

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

519 B



FROM: TLMA - Transportation Dept.

SUBMITTAL DATE:

December 13, 2004

SUBJECT: Summarily vacating portions of Washington Street, in the French Valley area. Third Supervisorial District.

RECOMMENDED MOTION: Adopt Resolution No. 2004-503, Summarily vacating portions of Washington Street.

BACKGROUND: These portions of Washington Street are excess right of way and are not required for public use. The adjoining developer Barratt American is requested this vacation. This vacation will not eliminate access to any parcels. County Counsel has approved this resolution as to form.

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 12/13/04

GAF

Attachments: Resolution No. 2004-503
Exhibit "A" & Exhibit "B"

[Signature]
George A. Johnson
Director of Transportation

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

5004 DEC 13 6M 3:10

Prev. Agn. Ref.:

District: 3

Agenda Number:

2.6

2
3 **RESOLUTION NO. 2004-503**

4 **SUMMARILY VACATING PORTIONS OF WASHINGTON STREET IN THE FRENCH**
5 **VALLEY AREA**

6 **(AB 04-018)**

7 **(Third Supervisorial District)**
8

9 **WHEREAS**, the hereinafter-described portions of Washington Street were
10 dedicated to the County and accepted for public use by Tract Map 29017 on file with
11 the County Recorder's office in Map Book 330 pages 76 through 92 inclusive, and
12 Tract Map 29017-3 on file in the Recorders Office of Riverside County, State of
13 California, and,

14
15 **WHEREAS**, the hereinafter-described portions of Washington Street are excess
16 Right of Way, are not required for public street and highway purposes and this
17 vacation will not eliminate access to any parcels; now, therefore,

18
19 **BE IT RESOLVED, DETERMINED AND ORDERED** by the Board of
20 Supervisors of the County of Riverside, State of California, in regular session
21 assembled on Dec. 21, 2004, as follows:

22
23 1. That the hereinafter described portions of Washington Street are not required
24 for public street and highway purpose and are pursuant to section 8334(a) of the
25 Streets and Highway Code, hereby summarily vacated:

1 **RESOLUTION NO. 2004-503**

2

3

SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO

4

AS EXHIBITS "A" AND "B" AND MADE A PART HEREOF

5

6

EXCEPTING AND RESERVING from the vacation an easement for any existing public utilities and public service facilities, together with the right to maintain, operate, replace, remove or renew such facilities pursuant to section 8340 of the Streets and Highway Code.

7

2. That the herein-described portions of Washington Street are unnecessary for present or prospective public use, including use as a non-motorized transportation facility.

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BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Clerk of the Board is directed to cause a certified copy of this resolution to be recorded in the office of the Recorder of the County of Riverside, California.

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GAF

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W.O.#AB 04-018

18

C:\Documents and Settings\gfinn\Files\Vacations\AB04004RES.doc

FORM APPROVED
COUNTY COUNSEL

NOV 02 2004

BY Gordon V. Ubo

EXHIBIT "A"

VACATE PORTIONS OF WASHINGTON STREET
SUMMERSWEET DRIVE AND COTTONWOOD ROAD

PARCEL 1

That certain parcel of land situated in the Unincorporated Territory of the County of Riverside, State of California, being those portions of Washington Street (Lot "A") and Summersweet Drive (Lot "B") as shown on a map of Tract No. 29017 filed in Book 330, Pages 89 through 92 inclusive, of Maps in the Office of the County Recorder of said Riverside County, described as follows:

COMMENCING at the northeasterly corner of Lot 15 of said Tract No. 29017, being a point on a curve in the easterly line of said lot concave easterly and having a radius of 1984.00 feet, a radial line of said curve from said point bears South 75°08'38" East;

thence along said curve and easterly line southerly 68.57 feet through a central angle of 01°58'49" to the end of said curve and the **TRUE POINT OF BEGINNING**;

thence along the continuation of said curve southerly 110.22 feet through a central angle of 03°10'59" to a line parallel with and 30.00 feet northerly from the centerline of said Summersweet Drive;

thence along said parallel line, non-tangent from said curve North 75°50'36" West 14.36 feet to an angle point in the northerly right-of-way line of said Summersweet Drive;

thence along said northerly right-of-way line North 57°46'50" East 3.35 feet to the non-tangent intersection with a curve in said easterly right-of-way line of Lot 15 concave easterly and having a radius of 1425.00 feet, a radial line of said curve from said point bears South 74°32'23" East;

thence along said curve northerly 107.86 feet through a central angle of 04°20'13" to the **TRUE POINT OF BEGINNING**.

