

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



303 B

FROM: TLMA - Transportation Dept.

SUBMITTAL DATE:  
August 13, 2014

SUBJECT: Resolution No. 2014-125, Summarily Vacating Portions of Pigeon Pass Road in the Highgrove Area, California Environmental Quality Act Exempt. 5<sup>th</sup>/2<sup>nd</sup> District; [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the vacation of Portions of Pigeon Pass Road is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15061 (b)(3) of the State CEQA Guidelines; and
2. Adopt Resolution No. 2014-125, Summarily Vacating Portions of Pigeon Pass Road in the Highgrove area; and
3. Direct the Clerk of the Board to deliver the Notice of Exemption to the Office of the County Clerk for filing within five (5) working days of this Board hearing.

BACKGROUND:

Summary

As a Condition of Approval for Tract Map 29597 and Tract Map 29741, Pigeon Pass Road is being realigned. The new road alignment will be dedicated on said Tract Maps. As a result of this realignment, portions of Pigeon Pass Road are no longer necessary, and the applicant has requested the vacation of these portions of Pigeon Pass Road. This vacation will not eliminate access to any parcel. Riverside County Transportation Department, Riverside County Flood Control and Water Conservation District, and

Patricia Romo  
Assistant Director of Transportation  
for Juan C. Perez  
Director of Transportation and Land Management

WJH  
Attachments: Resolution No. 2014-125,  
Exhibit "A" and "B," and Notice of Exemption

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None  
Date: September 9, 2014  
xc: Transp., Recorder

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

Prev. Agn. Ref.

District: 5/2

Agenda Number:

2-29

FORM APPROVED COUNTY COUNSEL 8/13/14  
DATE  
BY: GREGORY P. PRAMOS

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

DATE 8/25/14  
Tina Grande

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

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**  
**FORM 11: Resolution No. 2014-125, Summarily Vacating Portions of Pigeon Pass Road in the Highgrove Area,**  
**California Environmental Quality Act Exempt. 5<sup>th</sup>/2<sup>nd</sup> District; [\$0]**

**DATE:** August 13, 2014

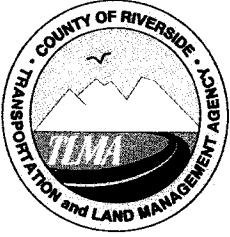
**PAGE:** 2 of 2

**BACKGROUND:**

**Summary (continued)**

Riverside County Fire Department have reviewed this vacation and have no objections. As determined in the attached Notice of Exemption, the vacation is exempt from the provisions of CEQA pursuant to Categorical Exemptions 15301 and 15061 of the State CEQA Guidelines.

The vacation will not result in any specific or general exceptions to the use of the categorical exemption and will not cause any direct or indirect physical environmental impacts.



# COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY



Juan C. Perez, P.E., T.E.  
Director of Transportation

## Transportation Department NOTICE OF EXEMPTION

June 10, 2014

**PROJECT TITLE:** Vacation of Portions of Pigeon Pass Road  
Work Order #ZAB06019, Task Code #Z1530  
**PROJECT SPONSOR:** Riverside County Transportation Department

Original Negative Declaration/Notice of  
Determination was routed to County  
Clerks for posting on.

**PROJECT LOCATION:** Located in Western Riverside County, Highgrove Community

9/10/14

Initial

**SUPERVISORIAL DISTRICT:** Second

**PROJECT DESCRIPTION:** As a Condition of Approval of Tract Map No. 29597 and Tract Map No. 29741, the Riverside County Transportation Department (RCTD) proposes to realign portions of Pigeon Pass Road. As a result of this realignment, portions of Pigeon Pass Road are no longer necessary and the applicant has requested the vacation of portions of Pigeon Pass Road (See attached Exhibit's "A" and "B").

This vacation will not eliminate access to any parcel. The Riverside County Transportation Department, Riverside County Flood Control Department and the Riverside County Fire Department have reviewed this vacation and have no objections.

In accordance with Section 7.3.4 of the Western Riverside County MSHCP, necessary operation and maintenance activities conducted for safety purposes along existing roadways are considered a covered activity. Therefore, no mitigation is required for the proposed improvements of this project.

The Riverside County Transportation Department Staff conducted a review of the above referenced project and has determined that the proposals qualify for a Categorical Exemption per the California Environmental Quality Act (CEQA) Guidelines and the Riverside County Rules to Implement CEQA.

**The Riverside County Transportation Department has found that the above-described project is exempt from the provisions of the California Environmental Quality Act (CEQA), based on the following:**

**California Environmental Quality Act Guidelines, Section 15061 and Section 15301 (c)**

By: Andrew Huneck, Senior Transportation Planner

Signed: Russell Williams  
Russell Williams, Environmental Division Manager

SEP 09 2014 2-29

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

KECIA HARPER-IHEM, CLERK OF THE BOARD  
RIVERSIDE CO. CLERK OF THE BOARD  
4080 LEMON STREET, 1<sup>ST</sup> 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 # 2014-0343508**  
09/10/2014

**Customer Copy Label**

The paper to which this label is  
affixed has not been compared  
with the filed/recorded document

**Larry W Ward**

County of Riverside  
Assessor, County Clerk & Recorder

THIS SPACE FOR RECORDERS USE ONLY

**RESOLUTION NO. 2014-125**

Title of Document

**SUMMARILY VACATING PORTIONS OF PIGEON PASS ROAD  
IN THE HIGHGROVE AREA  
(SECOND SUPERVISORIAL DISTRICT)**

(Transportation Department ~ Item 2-29 of 09/09/14)

