

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

413 B



**FROM:** TLMA - Transportation Department

**SUBMITTAL DATE:**

**SUBJECT:** Summarily vacating a portion of Messenia Lane, in the Mead Valley area, First Supervisorial District

**RECOMMENDED MOTION:** Adopt Resolution No. 2008-075, summarily vacating a portion of Messenia Lane and authorize the Chairman to execute the Quitclaim Deed.

**BACKGROUND:** The Conditions of Approval for the development of the Majestic Freeway Business Center, PP 21552, requires the vacation of this portion of Messenia Lane. The applicant owns the surrounding property; therefore, this vacation will not affect any other property owner. In addition, the area of this vacation encompasses approximately 2.15 acres of which the County owns less than 0.1 acre in fee title. The Department of Transportation has determined the cost of the portion that the County owns in fee is offset by the actions taken by Majestic Freeway Business Center, LLC, A Delaware Limited Liability Company. These actions include, but are not limited by, said company offsetting special tax obligations and the redistribution of funds to benefit the redevelopment of the area, said company purchase of severely delinquent property that failed to sell in prior attempts, said company paid the costs of a new Specific Plan and Environmental Impact Report prior to purchase, and said company paid the formation cost of the Community Facilities District. No access will be eliminated from any parcels.

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE  
DATE 5/29/08  
Tina Grande

\_\_\_\_\_  
Juan C. Perez  
Director of Transportation

KNV  
Attachments: Resolution No. 2008-075  
Exhibits "A", "B", "C", "D",  
& 1 Quitclaim Deed

Policy  
 Policy

Consent  
 Consent

Dept's Recomm.:  
Per Exec. Ofc.:

Prev. Agn. Ref.

District: 1

Agenda Number:

2.22



2  
3 **RESOLUTION NO. 2008-075**

4 **SUMMARILY VACATING A PORTION OF MESSEنيا LANE**

5 **AND EXECUTION OF QUITCLAIM DEED, IN THE**

6 **MEAD VALLEY AREA**

7 **(AB 07027)**

8 **(First Supervisorial District)**

9  
10 **WHEREAS**, the hereinafter-described Messenia Lane was dedicated on Parcel  
11 Map 25101, recorded in Book 180, Pages 60 through 68, inclusive, of Parcel Maps on  
12 file in the Office of the Recorder of Riverside County, California;

13  
14 **WHEREAS**, the hereinafter-described Messenia Lane is not necessary and is  
15 excess Right of Way, and not required for public street or highway purposes, now,  
16 therefore;

17  
18 **BE IT RESOLVED, DETERMINED AND ORDERED** by the Board of  
19 Supervisors of the County of Riverside, State of California, in regular session  
20 assembled on June 3, 2008, as follows:

1 **RESOLUTION NO. 2008-075**

2  
3 1. Pursuant to Section 8334(a) of the Streets and Highways Code that the  
4 hereinafter-described Messenia Lane is excess Right of Way, and is no  
5 longer required for public street and highway purposes and is hereby  
6 summarily vacated.

7  
8 SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO  
9 AS EXHIBITS "A", "B", "C", AND "D" AND MADE A PART HEREOF

10  
11 **EXCEPTING AND RESERVING** from the vacation an easement for any existing  
12 public utilities and public service facilities, together with the right to maintain, operate,  
13 replace, remove, or renew such facilities, pursuant to section 8340 of the Streets and  
14 Highways Code.

15  
16 2. That the herein-described portion of Messenia Lane is unnecessary for  
17 present or prospective public use, including use as a non-motorized  
18 transportation facility.

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**RESOLUTION NO. 2008-075**

**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 Deed to MAJESTIC FREEWAY BUSINESS CENTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

KNV  
W.O. # AB 07-027

FORM APPROVED COUNTY COUNSEL  
BY: Gordon V. Woo 4/23/08  
GORDON V. WOO DATE

**EXHIBIT 'A'**  
**LEGAL DESCRIPTION**  
**STREET VACATION OF A PORTION OF MESSENA LANE**

BEING PORTIONS OF MESSENA LANE, ADJACENT TO PARCEL 1 AS SHOWN ON LOT LINE ADJUSTMENT No. 5051, IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, RECORDED ON DECEMBER 26, 2007 AS INSTRUMENT No. 2007-764437, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; SAID LOT LINE ADJUSTMENT BEING AN ADJUSTMENT OF PARCEL 'B' OF PARCEL MERGER No. 1669 RECORDED ON MAY 1, 2007 AS INSTRUMENT No. 2007-0290170, PARCEL 'C' OF PARCEL MERGER No. 1666 RECORDED MAY 1, 2007 AS INSTRUMENT No. 2007-0290169, AND PARCEL 'D' OF PARCEL MERGER No. 1668 RECORDED MAY 1, 2007 AS INSTRUMENT No. 2007-0290172, ALL OF OFFICIAL RECORDS OF SAID COUNTY; SAID PARCELS 'B', 'C' AND 'D' BEING MERGED FROM PARCELS 1 THROUGH 9 INCLUSIVE OF PARCEL MAP No. 25101, RECORDED IN BOOK 180, PAGES 60 THROUGH 68 INCLUSIVE OF PARCEL MAPS, OFFICIAL RECORDS OF SAID COUNTY, BEING A PORTION OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL 'A'**

