

070792

When recorded mail to:

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

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

MAR - 3 1997

Recorded in Official Records
of Riverside County, California

Recorder
Fees \$

FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee. (Government Code §6103)

FOR RECORDER'S OFFICE USE ONLY

D- [handwritten]

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Project: **CU-020-712**
8308 Magnolia Avenue

OFFER OF DEDICATION

On this 7th day of February, 19 97, **MAGNOLIA AVENUE BAPTIST CHURCH, a California corporation**, does irrevocably offer for dedication to the CITY OF RIVERSIDE, a municipal corporation of the State of California, its successors and assigns, pursuant to the provisions of California Government Code Section 7050, for **public street and public utility purposes**, together with all rights to construct and maintain **public street and public utility** improvements consistent with the use as **a public street and public utilities**, that real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Parcel Map on file in Book 13 of Parcel Maps, at page 35 thereof, records of Riverside County, California, **together with** that portion of Lot 16 in Block 14 of map of the Riverside Land and Irrigating Company, as shown by map on file in Book 1 of Maps, at page 70 thereof, records of San

Bernardino County, California, described as follows:

BEGINNING at a point in the southeasterly line of said Lot 16, distant thereon 176.00 feet northeasterly from the southwest corner of said lot, as measured along said southeasterly line of said lot;

THENCE North 56°00'20" East, along said southeasterly line of said Lot 16 and along the southeasterly line of said Parcel Map, a distance of 453.03 feet to the beginning of a tangent curve concave westerly and having a radius of 28.00 feet;

THENCE northeasterly and northerly, along said curve, through a central angle of 37°22'14", an arc length of 18.26 feet to a point in the southwesterly line of that certain parcel of land conveyed to the City of Riverside by deed recorded October 24, 1986, as Instrument No. 266584 of Official Records of Riverside County, California;

THENCE North 33°59'00" West, along said southwesterly line, 36.25 feet to a line which is parallel with and distant 42.00 feet northwesterly, as measured at right angle, from said southeasterly lines of Lot 16 and said Parcel Map;

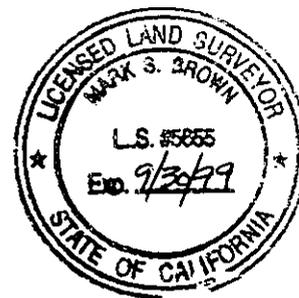
THENCE South 56°00'20" West, along said parallel line, 470.01 feet to the southwesterly line of that certain parcel of land conveyed to Magnolia Avenue Baptist Church by deed recorded July 20, 1979, as Instrument No. 152778 of Official Records of said Riverside County;

THENCE South 33°59'00" East, along said southwesterly line, 42.00 feet to said **POINT OF BEGINNING**.

Area: 19,709 square feet

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Mark S. Brown 2/5/97 Prep. WF
 Mark S. Brown, L.S. 5655 Date
 License Expires 9/30/99



Dated Dec 7, 1997

MAGNOLIA AVENUE BAPTIST CHURCH,
a California corporation

by Larry O Burrow
title Minister of Education & Administration

by John Schivley
title Chairman of Trustees

GENERAL ACKNOWLEDGEMENT

State of California }
County of RIVERSIDE }^{ss}

On 2/7/97, before me CARM P. MARCY
(date) (name)

a Notary Public in and for said State, personally appeared

LARRY O. BURROW AND JOHN SCHIVLEY
Name(s) of Signer(s)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Carm P. Marcy

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

() Attorney-in-fact
() Corporate Officer(s)
 LARRY O. BURROW
 Title MINISTER OF ADM.
 Title _____

() Guardian/Conservator

() Individual(s)

() Trustee(s)

