

DOC # 2013-0328617

07/08/2013 02:28P Fee:NC

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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

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: Lot Line Adjustment - P13-0430
14th & Olivewood Ave.
A.P.N. 219-330-032

D - 16974



OFFER OF DEDICATION

On this 5 day of July, 2013, AHC California Properties, LLC, a Delaware limited liability company, 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.

Dated 7-5-13

AHC California Properties, LLC, a Delaware limited liability company

By [Signature]
Daniel J. Blizzard, Manager



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State of California
County of Riverside } ss

On July 24, 2013, before me, Deborah Charmaine May,
notary public, personally appeared, Daniel John Blizzard

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.



Deborah C. May
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 hereinabove 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 hereby consents on behalf of the City Council of said City to recordation of this instrument pursuant to the authority conferred by Resolution No. 21027 adopted September 6, 2005.

Dated 7-8-13

CITY OF RIVERSIDE
By [Signature]
David Welch
Real Property Services Manager

APPROVED AS TO FORM
[Signature]
SUPERVISING DEPUTY CITY ATTORNEY
PELLA - OFFER OF DEDICATION.DOC

EXHIBIT A

POR. A.P.N. 219-330-032
Offer of Dedication for Public Street and Utility Purposes

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Parcel 1 of Certificate of Compliance for Lot Line Adjustment per document recorded March 17, 1989, as Instrument No. 083685 of Official Records of said Riverside County, described as follows:

COMMENCING at the most northerly corner of said Parcel 1;

THENCE South 61° 00' 00" East, along the northeasterly line of said Parcel 1, a distance of 8.00 feet to a line that is parallel with and distant 33.00 feet southeasterly, as measured at right angles, from the centerline of Orange Grove Avenue and being the **POINT OF BEGINNING** of the parcel of land being described; said centerline being shown by Record of Survey filed in Book 127, Page 8 of Record of Surveys, records of Riverside County, California;

THENCE South 28° 56' 04" East, along said parallel line, a distance of 25.02 feet;

THENCE North 67° 38' 22" East, a distance of 32.03 feet to a point in the northeasterly line of said Parcel 1, distant southeasterly 20.03 feet from the Point of Beginning;

THENCE North 61° 00' 00" West, along said northeasterly line, a distance of 20.03 feet to the **POINT OF BEGINNING**.

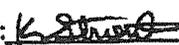
Containing 251 square feet, more or less.

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




Andrew Y. Orosco, L.S. 5491

DESCRIPTION APPROVAL:

BY:  6/27/2015
DATE

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





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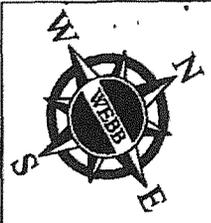
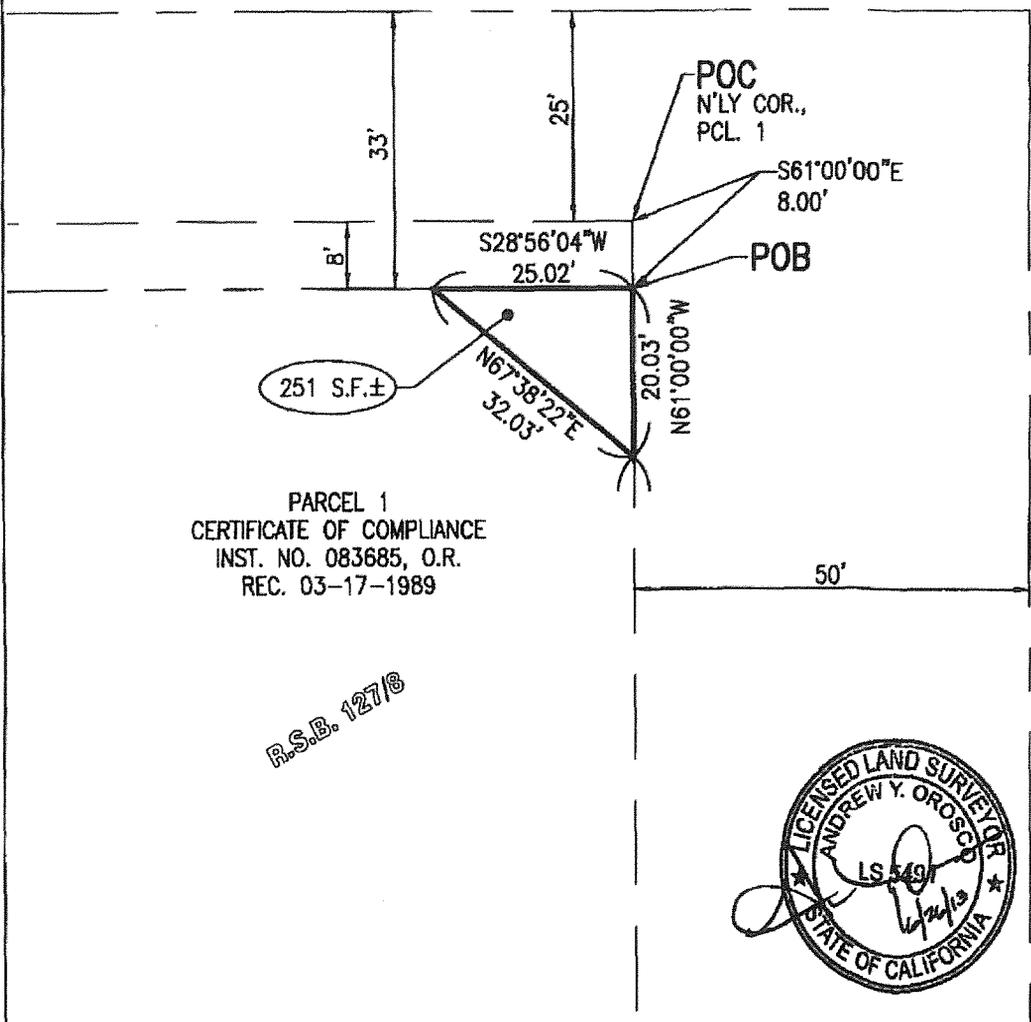


EXHIBIT "B"
OFFER OF DEDICATION FOR
PUBLIC STREET AND UTILITY PURPOSES

ORANGE GROVE AVENUE



SEC. 26, T2S, R5W, SBM

ALBERT A.
WEBB
 ASSOCIATES

CITY OF RIVERSIDE

G:\2013\13-0001\Survey\Dedications\13-001Dedication Exhibit.dwg 6/21/2013 10:31 AM

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

SHEET 1 OF 1

W.O.
 13-0001

SCALE: 1"=20'

DRWN BY KM
 CHKD BY _____

DATE 6-21-13
 DATE _____

SUBJECT: LOT LINE ADJUSTMENT NO. P13-0400