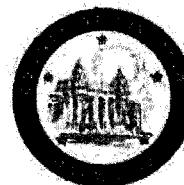


SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM: 3.35  
(ID # 11632)

MEETING DATE:  
Tuesday, February 11, 2020

FROM : TLMA-TRANSPORTATION:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:  
Adoption of Resolution No. 2020-007 Summarily Vacating a portion of La Ventana Road and Brandon Lane and Summarily Vacating the right to accept a portion of Brandon Lane in the Winchester area, CEQA Exempt, District 3.  
[Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that Summarily Vacating portions of La Ventana Road and Brandon Lane and Summarily Vacating the right to accept a portion of Brandon Lane is categorically exempt from CEQA pursuant to Section 15060 (c)(2), and 15061 (b)(3) of the State CEQA Guidelines;
2. Adopt Resolution No. 2020-007, Summarily Vacating a portion of La Ventana Road and Brandon Lane and Summarily Vacating the right to accept a portion of Brandon Lane in the Winchester area;
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; and
4. Direct the Clerk of the Board to cause a certified copy of this resolution to be recorded in the office of the Recorder of the County of Riverside, California.


ACTION:Policy

---

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: February 11, 2020  
xc: Transp.

Kecia R. Harper  
Clerk of the Board  
By:   
Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Applicant Fees 100%. No General Fund will be used.			<b>Budget Adjustment:</b> N/A	
			<b>For Fiscal Year:</b> 2019/2020	

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

The applicant for FTM36785 is requesting the vacation of portions of La Ventana Road and Brandon Lane in the Winchester area. FTM36785 will be reconfiguring the roads in this area, eliminating the need for these portions of La Ventana Road and Brandon Lane. La Ventana Road and Brandon Lane were dedicated for public use by Parcel Map No. 10277 on file in Book 46, Page 8 and Parcel Map 18607 on file in Book 113, Pages 52 and 53, records of the Recorder of Riverside County, California. La Ventana Road is a dirt Non-County Maintained Road, Brandon Lane has never been used for road purposes. The applicant has provided Vacation/Abandonment Approval Letters from the local utility companies. Due to no existing utilities within La Ventana Road or Brandon Lane within the FTM36785 boundary the Resolution to vacate will reserve only a utility easement over a small portion of Brandon Lane outside of the FTM36785 boundary. The Transportation Department has reviewed this vacation and has no objections.

As determined in the attached Notice of Exemption, the vacation is exempt for the provisions of CEQA pursuant to Categorical Exemptions 15060(c) and 15061(b)(3) 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 Counsel has approved Resolution Number 2020-007 as to form.

**Impact on Residents and Businesses**

The vacation of these portions of La Ventana Road and Brandon Lane will not impact residents or businesses.

**Additional Fiscal Information**

All fees are paid by the applicant. There is no General Fund obligation.

**ATTACHMENTS:**

- Resolution No. 2020-007
- Resolution Exhibits "A" and "B" (Legal Description and Plat)
- Notice of CEQA Exemption

