

258448

When recorded mail to:

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

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. Past 2 o'clock PM

NOV 15 1985

Recorded in Official Records  
of Riverside County, California  
*William E. Smith*  
RECORDER  
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: 10391 Magnolia Avenue  
Building Permit

11387

OFFER OF DEDICATION

On this 6th day of November, 1985, MAGNOLIA PROPERTIES, a general partnership, irrevocably offer for dedication to the CITY OF RIVERSIDE, a municipal corporation, pursuant to the provisions of California Government Code Section 7050, for the 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, described as follows:

A strip of land 20.00 feet in width over a portion of Parcel 2 of Record of Survey as shown by map on file in Book 30, Page 68 of Record of Surveys, records of said Riverside County, described as follows:

BEGINNING at the most southerly corner of said Parcel 2;

THENCE North 34° 17' 15" West, along the southwesterly line of said Parcel 2 a distance of 200.00 feet to the most southerly corner of an alley as shown on said map;

THENCE North 55° 42' 45" East, along the southeasterly terminus of said alley 20.00 feet to a line which is parallel with and distant 20.00 feet northeasterly as measured at right angle from said southwesterly line;

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THENCE South 34° 17' 15" East, along said parallel line 200.01 feet to the southeasterly line of said Parcel 2;

THENCE South 55° 44' 00" West, along said southeasterly line of Parcel 2 a distance of 20.00 feet to the point of beginning;

EXCEPTING THEREFROM the southeasterly 11.00 feet.

Dated November 6, 1985

MAGNOLIA PROPERTIES,  
a general partnership

By [Signature]

Title General Partner

By [Signature]

Title General Partner

DESCRIPTION APPROVED  
George P. Hutchinson 11/8/85 BY [Signature]

CONSENT TO RECORDATION

The City of Riverside, a municipal corporation, hereby consents through the undersigned officer 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, through its City Council, reserves all rights to accept said dedication at any time hereafter. This is to certify that the undersigned officer hereby consents on behalf of the City of Riverside to the recordation of this instrument pursuant to the authority conferred by Resolution No. 14883 of the City Council of said City, adopted on January 25, 1983.

Dated 11/15/85

[Signature]  
Title Property Services Manager

0047X/m - 7960M/a

APPROVED AS TO FORM  
[Signature]  
ASST. CITY ATTORNEY

Partnership Acknowledgment -- person signing as partner in a partnership.

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State of California SS

County of Los Angeles

On this 8th day of November, in the year 1985,

before me Lyndall S. Gould, the undersigned Notary Public,  
personally appeared Max Behm,

bbkksbbhAAh/ kthp/tp/pe/ (or proved to me on the basis of satisfactory  
evidence) to be the person who executed the within instrument on behalf  
of the partnership and acknowledged to me that the partnership executed it.  
(SEAL)

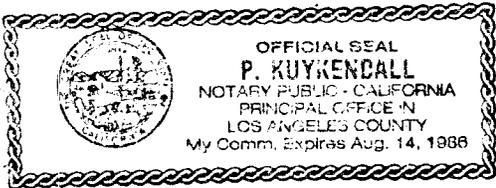
Lyndall S. Gould  
Notary's Signature



STATE OF CALIFORNIA

COUNTY OF Los Angeles } ss.

On this 6th day of November, in the year 1985,  
before me, the undersigned, a Notary Public in and for said State, personally appeared  
\*\*\*RALPH S. ROBERTS\*\*\*



