

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

407B



FROM: TLMA - Transportation Dept.

SUBMITTAL DATE: April 23, 2007

SUBJECT: Summarily vacating portions of Schleisman Road and execution of Quitclaim Deeds, in the Eastvale area. Second Supervisorial District.

RECOMMENDED MOTION: Adopt Resolution No. 2007-021, summarily vacating portions of Schleisman Road and authorize the Chairman to execute the Quitclaim Deeds.

BACKGROUND: The applicants for tentative Tracts 31826 and 32491, by design, are requesting the vacation of portions of Schleisman Road. Tentative Tracts 31826 and 32491 will be realigning a portion of Schleisman Road. The County of Riverside owns portions of Schleisman Road in fee. The County will be Quitclaiming the fee portions to the adjacent property owners and will be receiving the new alignment as an easement. The easements for the new alignment are of greater width and value than the existing easement. This vacation will not eliminate access to any parcels.

REVIEWED BY EXECUTIVE OFFICE

DATE 4/23/07
Departmental Concurrence

PH
Attachments: Resolution No. 2007-021
Exhibits "A" & "B", 2 Quitclaim Deeds

George A. Johnson
Director of Transportation

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

Prev. Agn. Ref.: | District: 2 | Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

2.8

2
3 **RESOLUTION NO. 2007-021**

4 **SUMMARILY VACATING PORTIONS OF SCHLEISMAN ROAD AND EXECUTION**
5 **OF QUITCLAIM DEEDS, IN THE EASTVALE AREA**

6 (AB 06015)

7 (Second Supervisorial District)

8
9 **WHEREAS**, the hereinafter-described portions of Schleisman Road were
10 established for public road and utility purposes by Certificate and/or delineation on or
11 within the Certificate of Dedication, Declaration of Dedication, Deed of Easement, Tract
12 Maps, Parcel Maps, or conveyance by Deed,

13
14 **WHEREAS**, the hereinafter-described portions of Schleisman Road are being
15 superseded by relocation, are not necessary, are excess Right-of-Way, and are not
16 required for public street and highway purposes, now, therefore;

17
18 **BE IT RESOLVED, DETERMINED AND ORDERED** by the Board of Supervisors
19 of the County of Riverside, State of California, in regular session assembled on
20 May 1, 2007, as follows:

- 21
22 1. Pursuant to Section 8334(a) of the Streets and Highways Code, the
23 hereinafter-described portions of Schleisman Road are excess Right-of-
24 Way, are no longer required for public street and highway purposes and
25 are hereby summarily vacated.

1 **RESOLUTION NO. 2007-021**

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SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO
AS EXHIBITS "A" AND "B" AND MADE A PART HEREOF

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 Highways Code.

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

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, and the Chairman of the Board is authorized to execute Quitclaim Deeds to D.R. HORTON LOS ANGELES HOLDING COMPANY, INC., A CALIFORNIA CORPORATION, and SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP.

PH
W.O.# AB 06015

FORM APPROVED
COUNTY COUNSEL

MAR 14 2007

BY *Gordon V. Who*

EXHIBIT "A"
LEGAL DESCRIPTION
RIGHT-OF-WAY VACATION

PARCEL 1

A STRIP OF LAND 60.00 FEET WIDE LYING IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 34 AND IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY SECTIONALIZED SURVEY OF THE JURUPA RANCHO, RECORDED IN BOOK 9, PAGE 33 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY AND IN A PORTION OF RANCHO SANTA ANA DEL CHINO, AS SHOWN ON A MAP RECORDED IN BOOK 6, PAGE 15 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, THE CENTERLINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF PINE AVENUE WITH THE CENTERLINE OF HELLMAN AVENUE AS SHOWN ON A RECORD OF SURVEY RECORDED IN BOOK 20, PAGE 11 OF RECORD OF SURVEYS, RECORDS OF SAID RIVERSIDE COUNTY;

THENCE NORTH 82°40'04" EAST ALONG THE CENTERLINE OF SCHLEISMAN AVENUE, 60.00 FEET WIDE, AS SHOWN ON SAID RECORD OF SURVEY, A DISTANCE OF 422.49 FEET TO AN ANGLE POINT THEREIN;