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

Attachment "A" (Vicinity Map)  
Authorization to Bill



Jason Farin, Senior Management Analyst

2/5/2020

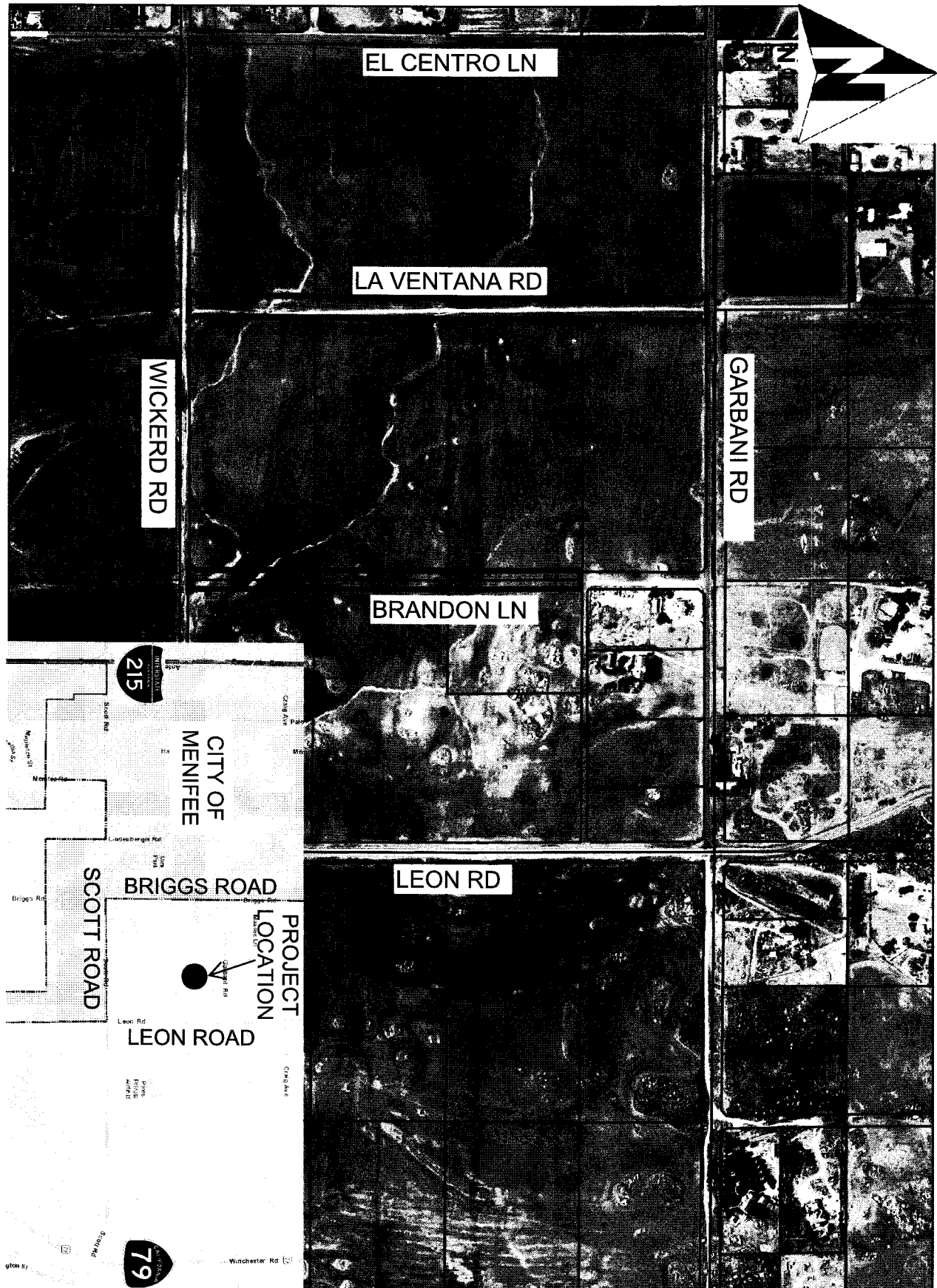


Gregory V. Priamos, Director County Counsel

2/3/2020

**ATTACHMENT "A"**

SUMMARILY VACATING A PORTION OF LA VENTANA ROAD AND SUMMARILY VACATING AND  
SUMMARILY VACATING THE RIGHT TO ACCEPT A PORTION OF BRANDON LANE



INDICATES AREAS TO BE VACATED

NOTE: TO BE REMOVED PRIOR TO RECORDING

FILING REQUESTED BY AND WHEN FILED  
RETURN TO: STOP NO. 1080  
RIVERSIDE COUNTY SURVEYOR'S OFFICE  
4080 LEMON STREET, 8<sup>TH</sup> FLOOR  
RIVERSIDE, CA 92501

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

2/18/2020  
Date

CB  
Initial

### NOTICE OF EXEMPTION

**Project Name:** Resolution No. 2020-007, Summarily Vacating a portion of La Ventana Road and Brandon Lane and Summarily Vacating the right to accept a portion of Brandon Lane in the Winchester area.

