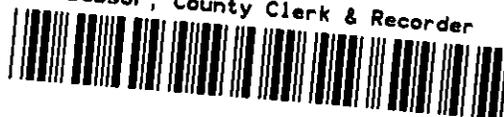


When recorded mail to:

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

DOC # 2004-0487135  
06/24/2004 08:00A Fee:NC

Page 1 of 5  
Recorded in Official Records  
County of Riverside  
Gary L. Orso  
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)

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	1		5						
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Project:P03-1398  
APN: 266-130-021 &-022  
Address: Tract 21362

D- 15351

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DP

**OFFER OF DEDICATION**

On this 28<sup>TH</sup>, day of MAY, 2004, MISSION RANCH EAST PARTNERS, L.P., a California Limited Partnership, 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 \_\_\_\_\_

MISSION RANCH EAST PARTNERS,  
L.P., a California Limited Partnership

By [Signature]

Title: MEMBER

By [Signature]

Title: MEMBER

**GENERAL ACKNOWLEDGEMENT**

State of California }  
County of Riverside } ss

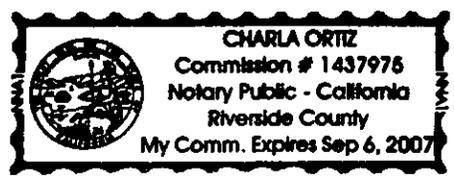
On May 28, 2004, before me Charla Ortiz  
(date) (name)

a Notary Public in and for said State, personally appeared  
John K. Abel and Edwin M. Hays, Jr.  
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.

Charla Ortiz  
Signature



**OPTIONAL SECTION**

**CAPACITY CLAIMED BY SIGNER**

- ( ) Attorney-in-fact
- ( ) Corporate Officer(s)
- Title \_\_\_\_\_
- Title \_\_\_\_\_
- ( ) Guardian/Conservator
- ( ) Individual(s)
- ( ) Trustee(s)
- ( ) Other
- \_\_\_\_\_
- \_\_\_\_\_
- ( ) Partner(s)
- ( ) General
- ( ) Limited

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

\_\_\_\_\_  
\_\_\_\_\_



2004-0487135  
06/24/2004 08:08A  
3 of 5

**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. 20534 of said City Council adopted September 23, 2003.

Dated 6/22/04

**CITY OF RIVERSIDE**

*Michelle Herring*

Administrative Services Manager

APPROVED AS TO FORM  
CITY ATTORNEYS OFFICE

*Justin Smith*  
Deputy City Attorney

EXHIBIT "A"

That portion of Lot 12 of Woodcrest Acres, as shown by map on file in Book 11 of Maps at page 62 thereof, Records of Riverside County, California together with a portion of Lot L (Cole Street) of said Woodcrest Acres, said portions being described as follows:

COMMENCING at the intersection of the north line of said Lot C (Krameria Avenue 30.00 feet in half width) with the centerline of said Lot L (Cole Avenue 60.00 feet in width);

Thence South 00° 24' 02" West along said centerline of Cole Avenue, a distance of 729.47 feet to the TRUE POINT OF BEGINNING;

Thence South 89° 36' 17" West, a distance of 508.21 feet to the beginning of a tangent curve, concave to the south, having a radius of 335.00 feet;

Thence westerly and southwesterly along said curve, to the left, through a central angle of 27° 45' 50", an arc distance of 162.33 feet to a point on the west line of said Lot 12, the radial line from said point bears South 28° 09' 32" East;

Thence North 00° 24' 11" East along said west line, a distance of 37.09 feet to the beginning of a non-tangent curve, concave to the south, having a radius of 368.00 feet, the radial line from said point bears South 25° 23' 50" East;

Thence northeasterly and easterly along said curve, to the right, through a central angle of 25° 00' 08", an arc distance of 160.58 feet;

Thence North 89° 36' 17" East, a distance of 508.67 feet to a point on said centerline of Cole Avenue;

Thence South 00° 24' 02" West along said centerline, a distance of 33.00 feet to the the TRUE POINT OF BEGINNING.

