

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

703



FROM: General Manager-Chief Engineer

SUBMITTAL DATE:
October 3, 2006

SUBJECT: Warm Springs Valley-Hunter Road Storm Drain, Stage 3
Project No. 7-0-00165
Notice of Intent to Exchange Easements

RECOMMENDED MOTION:

Approve Resolution No. F2006-32, Notice of Intent to Exchange Easements, said easement consisting of a portion of Assessor's Parcel No. 956-341-011, by Quitclaim Deed to Francisco A. Bujanda and Rosemary G. Bujanda, property owners, and authorize the Clerk of the Board to advertise pursuant to Section 6061 of the Government Code.

BACKGROUND:

Departmental Concurrence

The District was granted an approximate 0.02 acre flood control easement associated with the development of Tract Map 24159 across Lot 19 for storm drain and maintenance purposes, as shown on Attachment A. The District has been dedicated alternate access across the adjacent golf course property (APN 956-260-043), as shown on Attachment B, relieving the necessity of encumbering the entire right of way provided across Lot 19. The property owner has signed an easement deed for the area which the District will be required to maintain, as shown on Attachment C. The District has reviewed and approved the alternate access easement and recommends that the easement, as shown on Attachment A, be relinquished to Francisco A. Bujanda and Rosemary G. Bujanda, their successors and/or assigns.

FORM APPROVED
COUNTY COUNSEL

AU:rlp

SEP 25 2006

WARREN D. WILLIAMS
General Manager-Chief Engineer

BY

FINANCIAL DATA	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

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

C.E.O. RECOMMENDATION:

APPROVE

County Executive Office Signature

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

1 **RIVERSIDE COUNTY FLOOD CONTROL**
2 **BOARD OF SUPERVISORS** **AND WATER CONSERVATION DISTRICT**

3 RESOLUTION NO. F2006-32

4 NOTICE OF INTENT TO EXCHANGE EASEMENTS
5 FROM THE RIVERSIDE COUNTY FLOOD CONTROL AND
6 WATER CONSERVATION DISTRICT TO FRANCISCO AND ROSEMARY BUJANDA
7 WARM SPRINGS VALLEY-HUNTER ROAD STORM DRAIN, STAGE 3

8 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of
9 Supervisors of the Riverside County Flood Control and Water Conservation District (District) in
10 regular session assembled on October 3, 2006, notice is hereby given, pursuant to California
11 Water Code – Appendix, Chapter 48, Section 48-9, Paragraph 5, that it intends to relinquish all
12 rights to the District's easement as described on Lot 19 of Tract Map 24159 as shown by map on
13 file in Book 269, Pages 32 through 35, Official Records, Riverside County, California, at or after
14 1:30 p.m. on October 17, 2006 to Francisco and Rosemary Bujanda, that certain real property in
15 the County of Riverside, State of California, property consisting of a portion of Assessor's Parcel
16 Number 956-341-011, as described in Attachment "A", attached hereto and made a part hereof.

17 BE IT FURTHER RESOLVED AND DETERMINED that the interest to be
18 conveyed is not required for the District's use because an alternate easement has been provided by
19 Francisco and Rosemary Bujanda.

20 BE IT FURTHER RESOLVED that the Clerk of the Board of Supervisors is
21 directed to give notice hereof as provided in Section 6061 of the Government Code.

22 AU:rlp
23 P8/109508

24 FORM APPROVED
25 COUNTY CLERK

26 SEP 25 2006

27 BY 

Recorded at request of, and return to:
Riverside County Flood Control and
Water Conservation District
1995 Market Street
Riverside, California 92501

NO FEE (GOV. CODE 6103)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)
DOCUMENTARY TRANSFER TAX \$ NONE

Project No.: 7-0-0165
Tract No. 24159 Lot 19
APN 956-341-011

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the COUNTY OF RIVERSIDE, does hereby remise, release, and forever quitclaim to Francisco A. Bujanda and Rosemary G. Bujanda, Trustees of the Francisco A. Bujanda and Rosemary G. Bujanda Revocable Trust Dated September 27, 2001, all right, title and interest in and to easements, situated in the County of Riverside, State of California, described as:

The easement designated as "R.C.F.C. Drainage Easement" as shown and dedicated on Tract Map No. 24159, recorded in Map Book 269, Pages 32 through 35 inclusive, records of the Recorder's Office, Riverside County, State of California situated in the County of Riverside, State of California

COUNTY OF RIVERSIDE:

Date _____

By: _____

George A. Johnson,
Director of Transportation

ATTESTS:

BY: _____

DATE: _____

ATTACHMENT A
SHEET 1 OF 4

EXHIBIT "A"

A portion of Lot 39 of Tract Map No. 24159 according to an Official Plat of said land filed in Map Book 269, Pages 32 through 35, inclusive, records of Riverside County, State of California, described as follows:

Commencing at the most southeasterly corner of said Lot 39;

Thence South $69^{\circ}42'32''$ West 65.00 feet along the southerly line of said Lot 39 to a point, said point being the most southeasterly corner of an existing easement per the above referenced map, this point also being the **Point of Beginning**

Thence North $20^{\circ}17'28''$ West 142.69 feet to a point in the southerly right-of-way of Eagle Drive;

Thence South $54^{\circ}41'54''$ West 24.01 feet along said right-of-way to a tangent curve concave northwesterly having a radius of 48.00 feet;

Thence southwesterly 17.87 feet along said curve through a central angle of $21^{\circ}19'41''$;

Thence non-tangent from said curve South $24^{\circ}42'31''$ West 51.75 feet;

Thence South $31^{\circ}13'38''$ East 90.00 feet to a point in the southerly line of said Lot 39;

Thence along said southerly line North $80^{\circ}06'46''$ East 56.35 feet;

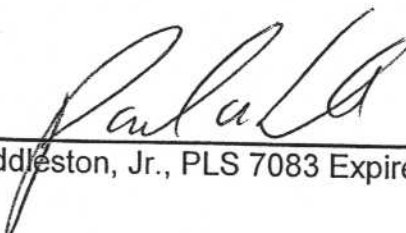
Thence North $69^{\circ}42'32''$ East 5.00 feet to the **Point of Beginning**.

Containing: 0.020 acre, more or less.