2  
3 **RESOLUTION NO. 2014-125**

4 **SUMMARILY VACATING PORTIONS OF PIGEON PASS ROAD**

5 **IN THE HIGHGROVE AREA**

6 **(Second Supervisorial District)**

7  
8 **WHEREAS**, the hereinafter-described portions of Pigeon Pass Road lying easterly  
9 of the easterly Right-of-Way as described by Document, recorded December 20, 1932, in  
10 Book 97, Pages 231 through 233, inclusive, Official Records of Riverside County,  
11 California, and north of the south line of Section 10 Township 2 South, Range 4 West,  
12 was dedicated and accepted for public use per the following as shown on Deed Plat 702-  
13 V on file with the Riverside County Surveyors Office, Riverside California, together with  
14 Parcel 7192-003 as conveyed to the County of Riverside by document recorded February  
15 23, 1989, as Instrument No. 56381, and document recorded March 22, 1989, as  
16 Instrument No. 88503, both Official Records of said Riverside County, as shown on Right-  
17 of-Way Map 878-T on file with the Riverside County Surveyors Office, Riverside,  
18 California, together with Parcels 7192-004, 792-007, 7192-008, 7192-009, 7192-010,  
19 7192-013, 7192-015, 7192-016, 7192-020 and 7192-021 as conveyed to the County of  
20 Riverside by document recorded February 28, 1989, as instrument No.'s 060925, 060926,  
21 060927, 060928, 060929, 060930 and 060931, and re-recorded January 30, 1992, as  
22 Instrument no. 033406, all Official Records of said Riverside County, as shown on said  
23 Right-of-Way Map 878-T, together with Parcels 7192-005, and 7192-006, as conveyed to  
24 the County of Riverside by document recorded February 22, 1989, as Instrument No  
25 053995, Official Records of said Riverside County, as shown on said Right-of-Way Map  
26 878-T, together with Parcels 7192-011, 7192-012, 7192-014 and 7192-019, as conveyed  
27 to the County of Riverside by document recorded on June 13, 1989, as Instrument No.'s  
28 194186, 194187 and 194188, all Official Records of said Riverside County, as shown on

FORM APPROVED COUNTY COUNSEL  
BY:  PATRICIA MUNROE  
DATE: 8/14/14

1 said Right-of-Way Map 878-T, together with Parcels 7192-017 and 7192-018, as  
2 conveyed to the County of Riverside by document recorded April 19, 1989, as Instrument  
3 No. 123699, Official Records of said Riverside County, as shown on said Right-of-Way  
4 map 878-T; and

5 **WHEREAS**, the hereinafter-described portions of Pigeon Pass Road are not  
6 necessary and are excess, and not required for public street or highway purposes; and

7 **WHEREAS**, applicable procedures pertaining to summary vacations were followed  
8 pursuant to the County's adopted "Resolutions for Fixing Procedures to Vacate and  
9 Accept County Highways and Property Offered for Dedication"; now, therefore,

10 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of  
11 Supervisors of the County of Riverside, State of California, in regular session assembled  
12 on September 9, 2014, as follows:

- 13 1. Pursuant to Section 8334(a) of the Streets and Highways Code that the herein  
14 described portions of Pigeon Pass Road were dedicated and accepted for public use  
15 are excess and are no longer required for public street and highway purposes and  
16 are hereby summarily vacated.
- 17 2. That the herein-described portions of Pigeon Pass Road are unnecessary for  
18 present or prospective public use, including use as a non-motorized transportation  
19 facility.

20 SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO

21 AS EXHIBITS "A" AND "B" AND MADE A PART HEREOF.

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

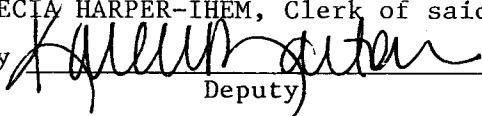
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**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.

ROLL CALL:

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None

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

KECIA HARPER-IHEM, Clerk of said Board  
By  Deputy

WJH W.O. #AB-06019

**EXHIBIT "A"**  
**VACATION OF A PORTION OF PIGEON PASS ROAD**  
**LEGAL DESCRIPTION**

All that portion of Pigeon Pass Road (60.00 foot full-width) lying within Sections 9 and 10, Township 2 South, Range 4 West, San Bernardino Meridian, in the Unincorporated Territory of the County of Riverside, State of California, as granted to said County by deeds and dedications, lying easterly of the easterly right-of-way line of Mt. Vernon Avenue (60.00 foot full width) as described in the Roadway easement conveyed to the County of Riverside by document recorded December 20, 1932 in Book 97, Pages 231 through 233, inclusive, of Official Records of said Riverside County, California, and north of the south line of said Section 10 as shown on Deed Plat 702-V on file with the Riverside County Surveyors Office, Riverside, California.

**CONTAINING:** 9.895 acres, more or less,

**TOGETHER** with Parcel 7192-003 as conveyed to the County of Riverside by document recorded February 23, 1989 as Instrument No. 56381 and document recorded March 22, 1989 as Instrument No. 88503, both of Official Records of said Riverside County, as shown on Right-of-Way Map 878-T on file with the Riverside County Surveyors Office, Riverside, California.

**CONTAINING:** 0.162 acres, more or less,

**TOGETHER** with Parcels 7192-004, 7192-007, 7192-008, 7192-009, 7192-010, 7192-013, 7192-015, 7192-016, 7192-020 and 7192-021 as conveyed to the County of Riverside by document recorded February 28, 1989 as Instrument No. 060925, 060926, 060927, 060928, 060929, 060930, and 060931, and re-recorded January 30, 1992 as Instrument No. 033406, all of Official Records of said Riverside County, as shown on said Right-of-Way Map 878-T.

**CONTAINING:** 1.449 acres, more or less,

**TOGETHER** with Parcels 7192-005, and 7192-006 as conveyed to the County of Riverside by document recorded February 22, 1989 as Instrument No. 053995, of Official Records of said Riverside County, as shown on said Right-of-Way Map 878-T.

**CONTAINING:** 0.253 acres, more or less.

**TOGETHER** with Parcels 7192-011, 7192-012, 7192-014 and 7192-019 as conveyed to the County of Riverside by document recorded June 13, 1989 as Instrument No.'s 194186, 194187, and 194188, all of Official Records of said Riverside County, as shown on said Right-of-Way Map 878-T.

**CONTAINING:** 0.660 acres, more or less,



**EXHIBIT "A"**  
**VACATION OF A PORTION OF PIGEON PASS ROAD**  
**LEGAL DESCRIPTION**

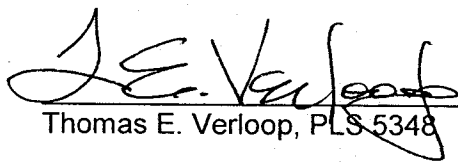
**TOGETHER** with Parcels 7192-017, and 7192-018 as conveyed to the County of Riverside by document recorded April 19, 1989 as Instrument No. 123699, of Official Records of said Riverside County, as shown on said Right-of-Way Map 878-T.

**CONTAINING:** 2.755 acres, more or less.

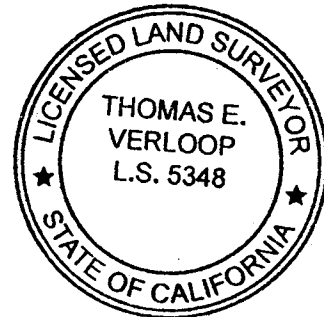
**TOTAL AREA VACATED:** 15.174 acres, more or less.

