

**SUBMITTAL TO THE FLOOD CONTROL AND  
WATER CONSERVATION DISTRICT BOARD  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

112B



**FROM:** General Manager-Chief Engineer

**SUBMITTAL DATE:**  
August 15, 2006

**SUBJECT:** Belltown-Market Street Channel, Stage 1 - Parcel No. 1148-2  
Authorization to Convey an Interest in Real Property

**RECOMMENDED MOTION:**

1. Approve Resolution No. F2006-26, Authorization to Convey an Interest in Real Property – Belltown-Market Street Channel Stage 1, property consisting of a portion of Parcel No. 1148-2 by Quitclaim Deed to Jose Rosario Rios.
2. Authorize and direct the Clerk of the Board to certify acceptance of any documents running in favor of the District as part of this transaction.
3. Authorize the General Manager-Chief Engineer or his designee to execute any other documents and administer all actions necessary to complete this transaction.

(continued)

GSW:rlp

**WARREN D. WILLIAMS**  
General Manager-Chief Engineer

<b>FINANCIAL DATA</b>	Current F.Y. District Cost:	\$N/A	In Current Year Budget:	N/A
	Current F.Y. County Cost:	\$N/A	Budget Adjustment:	N/A
	Annual Net District Cost:	\$N/A	For Fiscal Year:	N/A

<b>SOURCE OF FUNDS:</b> N/A	<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
	<b>Requires 4/5 Vote</b>	<input checked="" type="checkbox"/>

**C.E.O. RECOMMENDATION:**

**APPROVE**

County Executive Office Signature

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

Prev. Agn. Ref.: 11.8 of 7/11/06

District: 1<sup>st</sup>

Agenda Number:

**ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD**

11.1

FORM APPROVED  
COUNTY COUNSEL

JUL 26 2006

BY

Departmental Concurrence

**FLOOD CONTROL AND WATER CONSERVATION DISTRICT BOARD SUBMITTAL  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

**SUBJECT:** Belltown-Market Street Channel, Stage 1 – Parcel 1148-2  
Authorization to Convey an Interest in Real Property

**SUBMITTAL DATE:** August 15, 2006

**Page 2**

**BACKGROUND:**

The District will be constructing flood control facilities for the Belltown-Market Street Channel, Stage 1 in the very near future. Mr. Jose Rosario Rios has agreed to exchange the interest needed by the District in Parcels 1148-1A and 1148-1B described on Exhibit "A", for the District's interest in Parcel 1148-2 described on Exhibit "B". The District's interest in Parcel 1148-2 is an ingress and egress easement to a District property, adjacent to the Santa Ana River at the Northeast corner of the Market Street Bridge. Mr. Rios is conveying to the District an easement for ingress and egress over Parcels 1148-1A and 1148-1B which provides access to the District's property. As a result the District no longer requires Parcel 1148-2. There will be no costs associated with this transaction.

**BOARD OF SUPERVISORS**

**RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT**

RESOLUTION NO. F2006-26

AUTHORIZATION TO CONVEY AN INTEREST IN REAL PROPERTY  
BELLTOWN-MARKET STREET CHANNEL

BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT in regular session assembled on August 29, 2006, at least four-fifths of all members concurring, that the quitclaim of interest by the District to Jose Rosario Rios, in a portion of the real property known as Parcel 1148-2, as described on Exhibit "A", attached hereto and made a part hereof, is hereby approved.

BE IT FURTHER RESOLVED AND DETERMINED that the interest to be quitclaimed is not required for the District's use and is required for use by Jose Rosario Rios. This property is to be conveyed to Jose Rosario Rios in exchange for a underground easement for the construction, maintenance and operation of a reinforced concrete pipe and a surface easement for ingress and egress over Parcels 1148-1A and 1148-1B, as described on Exhibit "B", attached hereto and made a part hereof.

BE IT FURTHER RESOLVED that the Chairman of the Board of Supervisors is authorized to execute the necessary documents to complete the conveyance.

BE IT FURTHER RESOLVED that the General Manager-Chief Engineer or his designee is authorized to execute any other documents and administer all actions necessary to complete the transaction.

