

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

910B



FROM: TLMA - Transportation Department

SUBMITTAL DATE:

August 17, 2010

SUBJECT: Summarily vacating portions of Baron Drive and River Road and execution of  
Quitclaim Deed, in the Eastvale area, Second Supervisorial District.

RECOMMENDED MOTION: Adopt Resolution No. 2010-237, summarily vacating portions of  
Baron Drive and River Road and authorize the Chairman to execute the Quitclaim Deed.

BACKGROUND: The property owner/developer for Tract No.31406 abutting these portions of  
Baron Drive and River Road has requested this vacation per the conditions of approval for the  
map. A portion of the right-of-way being vacated is owned in fee title by the County of Riverside  
and requires the execution of a quitclaim deed to pass title to the property owner. Tract No.  
31406 is providing street improvements which are equal to or of a greater value than the  
existing fee right-of-way, therefore no compensation is necessary. This vacation will not  
eliminate access to any parcel.

REVIEWED BY EXECUTIVE OFFICE

DATE

FORM APPROVED COUNTY COUNSEL

BY: *Synthia M. Gunzel* 8/18/10

DATE

Departmental Concurrence

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

Juan C. Perez  
Director of Transportation

AM

Attachments: Resolution No. 2010-237  
Exhibit "A" & "B"

Prev. Agn. Ref.

District: 2

Agenda Number:

2.30

2  
3 **RESOLUTION NO. 2010-237**

4 **SUMMARILY VACATING PORTIONS OF BARON DRIVE AND RIVER ROAD AND**  
5 **EXECUTION OF QUITCLAIM DEED IN THE EASTVALE AREA**

6 (AB 07011)

7 (Second Supervisorial District)

8  
9 **WHEREAS**, the hereinafter-described portions of Baron Drive and River Road  
10 were granted for public road purposes per Instrument No. 459926, recorded  
11 December 8, 1994, and per Official Record filed in Book 722, pages 234 through 236,  
12 inclusive, recorded June 6, 1928, both official records of Riverside County, California;

13  
14 **WHEREAS**, the hereinafter-described portions of Baron Drive and River Road  
15 are not necessary and are excess rights of way, and not required for public street or  
16 highway 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 portions of Baron Drive and River Road are excess  
24 rights of way and are no longer required for public street and highway purposes  
25 and are hereby summarily vacated.

FORM APPROVED COUNTY COUNSEL  
BY: Synthia M. Gunzel 8-6-10  
DATE  
SYNTHIA M. GUNZEL

1 **RESOLUTION NO. 2010-237**

2  
3 **SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO**  
4 **AS EXHIBIT "A" AND "B" AND MADE A PART HEREOF**  
5

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

10  
11 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Clerk  
12 of the Board is directed to cause a certified copy of this resolution to be recorded in  
13 the office of the Recorder of the County of Riverside, California, and the Chairman of  
14 the Board is authorized the execute Quitclaim Deed to Spectrum Communities LLC, a  
15 California Limited Liability company.

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23  
24  
25 **AM**

**EXHIBIT "A"**  
**TRACT NO. 31406**  
**VACATION**

**PARCEL "A"**

That portion of Lot "A" of Fuller Rancho, Westerly Section, as shown by map on file in Book 16 of Maps, at pages 80 and 81 thereof, Records of Riverside County, California, **together with** that portion of Section 10, Township 3 South, Range 7 West, San Bernardino Meridian, in the County of Riverside, State of California, as shown by map on file in Book 9 of Maps, at page 33, Official Records of San Bernardino County, State of California, being a portion of Designated Remainder of Tract No. 30913, as shown by map on file in Book 428 of Maps, at pages 76 through 79, inclusive, Records of Riverside County, California, said portions being described as follows:

**COMMENCING** at the intersection of the centerline of Baron Drive (formerly River Road) (44.00 feet in half width) with the centerline of River Road (formerly Archibald Avenue, width varies) as shown on said Tract No. 30913, said intersection being on a curve, concave to the southeast, having a radius of 1200.00 feet, the radial line to said point bears North 82°26'11" West;

**Thence** northeasterly along said centerline of River Road and along said curve, to the right, through a central angle of 12°59'27", an arc distance of 272.08 feet to a point thereon, the radial line to said point bears North 69°26'43" West;

**Thence** along the northwesterly prolongation of said radial line North 69°26'43" West, a distance of 85.85 feet to the **TRUE POINT OF BEGINNING**, said point being on the northwesterly right of way line of said River Road as granted to County of Riverside by Grant Deed recorded June 6, 1928 in Book 722 of Deeds at pages 234 through 236, inclusive, Records of Riverside County, California;

