

When recorded mail to:

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

2015-0437296

10/01/2015 04:44 PM Fee: \$ 0.00

Page 1 of 7

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)

37					R	A	Exam: 110		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
7									
SIZE	NCOR	SMF	NCHGT:				NCHGCC		

FOR RECORDER'S OFFICE USE ONLY *S*

D- 17228

Project: P15-0430
POR. APN: 274-120-012
Address:

OFFER OF DEDICATION

Thomas L. Mazzetti and Barbara S. Mazzetti, Trustee or any Successor Trustee of the Mazzetti Family Trust, U/T/A dated April 20, 1992, 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 9/3/15

Thomas L. Mazzetti and Barbara S. Mazzetti, Trustee
or any Successor Trustee of the Mazzetti Family
Trust, U/T/A dated April 20, 1992

Thomas Mazzetti
Thomas L. Mazzetti, Trustee

Barbara S. Mazzetti
Barbara S. Mazzetti, Trustee

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 Riverside } ss

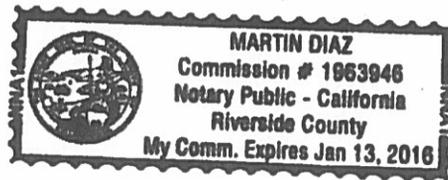
On September 3, 2015, before me, Martin Diaz,
notary public, personally appeared, Thomas L. Mazzetti and
Barbara S. Mazzetti,

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.

Martin Diaz
Notary Signature



D-17228

**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 September 29, 2015

CITY OF RIVERSIDE

By: 

David Welch
Real Property Services Manager

APPROVED AS TO FORM


DEPUTY CITY ATTORNEY

D-17228

EXHIBIT "A"
OFFER OF DEDICATION FOR STREET AND HIGHWAY EASEMENT

That portion of Lot 40 of Woodcrest Acres No. 3, as shown by map on file in Book 14 at pages 67 and 68 of maps, Records of Riverside County, lying in Section 25, Township 3 South, Range 5 West, San Bernardino Meridian, in the City of Riverside, County of Riverside, State of California described as follows:

COMMENCING at the southwest corner of said Lot 40;

Thence North 00°09'47" East, a distance of 266.04 feet along the westerly line of said Lot 40 to a point on the southeasterly right of way line of Van Buren Boulevard (50.00 feet in half width) said point being on the southeasterly line of Parcel 20 described in Final Order of Condemnation No. 33752, recorded February 16, 1943 in Book 571, Page 113, ET SEQ., Records of said County,

Thence along said right of way line North 52°16'44" East, a distance of 80.00 feet to a point thereon said point also being the northerly corner of that certain parcel of land described in Grant Deed recorded November 10, 1965 as Instrument No. 128163 of Official Records of said County, also being the **TRUE POINT OF BEGINNING** of the parcel of land to be described;

Thence North 52°16'44" East, a distance of 35.00 feet along said southwesterly right of way line;

Thence South 37°43'16" East, a distance of 17.00 feet to a point on a line parallel with and distant 17.00 feet southeasterly, measured at right angles to said right of way line;

Thence South 52°16'44" West, a distance of 35.00 feet along said parallel line;

Thence leaving said parallel line at right angle to said right of way line North 37°43'16" West along the southeasterly prolongation of the northeasterly line of said Grant Deed and said northeasterly line, a distance of 17.00 feet to the **TRUE POINT OF BEGINNING**.

Containing 595 square feet, more or less.

PREPARED UNDER MY SUPERVISION

Michael E. Johnson
Michael E. Johnson, L.S. 7673

8/27/15
Date



Prepared By: GJH
Checked By: my

DESCRIPTION APPROVAL:

BY: *Curtis C. Stephens* 8/27/15
DATE

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

OFFER OF DEDICATION

LEGEND



INDICATES OFFER OF DEDICATION

C/L PER P.M. 117/13-14 & PER FINAL ORDER OF CONDEMNATION

VAN BUREN BLVD.

100' DEDICATION OF RIGHT OF WAY TO COUNTY OF RIVERSIDE, PER FINAL ORDER OF CONDEMNATION NO. 33752, RECORDED 2/16/1943 IN BK. 571, PG. 113, ET SEQ., RECORDS OF RIV. CO.

ORIGINAL C/L
CONSTRUCTION C/L

50.00'

2

595 S.F.±

N52°16'44"E
35.00'

S37°43'16"E
17.00'

EASTERLY LINE LOT 40

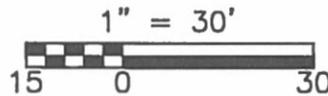
T.P.O.B.

