

TO: James L. App, City Manager

FROM: Ronald Whisenand, Community Development Director

SUBJECT: Acceptance of Offer of Dedication (Steveson, SESLOC)

DATE: April 20, 2010

Needs: That the City Council authorize the acceptance of an Irrevocable and Perpetual Offer of Dedication for public road purposes provided by Golden Hill Union, LLC (Barbara Steveson) and SESLOC Federal Credit Union related to the development of the commercial building at the corner of Union and Golden Hill Roads.

Facts:

1. The Planning Commission approved PD 06-003 on September 26, 2006. Conditions of approval required the dedication of right-of-way along the frontage of the property on both Union and Golden Hill Roads to accommodate a future roundabout intersection.
2. The City has received Irrevocable and Perpetual Offers of Dedication for public road purposes for Union and Golden Hill Roads from both the property owner and the lien holder.

**Analysis
and**

Conclusion: In response to the conditions of approval of PD 06-003, Golden Hill Union, LLC, and their lien holder, SESLOC Federal Credit Union, have provided offers of dedication of public right-of-way along Union and Golden Hill Roads. The right-of-way accommodates a future roundabout at the intersection as well as the free right turn lane recently placed by the developer.

Policy

Reference: Paso Robles Municipal Code Sections 17.04.020D; 14.04.040D

Fiscal

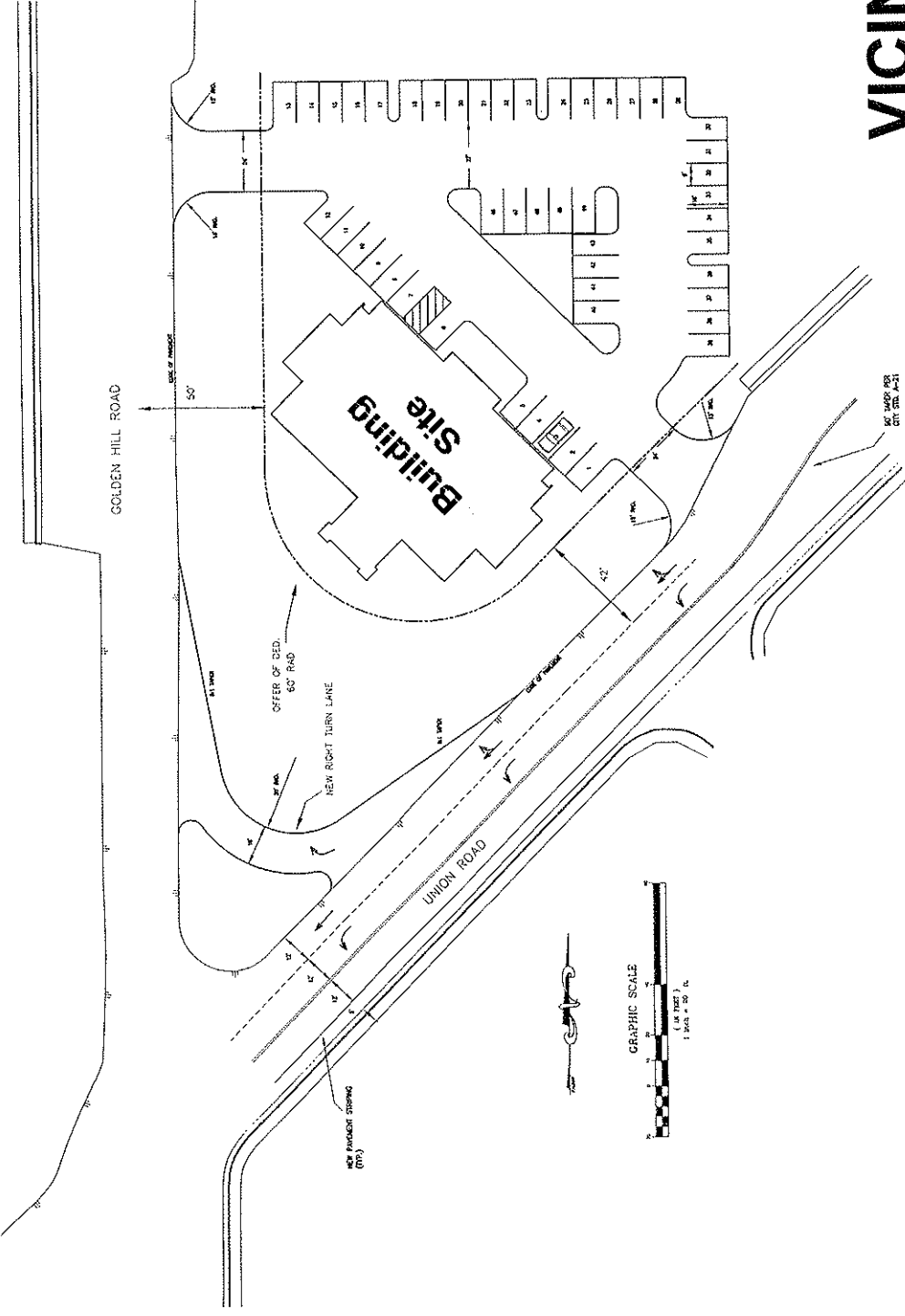
Impact: None.

