

STEWART TITLE-Riverside

DOC # 2011-0327417  
07/27/2011 08:00 AM Fees: \$0.00  
Page 1 of 7  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder

When recorded mail to:

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

\*\*This document was electronically submitted  
to the County of Riverside for recording\*\*  
Received by: VGUTIERREZ

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

304110

FOR RECORDER'S OFFICE USE ONLY

Project: Mission Ranch Park  
APN: Por 266-100-001, -002, &-015  
Address: Lurin Ave. and Obsidian Drive  
TRA 009187

D- 16687

OFFER OF DEDICATION

On this 30th day of June, 20 11, DAUCHY PARTNERS, L.P., a California limited partnership, does 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.

16687

Dated 6/30/11

DAUCHY PARTNERS, L.P., a California limited partnership

BY: Entrepreneurial - Sheffield Partners, LLC, a Delaware limited liability company, Its: General Partner

BY: Entrepreneurial Properties Corporation, a Nevada corporation, Its: Member

By: Randall C. Luce  
Randall C. Luce, President

BY: Sheffield Homes LLC, a California limited liability company, Its: Member

By: [Signature]  
Edwin M. Hupp, Jr., as Trustee of the Hupp Trust u/d/t dated June 18, 1998  
Its: Member

By: [Signature]  
Edwin M. Hupp, Jr.  
President of Sheffield Communities, Inc., a Delaware Corporation  
Its: Member

State of California

County of Orange } ss

On June 30, 2011 before me, ANGELITA O. MASON, Notary Public  
personally appeared RANDALL C. LUCE

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.

Angelita O. Mason

Notary Signature



State of California

County of Orange } ss

On June 30, 2011, before me, ANGELITA O. MASON, Notary Public  
personally appeared EDWIN M. HUPP, JR.

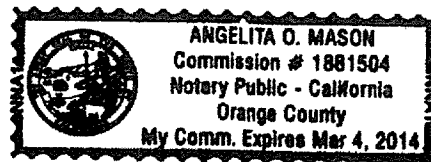
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

Angelita O. Mason

Notary Signature



State of California

County of \_\_\_\_\_ } ss

On \_\_\_\_\_, before me, \_\_\_\_\_

personally appeared \_\_\_\_\_ 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.


\_\_\_\_\_  
Notary Signature

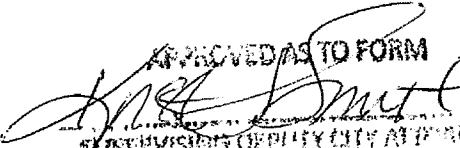
**CONSENT TO IRREVOCABLE OFFER OF DEDICATION  
(Government Code Section §7050)**

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 7/21/11

CITY OF RIVERSIDE

By:   
David Welch  
Real Property Services Manager

  
APPROVED AS TO FORM  
\_\_\_\_\_  
NOTARY PUBLIC (EXPIRES CITY AT 11/1/11)

**EXHIBIT A**

POR. APN's 266-100-001, -002, & -015  
OFFER OF DEDICATION

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA BEING THAT PORTION OF PARCEL 4 AS SHOWN ON PARCEL MAP 15033 ON FILE IN PARCEL MAP BOOK 87, PAGE 8 THEREOF, RECORDS OF SAID COUNTY AND THAT PORTION OF THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF LURIN AVENUE AND TAFT STREET AS SHOWN ON TRACT 31360 ON FILE IN MAP BOOK 392, PAGES 43 THROUGH 47 THEREOF, RECORDS OF SAID COUNTY;

THENCE SOUTH 89°48'48" EAST ALONG SAID CENTERLINE OF LURIN AVENUE, A DISTANCE OF 472.37 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°09'45" WEST A DISTANCE OF 33.00 FEET TO A LINE THAT IS PARALLEL AND 33.00 FEET SOUTHERLY AS MEASURED AT RIGHT ANGLES WITH SAID CENTERLINE OF LURIN AVENUE;

THENCE SOUTH 89°48'48" EAST, ALONG SAID PARALLEL LINE A DISTANCE OF 795.56 FEET;

THENCE SOUTH 44°41'30" EAST A DISTANCE OF 31.18 FEET TO A LINE THAT IS PARALLEL WITH AND 33.00 FEET WESTERLY FROM THE CENTERLINE OF OBSIDIAN DRIVE AS SHOWN BY SAID PARCEL MAP 15033;

THENCE SOUTH 00°25'49" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 554.65 FEET;

THENCE SOUTH 45°17'55" WEST A DISTANCE OF 28.22 FEET TO A LINE THAT IS PARALLEL WITH AND 33.00 FEET NORTHERLY FROM THE CENTERLINE OF McDOWELL ROAD AS SHOWN ON SAID PARCEL MAP 15033;

THENCE NORTH 89°50'06" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 348.81' TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 100.00 FEET:

THENCE TO THE RIGHT ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°59'45", AN ARC LENGTH OF 47.12 FEET;

THENCE NORTH 62°50'21" EAST, TANGENT TO SAID CURVE A DISTANCE OF 49.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, SOUTHEASTERLY, AND EASTERLY, AND HAVING A RADIUS OF 51.00 FEET;

THENCE TO THE LEFT ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 141°18'41" AN ARC LENGTH OF 125.78 FEET TO THE CENTERLINE OF SAID McDOWELL ROAD;