50.00'

N52°16'44"E 80.00'
17.00'

N37°43'16"W
17.00'

WOODCREST ACRES NO.3
MB. 14/67-68
40



WESTERLY LINE LOT 40

N00°09'47"E
266.04'

P.O.C. S.W.
COR. LOT 40
BOBBITT AVENUE

20.00'

SEE SHEET 2 OF 2
FOR EASEMENT NOTES
AND VICINITY MAP



SEC. 25, T3S, R5W, S.B.M.

ALBERT A.
WEBB
ASSOCIATES

CITY OF RIVERSIDE D-17228

G:\2010\10-0150\DWG & PRO\Mapping\Road Dedications\10-0150 5 Rd Deds.dwg 8/25/2015 10:54 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 2

W.O.
10-0150

SCALE: 1"=30'

DRWN BY GWH
CHKD BY mf

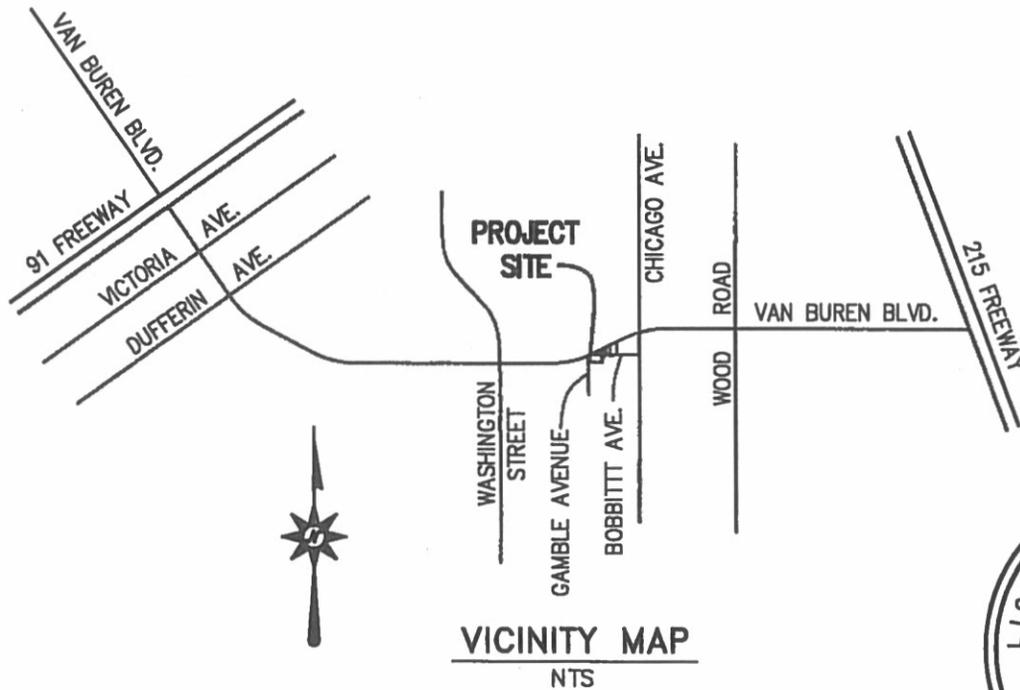
DATE 8/25/15
DATE 8/25/15

SUBJECT: OFFER OF DEDICATION

OFFER OF DEDICATION

EASEMENT NOTES

- 1 ROADWAY DEDICATION PER GRANT DEED IN FAVOR OF THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO THE COUNTY OF RIVERSIDE, RECORDED NOVEMBER 10, 1965 AS INST. #128163, O.R. RV. CO.
- 2 AN EASEMENT FOR SEWER AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES PER INST. #2008-019519, RECORDED JANUARY 14, 2008.
- 3 AN EASEMENT FOR RIGHT-OF-WAY AND INCIDENTAL PURPOSES PER INST. #2009-0096331, RECORDED FEBRUARY 27, 2009.



SEC. 25, T3S, R5W, S.B.M.

ALBERT A. WEBB
ASSOCIATES

CITY OF RIVERSIDE D-17228

G:\2010\10-0150\DWG & PRO\Mapping\Road Dedications\10-0150 5 Rd Deds.dwg 8/19/2015 1:47 PM

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 2 OF 2

W.O.
10-0150

SCALE: NTS

DRWN BY GJH
CHKD BY mtj

DATE 8/19/15
DATE 8/20/15

SUBJECT: OFFER OF DEDICATION