ATTACHMENT A
SHEET 2 OF 4

Prepared under the supervision of:

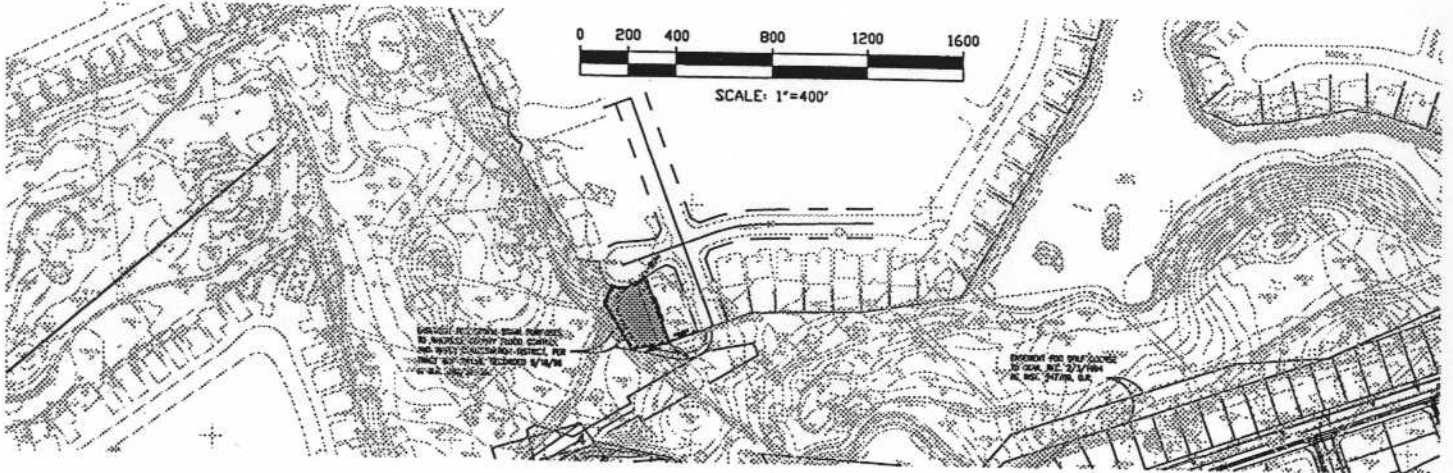
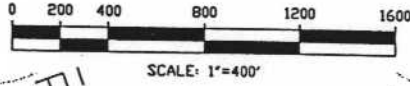



Paul R. Huddleston, Jr., PLS 7083 Expires 12/31/06

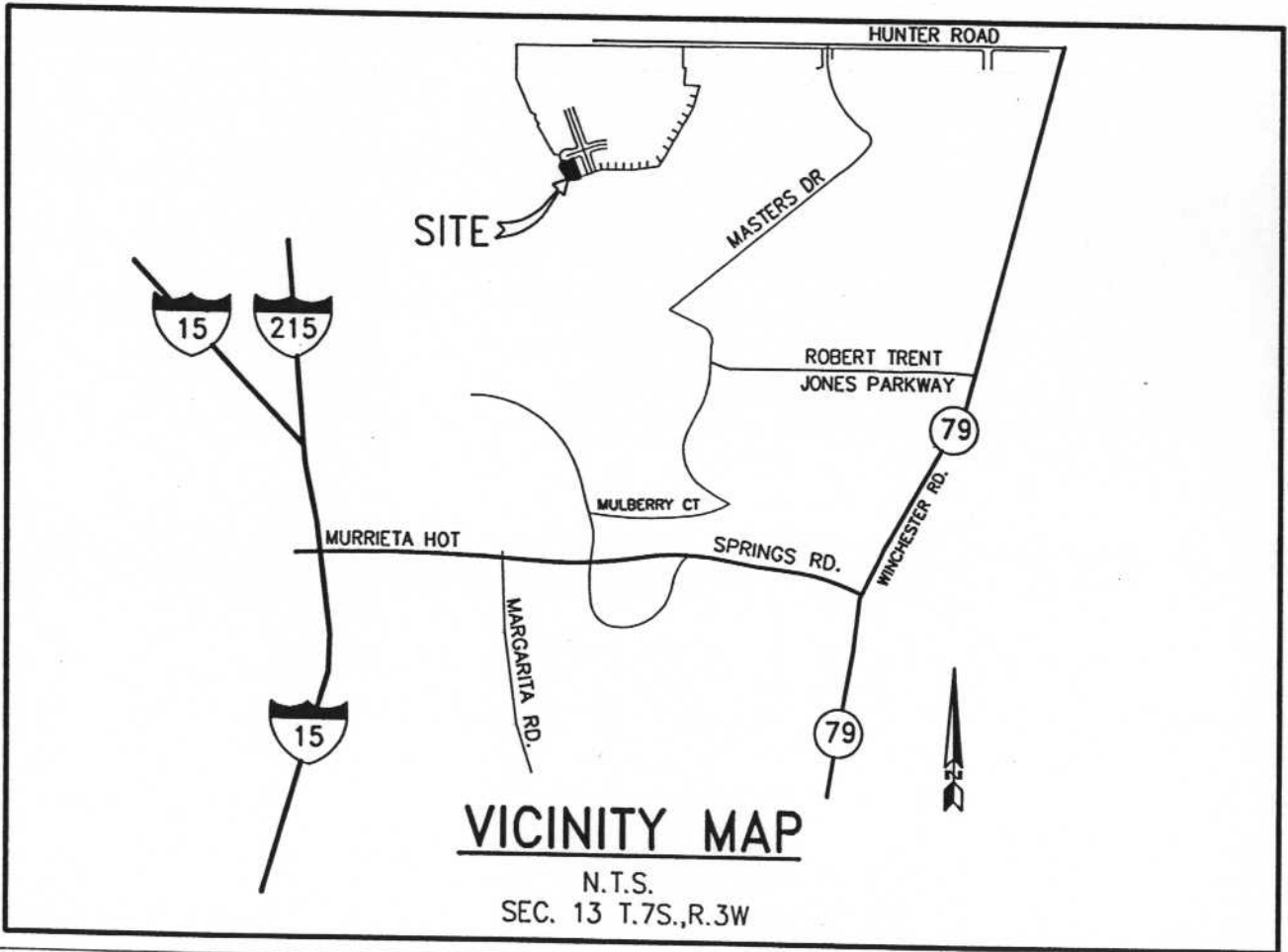
12/21/05 /Date

EXHIBIT "B"