THENCE SOUTH 89°50'06" EAST ALONG SAID CENTERLINE A DISTANCE OF 560.84 FEET TO THE CENTERLINE INTERSECTION OF McDOWELL ROAD AND OBSIDIAN DRIVE AS SHOWN ON SAID PARCEL MAP 15033;

THENCE NORTH 00°25'49" EAST ALONG SAID CENTERLINE OF OBSIDIAN DRIVE A DISTANCE OF 662.64 FEET TO THE CENTERLINE INTERSECTION OF OBSIDIAN DRIVE AND LURIN AVENUE AS SHOWN ON SAID PARCEL MAP 15033 AND SAID TRACT 31360;

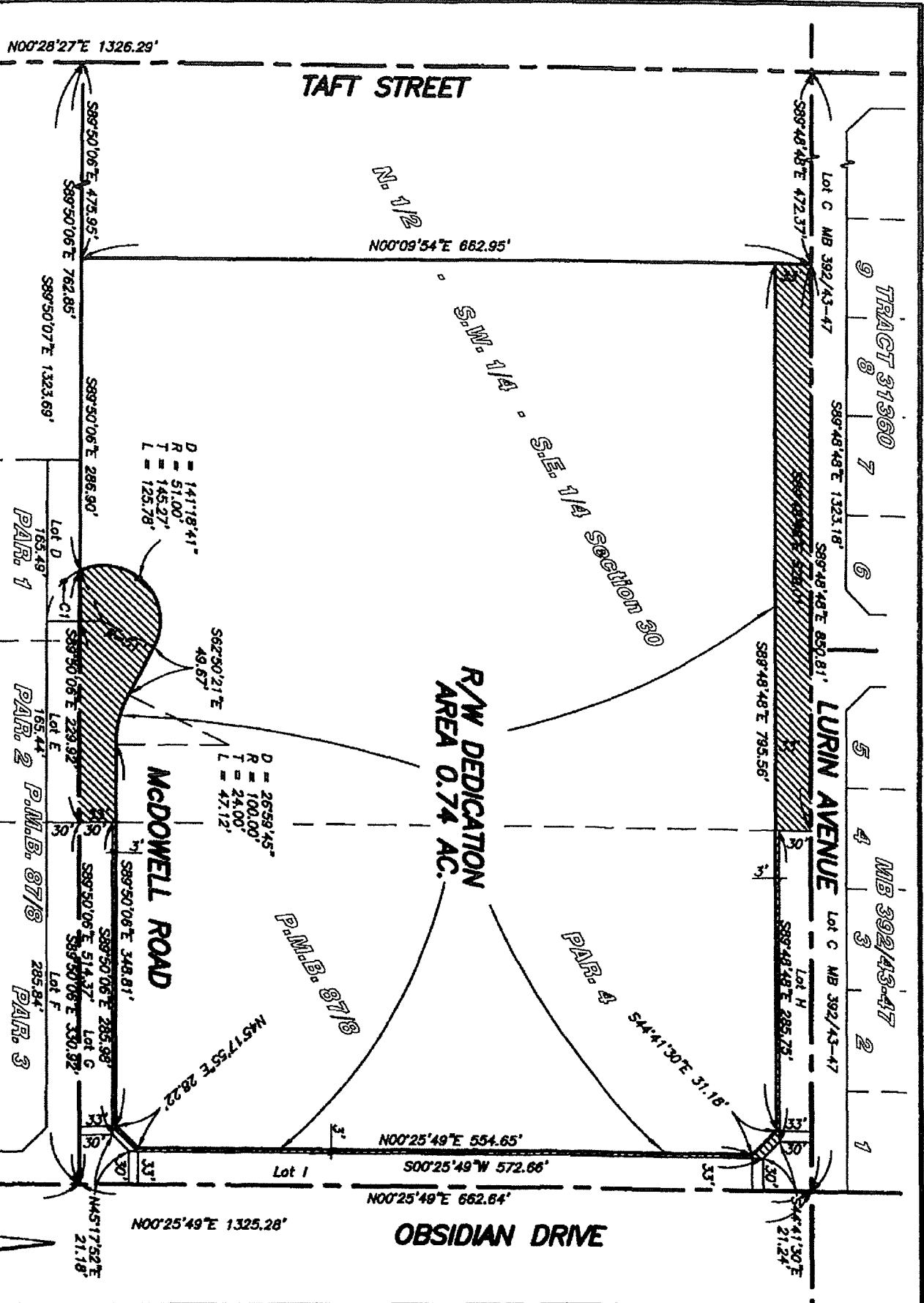
THENCE NORTH 89°48'48" WEST ALONG SAID CENTERLINE OF LURIN AVENUE A DISTANCE OF 850.81 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THOSE PORTION OFFERED FOR DEDICATION AND DESIGNATED LOTS G, H, AND I AS SHOWN ON SAID PARCEL MAP 15033.

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

 4/30/11 Prep. \_\_\_\_\_  
Mark S. Brown, City Surveyor Date  
L.S. 5655 License Expires 9/30/11





**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**

**SCALE: N.T.S.**

**DRAWN BY: HSB DATE: 10/04/2010 SUBJECT: TRACT 32847-PARK ACQUISITION-R/W**