Options:

- a. Adopt Resolution No. 10-xxx accepting the Irrevocable and Perpetual Offers of Dedication for road purposes along Union and Golden Hill Roads related to the development of PD 06-003.
- b. Amend, modify or reject the above option.

Attachments: (4)

1. Vicinity Map
2. Offer of Dedication (Steveson)
3. Offer of Dedication (SESLOC)
4. Resolution for acceptance



VICINITY MAP

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

CITY ENGINEER
CITY OF EL PASO DE ROBLES
1000 SPRING STREET
PASO ROBLES, CA 93446

FOR RECORDER USE ONLY

APN 025 - 403 - 037

IRREVOCABLE & PERPETUAL OFFER TO DEDICATE

THIS OFFER TO DEDICATE, made the 29th day of January, 2000, by Golden Hill Union, LLC, BARBARA C STEVENSON, of the County of San Luis Obispo, State of California, hereinafter termed "OFFEROR": *manager*

WHEREAS, said OFFEROR desires to make an offer to dedicate, irrevocably, to the City of El Paso De Robles, hereinafter termed "CITY", an easement, for public road purposes, which offer may be accepted at any time by "CITY" which has the power to establish, construct and maintain roads.

NOW, THEREFORE, said OFFEROR covenants and promises as follows:

1. That said OFFEROR is the owner of the following interest described below:

SEE ATTACHED EXHIBIT "A"

2. That said OFFEROR does hereby irrevocably and in perpetuity offer to "CITY" a dedication of a public right-of-way for road purposes and incidental uses upon the following described property:

SEE ATTACHED EXHIBIT "A"

3. That until such time as the above offer of dedication is accepted by "CITY", all owners of property contiguous to the above described road parcel shall have the right to the use of said road parcel as a private road.
4. That said OFFEROR agrees that said offer of dedication shall be irrevocable and that "CITY" may, at any time in the future, accept said offer of dedication of the public right-of-way.

5. That said **OFFEROR** agrees that this irrevocable and perpetual offer to dedicate is and shall be binding on his heirs, legatees, successors and assignees.

IN WITNESS WHEREOF, this **Offer to Dedicate** is hereby executed by the said **OFFEROR** on the day and year first above written.

Offerors:

Offerors:

By: Barbara C. Steveson 1/29/10

Print name: BARBARA C. STEVESON Date

Barbara C. Steveson

Print name: _____ Date

(SIGNATURES MUST BE NOTARIZED)

ACKNOWLEDGMENT

State of CALIFORNIA }
County of SAN LUIS OBISPO } ss.

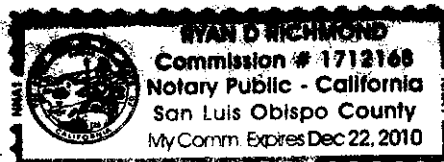
On 01/29/10, before me, RYAN D. RICHMOND, NOTARY PUBLIC,
(here insert name and title of the officer)

personally appeared BARBARA C. STEVESON 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.

Signature R. D. Richmond



(Seal)

ACKNOWLEDGMENT

State of _____ }
County of _____ } ss.

On _____, before me, _____,
(here insert name and title of the officer)

personally appeared _____ 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.

Wilson Land Surveys, Inc.

7600 Morro Road, Atascadero, CA 93422

Phone: (805) 466-2445 • Fax: (805) 466-0812 • Email: kenw@wilsonlandsurveys.com

Exhibit "A"

Sheet 1 of 2

Legal Description:

That portion of Lot 13, Prospect Heights Subdivision, in the City of Paso Robles, County of San Luis Obispo, State of California according to the map filed January 9, 1923 in Book 3 of Maps, page 19 in the Office of the County Recorder of said County and State, described as follows:

Beginning at a point on the east right of way of Golden Hills Road, said point being the northwest corner of said Lot at the right of way of said Road, from which the northeast corner of said Lot bears North 89°43'46" East (South 89°44'00" East RECORD) a distance of 211.46 feet; thence along said east right of way South 00°11'18" East a distance of 346.58 feet to the point of intersection of said east right of way and the northwest right of way of Union Road; thence along the northwest right of way of said Union Road North 44°18'30" East a distance of 212.35 feet to the beginning of a non-tangent curve concave to the southeast having a radius of 2830.00 feet to which a radial line bears North 45°44'52" West; thence northeasterly along said curve through a central angle of 1°46'57" for an arc length of 88.04 feet to the southeast corner of said Lot at said northwest right of way; thence leaving said northwest right of way along the east line of said Lot North 00°10'43" West a distance of 16.59 feet to the beginning of a non-tangent curve concave to the southeast having a radius of 2842.00 feet to which a radial line bears North 43°44'02" West; thence leaving said east line, southwesterly along said curve, parallel with the northwest right of way of said Union Road, through a central angle of 2°00'50" for an arc length of 99.89 feet; thence South 44°18'30" West, parallel with the northwest right of way of said Road a distance of 17.79 feet to the beginning of a curve concave to the north having a radius of 60.00 feet; thence westerly along said curve through a central angle of 135°30'12" for an arc length of 141.90 feet; thence North 00°11'18" West, parallel with east right of way of said Golden Hills Road a distance of 157.38 feet to the north line of said Lot; thence along said north line South 89°43'46" West a distance of 25.00 feet to the point of beginning.

The attached Exhibit "A" Sheet 2 of 2 should be used to assist in retracing the lines of this description.

Charles P. Dunham
Charles P. Dunham
Professional Land Surveyor
Lic. No. 6492
Exp. 6-30-2011

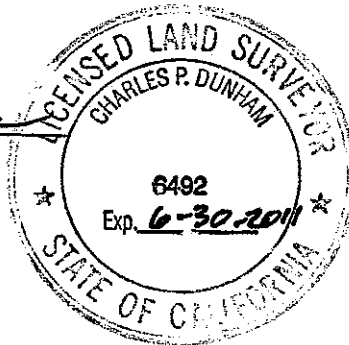


EXHIBIT "A"

SHEET 2 OF 2

LOT 12

N 89°43'46" E 211.46'
S 89°44'00" E R

LOT 11

LOT 13

POINT OF
BEGINNING

FD 1" I.P. OPEN
PER R1

FD 1" I.P. LS 3976
PER R1

GOLDEN HILLS ROAD

5' 0"

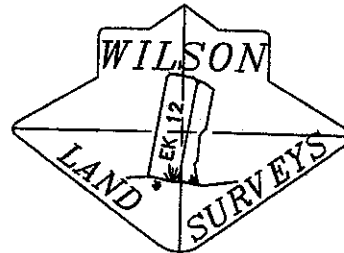
DESCRIBED PARCEL
(HATCHED AREA)

FD CONC. 6X6
PER R1

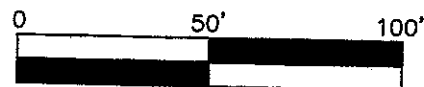
UNION ROAD

LEGEND

- FOUND 5/8" REBAR
LS 5571 PER SURVEY IN PROGRESS
UNLESS OTHERWISE NOTED
- R - 3 MAPS 19
- R1- 83 LS 35



WLS JOB: 08-112
1-18-10



SCALE 1" = 50'



RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

CITY ENGINEER
CITY OF EL PASO DE ROBLES
1000 SPRING STREET
PASO ROBLES, CA 93446

FOR RECORDER USE ONLY

APN 025-403-037

IRREVOCABLE & PERPETUAL OFFER TO DEDICATE

THIS OFFER TO DEDICATE, made the _____ day of _____, 2010,
by SESLOC Federal Credit Union of the County of San Luis Obispo, State of California,
hereinafter termed **“OFFEROR”**:

WHEREAS, said **OFFEROR** desires to make an offer to dedicate, irrevocably, to the
City of El Paso De Robles, hereinafter termed **“CITY”**, an easement, for public road purposes,
which offer may be accepted at any time by **“CITY”** which has the power to establish, construct
and maintain roads.

NOW, THEREFORE, said **OFFEROR** covenants and promises as follows:

1. That said **OFFEROR** is the owner of the following interest described below:
SEE ATTACHED EXHIBIT “A”
2. That said **OFFEROR** does hereby irrevocably and in perpetuity offer to **“CITY”**
a dedication of a public right-of-way for road purposes and incidental uses upon
the following described property:
SEE ATTACHED EXHIBIT “A”
3. That until such time as the above offer of dedication is accepted by **“CITY”**, all
owners of property contiguous to the above described road parcel shall have the
right to the use of said road parcel as a private road.
4. That said **OFFEROR** agrees that said offer of dedication shall be irrevocable and
that **“CITY”** may, at any time in the future, accept said offer of dedication of the
public right-of-way.

5. That said **OFFEROR** agrees that this irrevocable and perpetual offer to dedicate is and shall be binding on his heirs, legatees, successors and assignees.

IN WITNESS WHEREOF, this **Offer to Dedicate** is hereby executed by the said **OFFEROR** on the day and year first above written.

