

When recorded mail to

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

146388

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

JUL 14 1978
Min. Past 2 o'clock P.M.
CITY CLERK

Book 1978, Page 146388
Recorded in Official Records
of Riverside County, California

W.H. Dwyer Recorder
FEES \$

FOR RECORDER'S OFFICE USE ONLY

Project: Tract No. 8435

2102

OFFER OF DEDICATION

On this 15th day of May, 1978,

CRESTGATE, a Joint Venture composed of DCA of California, Inc., a California Corporation, and Zellner Communities, 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:

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 Martin and Ormand Tract, as shown by map on file in Book 6 of Maps, at Page 84 thereof, Records of Riverside County, California, more particularly described as follows:

COMMENCING at the southwest corner of Tract No. 7924-1, as shown by map on file in Book 93 of Maps, at Pages 88 to 93 inclusive thereof, Records of Riverside County, California;

THENCE South along the southerly prolongation of the west line of said Tract No. 7924-1, a distance of 170.00 feet to a point therein;

THENCE South 61° 45' 28" West, a distance of 42.27 feet;

THENCE South a distance of 100.00 feet to the TRUE POINT OF BEGINNING;

THENCE continuing South a distance of 43.00 feet;

THENCE East a distance of 160.00 feet to a point in the west line of that certain Offer of Dedication for street and public utilities purposes recorded October 28, 1977, as Instrument No. 215669 of Official Records of Riverside County, California;

THENCE North along said west line, a distance of 43.00 feet to a point therein;

THENCE West a distance of 160.00 feet to the true point of beginning.

DESCRIPTION APPROVAL
by George P. Hutchinson, Sr. 5/19/78 RAH
Recorder

9402

146389

APPROVED AS TO FORM
John Woodhead
CITY MANAGER

CRESTGATE, a Joint Venture Composed of:

DCA of CALIFORNIA, INC., a Joint Venturer
By Zellner Communities, Inc., Agent

By: [Signature]
VICE President

By: [Signature]
Secretary

ZELLNER COMMUNITIES, INC., a Joint Venturer

By: [Signature]
VICE President

By: [Signature]
Secretary

Date 5-15-78

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 7-14-78

[Signature]
Property Services Manager

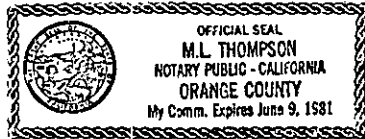
146388

STATE OF CALIFORNIA)
COUNTY OF Orange) S.S.

On May 15, 1978, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Paul W. Kalk known to me to be the Vice President, and L. J. Jones known to me to be the Secretary of ZELLNER COMMUNITIES, INC., the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of said corporation, the corporation that executed and whose name is subscribed to the within instrument as the Agent of DCA of California, a California corporation, and acknowledged to me that they subscribed the name of DCA of California Inc., a California corporation, thereto as a Joint Venturer for said Crestgate a Joint Venture, and that said Zellner Communities, Inc. executed the same as such Agent.

WITNESS my hand and official seal.

M.L. Thompson
Notary Public in and for said County and State

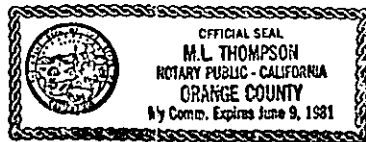


STATE OF CALIFORNIA)
COUNTY OF Orange) S.S.

On May 15, 1978, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Paul W. Kalk known to me to be the Vice President, and L. J. Jones known to me to be the Secretary of ZELLNER COMMUNITIES, INC., the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of said corporation, said corporation being known to me to be one of the Joint Venturers of the Joint Venture that executed the within instrument, and acknowledged to me that said corporation executed the same both individually and as a Joint Venturer of such Joint Venture and that such Joint Venture executed the same.

WITNESS my hand and official seal.

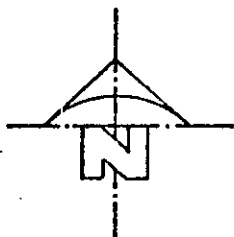
M.L. Thompson
Notary Public in and for said County and State



TRACT NO. 7924-1

M.B. 03/28-03, RIV. Co. REC.

146388



8

CHERRYHILL

DRIVE

10

100.12'

33'

33'

EAST

100.12'

N.W. 1/4 SECTION 31

T.2S. R.4W. S.B.M.

NORTH
170.00'

NORTH
121.21'

N.61°45'28"E.
42.27'

OFFER OF DEDICATION
RECORDED OCT. 28,
1977 AS INSTR. NO.
215669 O.R. RIV.
CO. CALIF.

A=1378.00'
P=200.00'
T=23.62'
L=47.02'

A=1378.00'
P=200.00'
T=23.62'
L=47.02'

A=1378.00'
P=200.00'
T=23.62'
L=47.02'

A=1378.00'
P=200.00'
T=23.62'
L=47.02'

R.O.B.

NORTH
143.00'

EAST

160.00'

EAST

103.00'

EAST

160.00'

NORTH
43.00'

NORTH
60.00'

EAST
33.00'

LOT 2

MARTIN AND ORMAND TRACT

M.B. 6/84 RIV. Co. REC.

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 THEREOF.

SHEET 1 OF 1

76-273

SCALE: 1" = 50'

DRAWN BY MS. DATE 11/10/77

SUBJECT TRACT NO. 8435

9402