**EXHIBIT "B"** attached hereto and by this reference made a part hereof.

This description was prepared  
by me or under my direction.

  
Thomas E. Verloop, PLS 5348

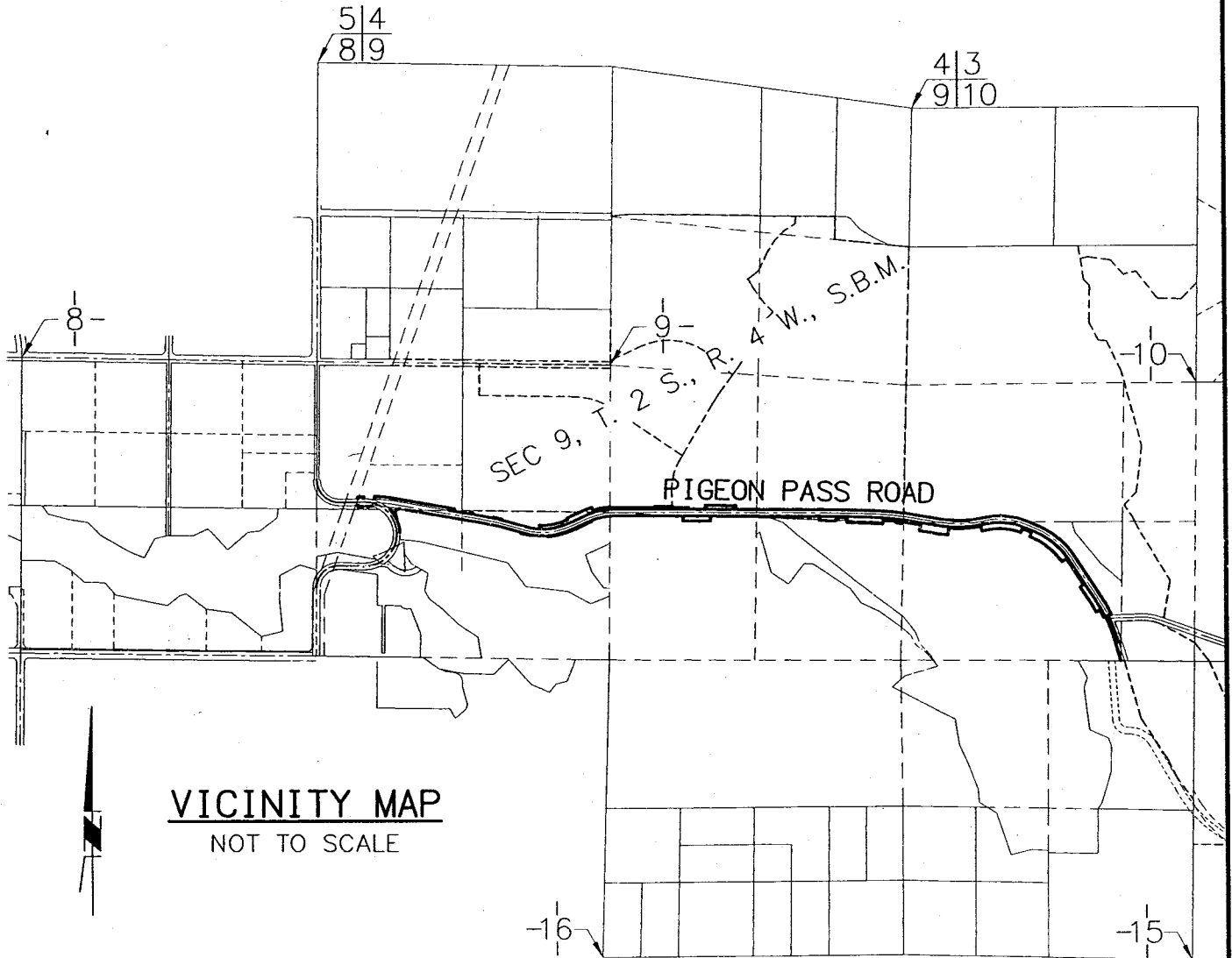
Date: 08/11/2014



THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.  
BY: [Signature]  
DATE: 7-17-14

# EXHIBIT "B"

## VACATION OF A PORTION OF PIGEON PASS ROAD



**VICINITY MAP**  
NOT TO SCALE



THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

BY: [Signature]

DATE: 7-17-14


**EXHIBIT "B"**  
**VACATION OF A PORTION OF PIGEON PASS ROAD**

**EASEMENT NOTES**

- 4 AN EASEMENT FOR POLE LINES GRANTED TO SOUTHERN CALIFORNIA EDISON PER DOCUMENT RECORDED JANUARY 11, 1956 IN BOOK 1925 OF OFFICIAL RECORDS AT PAGE 471.
- 5 AN EASEMENT FOR POLE LINES GRANTED TO SOUTHERN CALIFORNIA EDISON PER DOCUMENT RECORDED JUNE 11, 1956 IN BOOK 1925 OF OFFICIAL RECORDS AT PAGE 550.

**LEGEND**

(R) INDICATES RADIAL BEARING

 INDICATES RIGHT OF WAY AREA VACATED HEREON CONSISTING OF THE FOLLOWING FEE AND/OR EASEMENT PARCELS:

- ① FEE PARCEL GRANTED TO THE COUNTY OF RIVERSIDE AS SHOWN ON DEED PLAT 702-V.
- ② EASEMENT FOR PUBLIC ROAD AND DRAINAGE PURPOSES GRANTED TO THE COUNTY OF RIVERSIDE BY DOCUMENTS RECORDED FEBRUARY 23, 1989 AS INSTRUMENT NO. 56381 AND MARCH 22, 1989 AS INSTRUMENT NO. 88503 SHOWN AS PARCEL 7192-003.
- ③ EASEMENT FOR PUBLIC ROAD AND DRAINAGE PURPOSES GRANTED TO THE COUNTY OF RIVERSIDE BY DOCUMENTS RECORDED FEBRUARY 28, 1989 AS INSTRUMENT NOS. 060925, 060926, 060927, 060928, 060929, 060930, 060931 AND RE-RECORDED JANUARY 30, 1992 AS INSTRUMENT NO. 033406 SHOWN AS PARCELS 7192-004, 7192-007, 7192-008, 7192-009, 7192-010, 7192-013, 7192-015, 7192-016, 7192-020, 7192-021;
- ④ EASEMENT FOR PUBLIC ROAD AND DRAINAGE PURPOSES GRANTED TO THE COUNTY OF RIVERSIDE BY DOCUMENT RECORDED FEBRUARY 22, 1989 AS INSTRUMENT NO. 053995, O.R. SHOWN AS PARCELS 7192-005 AND 7192-006;
- ⑤ EASEMENT FOR PUBLIC ROAD AND DRAINAGE PURPOSES GRANTED TO THE COUNTY OF RIVERSIDE BY DOCUMENTS RECORDED JUNE 13, 1989 AS INSTRUMENT NOS. 194186, 194187 AND 184188 SHOWN AS PARCELS 7192-011, 7192-012, 7192-014 AND 7192-019;
- ⑥ EASEMENT FOR PUBLIC ROAD AND DRAINAGE PURPOSES GRANTED TO THE COUNTY OF RIVERSIDE BY DOCUMENTS RECORDED APRIL 19, 1989 AS INSTRUMENT NOS. 123699 SHOWN AS PARCELS 7192-017 AND 7192-018;

PARCELS ARE AS SHOWN ON RIGHT OF WAY MAP 878-T, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR, RIVERSIDE, CALIFORNIA.