---

**BEGINNING** AT THE MOST NORTHWESTERLY CORNER OF PARCEL 1 OF SAID PARCEL MAP No. 25101, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY OF SAID MESSENA LANE AND ALSO BEING ON A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2039.00 FEET, A RADIAL LINE TO SAID POINT BEARS N80°28'32"E;

THENCE SOUTHERLY ALONG SAID CURVE AND EASTERLY RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 1°36'25", AN ARC LENGTH OF 57.19 FEET;

THENCE LEAVING SAID EASTERLY RIGHT OF WAY, N89°37'32"W, 78.86 FEET TO THE WESTERLY RIGHT OF WAY OF SAID MESSENA LANE, SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1961.00 FEET, A RADIAL LINE TO SAID POINT BEARS N81°45'01"E;

THENCE NORTHERLY ALONG SAID CURVE AND WESTERLY RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 1°16'29", AN ARC LENGTH OF 43.63 FEET;

THENCE LEAVING SAID WESTERLY RIGHT OF WAY, N80°28'32"E, 78.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 3,932 SQUARE FEET, MORE OR LESS.

**PARCEL 'B'**

**COMMENCING** AT THE MOST NORTHWESTERLY CORNER OF PARCEL 1 OF SAID PARCEL MAP No. 25101, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY OF SAID MESSENA LANE AND ALSO BEING ON A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2039.00 FEET, A RADIAL LINE TO SAID POINT BEARS N80°28'32"E;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°06'15", AN ARC LENGTH OF 110.47 FEET TO THE **TRUE POINT OF BEGINNING**; A RADIAL LINE TO SAID POINT BEARS N83°34'47"E;

THENCE CONTINUING SOUTHERLY ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 7°38'48", AN ARC LENGTH OF 272.12 FEET;

THENCE S01°13'34"W, 868.15 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 61.00 FEET, A RADIAL LINE TO SAID POINT BEARS N17°24'21"E;

THENCE LEAVING SAID EASTERLY RIGHT OF WAY, WESTERLY AND SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 106°10'47", AN ARC LENGTH OF 113.04 FEET TO THE WESTERLY LINE RIGHT OF WAY OF SAID MESSENA LANE;

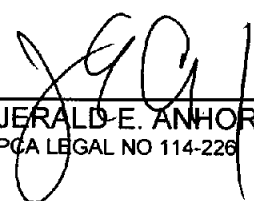
THENCE ALONG SAID WESTERLY RIGHT OF WAY, N01°13'34"E, 926.72 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1961.00 FEET;

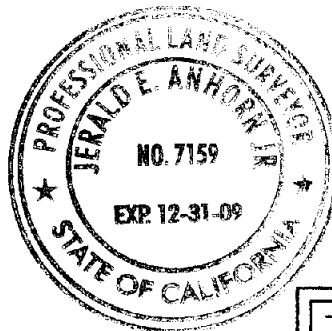
THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL OF 8°11'53", AN ARC LENGTH OF 280.58 FEET;

THENCE LEAVING SAID WESTERLY RIGHT OF WAY, S82°50'32"E, 80.34 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 2.06 ACRES, MORE OR LESS.

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

  
\_\_\_\_\_  
JERALD E. ANHORN JR. P.L.S. 7159  
PCA LEGAL NO 114-226



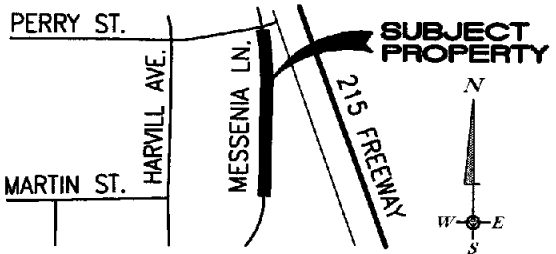
THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

BY: 

