

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



9.12

During the oral communication section of the agenda for Tuesday, September 27, 2011, Robert Mabee read his statement into the record.

**ATTACHMENTS FILED WITH
CLERK OF THE BOARD**

**AGENDA NO.
9.12**

Riverside County Board of Supervisors
Request to Speak ✓

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Robert MABEE

Address: 3086 Miguel ST
(only if follow-up mail response requested)

City: Riverside **Zip:** 92506

Phone #: 786-4858

Date: 9-27-11 **Agenda #** _____

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** _____ **Oppose** _____ **Neutral**

ORAL COMMUNICATION
Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

September 27th, 2011

I have 4 documents today for the clerk of the board.

Document No. 1: A report from Supervisor Younglove Dec 31st, 1992 who after personally inspecting the Bautista Canyon access road recorded May 12, 1988 determined:

- Page 1, 3c- that a review of the property raises serious questions as to the ability of the public road to satisfy the phrase public highway or street.
- Page 2, 111-Lake Hemet had rights prior to the recording of the public road that reduced the 40' public road to 20'.

Document No. 2: Agenda 10.3, Oct 3rd, 1995. In agenda 10.3 Riverside County Flood Control Director Kenneth Edwards recommended that the board approve resolution no. F95-50 authorization to convey 4 non exclusive easements for ingress and egress purposes over district owned land. Justification- side channel modification has landlocked 4 property owners and these easements will provide new unobstructed access to the property owners. Supervisor Buster and Supervisor Tavaglione voted yes. Supervisor Tavaglione signed the easements. Four easements were received by Kenneth Edwards for recording 10-25-95.

Document NO. 3-4: Two letters dated Dec 28th, 2010 and May 4th, 2011 from Riverside County Flood Control Assistant Chief Engineer, Steve Thomas to Robert Mabee stating his easement deed and three other easement deeds to the other property owners were never recorded and can not be found.

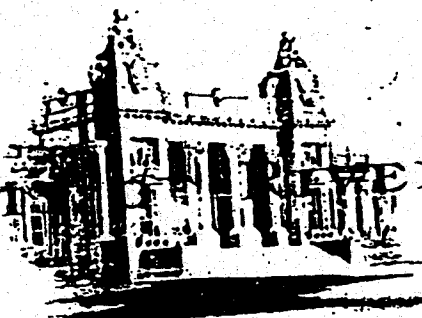
You have all heard Bob Buster in agenda 4-12-2011, 3.30 say he wasn't even in office at the time of this fraud. Supervisor Younglove personally delivered a copy of his report to Supervisor Buster. On the cover of this report is Bob Buster, Supervisor. Are you a liar Mr. Buster or senile?

Several weeks ago I filed a formal complain taken by Dan Stack in the District Attorney's office. I provided 27 public documents proving fraud corruption and misuse of public funds.. The complaint was against Supervisor Buster, Supervisor Stone and County Counsel. Supervisor Stone was previously investigated by the Attorney General in two cases and fined a total of \$26,000. One complaint was fraud and corruption filed by the State Pharmacy Board. District Attorney Paul Zellerback has compromised his office by accepting large sums of money from Stone and Buster before and after he was elected to office. How much money did you turn over to Zellerback Mr. Buster. Is it enough to buy his protection?

Robert Mabee
3086 Miguel St.
Riverside, CA 92508
(951) 788-4858

Submitted by Robert Mabee
9/27/2011 (date) Item oral comm.

COUNTY OF RIVERSIDE



BOARD OF SUPERVISORS

WALT P. ABRAHAM
275-4010

MELBA DUNLAP
275-1020

KAY CENICEROS
275-1030

PATRICIA (CORKY) LARSON
275-1040

NORTON YOUNGLOVE
275-1050

TO: CORKY LARSON, SUPERVISOR
KAY CENICEROS, SUPERVISOR
MELBA DUNLAP, SUPERVISOR
BOB BUSTER, SUPERVISOR
LARRY PARRISH, CAO
KEN EDWARDS, FLOOD CONTROL
BILL KATZENSTEIN, COUNTY COUNSEL

FROM: NORTON YOUNGLOVE, SUPERVISOR *Norton Younglove*

DATE: DECEMBER 31, 1992

RE: ROBERT MAYBEE DISPUTES

ATTACHED PLEASE FIND THE MAYBEE REPORT I PROMISED MANY WEEKS AGO.
WHAT DO YOU WISH DONE WITH IT? I HAVE SENT A COPY TO MR. MAYBEE.
I SUGGEST WE FOLLOW KAY'S DIRECTION; ESPECIALLY SINCE SHE WILL BE
CHAIR OF THE FLOOD CONTROL AND WATER CONSERVATION DISTRICT IN 1993.

December 30, 1992

A REPORT

RELATING TO THE DISPUTES OF ROBERT MAYBEE WITH FLOOD CONTROL

Too many weeks ago, I assured the Board and Mr. Maybee that I would personally review the records, ask questions and provide a report on the dispute between Mr. Maybee and our Flood Control District. I apologize for my slowness in getting this done. It is a very complicated subject which doesn't lend itself to easy analysis.

I. DISCLAIMERS

I am not an engineer nor am I surveyor, attorney etc. I also am not an arbitrator with any official duties or responsibilities. I have reviewed much but not all of the written records and have interviewed Mr. Maybee, Mr. Edwards and others. I have also viewed the property. The conclusions and recommendations are my own and do not necessarily reflect the view of any other person.

II. A BRIEF CHRONOLOGY

ATTACHMENT #1 November 5, 1909. Joseph Crawford grants to the Lake Hemet Water Company a 32 foot wide easement for a "main flume" right-of-way, crossing both the current and previous road or easement right-of-way of Mr. Maybee. This right remains fully intact.

ATTACHMENT #2 September 12, 1932. An easement is granted to Riverside County page 211 of official Records over the westerly 50' for roadway purposes affecting Parcel 1 as noted above.

ATTACHMENT #3 July 24, 1946. Rights of Way, reservations, conditions and restrictions as set out in Deed from Hemet Land Company in Book 766, page 162.

ATTACHMENT #4 May 12, 1960. Riverside County Flood Control District initiated action in Superior Court to condemn a portion of Parcel 1 (see above) for Bautista Creek Channel. Superior Court Case No. 72010 as recorded in Book 2694, Page 316.

ATTACHMENT #5 The Maybees purchased the property on October 7, 1964. Grant Deed was recorded on the same date with instrument No. 121565. It is worth noting that the Maybee property is almost one half mile removed from the road right of way and therefore needs additional right of way to reach his property. Neither the county nor county flood control are involved in that, in so far as I know.

A 20' ROAD EASEMENT WAS RECORDED AFTER A SURVEY.
OCT-19-1965-INSTRUMENT NO 119544 FROM THE
9/27/2011 9/12

ATTACHMENT #6 August 9, 1965. Riverside County Flood Control grants a non-exclusive private easement for ingress and egress over the 15' most immediately adjacent to the Bautista Creek Channel to Raymond and Lola Deichsel; instrument 91932. County Counsel later opines that the Maybees are legitimate successors to this easement right. Significantly, this easement deed states in part: "If at any time a public highway or street shall be extended to the described lands in Section 22 lying easterly of Bautista Creek Channel, this easement shall cease and determine. If at any time this easement shall be intersected by a public highway or public street, the portion of this easement lying north and northwesterly of such intersection shall cease and determine".