**Thence** South 33°56'24" West along said northwesterly right of way line, a distance of 223.78 feet to the beginning of a tangent curve, concave to the northwest, having a radius of 120.00 feet;

**Thence** continuing along said northwesterly right of way line along said curve southwesterly, to the right, through a central angle of 20°43'21", an arc distance of 43.40 feet to a point of cusp with a curve, concave to the northeast, having a radius of 2000.00 feet, the radial line to said point bears South 03°46'59" West;

**Thence** leaving said northwesterly right of way line, easterly along said curve, to the left, through a central angle of 2°23'04", an arc distance of 83.23 feet;

**Thence** North  $43^{\circ}37'50''$  East, a distance of 10.85 feet to the beginning of a non-tangent curve, concave to the southeast, having a radius of 1276.00 feet, the radial line to said point bears North  $78^{\circ}06'45''$  West;

**Thence** northerly along said curve, to the right, through a central angle of  $9^{\circ}58'55''$ , an arc distance of 222.30 feet to the **TRUE POINT OF BEGINNING**.

Containing 8,219 square feet or 0.19 acre, more or less.

### **PARCEL "B"**

That portion of Lot "A" of Fuller Rancho, Westerly Section, as shown by map on file in Book 16 of Maps, at pages 80 and 81 thereof, Records of Riverside County, California, being a portion of Designated Remainder of Tract No. 30913, as shown by map on file in Book 428 of Maps, at pages 76 through 79, inclusive, Records of Riverside County, California, said portions being described as follows:

**COMMENCING** at the intersection of the centerline of Baron Drive (formerly River Road) (44.00 feet in half width) with the centerline of River Road (formerly Archibald Avenue, width varies) as shown on said Tract No. 30913, said intersection being on a curve, concave to the southeast, having a radius of 1200.00 feet, the radial line to said point bears North  $82^{\circ}26'11''$  West;

**Thence** North  $82^{\circ}26'15''$  West along said centerline of Baron Drive, a distance of 237.84 feet to the beginning of a tangent curve, concave to the northeast, having a radius of 700.00 feet;

**Thence** northwesterly along said centerline and along said curve, to the right, through a central angle of  $38^{\circ}31'45''$ , an arc distance of 470.72 feet to a point thereon, the radial line to said point bears South  $46^{\circ}05'30''$  West;

**Thence** North  $46^{\circ}05'30''$  East along said radial line, a distance of 33.00 feet to the **TRUE POINT OF BEGINNING**, said point being on the southwesterly line of said Easement to Riverside County recorded December 8, 1994, as Instrument No. 459926, Official Records of Riverside County, California, said point also being on a curve, concave to the northeast, having a radius of 667.00, the radial line to said point bears South  $46^{\circ}05'30''$  West;

**Thence** northwesterly along said southwesterly line and along said curve, to the right, through a central angle of  $20^{\circ}33'18''$  an arc distance of 239.29 feet;

**Thence** continuing along said southwesterly line North  $23^{\circ}21'12''$  West, a distance of 353.39 feet to an angle point thereon;

**Thence** continuing along said southwesterly line South 66°38'48" West, a distance of 3.00 feet to an angle point thereon, said point being on a line parallel with and distant northeasterly 30.00 feet, measured at a right angle, from the centerline of said Baron Drive;

**Thence** continuing along said southwesterly line and along said parallel line North 23°21'12" West, a distance of 521.46 feet to the northwesterly line of said Easement;

**Thence** North 66°38'48" East along said northwesterly line, a distance of 14.00 feet to the most northerly corner of said Easement, said corner being on the northeasterly right of way line of said Baron Drive;

**Thence** South 23°21'12" East along said right of way line, a distance of 874.85 feet to the beginning of a tangent curve, concave to the northeast, having a radius of 656.00 feet;

**Thence** southeasterly along said right of way line and along said curve, to the left, through a central angle of 21°31'22", an arc distance of 246.42 feet to a point thereon;

**Thence** North 88°56'53" West, a distance of 15.68 feet to the **TRUE POINT OF BEGINNING**.

Containing 13,859 square feet or 0.32 acre, more or less.