DATE: 04/07/08

# EXHIBIT "B" PLAT STREET VACATION OF A PORTION OF MESSENNIA LANE

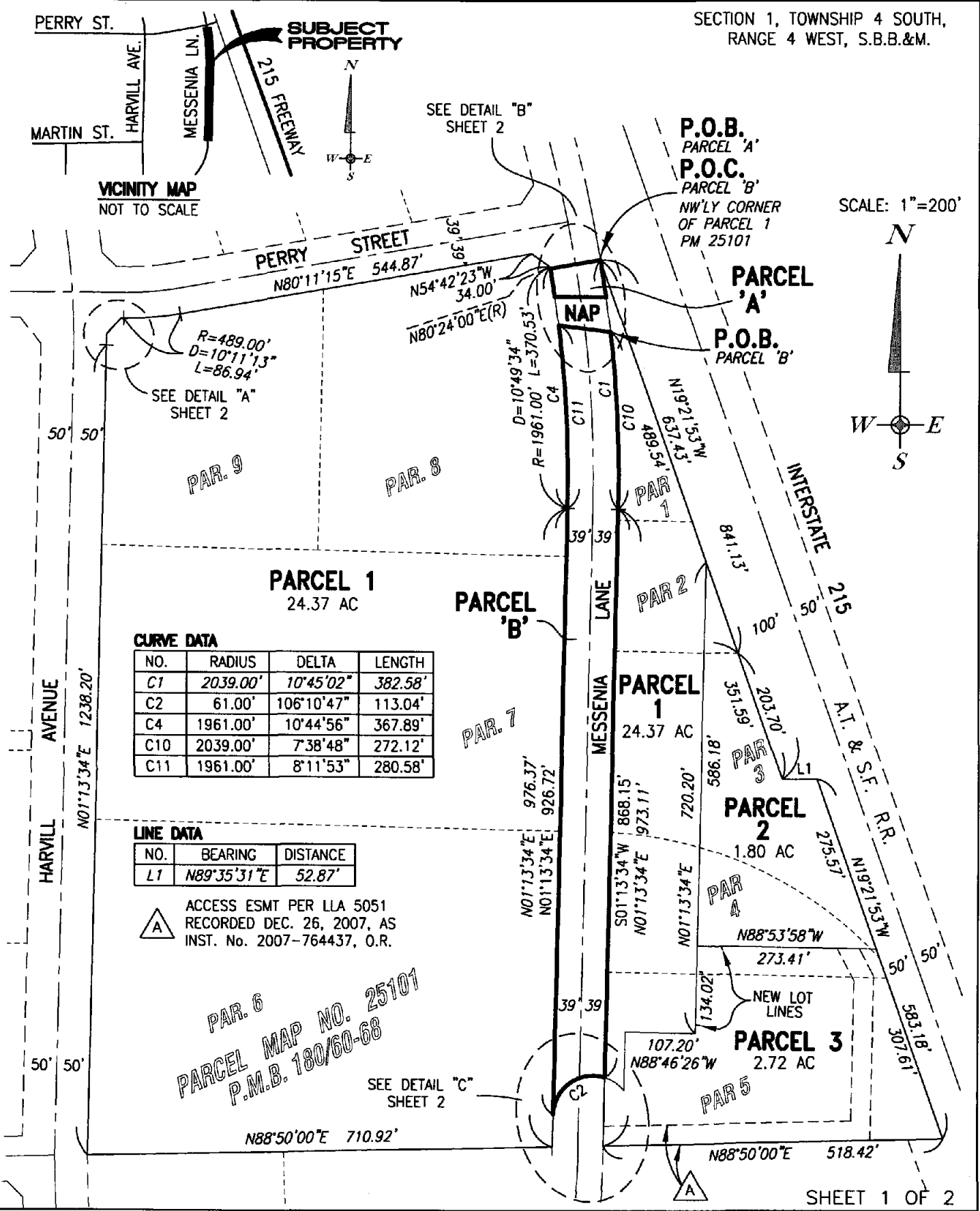
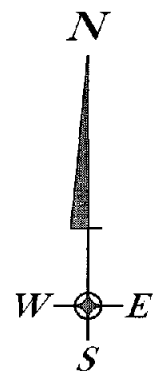
SECTION 1, TOWNSHIP 4 SOUTH,  
RANGE 4 WEST, S.B.B.&M.



SEE DETAIL "B"  
SHEET 2

**P.O.B.**  
PARCEL 'A'  
**P.O.C.**  
PARCEL 'B'  
NW'LY CORNER  
OF PARCEL 1  
PM 25101

SCALE: 1"=200'



**CURVE DATA**

NO.	RADIUS	DELTA	LENGTH
C1	2039.00'	10°45'02"	382.58'
C2	61.00'	106°10'47"	113.04'
C4	1961.00'	10°44'56"	367.89'
C10	2039.00'	7°38'48"	272.12'
C11	1961.00'	8°11'53"	280.58'

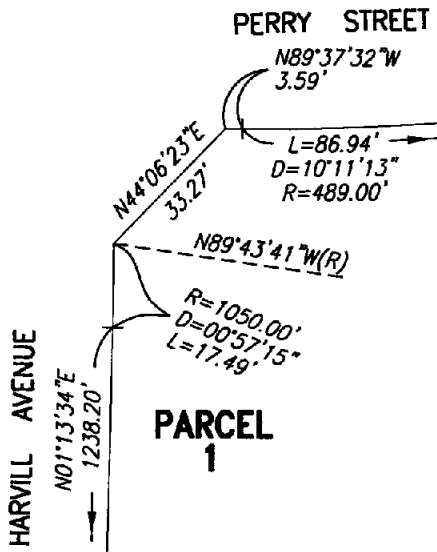
**LINE DATA**

NO.	BEARING	DISTANCE
L1	N89°35'31"E	52.87'