ATTACHMENT #7 April 27, 1987. Superior Court Case #187104 filed by the Maybees. Ultimately appealed to the 4th Circuit Court of Appeals with a finding in favor of the County.

ATTACHMENT #8 May 12, 1988. Riverside County Flood Control grants to Riverside County for "public road and drainage purpose, including public utility and public services purposes", a strip of land 40' in width along the most easterly border of district Bautista Creek land and affecting Parcels 4030-16, 17, 17B, 19A, 20, 21A and 22. Riverside County's Recorder Instrument #127298.

III. BRIEF ADDITIONAL FACTS

As the Board has witnessed, Mr. Maybee is extremely difficult to get facts from; his mind runs to charges of lying, conspiracy, lawsuits, etc. The root of the problem lies on the fact that our Flood Control District was being subjected to increasing liability from increased use of the private use easement granted in 1965. The only solution was to fence off the easement next to the flood control channel and substitute a road outside the fence and adjacent to the private properties being served. This process took about a decade and involved many negotiations, considerations, etc. Including more than a few misunderstandings and disagreements but also included all the appropriate public hearings, notifications etc. in so far as I can determine.

It is unfortunate that two 30" syphons were built for Lake Hemet Water District in 1960 as a part of the necessities for the concrete lining of the channel in a location that precludes the current 'road' right-of-way being of sufficient width its full length to satisfy Road Commissioner requirements for a road to be accepted into the County-maintained road system.

The Maybees have an understandable desire to do some division of their land and apparently are not able to do so without adequate road access as defined by law and required by our Road Commissioner and the Board of Supervisors. This he does not have nor apparently has he ever had.

IV. QUESTIONS AND CONCLUSIONS.

- A. Have you found any indications of lying, conspiracy, etc. on the part of Mr. Edwards, Supervisor Cenicerros or anyone else?

Conclusion: No. Misunderstandings, yes. Information which is confusing and easily misunderstood or not sufficiently understood by all parties, yes.

- B. Were the Maybees 'made-whole' by the transfer of their ingress/egress 15' easement next to the channel to a 40' easement with constrictions reducing to as little as 20' further removed from the channel but immediately adjacent to their property?

Conclusion: Yes, in so far as right-of-way width and a lack of change in the Lake Hemet "main flume" right of crossing either road right-of-way. However, there is a further important consideration which I make subject of the next question.

- C. Does the transfer from flood to roads for road and related purposes satisfy the phrase "public highway or street" as found in the August 1965 grant deed by Flood Control?

Is the condition of the road as constructed sufficient to satisfy that condition?

Conclusion: As to the first question, I don't know; legal counsel needs to answer it. As to the second question, a review of the property raises serious questions as to its ability to meet the condition. If the condition is not met then presumably Mr. Maybee still has rights to his initial 15' ingress and egress passage-way and Flood Control presumably should provide him access.

V. RECOMMENDATIONS

- A. The Board should direct Flood Control to prepare a base map with appropriate overlays showing each property rights change that relates in order that both the Board and Mr. Maybee can be assured as to which property is affected by what through the long and complicated series of transactions and also in order that we may all be assured that Flood Control

had adequately perfected its rights prior to transfer of rights. Mr. Maybee claims that we, Flood Control, vested rights without first adequately owning the property.

- B. County Counsel should be directed to provide answers to the legal questions posed in "C" above.
- C. Roads and Flood Control should either provide clear evidence that the new substitute 'road' was in useable condition at the time of ingress/egress transfer, including sufficient compaction, turning angles and overall utility, to provide normal ingress/egress to the Maybee property or in the alternative put the 'new' access into useable condition.
- D. Embankment effects upon the Maybee access rights should be reviewed.
- E. Roads should be directed to work with the Maybees and other affected property owners in an attempt to provide a road right of way sufficient to allow access to the properties dependent upon the current 'road' but capable of being accepted into the county-maintained road system upon sufficient improvements by the affected property owners.
- F. Supervisor Younglove should never again volunteer for another assignment such as this.

Sincerely,



Norton Younglove, Supervisor
Fifth District

Attachments: Documents listed chronologically

Photographs taken by Norton Younglove
on December 30, 1992.

FLOOD CONTROL AND WATER CONSERVATION DISTRICT BOARD SUBMITTAL
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



FROM: Chief Engineer SUBMITTAL DATE: October 3, 1995
SUBJECT: Authorization to Convey Non-Exclusive Easements
Bautista Creek Channel Project # 4-0-0030
Resolution No. F95-50
RECOMMENDED MOTION:

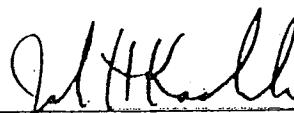
The Board approve Resolution No. F95-50, Authorization to Convey four (4) non-exclusive easements for ingress and egress purposes over District owned land.

JUSTIFICATION:

See Page 2

FINANCIAL:

This action grants access easements over existing District right of way. No cost to District.

for 
KENNETH L. EDWARDS
General Manager-Chief Engineer

REVIEWED BY ADMINISTRATIVE OFFICE

DATE 9/26/95

RIVERSIDE
COUNTY
CLERK OF THE BOARD
4000 LEMON ST 1ST FLOOR
RIVERSIDE CALIF 92501
909-955-1060

12/13/10 1:54PM 03
000000 H9610 Tiosha

7595 COPY \$10.00

E/CHECK \$10.00

MINUTES OF THE FLOOD CONTROL & WATER CONSERVATION DISTRICT BOARD

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

Ayes: Buster, Tavaglione and Wilson
Noes: None
Absent: Cenicerros and Mullen
Date: October 3, 1995
xc: Flood

Gerald A. Maloney
Clerk of the Board
By: 
Deputy

1: sep
C\5274
FLOOD RESOLUTION BOOK
Prev. Agn. ref. ATTACHMENTS FILED Depts. Comments
WITH THE CLERK OF THE BOARD

3rd Dist. 10 AGENT NO.

FLOOD CONTROL AND WATER CONSERVATION DISTRICT BOARD SUBMITTAL
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
SUBMITTAL DATE: October 3, 1995
SUBJECT: Authorization to Convey Non-Exclusive Easements
Bautista Creek Channel Project # 4-0-0030
Resolution No. F95-50

JUSTIFICATION:

The District's Bautista Creek Channel from Fairview Avenue upstream has experienced vandalism and trespassing. To prevent this and limit potential liabilities, the District fenced the 15-foot wide maintenance road and modified several side channel conveyances. Certain individuals by virtue of being successors in interest to an access easement (Instrument No. 91932) enjoyed the use of the 15-foot wide strip of land adjacent to said channel. Said access easement provided that if at any time a public highway or street was extended to the described lands in Section 22 lying easterly of Bautista Creek Channel said easement shall cease and determine. To this end, the District granted to the County a 40-foot wide strip of land adjacent to the 15-foot wide easement for acceptance in the County's non-maintained road system (Instrument No. 127298).