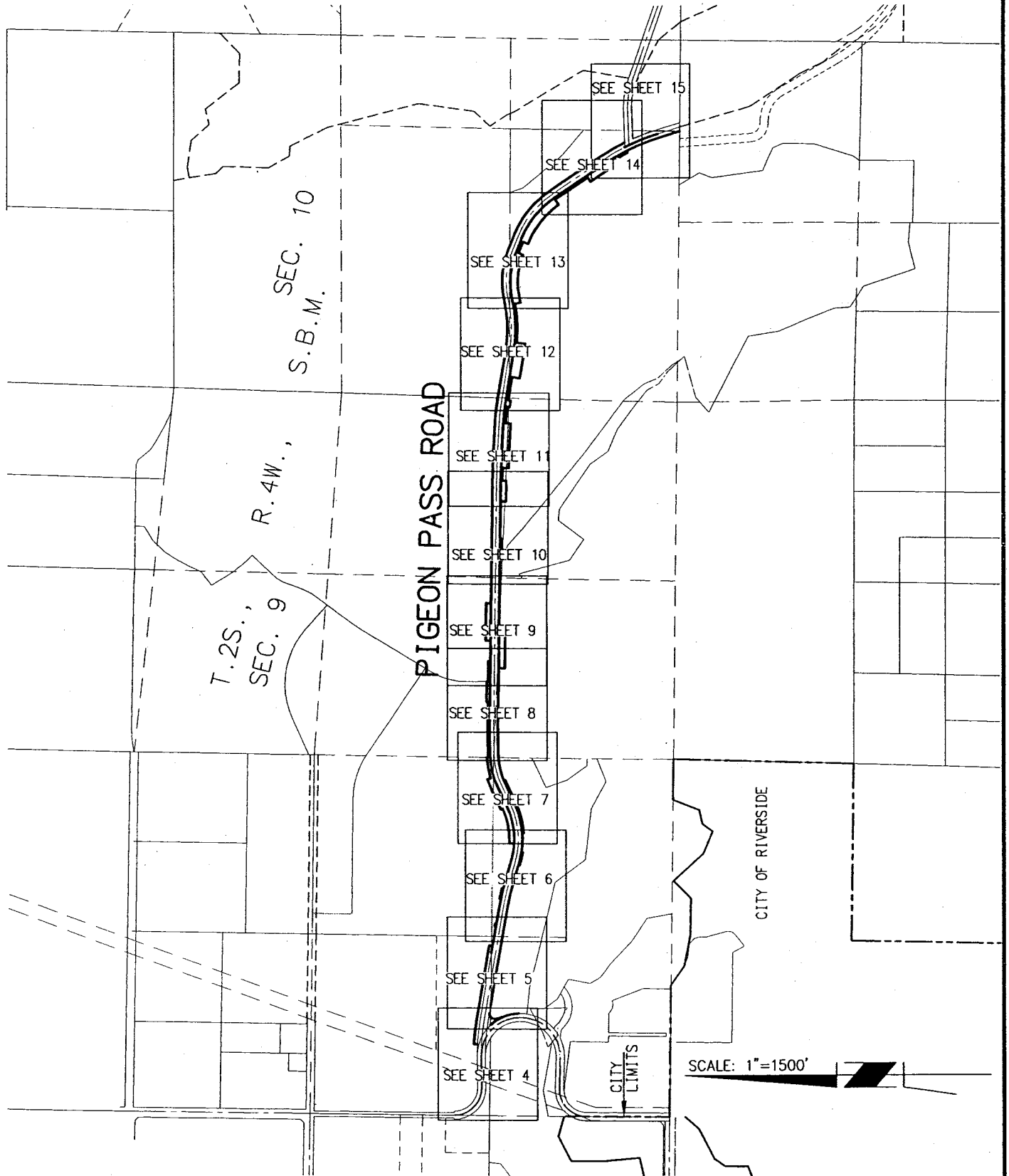
- ⑦ EASEMENT FOR PUBLIC ROAD AND DRAINAGE PURPOSES GRANTED TO THE COUNTY OF RIVERSIDE BY DOCUMENTS RECORDED DECEMBER 2, 1947 IN BOOK 880, PAGE 38, OFFICIAL RECORDS.

[ ] INDICATES RECORD DATA PER DOC. NOS. CITED ABOVE.

( ) INDICATES RECORD DATA PER DEED PLAT 702-V, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOTAL AREA VACATED = ±15.174 ACRES

**EXHIBIT "B"**  
**VACATION OF A PORTION OF PIGEON PASS ROAD**



# EXHIBIT "B"

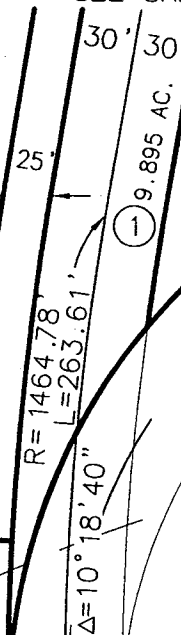
## VACATION OF A PORTION OF PIGEON PASS ROAD

SEE SHEET 5

PARCEL NO. 7192-004  
0.071 AC.

② PARCEL NO. 7192-003  
0.162 AC.

HAMPSON  
BK. 1455/176, O.R.