CONTAINING: 0.016 Acres, more or less.

RBF CONSULTING
27555 Ynez Road, Suite 400
Temecula, CA. 92591

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PARCEL 2

That certain parcel of land situated in the Unincorporated Territory of the County of Riverside, State of California, being those portions of Washington Street (Lot "A" and Summersweet Drive (Lot "B") as shown on a map of Tract No. 29017 filed in Book 330, Pages 89 through 92 inclusive, of Maps and of Washington Street (Lot "H") and Cottonwood Road (Lot "C") as shown on a map of Tract No. 29017-3 filed in Book 330, Pages 76 through 88 inclusive, of Maps, both in the Office of the County Recorder of said Riverside County, described as follows:

BEGINNING at the northwesterly terminus of a course in the northeasterly line of Lot 1 of said Tract No. 29017 shown as "North 29°28'03" West 3.35 feet";

thence along said course South 29°28'03" East 3.35 feet to the non-tangent intersection with a curve in the westerly right-of-way line of said Washington Street concave easterly and having a radius of 1425.00 feet, a radial line of said curve from said point bears South 77°08'50" East;

thence along said westerly right-of-way line through the following courses: along said curve southerly 394.65 feet through a central angle of 15°52'05" to the non-tangent intersection with a curve concave northeasterly and having a radius of 123.50 feet, also being a point in the southwesterly boundary of said Tract No. 29017, a radial line of said curve from said point bears North 42°18'38" East;

thence along said curve and said Tract boundary southeasterly 26.02 feet through a central angle of 12°04'08" to the non-tangent intersection with a curve concave southeasterly and having a radius of 1405.00 feet, also being an angle point in easterly line of Lot 135 of said Tract No. 29017-3, a radial line of said curve from said point bears North 86°18'51" East;

thence along said curve and along the easterly line of said Lot 135 and the easterly line of Lot 134 southerly 168.08 feet through a central angle of 06°51'16" to the non-tangent intersection with a curve concave northerly and having a radius of 276.50 feet, also being an angle point in the easterly line of said Lot 134, a radial line of said curve from said point bears North 08°36'40" East;

thence along said curve and the southerly line of said Lot 134, northwesterly 21.46 feet through a central angle of 04°26'48" to the non-tangent intersection with a curve concave easterly and having a radius of 1425.00 feet, also being the northeasterly corner of Lot 23 of said Tract No. 29017-3, a radial line of said curve from said point bears North 79°46'27" East;

thence along said curve southerly 312.95 feet through a central angle of 12°34'58" to an angle point in the northerly right-of-way line of said Cottonwood Road;

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thence leaving said westerly right-of-way line, non-tangent from said curve, along said northerly right-of-way line South 19°30'42" West 3.35 feet to an angle point therein and a line parallel with and 30.00 feet northerly right-of-way from the centerline of said Cottonwood Road;

thence along said parallel line North 65°53'15" East 15.07 feet to the non-tangent intersection with the northerly continuation of a curve in the easterly line of Lot 36 of said Tract No. 29017-3 concave easterly and having a radius of 1984.00 feet, a radial line of said curve from said point bears North 72°42'07" East, said 1984.00 foot radius curve being concentric with and 84.00 feet westerly of that certain 1900.00 foot radius curved centerline as shown on Riverside County Improvement Plan on file as No. 927-Q in the office of the Department of Transportation of said Riverside County;