ATTACHMENT A
SHEET 3 OF 4



SEE SHEET 2



HUNSAKER & ASSOCIATES
IRVINE, INC
INLAND EMPIRE REGION

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

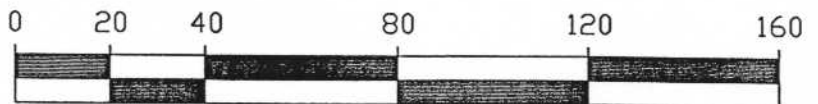
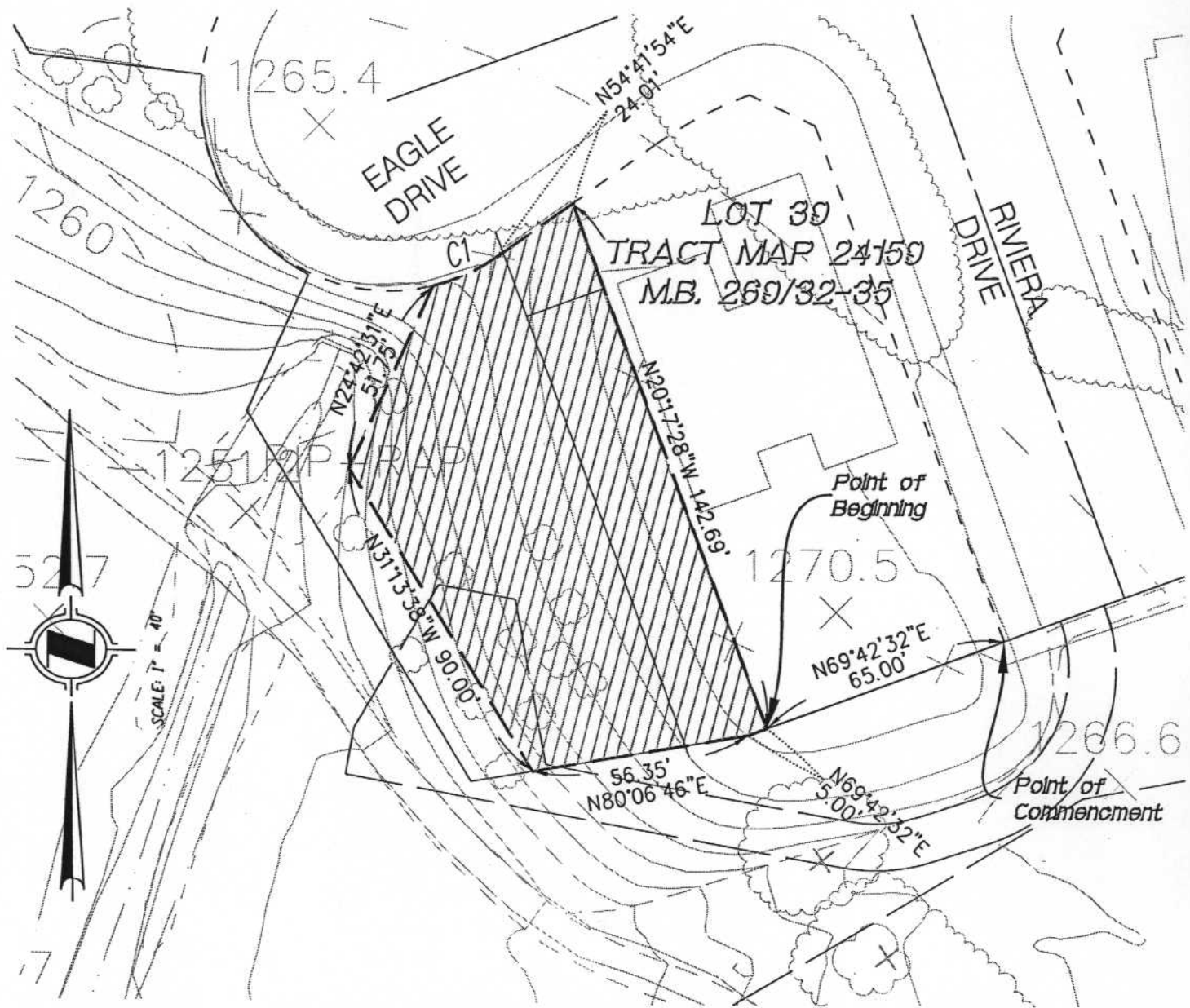
R.C.F.C. & W.C.D.
EASEMENT VACATION
EXHIBIT "B"

DATE: AUGUST 2004

W.O. 0919-119

SHEET
1
OF 2

EXHIBIT "B"



CURVE TABLE

NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
C1	21°19'41"	48.00'	17.87'	9.04'

ATTACHMENT A
SHEET 4 OF 4



HUNSAKER & ASSOCIATES
IRVINE, INC
INLAND EMPIRE REGION

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

R.C.F.C. & W.C.D.
EASEMENT VACATION
EXHIBIT "B"

DATE: AUGUST 2004

W.O. 0919-119

SHEET
2
OF 2

ATTACHMENT B
SHEET 1 OF 6

Recorded at request of, and return to:
Riverside County Flood Control and
Water Conservation District
1995 Market Street
Riverside, California 92501-1770

NO FEE (GOV. CODE 6103)

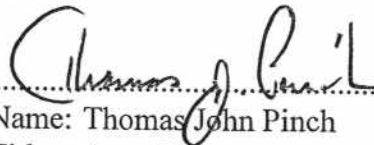
Project: 7-0-0165
TR 24159

EASEMENT DEED

SCGA GOLF COURSE MANAGEMENT, INC., a California Corporation grants to RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT an easement for the construction, use, repair, reconstruction, inspection, operation, and maintenance of the Warm Springs Valley-Hunter Road Storm Drain and all appurtenant works, including ingress and egress thereto, across that certain real property situated in the County of Riverside, State of California described in legal description attached hereto as Exhibit "A" and made a part hereof.

Dated 1/27/98

SCGA GOLF COURSE MANAGEMENT, INC.,
a California Corporation

By  Name: Thomas John Pinch
Title : Asst. Secretary

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed to RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT is hereby accepted by the undersigned officer pursuant to authority conferred by resolution of the Board of Supervisors of said District adopted on May 12, 1961, and the grantee consents to the recordation thereof by its duly authorized officer.