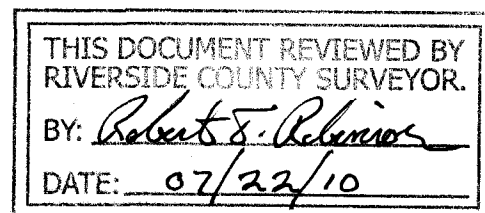
SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION

Mohammad A. Faghihi  
Mohammad A. Faghihi L.S. 6607

7/19/10  
Date

Prepared by: JB  
Checked by: ag

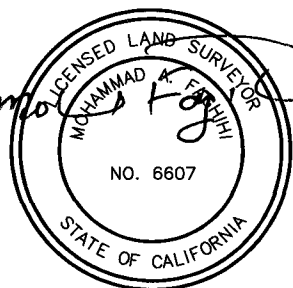
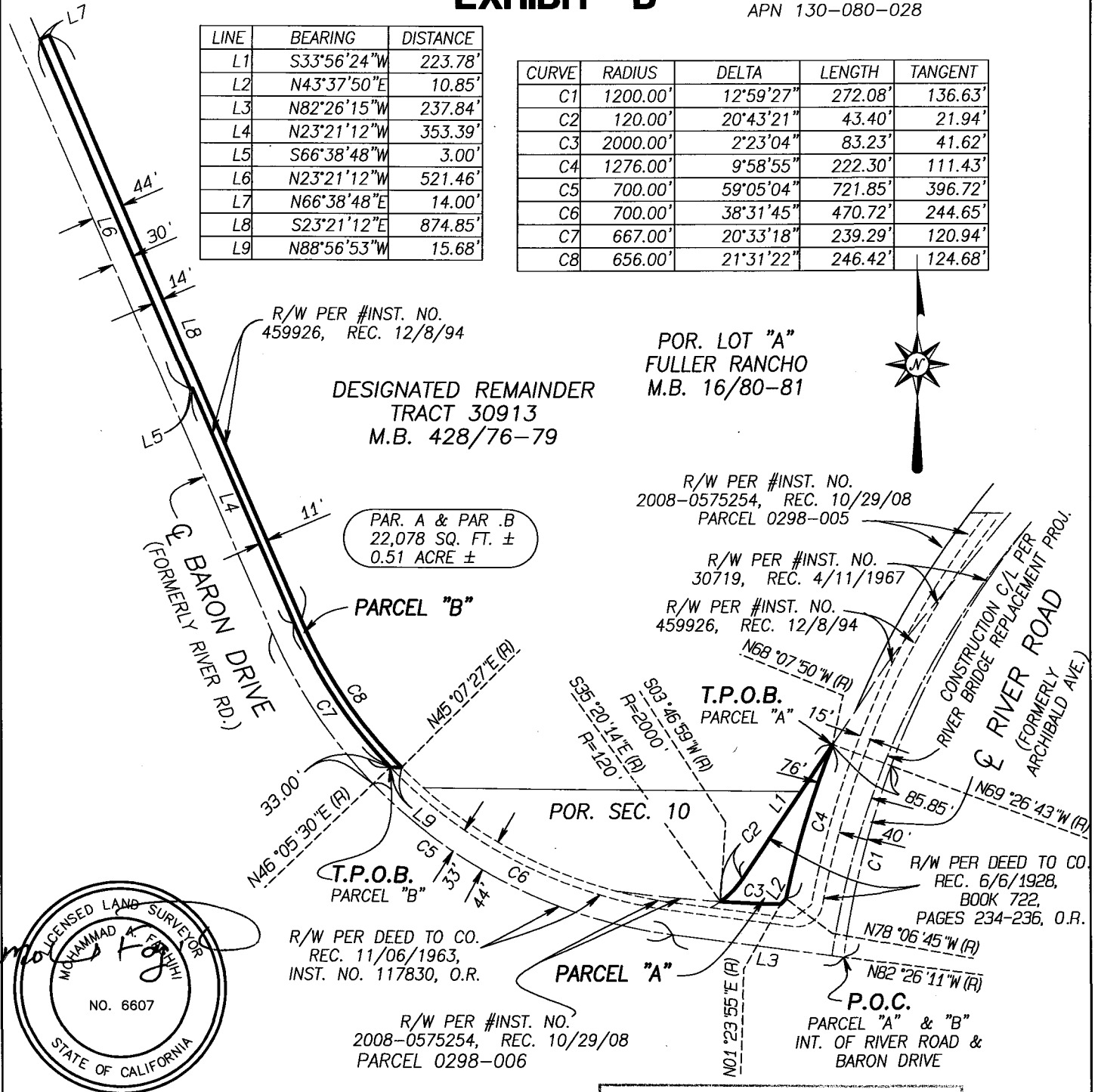


# EXHIBIT "B"

APN 130-080-027  
APN 130-080-028

LINE	BEARING	DISTANCE
L1	S33°56'24"W	223.78'
L2	N43°37'50"E	10.85'
L3	N82°26'15"W	237.84'
L4	N23°21'12"W	353.39'
L5	S66°38'48"W	3.00'
L6	N23°21'12"W	521.46'
L7	N66°38'48"E	14.00'
L8	S23°21'12"E	874.85'
L9	N88°56'53"W	15.68'

