

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

116B



**FROM:** TLMA - Transportation Dept.

**SUBMITTAL DATE:**

September 20, 2004

**SUBJECT:** Summary Vacation of an Unnamed Road and Execution of a Quitclaim Deed, in the Sun City area. Third Supervisorial District.

**RECOMMENDED MOTION:** That the Board adopt Resolution No. 2004-426, and execute the quitclaim deed for the unnamed road and forward the quitclaim deed to the Riverside County Recorder's Office for recording.

**BACKGROUND:** The County acquired the property for this road in fee title for access to a proposed County owned gravel pit. The gravel pit was never utilized and the property has subsequently been sold to private developers. This unnamed road is unimproved and splits the applicant's parcel of land. This vacation will allow the applicants to better utilize their property. The applicants have dedicated a new road along the southerly boundary of their parcel and are conditioned to improve it per Conditional Use Permit No. 03329. This vacation will not eliminate access to any parcels. All affected property owners have been notified and no objections have been received.

Departmental Concurrence

FORM APPROVED  
COUNTY COUNSEL

SEP 03 2004

BY  Gordon V. Ubo

EDH

Attachments: Resolution No. 2004-426  
Quitclaim Deed

George A. Johnson   
George A. Johnson  
Director of Transportation

REVIEWED BY EXECUTIVE OFFICE  
 [Signature]   
DATE  9/20/04

Dept't Recomm.:  
Per Exec. Ofc.:

Consent  
Consent

Policy  
Policy

Prev. Agn. Ref.:

District: 3

Agenda Number:

2.27

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

2  
3 **RESOLUTION NO. 2004-426**

4 SUMMARY VACATION OF AN UNNAMED ROAD AND  
5 EXECUTION OF A QUITCLAIM DEED,  
6 IN THE SUN CITY AREA  
7 AB-03020  
8 (Third Supervisorial District)

9  
10 **WHEREAS**, the hereinafter described unnamed road was granted to the County by  
11 deed recorded on November 20, 1991 as Instrument No. 403800, Records of the Recorder  
12 of Riverside County, California, and;

13  
14 **WHEREAS**, the hereinafter-described unnamed road has been superceded by  
15 relocation, and is not necessary, is excess interest, and;

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17 **BE IT RESOLVED, DETERMINED AND ORDERED** by the Board of Supervisors of the  
18 County of Riverside, State of California, in regular session assembled on Sept. 28, 2004,  
19 as follows:

20  
21 1. That the hereinafter-described unnamed road is excess right of way not required for  
22 public street and highway purposes, and, pursuant to section 8334(a) of the Streets and  
23 Highways code, shall be summarily vacated;

24  
25 **SEE LEGAL DESCRIPTION AND PLAT**  
26 **ATTACHED HERETO AS**  
27 **EXHIBITS "A" AND "B" AND MADE A PART HEREOF**

28 ///

1 **Resolution No. 2004-426**

2  
3 2. That the herein-described unnamed road is unnecessary for present or prospective  
4 public use, including use as a non-motorized transportation facility.  
5

6 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Clerk of the  
7 Board is directed to cause a certified copy of this resolution, and upon execution, the quitclaim  
8 deed, to be recorded in the office of the Recorder of the County of Riverside, California, and  
9 the Chairman of the Board is authorized to execute the quitclaim deed to the underlying  
10 property owner, subject to covenants, conditions, restrictions and an easement for any public  
11 utilities and public service facilities, together with the right to maintain, operate, replace,  
12 remove or renew such facilities, pursuant to Section 8340 of the Streets and Highways Code.  
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26 EDH

27 W.O. # AB03020

28 C:\Files\WP\ED\VACATION\RESO\GravelPitRd.wpd

FORM APPROVED  
COUNTY COUNSEL

SEP 03 2004

BY Jordan V. Ubo

LEGAL DESCRIPTION FOR ACCESS ROAD TO BE ABANDONED  
EXHIBIT 'A'

