

When recorded mail to:

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

DOC # 2005-1010390

12/07/2005 08:00A Fee:NC

Page 1 of 5

Recorded in Official Records  
County of Riverside

Larry W. Ward

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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FOR RECORDER'S OFFICE USE ONLY



D- 15604

Project: P04-0587  
APN: 225-201-032  
Address: 4230 Central Avenue

OFFER OF DEDICATION

On this 11, day of 3, 20 05 WILMA G. CASTELLANOS, a married woman as her sole and separate property, 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 11/3/05

WILMA G. CASTELLANOS



### GENERAL ACKNOWLEDGEMENT

State of California

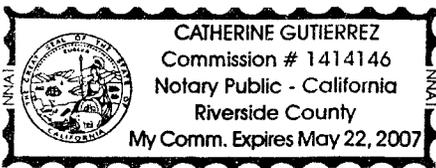
County of RIVERSIDE SS

On Nov. 3, 2005 before me CATHERINE GUTIERREZ  
(date) (name)

a Notary Public in and for said State, personally appeared

WILMA G. CASTELLANOS  
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.

Catherine Gutierrez  
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:

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

### 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. 21027 of said City Council adopted September 6, 2005.

Dated 12/5/05

CITY OF RIVERSIDE

APPROVED AS TO FORM  
CITY ATTORNEY'S OFFICE

[Signature]  
Deputy City Attorney

Amelia M. Valdivia

**SPOUSAL RELEASE**  
Offer of Dedication

I am the spouse of WILMA G. CASTELLANOS, and I hereby consent and join in the Offer of Dedication herein above described to the City of Riverside, a municipal corporation of the State of California, as Grantee, and I hereby release and quitclaim any community property interest that I may have in said easement to said Grantee.

*Leonardo Castellanos*  
(signature)

LEONARDO V. CASTELLANOS  
(print name)

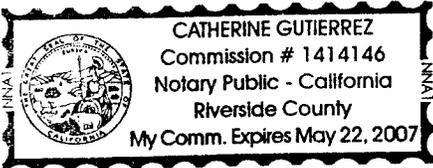
**GENERAL ACKNOWLEDGEMENT**

State of California  
County of RIVERSIDE <sup>SS</sup>

On NOV 3, 2005 before me CATHERINE GUTIERREZ  
(date) (name)

a Notary Public in and for said State, personally appeared  
LEONARDO V. CASTELLANOS  
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.  
*Catherine Gutierrez*  
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:  
\_\_\_\_\_  
\_\_\_\_\_



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**EXHIBIT A**  
Project: P05-0587

Those portions of Lot 1 in Block 6 and Park Avenue, both of Tibbet's Tract, in the City of Riverside, County of Riverside, State of California, as shown by map filed in Map Book 4, Page 91, in the Office of the County Recorder of said County, more particularly described as follows:

**COMMENCING** at the the southwesterly corner of said Lot 1;

Thence North 89°16'00" East along the southerly line of said Lot 1 and its easterly prolongation, a distance of 61.24 feet to a point on a line that is parallel with, and 33.00 feet westerly, measured at right angles, from the centerline of School Court, dedicated to the City of Riverside as North School Street per document recorded in Book 544 of Deeds, at Page 500, in said Office of the County Recorder, said point being the **TRUE POINT OF BEGINNING**;

Thence North 00°46'40" West along said parallel line, a distance of 123.02 feet;

Thence North 41°45'42" West leaving said parallel line, a distance of 30.47 feet to a point on a line that is parallel with, and 44.00 feet southerly, measured at right angles, from the centerline of Central Avenue, as shown on said map;

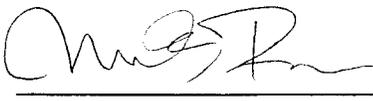
Thence North 89°16'00" East along the last mentioned parallel line, a distance of 21.22 feet to the beginning of a non-tangent curve, concave southwesterly and having a radius of 20.00 feet, a radial bearing through said point bears North 40°40'35" East;

Thence southeasterly along said curve, through a central angle of 48°32'45", an arc distance of 16.95 feet to a point on the westerly line of said School Court;

Thence South 00°46'40" East along said westerly line, a distance of 131.02 feet to a point on said easterly prolongation of the southerly line of Lot 1;

Thence South 89°16'00" West along said easterly prolongation of the southerly line of Lot 1, a distance of 8.00 feet to the **TRUE POINT OF BEGINNING**;