thence along said curve northerly 298.61 feet through a central angle of 08°37'25" to the non-tangent intersection with the easterly continuation of the southerly line of said Lot 134, said previously described curve having a radius of 276.50 feet, a radial line of said curve from said point bears North 05°49'42" East;

thence along said continuation of said curve easterly 20.49 feet through a central angle of 04°14'42" to the non-tangent intersection with a curve concave easterly and having a radius of 1964.00 feet, a radial line of said curve from said point bears North 81°11'51" East, said 1964.00 foot radius curve being concentric with and 64.00 feet westerly of said 1900.00 foot radius curved centerline as shown on said Riverside County Plan No. 927-Q;

thence along said curve northerly 156.59 feet through a central angle of 04°34'06" to the non-tangent intersection with the easterly continuation of the southerly boundary of said Tract No. 29017, said previously described curve having a radius of 123.50 feet, a radial line of said curve from said point bears North 11°52'26" East;

thence along said continuation of said Tract boundary and said curve westerly 21.45 feet through a central angle of 09°56'58" to the non-tangent intersection with said northerly continuation of the previously described curve having a radius of 1984.00 feet, a radial line of said curve from said point bears North 85°59'18" East, said 1984.00 foot radius curve being concentric with and 84.00 feet westerly of said 1900.00 foot radius curved centerline as shown on said Riverside County Plan No. 927-Q;

thence along said curve northerly 414.29 feet through a central angle of 11°57'51" to a line parallel with and 30.00 feet southerly from the centerline of said Summersweet Drive;

thence along said parallel line North 75°50'36" West 19.96 feet to the **POINT OF BEGINNING**.

CONTAINING: 0.578 Acres, more or less.

PARCEL 3

That certain parcel of land situated in the Unincorporated Territory of the County of Riverside, State of California, being those portions of Washington Street (Lot "H") and Cottonwood Road (Lot "C") as shown on a map of Tract No. 29017-3 filed in Book 330, Pages 76 through 88 inclusive, of Maps in the Office of the County Recorder of said Riverside County, described as follows:

COMMENCING at the southeasterly corner of Lot 36 of said Tract No. 29017-3, being a point on a curve in the easterly line of said lot, also being in the westerly right-of-way line of said Washington Street, concave easterly and having a radius of 1984.00 feet, a radial line of said curve from said point bears North 65°42'02" East;

thence along said curve and easterly line of said Lot 36, also being the westerly right-of-way line of said Washington Street, northerly 124.98 feet through a central angle of 03°36'33" to an angle point in said line and the end of said curve, said point also being the **TRUE POINT OF BEGINNING**;

thence along the continuation of said curve northerly 57.14 feet through a central angle of 01°39'00" to a line parallel with and 30.00 feet southerly from the centerline of said Cottonwood Road;

thence along said parallel line, non-tangent from said curve South 65°53'15" West 8.83 feet to an angle point in the southerly line of said Cottonwood Road;

thence along said southerly line South 67°44'12" East 3.35 feet to the non-tangent intersection with a curve in the easterly line of said Lot 36 also being the westerly right-of-way line of said Washington Street, concave easterly and having a radius of 1425.00 feet, a radial line of said curve from said point bears North 64°35'01" East";

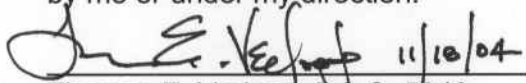
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thence along said right-of-way line and said curve southerly 54.60 feet through a central angel of 02°11'43" to the **TRUE POINT OF BEGINNING**.

CONTAINING: 0.004 Acres, more or less.

EXHIBIT "B" attached hereto and by this reference made a part hereof.

This description was prepared
by me or under my direction.

 11/18/04

Thomas E. Verloop, P.L.S. 5348
My license expires 12/31/05



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200 0 200 400 600



GRAPHIC SCALE

PARCEL 1

SEE SHEET 2

TRACT NO. 29017
12 13 14 15

SUMMERSWEET DR.

ARBONIA CT.

MB 330/89-92

SECTION 28

T. 6 S., R. 2 W., SBM

PARCEL 2

SEE SHEET 3



135

22

23

SALVIA CIR.