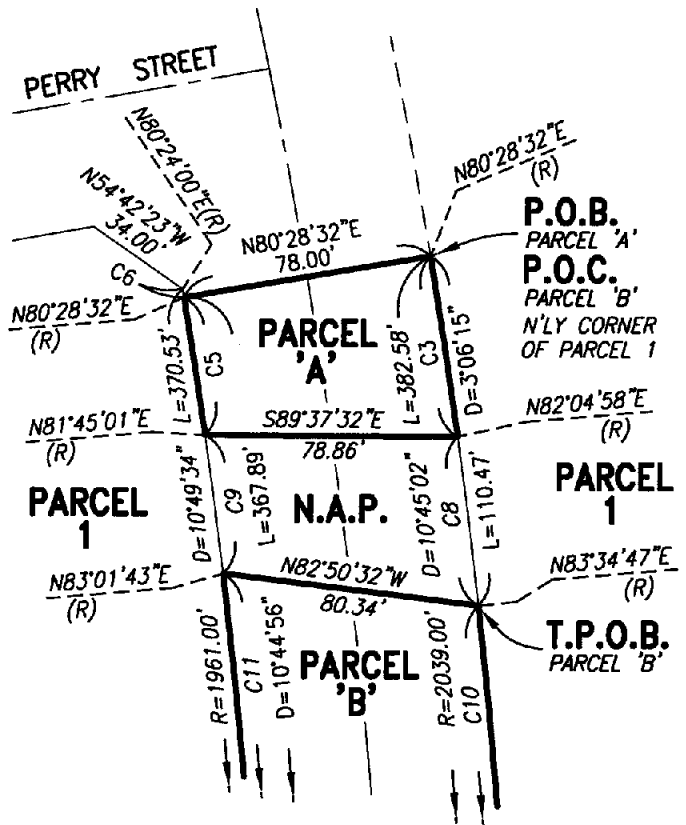
**PAR. 6**  
**PARCEL MAP NO. 25101**  
**P.M.B. 180/60-68**

# EXHIBIT "B" PLAT STREET VACATION OF A PORTION OF MESSENIA LANE

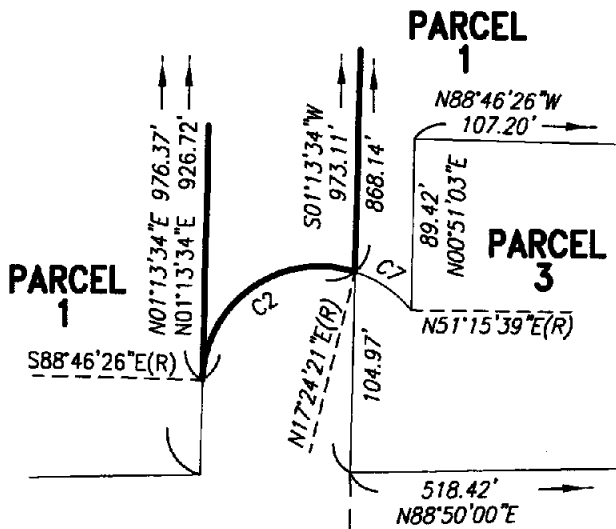
SECTION 1, TOWNSHIP 4 SOUTH,  
RANGE 4 WEST, S.B.B.&M.



**DETAIL "A"**  
SCALE: 1"=40'

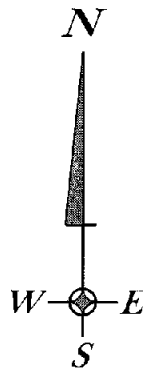


**DETAIL "B"**  
SCALE: 1"=60'



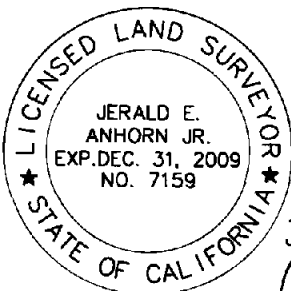
**DETAIL "C"**  
SCALE: 1"=100'

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.  
BY: *Robert E. Anhorn*  
DATE: 04/07/08



**CURVE DATA**

NO.	RADIUS	DELTA	LENGTH
C2	61.00'	106°10'47"	113.04'
C3	2039.00'	1°36'25"	57.19'
C5	1961.00'	1°16'29"	43.63'
C6	1961.00'	00°04'31"	2.57'
C7	61.00'	33°51'18"	36.04'
C8	2039.00'	01°29'49"	53.27'
C9	2039.00'	01°16'41"	43.75'
C10	2039.00'	7°38'48"	272.12'
C11	1961.00'	8°11'53"	280.58'



*J E A*  
\_\_\_\_\_  
JERALD E. ANHORN JR.,  
L.S. 7159 EXP. 12-31-09.

**EXHIBIT 'C'**  
**LEGAL DESCRIPTION**  
**STREET VACATION OF A PORTION OF MESSENA LANE**

BEING PORTIONS OF MESSENA LANE, ADJACENT TO PARCEL 1 AS SHOWN ON LOT LINE ADJUSTMENT No. 5051, IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, RECORDED ON DECEMBER 26, 2007 AS INSTRUMENT No. 2007-764437, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; SAID LOT LINE ADJUSTMENT BEING AN ADJUSTMENT OF PARCEL 'B' OF PARCEL MERGER No. 1669 RECORDED ON MAY 1, 2007 AS INSTRUMENT No. 2007-0290170, PARCEL 'C' OF PARCEL MERGER No. 1666 RECORDED MAY 1, 2007 AS INSTRUMENT No. 2007-0290169, AND PARCEL 'D' OF PARCEL MERGER No. 1668 RECORDED MAY 1, 2007 AS INSTRUMENT No. 2007-0290172, ALL OF OFFICAL RECORDS OF SAID COUNTY; SAID PARCELS 'B', 'C' AND 'D' BEING MERGED FROM PARCELS 1 THROUGH 9 INCLUSIVE OF PARCEL MAP No. 25101, RECORDED IN BOOK 180, PAGES 60 THROUGH 68 INCLUSIVE OF PARCEL MAPS, OFFICIAL RECORDS OF SAID COUNTY, BEING A PORTION OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCNG** AT THE MOST NORTHWESTERLY CORNER OF PARCEL 1 OF SAID PARCEL MAP No. 25101, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY OF SAID MESSENA LANE AND ALSO BEING ON A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2039.00 FEET, A RADIAL LINE TO SAID POINT BEARS N80°28'32"E;