Date

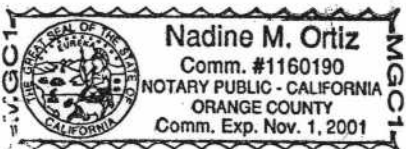
By:
David Zappe, General Manager-Chief Engineer

State of California
County of Orange

On 1-27-98 before me, Nadine M. Ortiz, Notary Public
(DATE) (NAME/TITLE OF OFFICER-i.e. "JANE DOE, NOTARY PUBLIC")
personally appeared Thomas John Finch
(NAME(S) OF SIGNER(S))

personally known to me -OR-

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.



(SEAL)

Witness my hand and official seal.

Nadine M. Ortiz
(SIGNATURE OF NOTARY)

ATTENTION NOTARY

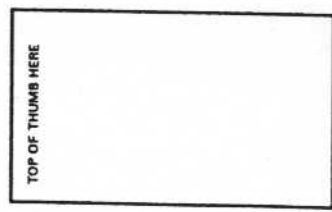
The information requested below and in the column to the right is **OPTIONAL**. Recording of this document is not required by law and is also optional. It could, however, prevent fraudulent attachment of this certificate to any unauthorized document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Title or Type of Document Certificate of Acceptance of Easement
Number of Pages 3 Date of Document 1-9-98
Signer(s) Other Than Named Above _____

ATTACHMENT B
SHEET 2 OF 6

RIGHT THUMBPRINT (Optional)



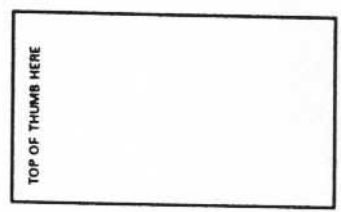
CAPACITY CLAIMED BY SIGNER(S)
 INDIVIDUAL(S)
 CORPORATE _____

OFFICER(S) _____ (TITLE)
 PARTNER(S) LIMITED GENERAL
 ATTORNEY IN FACT
 TRUSTEE(S)
 GUARDIAN/CONSERVATOR
 OTHER: agent

SIGNER IS REPRESENTING:
(Name of Person(s) or Entity(ies))

SCGA Golf Course Management, Inc.

RIGHT THUMBPRINT (Optional)



CAPACITY CLAIMED BY SIGNER(S)
 INDIVIDUAL(S)
 CORPORATE _____

OFFICER(S) _____ (TITLE)
 PARTNER(S) LIMITED GENERAL
 ATTORNEY IN FACT
 TRUSTEE(S)
 GUARDIAN/CONSERVATOR
 OTHER: _____

SIGNER IS REPRESENTING:
(Name of Person(s) or Entity(ies))





December 11, 1997
 Revised January 9, 1998

ATTACHMENT B
 SHEET 3 OF 6

W.O. 1017-001

EXHIBIT "A"

Off-Site Drainage Easement (No. 3)
 Tract 24159 Communities Southwest

That portion of Parcel 1 of Parcel Map 20650 as shown by map on file in Book 158 of Parcel Maps at Pages 62 through 68 thereof, Records of Riverside County, California, described as follows:

Beginning at the most Westerly corner of Lot 19 of Tract 24159 as shown by map on file in Book 269 of Maps, at Pages 32 through 35 thereof, Records of Riverside County, California;

Thence S.31°13'38"E. along the Southwesterly line of said Lot 19, a distance of 110.21 feet to the Southwest corner thereof;

Thence S.80°06'46"W. along the Westerly prolongation of the Southerly line of said Lot 19, a distance of 17.00 feet;

Thence N.65°17'29"W., a distance of 38.00 feet;

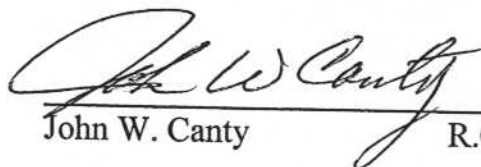
Thence N.24°42'31"E., a distance of 36.38 feet;

Thence N.65°17'29"W., a distance of 39.31 feet to the Southwesterly prolongation of the Northwesterly line of said Lot 19;

Thence N.24°42'31"E. along said prolongation, a distance of 35.00 feet to the Point of Beginning.



Prepared under the Supervision of:
CANTY ENGINEERING GROUP, INC.