BEING THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 5 SOUTH RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN GRANTED TO THE COUNTY OF RIVERSIDE BY GRANT DEED RECORDED NOVEMBER 20, 1991 AS INSTRUMENT No. 403800 OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE CENTERLINE INTERSECTION OF McCALL BOULEVARD (GRAND AVENUE) AND VALLEY BOULEVARD (110.00 FEET WIDE) AS SHOWN IN TRACT 3424 ON FILE IN BOOK 55, PAGES 52 THROUGH 57 INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA

THENCE SOUTH 00° 44' 09" EAST, (FORMERLY RECORDED AS SOUTH 00° 44' 30" EAST AS SHOWN ON TRACT 3424) ALONG THE CENTERLINE OF SAID VALLEY BOULEVARD, A DISTANCE OF 551.11 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 3500.00 FEET;

THENCE SOUTHERLY ALONG SAID CENTERLINE, ALSO BEING ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08° 26' 41", AN ARC DISTANCE OF 515.86 FEET TO A POINT OF REVERSE CURVATURE, CURVE CONCAVE WESTERLY, AND HAVING A RADIUS OF 1500.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 80° 49' 10" EAST;

THENCE CONTINUING SOUTHERLY ALONG SAID CENTERLINE, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04° 36' 37", A DISTANCE OF 120.70 FEET;

THENCE LEAVING SAID CENTERLINE ON A BEARING OF SOUTH 89° 31' 04" WEST, A DISTANCE OF 55.15 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID VALLEY BOULEVARD, SAID POINT OF INTERSECTION BEING IN A NON-TANGENT CURVE, CONCAVE WESTERLY, AND HAVING A RADIUS OF 1445.00 FEET, SAID POINT OF INTERSECTION ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AND SAID WESTERLY RIGHT-OF-WAY LINE, FROM AN INITIAL RADIAL LINE BEARING OF NORTH 85° 16' 26" EAST, THROUGH A CENTRAL ANGLE OF 02° 04' 13", AN ARC DISTANCE OF 52.22 FEET;

THENCE NORTH 46° 34' 09" WEST, A DISTANCE OF 31.90 FEET;

THENCE SOUTH 89° 31' 04" WEST, A DISTANCE OF 458.55 FEET TO A POINT OF INTERSECTION WITH THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 29;

THENCE NORTH 00° 20' 31" EAST, ALONG SAID NORTH-SOUTH CENTER SECTION LINE, A DISTANCE OF 60.00 FEET;

THENCE NORTH 89° 31' 04" EAST, A DISTANCE OF 449.69 FEET;

THENCE NORTH 41° 17' 20" EAST, A DISTANCE OF 34.31 FEET TO A POINT OF INTERSECTION WITH SAID WESTERLY RIGHT-OF-WAY LINE OF VALLEY BOULEVARD, SAID POINT OF INTERSECTION ALSO BEING ON A NON-TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 1445.00 FEET;

THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE OF VALLEY BOULEVARD, FROM AN INITIAL RADIAL LINE BEARING OF NORTH 83° 03' 36" EAST, THROUGH A CENTRAL ANGLE OF 02° 12' 50", A DISTANCE OF 55.83 FEET TO THE **TRUE POINT OF BEGINNING**.

DESCRIBED AREA CONTAINS 0.671 ACRES, MORE OR LESS.

SEE EXHIBIT "B", ATTACHED HERETO, AND BY THIS REFERENCE, MADE A PART HEREOF.

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

BY: *Edward D. H...*

DATE: 9-13-2004



*Inderjit Chauhan 4-29-04*

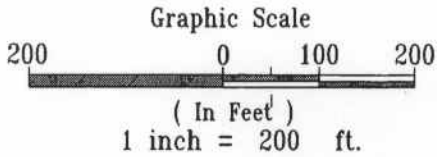
SHEET 1 OF 1

# EXHIBIT 'B' VACATION

N1/4 CORNER  
SECTION 29  
T5S, R3W

P.O.C.

McCALL BLVD.