A portion of the 15-foot wide access easement is located within a drainage wash, making it dangerous and unusable during times of storm flow. In addition, the side channel modification has obstructed physical access to a portion of the 15-foot side easement. The granting of these easements will provide new unobstructed access to the property owners (see attached Exhibit A).

1
2 Board of Supervisors

Riverside County Flood Control
and Water Conservation District

3 RESOLUTION NO. F95-50
4 AUTHORIZATION TO CONVEY NON-EXCLUSIVE EASEMENTS
(THIRD SUPERVISORIAL DISTRICT)

5 BE IT RESOLVED, DETERMINED AND ORDERED by the Board
6 of Supervisors of the Riverside County Flood Control and Water
7 Conservation District in regular session assembled on October 3,
8 1995, that authorization is hereby approved to convey non-
9 exclusive easements on Parcel 4030-500A for ingress and egress
10 purposes to Robert D. & Martha A. Mabee, Robert A. & Leslie
11 Barnes, the Michael H. O'Connell Family Trust and George D.
12 O'Connell Family Trust, and DGM Hemet Partners.

13 BE IT FURTHER RESOLVED AND DETERMINED that the
14 General Manager-Chief Engineer is authorized to execute all
15 documents associated with the conveyance.
16

17 Roll Call:

18 Ayes: Buster, Tavaglione and Wilson
19 Noes: None
20 Absent: Cenicerros and Mullen
21
22
23
24
25
26
27
28

JMP:seb
rcfc\5280

CERTIFICATE OF ACCEPTANCE
(Government Code Section 87281)

THIS IS TO CERTIFY that the interest in real property conveyed to the County of Riverside, State of California, by the within instrument, is hereby accepted for the purpose of vesting title in the County of Riverside by the undersigned on behalf of the Board of Supervisors pursuant to the authority conveyed by Resolution No. 88-184 of the Board of Supervisors adopted May 12, 1988 and the grantee consents to the recordation thereof by its duly authorized officer.

This certificate of acceptance does not constitute acceptance of any road into the county maintained system pursuant to Section 841 of the Streets & Highways Code.

Dated: 5-11-88

County of Riverside

By Larry O. Smith
Road Commissioner and County Surveyor

THIS INSTRUMENT IS FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE AND ENTITLED TO BE RECORDED WITHOUT FEE (GOV. CODE §163)

FOR RECORDER'S USE

RETURN TO
RIVERSIDE COUNTY
FLOOD CONTROL
AND WATER
CONSERVATION
DISTRICT

RECEIVED FOR RECORD
AT 2:00 O'CLOCK P.M.

MAY 12 1988

Recorded in Official Records
of Riverside County, California

William F. Smith
Recorder

EASEMENT

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

grant(s) to the County of Riverside an easement for public road and drainage purposes, including public utility and public services purposes, over, upon, across, and within the real property in the County of Riverside, State of California, described as follows:

Parcel 4030-500 -

Being a portion of Sections 16, 21 and 22, Township 5 South, Range 1 East, San Bernardino Base and Meridian, lying within all or parts of Parcels 4030-16, 4030-17, 4030-17B, 4030-19A, 4030-20, 4030-21A and 4030-22 as shown on Record of Survey, Book 31, Pages 52-59, inclusive, Records of Riverside County, California, described as follows:

A strip of land 40 foot in width measured at right angles, lying Easterly of, parallel and concentric with a line which lies 60 feet Easterly of, parallel and concentric with the centerline of Bautista Creek as shown on said Record of Survey.

The side lines of said 40 foot wide strip of land shall be prolonged or shortened so as to terminate at the Northerly end with the Easterly right of way of Fairview Avenue and terminate at the Southerly end with the Southerly line of Section 22.

Grantor understands that the herein described road shall not become part of the county maintained road system until accepted by subsequent resolution of the Board of Supervisors pursuant to Section 941 of the Streets and Highways Code

Parcel 4030-500

Page 2

1277298

DATED APR 12 1948

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

By Melba Dunlap
Chairman

State of California)
County of Riverside) ss.

On April 12, 1948 before me personally appeared
Melba Dunlap known to me to be the Chairman of the
Board of Supervisors of Riverside County Flood Control and Water Conservation District and the
person whose name is subscribed to the foregoing instrument, and he acknowledged to me that said
District executed the same.

GERALD A. MALONEY, County Clerk

By Gerald A. Maloney
Deputy

(SEAL)

END RECORDED DOCUMENT

91882

AFTER RECORDING RETURN TO:
RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT
P. O. BOX 1033, RIVERSIDE, CALIFORNIA

Project 4030
Bautista Creek Channel

RECEIVED FOR RECORD

AUG 9 1965

15 Min Post 3:00 PM
Riv. G. Bautista Creek
Recorded in Official Records
of Riverside County, California

W. H. Deichsel

Recorded
FILED

1. Number recorded from 4-1-53. Check off
from no later than 1963. Identify by number
number and year of the

EASEMENT DEED

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION
DISTRICT hereby grants to RAYMOND DEICHSEL, JR. and LOLA H.
DEICHSEL a non-exclusive private easement for ingress and egress
over the land in the County of Riverside, State of California,
described as:

The northeasterly 15.00 feet of the southwesterly
155.00 feet of that certain 200-foot wide right
of way as shown on Record of Survey filed April
14, 1960, in Record of Survey Book 31, pages 52-59,
inclusive, records of Riverside County, California,
between the easterly right of way line of Fairview
Avenue and the south line of Section 22, Township
5 South, Range 1 East, S.B.B. & M; together with
an easement 15.00 feet in width northerly of,
adjacent to, and parallel with the south line of
said Section 22, extending from the easterly line
of the above-described easement to the easterly
line of Parcel 4030-22 as shown on Record of Survey
filed April 14, 1960, in Record of Survey Book 31,
pages 52-59, records of Riverside County, California.