**Project Number:** ABS18004, SU14

**Project Location**— See Exhibits "A" & "B"

**Description of Project:** Resolution No. 2020-007, Summarily Vacating a portion of La Ventana Road and Brandon Lane and Summarily Vacating the right to accept a portion of Brandon Lane in the Winchester area

**Name of Public Agency Approving Project:** Riverside County Transportation Department, Survey Division, County of Riverside.

**Name of Person or Agency Carrying Out Project:** David L. McMillan, Riverside County Transportation Department, Survey Division, County of Riverside.

**Exempt Status:** California Environmental Quality Act (CEQA) Guidelines, Section 15061(b)(3), General Rule "Common Sense" Exemption. Not a "project" as defined under State CEQA Guidelines, Section 15060(c).

**Reasons Why Project is Exempt:** The vacation of a street has been determined to not be a "project" as defined under State CEQA Guidelines section 15060(c). However, even if it was determined to be a project under CEQA for analysis purposes, the project is exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The vacation of the existing roadway will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The project will not cause any impacts to scenic resources, historic resources, or unique sensitive environments. Further, no unusual circumstances or potential cumulative impacts would occur that may reasonably create an environmental impact. The vacation of these streets will not have an effect on the environment; thus, the County has deemed this does not meet the definition of a "project" under CEQA and no environmental impacts are anticipated to occur.

- Section 15061(b)(3) - General Rule "Common Sense" Exemption. With certainty, there is no possibility that the proposed project may have a significant effect on the environment. Vacating a street will not require any construction activities, change the use or intensity of the existing site to create a physical environmental impact, and would not lead to any direct or reasonably foreseeable indirect physical environmental impacts. Therefore, in no way would vacating a street have the potential to cause a

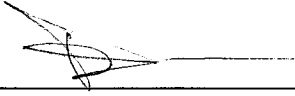
FEB 11 2020

3.35

significant environmental impact and the vacation is exempt from further CEQA analysis.

- Section 15060(c) – for purposes of analysis under CEQA, Vacating the streets is not a “project” under CEQA pursuant to Section 15060(c). An action by a public agency is only a “project” subject to CEQA if the action might result in a physical change in the environment. Based upon a review of the whole action undertaken, supported, or authorized by the County, in no way will Vacating the streets increase the use of the site, result in increased development or construction impacts, or lead to any direct, indirect, or cumulative physical environmental impacts.

Based upon the identified exemptions above, the County of Riverside hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed is exempt under CEQA. No further environmental analysis is warranted.

Signed:  \_\_\_\_\_ Date: 12-18-19  
David L. McMillan, Riverside County Surveyor

**EXHIBIT "A"**

**VACATING PORTIONS OF LA VENTANA ROAD AND BRANDON LANE  
LEGAL DESCRIPTION**

**LA VENTANA ROAD**

BEING ALL OF LOTS "I" THROUGH "P", INCLUSIVE, (LA VENTANA ROAD) OF PARCEL MAP NO. 18607 RECORDED IN BOOK 113 OF PARCEL MAPS, PAGES 52 AND 53, OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING WITHIN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 2 WEST, S.B.M.

CONTAINS: 225,759 S.F. (5.18 ACRES), MORE OR LESS.

EXHIBIT "B": ATTACHED HERETO AND MADE A PART THEREOF.

**BRANDON LANE**

BEING ALL OF LOTS "Q" THROUGH "S", INCLUSIVE, ( BRANDON LANE ) OF PARCEL MAP NO. 18607 RECORDED IN BOOK 113 OF PARCEL MAPS, PAGES 52 AND 53, TOGETHER WITH ALL OF LOTS "H" AND "I" AND THOSE PORTIONS OF LOTS "F" AND "G" (BRANDON LANE) LYING NORTHERLY OF A LINE PARALLEL WITH AND 44.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF WICKERD ROAD (44.00 NORTHERLY HALF-WIDTH) OF PARCEL MAP NO. 10277 RECORDED IN BOOK 46 OF PARCEL MAPS, PAGE 8, BOTH OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING WITHIN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 2 WEST, S.B.M.

CONTAINS: 116,851 S.F. (2.68 ACRES), MORE OR LESS.

EXHIBIT "B": ATTACHED HERETO AND MADE A PART THEREOF.



