

RECORDING REQUESTED BY:

CITY OF PETALUMA

AND WHEN RECORDED MAIL TO:

City Clerk
City of Petaluma
P.O. Box 61
Petaluma, California 94952



2021045010

Official Records Of Sonoma County
Deva Marie Proto
04/12/2021 10:32 AM
PETALUMA CITY

OFFDED 10 Pgs

Fee: \$0.00

PAID



Recording requested Pursuant to
Government Code Sections
27383 & 6103 – NO FEE

(This space for Recorder's use only)

IRREVOCABLE DEDICATION OF PUBLIC RIGHT OF WAY

AND EASEMENT FOR PUBLIC UTILITIES

The undersigned, being the present fee title owner of record of the hereinafter described real property does hereby make an irrevocable offer of dedication to the City of Petaluma, and its successors or assign, of an easement with the right of immediate entry and continued possession for the construction, improvement, maintenance, repairs, operation and replacement of: (i) public structures, facilities and improvements; and (ii) gas pipes, electroliers, and underground wires and conduits for electrical, television and telephone services, together with any and all appurtenances pertaining thereof on, over, across and under the real property situate in the City of Petaluma, County of Sonoma, State of California, as described in **Exhibit "A"** attached hereto and depicted in **Exhibit "B"** attached hereto.

It is understood and agreed that the City of Petaluma, and its successors or assigns shall incur no liability with respect to such offer of dedication and shall not assume any responsibility for the offered easement or any improvements thereon or therein until such offer has been accepted by appropriate action of the City of Petaluma.

The provisions hereof shall inure to the benefit of and be binding upon heirs, successors, assigns and personal representatives of the respective parties hereto.

APNs: 006-163-055 and 006-163-041 (portion)

IN WITNESS WHEREOF, the undersigned has executed this instrument this 30 day of June, 2020.

NORTH RIVER APARTMENTS, LLC
a Delaware Limited Liability Company

By: The Spanos Corporation, a California Corporation

Its: Manager

By:


Alexandros Economou

Its: Executive Vice President

Date: June 30, 2020

NOTARY 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 San Joaquin)

On June 30, 2020, before me, Sonia Lopez a Notary Public, personally appeared, Alexandros Economou, 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.

Sonia Lopez
Signature



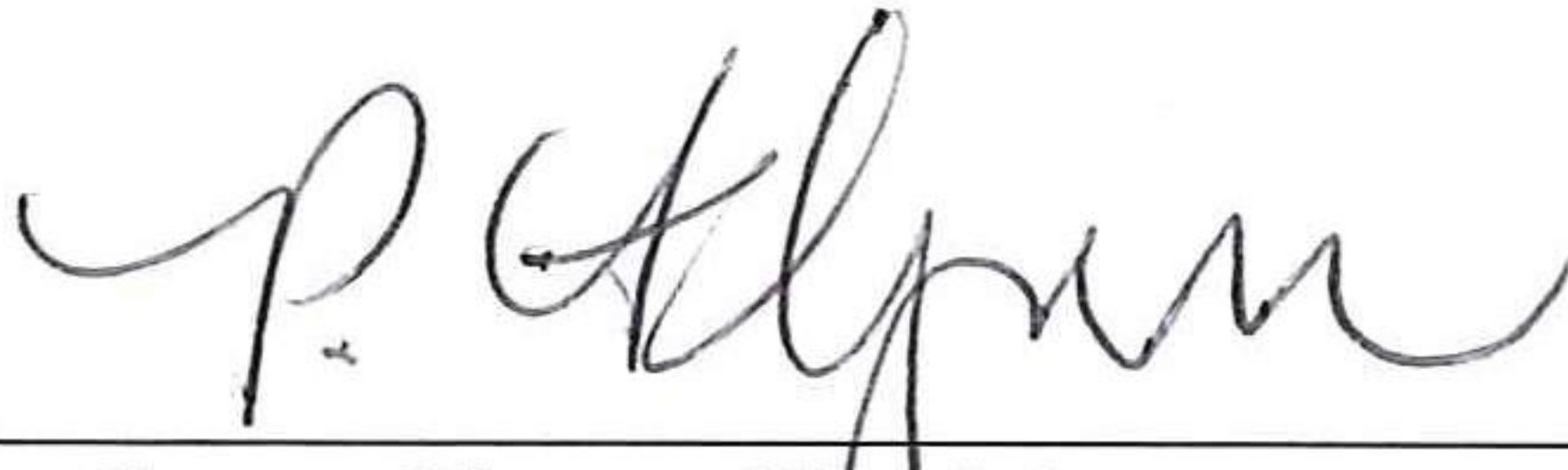
(Seal)

