

When recorded mail to:

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

DOC # 2008-0619058

11/21/2008 08:00A Fee:NC

Page 1 of 6

Recorded in Official Records
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



FREE RECORDING

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

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			6						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NCHG-CC									512

FOR RECORDER'S OFFICE USE ONLY

Project: P08-0300
APN: 227-283-009
Address: 7179 Magnolia Avenue

D- 16299



OFFER OF DEDICATION

On this 11th, day of OCTOBER, 2008,

Patriot Development, LLC, 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 highway purposes, together with all rights to construct and maintain utilities, sanitary sewers, storm drains and other improvements consistent with the use as a public street and highway, that real property as described in EXHIBIT A attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

Dated 10/7/2008

Patriot Development, LLC

By: *Pamela Forbes*

By: *[Signature]*

Print Name: PAMELA FORBES

Print Name: THOMAS RIGGLE

Title: President

Title: VICE PRESIDENT

State of California

County of Riverside } ss

On 10-7-08, before me, Pierre Nehme, Notary Public

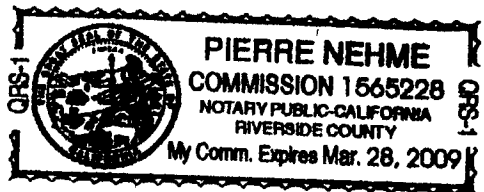
personally appeared Thomas William Riggle and Pamela Mary Forbes who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Pierre Nehme

Notary Signature



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**CONSENT TO IRREVOCABLE OFFER OF DEDICATION
(Government Code Section §7050)**

The City of Riverside, a municipal corporation of the State of California, hereby consents through the undersigned officer to the herein above 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 offer at any time hereafter. This is to certify that the undersigned officer consents on behalf of the City Council of said City to recordation of this instrument pursuant to authority conferred by Resolution No. 21027 of said City Council adopted September 6, 2005.

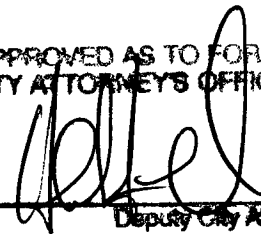
Dated 11/12/08

CITY OF RIVERSIDE

By: Amelia M. Valdivia

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY



Deputy City Attorney



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11/21/2008 08 00A
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EXHIBIT "A"
LEGAL DESCRIPTION
IRREVOCABLE OFFER OF DEDICATION

PARCEL 1

The northwesterly 5.00 feet of the following described real property, in the City of Riverside, County of Riverside, State of California:

That portion of Lot 1 of El Padro Rancho, as shown by map on file in Book 8, Page 14 of Maps, Records of Riverside County, California, described as follows:

Beginning at a point on the northwesterly line of Magnolia Avenue 736 feet southwesterly from the intersection of the southerly line of Arlington Avenue with the northwesterly line of Magnolia Avenue;

Thence southwesterly, along said northwesterly line of Magnolia Avenue a distance of 90 feet;

Thence at a right angle northwesterly a distance of 200 feet;

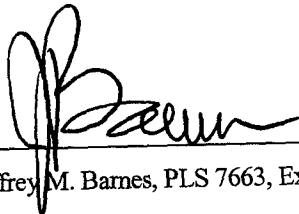
Thence at a right angle northeasterly a distance of 90 feet;

Thence at a right angle southeasterly a distance of 200 feet, to the Point of Beginning.

Said property is also shown as Lot 9 on Assessor's Map No. 6, on file in Book 1, Page 6 of Assessor's Maps, Records of Riverside County, California.

Contains 450 square feet, more or less.

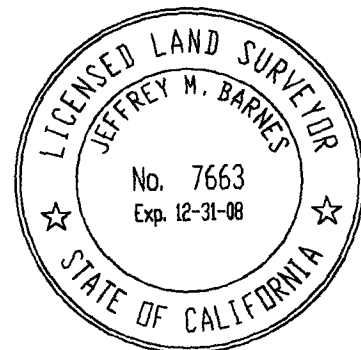
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.



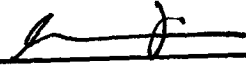
10-3-2008

Jeffrey M. Barnes, PLS 7663, Exp. 12-31-08

Date



DESCRIPTION APPROVAL:

