

When recorded mail t

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

74628

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
4:11 Min. Fast 2 o'clock P.M.
At Request of
City Clerk

Book 1978, Page 74628
APR 13 1979

Recorded in Official Records
of Riverside County, California
D. J. S. O. O. Records
FEE \$ 6

FOR RECORDER'S OFFICE USE ONLY

Project: PMW-46-778

OFFER OF DEDICATION

10564

On this tenth day of April, 1979, _____

SANT CONSTRUCTION COMPANY, 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:

That portion of Lot "A" of Victoria Heights, as shown by map on file in Book 4, Page 92 of Maps, Riverside County Records, more particularly described as follows:

COMMENCING at the Southwest corner of said Lot "A";

THENCE North 89° 21' 45" East along the South line of said Lot "A", a distance of 20.00 feet to a point on the east line of Victoria Avenue as recorded August 19, 1977, as Instrument No. 123460, Riverside County Records;

THENCE North 0° 01' 00" West along said East line of Victoria Avenue a distance of 304.85 feet;

THENCE North 89° 03' 00" East a distance of 141.00 feet to the true point of beginning;

THENCE South 89° 03' 00" West along the northerly line of said Parcel No. 1, a distance of 4.52 feet to a point on a curve concave to the west, said point having a radial bearing North 81° 42' 19" East;

THENCE Southerly along said curve, having a radius of 88.00 feet, a central angle of 8° 18' 41" and an arc length of 12.77 feet;

THENCE South 0° 01' 00" West a distance of 54.40 feet to the beginning of a tangent curve concave to the west;

THENCE Southerly along said curve, having a radius of 88.00 feet, a central angle of 10° 00' 00" and an arc length of 15.36 feet;

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THENCE South 10° 01' 00" West a distance of 43.50 feet to the beginning of a tangent curve concave to the East;

THENCE Southerly along said curve, having a radius of 73.00 feet, a central angle of 22° 49' 28" and an arc length of 29.08 feet;

THENCE North 89° 03' 00" East along the southerly line of said Parcel No. 1, a distance of 16.71 feet to the southeast corner of said Parcel No. 1;

THENCE along the easterly line of said Parcel No. 1, North 01° 49' 16" West a distance of 154.00 feet to the true point of beginning.

DESCRIPTION APPROVAL
by Barbara Hutchinson 4.12.79. [Signature]

STATE OF CALIFORNIA,)
COUNTY OF ORANGE) ss. APRIL 10, 1979
ON APRIL 10, 1979
before me, the undersigned, a Notary Public in and for said State, personally appeared
C. Bryant Horne, known to me to be the
SEC.
of the SANT CONSTRUCTION COMPANY
the Corporation that executed the within instrument, known to me to be the person who
executed the within instrument, on behalf of the Corporation, therein named, and acknowledged
to me that such Corporation executed the same.
WITNESS my hand and official seal.

74628

OFFICIAL SEAL
JACQUELYN L GUY
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires Aug. 7, 1981

[Signature]
Notary Public in and for said State.

ACKNOWLEDGMENT—Co. poration—Weicotts Form 222—Rev. 3-64

Date April 10, 1979 BY C. Bryant Horne, Sec.

APPROVED AS TO FORM
[Signature]
S. J. L. DEPUTY CITY ATTORNEY

The City of Riverside, a municipal corporation, consents to the herein-
above 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 4/13/79 [Signature]
Property Services Manager

74628

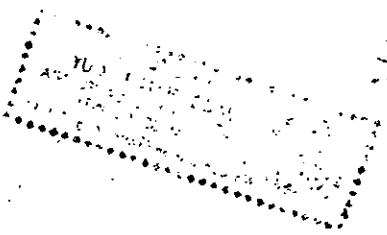
THENCE South 10° 01' 00" West a distance of 43.50 feet to the beginning of a tangent curve concave to the East;

THENCE Southerly along said curve, having a radius of 73.00 feet, a central angle of 22° 49' 28" and an arc length of 29.08 feet;

THENCE North 89° 03' 00" East along the southerly line of said Parcel No. 1, a distance of 16.71 feet to the southeast corner of said Parcel No. 1;

THENCE along the easterly line of said Parcel No. 1, North 01° 49' 16" West a distance of 154.00 feet to the true point of beginning.

DESCRIPTION APPROVAL
By George Hutchinson 4/13/79
Surveyor



SANT CONSTRUCTION COMPANY,
a California Corporation,

Date April 10, 1979

BY C. Bryant Horne, Sec.

BY _____

APPROVED AS TO FORM
Clara J. Joney
S. H. DEPUTY CITY ATTORNEY

The City of Riverside, a municipal corporation, consents to the herein-above 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 4/13/79

Don Rice
Property Services Manager

80073

The above described easement shall be 10.00 feet wide lying 5.00 feet on each side of said centerline except with the following exception:

From Point "A" to Point "B", the easement shall be 16.00 feet wide lying 5.00 feet Northwesterly and 11.00 feet Southeasterly of said centerline.

EXCEPTING therefrom any portion lying within the Atchison, Topeka & Santa Fe Railway Company's right of way.

PARCEL 2

A strip of land 10.00 feet in width over a portion of the SE 1/4 of the NW 1/4 of Section 35, T.2 S., R.5 W., S.B.M., and over Lot 47 of DIVISION "D", HALL'S ADDITION TO RIVERSIDE, recorded in Book 9, Page 4 of Maps, records of San Bernardino County, California; the northwesterly line of said strip described as follows:

BEGINNING at the intersection of the west line of said SE 1/4 of the NW 1/4 with the southeasterly line of Riverside Freeway as shown by State Highway Right-of-Way Map, Road VIII-Riv-43-Riv, Sheet 5 of 7 of which a duplicate tracing, dated September 1, 1960, filed with the County Surveyor of Riverside County, California; said point being the beginning of a non-tangent curve, concaving Northwesterly and having a radius of 2,600.00 feet; the initial radial line of said curve to said point bears South 52° 18' 14" East;

THENCE Northeasterly along said curve an arc distance of 96.58 feet, through a central angle of 2° 07' 42" to the end of this line description.

DESCRIPTION APPROVAL
[Signature]
Notary

Dated August 24th, 1978

[Signature]
THOMAS DAVID ELDER

[Signature]
MARGARET ELDER

80073

STATE OF CALIFORNIA

COUNTY OF Riverside

ON August 24th, 1978
before me, the undersigned, a Notary Public in and for said State, personally appeared
Thomas David Elder
known to me,
to be the person whose name is subscribed to the within instrument,
and acknowledged to me that he executed the same.

WITNESS my hand and official seal.

[Signature]
Notary Public in and for said State.



9564