Offerors: SESLOC Federal Credit Union

By: Barbara Hugie 3-18-10
Date
Print name: BARBARA HUGIE

(SIGNATURES MUST BE NOTARIZED)

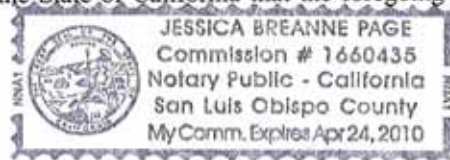
ACKNOWLEDGMENT

State of California } ss.
County of San Luis Obispo
On March 18, 2010, before me, Jessica Breanne Page, Notary Public,
(here insert name and title of the officer)
personally appeared Barbara Hugie 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.

Signature Jessica Breanne Page



(Seal)

ACKNOWLEDGMENT

State of _____ } ss.
County of _____
On _____, before me, _____,
(here insert name and title of the officer)
personally appeared _____ 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
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true and correct.

Witness my hand and official seal.

Signature _____

(Seal)

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Professional Land Surveyor
Lic. No. 6492
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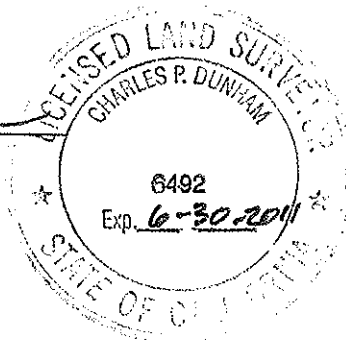


EXHIBIT "A"

SHEET 2 OF 2

LOT 12

N 89°43'46" E 211.46'
S 89°44'00" E R

LOT 11

LOT 13

GOLDEN HILLS ROAD

UNION ROAD

POINT OF BEGINNING

FD 1" I.P. OPEN
PER R1

FD 1" I.P. LS 3976
PER R1

N 00°10'43" W 133.53'

N 00°10'43" W 16.59'

N 43°44'02" W
RAD

12.00'

R=2842.00'
L=99.89'
Δ=200°50'

R=2830.00'
L=88.04'
Δ=1°46'57"

N 45°44'52" W
RAD

FD CONC. 6X6
PER R1

S 89°48'42" W
RAD

R=60.00'
L=141.90'
Δ=135°30'12"

N 45°41'30" W
RAD

N 44°18'30" E 212.35'

S 89°43'46" W 25.00'

25.00'

N 00°11'18" W 157.38'

25.00'

N 00°11'18" W 157.38'

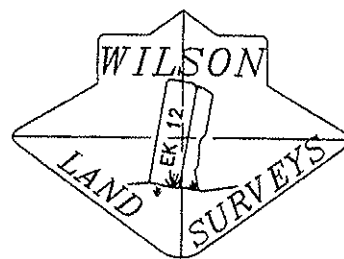
S 00°11'18" E 346.58'

5' 0"

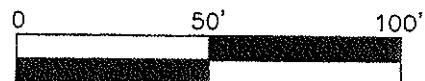
DESCRIBED PARCEL
(HATCHED AREA)

LEGEND

- FOUND 5/8" REBAR
LS 5571 PER SURVEY IN PROGRESS
UNLESS OTHERWISE NOTED
- R - 3 MAPS 19
- R1- 83 LS 35



WLS JOB: 08-112
1-18-10



SCALE 1" = 50'



RESOLUTION NO. 10-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ACCEPTING AN IRREVOCABLE AND PERPETUAL OFFER OF DEDICATION
FOR ROAD PURPOSES ON UNION AND GOLDEN HILL ROADS
(PD 06-003, STEVESON)

WHEREAS, the City has received Irrevocable and Perpetual Offers of Dedication from Golden Hill Union, LLC (Barbara Steveson) and their lien holder, SESLOC Federal Credit Union for public road purposes on Union and Golden Hill Roads adjacent to 2120 Golden Hill Road (PD 06-003); and

WHEREAS, street improvements have been constructed in accordance with the conditions of approval of PD 06-003; and

WHEREAS, the Irrevocable and Perpetual Offers of Dedication provided by Golden Hill Union, LLC and SESLOC meet the conditions of approval for PD 06-003 as set by Resolution 06-0079 of the City Planning Commission, adopted on their meeting of September 26, 2006.

THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION 1. That the City Council accept the Irrevocable and Perpetual Offers of Dedication for public road purposes provided by Golden Hill Union, LLC and SESLOC Federal Credit Union located along Union and Golden Hill Roads and authorize their execution and recordation.

ADOPTED by the City Council of the City of El Paso de Robles at a regular meeting of said Council held on the 20th day of April, 2010 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Duane Picanco, Mayor

ATTEST:

Lonnie Dolan, Deputy City Clerk