MT. VERNON AVENUE  
PER 97/231-233 O.R.  
(12-20-1932)

MT. VERNON AVENUE  
PER 2008-0592600 O.R.  
(11-07-2008)

(N88°47'00"E 430.77')  
(N89°22'26"E 431.71')

SCALE: 1"=100'

NW 1/4, SW 1/4  
SECTION 9  
T2S, R4W, SBM

SW 1/4, SW 1/4  
SECTION 9  
T2S, R4W, SBM

MT. VERNON  
AVENUE

SW COR NW 1/4  
SW 1/4, SECTION 9

(N00°30'55"E 55.40')  
(N00°03'00"E 55.26')

W'LY LINE SW 1/4 SEC 9

**RBF**  
CONSULTING

SHEET 4 OF 15 SHEETS

SCALE  
1"=100'

JOB NO.  
15102368(139610)

# EXHIBIT "B"

## VACATION OF A PORTION OF PIGEON PASS ROAD

SCALE: 1"=100'

NE 1/4, SW 1/4  
SECTION 9  
T2S, R4W, SBM

SE 1/4, SW 1/4  
SECTION 9  
T2S, R4W, SBM

PARCEL NO. 7192-006 (4)  
PARCEL NO. 7192-020 (3)  
200 S.F.

E'LY LINE SW 1/4  
SW 1/4 SEC 9

E'LY LINE NW 1/4  
SW 1/4 SEC 9

PARCEL NO. 7192-021 (3)  
125 S.F.

(4) PARCEL NO. 7192-005  
0.251 AC.

SW 1/4, SW 1/4  
SECTION 9  
T2S, R4W, SBM

NW 1/4, SW 1/4  
SECTION 9  
T2S, R4W, SBM

PARCEL NO. 7192-004 (3)  
0.071 AC.

(2) PARCEL NO. 7192-003  
0.162 AC.

HAMPSON  
BK. 1455/  
176, O.R.

MT. VERNON AVENUE  
PER 97/231-233 O.R.  
(12-20-1932)

SEE SHEET 4

SHEET 5 OF 15 SHEETS

**RBF**  
CONSULTING

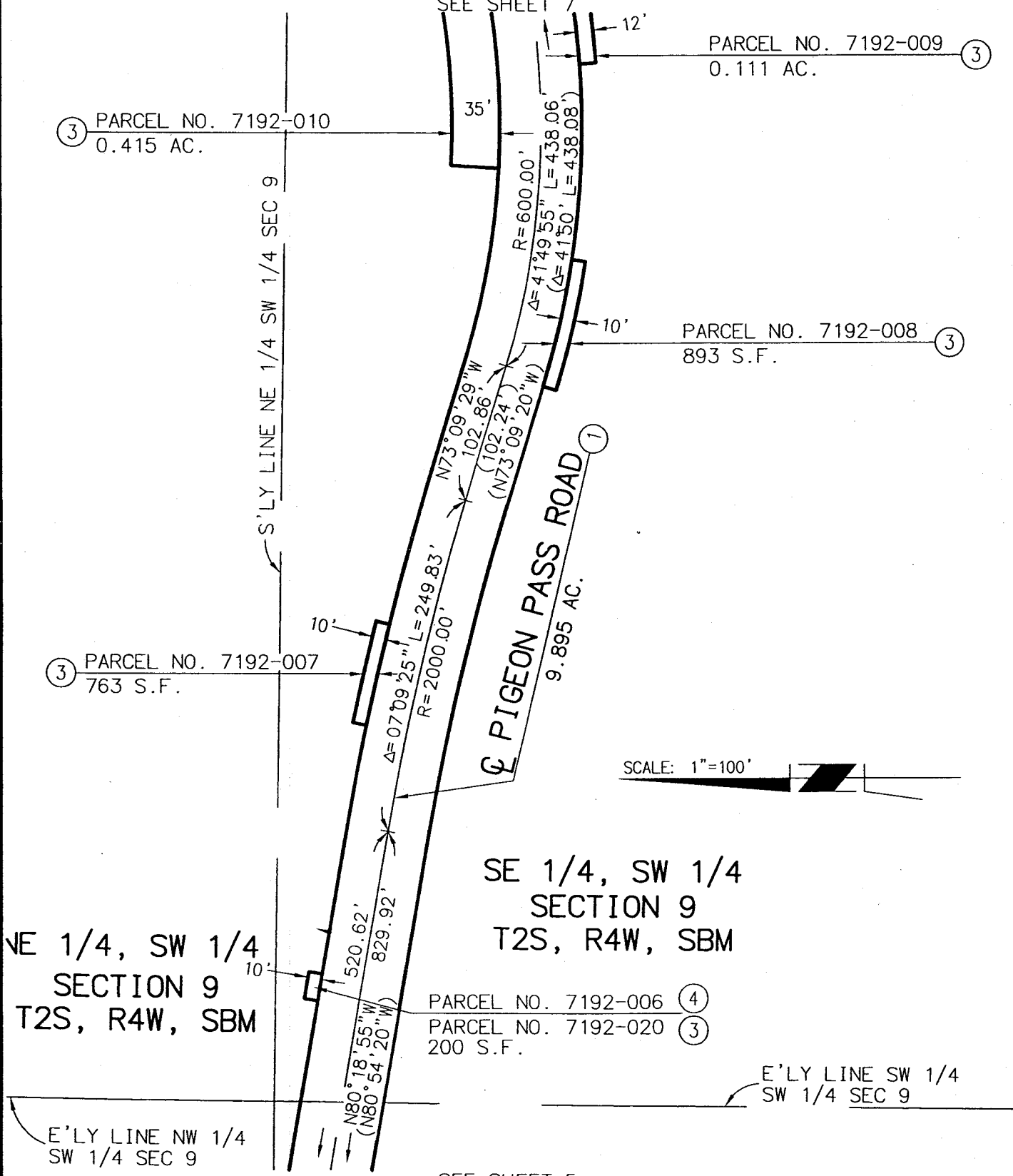
SCALE  
1"=100'

JOB NO.  
15102368(139610)

# EXHIBIT "B"

## VACATION OF A PORTION OF PIGEON PASS ROAD

SEE SHEET 7



SHEET 6 OF 15 SHEETS

SCALE 1"=100'	JOB NO. 15102368(139610)
------------------	-----------------------------

# EXHIBIT "B"

## VACATION OF A PORTION OF PIGEON PASS ROAD

SEE SHEET 8

⑤ PARCEL NO. 7192-012  
0.277 AC.

SCALE: 1"=100'



E'LY LINE SW 1/4 SEC 9

E'LY LINE SW 1/4 SEC 9

SE 1/4, SW 1/4  
SECTION 9  
T2S, R4W, SBM

⑤ PARCEL NO. 7192-011  
0.162 AC.

☉ PIGEON PASS ROAD

9.895 AC.

STEVNING, ET. AL.  
INST. NO. 218014, O.R.  
REC'D 11/23/1981

PARCEL NO. 7192-009  
0.111 AC.

