

212621

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

SEP 20 1985

Recorded in Official Records  
of Riverside County, California

*William E. Gandy*  
RECORDER  
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: Certificate of Compliance Case  
COC-3-856

11285

OFFER OF DEDICATION

On this 28th day of August, 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, together with all rights to construct and maintain public street and highway 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:

That portion of Lot 16 in Block 35 of the Lands of Riverside Land and Irrigating Company as shown by Map on file in Book 1, Page 70 of Maps, San Bernardino County Records, described as follows:

BEGINNING at the most southerly corner of said lot;

THENCE North 55° 44' 00" East along the southeasterly line of said lot, a distance of 231.00 feet to the northeasterly line of that certain parcel of land conveyed to Magnolia Properties, by deed recorded January 13, 1986, as Instrument No. 4129, Official Records of Riverside County, California;

THENCE North 34° 17' 15" West, along last said northeasterly line, a distance of 11.00 feet to a line which is parallel with and distant 11.00 feet northwesterly, as measured at right angle from the southeasterly line of said parcel conveyed to Magnolia Properties;

THENCE South 55° 44' 00" West, along said parallel line a distance of 231.00 feet to the southwesterly line of said lot;

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THENCE South 34° 17' 15" East, along the southwesterly line of said lot a distance of 11.00 feet to the POINT OF BEGINNING.

Area - 2,541 square feet.

MAGNOLIA PROPERTIES  
a general partnership

Dated August 28, 1985

By Max Behm

Title PARTNER

APPROVED AS TO FORM

Carolyn Conner 4-13-85  
SENIOR DEPT. CITY ATTORNEY

By \_\_\_\_\_

Title \_\_\_\_\_

DESCRIPTION APPROVAL  
of Magnolia Properties Partnership 8/24/85 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 9/20/85

[Signature]  
Title Property Services Manager

0047X/m - 6167M/c

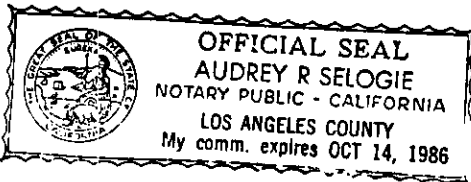
STATE OF CALIFORNIA

COUNTY OF LOS ANGELES } ss.

On this 28TH day of AUGUST, in the year 1985  
before me, the undersigned, a Notary Public in and for said State, personally appeared  
MAX BEHM

\_\_\_\_\_, 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 \_\_\_\_\_ Partnership named therein, and acknow-  
ledged to me that the \_\_\_\_\_ Partnership executed it.

WITNESS my hand and official seal.



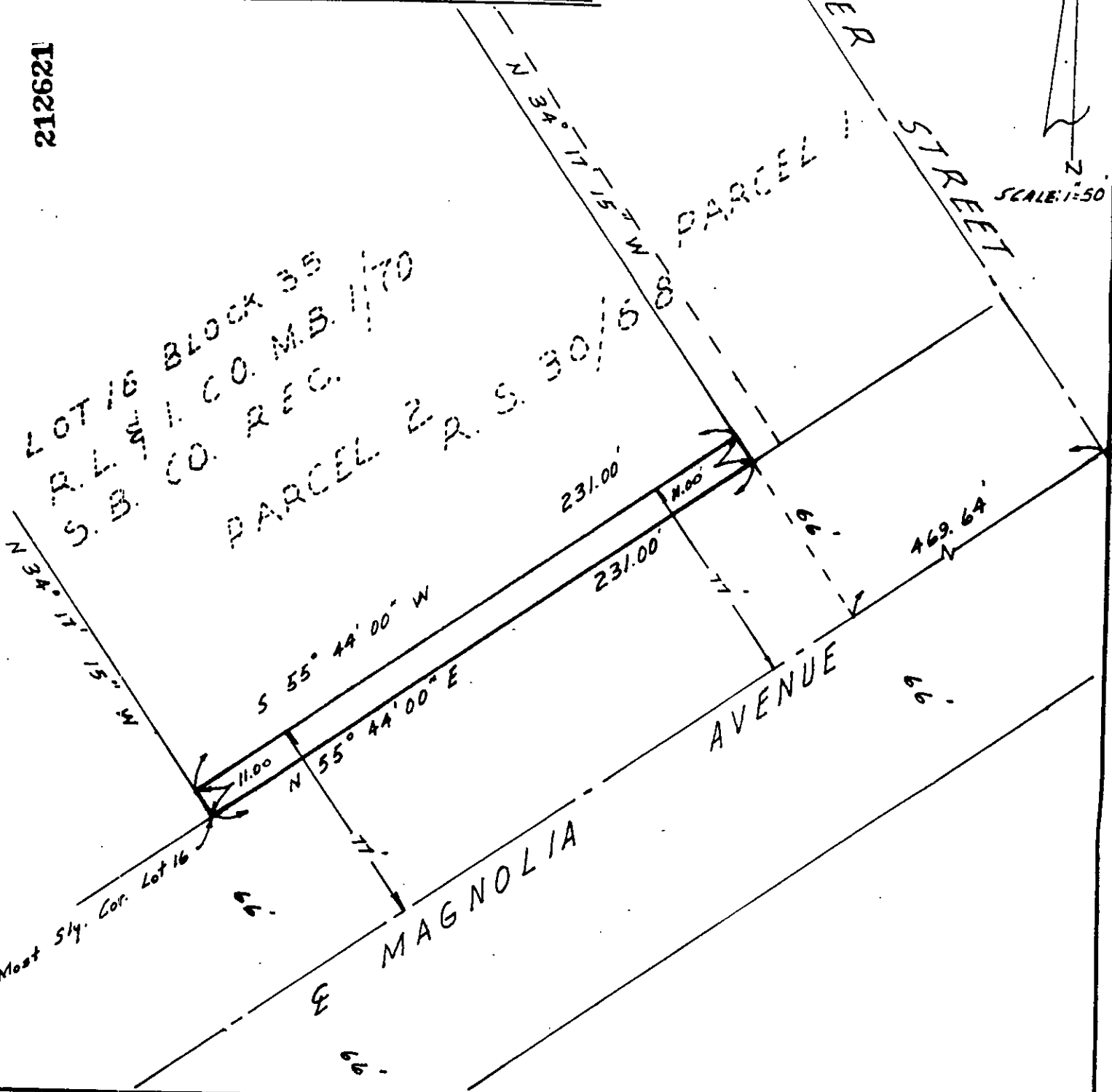
[Signature]  
Notary Public in and for said State.

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2 FEET OFFER OF DEDICATION  
 OF A PORTION OF LOT 16 BLOCK 35 LANDS OF  
 RIVERSIDE LAND AND IRRIGATING COMPANY, M.B. 1/70  
 SAN BERNARDINO COUNTY RECORDS.  
 AUGUST, 1985 SCALE: 1" = 50'  
 ERNEST PINTOR LAND SURVEYOR

212621



SCALE: 1" = 50'

• 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

5120-1

SCALE: 1" = 50'

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

SUBJECT CERTIFICATE OF COMPLIANCE 3-856

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