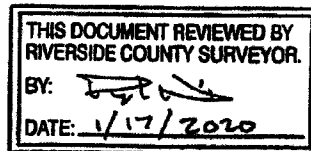
ROBERT SCIPIOBLUME  
P.L.S. NO. 9154  
REG. EXP. 03/31/21

1/16/2020  
DATE



OWNER NAME: JVRL 220, LLC

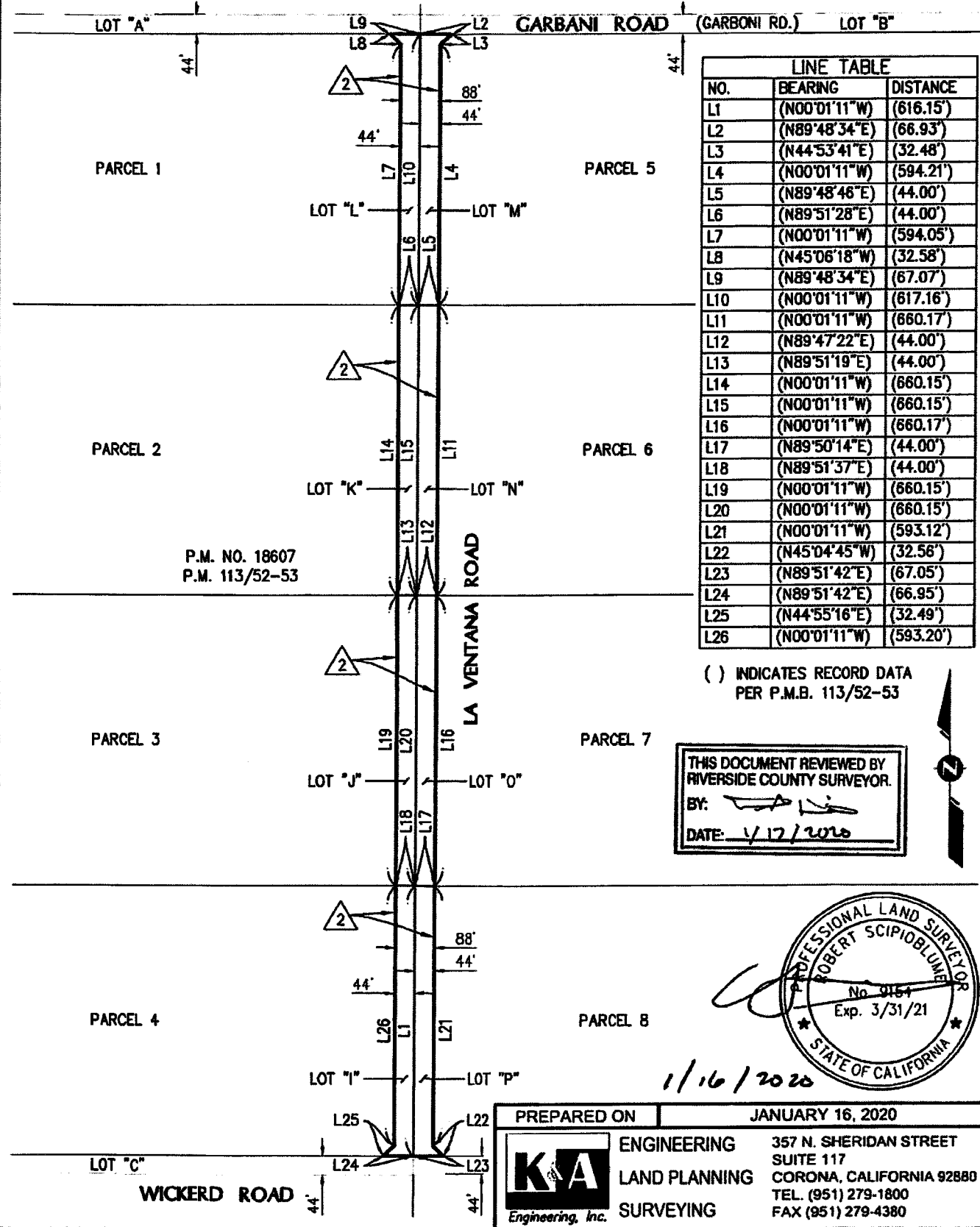
PREPARED BY: K&A ENGINEERING  
357 N. SHERIDAN ST.  
CORONA, CA 92880