CITY OF PETALUMA ACCEPTANCE

This is to certify that the obligations in real property APN 006-163-055 and 006-163-041 conveyed by the Irrevocable Dedication of Public Right of Way dated June 30, 2020 from North River Apartments, LLC, being an easement with the right of immediate entry and continued possession for the construction, improvement maintenance, repairs, operation and replacement of public structures, facilities and improvements on, over, across and under that certain real property situated in the City of Petaluma, County of Sonoma, State of California, as described in Exhibit "A" and diagramed on the corresponding Exhibit "B" attached to said Irrevocable Dedication of Public Right of Way to the City of Petaluma, a California municipal corporation, is hereby accepted by the undersigned official on behalf of the Petaluma City Council, pursuant to authority conferred by the resolution of the City Council adopted January 18, 1965, and the City of Petaluma consents to recordation thereof by its duly authorized officer.

Date: 3/31/21

CITY OF PETALUMA, a municipal corporation

By: 
Peggy Flynn, City Manager

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Sonoma}

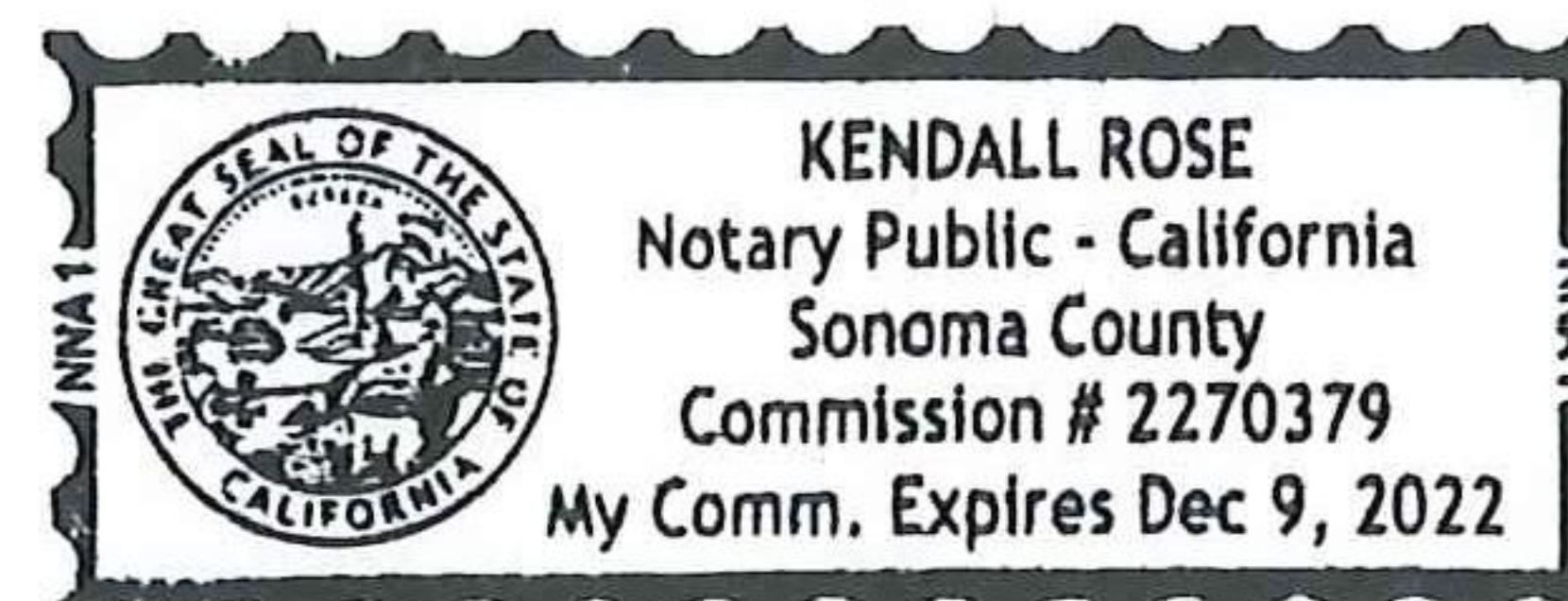
On MARCH 31, 2021 before me, Kendall Rose, Notary Public, personally appeared PERBY FLYNN, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person 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.