 John W. Canty R.C.E. 17550

1/9/98
 Date

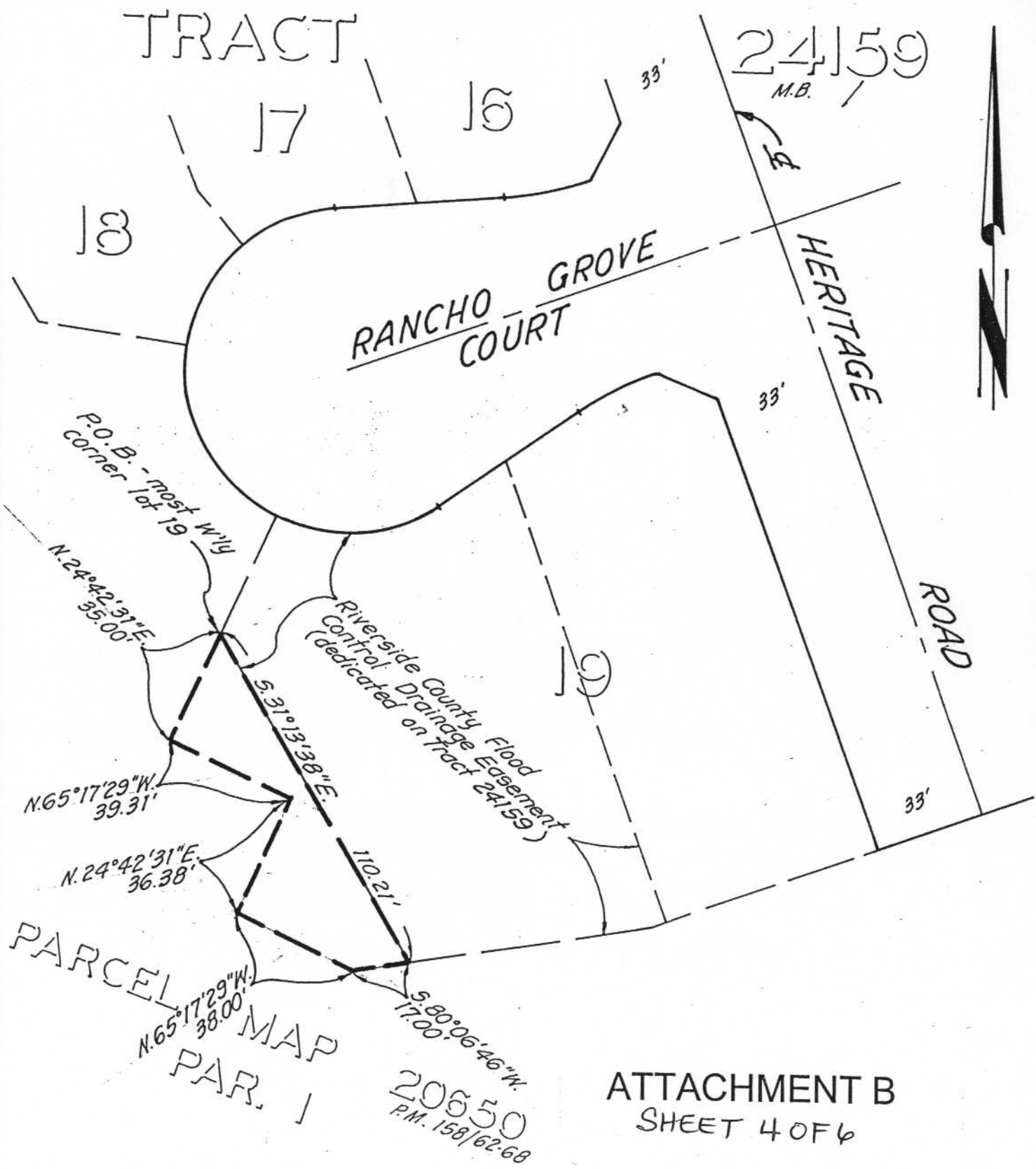
IN THE COUNTY OF RIVERSIDE, CALIFORNIA
OFF-SITE DRAINAGE EASEMENT For
Tract 24159

(No. 3)

JANUARY 1998

SCALE: 1"=40'

CANTY ENGINEERING GROUP, INC.



ATTACHMENT B

SHEET 5 OF 6

EXHIBIT "A"

December 29, 1999

STORM DRAIN EASEMENT

Tract 24159

Property of: SCGA Golf Course Management, Inc.

That portion of Parcel 1 of Parcel Map 20650 as shown by map on file in Book 158 of Parcel Maps at Pages 62-68, Records of Riverside County, California described as follows:

A strip of land 12.00 feet in width, the centerline being described as follows:

Commencing at the most easterly corner of Lot 19 of Tract 24159, Official Records of Riverside County, California;

Thence N.69°45'32"E., along the Southerly line of Tract 24159 a distance of 19.00 feet to the point of beginning of the parcel of land to be described;

Thence Southwesterly on a curve concave Northwesterly, having a radius of 41.00 feet through an angle of 94°52'32" an arc length of 67.89 feet;

Thence S.74°35'04"W., a distance of 85.85 feet;

Thence Northwesterly on a curve concave Northeastly, having a radius of 41.00 feet through an angle of 59°28'06" an arc length of 42.55 feet;

Thence N.45°56'50" W., a distance of 18.01 feet;

Thence Northwesterly on a curve concave Northeasterly, having a radius of 100.00 feet through an angle of 13°42'08" an arc length of 23.91 feet;

EXCEPTING THEREFROM that portion of land lying Northerly of the following described line;

Beginning at the Southwest corner of said Lot 19

Thence S.80°06'46"W., a distance of 17.00 feet;

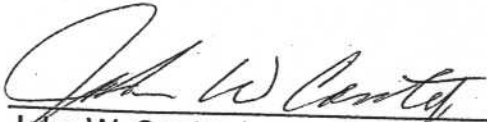
Thence N.65°17'29"W., a distance of 38.00 feet;

The above-described parcel contains 0.06 acres more or less.

See attached Exhibit "B"

CANTY ENGINEERING GROUP, INC.

Prepared under the supervision of:


John W. Canty R.C.E. 17550

Feb. 6, 2002
Date



ATTACHMENT B
SHEET 6 OF 6
 IN THE COUNTY OF RIVERSIDE, CALIFORNIA
STORM DRAIN ACCESS EASEMENT

FOR
 TRACT 24159

DECEMBER 1999

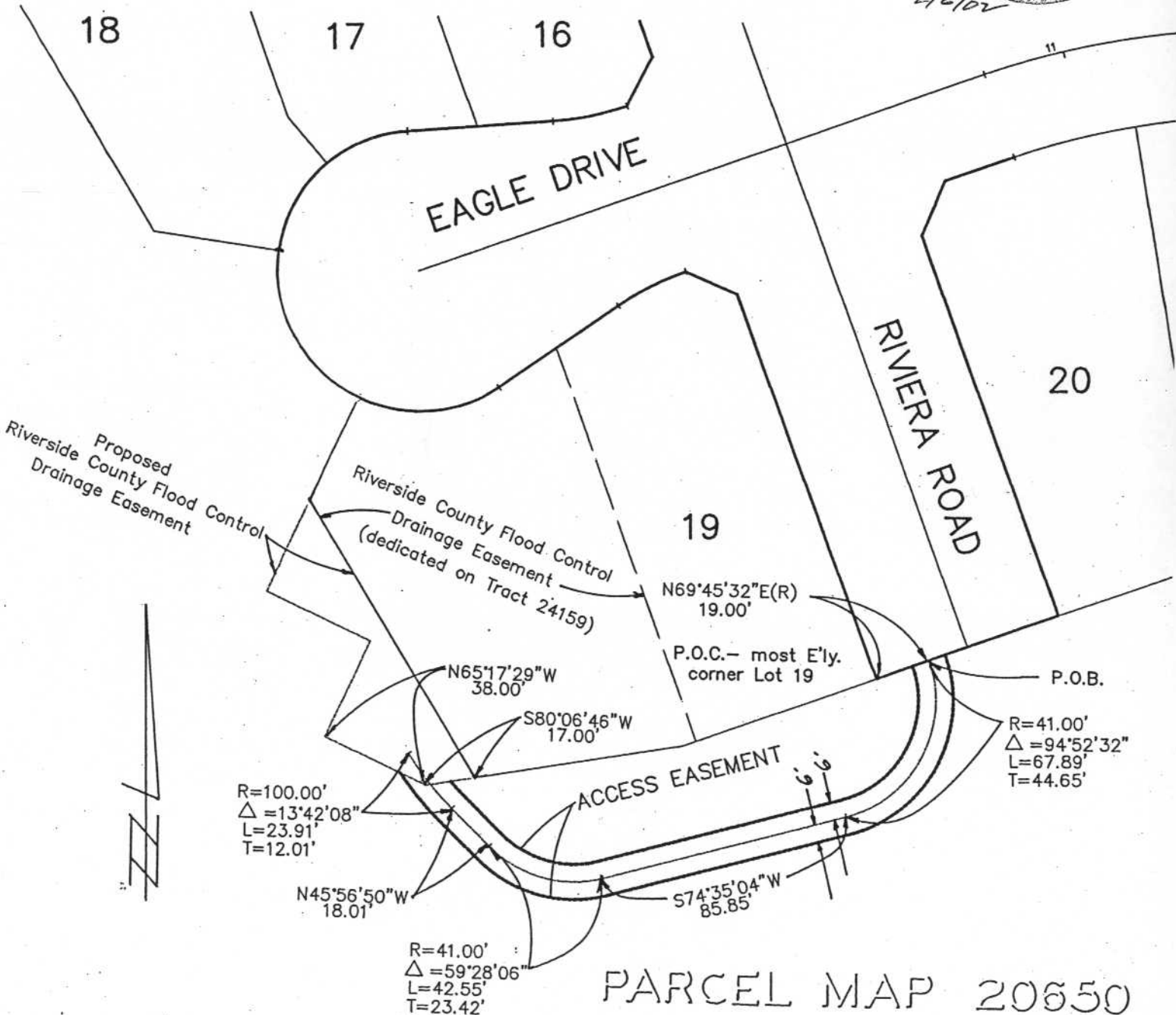
SCALE 1"=50'

CANTY ENGINEERING GROUP, INC.



TRACT 24159

M.B. 269 / 32-35



PARCEL MAP 20650
 PAR. I
 P.M.B. 158 / 62-68

Recorded at request of, and return to:
Riverside County Flood Control and
Water Conservation District
1995 Market Street
Riverside, California 92501-1770

ATTACHMENT C
SHEET 1 OF 6

NO FEE (GOV. CODE 6103)

Warm Springs Valley - Hunter RD SD, Stg 3
Project No. 7-0-0165
Tract No. 24159
RCFC Parcel No. 7165-

SPACE ABOVE THIS LINE FOR RECORDER'S USE
The undersigned grantor(s) declare(s)
DOCUMENTARY TRANSFER TAX \$ NONE

EASEMENT DEED

FRANCISCO A. BUJANDA AND ROSEMARY G. BUJANDA,
Trustees of the Francisco A. Bujanda and Rosemary G. Bujanda Revocable Trust Dated September 27, 2001,
grants to RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT,
an easement for the construction, use, repair, reconstruction, inspection, operation, and maintenance of
Warm Springs Valley - Hunter Road Storm Drain, Stage 3 and all appurtenant works, including ingress
and egress thereto, over, upon, under and across that certain real property situated in the County of
Riverside, State of California, as described in Exhibit "A" and shown in Exhibit "B", attached hereto and
made a part hereof.

Portion of Assessor Parcel Number: 956-341-011

FRANCISCO A. BUJANDA and ROSEMARY G. BUJANDA
REVOCABLE TRUST DATED SEPTEMBER 27, 2001:

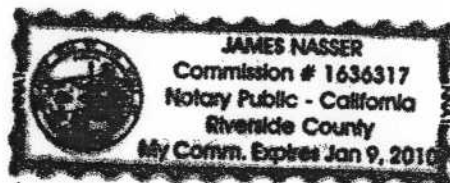
Date: 07/10/2006

By Francisco A. Bujanda, Trustee
FRANCISCO A. BUJANDA, Trustee

Date: 07/10/2006

By Rosemary G. Bujanda, Trustee
ROSEMARY G. BUJANDA, Trustee

James Nasser (Notary) (Notary)
07/10/2006
(951) - 894 - 5255



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIA

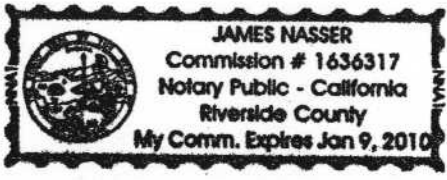
County of RIVERSIDE

ATTACHMENT C
SHEET 2 OF 6

On 07/10/2006 before me, JAMES NASSER
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared FRANCISCO A. BUJANDA AND ROSEMARY G. BUJANDA
Name(s) of Signer(s)

personally known to me — OR — 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.



WITNESS my hand and official seal.

James Nasser (NOTARY)
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: EASEMENT DEED

Document Date: 07/10/2006 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing:

Signer's Name: _____

- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing:

EXHIBIT "A" ATTACHMENT C
SHEET 3 OF 6

A portion of Lot 19 of Tract Map No. 24159 according to an Official Plat of said land filed in Map Book 269, Pages 32 through 35, inclusive, records of Riverside County, State of California, described as follows:

PARCEL "A"

Commencing at the most southeasterly corner of said Lot 19;

Thence South 69°42'32" West 65.00 feet along the southerly line of said Lot 19 to a point, said point being the most southeasterly corner of an existing easement per the above referenced map;

Thence continuing along said southerly line South 69°42'32" West 5.00 feet to an angle point in the southerly boundary of said Lot 19;

Thence continuing along said southerly line South 80°06'46" West 49.51 feet to a point, this point also being the **Point of Beginning for Parcel A**;

Thence continuing along said southerly line South 80°06'46" West 22.94 feet to an angle point in the southerly boundary of said Lot 19;

Thence North 31°13'38" West 36.89 feet along the westerly line of said Lot 19 to a point hereinafter referred to as Point "A";

Thence North 30°45'29" East 21.60 feet;

Thence South 79°47'53" East 20.00 feet;

Thence South 10°21'15" East 42.72 feet;

Thence South 79°47'53" East 3.37 feet to the **Point of Beginning**.

