

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)

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FOR RECORDER'S OFFICE USE ONLY

Project: 3780 Adams Street – Bldg. Pmt.

POR. A.P.N. 231-040-003

D - 17060



OFFER OF DEDICATION

On this 20th, day of JUNE, 20 14, CALIFORNIA BAPTIST UNIVERSITY, a California corporation, do(es) irrevocably offer for dedication to the CITY OF RIVERSIDE, a California charter city and municipal corporation, 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 JUNE 20, 2014

CALIFORNIA BAPTIST UNIVERSITY, a California corporation

By _____

By [Signature]

(print name)

Mark Howe
(print name)

Title _____

Title VP Finance & Administration



State of California

County of Riverside } ss

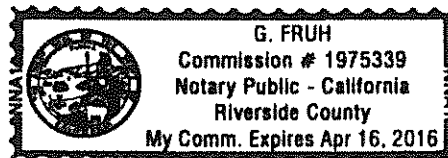
On June 20, 2014, before me, G. Fruh,
notary public, personally appeared, Mark Howe

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.

G. Fruh
Notary Signature



**CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)**

The City of Riverside, a California charter city and municipal corporation, 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 July 9, 2014

CITY OF RIVERSIDE

By [Signature]
David Welch
Real Property Services Manager

[Signature]
APPROVED AS TO FORM
SUPERVISING DEPUTY CITY ATTORNEY

EXHIBIT "A"
OFFER OF DEDICATION

That portion of Lot 1, Block 23, of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 72, thereof (previously known in Riverside County, California, as being shown by map on file in Book 1, Page 70 of Maps), records of San Bernardino County, California, within the City of Riverside, State of California, said portion more particularly described as follows:

The Northeasterly 16.00 feet of Parcel 2 of Record of Survey, on file in Book 48, Page 22 of Records of Surveys, records of the County of Riverside, State of California.

Containing 1720 square feet, more or less.

This description was prepared by me or under by direction.



William Rohal L.S. 8805
Exp. Date 12/31/2014

5-27-2014
Date



DESCRIPTION APPROVAL:

BY: K. [Signature] 5/30/2014
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR





MAGNOLIA AVE.

SHEET 1 OF 1 SHEETS

108'

PARCEL 1

POR. LOT 1
BLOCK 23
RIVERSIDE LANDS &
IRRIGATING CO.
MB 1/72, S.B.CO.

SOUTHWESTERLY LINE
OFFER OF DEDICATION
PER DOC. NO. 78030,
REC. 4-4-1986

CERTIFICATE OF
COMPLIANCE
DOC. NO. 82942
REC. 4-10-1996

RS 48 / 22

PUBLIC UTILITY
EASEMENT
DOC. NO. 20712
REC. 2-25-1966

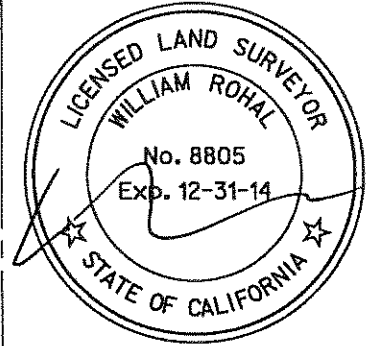
1720
SQ. FT.

PARCEL 2

APN 231-040-003

PARCEL 3

SOUTHWESTERLY
LINE GRANT
DEED PER DOC.
NO. 16631
REC. 2-11-1965



ADAMS ST.

SCALE: 1" = 60'



CITY OF RIVERSIDE D-17060

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL (S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION THEREIN.



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(FAX)951.782.0723

rickengineering.com

San Diego - Orange - San Luis Obispo - Bakersfield - Sacramento - Phoenix - Tucson

RIGHT OF WAY DEDICATION

SCALE: 1"=60'

DATE: MARCH 19, 2014