**EXHIBIT "B"**

**VACATING PORTIONS OF LA VENTANA ROAD AND BRANDON LANE**

LOCATED IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 2 WEST, S.B.M



LINE TABLE		
NO.	BEARING	DISTANCE
L1	(N00°01'11"W)	(616.15')
L2	(N89°48'34"E)	(66.93')
L3	(N44°53'41"E)	(32.48')
L4	(N00°01'11"W)	(594.21')
L5	(N89°48'46"E)	(44.00')
L6	(N89°51'28"E)	(44.00')
L7	(N00°01'11"W)	(594.05')
L8	(N45°06'18"W)	(32.58')
L9	(N89°48'34"E)	(67.07')
L10	(N00°01'11"W)	(617.16')
L11	(N00°01'11"W)	(660.17')
L12	(N89°47'22"E)	(44.00')
L13	(N89°51'19"E)	(44.00')
L14	(N00°01'11"W)	(660.15')
L15	(N00°01'11"W)	(660.15')
L16	(N00°01'11"W)	(660.17')
L17	(N89°50'14"E)	(44.00')
L18	(N89°51'37"E)	(44.00')
L19	(N00°01'11"W)	(660.15')
L20	(N00°01'11"W)	(660.15')
L21	(N00°01'11"W)	(593.12')
L22	(N45°04'45"W)	(32.56')
L23	(N89°51'42"E)	(67.05')
L24	(N89°51'42"E)	(66.95')
L25	(N44°55'16"E)	(32.49')
L26	(N00°01'11"W)	(593.20')

( ) INDICATES RECORD DATA PER P.M.B. 113/52-53

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.  
BY: *[Signature]*  
DATE: 1/17/2020



1/16/2020

PREPARED ON JANUARY 16, 2020

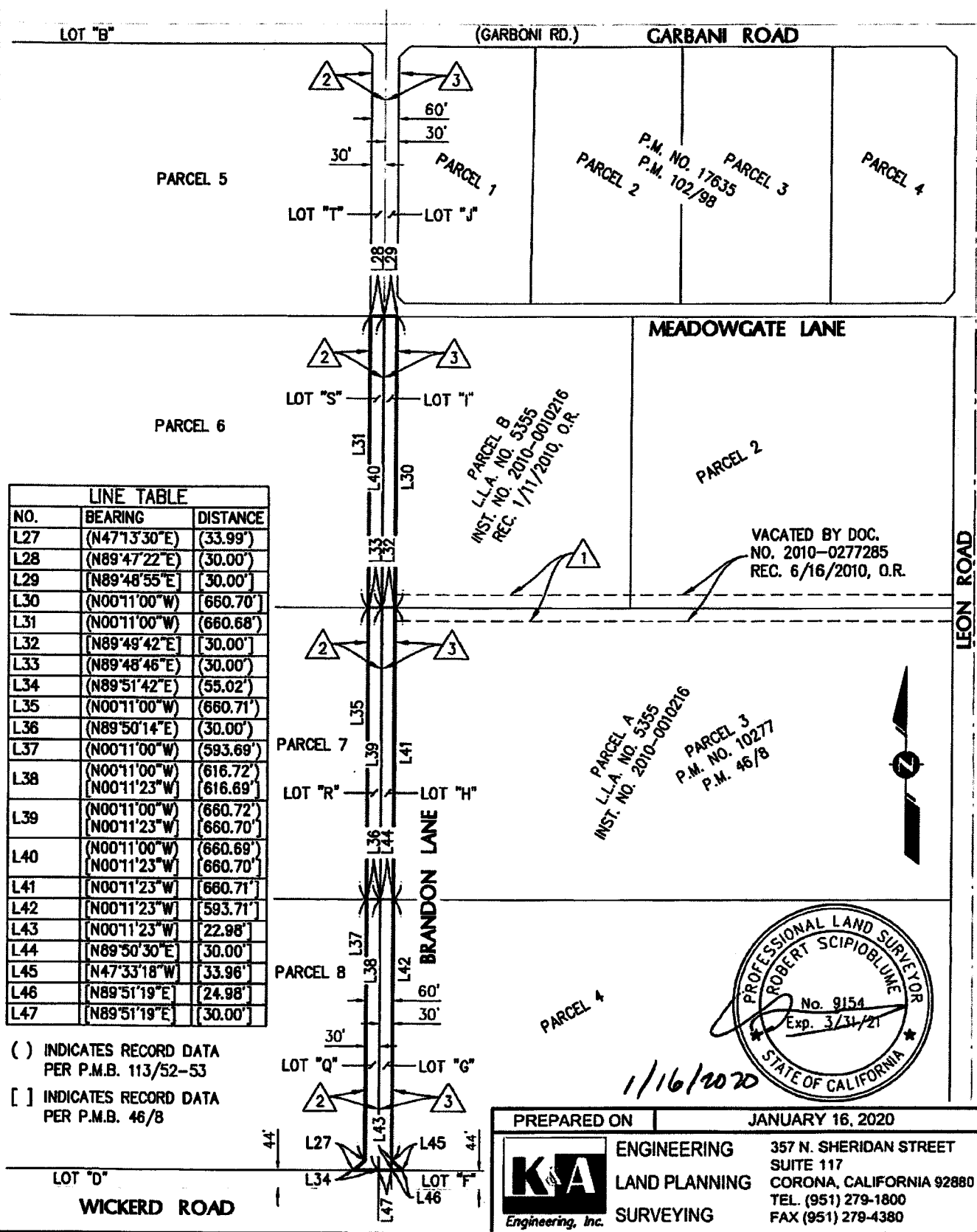
**KA** ENGINEERING 357 N. SHERIDAN STREET  
LAND PLANNING SUITE 117 CORONA, CALIFORNIA 92880  
SURVEYING TEL. (951) 279-1800  
FAX (951) 279-4380