TRACT NO. 29017-3

24

MB 330/76-88

32

33

34

35

COTTONWOOD RD.

40

39

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37

36

PARCEL 3

SEE SHEET 4

SHEET 1 OF 4 SHEETS

EXHIBIT "B"

VACATE PORTIONS OF WASHINGTON STREET, SUMMERSWEET DRIVE AND COTTONWOOD ROAD



PLANNING ■ DESIGN ■ CONSTRUCTION

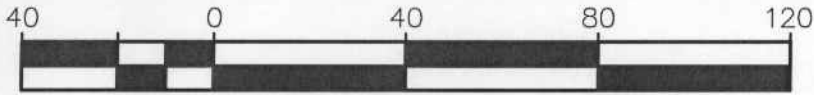
27555 YNEZ ROAD, SUITE 400
TEMECULA, CALIFORNIA 92591-4679
909.676.8042 • FAX 909.676.7240 • www.RBF.com

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REVISED: NOV. 3, 2004
JANUARY 12, 2004

SCALE
1"=200'

JOB NO.
15100747-M1



GRAPHIC SCALE

SEC. 28, T.6S., R.2W., SBM

TRACT NO. 29017

PARCEL 1

14

15

MB 330/89-92

S74°32'23"E
(R)

N57°46'50"E
3.35'

N75°50'36"W

SUMMERSWEET
C/L-

DR.

LOT "B"

N75°50'36"W

S29°28'03"E
3.35'

S77°08'50"E
(R)

Δ=15°52'05"
R=1425.00'
L=394.65'

PARCEL 2

N89°55'35"W

78.68'

Δ=01°58'49"
R=1984.00'
L=68.57'

P.O.C. PCL. 1
S75°08'38"E
(R)

84'

T.P.O.B. PCL. 1
N77°07'27"W (R=1984')
N70°12'10"W (R=1425')

Δ=04°20'13"
L=107.86' R=1425.00'

Δ=03°10'59"
L=110.22' R=1984.00'

LOT "A"

WASHINGTON STREET
(PER TR. 29017, M.B. 330/89-92)

R=1900.00'

WASHINGTON STREET
(PER CONSTRUCTION PLANS, 927-Q)

N80°18'26"
(R)

C/L
R=1350.1'

N75°50'36"W
19.96'

N82°02'51"W
(R)

Δ=11°57'51"
R=1984.00'
L=414.29'