THENCE SOUTHERLY ALONG SAID CURVE AND EASTERLY RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 1°36'25", AN ARC LENGTH OF 57.19 FEET TO THE **TRUE POINT OF BEGINNING**, A RADIAL LINE TO SAID POINT BEARS N82°04'58"E;

THENCE CONTINUING SOUTHERLY ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 01°29'49", AN ARC LENGTH OF 53.27 FEET;

THENCE LEAVING SAID EASTERLY RIGHT OF WAY, N82°50'32"W, 80.34 FEET TO THE WESTERLY RIGHT OF WAY OF SAID MESSENA LANE, SAID POINT ALSO BEING ON A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1961.00 FEET, A RADIAL LINE TO SAID POINT BEARS N83°01'43"E;

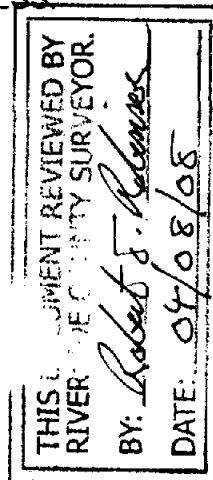
THENCE NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 01°16'41", AN ARC LENGTH OF 43.75 FEET;

THENCE S89°37'32"E, 78.86 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 3,784 SQUARE FEET, MORE OR LESS

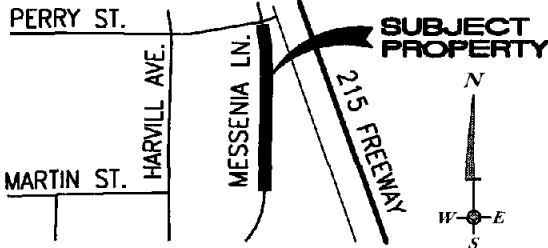
AS SHOWN ON EXHIBIT "D" ATTACHED  
HERETO AND MADE A PART HEREOF.

  
\_\_\_\_\_  
JERALD E. ANHORN JR. P.L.S. 7159  
PCA LEGAL NO 114-226



# EXHIBIT "D" PLAT STREET VACATION OF A PORTION OF MESSESSIA LANE

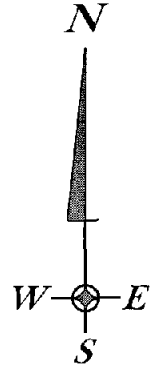
SECTION 1, TOWNSHIP 4 SOUTH,  
RANGE 4 WEST, S.B.B.&M.