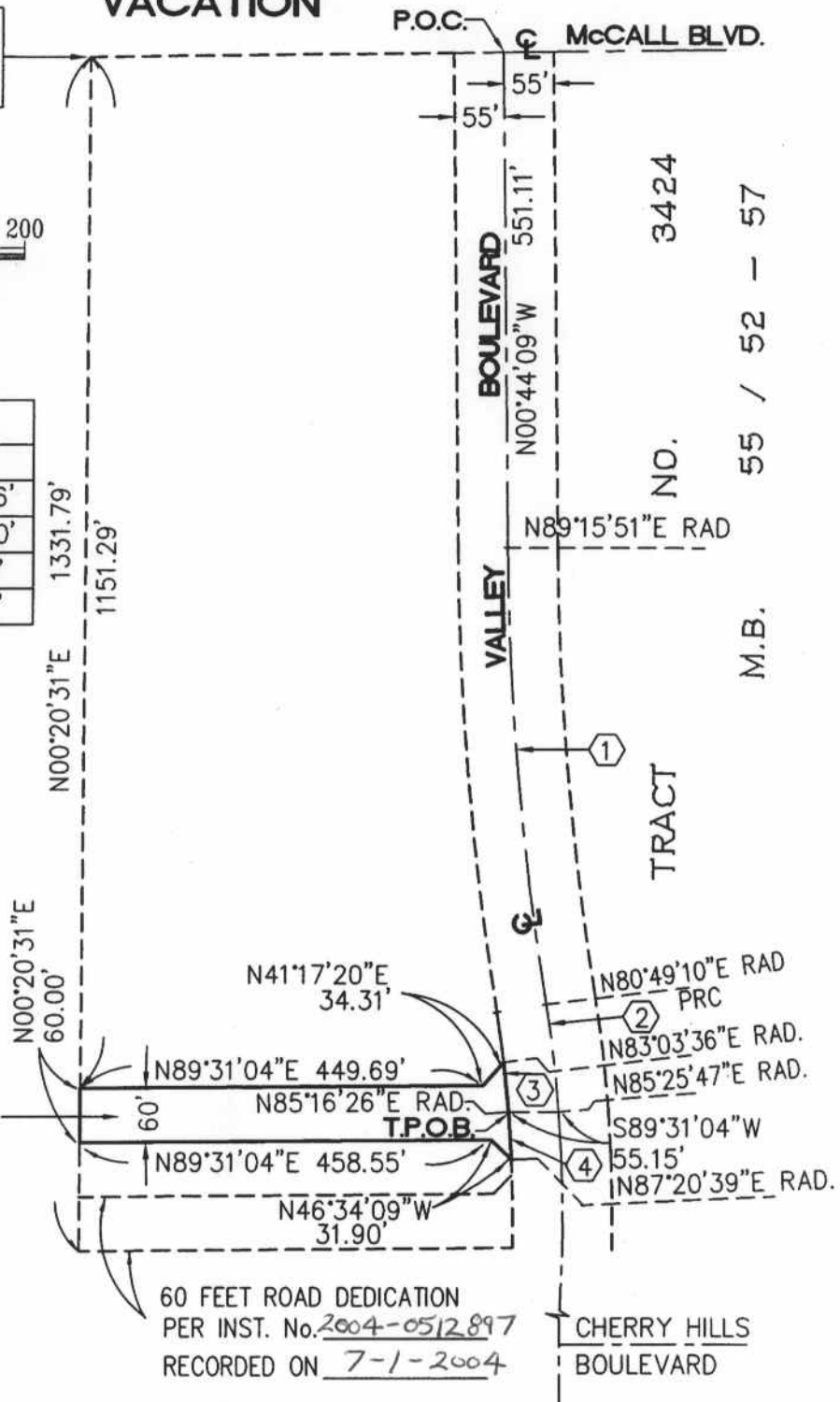
CURVE DATA			
	Δ	R	L
1	8° 26' 41"	3500.00'	515.86'
2	4° 36' 37"	1500.00'	120.70'
3	2° 12' 50"	1445.00'	55.83'
4	2° 04' 13"	1445.00'	52.22'



*Indarjit Chauhan*  
4-29-04

GRANT DEED PER  
INST. # 403800 RECORDED  
ON NOV. 20, 1991.

APN 339-030-017



60 FEET ROAD DEDICATION  
PER INST. No. 2004-0512897  
RECORDED ON 7-1-2004

CHERRY HILLS  
BOULEVARD

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.  
BY: *Edward D. Hunt*  
DATE: 9-13-2004