**EXHIBIT "B"**

**VACATING PORTIONS OF LA VENTANA ROAD AND BRANDON LANE**

LOCATED IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 2 WEST, S.B.M



**LINE TABLE**

NO.	BEARING	DISTANCE
L27	(N47°13'30"E)	(33.99')
L28	(N89°47'22"E)	(30.00')
L29	(N89°48'55"E)	(30.00')
L30	(N00°11'00"W)	(660.70')
L31	(N00°11'00"W)	(660.68')
L32	(N89°49'42"E)	(30.00')
L33	(N89°48'46"E)	(30.00')
L34	(N89°51'42"E)	(55.02')
L35	(N00°11'00"W)	(660.71')
L36	(N89°50'14"E)	(30.00')
L37	(N00°11'00"W)	(593.69')
L38	(N00°11'00"W)	(616.72')
L39	(N00°11'23"W)	(616.69')
L39	(N00°11'00"W)	(660.72')
L39	(N00°11'23"W)	(660.70')
L40	(N00°11'00"W)	(660.69')
L40	(N00°11'23"W)	(660.70')
L41	(N00°11'23"W)	(660.71')
L42	(N00°11'23"W)	(593.71')
L43	(N00°11'23"W)	(22.98')
L44	(N89°50'30"E)	(30.00')
L45	(N47°33'18"W)	(33.96')
L46	(N89°51'19"E)	(24.98')
L47	(N89°51'19"E)	(30.00')

( ) INDICATES RECORD DATA PER P.M.B. 113/52-53

[ ] INDICATES RECORD DATA PER P.M.B. 46/8



1/16/2020

PREPARED ON JANUARY 16, 2020

**KA** ENGINEERING 357 N. SHERIDAN STREET  
LAND PLANNING SUITE 117 CORONA, CALIFORNIA 92880  
SURVEYING TEL. (951) 279-1800  
FAX (951) 279-4380