GSW:rlp

FORM APPROVED  
COUNTY COUNSEL

JUL 26 2006

BY 

Parcel 1148-1A  
Belltown-Market Street Channel Stage 1

Being a portion of Lot 1, as shown on Map Book 6, Page 4 Map of N.R. Bell's Subdivision and Lot 1 as shown on Map Book 9, Page 5 Map of the Alamo Tract as described in Instrument No. 701994, dated September 10, 2003 all records of Riverside County, within the unincorporated territory of Riverside County, California, described as follows:

A strip of land 40 feet wide lying Northeasterly of, concentric to and coincident with, the Northeasterly line of Market Street as described in said Instrument, said Northeasterly line described as follows;


Commencing at the most Northwesterly corner of that portion of land as described in said Instrument, being on a curve concave to the Northeast, having a radius of 3541.51 feet to which a radial bears South 71°28'13" West;

Thence Southeasterly 165.64 feet along said curve, through a central angle of 02°40'47", to the Point of Beginning to which a radial bears South 68°47'26" West;

Thence continuing Southeasterly 270.00 feet along said curve, through a central angle of 04°22'05" to the Southwesterly corner of said Instrument to which a radial bears South 64°25'21" West;

The Southerly terminus of said strip is to terminate at the Southerly line of said Instrument.



  
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DAVID L. STONE

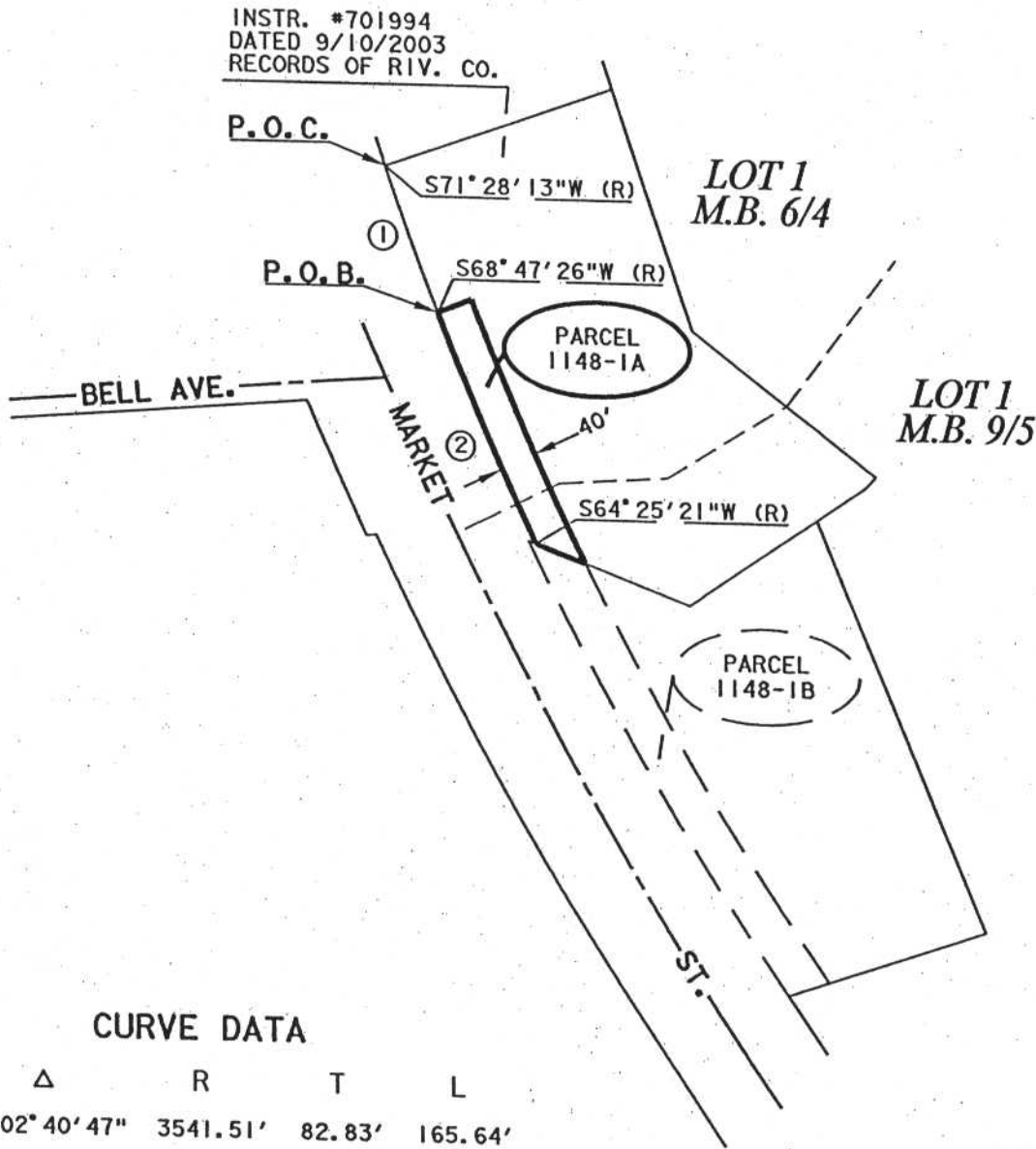
Land Surveyor No. 4758  
Signed For: Riverside County Flood Control  
and Water Conservation District

Date: 9/7/05

EXHIBIT "A"

# PARCEL 1148-1A

A PORTION OF LOT 1 AS SHOWN ON MB 6/4 AND LOT 1 AS SHOWN ON MB 9/5, RECORDS OF RIVERSIDE COUNTY.