Signature

Kendall Rose
Signature of Notary Public



(Seal)

EXHIBIT A
Legal Description

EXHIBIT A
IRREVOCABLE DEDICATION OF RIGHT OF WAY

Lying within the City of Petaluma, County of Sonoma, State of California and being a portion of the lands of North River Apartments, LLC, a Delaware limited liability company, as described by Grant Deed recorded under Document Number 2019-037642 and modified by Lot Line Adjustment Deeds recorded under Document Numbers 2018-068230 and 2018-068231, all being Sonoma County Records; said portion is more particularly described as follows:

COMMENCING at an angle point in the southerly line of said lands of North River Apartments, LLC, a Delaware limited liability company, as described by Grant Deed recorded under Document Number 2019-037642, Sonoma County Records, said angle point being marked with a 1/2" iron pipe, tagged LS7237 as shown on that Record of Survey filed in Book 660 of Maps at Page 17, Sonoma County Records, from which a 1/2" iron pipe, tagged LS7237 bears North 80°00'42" West 285.82 feet (S80°02'58" 285.82 feet per said Record of Survey); thence along said southerly line North 80°00'42" West 35.03 feet to a point on the easterly line of the Future Rights-of-Way of Water Street as described in City of Petaluma Ordinance Number 2216 N.C.S. and the POINT OF BEGINNING; thence leaving said easterly line of Water Street and continuing along said southerly line North 80°00'42" West 73.03 feet to the westerly line of said Water Street; thence leaving said southerly line and along said westerly line of Water Street, North 24°46'07" West 129.10 feet; thence along a curve to the right, having a radius of 550.00 feet, through a central angle of 16°45'48", for a length of 160.92 feet; thence leaving said westerly line of Water Street South 84°55'44" West 11.98 feet; thence along a curve to the left, having a radius of 220.00 feet, through a central angle of 8°50'38", for a length of 33.96 feet; thence South 76°05'06" West 67.09 feet; thence along a curve to the left, having a radius of 220.00 feet, through a central angle of 23°49'37", for a length of 91.49 feet; thence along a curve to the right, having a radius of 280.00 feet, through a central angle of 16°01'48", for a length of 78.34 feet; thence South 68°17'17" West 4.87 feet to the easterly right of way of Petaluma Boulevard; thence along said easterly right of way North 12°29'06" West 60.84 feet; thence leaving said easterly right of way along a non-tangent curve to the left, the radius point of which bears North 22°59'01" West 220.00 feet, through a central angle of 14°45'30", for a length of 56.67 feet; thence along a curve to the right, having a radius of 280.00 feet, through a central angle of 23°49'37", for a length of 116.44 feet to a point of the northerly line of said lands of North River Apartments, LLC; thence along said northerly line North 76°05'06" East 67.09 feet; thence leaving said northerly line, along a curve to the right having a radius of 280.00 feet; through a central angle of 8°50'38", for a length of 43.22; thence North 84°55'44" East 12.17 feet to said the westerly line of Water Street; thence along said westerly line, North 2°06'21" West 5.31 feet to the intersection with the northerly line of said lands of North River Apartments, LLC; thence leaving said westerly line of Water Street, along said northerly line North 76°05'06" East 61.29 feet to the northwest corner of the portion granted to Hunt & Behrens, Inc. as recorded by Grant Deed in Document Number 2018-068230, Sonoma County Records, said corner being on said easterly line of Water Street;