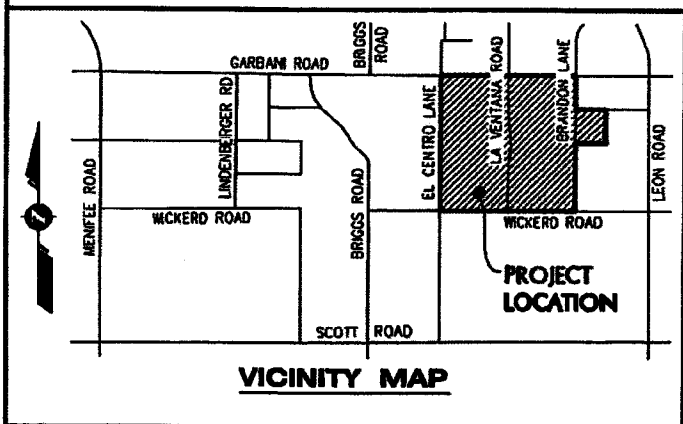
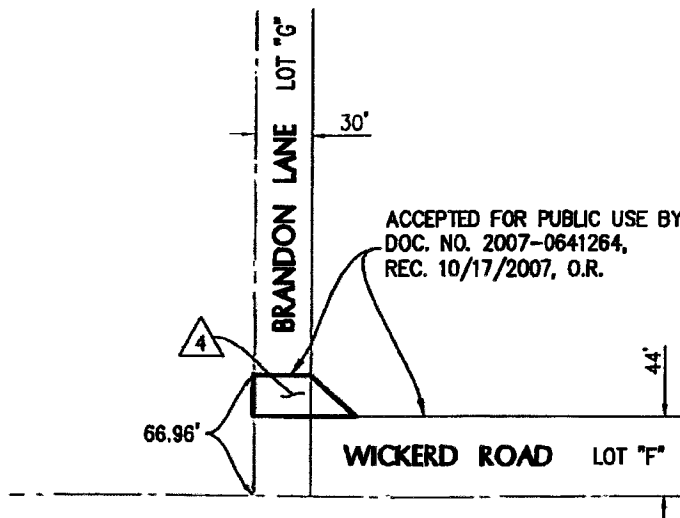
# EXHIBIT "B"

## VACATING PORTIONS OF LA VENTANA ROAD AND BRANDON LANE

LOCATED IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 2 WEST, S.B.M

### EASEMENT NOTES:

- 1 INDICATES AN EXISTING EASEMENT FOR ANY EXISTING PUBLIC UTILITIES AND PUBLIC SERVICE FACILITIES, TOGETHER WITH THE RIGHT TO MAINTAIN, OPERATE, REPLACE, REMOVE, OR RENEW SUCH FACILITIES PURSUANT TO SECTION 8340 OF THE STREETS AND HIGHWAYS CODE AND INCIDENTAL PURPOSES, RECORDED 6-16-2010 AS INSTRUMENT NO. 2010-0277285, O.R.
- 2 INDICATES A DEDICATION FOR PUBLIC STREET AND UTILITY PURPOSES PER PARCEL MAP NO. 18607, RECORDED 3-18-1983 IN P.M. 113/52-53, O.R.
- 3 INDICATES A DEDICATION FOR PUBLIC STREET AND UTILITY PURPOSES PER PARCEL MAP NO. 10277, RECORDED 2-15-1978 IN P.M. 46/8, O.R.
- 4 INDICATES AN EASEMENT RESERVED HEREON FOR ANY EXISTING PUBLIC UTILITIES AND PUBLIC SERVICE FACILITIES, TOGETHER WITH THE RIGHT TO MAINTAIN, OPERATE, REPLACE, OR RENEW SUCH FACILITIES, PURSUANT TO DIVISION 9, PART 3, CHAPTER 5, SECTION 8340 OF THE STREETS AND HIGHWAYS CODE.



1/16/2020

PREPARED ON JANUARY 16, 2020



ENGINEERING 357 N. SHERIDAN STREET  
LAND PLANNING SUITE 117  
CORONA, CALIFORNIA 92880  
SURVEYING TEL. (951) 279-1800  
FAX (951) 279-4380

**RIVERSIDE COUNTY CLERK & RECORDER**

**AUTHORIZATION  
TO BILL  
BY JOURNAL VOUCHER**

-TO BE FILLED IN BY SUBMITTING AGENCY-

AUTHORIZATION: W.O. ABS18004 SU14  
Accounting String 537280-20260-3130200000 ZABS18004 ZSU14

AMOUNT: \$50.00

DATE: 12/17/19

AGENCY: Riverside County Transportation Dept-Survey Division

THIS AUTHORIZES THE COUNTY CLERK & RECORDER TO ISSUE A VOUCHER FOR PAYMENT OF ALL FILING AND HANDLING FEES FOR THE ACCOMPANYING DOCUMENT(S).

