

When recorded mail to:

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

219224

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
Min. First Block
At Request of

City of Riverside
Book 1980, Page 219224

NOV 2 1980

Recorded in Official Records
of Riverside County, California

Dwight S. ... Recorder

FEE \$

FOR RECORDER'S OFFICE USE ONLY

Project: Tract 13550
SW Corner St. Lawrence Street
& Lincoln Avenue

OFFER OF DEDICATION

On this 20th day of November, 1980,

RIVERSIDE 78 No. 2, a limited partnership

irrevocably offer for dedication to the CITY OF RIVERSIDE, a municipal corporation, pursuant to the provisions of California Government Code Section 7050, for public open space, hiking and equestrian trail purposes together with all rights to construct and maintain improvements consistent with the use as a public open space, hiking and equestrian trail, 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 Lot 2, Block 42 of Map of Subdivision of portion of Blocks 41 and 42 of Arlington Heights as per map on file in Book 5 of Maps, Page 171, records of Riverside County, California, more particularly described as follows:

- COMMENCING at the most northerly corner of Lot 3 of said Block 42;
- THENCE South 55° 59' 09" West, along the northwesterly line of said Lot 3, a distance of 219.15 feet to an angle point in the southwesterly line of said Lot 2, being also the most easterly corner of Lot 1 of said Block 42; said point being the TRUE POINT OF BEGINNING;
- THENCE North 15° 10' 45" West, along the southwesterly line of said Lot 2, a distance of 332.93 feet to an angle point therein;
- THENCE North 24° 23' 13" West, along said southwesterly line, a distance of 171.95 feet to an angle point therein;
- THENCE North 7° 40' 25" West, along said southwesterly line, a distance of 182.21 feet to a point in a line parallel with and distant 44.00 feet southeasterly, measured at right angle, from the centerline of Lincoln Avenue;
- THENCE North 56° 00' 00" East, along said parallel line, a distance of 55.79 feet to a point in a line parallel with and distant 50.00 feet northeasterly, measured at right angle from the southwesterly line of said Lot 2;
- THENCE South 7° 40' 25" East, along said last mentioned parallel line, a distance of 199.60 feet to an angle point therein;

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THENCE South 24° 23' 13" East, along said parallel line a distance of 168.63 feet to an angle point therein;

THENCE South 15° 10' 45" East, along said parallel line, a distance of 319.90 feet to the northwesterly line of said Lot 3;

THENCE South 55° 59' 09" West, along said northwesterly line, a distance of 52.83 feet to the TRUE POINT OF BEGINNING.

DESCRIPTION APPROVAL
By George Hutchinson 11/19/80 BY WLF

RIVERSIDE 78 No. 2, a limited partnership

Date 11-20-1980

BY: Gordon V. Boden

BY: BODEN MANAGEMENT CO. GUY LAWRENCE

GORDON V. BODEN, PRESIDENT

APPROVED AS TO FORM

Loys Wilson
SENIOR 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 11-21-80

Ann Rice
Property Services Manager

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State of California

County of Orange } ss

On this 20th day of November, 1980, before me, the under

signed, a Notary Public in and for said County and State, personally

appeared Lawson V. Baden

known to me to be one of the partners of the Limited Partnership that

executed the within instrument, and acknowledged to me that Limited

Partnership executed the same.

WITNESS my hand and Official Seal.



Mary E. Zrebiec
Notary Public in and for said
County and State.

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TRUE POINT OF BEGINNING. ---/

REVISED 1/18/80
w.f.