Containing: 0.029 acre, more or less.

PARCEL "B"

Commencing at the above referenced point "A" ;

Thence North 31°13'38" West 43.35 feet along the westerly line of said Lot 19 to the **Point of Beginning for Parcel B**;

Thence continuing along said westerly line North 31°13'38" West 29.98 feet to an angle point in the westerly boundary of said Lot 19;

Thence North 24°42'31" East 39.04 feet to the most northwesterly corner of said Lot 19, said corner also being a non-tangent curve concave northerly having a radius of 48.00 feet, said point also being a point in the southerly right-of-way of Eagle Drive, a radial line to said point bears South 24°42'31" West;

Thence southeasterly 21.91 feet along said curve through a central angle of 26°08'53";

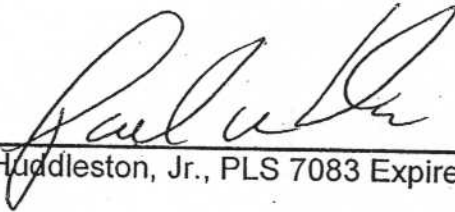
Thence non-tangent from said curve South 11°00'31" West 18.77 feet;

Thence South 25°44'29" West 42.51 feet to the **Point of Beginning**.

Containing: 0.028 acre, more or less.

Prepared under the supervision of:



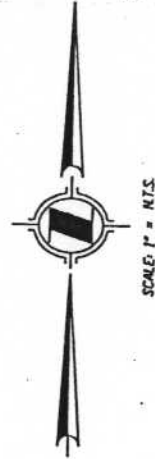
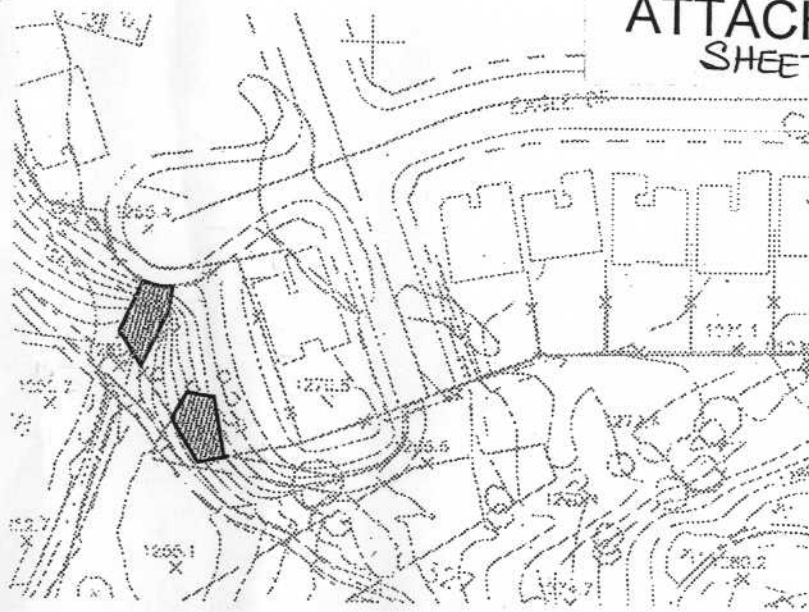