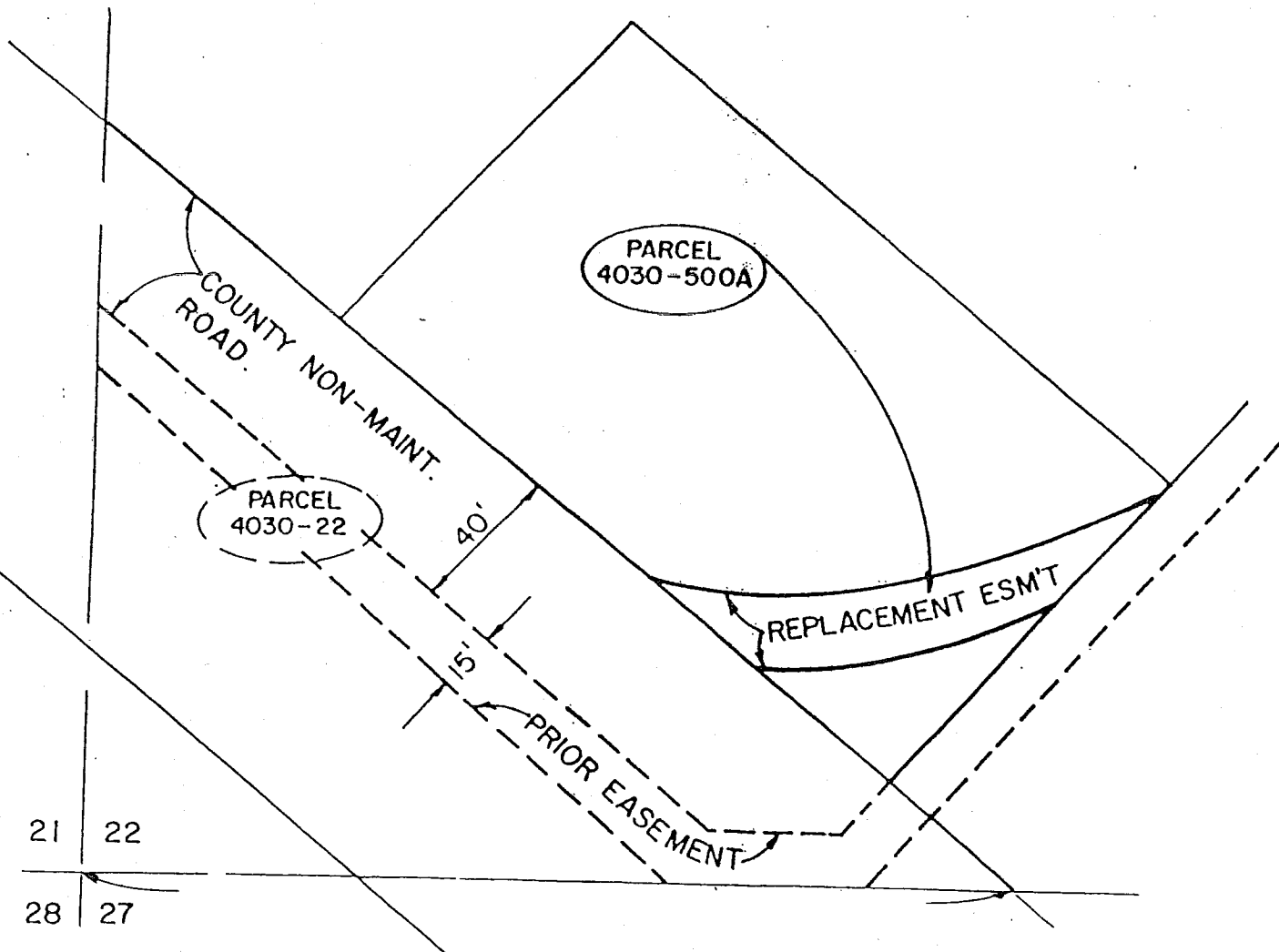
This easement is granted pursuant to the contract
between the parties, dated April 16, 1961, which provides that
District shall grant to Deichsels this easement for ingress and
egress to Deichsels landlocked remainder described as the South
half of the South half of Section 22, Township 5 South, Range 1
East, S.B.B. & M; Excepting therefrom the Southeast-quarter of
the Southeast quarter of the Southeast quarter of said Section
22.

BAUTISTA CREEK CHANNEL PARCEL 4030-500A

BEING A PORTION OF THE SOUTHWEST QUARTER OF
SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SAN BERNARDINO BASE AND MERIDIAN.



SCALE



OCT 3 1995

10.3

Recorded at request of and return to:
Riverside County Flood Control &
Water Conservation District
1995 Market Street
Riverside, California 92501

FREE RECODING

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

Parcel: 4030-500A
Project: Bautista Creek Channel

EASEMENT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the
RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
hereby GRANTS to DGM HEMET PARTNERS, A GENERAL PARTNERSHIP a non-
exclusive easement for ingress and egress over the real property in the County of Riverside, State
of California, described as:

PARCEL 4030-500A as shown on "Exhibit A" attached hereto and made apart hereof.

10/25/95

4 original Easements
(1 of each) were
picked up by Flood
Control (Janet Parby)
me

10/3/95 10.3

Dated: October 3, 1995

By:

JOHN F. TAVAGLIONE

Chairman, Flood Control and
Water Conservation District

[illegible]

On October 3, 1995 before me, the undersigned, as Clerk of the Board of Supervisors of the Riverside County Flood Control and Water Conservation District, State of California, personally appeared John F. Tavaaglione

_____ personally known to me to be the person who executed this instrument as the Chairman of the Board of Supervisors of said District, and acknowledged to me that the Riverside County Flood Control and Water Conservation District executed it.

GERALD A. MALONEY
Clerk of the Board of Supervisors

By: 11/12/14 de
Deputy

10/3/95 10.3

BAUTISTA CREEK CHANNEL
PARCEL 4030-500A

Being a portion of the Southwest quarter of Section 22, Township 5 South, Range 1 East, San Bernardino Base and Meridian, described as follows:

Commencing at the Southwest corner of Section 22 as shown on Record of Survey Book 31, Pages 52 through 59, inclusive, Records of Riverside County, California;

Thence North $89^{\circ} 17' 26''$ East along the South line of said Section 22, a distance of 406.21 feet to the Southeast corner of Parcel 4030-22 as shown on said Record of Survey, said point being a point on a curve to which a radial bears North $39^{\circ} 54' 50''$ East, said curve is concaved Northeast, having a radius of 7,900.00 feet;

Thence Northwesterly along the arc of said curve through a central angle of $00^{\circ} 09' 42''$, an arc distance of 22.29 feet;

Thence North $40^{\circ} 47' 30''$ East, a distance of 67.77 feet to the Point of Beginning;

Thence South $68^{\circ} 16' 21''$ West, a distance of 25.02 feet to the beginning of a tangent curve concaved Northerly, having a radius of 140.00 feet;

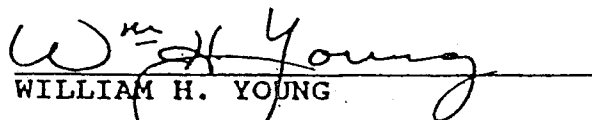
Thence Westerly along the arc of said curve through a central angle of $24^{\circ} 25' 22''$, an arc distance of 59.68 feet;

Thence North $49^{\circ} 12' 30''$ West, a distance of 38.83 feet to the beginning of a non-tangent curve concaved Northerly, having a radius of 120.00 feet to which a radial bears North $17^{\circ} 27' 07''$ East;

Thence Easterly along the arc of said curve through a central angle of $39^{\circ} 10' 36''$, an arc distance of 82.05 feet;

Thence North $68^{\circ} 16' 21''$ East, a distance of 63.46 feet;