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

 Nov 21 05 Date Prep. RL

Mark S. Brown, L.S. 5655  
License Expires 9/30/07



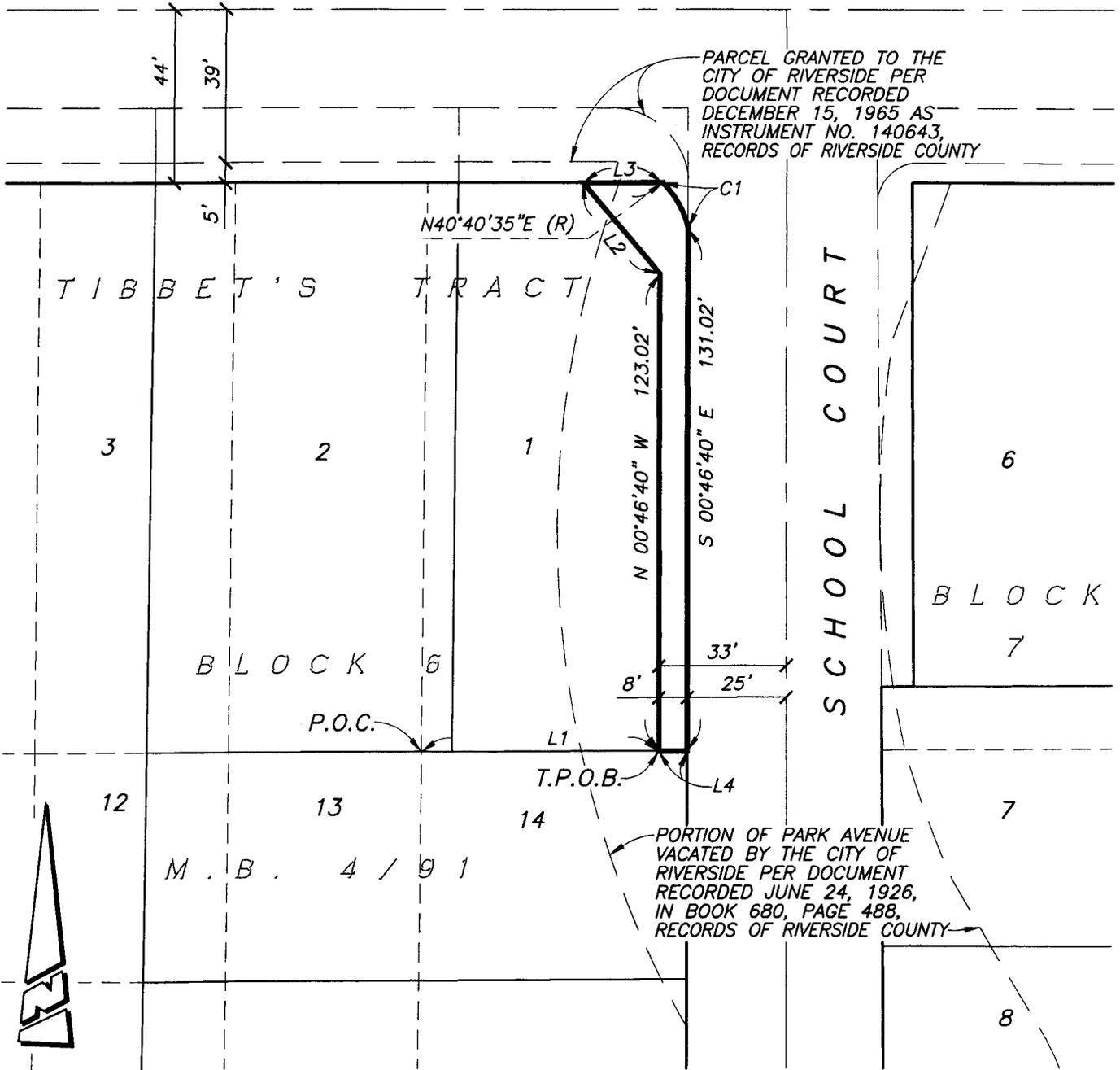
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CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	48°32'45"	20.00'	16.95'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°16'00" E	61.24'
L2	N 41°45'42" W	30.47'
L3	N 89°16'00" E	21.22'
L4	S 89°16'00" W	8.00'

CENTRAL AVENUE



• CITY OF RIVERSIDE, CALIFORNIA •

53-2

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: 1"=40'

DRAWN BY: RICH DATE: 10/31/05

SUBJECT: 4230 CENTRAL AVENUE OFFER OF DEDICATION (P05-0587)



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