THENCE CONTINUING ALONG SAID CENTERLINE NORTH 12°54'52" WEST A DISTANCE OF 208.92 FEET TO AN ANGLE POINT THEREIN, SAID POINT ALSO BEING IN THE NORTH LINE OF SAID SECTION 34;

THENCE CONTINUING ALONG SAID CENTERLINE AND SAID SECTION LINE SOUTH 89°22'48" EAST A DISTANCE OF 1014.30 FEET TO THE INTERSECTION OF SAID CENTERLINE WITH THE SOUTHERLY PROLONGATION OF THE WESTERLY BOUNDARY OF WHITEWELL ROAD, DESCRIBED AS "NORTH 00°20'52" WEST, 46.00 FEET" IN THAT CERTAIN EASEMENT TO THE COUNTY OF RIVERSIDE RECORDED SEPTEMBER 18, 2006 AS DOCUMENT NO. 2006-0686838 OF OFFICIAL RECORDS, RECORDS OF SAID RIVERSIDE COUNTY, SAID POINT ALSO BEING THE **POINT OF TERMINATION**.

THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED SO AS TERMINATE IN SAID SOUTHERLY PROLONGATION OF WHITEWELL ROAD AND IN SAID CENTERLINE OF HELLMAN AVENUE.

CONTAINING AN AREA OF 98,743 SQUARE FEET OR 2.27 ACRES, MORE OR LESS.

ALL AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

LEGAL DESCRIPTION
RIGHT-OF-WAY VACATION
(CONTINUED)

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: [Signature]
DATE: 4-6-07

PARCEL 2

A STRIP OF LAND 60.00 FEET WIDE AS GRANTED TO RIVERSIDE COUNTY BY DEED RECORDED MAY 28, 1956 IN BOOK 1918, PAGE 445 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY AND BY DEED RECORDED JUNE 18, 1956 IN BOOK 1924, PAGE 478 OF OFFICIAL RECORDS, RECORDS OF RIVERISDE COUNTY, AS SHOWN ON MAP 35-F-5 ON FILE WITH THE RIVERSIDE COUNTY SURVEYOR, LYING IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 34 AND IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY SECTIONALIZED SURVEY OF THE JURUPA RANCHO, RECORDED IN BOOK 9, PAGE 33 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY AND IN A PORTION OF RANCHO SANTA ANA DEL CHINO, AS SHOWN ON A MAP RECORDED IN BOOK 6, PAGE 15 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, THE CENTERLINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF PINE AVENUE WITH THE CENTERLINE OF HELLMAN AVENUE AS SHOWN ON A RECORD OF SURVEY RECORDED IN BOOK 20, PAGE 11 OF RECORD OF SURVEYS, RECORDS OF SAID RIVERSIDE COUNTY;

THENCE NORTH 82°40'04" EAST ALONG THE CENTERLINE OF SCHLEISMAN AVENUE, 60.00 FEET WIDE, AS SHOWN ON SAID RECORD OF SURVEY, A DISTANCE OF 40.65 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 500.00 FEET;

THENCE EASTERLY AND NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°45'00", A DISTANCE OF 250.89 FEET;

THENCE NORTH 53°55'04" EAST, A DISTANCE OF 104.58 TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 500.00 FEET;

THENCE NORTHEASTERLY AND EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°42'08", A DISTANCE OF 320.29 FEET TO A POINT IN THE CENTERLINE OF SCHLEISMAN ROAD AS SHOWN ON SAID RECORD OF SURVEY, SAID POINT ALSO BEING IN THE NORTH LINE OF SAID SECTION 34, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, SAID POINT ALSO BEING THE **POINT OF TERMINATION**.

THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE IN SAID CENTERLINE OF HELLMAN AVENUE.

CONTAINING AN AREA OF 42,984 SQUARE FEET OR 0.99 ACRES, MORE OR LESS.