thence leaving said northerly line, southerly along said easterly line of Water Street and the common line of said lands of North River Apartments, LLC and said lands of Hunt & Behrens, Inc., South 2°06'21" East 21.25 feet; thence continuing along said easterly line of Water Street and said common line along a curve to the left, having a radius of 490.00 feet, through a central angle of 11°23'13" feet, for a length of 97.38 feet to the southwesterly common corner of said lands of North River Apartments, LLC and said lands of Hunt & Behrens, Inc.; thence leaving said common corner, continuing along said easterly line of Water Street along a curve to the left, having a radius of 490.00 feet, through a central angle of 11°16'33" feet, for a length of 96.43 feet; thence continuing along said easterly line of Water Street South 24°46'07" East 170.73 feet to the POINT OF BEGINNING.

END OF DESCRIPTION

Containing 39,700 Square Feet more or less

Being portions of APN 006-163-055 and APN 006-163-041

Prepared by Cinquini & Passarino, Inc.


Anthony G. Cinquini, P.L.S. 8614



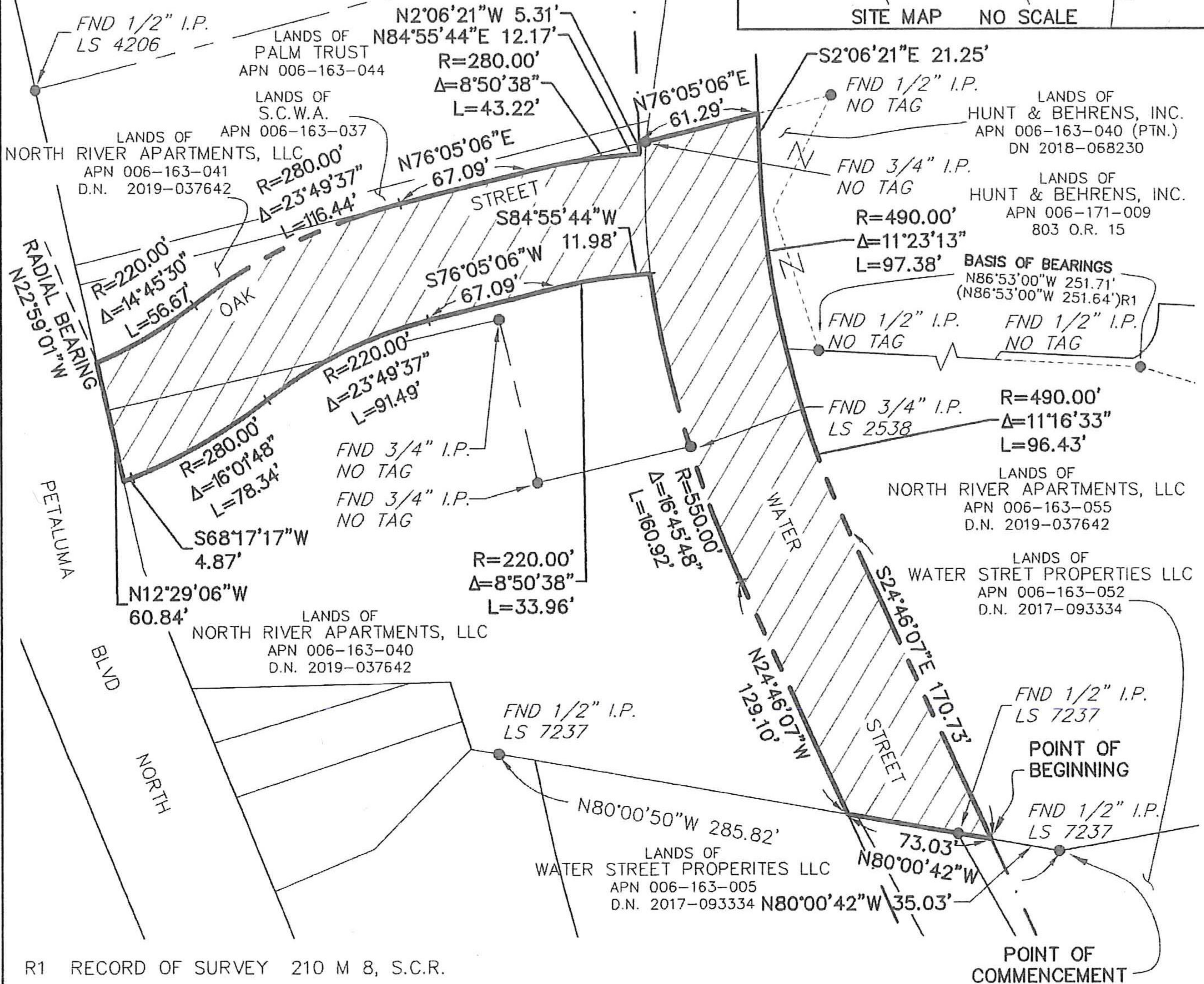
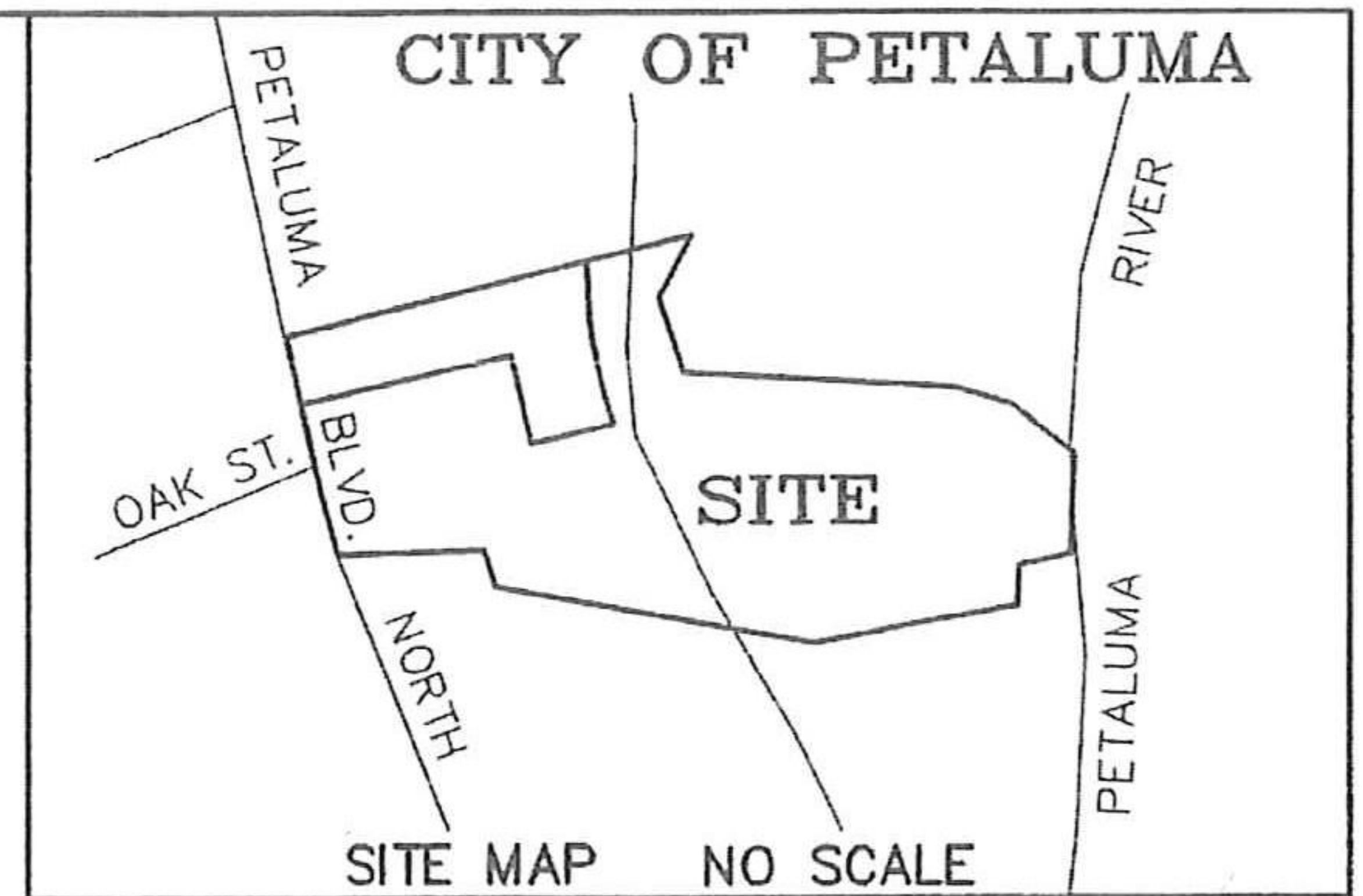