### CURVE DATA

	Δ	R	T	L
①	02° 40' 47"	3541.51'	82.83'	165.64'
②	04° 22' 05"	3541.51'	135.07'	270.00'



**RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT**  
1995 MARKET ST. RIVERSIDE, CA. 92501

BELLTOWN-MARKET ST. CHANNEL STG I	PARCEL: 1148-1A
THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.	PREPARED BY: GLP
	SCALE: NO SCALE
APPROVED BY: <i>[Signature]</i>	DATE: 08/25/2005
DATE: 9/7/05	SHEET 1 OF 1

**Parcel 1148-1B**  
**Belltown-Market Street Channel Stage 1**

Being a portion of Lot 1 as shown on Map Book 9, Page 5 Map of the Alamo Tract, as described in Parcel 2 of Instrument No. 402210, dated May 27, 2004, records of Riverside County, California, within the unincorporated territory of Riverside County, California, described as follows:

All that portion of said Parcel 2 lying Southwesterly of the following described line;

Beginning at the Southeasterly corner of a strip of land 40 feet wide lying Northeasterly of, concentric to and coincident with, the Northeasterly line of Market Street as described in Instrument No. 701994, dated September 10, 2003 records of Riverside County, California, terminating at the Northerly line of said Parcel 2;

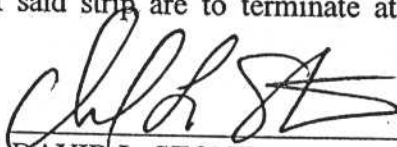
Thence Southerly from the Northerly line of said Parcel 2, along the extended and prolonged Northeasterly line of said 40 foot strip being a curve concave to the Northeast, having a radius of 3501.51 feet, to which a radial bears South 63°45'00"West;

Thence Southeasterly 414.09 feet along said curve, through a central angle of 06°46'33";

Thence South 33°01'33"East 102.78 feet to the Southerly line of said Parcel 2;

The Northerly and Southerly terminus of said strip are to terminate at the Northerly and Southerly lines of said Parcel 2.