Paul R. Huddleston, Jr., PLS 7083 Expires 12/31/06

1/13/06
Date

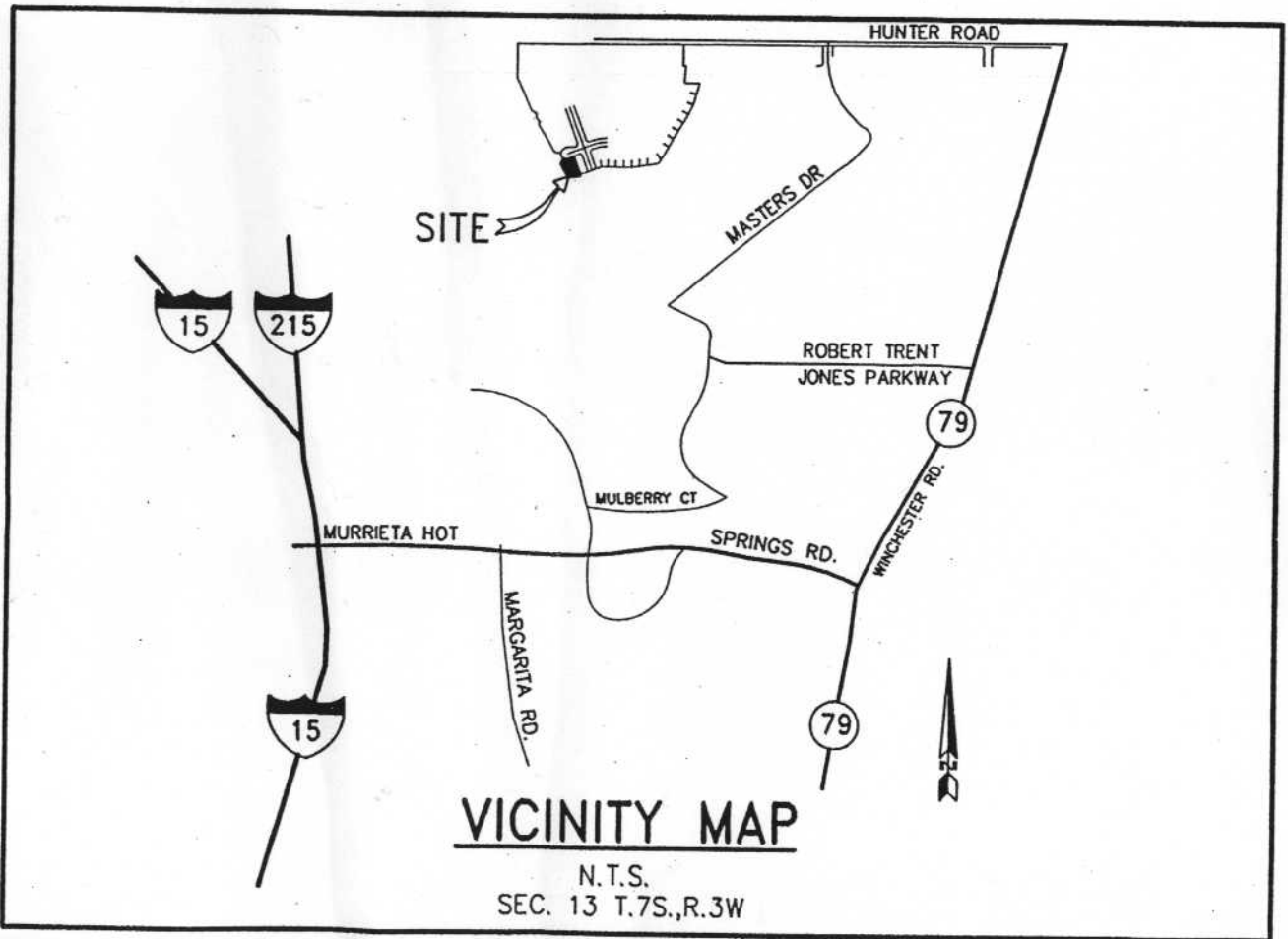
ATTACHMENT C
SHEET 4 OF 6

EXHIBIT "B"

ATTACHMENT C
SHEET 5 OF 6



SEE SHEET 2



VICINITY MAP

N.T.S.
SEC. 13 T.7S., R.3W



HUNSAKER & ASSOCIATES
IRVINE, INC
INLAND EMPIRE REGION

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

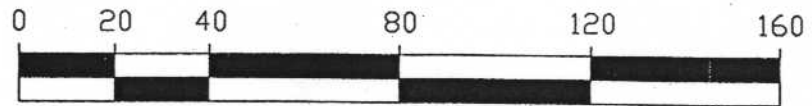
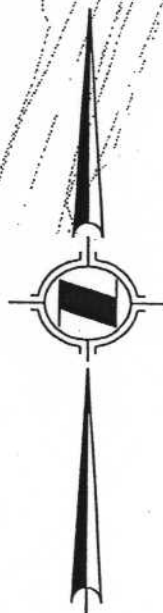
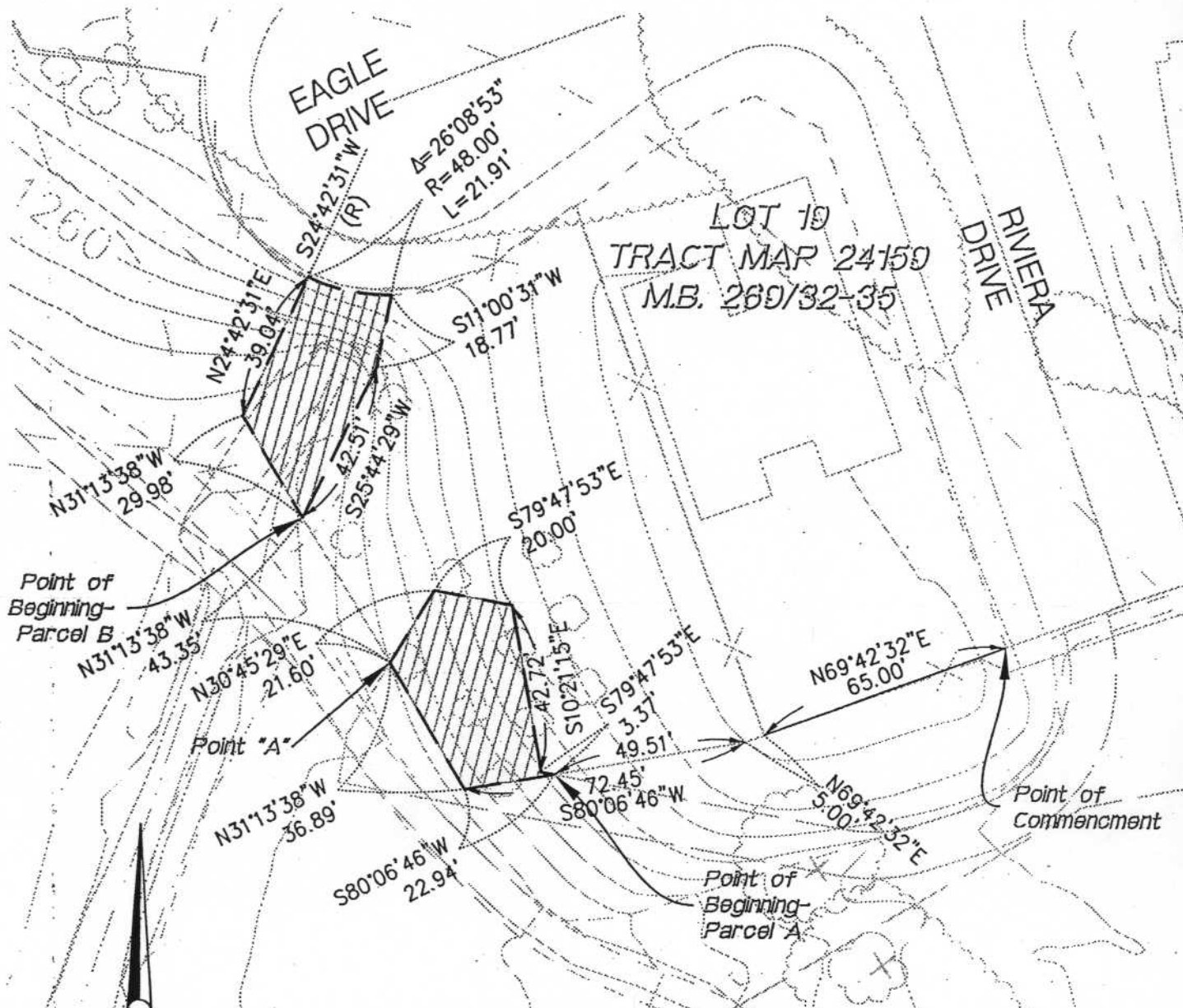
R.C.F.C. & W.C.D.
EASEMENT
EXHIBIT "B"

DATE: AUGUST 2004

W.O. 0919-119


SHEET
1
OF 2

EXHIBIT "B"



SCALE: 1"=40'

ATTACHMENT C
SHEET 6 OF 6

	HUNSAKER & ASSOCIATES IRVINE, INC INLAND EMPIRE REGION
	PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

R.C.F.C. & W.C.D. EASEMENT EXHIBIT "B"
DATE: AUGUST 2004
W.O. 0919-119

SHEET <u>2</u> OF <u>2</u>