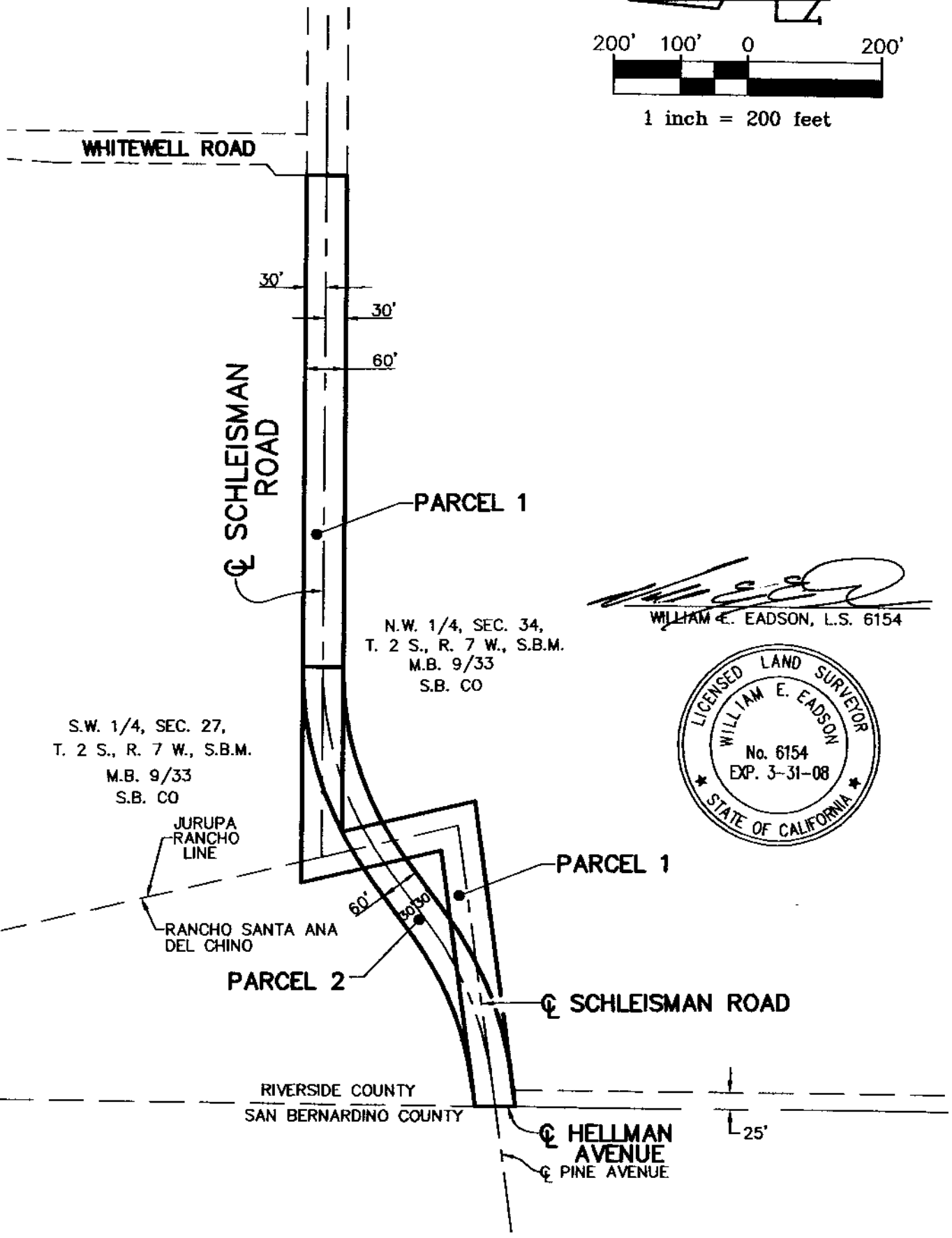
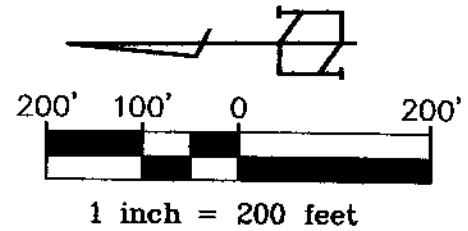
ALL AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