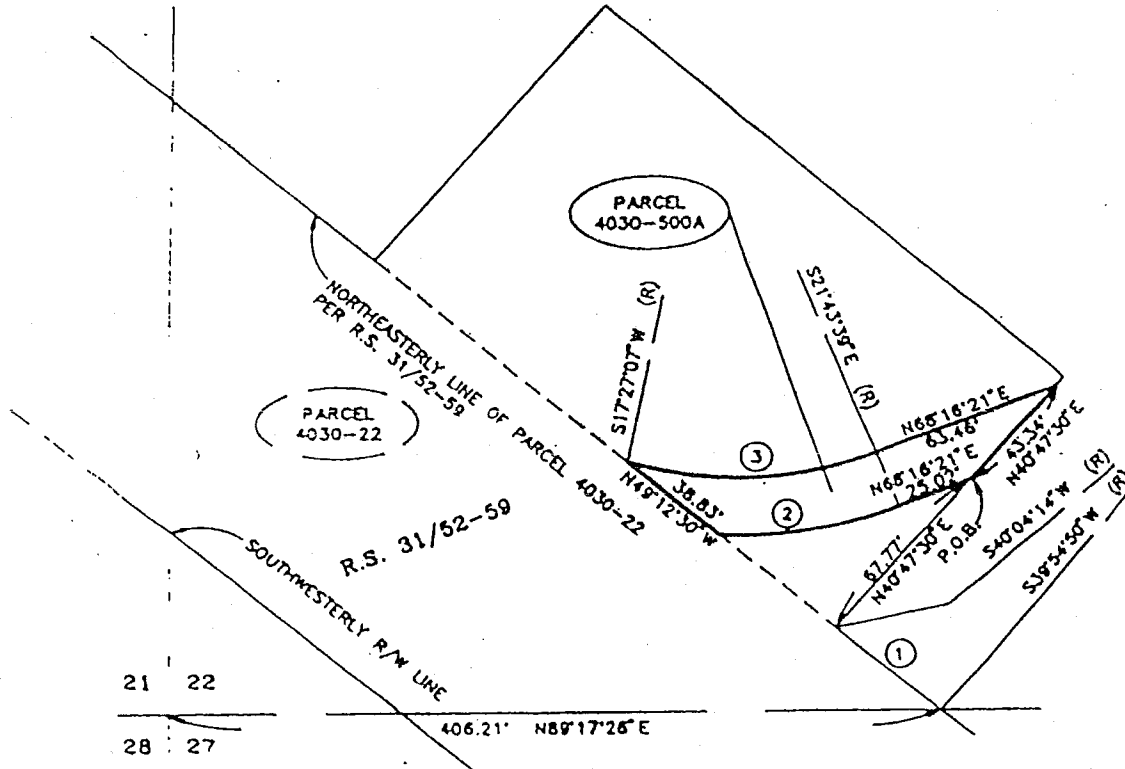
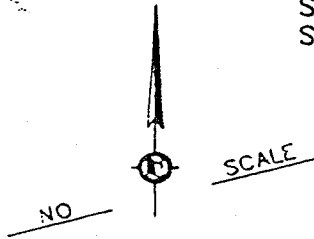
Thence South $40^{\circ} 47' 30''$ West, a distance of 43.34 feet to the Point of Beginning.


WILLIAM H. YOUNG

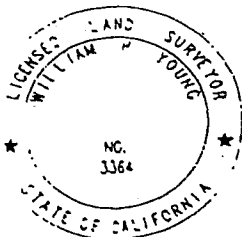
Land Surveyor No. 3364
Signed For: Riverside County
Flood Control and Water
Conservation District
Date: April 12, 1993

BAUTISTA CREEK CHANNEL PARCEL 4030-500A

BEING A PORTION OF THE SOUTHWEST QUARTER OF
SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SAN BERNARDINO BASE AND MERIDIAN.



R/W CURVE DATA				
#	$\Delta =$	R =	T =	L =
1.	00°09'24"	7900.00'	10.80'	22.29'
2.	24°25'22"	140.00'	30.30'	59.68'
3.	39°10'36"	120.00'	42.70'	82.05'



RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT 1995 MARKET ST. RIVERSIDE, CA. 92502

PROJECT: BAUTISTA CREEK CHANNEL

PAR.: 4030-500A

THIS PLAT IS SOLELY AN AID IN LOCATING
THE PARCEL (S) DESCRIBED IN THE ATTACHED
DOCUMENT. IT IS NOT A PART OF THE
WRITTEN DESCRIPTION THEREIN.

PREPARED BY: C.M.M.

SCALE: NO SCALE

DATE: APRIL 8, 1993

APPROVED BY: *W. Young*
DATE: *April 13, 1993*

SHEET 1 OF 1

Recorded at request of and return to:
Riverside Flood Control &
Water Conservation District
1995 Market Street
Riverside, California 92501

FREE RECODING

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

Parcel: 4030-500A

Project: Bautista Creek Channel

EASEMENT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the
RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
hereby GRANT(S) to

MICHAEL H. O'CONNELL AND MARGARET D. O'CONNELL, TRUSTEES OF
THE MICHAEL H. O'CONNELL FAMILY TRUST established November 29, 1989 and
GEORGE D. O'CONNELL AND DEBORAH J. O'CONNELL TRUSTEES OF THE GEORGE
D. O'CONNELL FAMILY TRUST established November 28, 1989, a non-exclusive easement
for ingress and egress over the real property in the County of Riverside, State of California,
described as:

PARCEL 4030-500A as shown on "Exhibit A" attached hereto and made apart hereof.

the real property in the
State of California, described as:

County of Riverside,

10/3/95 10.3

Dated: October 3, 1995

By:

JOHN F. TAVAGLIONE
Chairman, Flood Control and
Water Conservation District

[illegible]

On October 3, 1995 before me, the undersigned, as Clerk of the Board of Supervisors of the Riverside County Flood Control and Water Conservation District, State of California, personally appeared John F. Tavaaglione

_____ personally known to me to be the person who executed this instrument as the Chairman of the Board of Supervisors of said District, and acknowledged to me that the Riverside County Flood Control and Water Conservation District executed it.

GERALD A. MALONEY
Clerk of the Board of Supervisors

By: _____

Deputy

10/3/45

10.3

BAUTISTA CREEK CHANNEL
PARCEL 4030-500A

Being a portion of the Southwest quarter of Section 22, Township 5 South, Range 1 East, San Bernardino Base and Meridian, described as follows:

Commencing at the Southwest corner of Section 22 as shown on Record of Survey Book 31, Pages 52 through 59, inclusive, Records of Riverside County, California;

Thence North $89^{\circ} 17' 26''$ East along the South line of said Section 22, a distance of 406.21 feet to the Southeast corner of Parcel 4030-22 as shown on said Record of Survey, said point being a point on a curve to which a radial bears North $39^{\circ} 54' 50''$ East, said curve is concaved Northeast, having a radius of 7,900.00 feet;

Thence Northwesterly along the arc of said curve through a central angle of $00^{\circ} 09' 42''$, an arc distance of 22.29 feet;

Thence North $40^{\circ} 47' 30''$ East, a distance of 67.77 feet to the Point of Beginning;

Thence South $68^{\circ} 16' 21''$ West, a distance of 25.02 feet to the beginning of a tangent curve concaved Northerly, having a radius of 140.00 feet;

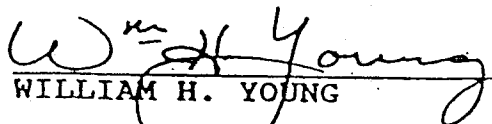
Thence Westerly along the arc of said curve through a central angle of $24^{\circ} 25' 22''$, an arc distance of 59.68 feet;

Thence North $49^{\circ} 12' 30''$ West, a distance of 38.83 feet to the beginning of a non-tangent curve concaved Northerly, having a radius of 120.00 feet to which a radial bears North $17^{\circ} 27' 07''$ East;

Thence Easterly along the arc of said curve through a central angle of $39^{\circ} 10' 36''$, an arc distance of 82.05 feet;

Thence North $68^{\circ} 16' 21''$ East, a distance of 63.46 feet;

Thence South $40^{\circ} 47' 30''$ West, a distance of 43.34 feet to the Point of Beginning.