  
\_\_\_\_\_  
DAVID L. STONE

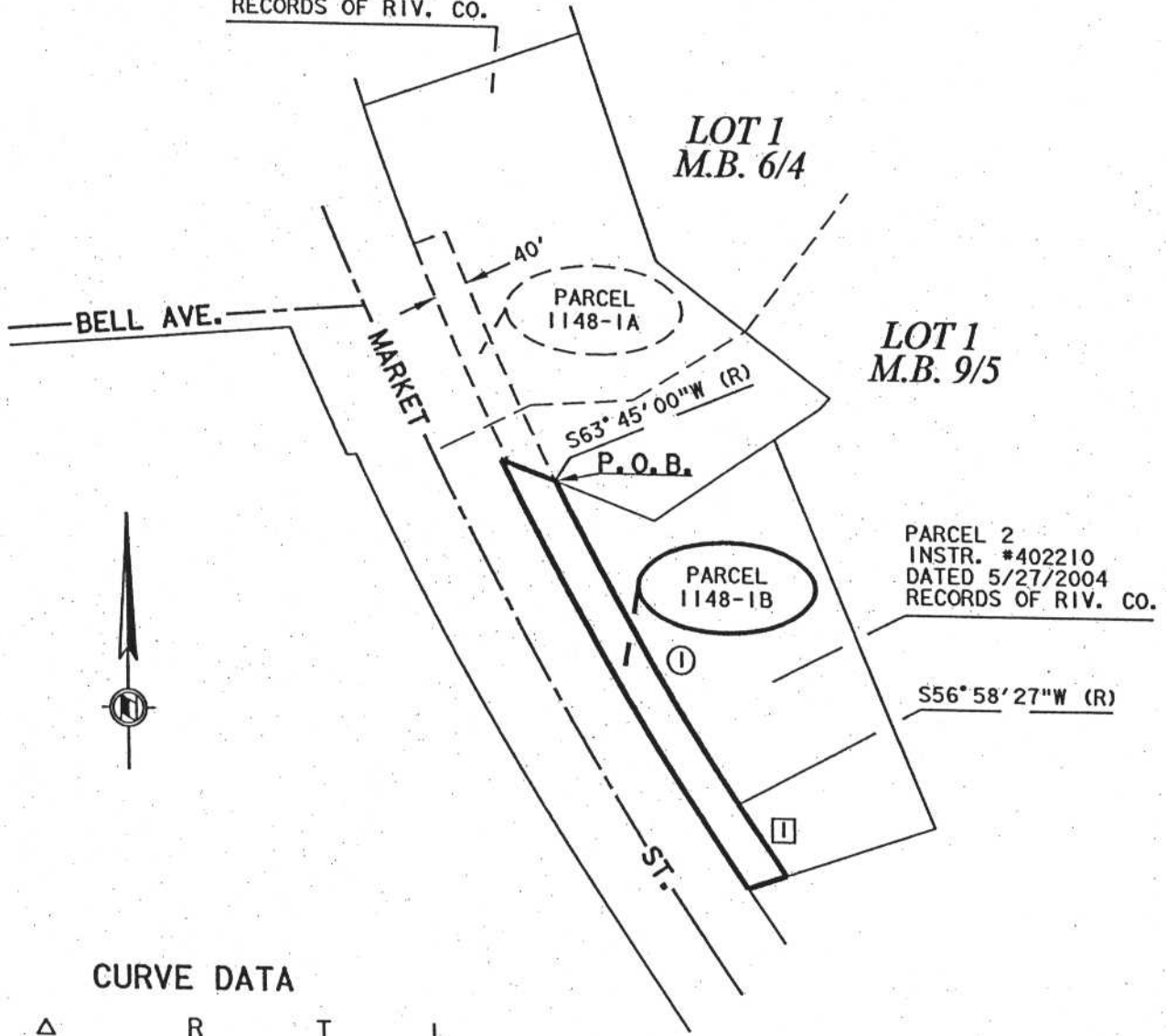
Land Surveyor No. 4758  
Signed For: Riverside County Flood Control  
and Water Conservation District

Date: 9/7/05

# PARCEL 1148-1B

A PORTION OF PARCEL 2 AS DESCRIBED IN INSTRUMENT #402210, DATED MAY 27, 2004, RECORDS OF RIVERSIDE COUNTY.

INSTR. #701994  
DATED 9/10/2003  
RECORDS OF RIV. CO.



### CURVE DATA

① - 06° 46' 33" 3501.51' 207.29' 414.09'

② 102.78' S33° 01' 33"E

4



**RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT**  
1995 MARKET ST. RIVERSIDE, CA. 92501

BELLTOWN-MARKET ST. CHANNEL STG I

PARCEL: 1148-1B

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

PREPARED BY: GLP

SCALE: NO SCALE

APPROVED BY: *Chf Sts*  
DATE: 9/7/05

DATE: 08/25/2005

SHEET 1 OF 1

EXHIBIT "B"

Parcel 1148-2  
Belltown-Market Street Channel Stage 1

Being a portion of Lot 1 as shown on Map Book 9, Page 5 Map of the Alamo Tract, as described in Parcel 2 of Instrument #402210, dated May 27, 2004, records of Riverside County, California, within the unincorporated territory of Riverside County, California, described as follows:

All that portion of the Grant of Easement as described in the Agreement Granting Easement and Right of Way per Instrument #214453 dated June 11, 1990, records of Riverside County, California;

Excepting therefrom all that portion of said Parcel 2 lying Southwesterly of the following described line:

Beginning at the Southeasterly corner of a strip of land 40 feet wide lying Northeasterly of, concentric to and coincident with, the Northeasterly line of Market Street as described in Instrument #701994, dated September 10, 2003 records of Riverside County, California, terminating at the Northerly line of said Parcel 2;

Thence Southerly from the Northerly line of said Parcel 2, along the extended and prolonged Northeasterly line of said 40-foot strip being a curve concave to the Northeast, having a radius of 3,501.51 feet, to which a radial bears South 63° 45' 00" West;

Thence Southeasterly 414.09 feet along said curve, through a central angle of 06° 46' 33";

Thence South 33° 01' 33" East 102.78 feet to the Southerly line of said Parcel 2.



