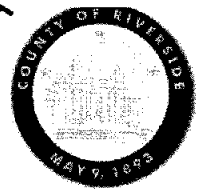


922A



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

**FROM:** Economic Development Agency and Transportation Department

**SUBMITTAL DATE:**  
December 2, 2010

**SUBJECT:** Resolution No. 2010-265, Authorization to Convey Fee Simple Interest in Real Property – Unincorporated area of Bermuda Dunes

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Adopt Resolution No. 2010-265, Authorization to Convey a Fee Simple Interest in Real Property located in an unincorporated area of Bermuda Dunes, County of Riverside, a portion of Assessor's Parcel Number 607-393-004 by Quitclaim Deed to Jason and Rebekah Roberson;
2. Authorize the Chairman of the Board of Supervisors to execute the Quitclaim Deed to complete the conveyance of the fee simple interest in real property; and
3. Authorize the Assistant County Executive Officer/EDA, or his designee, to execute any other documents and administer all actions to complete this transaction.

**BACKGROUND:** (Commences on Page 2)

Juan C. Perez, Director  
Transportation Department

Robert Field  
Assistant County Executive Officer/EDA

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2010/2011

**COMPANION ITEM ON BOARD OF DIRECTORS AGENDA:** No

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

**C.E.O. RECOMMENDATION:** APPROVE

**County Executive Office Signature**

BY: Jennifer L. Sargent

FORM APPROVED COUNTY COUNSEL  
BY: Cynthia M. Gunzel 9-4-10  
DATE: Environmental Concurrence

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

Prev. Agn. Ref.: 3.28 of 9/15/2009

District: 4

Agenda Number

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

3.33

**BACKGROUND:**

The County of Riverside Transportation Department completed construction of a retention basin and related drainage improvements on Jamaica Sands Drive and Trinity Circle, in the unincorporated county area of Bermuda Dunes.

The County, through its Economic Development Agency (EDA), originally purchased the property identified as Assessor's Parcel Number 607-393-004 in order to construct the retention basin, which included a 6-foot high perimeter block wall. Since the completion of the project, it has been determined that a portion of the land is no longer necessary for the retention basin or any other public purposes (remnant parcel). The remnant parcel is located between the block wall and the parcel owned by Jason and Rebekah Roberson (Assessor's Parcel Number 607-393-005).

The remnant parcel is a long narrow sliver of land and is generally 1 to 5 feet wide and 180 feet in length containing 771 square feet. Based on the configuration of the remnant parcel, it cannot be independently developed as a free-standing parcel and its only value would be to an abutting owner. Therefore, the highest and best use of the parcel is determined to be joined to the adjacent parcel owned by Roberson. Staff recommends conveyance of this area of land to Jason and Rebekah Roberson which will transfer insurance and maintenance responsibility from the County and return the property to the tax rolls.

On November 30, 2010, the Board adopted Resolution No. 2010-264, approving their notice of intent to convey the County's fee simple interest of the remnant parcel to Roberson and notice was also published by the Clerk of the Board as provided in Section 6061 of the California Code.

The resolution has been reviewed and approved by County Counsel as to legal form.

**FINANCIAL DATA:**

There are no costs associated with this transaction.

2 RESOLUTION NO. 2010-265

3 AUTHORIZATION TO CONVEY  
4 A FEE SIMPLE INTEREST IN REAL PROPERTY  
5 IN THE UNINCORPORATED AREA OF BERMUDA DUNES  
6 COUNTY OF RIVERSIDE, CALIFORNIA  
7 PORTION OF ASSESSOR'S PARCEL NUMBER 607-393-004  
8 BY QUITCLAIM DEED

9 WHEREAS, the County of Riverside (County) acquired a fee simple interest of a  
10 portion of Assessor's Parcel Number 607-393-004 for the Bermuda Dunes Retention Basin  
11 Project, including a 6-foot concrete block wall to enclose the retention basin (Project);

12 WHEREAS, the County has completed construction of the Project and it has been  
13 deemed a portion of the land is no longer necessary for the Project or any other public  
14 purposes (remnant parcel);

15 WHEREAS, the remnant parcel is a long narrow sliver of land located between the  
16 block wall and the parcel owned by Jason and Rebekah Roberson (Assessor's Parcel Number  
17 607-393-005). The remnant parcel is generally between 1 feet to 5 feet wide and 180 feet in  
18 length consisting of 771 square feet and cannot be independently developed as a free-  
19 standing parcel having value only to Roberson, the adjacent owner;

20 WHEREAS, the conveyance of the remnant parcel to Roberson will transfer insurance  
21 and maintenance responsibility from the County and return the property to the tax rolls;

22 WHEREAS, on Nov. 30, 2010, the Board of Supervisors of the County of  
23 Riverside adopted Resolution No. 2010-065, approving their notice of intent to convey the  
24 County's fee simple interest to Roberson;

25 AND NOW, THEREFORE, the Board of Supervisors hereby resolves as follows:

1. The Board authorizes the conveyance to Roberson of the fee simple interest on a portion of Assessor's Parcel Number 607-393-004 referenced as Parcel 0660-001A and more particularly described in Exhibits "A" and "B" attached hereto and made a part hereof, by Quitclaim Deed consisting of seven hundred seventy-one (771) square feet of land.