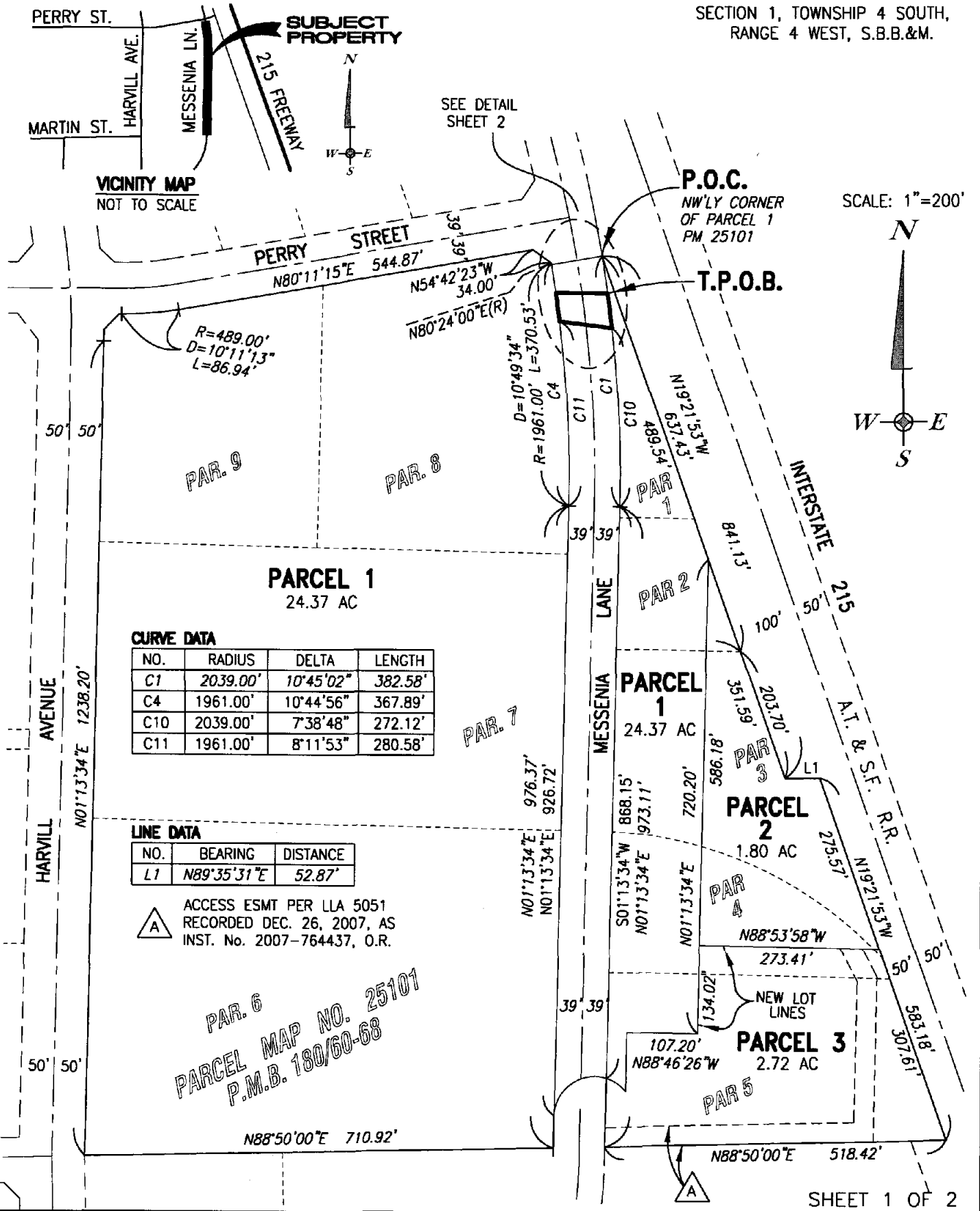
SEE DETAIL SHEET 2

**P.O.C.**  
NW'LY CORNER  
OF PARCEL 1  
PM 25101

SCALE: 1"=200'



**T.P.O.B.**



**PARCEL 1**  
24.37 AC

**CURVE DATA**

NO.	RADIUS	DELTA	LENGTH
C1	2039.00'	10°45'02"	382.58'
C4	1961.00'	10°44'56"	367.89'
C10	2039.00'	7°38'48"	272.12'
C11	1961.00'	8°11'53"	280.58'

**LINE DATA**

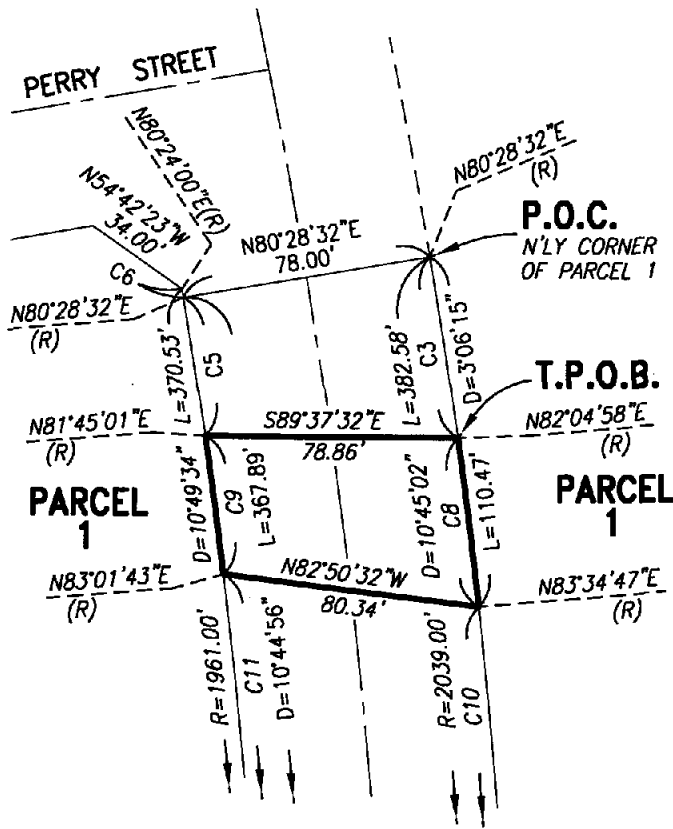
NO.	BEARING	DISTANCE
L1	N89°35'31"E	52.87'

**A** ACCESS ESMT PER LLA 5051  
RECORDED DEC. 26, 2007, AS  
INST. No. 2007-764437, O.R.

PAR. 6  
PARCEL MAP NO. 25101  
P.M.B. 180/60-68

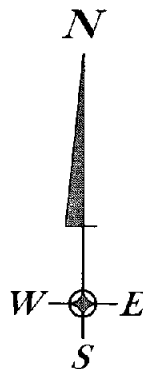
# EXHIBIT "D" PLAT STREET VACATION OF A PORTION OF MESSENLIA LANE

SECTION 1, TOWNSHIP 4 SOUTH,  
RANGE 4 WEST, S.B.B.&M.



