

266584

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)

Project: Conditional Use Permit
C-20-712

RECEIVED FOR RECORD
AT 2:00 O'CLOCK P.M.

OCT 24 1986
Recorded in Official Records
of Riverside County, California
William E. Stearns
Recorder
Fees

FOR RECORDER'S OFFICE USE ONLY

11035

GRANT DEED

MAGNOLIA AVENUE BAPTIST CHURCH, a California corporation, Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the CITY OF RIVERSIDE, a municipal corporation, the real property in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Parcel 1 of Parcel Map on file in Book 13 of Parcel Maps, at Page 35 thereof, records of Riverside County, California, being more particularly described as follows:

- BEGINNING at the most northerly corner of said Parcel 1;
- THENCE South 33° 59' 00" East, along the northeasterly line of said Parcel 1, a distance of 970.91 feet to the beginning of a tangent curve concave to the west, having a radius of 28.00 feet;
- THENCE Southerly along said curve, through a central angle of 52° 37' 06" an arc length of 25.71 feet to a line which is parallel with and distant 55.00 feet southwesterly, as measured at right angle from the centerline of Adams Street;
- THENCE North 33° 59' 00" West, along said parallel line a distance of 993.16 feet to the northwesterly line of said Parcel 1;
- THENCE North 56° 00' 20" East, along said northwesterly line a distance of 11.00 feet to the Point of Beginning.

Area - 10,851 square feet.

DESCRIPTION APPROVAL
George P. Hutchins 7/21/82
Surveyor

266584

Dated 6/10/86

MAGNOLIA AVENUE BAPTIST CHURCH
a California corporation

By Thomas R. Hixson
Title Chairman of the Trustees

By Edward R. Goff
Title Secretary of the Trustees

DESCRIPTION APPROVAL
[Signature]

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a Municipal Corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 14883 of said City Council adopted January 25, 1983, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 10/24/86

[Signature]
Title Property Services Manager

0043X/m - 1166m/a

APPROVED AS TO FORM

Kathleen M. Gonzales
SENIOR DEPUTY CITY ATTORNEY

STATE OF CALIFORNIA }
COUNTY OF Riverside } ss.

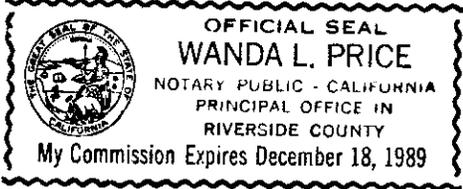
On this 10th day of June, in the year 1986, before me, the undersigned, a Notary Public in and for said State, personally appeared

Thomas Hixson and Edward R Goff
aka Thomas R Hixson, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as Chairman / President and Secretary, respectively, of the Corporation therein named, and acknowledged to me that the Corporation executed it pursuant to its by-laws or a resolution of its board of directors. Trustees ⁴⁰

WITNESS my hand and official seal.

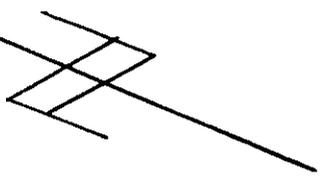
Wanda L. Price
Notary Public in and for said State.

11630-2



266584

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ADAMS S33°59'00"E ST

44

970.91'

993.16'

R=28'
A=52°37'06"
L=25.71'

D=37'22.14"
L=18.26'

36.25'

PAR 1
P.M.B 13/35
RIV CO

N56°00'20"E

MAGNOLIA AVE
N56°00'20"E

370.01'

353.91'

N33°59'20"W

42'

66

• 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

5/15

SCALE: 1" = 100'

DRAWN BY DATE 2/25/86

SUBJECT C.20-712