

TOWN OF SAN ANSELMO
STAFF REPORT
September 16, 2014

For the meeting of September 23, 2014

TO: Town Council

FROM: Sean Condry, P.E., Public Works Director

SUBJECT: Offer of Dedication of a Right of Way APN #007-241-65, 183 Oak Avenue

RECOMMENDATION

That Council adopt the attached resolution accepting the Offer of Dedication from H.F. and P.C. Cociolo for a Public Road Right-of-Way.

BACKGROUND

In 1980 the lot located at 183 Oak Avenue in the Town of San Anselmo was split into two parcels. At that time the Town asked for an offer of dedication for a small area encroached upon by Oak Avenue. However that was never done.

Recently the current owners applied for and received a lot merger to revert the property to one parcel. With that, an Offer of Dedication was executed by the owners.

The street is fully improved and Town maintained in that area. Accordingly, it is now necessary to accept the offer and have it recorded.

Respectfully submitted,



Sean Condry, P.E.
Public Works Director

Attachment 1 – Draft Resolution

Attachment 2 – Offer of Dedication of a Right-of-Way for construction and maintenance for Public Road, Public Utility and Street or Highway Purposes

**THE TOWN OF SAN ANSELMO
TOWN COUNCIL RESOLUTION NO. _____**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO ACCEPTING
OFFER OF DEDICATION FROM H.F. AND P.C. COCCILO FOR A PUBLIC ROAD
RIGHT OF WAY.**

WHEREAS, an Offer of Dedication for a public road right of way on Oak Ave in the Town of San Anselmo was executed on June 18, 2014 by H.F. and P.C. Cocciolo; and

WHEREAS, the aforesaid right of way was previously improved to the standards set by the Town.

NOW, THEREFORE, The Town Council of the Town of San Anselmo does hereby accept the Offer of Dedication from Harry Francis Cocciolo and Patricia Carr Cocciolo, as executed on June 18, 2014, and orders that it be recorded in the office of the Marin County Recorder.

I hereby certify that Resolution No. ---- was duly passed and adopted at a regular meeting of the Town Council held on September 23, 2014 by the following vote:

AYES:
NOES:
ABSENT:

Tom McInerney
Mayor

ATTEST:

Joanne Kessel for
Barbara Chambers, Town Clerk

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

The Town of San Anselmo
525 San Anselmo Ave.
San Anselmo, CA. 94960
Attr: Sean Condry

A.P.N. 007-241-65

OFFER OF DEDICATION OF A RIGHT OF WAY AND EASEMENT FOR COSTRUCTION AND MAINTENANCE
FOR PUBLIC ROAD, PUBLIC UTILITY AND STREET OR HIGHWAY PURPOSES

This Offer of Dedication of a Right of Way and Easement for construction and maintenance of a right of way for Public Roadway, Public Utility and Street and Highway purposes ("Offer") is made this 18th day of June 2014 by

Harry Francis Cocciolo and Patricia Carr Cocciolo herein called Grantor.

We Harry Francis Cocciolo and Patricia Carr Cocciolo husband and wife are the present title owners of record of the herein described parcel of land, does hereby make an irrevocable offer of dedication to the Town of San Anselmo and its successors or assigns, for a Right of Way and Easement for construction and maintenance of a right of way and easement for Public Roadway, Public Utility and Street and Highway purposes over that certain real property situated in the Town of San Anselmo, County of Marin, State of California, and more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

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

IN WITNESS WHEREOF, Grantors have executed this instrument the day and year written above.

Grantors:


Harry Francis Cocciolo


Patricia Carr Cocciolo

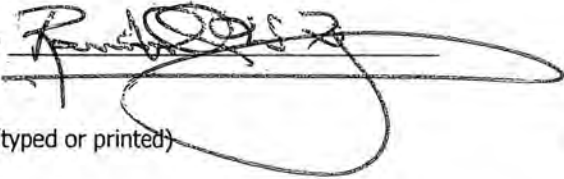
State of California

County of Marin

On 06/18/2014 before me, Randall W. Fry a Notary Public, personally appeared Harry Francis Cocciolo and Patricia Carr Cocciolo, 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 
Name: _____
(typed or printed)

(Seal)



Exhibit "A"

**An Offer of Dedication for
Public Roadway purposes**

An Offer of Dedication for construction and maintenance of a right of way and easement for Public Roadway, Public Utility and Street or Highway purposes over a Portion of Parcel Two, as shown upon of that certain Parcel Map entitled, "Parcel Map, Lands of W. H. Pascoe," filed for record November 14, 1980, in Volume 18 of Parcel Maps, at Page 67, Marin County Records, and more particularly described as follows:

Commencing and the most northerly corner of Parcel Two, said corner an angle point in the northerly line of Oak Avenue, thence southerly on the westerly line of Oak Avenue S 29° 40' W 34.58 feet to an angle point in the westerly line of Oak Avenue and the **True Point of Beginning** of the following Roadway Easement Parcel as said easement is shown on the Map Page of said Parcel Map, and labeled as "Proposed Offer of Dedication to Town of San Anselmo"; thence southerly on the westerly line of Oak Avenue S 24° 50' W 35.41 feet to an angle point in the westerly line of Oak Avenue; thence southerly on the westerly line of Oak Avenue S 27° 15' W 42.63 feet to an angle point in the westerly line of Oak Avenue; thence N 62° 46' E 49.80 feet to an angle point in the Westerly line if Oak Avenue; thence N 40° 16' 55" E 121.68 feet to the **Point of Beginning**.

Containing 1190 square feet more or less.