  
DAVID L. STONE

Land Surveyor No. 4758  
Signed For: Riverside County Flood Control  
and Water Conservation District

Date: MARCH 23, 2006

EXHIBIT "B"

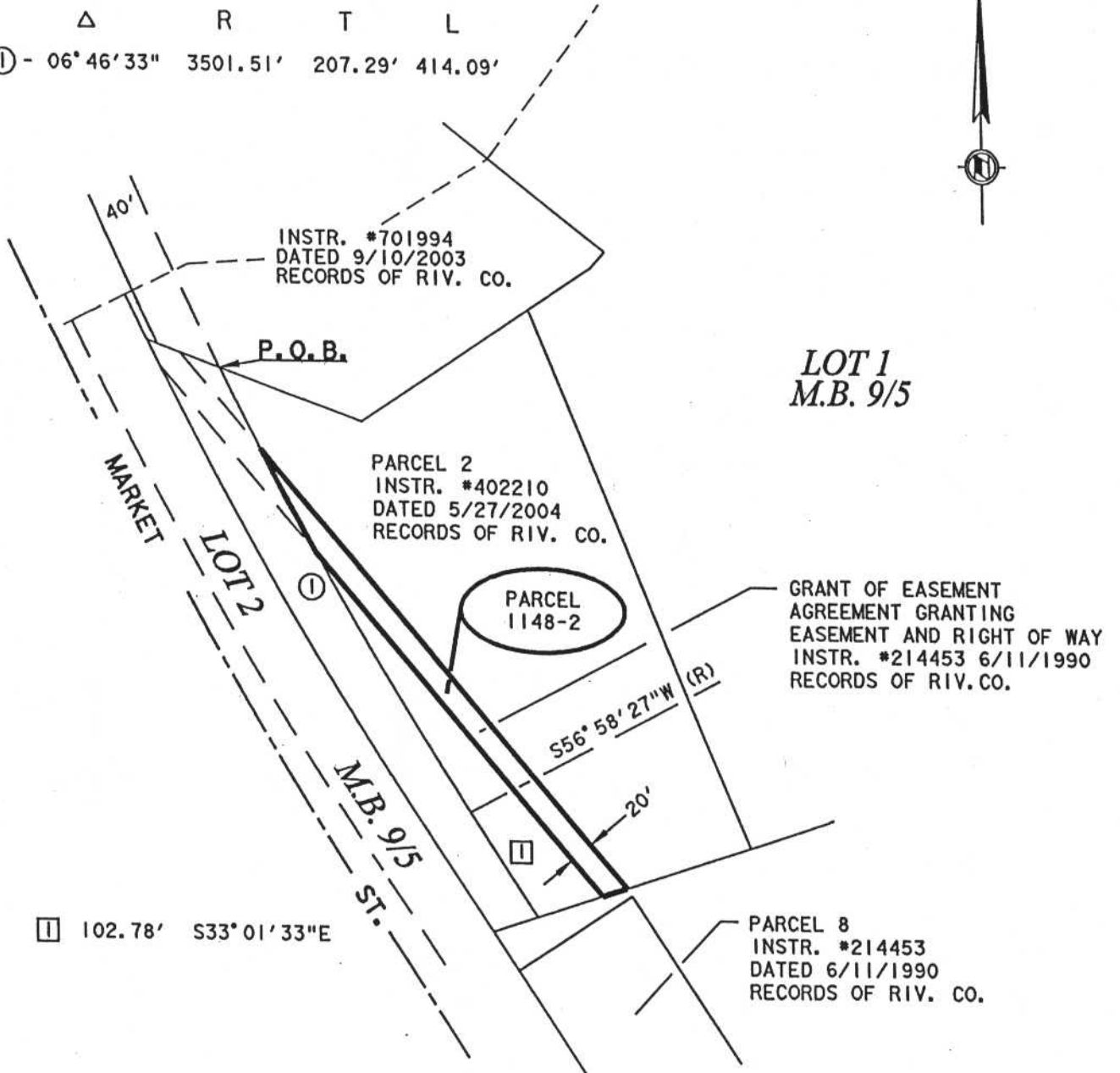
# PARCEL 1148-2

A PORTION OF LOT 1 AS SHOWN ON  
MB 9/5, RECORDS OF RIVERSIDE COUNTY.

## CURVE DATA

Δ R T L

① - 06° 46' 33" 3501.51' 207.29' 414.09'



### RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

1995 MARKET ST. RIVERSIDE, CA. 92501

BELLTOWN-MARKET ST. CHANNEL STG I

PARCEL: 1148-2

THIS PLAT IS SOLELY AN AID IN LOCATING  
THE PARCEL(S) DESCRIBED IN THE  
ATTACHED DOCUMENT. IT IS NOT A PART  
OF THE WRITTEN DESCRIPTION THEREIN.

PREPARED BY: GLP

SCALE: NO SCALE

APPROVED BY:

DATE: MARCH 23, 2006

DATE: 3/13/2006

SHEET 1 OF 1