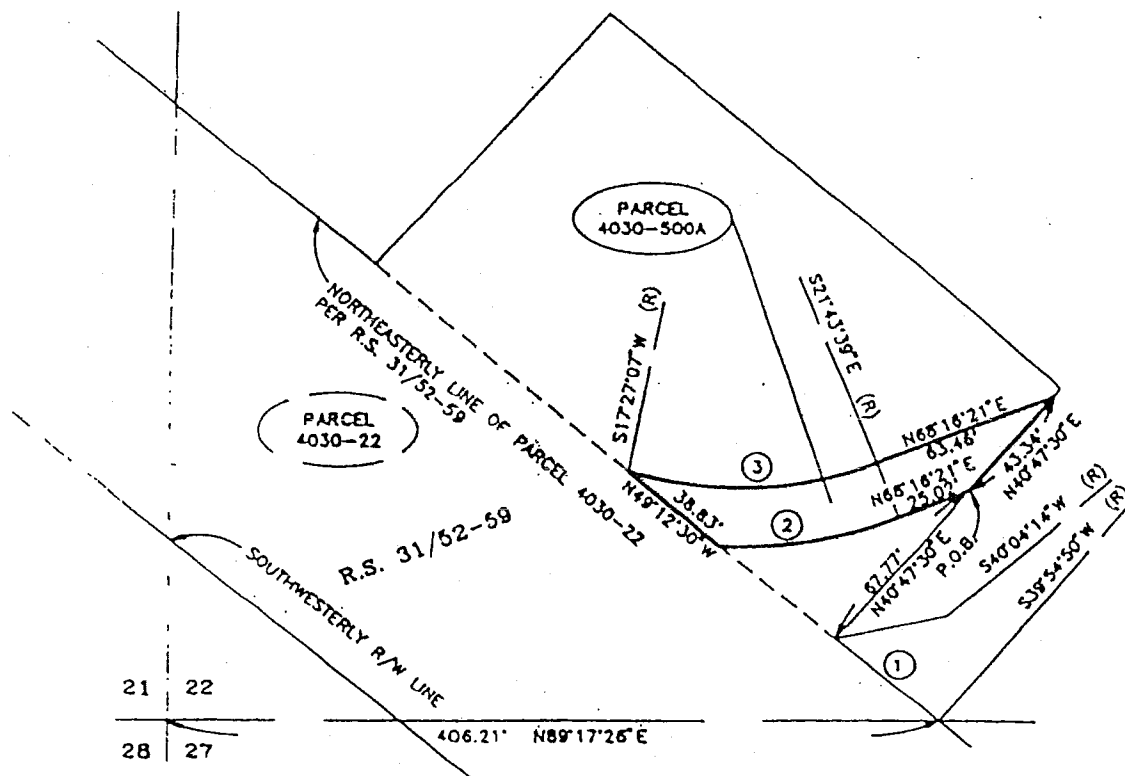
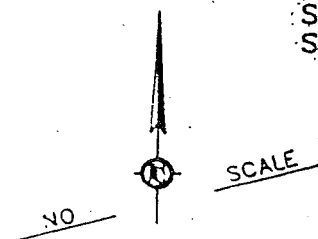

WILLIAM H. YOUNG

Land Surveyor No. 3364
Signed For: Riverside County
Flood Control and Water
Conservation District
Date: April 12, 1993

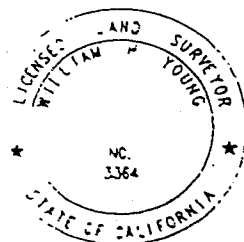
BAUTISTA CREEK CHANNEL

PARCEL 4030-500A

BEING A PORTION OF THE SOUTHWEST QUARTER OF
SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SAN BERNARDINO BASE AND MERIDIAN.



R/W CURVE DATA				
#	Δ =	R =	T =	L =
1.	00°09'24"	7900.00'	10.80'	22.29'
2.	24°25'22"	140.00'	30.30'	59.68'
3.	39°10'36"	120.00'	42.70'	82.05'



RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

1995 MARKET ST. RIVERSIDE, CA. 92502

PROJECT: BAUTISTA CREEK CHANNEL

PAR.: 4030-500A

THIS PLAT IS SOLELY AN AID IN LOCATING
THE PARCEL (S) DESCRIBED IN THE ATTACHED
DOCUMENT. IT IS NOT A PART OF THE
WRITTEN DESCRIPTION THEREIN.

PREPARED BY: C.M.M.

SCALE: NO SCALE

APPROVED BY: *William Young*
DATE: *April 13, 1993*

DATE: APRIL 8, 1993

SHEET 1 OF 1

Recorded at request of and return to:
Riverside County Flood Control &
Water Conservation District
1995 Market Street
Riverside, California 92501

FREE RECODING

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

Parcel: 4030-500A
Project: Bautista Creek Channel

EASEMENT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the
RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
hereby GRANTS to ROBERT A. BARNES AND LESLIE BARNES, husband and wife as joint
tenants a non-exclusive easement for ingress and egress over the real property in the County of
Riverside, State of California, described as:

PARCEL 4030-500A as shown on "Exhibit A" attached hereto and made apart hereof.

10/3/95 10.3

Parcel: 4030-500A

Dated: Oct. 3, 1995

By:

JOHN F. TAVAGLIONE

**Chairman, Flood Control and
Water Conservation District**

STATE OF CALIFORNIA

)

)SS

COUNTY OF RIVERSIDE

)

On October 3, 1995 before me, the undersigned, as Clerk of the Board of Supervisors of the Riverside County Flood Control and Water Conservation District, State of California, personally appeared John F. Tavaqlione

_____ personally known to me to be the person who executed this instrument as the Chairman of the Board of Supervisors of said District, and acknowledged to me that the Riverside County Flood Control and Water Conservation District executed it.