[Signature]
WILLIAM E. EADSON, L.S. 6154



EXHIBIT "B"

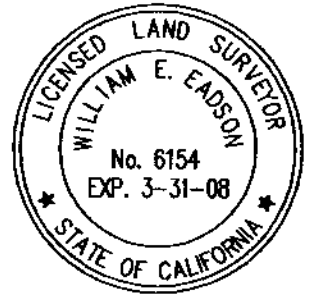
RIGHT-OF-WAY VACATION
(SCHLEISMAN ROAD)



N.W. 1/4, SEC. 34,
T. 2 S., R. 7 W., S.B.M.
M.B. 9/33
S.B. CO

S.W. 1/4, SEC. 27,
T. 2 S., R. 7 W., S.B.M.
M.B. 9/33
S.B. CO

[Signature]
WILLIAM E. EADSON, L.S. 6154



JURUPA
RANCHO
LINE

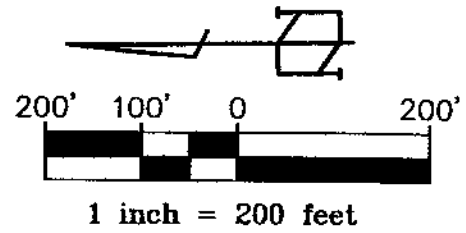
RANCHO SANTA ANA
DEL CHINO

RIVERSIDE COUNTY
SAN BERNARDINO COUNTY

Hellman
Avenue
Pine Avenue

EXHIBIT "B"

RIGHT-OF-WAY VACATION
(SCHLEISMAN ROAD)



WESTERLY LINE WHITEWELL ROAD
DOC. NO. 2006-0686838, O.R.
REC. SEP. 18, 2006

WHITEWELL ROAD
POINT OF TERMINATION
PARCEL 1

N 00°20'52" W
46.00'

SEC. 27

SEC. 34

30'
30'

SECTION LINE

S.W. 1/4, SEC. 27,
T. 2 S., R. 7 W., S.B.M.

M.B. 9/33
S.B. CO

N.W. 1/4, SEC. 34,
T. 2 S., R. 7 W., S.B.M.

M.B. 9/33
S.B. CO

☉ SCHLEISMAN ROAD
(PER R.S. 20/11)

1014.30'

S 89°22'48" E

PARCEL 1

William E. Eadson
WILLIAM E. EADSON, L.S. 6154



JURUPA RANCHO LINE

N12°54'52" W
208.92'

RANCHO SANTA ANA
DEL CHINO

RANCHO
SANTA ANA
DEL CHINO

JURUPA RANCHO LINE

☉ SCHLEISMAN ROAD
(PER R.S. 20/11)

POINT OF BEGINNING
PARCEL 1

RIVERSIDE COUNTY

SAN BERNARDINO COUNTY

☉ HELLMAN
AVENUE

☉ PINE AVENUE

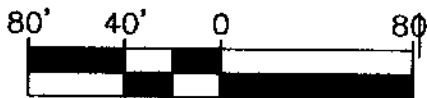
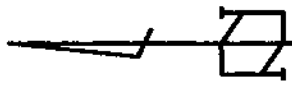
L 25'

EXHIBIT "B"

RIGHT-OF-WAY VACATION
SCHLEISMAN ROAD

☉ SCHLEISMAN ROAD

POINT OF TERMINATION
PARCEL 2



1 inch = 80 feet

S.W. 1/4, SEC. 27,
T. 2 S., R. 7 W., S.B.M.

M.B. 9/33
S.B. CO

JURUPA
RANCHO
LINE

RANCHO SANTA ANA
DEL CHINO

☉ SCHLEISMAN ROAD
(PER MAP 35-F-5 RECORDS
RIV. CO. SURVEYOR)

PARCEL 2

N.W. 1/4, SEC. 34,

T. 2 S., R. 7 W., S.B.M.

M.B. 9/33

S.B. CO

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.

