

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

401 B



SUBMITTAL DATE:
March 24, 2010

FROM: TLMA - Transportation Department

SUBJECT: Summarily vacating a portion of Highgrove Place and execution of Quitclaim Deed, in the Highgrove area, Fifth Supervisorial District.

RECOMMENDED MOTION: Adopt Resolution No. 2010-006, summarily vacating a portion of Highgrove Place and authorize the Chairman to execute the Quitclaim Deed.

BACKGROUND: Due to the reconfiguration of the existing intersection for safety purposes and improvements of Highgrove Place in conformance with the conditions of CUP 3577, an excess of right of way has been created. This application is for the vacation of excess right of way by design. The portion of Highgrove Place to be vacated is owned in fee title by the County of Riverside which will be quitclaimed as well as vacated. It has been determined that the value of the County's fee portion has been fairly compensated by the new right of way dedications and the required street improvements. No access will be eliminated from any parcels.

REVIEWED BY EXECUTIVE OFFICE

DATE

3/25/10
Tina Grande

Departmental Concurrence

FORM APPROVED COUNTY COUNSEL

BY: *Synthia M. Gunzel 3-24-10*
DATE

SYNTHIA M. GUNZEL

[Signature]
Juan C. Perez
Director of Transportation

AM
Attachments: Resolution No. 2010-006
Exhibit "A" & "B"

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.

District: 5

Agenda Number:

2.23

2
3 **RESOLUTION NO. 2010-006**

4 **SUMMARILY VACATING A PORTION OF HIGHGROVE PLACE AND EXECUTION**
5 **OF QUITCLAIM DEED IN THE HIGHGROVE AREA**

6 (AB 09012)

7 (Fifth Supervisorial District)

8
9 **WHEREAS**, the hereinafter-described portion of Highgrove Place was
10 relinquished to the County of Riverside per Relinquishment Document recorded on
11 January 22, 1963, in Book 3306, Page 298, of official records, Office of the Recorder,
12 Riverside County, California;

13
14 **WHEREAS**, the hereinafter-described portion of Highgrove Place is not
15 necessary and is excess Right of Way, and not required for public street or highway
16 purposes, now, 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 _____, 2010, as follows:

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

FORM APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel* DATE: 2/24/10
SYNTHIA GUNZEL

1 **RESOLUTION NO. 2010-006**

2

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SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO

4

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

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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.

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11

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 the execute Quitclaim Deed to, Mustafa Abdelkarim and Attallah Abugherir.

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AM W.O. # AB 09012

EXHIBIT "A"
VACATION

That portion of Block 51 of the Map of East Riverside, as shown by map on file in Book 7, Page 33 of Maps, Records of San Bernardino County, in Section 7, Township 2 South, Range 4 West, San Bernardino Base Meridian, described as follows:

Commencing at the centerline intersection of Iowa Avenue (formerly know as Palm Avenue per said map on file in Book 7 , Page 33 of Maps) and Center Street as shown on Caltrans Right-of-Way Map No. 910592, on file with Riverside County Surveyor as Right of Way Map 709-T;

Thence South $00^{\circ}40'34''$ West along the centerline of said Iowa Avenue and that parcel of land described by deed recorded July 31, 2002 as Instrument Number 2002-417968 Official Records Riverside County a distance of 165.00 feet to the southerly line of the northerly 125' feet of said block 51 said point also being the prolongation of the southerly line of that parcel of land described in deed recorded May 24, 2001 as Instrument Number 2001-230922 Official Records Riverside County, California;

Thence North $89^{\circ}20'50''$ West along said southerly line of the northerly 125 feet of said block 51, and said Instrument Number 2002-417968 a distance of 252.33 feet to the East Right-of Way Line of (VACATED) Park Place per said Instrument Number 2002-417968;

Thence North $00^{\circ} 47'17''$ East along said Right-of-Way Line and said Instrument Number 2002-417968 a distance of 9.00 feet;

Thence North $89^{\circ}20'50''$ West along the southerly line of said Instrument Number 2002-417968 a distance of 15.30 feet to a point on a line that is 30.00 feet southeasterly and parallel to, measured a right angles to the centerline of Highgrove Place per street plan on file with the Riverside County Surveyor as 876-T;