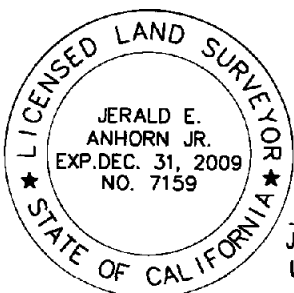
**DETAIL**  
SCALE: 1"=60'

THIS PLAT WAS PREPARED BY  
RIVERSIDE COUNTY SURVEYOR.  
BY: *Robert S. Robinson*  
DATE: *04/08/08*



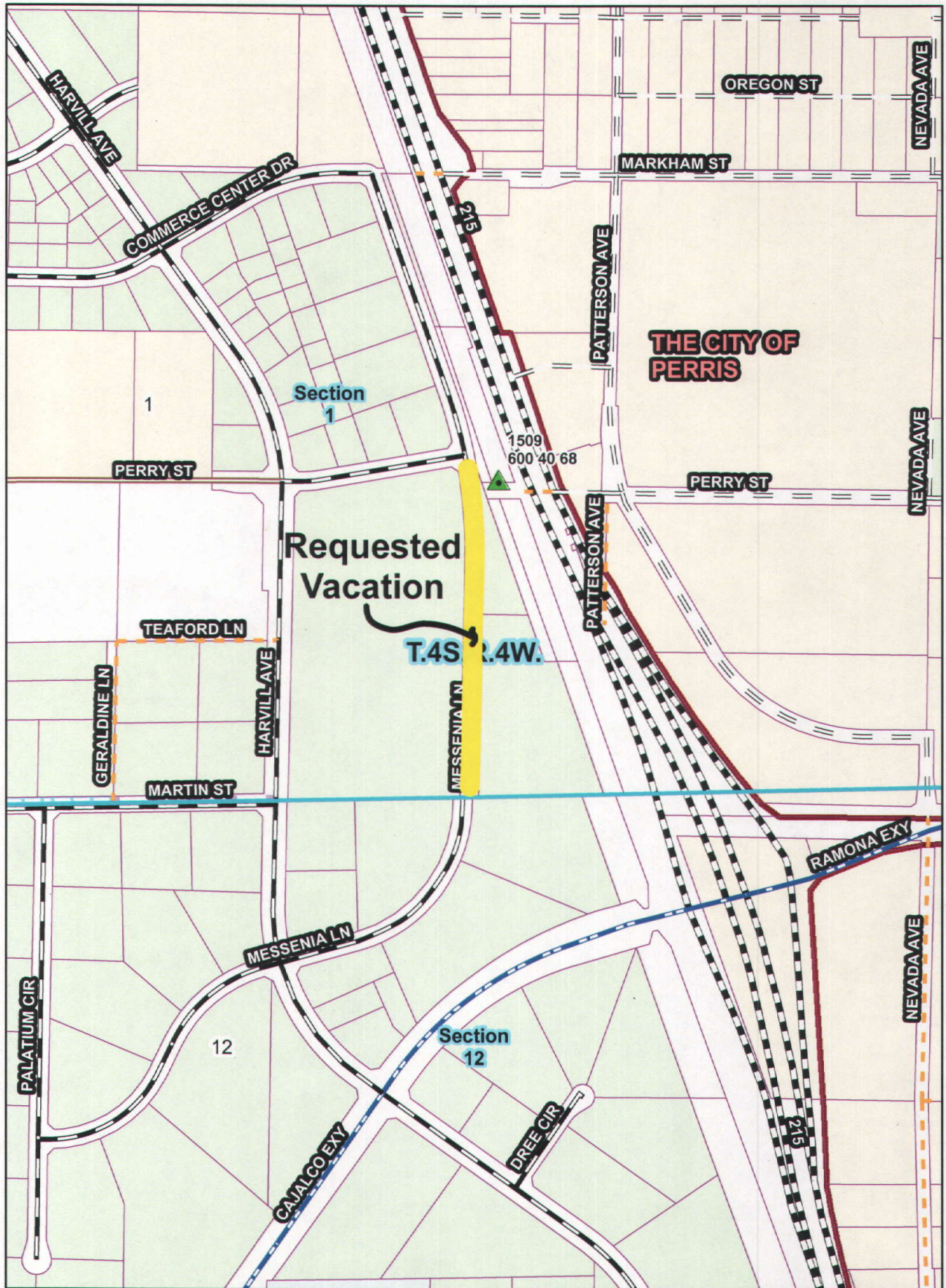
**CURVE DATA**

NO.	RADIUS	DELTA	LENGTH
C3	2039.00'	1°36'25"	57.19'
C5	1961.00'	1°16'29"	43.63'
C6	1961.00'	00°04'31"	2.57'
C8	2039.00'	01°29'49"	53.27'
C9	1961.00'	01°16'41"	43.75'
C10	2039.00'	7°38'48"	272.12'
C11	1961.00'	8°11'53"	280.58'



*JEA*  
JERALD E. ANHORN JR.,  
L.S. 7159 EXP. 12-31-09.