S'LY LINE NE 1/4 SW 1/4 SEC 9

③ PARCEL NO. 7192-010  
0.415 AC.

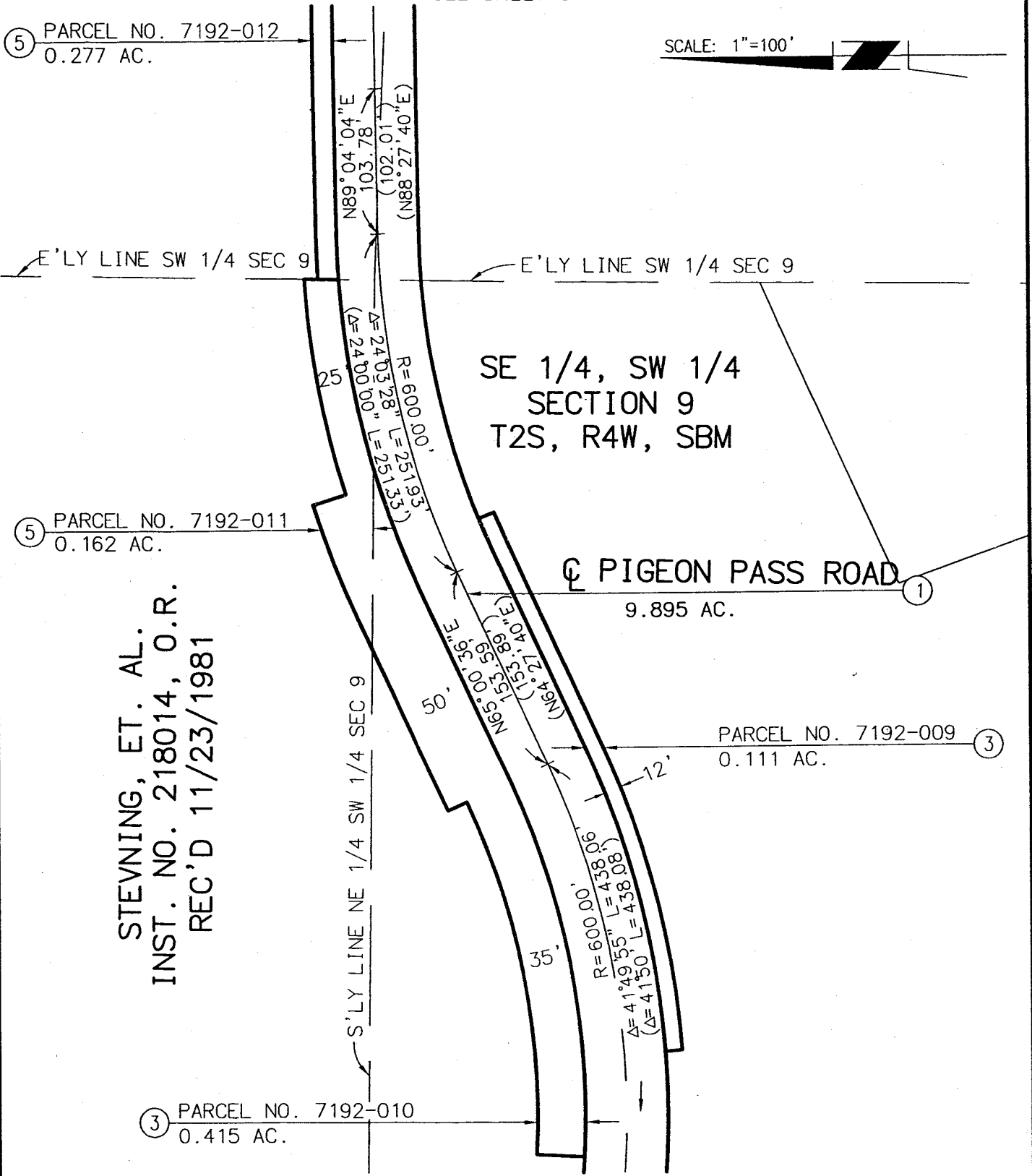
SEE SHEET 6

SHEET 7 OF 15 SHEETS



SCALE  
1"=100'

JOB NO.  
15102368(139610)





# EXHIBIT "B"

## VACATION OF A PORTION OF PIGEON PASS ROAD

SEE SHEET 9

SCALE: 1"=100'



PARCEL NO. 7192-013 ③  
0.258 AC.

⑤ PARCEL NO. 7192-012  
0.277 AC.

NW 1/4, SE 1/4  
SECTION 9  
T2S, R4W, SBM

SW 1/4, SE 1/4  
SECTION 9  
T2S, R4W, SBM

STEVNING, ET. AL.  
INST. NO. 13433, O.R.  
REC'D 11/23/1981

☉ PIGEON PASS ROAD ①  
9.895 AC.

SWAIN, ET. AL.  
INST. NO. 221576, O.R.  
REC'D 10/12/1984

E'LY LINE SW 1/4 SEC 9

E'LY LINE SW 1/4 SEC 9

SEE SHEET 7



SHEET 8 OF 15 SHEETS

SCALE  
1"=100'

JOB NO.  
15102368(139610)

# EXHIBIT "B"

## VACATION OF A PORTION OF PIGEON PASS ROAD

SEE SHEET 10

E'LY LINE NW 1/4, SE 1/4 SEC 9

E'LY LINE SW 1/4, SE 1/4 SEC

SCALE: 1"=100'

PARCEL NO. 7192-015 (3)  
0.545 AC.

SW 1/4, SE 1/4  
SECTION 9  
T2S, R4W, SBM

(5) PARCEL NO. 7192-014  
0.221 AC.

35'

N89°15'44.40"W 1737.75' (S89°49'20"E 1030.13')

50'

Q PIGEON PASS ROAD (1)  
9.895 AC.

45'

PARCEL NO. 7192-013 (3)  
0.258 AC.

(5) PARCEL NO. 7192-012  
0.277 AC.

SWAIN, ET. AL.  
INST. NO. 221576, O.R.  
REC'D 10/12/1984

SEE SHEET 8

SHEET 9 OF 15 SHEETS

**RBF**  
CONSULTING

SCALE  
1"=100'

JOB NO.  
15102368(139610)

# EXHIBIT "B"

## VACATION OF A PORTION OF PIGEON PASS ROAD

SEE SHEET 11

SCALE: 1"=100'

PARCEL NO. 7192-018 (6)  
PARCEL NO. 7192-019 (5)  
2.743 AC.