SHEET 2 OF 4 SHEETS

EXHIBIT "B" SEE SHEET 3

VACATE PORTIONS OF
WASHINGTON STREET,
SUMMERSWEET DRIVE AND
COTTONWOOD ROAD

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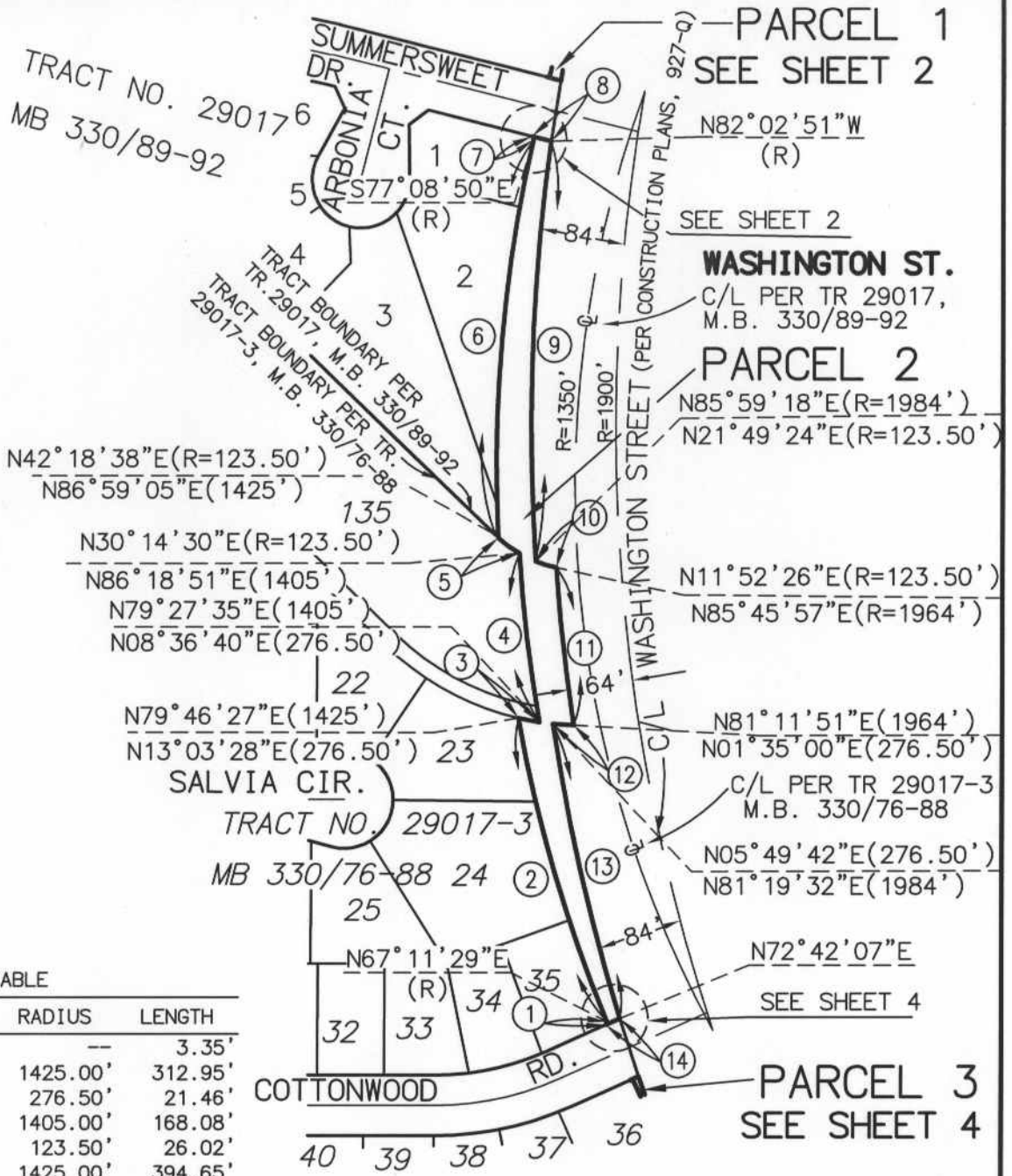
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JANUARY 12, 2004

SCALE
1"=40'

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15100747-M1

SEC. 28, T. 6S., R. 2W., SBM



DATA TABLE

(NO)	BEARING/DELTA	RADIUS	LENGTH
1	S19°30'42"W	--	3.35'
2	12°34'58"	1425.00'	312.95'
3	04°26'48"	276.50'	21.46'
4	06°51'16"	1405.00'	168.08'
5	12°04'08"	123.50'	26.02'
6	15°52'05"	1425.00'	394.65'
7	S29°28'03"E	--	3.35'
8	N75°50'36"W	--	19.96'
9	11°57'51"	1984.00'	414.29'
10	09°56'58"	123.50'	21.45'
11	04°34'06"	1964.00'	156.59'
12	04°14'42"	276.50'	20.49'
13	08°37'25"	1984.00'	298.61'
14	N65°53'15"E	--	15.07'

