

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.

Juan C. Perez
Director of Transportation

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

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, seconded by Supervisor Stone and duly carried
by unanimous vote, IT WAS ORDERED that the above matter is approved as
recommended.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: August 31, 2010
xc: Transp., Recorder

Kecia Harper-Ihem
Clerk of the Board

By:
Deputy

Prev. Agn. Ref.

District: 2

Agenda Number:

2.30

ATTACHMENTS FILED WITH
THE CLERK OF THE BOARD

REVIEWED BY EXECUTIVE OFFICE

DATE

FORM APPROVED COUNTY COUNSEL

BY: Cynthia M. Gunzel

DATE

Departmental Concurrence

Policy

☐

Consent

☒

Dep't Recomm.:

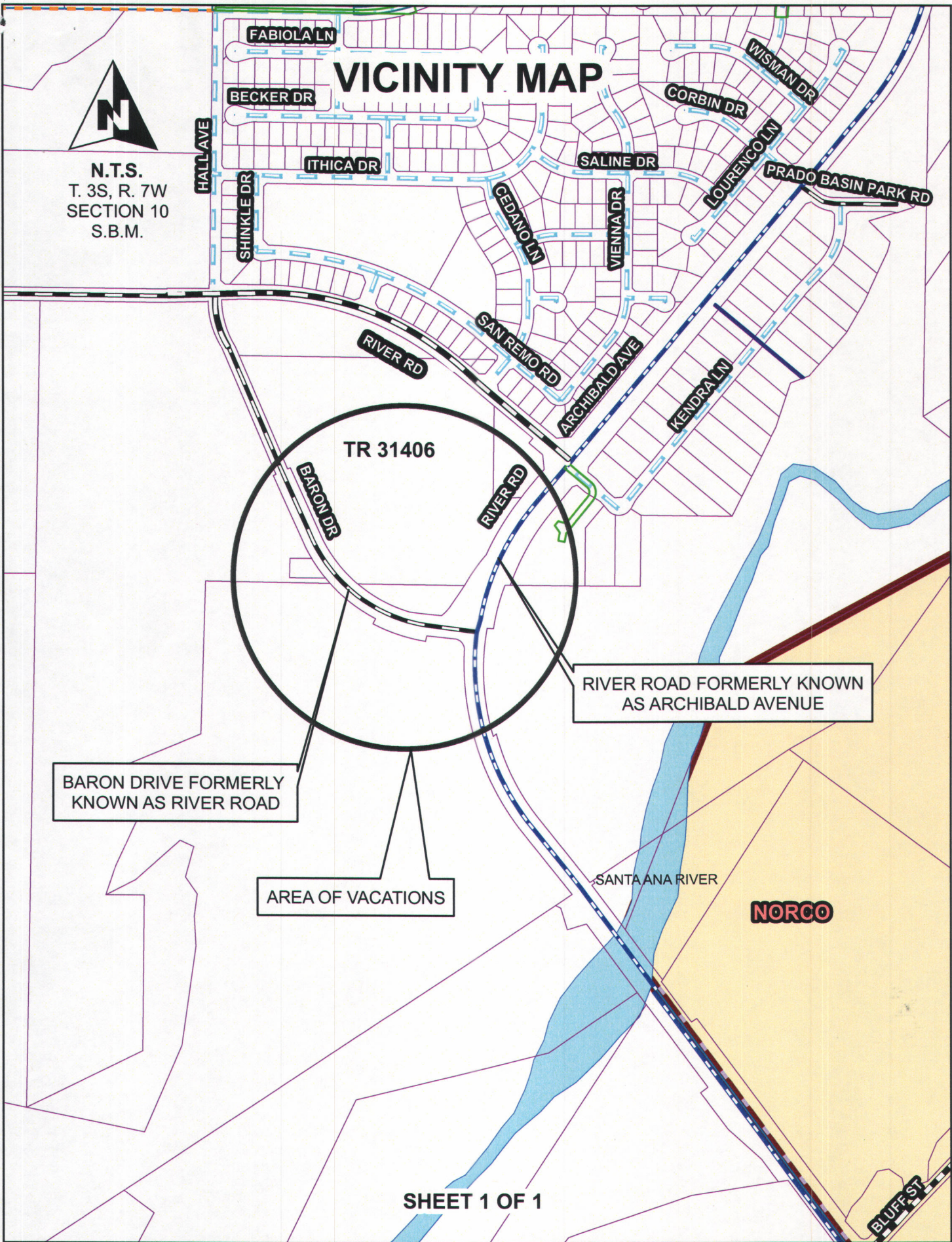
Policy

☐

Consent

☒

Per Exec. Ofc.:



PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

KECIA HARPER-IHEM, CLERK OF THE BOARD
RIVERSIDE CO. CLERK OF THE BOARD
4080 LEMON STREET, 1ST FLOOR CAC
P O BOX 1147 - RIVERSIDE, CA 92502

MAIL STOP # 1010

AND WHEN RECORDED MAIL TO:

RETURN TO: STOP #1010
RIVERSIDE COUNTY CLERK OF THE BOARD
P. O. BOX 1147 - RIVERSIDE, CA 92502

DOC # 2010-0429578

09/08/2010 08:00A Fee:NC

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Recorded in Official Records
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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nchg cc					T:		CTY	UNI	509

RESOLUTION NO. 2010-237

Title of Document

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

(AB 07011)

(SECOND SUPERVISORIAL DISTRICT)

(Transportation Department ~ Item 2.30 of 08/31/10)

Ø

C
509

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE
FOR RECORDING INFORMATION

2010 - 09 - 103327

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
2010 SEP 21 PM 2:57

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 August 31, 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.

16 **ROLL CALL:**

17 Ayes: Buster, Tavaglione, Stone, Benoit, and Ashley
18 Nays: None
19 Absent: None

20 The foregoing is certified to be a true copy of a resolution duly
21 adopted by said Board of Supervisors on the date therein set forth.

22 **KECIA HARPER-IHEM, Clerk of said Board**

23 By: 

24 Deputy

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;



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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;



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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.

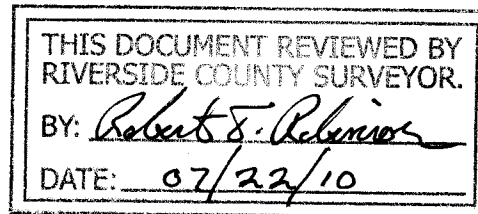
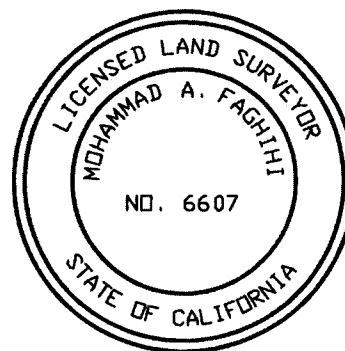
SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION

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

7/19/10
Date

Prepared by: JB
Checked by: ag



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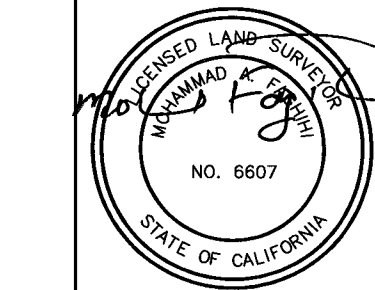
EXHIBIT "B"

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'

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SEC 10, T3S, R7W, SBM, FULLER RANCHO
ALBERT A.
WEBB
ASSOCIATES

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.