° CITY OF RIVERSIDE, CALIFORNIA °

9970

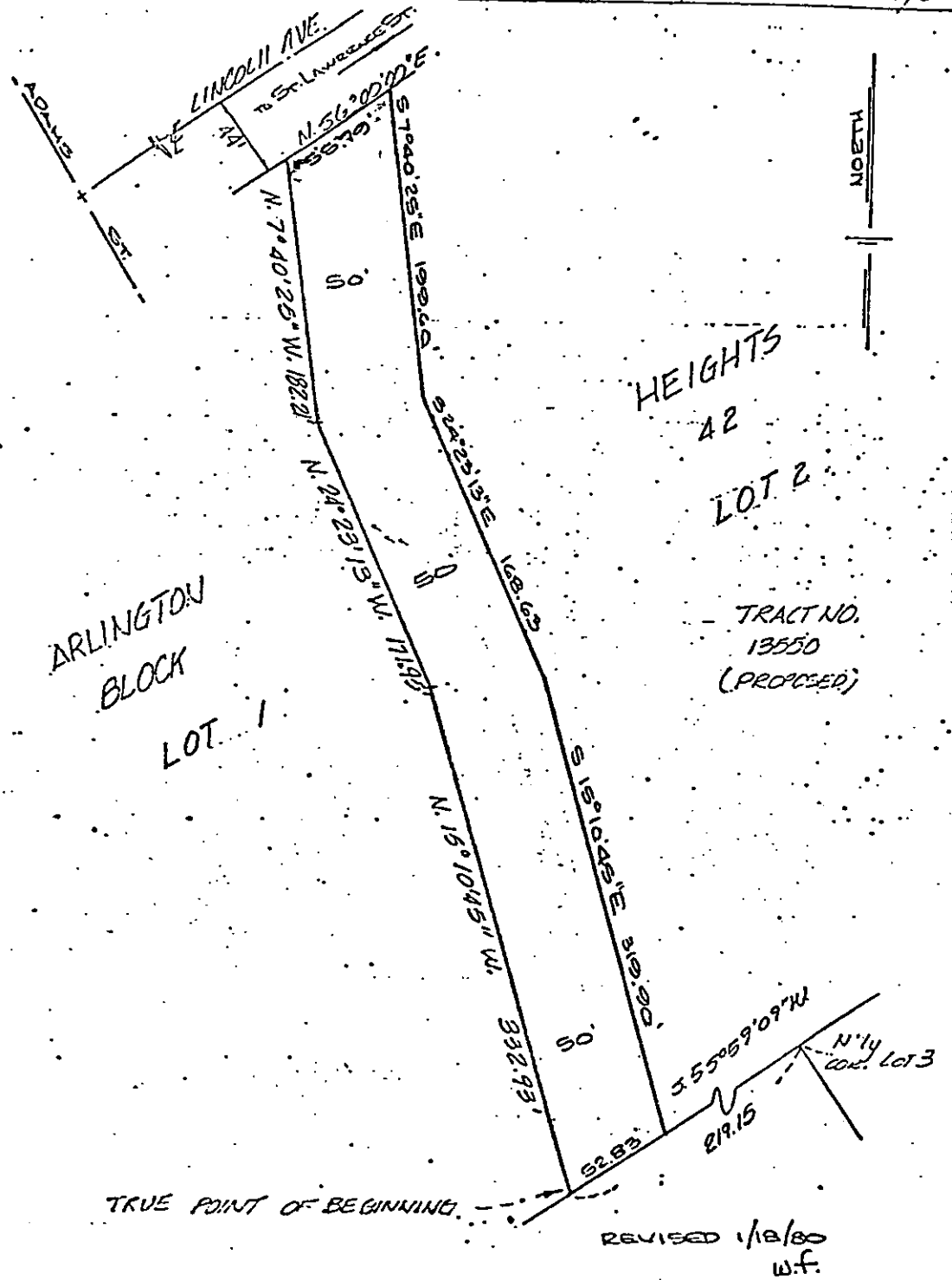
219224



CIVIL ENGINEER
ENGINEERING ASSOCIATES
PLANNING & SURVEYING

SAN MARCOS & 5311 BERNARDINO, CALIFORNIA

NAME P.L.	DATE 10-25-77	W.O. 3-10-17-1	SHEET 1 OF 1
CHECKED BY	CLIENT Riv. 75		
JOB DESCRIPTION Plat. to follow description of "Drainage Area to be detached as Open Space & Zone Change"			



• 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	
SCALE: 1" = 40' Nones	DRAWN BY W.F. DATE 11/20/79	SUBJECT TR. 13550