Q PIGEON PASS ROAD (1)  
9.895 AC.

PARCEL NO. 7192-017 (6)  
525 S.F.

PARCEL NO. 7192-016 (3)  
225 S.F.

SW 1/4, SE 1/4  
SECTION 9  
T2S, R4W, SBM

PARCEL NO. 7192-015 (3)  
0.545 AC.

N89°15'44"W 699.30' (S89°49'20"E 705.22')

E'LY LINE NW 1/4, SE 1/4 SEC 9

E'LY LINE SW 1/4, SE 1/4 SEC 9

SEE SHEET 8

SHEET 10 OF 15 SHEETS



SCALE  
1"=100'

JOB NO.  
15102368(139610)

# EXHIBIT "B"

## VACATION OF A PORTION OF PIGEON PASS ROAD

SEE SHEET 12

SEC 10, T2S, R4W, S.B.M.

SEC 9, T2S, R4W, S.B.M.

SCALE: 1"=100'

LATIMER  
INST. NO. 9564, O.R.  
REC'D 1/19/1981

NE 1/4, SE 1/4  
SECTION 9  
T2S, R4W, SBM

☉ PIGEON PASS ROAD ①

9.895 AC.

SE 1/4, SE 1/4  
SECTION 9  
T2S, R4W, SBM

PARCEL NO. 7192-018 ⑥  
PARCEL NO. 7192-019 ⑤  
2.743 AC.

SEE SHEET 10

SHEET 11 OF 15 SHEETS

# EXHIBIT "B"

## VACATION OF A PORTION OF PIGEON PASS ROAD

SEE SHEET 13

N78°03'39.91"E  
14.89'

SCALE: 1"=100'



55'

15'

R = 1000.00'  
Δ = 21°24'22" L = 373.61'  
(Δ = 21°30' L = 375.25')

① **Q PIGEON PASS ROAD**

9.895 AC.

PARCEL NO. 7192-018 ⑥

PARCEL NO. 7192-019 ⑤  
2.743 AC.

N 1/2, SW 1/4  
SECTION 10  
T2S, R4W, SMB

S 1/2, SW 1/4  
SECTION 10  
T2S, R4W, SMB

N80°31'58"W 330.27'  
(N81°06'20"W 331.16')

75'

20'

SEC 10, T2S, R4W, SMB

SEC 9, T2S, R4W, SMB

37'

SEE SHEET 11

SHEET 12 OF 15 SHEETS



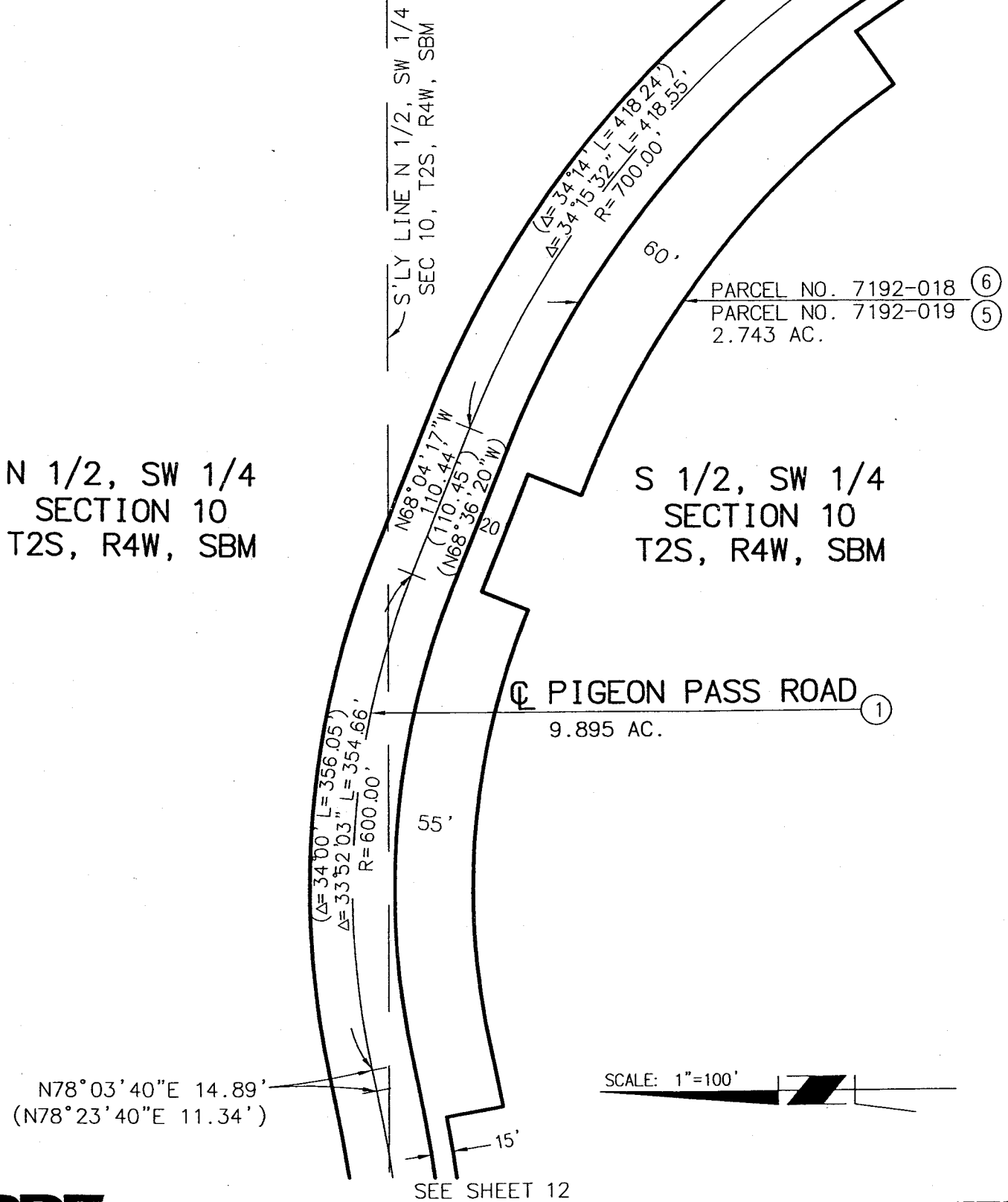
SCALE  
1"=100'

JOB NO.  
15102368(139610)

# EXHIBIT "B"

## VACATION OF A PORTION OF PIGEON PASS ROAD

SEE SHEET 14



N 1/2, SW 1/4  
SECTION 10  
T2S, R4W, SBM

S 1/2, SW 1/4  
SECTION 10  
T2S, R4W, SBM

PARCEL NO. 7192-018 (6)  
PARCEL NO. 7192-019 (5)  
2.743 AC.