BY: *William E. Eadson*

DATE: *4-6-07*

William E. Eadson
WILLIAM E. EADSON, L.S. 6154

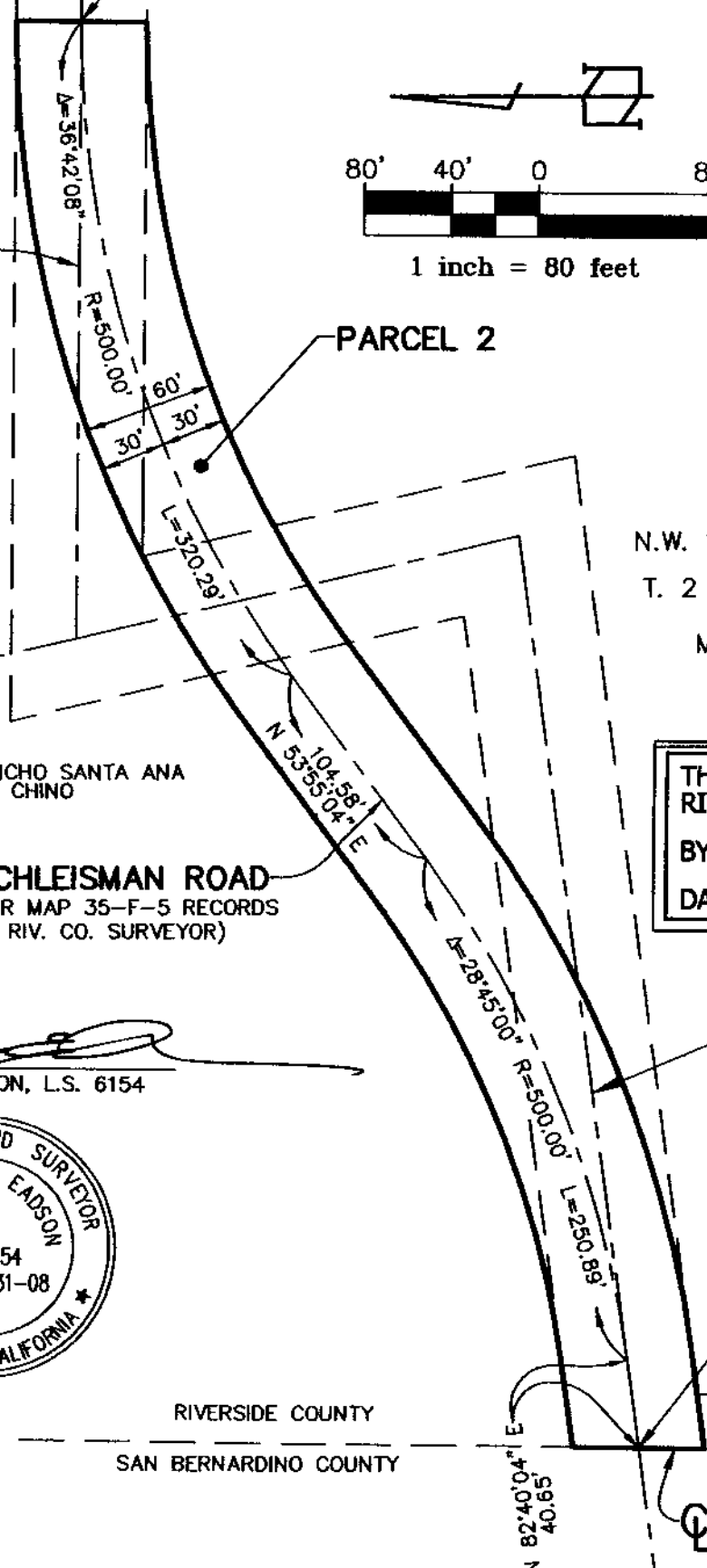


☉ SCHLEISMAN ROAD
(PER R.S. 20/11)