Thence North $14^{\circ}54'55''$ East along the Westerly line of said Instrument Number 2002-417968 and said parallel line a distance of 21.96 feet to the beginning of a 140.00 foot radius curve, concave westerly, said point also being the **True Point of Beginning**;

Thence northerly along said curve through a central angle of $21^{\circ}05'37''$ an arc length of 51.54 feet to the beginning of a 25.00 foot radius, non tangent curve, concave southeasterly, radial line from said point bears North $83^{\circ}49'18''$ East;

Thence northerly and easterly along said curve through a central angle of $108^{\circ}02'02''$ an arc length of 47.14 feet to the beginning of a 125.00 foot radius, non-tangent curve, concave northerly, radial line from said point bears North $11^{\circ}51'20''$ East;

Thence easterly along said curve through a central angle of $12^{\circ}10'35''$ an arc length of 26.56 feet to a point on the westerly line of said Instrument Number 2002-417968, said point also being the beginning of a 90.00 foot radius, non-tangent curve, concave southwesterly, radial line from said point bears South $19^{\circ}45'42''$ East;

Thence southerly along said Instrument Number 2002-417968, and said non-tangent curve, through a central angle of $55^{\circ}19'23''$ an arc length of 86.90 feet;

Thence South $14^{\circ}54'55''$ West along said Instrument 2002-417968 a distance of 14.54 feet to the **Point of Beginning**

Containing 0.03 Acres, 1,128 Square Feet, more or less

All shown on Exhibit "B", attached hereto and by this reference made part of.

Prepared By:
Polestar Land Surveying, Inc.

Robert Urbatsch

Robert Urbatsch, PLS 8039
Exp. Date 06-30-2011

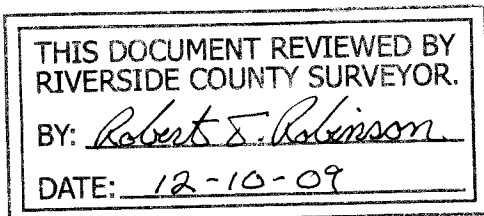


EXHIBIT "B"
VACATION

SHEET 1 OF 1
SCALE 1"=40'

LINE	BEARING	DISTANCE
L1	N00°47'17"E	9.00'
L2	N89°20'50"W	15.30'
L3	N14°54'55"E	21.96'
L4	S14°54'55"W	14.54'

EASTERLY RIGHT OF WAY LINE
OF VACATED PARK PLACE

THIS DOCUMENT REVIEWED BY
 RIVERSIDE COUNTY SURVEYOR.
 BY: *Robert F. Robinson*
 DATE: 12-10-09

252.33'

WESTERLY LINE OF
THE EASTERLY 217'