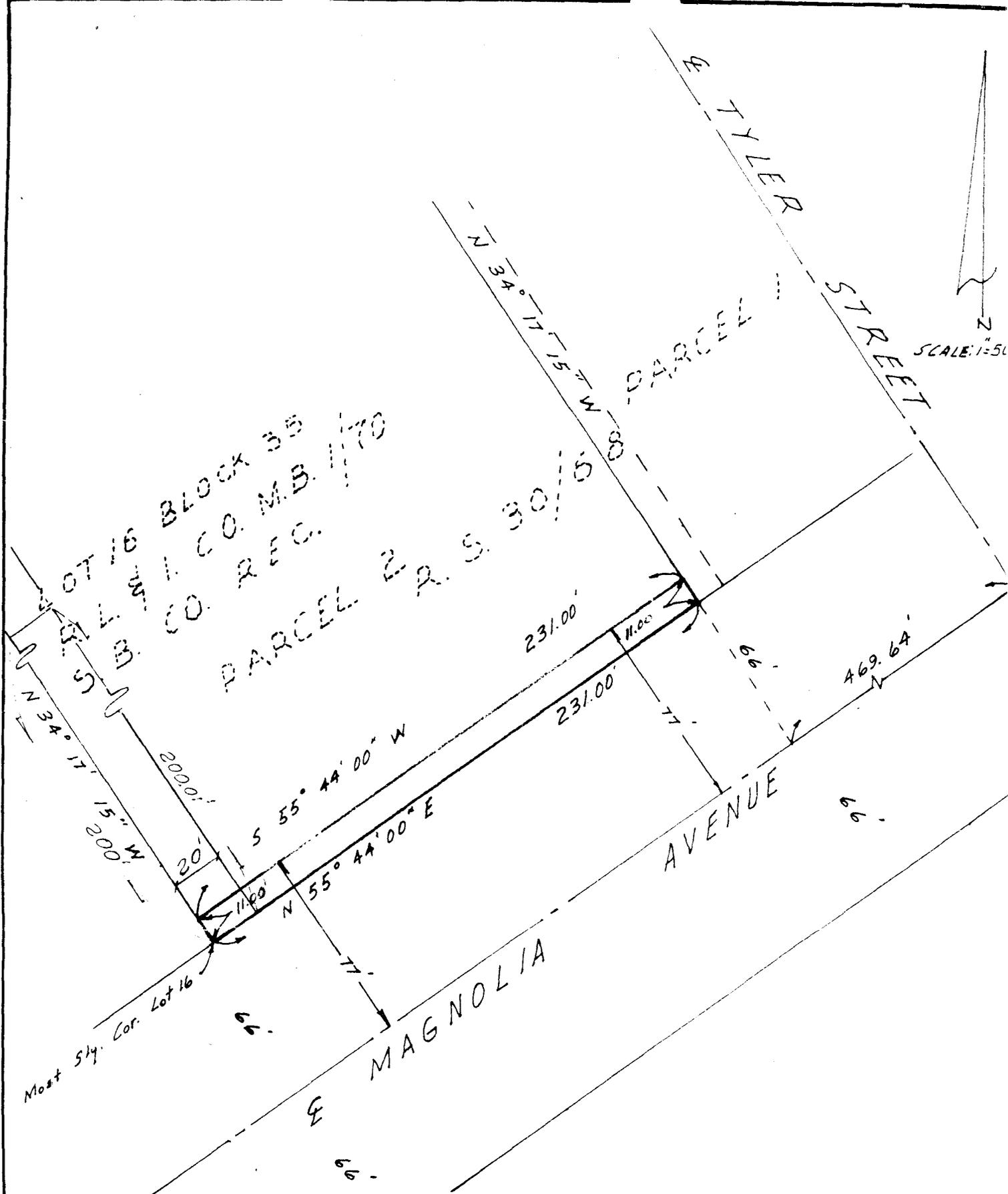
\_\_\_\_\_, personally known to me  
(or proved to me on the basis of satisfactory evidence) to be the person who executed the  
within instrument on behalf of the General Partnership named therein, and acknow-  
ledged to me that the General Partnership executed it.

WITNESS my hand and official seal.

P. Kuykendall  
Notary Public in and for said State.

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• 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" = 50'

DRAWN BY E.P. DATE 8/6/85

SUBJECT CERTIFICATE OF COMPLIANCE 3-856