Q PIGEON PASS ROAD (1)  
9.895 AC.

N78°03'40"E 14.89'  
(N78°23'40"E 11.34')



SEE SHEET 12

SHEET 13 OF 15 SHEETS



SCALE  
1"=100'

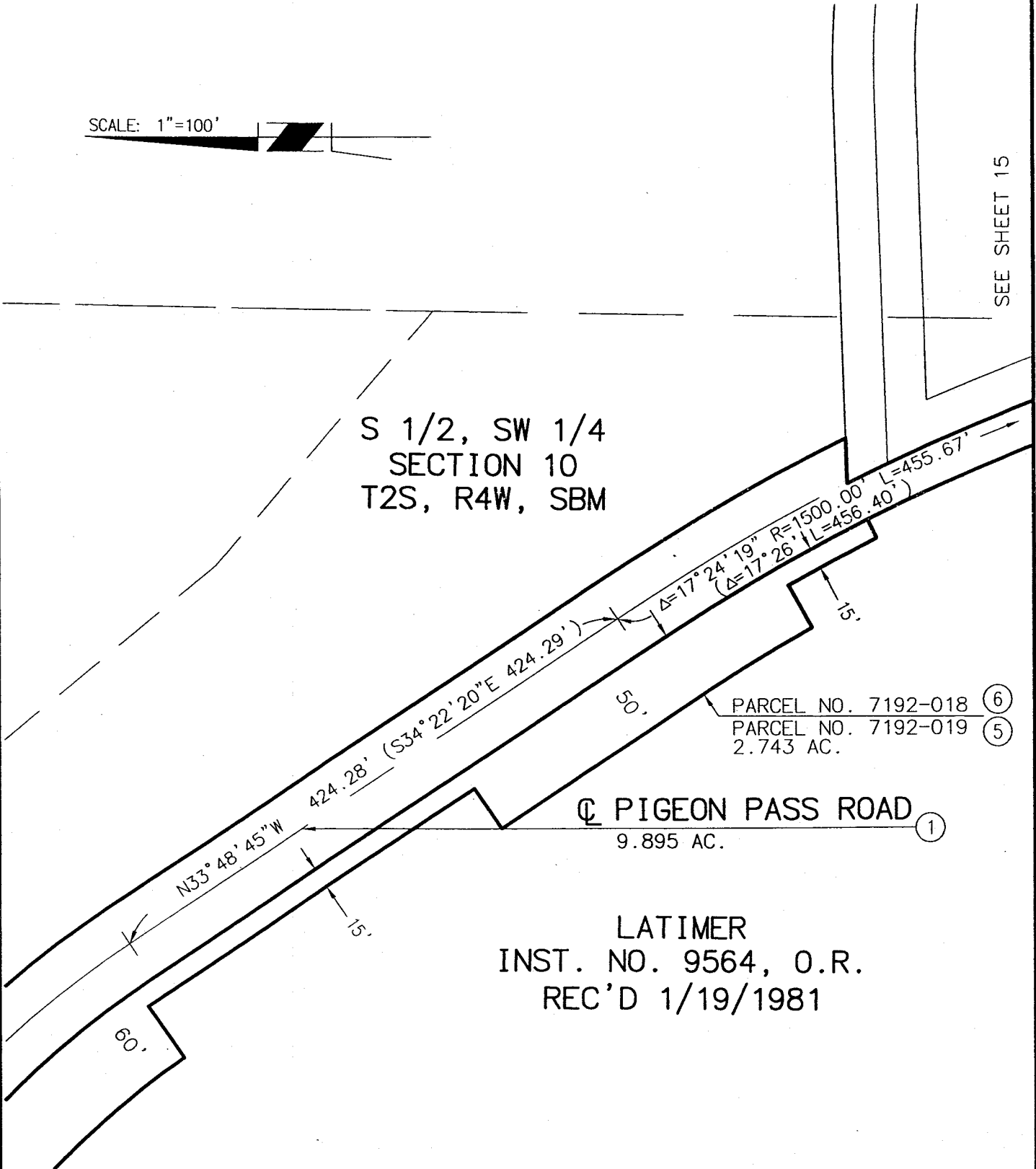
JOB NO.  
15102368(139610)

**EXHIBIT "B"**  
**VACATION OF A PORTION OF PIGEON PASS ROAD**

SCALE: 1"=100'

SEE SHEET 15

S 1/2, SW 1/4  
 SECTION 10  
 T2S, R4W, SBM



LATIMER  
 INST. NO. 9564, O.R.  
 REC'D 1/19/1981

SEE SHEET 13

SHEET 14 OF 15 SHEETS



SCALE 1"=100'	JOB NO. 15102368(139610)
------------------	-----------------------------

# EXHIBIT "B"

## VACATION OF A PORTION OF PIGEON PASS ROAD

SCALE: 1"=100'

WEST LINE E. 1/2, E. 1/2, SW 1/4  
SEC 10, T2S, R4W, S.B.M.

SEC 10, T2S, R4W, S.B.M.

SEC 15, T2S, R4W, S.B.M.

☉ HIGHGROVE PASS ROAD ⑦

S 1/2, SW 1/4  
SECTION 10  
T2S, R4W, SBM

(S16°56'20"E)  
(171.80')  
N16°24'26"W  
172.62'

☉ PIGEON PASS ROAD ①  
9.895 AC.

PARCEL NO. 7192-018 ⑥  
PARCEL NO. 7192-019 ⑤  
2.743 AC.

SEE SHEET 14

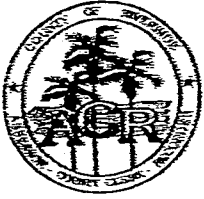


SHEET 15 OF 15 SHEETS

SCALE  
1"=100'

JOB NO.  
15102368(139610)





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

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

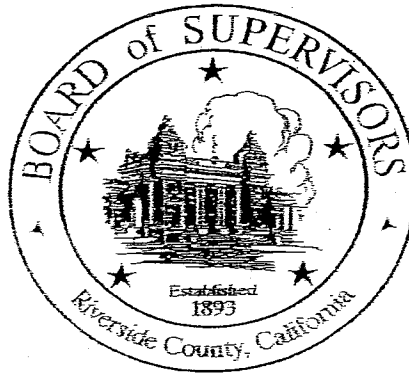
<http://riverside.asra1rec.com>

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:

9-9-14

Signature:

*Karen Barton*

Print Name:

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