FORM APPROVED COUNTY COUNSEL  
BY: *Synthia M. Gunzel* 9-4-10  
DATE  
SYNTHIA M. GUNZEL

1                   2.     The Chairman of the Board of Supervisors of the County of Riverside is  
2 authorized to execute the documents to complete the conveyance of the fee simple interest  
3 and this transaction.

4                   3.     The Assistant County Executive Officer/EDA or his designee, is  
5 authorized to execute any other documents to complete this transaction.  
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EXHIBIT "A"  
LEGAL DESCRIPTION  
PARCEL 0660-001A

BEING A PORTION OF LOT 137 OF TRACT MAP NUMBER 2508, ON FILE IN BOOK 46, PAGES 71 AND 72 OF MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF SAID LOT 137, SAID CORNER BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF JAMAICA SANDS DRIVE (60.00 FOOT FULL-WIDTH), AS SHOWN ON SAID TRACT MAP, SAID CORNER ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 530.00 FEET AND AN INITIAL RADIAL BEARING OF N 65°40'59" E;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 00°00'57", AN ARC DISTANCE OF 0.15 FEET;

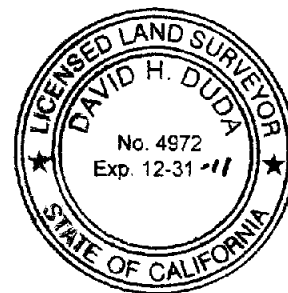
THENCE N 63°24'35" E, A DISTANCE OF 184.79 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 137;

THENCE S 00°34'54" E, ALONG SAID EASTERLY LINE OF LOT 137, A DISTANCE OF 9.12 FEET TO THE SOUTHEAST CORNER OF SAID LOT 137;

THENCE S 65°57'31" W, ALONG THE SOUTHERLY LINE OF SAID LOT 137, A DISTANCE OF 180.97 FEET TO THE **POINT OF BEGINNING**;

CONTAINING: 771 SQUARE FEET, OR 0.018 ACRES, MORE OR LESS.

SEE ATTACHED EXHIBIT "B"



APPROVED BY: \_\_\_\_\_

*David H. Duda*

DATE: \_\_\_\_\_

*March 02, 2010*

EXHIBIT "B"

T.5S., R.7E., S.B.M.  
SECTION 8

CURVE DATA

①  $\Delta = 00^{\circ}00'57''$   
R = 530.00'  
L = 0.15'  
T = 0.07'

① WATER LINE EASEMENT  
PER MB 46/71-72

② WATER LINE EASEMENT  
DRAINAGE EASEMENT  
PER MB 46/71-72

③ PUBLIC UTILITY EASEMENT  
PER MB 46/71-72

TRACT MAP 2508  
MB 46/71-72

SOUTHERLY FACE  
OF BLOCK WALL

PARCEL  
0660-001A

771 SQ.FT.  
0.018 AC.

LOT 136

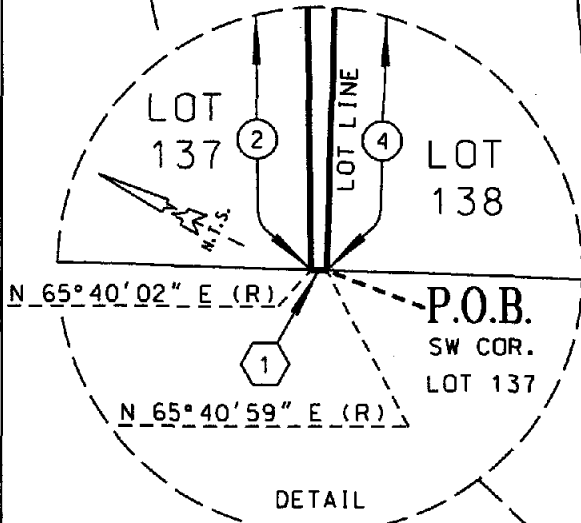
APN 607-393-003

LOT 137

APN 607-393-004

LOT 138

APN 607-393-005



N 65°40'02" E (R)

P.O.B.

SW COR.

LOT 137

N 65°40'59" E (R)

DETAIL

DETAIL

P.O.B.

SW COR. LOT 137

LINE DATA

- ② N 63°24'35" E 184.79'
- ③ S 00°34'54" E 9.12'
- ④ S 65°57'31" W 180.97'

$\Delta = 63^{\circ}40'00''$  R = 500' C/L L = 555.60' T = 310.42'  
 $(\Delta = 63^{\circ}36'59''$  R = 500' L = 555.16' T = 310.11')

JAMAICA SANDS DRIVE

LOT 53

LOT 52

( ) INDICATES RECORD DATA PER MB 46/71-72



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PAR. NO.: 0660-001A

PROJECT: JAMAICA SANDS DRIVE

PREPARED BY: K.N.V.

THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

SCALE: N.T.S.

DATE: FEBRUARY, 2010

W.O. NO.: B5-0660

APPROVED BY: *[Signature]* DATE: *March 02, 2010*

SHEET 1 OF 1

Recorded at request of and return to:  
Economic Development Agency  
Real Estate Division  
On behalf of the Transportation Department  
3403 10<sup>th</sup> Street, Suite 500  
Riverside, California 92501

**FREE RECORDING**

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

(Space above this line reserved for Recorder's use)

PROJECT: BERMUDA DUNES RETENTION BASIN  
PARCEL: 0660-001A  
APN: 607-393-004 (portion)

## QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the COUNTY OF RIVERSIDE, a political subdivision, does hereby remise, release and forever quitclaim to JASON ROBERSON AND REBEKAH ROBERSON, husband and wife as joint tenants, all right, title and interest the following real property in the County of Riverside, State of California, described as follows:

See Exhibits "A" and "B" attached hereto  
and made a part hereof

PROJECT: BERMUDA DUNES RETENTION BASIN  
PARCEL: 0660-001A  
APN: 607-393-004 (portion)

Dated: \_\_\_\_\_

COUNTY OF RIVERSIDE  
a political subdivision

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

Marion Ashley, Chairman  
Board of Supervisors

State of California            )  
  ) ss  
County of                        )

On \_\_\_\_\_, before me, \_\_\_\_\_, a Notary Public in  
and for Said County and State, personally appeared \_\_\_\_\_  
\_\_\_\_\_, who proved to me on the basis of satisfactory evidence to  
be the person(s) who 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 entity upon behalf of which  
the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

[SEAL]

FORM APPROVED COUNTY COUNSEL  
BY: Synthia M. Gunzel 9-16-10  
DATE  
SYNTHIA M. GUNZEL



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PARCEL 0660-001A**

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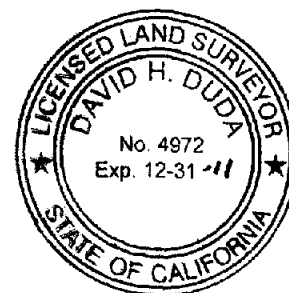
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CONTAINING: 771 SQUARE FEET, OR 0.018 ACRES, MORE OR LESS.

SEE ATTACHED EXHIBIT "B"



APPROVED BY: \_\_\_\_\_

*David H. Duda*

DATE: \_\_\_\_\_

*March 02, 2010*

EXHIBIT "B"

T.5S., R.7E., S.B.M.  
SECTION 8

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PER MB 46/71-72

② WATER LINE EASEMENT  
DRAINAGE EASEMENT  
PER MB 46/71-72

③ PUBLIC UTILITY EASEMENT  
PER MB 46/71-72

TRACT MAP 2508  
MB 46/71-72

SOUTHERLY FACE  
OF BLOCK WALL

LOT 136

APN 607-393-003

LOT 137

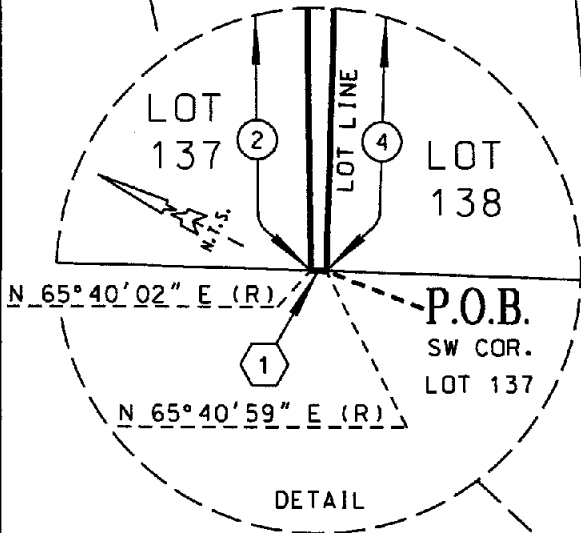
APN 607-393-004

PARCEL  
0660-001A

771 SQ.FT.  
0.018 AC.

LOT 138

APN 607-393-005



N 65°40'02" E (R)  
P.O.B. SW COR. LOT 137  
N 65°40'59" E (R)

DETAIL

DETAIL

P.O.B. SW COR. LOT 137

LINE DATA

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JAMAICA SANDS DRIVE

LOT 53

LOT 52

( ) INDICATES RECORD DATA PER MB 46/71-72



COUNTY OF RIVERSIDE TRANSPORTATION DEPT, SURVEY DIV.

PROJECT: JAMAICA SANDS DRIVE

THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

PAR. NO.: 0660-001A

PREPARED BY: K.N.V.

SCALE: N.T.S.

DATE: FEBRUARY, 2010

W.O. NO.: 85-0660

APPROVED BY: *[Signature]* DATE: *March 12, 2010*

SHEET 1 OF 1