

When recorded mail to:

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

2018-0268218

07/03/2018 03:39 PM Fee: \$ 0.00

Page 1 of 6

Recorded in Official Records
County of Riverside
Peter Aldana
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)

110

FOR RECORDER'S OFFICE USE ONLY

Project: WPM 37459, P18-0286
Por. APN's: 213-340-001
Location: Lime Street, between Mission Inn Ave
And Fifth Street

D- 17486

OFFER OF DEDICATION

Mission Lakes Owner LLC, a California limited liability company, 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.

Mission Lakes Owner, LLC,
A California limited liability company

By: Greenlaw Partners, LLC, a
California limited liability company
Its: Manger

By: [Signature]
Name: Wilbur H. Smith, III
Title: Principal

Date: 05/30/2018

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange } ss

On May 30, 2018, before me, Shannon Young,
notary public, personally appeared, Wilbur H. Smith, III

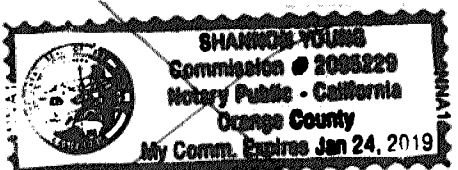
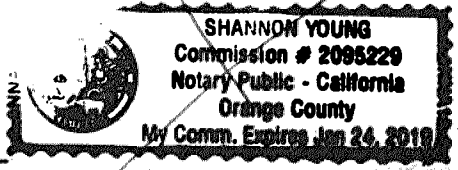
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

Shannon Young

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: July 3, 2018

CITY OF RIVERSIDE

By: 
David Welch
Real Property Services Manager

Approved as to Form:


By: 
Anthony L. Beaumon
Deputy City Attorney

EXHIBIT "A"
Offer of Dedication
LEGAL DESCRIPTION

Offer of Dedication

That certain real property located in the City of Riverside, County of Riverside, State of California, being a portion of the Certificate of Compliance (Waiver of Parcel Map PMW-51-801) recorded April 22, 1981 as Instrument No. 72132 of Official Records in the Office of the County Recorder of said county, more particularly described as follows:

Commencing at the centerline intersection of Mission Inn Avenue, shown as 7th Street on the Plat of Subdivision of Block 6 Range 3, in the City of Riverside, County of Riverside, State of California, recorded in Book 5, Page 127 of Maps in the office of the County Recorder of said county,(half-width of 49.50 feet) and Lime Street (varies);

Thence North 29°06'44" East per Grant Deed recorded July 31, 1970 as Instrument No. 74828 of Official Records along said centerline of Lime Street, 49.50 feet to the intersection with the prolongation of the southwesterly line of Lot 1 as shown on said Plat;

Thence southeasterly along said prolongation of the southwesterly line of said Lot 1 a distance of 44.00 feet to a line parallel with and 44.00 feet distant, measured at right angles, southeasterly from said centerline of Lime Street;

Thence along said parallel line North 29°06'44" East a distance of 14.64 feet to the **True Point of Beginning**;

Thence North 60°51'38" West, parallel with the centerline of Mission Inn Avenue, formerly 7th Street as shown on said Grant Deed, a distance of 4.50 feet to a line parallel with and 39.50 feet distant, measured at right angles, southeasterly from said centerline of Lime Street;

Thence along said parallel line North 29°06'44" East a distance of 51.60 feet;

Thence South 60°51'38" East, parallel with said Mission Inn Avenue, a distance of 4.50 feet to a line parallel with and 44.00 feet distant, measured at right angles, southeasterly from said centerline of Lime Street;

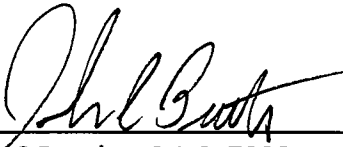
Thence along said parallel line South 29°06'44" West a distance of 51.60 feet to the **True Point of Beginning**.

Excepting Therefrom that portion lying within Lime Street.

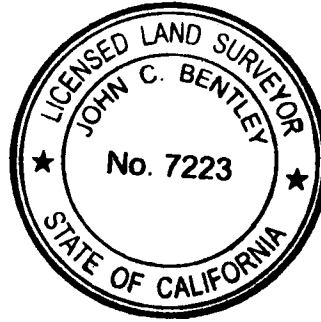
Containing an area of 233 square feet more or less.

EXHIBIT "A"
Offer of Dedication
LEGAL DESCRIPTION

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.



John C Bentley, P.L.S. 7223 5-22-18
Date



DESCRIPTION APPROVAL:

BY: 

6/1/2018
DATE

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

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N29°06'44"E	14.64'
L2	N60°51'38"W	6.50'
L3	N29°06'44"E	51.60'
L4	S60°51'38"E	6.50'
L5	S29°06'44"W	51.60'

P.O.C.
CENTERLINE INTERSECTION
MISSION INN AVENUE & LIME STREET

SW'LY COR OF PLAT
BLOCK 6 RANGE 3
M.B. 5/127

PER GRANT DEED RECORDED
JULY 31, 1970 AS INSTR.
NO. 74828 O.R.

N29°06'44"E

LIME STREET

MISSION INN AVENUE

(FORMERLY 7TH STREET)
N60°51'38"W

49.50'

44.00'

33'

39.5'

44'

L1 L2 L5 L3 L4

N29°06'44"E

T.P.O.B.

1

**PLAT OF
SUBDIVISION OF
BLOCK 6
RANGE 3
M.B. 5/127**

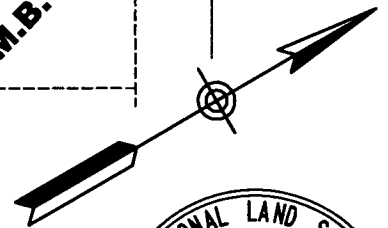
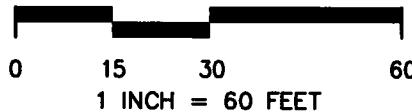
ALLEY

12'

7

2

AREA = 233 SQ.FT.
MORE OR LESS



LEGEND

- PARCEL BOUNDARY
- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE POINT OF BEGINNING

John C. Bentley 5/22/18
JOHN C BENTLEY, PLS 7223 DATE



**DAVID EVANS
AND ASSOCIATES INC.**

4141 E INLAND EMPIRE, SUITE 250
ONTARIO CALIFORNIA 91764
TEL:(909)481-5750 FAX:(909)481-5757

EXHIBIT

D17486-6

OFFER
OF
DEDICATION

CITY OF RIVERSIDE
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

SHEET NO: 1 OF 1
JOB NO: SIGR0000001
DRAWN BY: JCBE
DATE: 04/12/18
SCALE: 1"=60'