
BLOCK 74

OCT. 14, 1977
203451 OFF REC.

NOV. 3, 1977
219520 OFF REC.

N 57° 36' E (R)
R=103'
Δ=15°
L=26.97'
T=13.56'

R=103'
Δ=15°
L=26.97'
T=13.56'

R=15'
Δ=90°
L=23.56'
T=15'

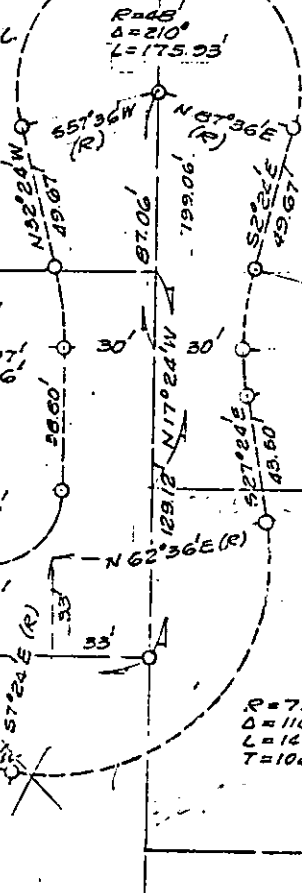
R=88'
Δ=10°
L=15.36'
T=7.70'

SW CORNER OF PARCEL 1
PER # 71581 OFF REC.
REC. 7/13/1966

MAR. 24, 1961
24321 OFF REC.

R=88'
Δ=10°
L=15.36'
T=7.70'

R=73'
Δ=110°
L=140.15'
T=104.26'



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

6/18-3

SCALE: 1" = 50'

DRAWN BY GS DATE 11/26/77

SUBJECT 10878 CYPRESS AVE. BLDG PERMIT

9361