NORTHERLY 125' OF THE EASTERLY 217'
BLOCK 51, EAST RIVERSIDE MB 7/33
SAN BERNARDINO, COUNTY

INSTRUMENT NO. 2001-230921
RECORDED 5-24-2001
A.P.N. 247-081-027

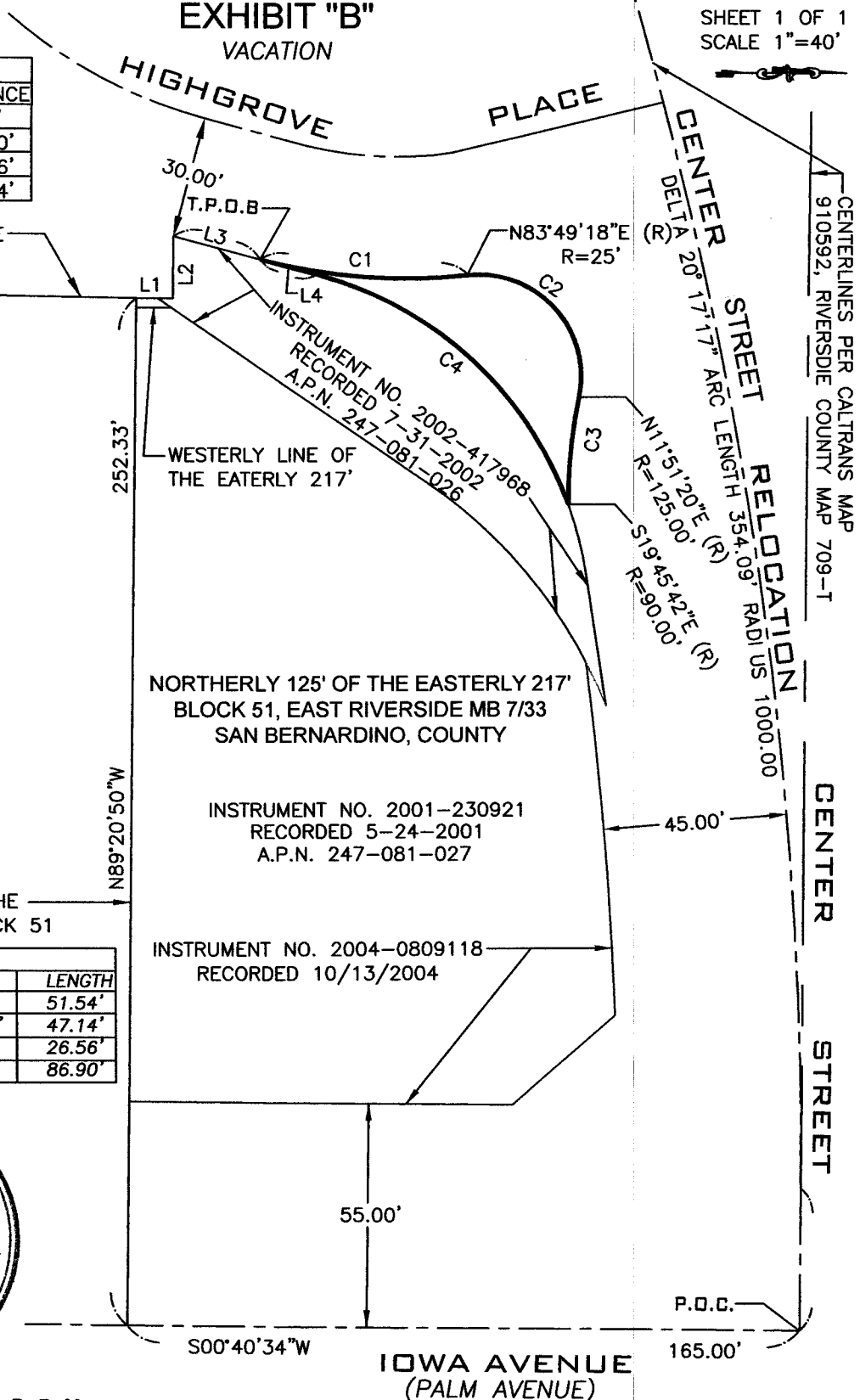
INSTRUMENT NO. 2004-0809118
RECORDED 10/13/2004

SOUTHERLY LINE OF THE
NORTHERLY 125' OF BLOCK 51

CURVE	RADIUS	DELTA	LENGTH
C1	140.00'	21°05'37"	51.54'
C2	25.00'	108°02'02"	47.14'
C3	125.00'	12°10'35"	26.56'
C4	90.00'	55°19'23"	86.90'



SECTION 7, T2S, R4W, S.B.B.M.



PREPARED BY:
 POLESTAR LAND SURVEYING, INC.
 2495 PINTO LANE, NORCO, CA. 92860
 951-279-4344 FAX 951-279-5344

STREET VACATION

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S)
DESCRIBED IN THE ATTACHED EXHIBIT "A".

DATE: 9-30-2009 DRAWN BY: ROBERT URBATSCHE J.N. 2009-013

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.
(Gov. 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 _____

Robert T. Robinson Deputy County Surveyor
Robert T. Robinson – 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

MUSTAFA ABDELKARIM AND ATTALLAH ABUGHERIR

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:

Kecia Harper-Ihem
Clerk of the Board

By: _____
Marion Ashley, Chairman
Board of Supervisors

By: _____
Deputy

FORM APPROVED COUNTY COUNSEL
BY: Synthia M. Gunzel 3/24/10
SYNTHIA M. GUNZEL DATE

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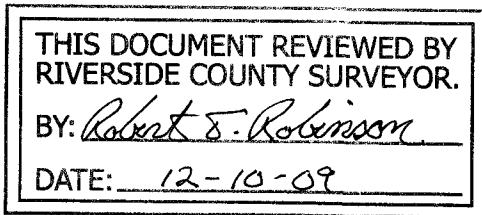
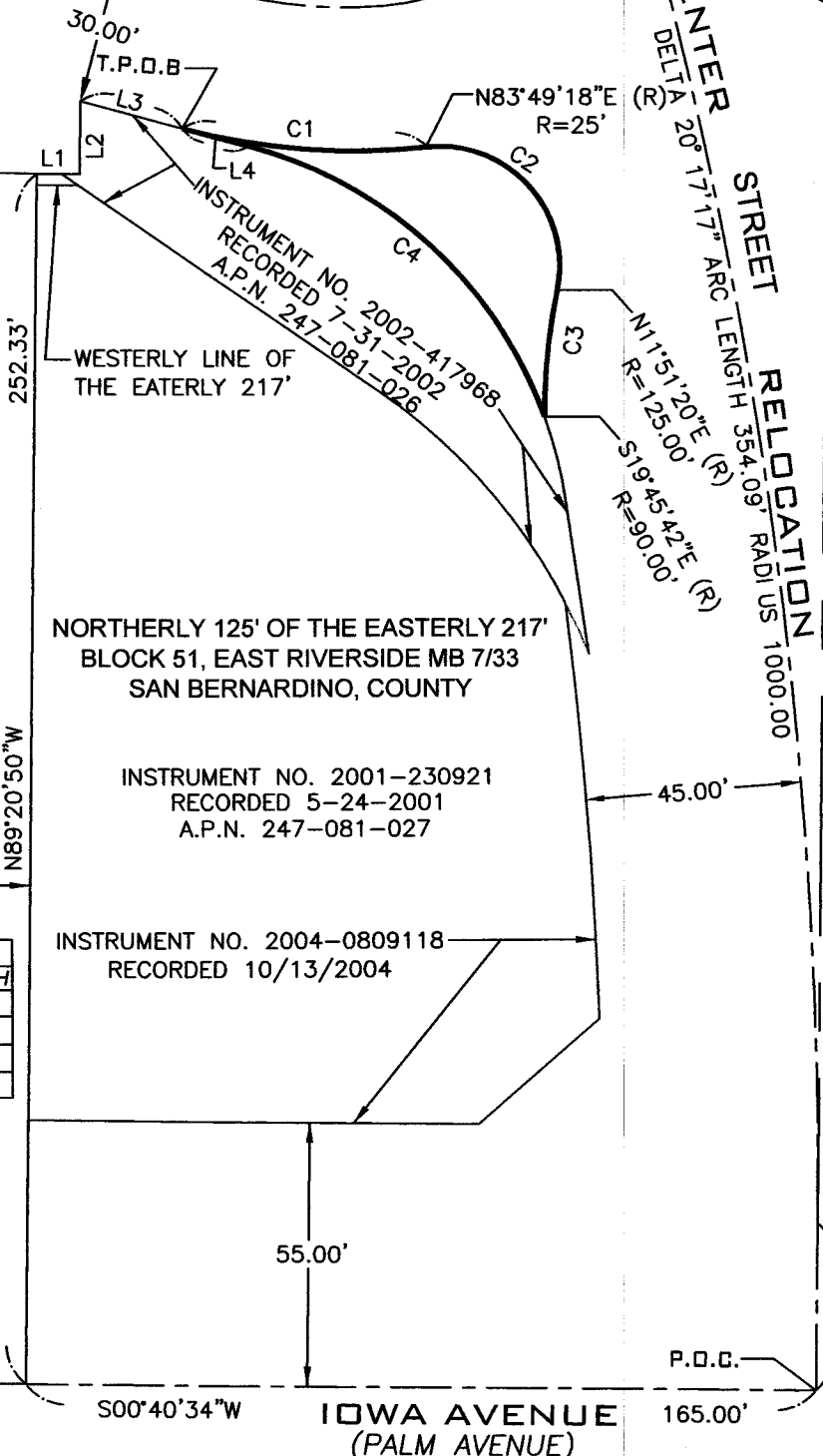


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