POINT OF BEGINNING
PARCEL 2

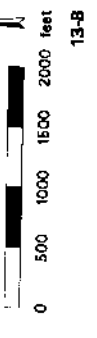
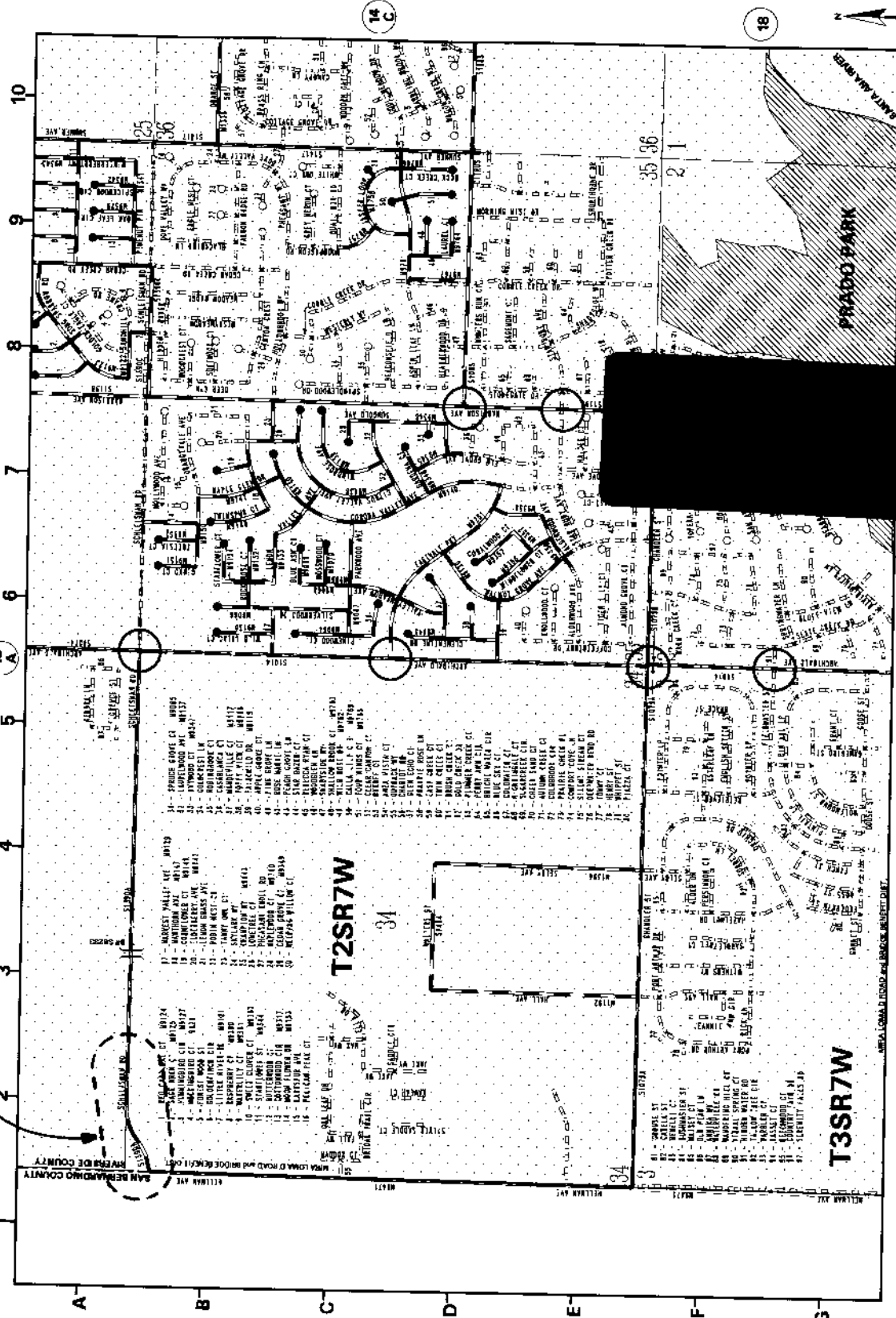
RIVERSIDE COUNTY
SAN BERNARDINO COUNTY

☉ HELLMAN AVENUE
☉ PINE AVENUE



VICINITY

M-13
S-2



June 08, 2006