GERALD A. MALONEY

Clerk of the Board of Supervisors

 $\mathbf{B}\bar{\mathbf{y}}$

Deputy

10/3/95 10.3

BAUTISTA CREEK CHANNEL
PARCEL 4030-500A

Being a portion of the Southwest quarter of Section 22, Township 5 South, Range 1 East, San Bernardino Base and Meridian, described as follows:

Commencing at the Southwest corner of Section 22 as shown on Record of Survey Book 31, Pages 52 through 59, inclusive, Records of Riverside County, California;

Thence North $89^{\circ} 17' 26''$ East along the South line of said Section 22, a distance of 406.21 feet to the Southeast corner of Parcel 4030-22 as shown on said Record of Survey, said point being a point on a curve to which a radial bears North $39^{\circ} 54' 50''$ East, said curve is concaved Northeast, having a radius of 7,900.00 feet;

Thence Northwesterly along the arc of said curve through a central angle of $00^{\circ} 09' 42''$, an arc distance of 22.29 feet;

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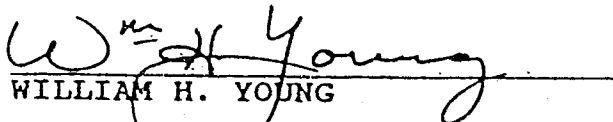
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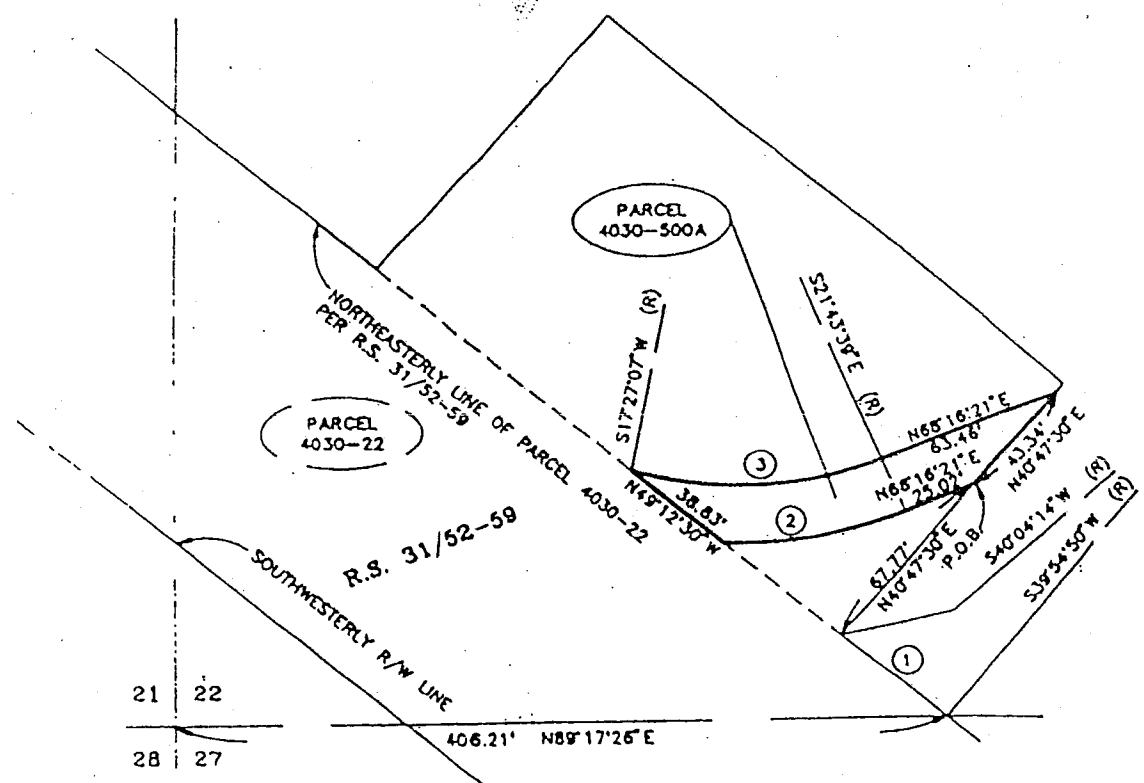
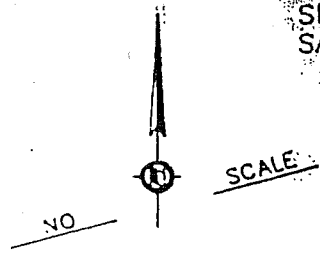
Thence South $40^{\circ} 47' 30''$ West, a distance of 43.34 feet to the Point of Beginning.


WILLIAM H. YOUNG

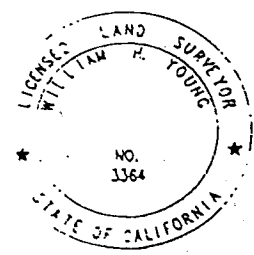
Land Surveyor No. 3364
Signed For: Riverside County
Flood Control and Water
Conservation District
Date: April 12, 1993

BAUTISTA CREEK CHANNEL PARCEL 4030-500A

BEING A PORTION OF THE SOUTHWEST QUARTER OF
SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SAN BERNARDINO BASE AND MERIDIAN.



R/W CURVE DATA				
#	Δ	R	T	L
1.	00°09'24"	7900.00'	10.80'	22.29'
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RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT
1995 MARKET ST. RIVERSIDE, CA. 92502

PROJECT: BAUTISTA CREEK CHANNEL	PAR.: 4030-500A
THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL (S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.	PREPARED BY: C.M.M.
	SCALE: NO SCALE
	DATE: APRIL 8, 1993
APPROVED BY: <i>W. H. Young</i>	SHEET 1 OF 1
DATE: APRIL 13, 1993	

Recorded at request of and return to:
Riverside County Flood Control &
Water Conservation District
1995 Market Street
Riverside, California 92501

FREE RECODING

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

Parcel: 4030-500A
Project: Bautista Creek Channel

EASEMENT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the
RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
hereby GRANT(S) to

ROBERT D. MABEE AND MARTHA A. MABEE, husband and wife as joint
tenants a non-exclusive easement for ingress and egress over the real property in the County of
Riverside, State of California, described as:

PARCEL 4030-500A as shown on "Exhibit A" attached hereto and made apart hereof.

FLOOD.021

10/3/95 103

Dated: October 3, 1995

By:

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)ss

On October 3, 1995, before me, the undersigned, as Clerk of the Board of Supervisors of the Riverside County Flood Control and Water Conservation District, State of California, personally appeared John F. Tavaaglione

_____ personally known to me to be the person who executed this instrument as the Chairman of the Board of Supervisors of said District, and acknowledged to me that the Riverside County Flood Control and Water Conservation District executed it.