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	1200.00'	12°59'27"	272.08'	136.63'
C2	120.00'	20°43'21"	43.40'	21.94'
C3	2000.00'	2°23'04"	83.23'	41.62'
C4	1276.00'	9°58'55"	222.30'	111.43'
C5	700.00'	59°05'04"	721.85'	396.72'
C6	700.00'	38°31'45"	470.72'	244.65'
C7	667.00'	20°33'18"	239.29'	120.94'
C8	656.00'	21°31'22"	246.42'	124.68'



THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.  
BY: *Robert S. Rios*  
DATE: 07/22/10

SEC 10, T3S, R7W, SBM, FULLER RANCHO

A L B E R T A .

**WEBB**

A S S O C I A T E S

DATE 7/15/2010

COUNTY OF RIVERSIDE, CALIFORNIA

File :G:\2006\06-0174\vacation plat-legal\tr 31406 vacation.-revised 7-2.pro  
THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE  
ATTACHED DOCUMENT.

SHEET 1 OF 1

W.O.  
06-0174

SCALE: 1" = 200'

DRWN BY *TS* DATE 7/15/10  
CHKD BY *AG* DATE 7/19/10

SUBJECT: RIGHT OF WAY VACATION

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  
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

### SPECTRUM COMMUNITIES LLC, A CALIFORNIA 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:

Kecia Harper-Ihem  
Clerk of the Board

By: \_\_\_\_\_  
Marion Ashley, Chairman  
Board of Supervisors

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



**EXHIBIT "A"**  
**TRACT NO. 31406**  
**QUITCLAIM**

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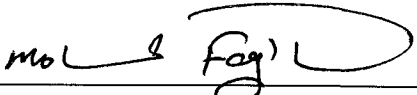
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

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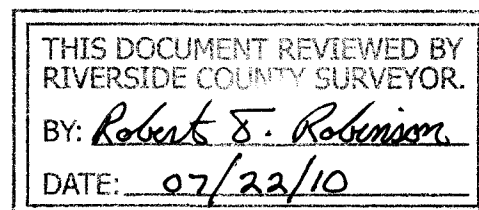
SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION

  
Mohammad A. Faghihi, L.S. 6607

7/19/10  
Date

Prepared by:   
Checked by: 



# EXHIBIT "B"

SEC 10, T3S, R7W, SBM, FULLER RANCHO

## LINE/CURVE DATA

CURVE	RADIUS	DELTA	LENGTH
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L3	N82°26'15"W	237.84'	

R/W PER #INST. NO.  
2008-0575254, REC. 10/29/08  
PARCEL 0298-005

R/W PER #INST. NO.  
30719, REC. 4/11/1967

R/W PER #INST. NO.  
459926, REC. 12/8/94

POR. LOT "A"  
FULLER RANCHO  
M.B. 16/80-81

T.P.O.B.

DESIGNATED REMAINDER  
TRACT 30913  
M.B. 428/76-79

POR. SEC. 10

8219 SF  
0.19 AC

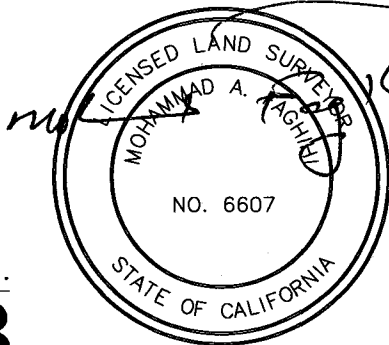
R/W PER #INST. NO.  
459926, REC. 12/8/94

R/W PER DEED TO CO.  
REC. 6/6/1928,  
BOOK 722,  
PAGES 234-236, O.R.

R/W PER DEED TO CO.  
REC. 11/06/1963,  
INST. NO. 117830, O.R.

R/W PER #INST. NO.  
2008-0575254, REC. 10/29/08  
PARCEL 0298-006

P.O.C.  
INT. OF RIVER ROAD &  
BARON DRIVE



ALBERT A.  
**WEBB**  
ASSOCIATES

DATE 7/19/2010

COUNTY OF RIVERSIDE, CALIFORNIA

File :G:\2006\06-0174\vacation plat-legal\tr 31406 vacation.-DEED PLAT.pro  
THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE  
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SHEET 1 OF 1

W.O.  
06-0174

SCALE: 1" = 100'

DRWN BY *JB* DATE 7/19/10  
CHKD BY *JB* DATE 7/19/10

SUBJECT: RIGHT OF WAY QUITCLAIM

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

BY: *Robert S. Robinson*

DATE: 07/22/10