Containing 0.51 acres, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb  
Matthew E. Webb, L.S. 5529

4/27/04  
Date



Prepared by: [Signature]  
Checked by: [Signature]

DESCRIPTION APPROVAL: 6-2-04  
[Signature]

2004-0487135  
06/24/2004 08:00H  
4 of 5





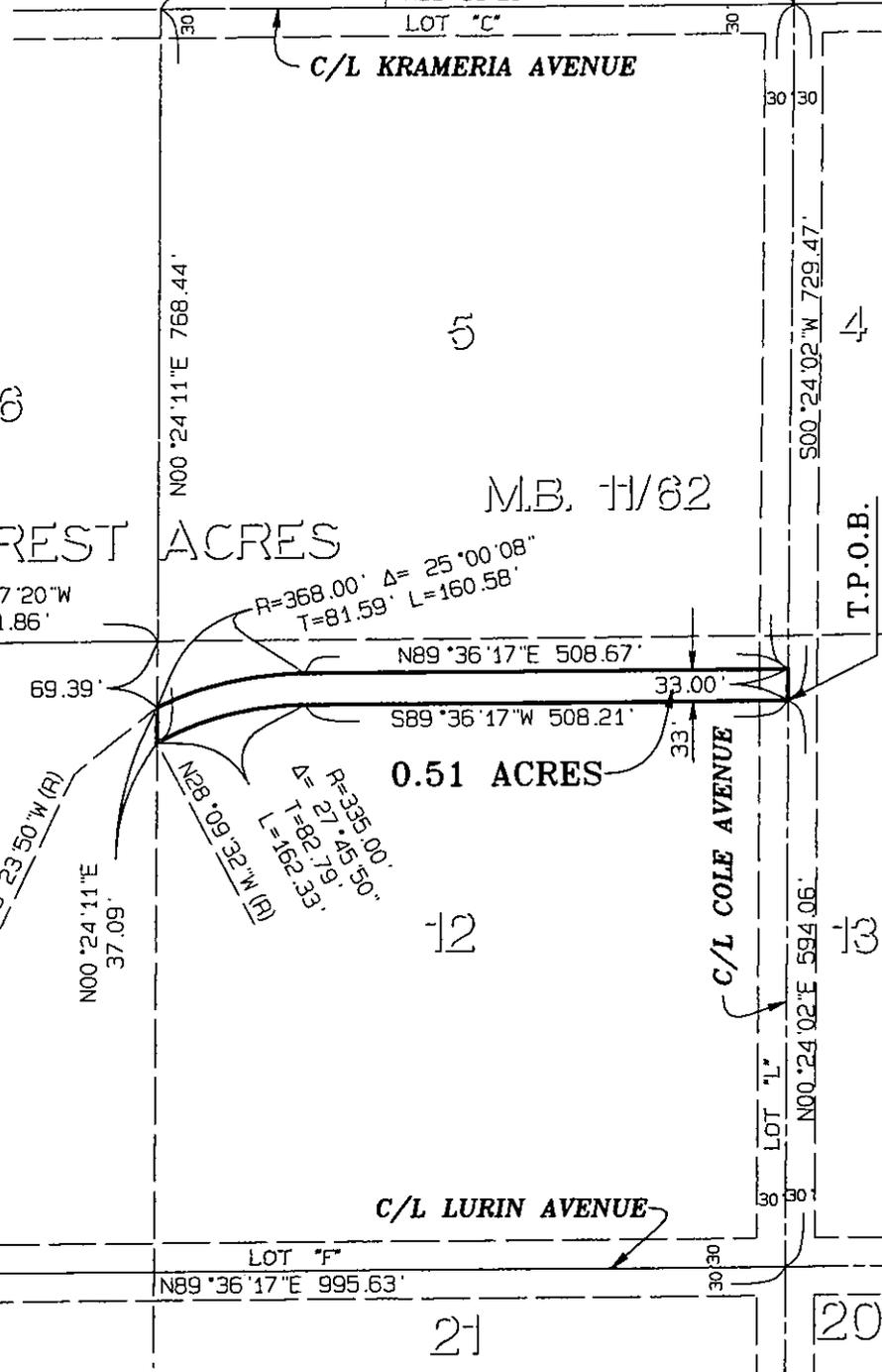
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2004 08:00A  
5 of 5

# EXHIBIT "B"

TRACT NO. 21636-4 | M.B. 196/67-70

N89°38'22"E 663.69'

P.O.C.



## WOODCREST ACRES

M.B. 11/62

### 0.51 ACRES



File :G:\2003\03-0390\LLA.pro

ALBERT A.  
**WEBB**  
 ASSOCIATES  
 ENGINEERING CONSULTANTS

## CITY OF RIVERSIDE, CALIFORNIA

102-5

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

W.O.  
03-269

SCALE: 1" = 200'

DRWN BY AW DATE 4/23/09  
CHKD BY TB DATE 4/23/09

SUBJECT: ROAD & UTILITY EASEMENT

15351