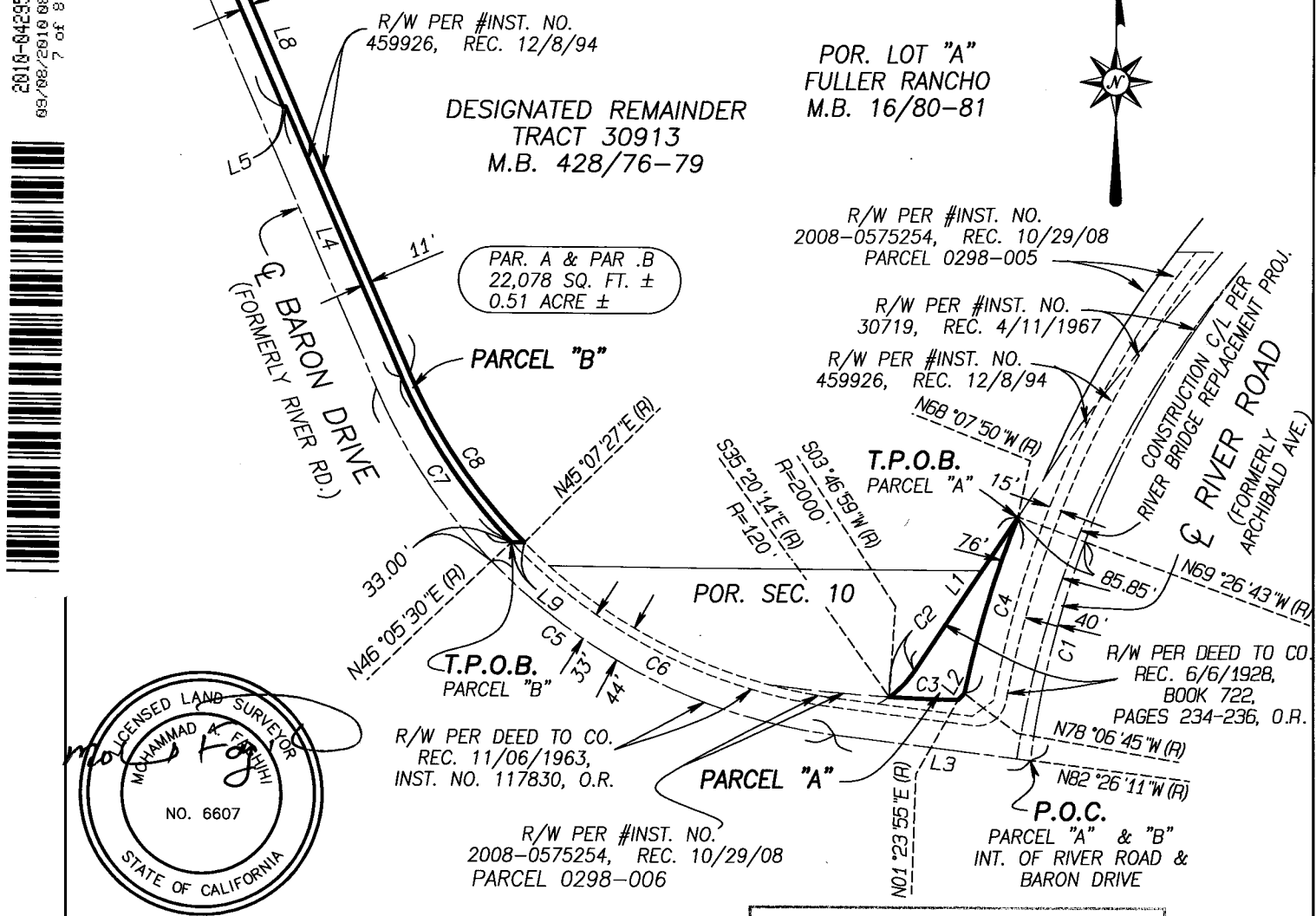
SHEET 1 OF 1

W.O.
06-0174

SCALE: 1" = 200'

DRWN BY *FB* DATE *7/15/10*
CHKD BY *AB* DATE *7/19/10*

SUBJECT: RIGHT OF WAY VACATION



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



**LARRY W. WARD
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER**

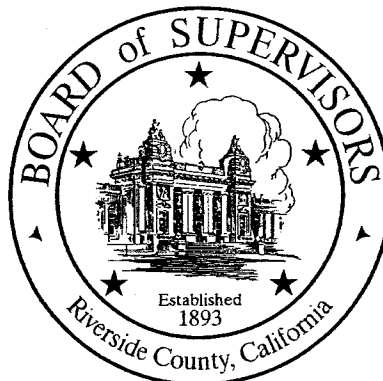
Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000
<http://riverside.asrelkrec.com>

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

CLARIFICATION OF THE SEAL for the Riverside County Board of Supervisors
(embossed on document)



Date:

08-31-10

Signature:

Karen Barton

Print Name:

Karen Barton, Board Assistant, Riverside County Clerk of the Board



MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



2.31

On motion of Supervisor Buster, seconded by Supervisor Stone and duly carried by unanimous vote, IT WAS ORDERED that the recommendation from Transportation & Land Management Agency/Transportation Department regarding the Adoption of Resolution 2010-182 accepting a portion of Straw Road, 1st District is taken off calendar.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on August 31, 2010 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: August 31, 2010
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: Karen Buster Deputy

AGENDA NO.
2.31

xc: Transp.