GERALD A. MALONEY
Clerk of the Board of Supervisors

By:

Deputy

10/3/95 10.3

BAUTISTA CREEK CHANNEL
PARCEL 4030-500A

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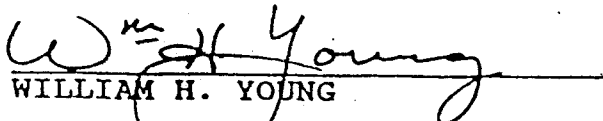
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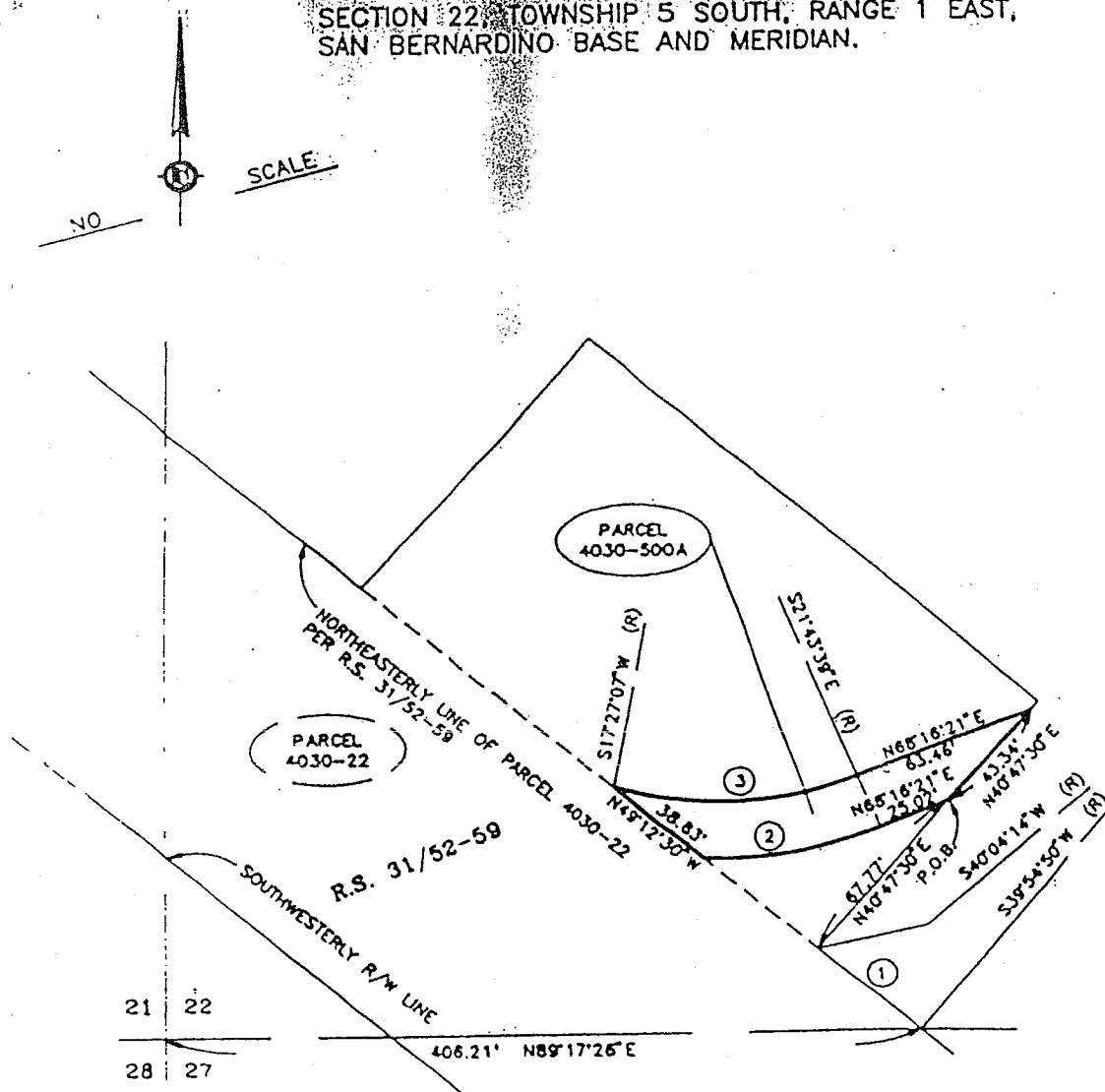
Thence South $40^{\circ} 47' 30''$ West, a distance of 43.34 feet to the Point of Beginning.


WILLIAM H. YOUNG

Land Surveyor No. 3364
Signed For: Riverside County
Flood Control and Water
Conservation District
Date: April 12, 1993

BAUTISTA CREEK CHANNEL PARCEL 4030-500A

BEING A PORTION OF THE SOUTHWEST QUARTER OF
SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SAN BERNARDINO BASE AND MERIDIAN.



R/W CURVE DATA				
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3.	39°10'36"	120.00'	42.70'	82.05'

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

1995 MARKET ST. RIVERSIDE, CA. 92502

PROJECT: BAUTISTA CREEK CHANNEL

PAR.: 4030-500A

THIS PLAT IS SOLELY AN AID IN LOCATING
THE PARCEL (S) DESCRIBED IN THE ATTACHED
DOCUMENT. IT IS NOT A PART OF THE
WRITTEN DESCRIPTION THEREIN.

PREPARED BY: C.M.M.

SCALE: NO SCALE

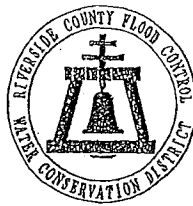
APPROVED BY: *W. H. Young*

DATE: APRIL 8, 1993

DATE: APRIL 13, 1993

SHEET 1 OF 1





RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

LETTER OF TRANSMITTAL

Mr. Robert Mabee
3086 Miguel Street
Riverside, CA 92506

Date: December 28, 2010

Dear Mr. Mabee:

Re: Bautista Creek Channel
Easement Deed
Parcel 4030-500A

We are forwarding X enclosed ___ under separate cover the following items:

___ Prints ___ Plans ___ Specifications ___ Copy of Letter X Other

- A copy of the referenced Easement Deed dated October 3, 1995.

These are transmitted as checked below:

___ For approval	___ Approved as submitted	___ Resubmit ___ copies
___ For your use	___ Approved as noted	for approval
<u>X</u> As requested	___ Returned for corrections	___ Submit ___ copies for
___ For review and	___ Return ___ corrected	distribution
comment	prints	

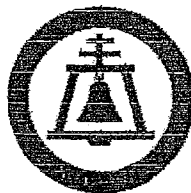
REMARKS: Be advised that following a thorough search of our records, staff could not confirm that the attached Easement Deed had ever been recorded. Should you have questions regarding this matter, please feel free to contact me.

By: Steve Thomas
STEPHEN C. THOMAS
Assistant Chief Engineer

Enclosure

SCT:bjp
P8/134709

WARREN D. WILLIAMS
General Manager-Chief Engineer



1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9965
www.rcflood.org

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

May 4, 2011

Mr. Robert Mabec
3086 Miguel Street
Riverside, CA 92506

Dear Mr. Mabec:

Re: Bautista Creek Channel

In correspondence dated December 28, 2010 the District informed you that we could not confirm that a certain easement deed, adjacent to what once was your property, had ever been recorded. Recently you asked that we confirm in writing whether or not similar easement deeds had been conveyed to other property owners along Bautista Creek Channel.

Be advised that following a search of our files, staff could not confirm that easements have been extended to other property owners along Bautista Creek Channel.

Should you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

A handwritten signature in cursive script that reads "Steve Thomas". The signature is written in dark ink and is positioned above the printed name and title of the signatory.

STEPHEN C. THOMAS
Assistant Chief Engineer

SCT:bjp
P8/137332