Date

EXHIBIT B

Plat Map

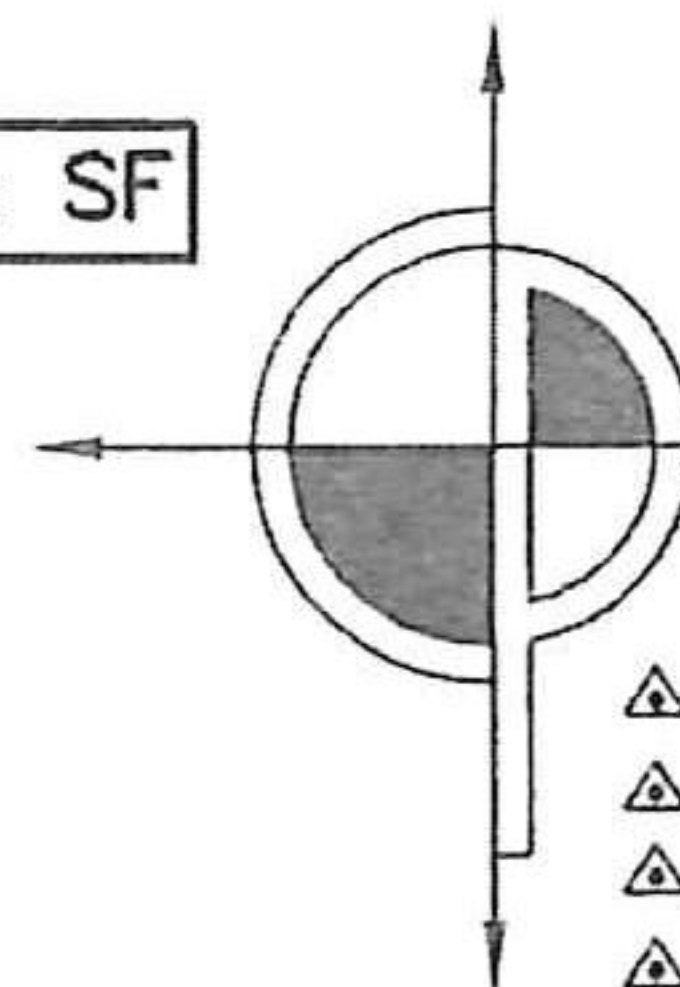
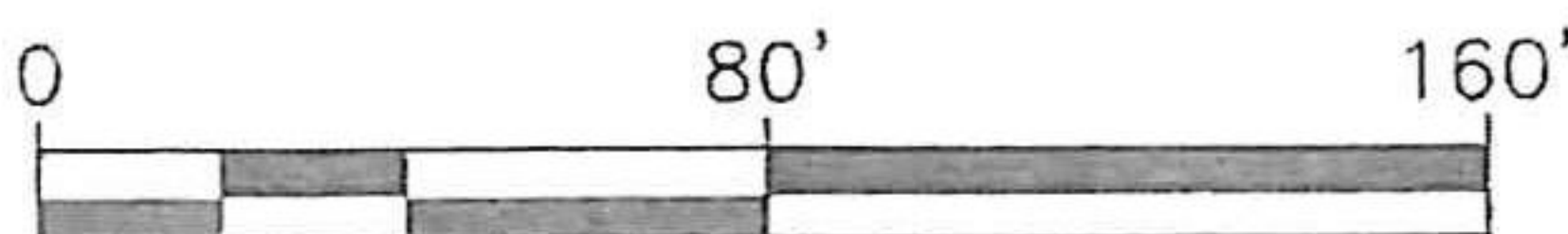
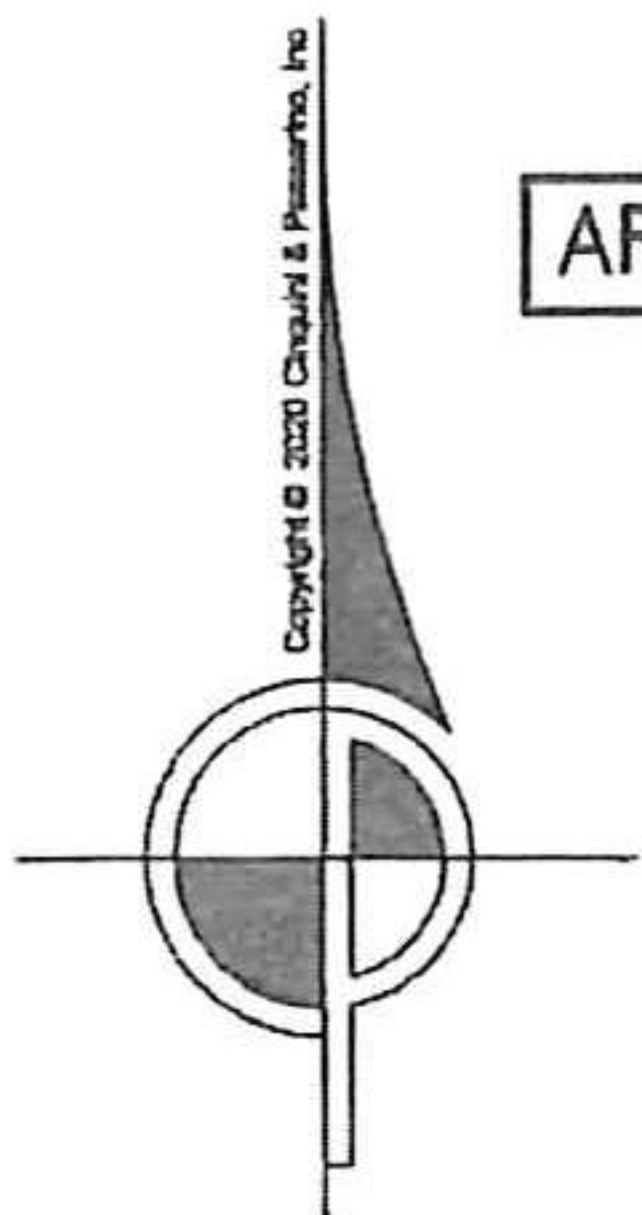
EXHIBIT B

THIS DIAGRAM IS FOR GRAPHIC PURPOSES ONLY. ANY ERRORS OR OMISSIONS SHALL NOT AFFECT THE LEGAL DESCRIPTION.



R1 RECORD OF SURVEY 210 M 8, S.C.R.

AREA OF DEDICATION = 39,700± SF



CINQUINI & PASSARINO, INC.
LAND SURVEYING

- Δ BOUNDARY
- Δ TOPOGRAPHIC
- Δ CONSTRUCTION
- Δ SUBDIVISIONS

1360 No. Dutton Ave.
Santa Rosa, Ca. 95401
Phone: (707) 542-6268
Fax: (707) 542-2106

WWW.CINQUINIPASSARINO.COM

JOB NAME:	NORTH RIVER APARTMENTS	DRAWN BY: SAJ	CHECKED BY: AGC
DESCRIPTION:	RIGHT OF WAY IRREVOCABLE OFFER OF DEDICATION	SCALE: 1"=80'	DATE: 6/29/2020
		JOB #: 7030-15	PAGE: 1 OF 1