# Vicinity Map Remove Prior to Recordation

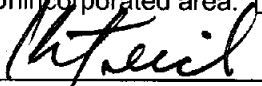


Recorded at the request of and return to:  
Transportation Department  
Office of the County Surveyor  
4080 Lemon Street  
Riverside, CA 92501  
STOP NO. 1080

This instrument is for the benefit  
the County of Riverside, and is  
entitled to be recorded without fee.  
(Govt. Code §6103)

THE UNDERSIGNED GRANTOR DECLARES  
DOCUMENTARY TRANSFER TAX IS \$0

- Computed on full value of property conveyed, or  Computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated area:  City of \_\_\_\_\_



\_\_\_\_\_  
Kenneth D. Teich – Signature of Declarant or Agent

### QUITCLAIM DEED

The COUNTY OF RIVERSIDE, a political subdivision of the State of California, hereby REMISES, RELEASES AND QUITCLAIMS to

**MAJESTIC FREEWAY BUSINESS CENTER, LLC,**  
**A DELAWARE LIMITED LIABILITY COMPANY**

The following real property in the County of Riverside, State of California, described as follows:

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

COUNTY OF RIVERSIDE

ATTEST:

NANCY ROMERO  
Clerk of the Board

By: \_\_\_\_\_  
ROY WILSON, Chairman  
Board of Supervisors

By: \_\_\_\_\_  
Deputy

FORM APPROVED COUNTY COUNSEL  
BY: Gordon V. Woo 4/23/08  
GORDON V. WOO DATE

**EXHIBIT 'A'**  
**LEGAL DESCRIPTION**  
**QUITCLAIM OF A PORTION OF MESSENA LANE**

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THENCE CONTINUING SOUTHERLY ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 01°29'49", AN ARC LENGTH OF 53.27 FEET;

THENCE LEAVING SAID EASTERLY RIGHT OF WAY, N82°50'32"W, 80.34 FEET TO THE WESTERLY RIGHT OF WAY OF SAID MESSENA LANE, SAID POINT ALSO BEING ON A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1961.00 FEET, A RADIAL LINE TO SAID POINT BEARS N83°01'43"E;

THENCE NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 01°16'41", AN ARC LENGTH OF 43.75 FEET;


THENCE S89°37'32"E, 78.86 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 3,784 SQUARE FEET, MORE OR LESS.

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

  
\_\_\_\_\_  
JERALD E. ANHORN JR. P.L.S. 7159  
PCA LEGAL NO 114-226

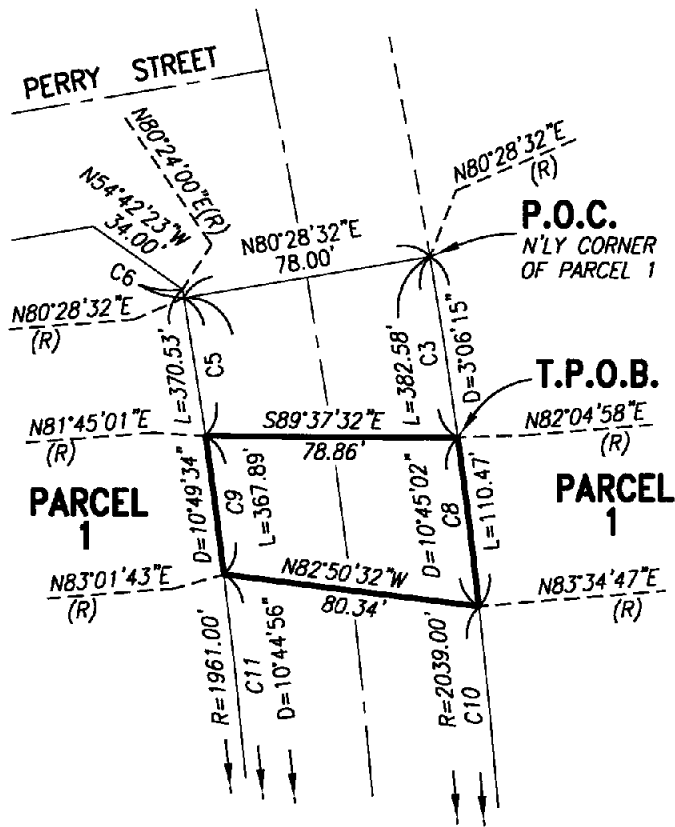


THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR.
BY: 
DATE: 04/07/05



# EXHIBIT "B" PLAT QUITCLAIM OF A PORTION OF MESSENA LANE

SECTION 1, TOWNSHIP 4 SOUTH,  
RANGE 4 WEST, S.B.B.&M.

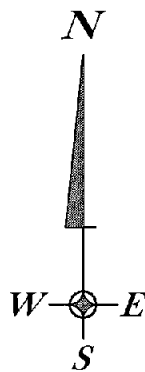


**DETAIL**  
SCALE: 1"=60'

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

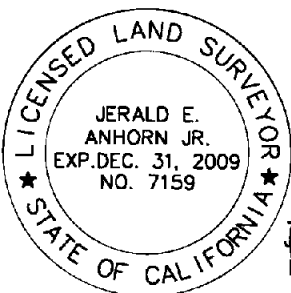
BY: *Robert F. R. [Signature]*

DATE: *07/07/08*



**CURVE DATA**

NO.	RADIUS	DELTA	LENGTH
C3	2039.00'	1'36'25"	57.19'
C5	1961.00'	1'16'29"	43.63'
C6	1961.00'	00'04'31"	2.57'
C8	2039.00'	01'29'49"	53.27'
C9	1961.00'	01'16'41"	43.75'
C10	2039.00'	7'38'48"	272.12'
C11	1961.00'	8'11'53"	280.58'



*[Signature]*  
JERALD E. ANHORN JR.  
L.S. 7159 EXP. 12-31-09.