() Other

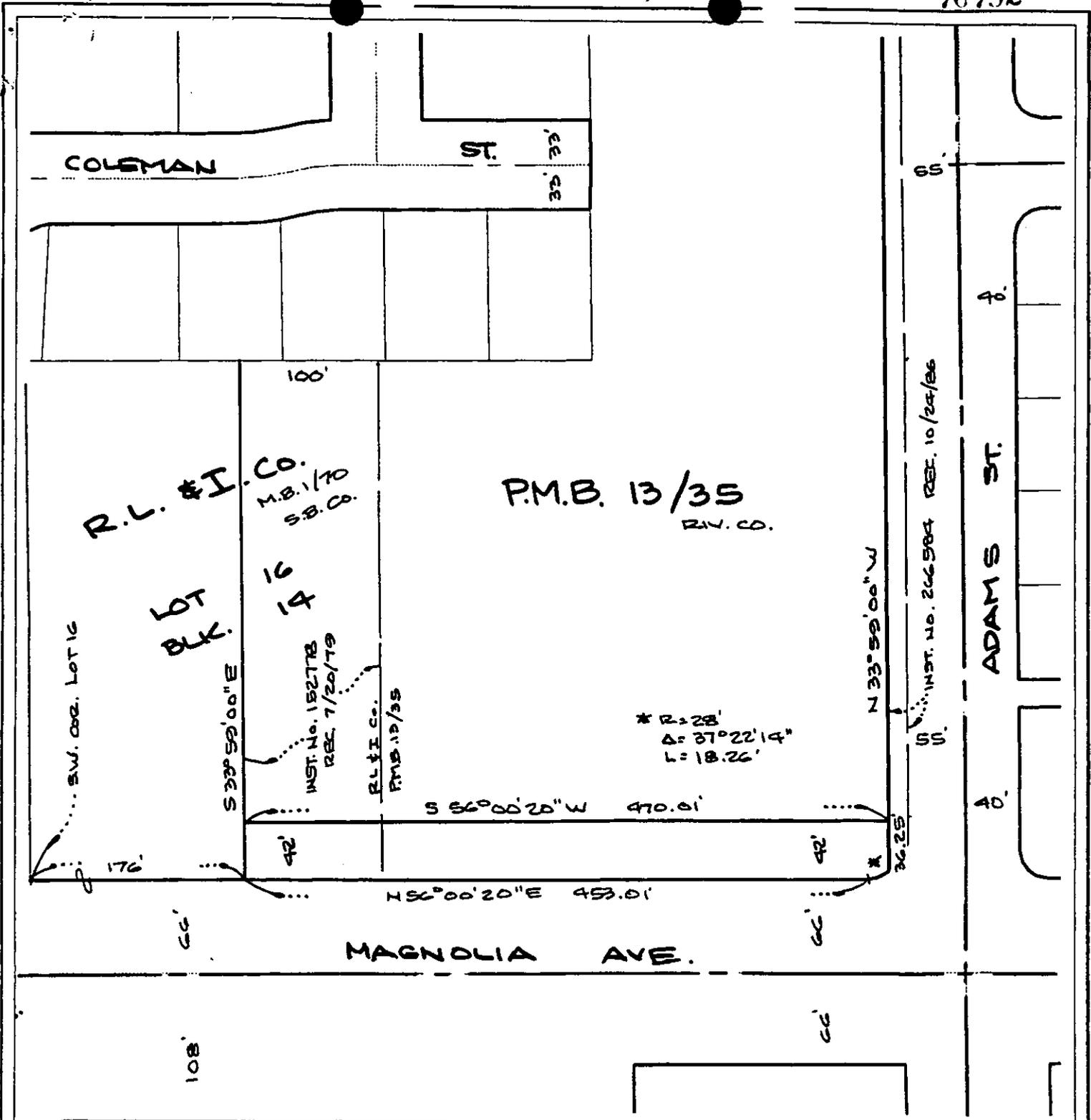
() Partner(s)

() General

() Limited

The party(ies) executing this document is/are representing:

MAGNOLIA AVENUE
BAPTIST CHURCH



CU -020 -712

67-1
Map Produced on:
October 07, 1996

- Symbology
- ROW Line
 - Parcel Line
 - - - Assessor Parcel Line
 - Project Limits Boundary
 - Street Centerline
 - Private Street Centerline

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.

1 inch = 100 feet

Aerial photo taken on 4/30/96. The City of Riverside makes no warranty as to accuracy or content of the data shown on this map. The map shall not be reproduced or distributed. © Copyright 1995, City of Riverside, California. Printed by: FAWCETT