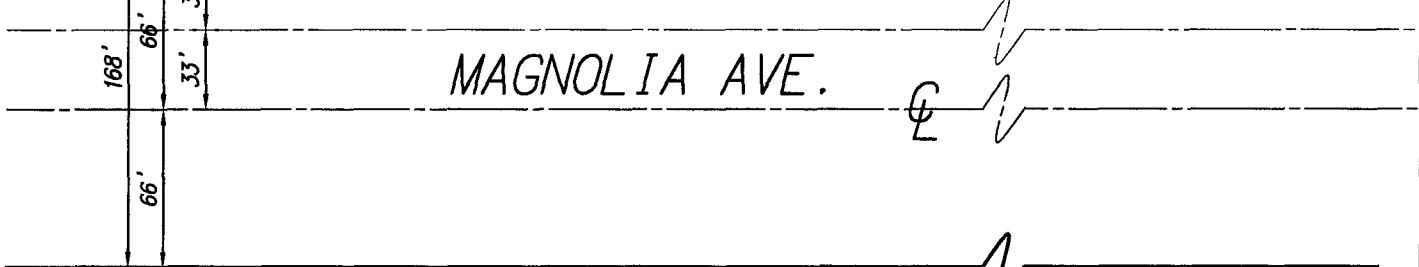
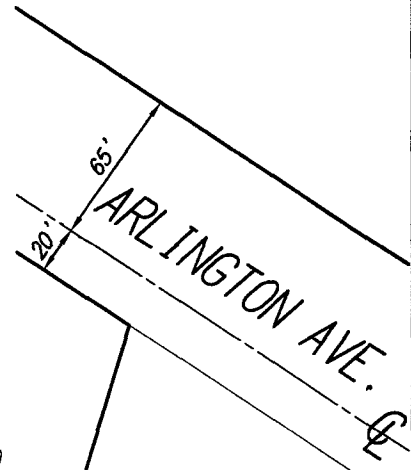
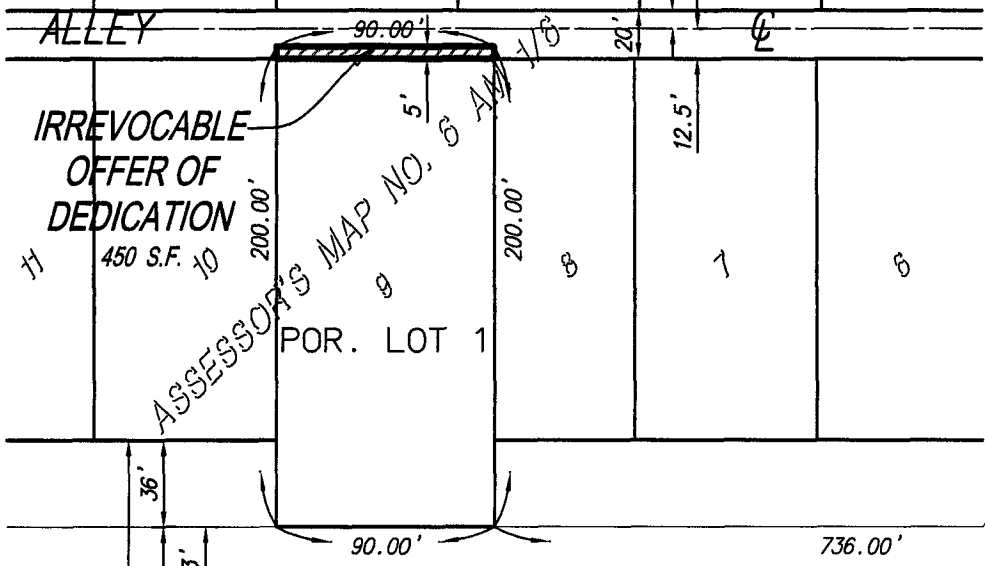
BY:  10/3/08
DATE

FOR: MARK S. BROWN
CITY SURVEYOR

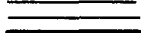

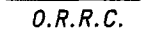
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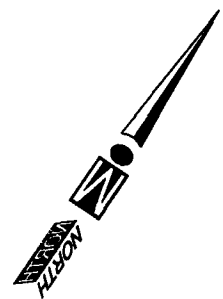


15 16 17 2 3 4
 EL PADRO RANCHO
 M.B. 8/14, O.R.R.C



LEGEND

-  PROPERTY LINE
-  IRREVOCABLE OFFER OF DEDICATION
-  O.R.R.C. OFFICIAL RECORDS OF RIVERSIDE COUNTY



SCALE: 1"=80'



NOTE
 THIS PLAT IS SOLELY AN AID IN LOCATING THE ATTACHED
 DESCRIPTION AND IS NOT CONSIDERED A PART THEREOF

53-5

IW Consulting Engineers, Inc.

- Civil Engineering
- Surveying
- Land Planning

3544 University Avenue
 Riverside, CA 92501

Tel 951 687 2929
 Fax 951 687 2999

PLAT

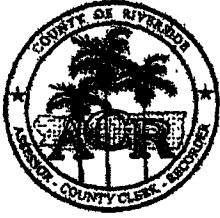
IRREVOCABLE OFFER OF DEDICATION
 A.P.N.: 227-283-009
 M.B. 8/14, O.R.R.C.

W.O.	245.015
BY:	JC
DATE:	10/2008
SCALE:	1"=80'
PAGE:	1 OF 1

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1629a



LARRY W. WARD
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

www.riversideacr.com

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE
DEPUTY CITY ATTORNEY

Date: 11-21-08

Signature: M. J. Lewis

Print Name: M. J. LEWIS