SHEET 3 OF 4 SHEETS

EXHIBIT "B"
VACATE PORTIONS OF
WASHINGTON STREET,
SUMMERSWEET DRIVE AND
COTTONWOOD ROAD



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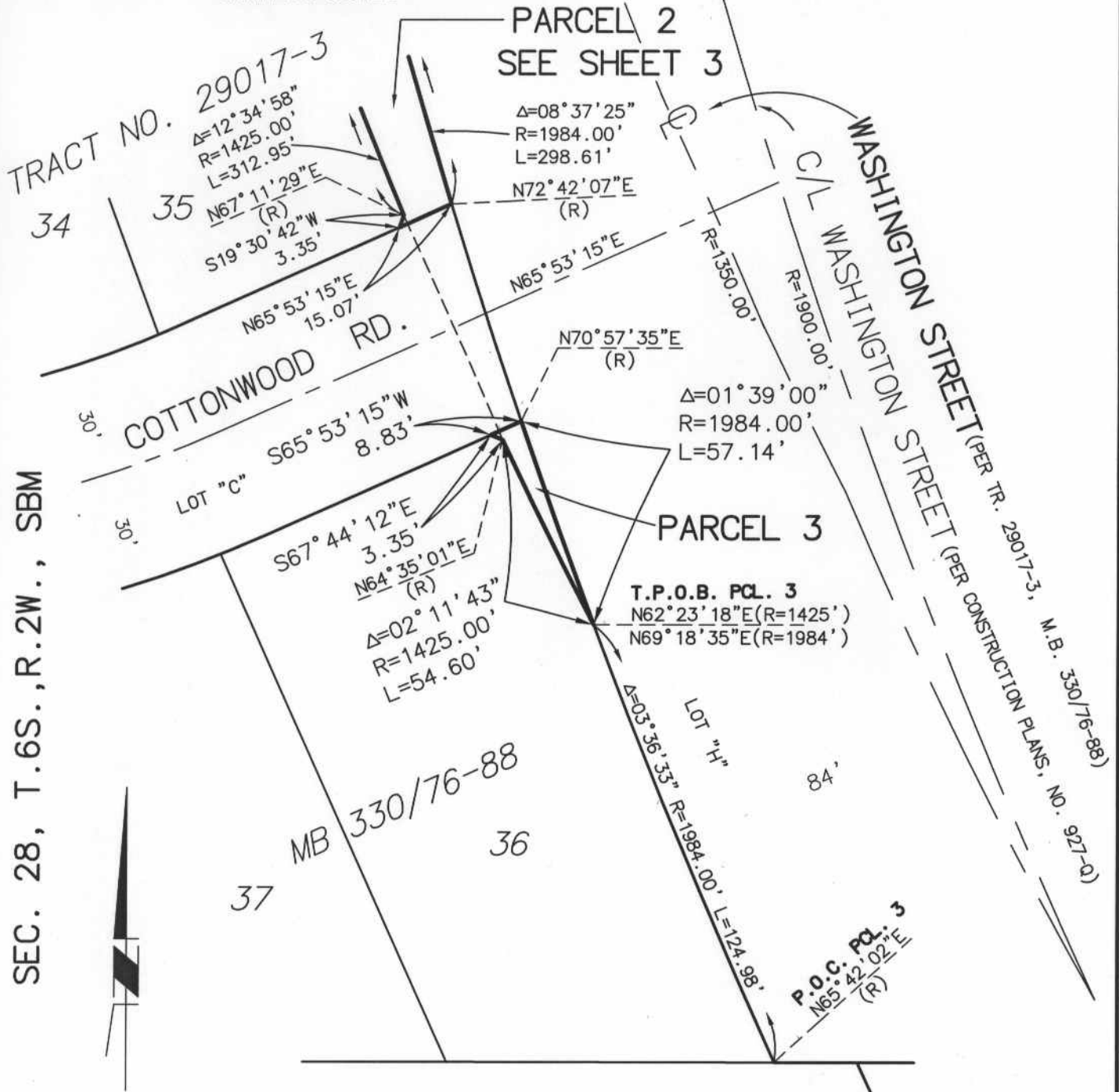
SCALE
 1"=200'

JOB NO.
 15100747-M1

40 0 40 80 120



GRAPHIC SCALE



SHEET 4 OF 4 SHEETS

EXHIBIT "B"
VACATE PORTIONS OF
WASHINGTON STREET,
SUMMERSWEET DRIVE AND
COTTONWOOD ROAD



PLANNING ■ DESIGN ■ CONSTRUCTION

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