NUMBER OF DOCUMENTS INCLUDED: One (1)

AUTHORIZED BY: David L. McMillan County Surveyor

Signature: 

PRESENTED BY: Joseph Martinez

ACCOUNTING CONTACT PERSON: **Kevin Kincad 955-6262**

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -

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

**2020-0072061**

02/18/2020 12:41 PM Fee: \$ 0.00

Page 1 of 10

Recorded in Official Records  
County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder



**6080**

THIS SPACE FOR RECORDERS USE ONLY

**RESOLUTION NO. 2020-007**

Title of Document

**SUMMARILY VACATING A PORTION OF LA VENTANA ROAD AND BRANDON  
LANE AND SUMMARILY VACATING THE RIGHT TO ACCEPT A PORTION OF  
BRANDON LANE IN THE WINCHESTER AREA  
(ABS18004)**

(THIRD SUPERVISORIAL DISTRICT)

(Transportation Department ~ Item 3.35 of 02/11/2020)

2  
3  
4 **RESOLUTION NO. 2020-007**

5 SUMMARILY VACATING A PORTION OF LA VENTANA ROAD AND BRANDON  
6 LANE AND SUMMARILY VACATING THE RIGHT TO ACCEPT A PORTION OF  
7 BRANDON LANE IN THE WINCHESTER AREA

8 (ABS18004)

9 (Third Supervisorial District)

10  
11 **WHEREAS**, the hereinafter-described portion of La Ventana Road was dedicated  
12 and accepted for public use as Lots "I" through "P", inclusive, on Parcel Map 18607 on file  
13 in Book 113, Pages 52 and 53 of Parcel Maps, records of the Recorder of Riverside  
14 County, California, and;

15  
16 **WHEREAS**, the hereinafter-described portion of Brandon Lane was dedicated and  
17 accepted for public use as Lots "Q" through "S", inclusive, on Parcel Map 18607 on file in  
18 Book 113, Pages 52 and 53 of Parcel Maps, records of the Recorder of Riverside County,  
19 California, and;

20  
21 **WHEREAS**, the hereinafter-described portion of Brandon Lane was dedicated not  
22 accepted for public use as Lots "G" through "I", inclusive, and a portion of Lot "F" on  
23 Parcel Map No. 10277 on file in Book 46, Page 8 of Parcel Maps, records of the Recorder  
24 of Riverside County, California, and;

FORM APPROVED COUNTY COUNSEL  
BY: WESLEY W. STANFIELD DATE 1/21/2020

1 **RESOLUTION NO. 2020-007**

2  
3 **WHEREAS**, a portion of Brandon Lane dedicated as Lots "F" and "G" on Parcel  
4 Map No. 10277 was subsequently accepted for public use by Resolution No. 2007-426,  
5 recorded October 17, 2007, as Document No. 2007-0641264, records of the Recorder of  
6 Riverside County, California, and;

7  
8 **WHEREAS**, the hereinafter-described portions of La Ventana Road and Brandon  
9 Lane are excess right-of-way, and are not required for public street or highway purposes,  
10 and;

11  
12 **WHEREAS**, applicable procedures pertaining to summary vacations were followed  
13 pursuant to the County's adopted "Resolutions for Fixing Procedures to Vacate and  
14 Accept County Highways and Property Offered for Dedication," now, therefore;

15  
16 **BE IT RESOLVED, DETERMINED AND ORDERED** by the Board of Supervisors of  
17 the County of Riverside, State of California, in regular session assembled on  
18 February 11, 2020, as follows:

- 19  
20 1. The vacation of portions of La Ventana Road and Brandon Lane and right  
21 to accept portions of Brandon Lane are categorically exempt from CEQA  
22 pursuant to Section 15060(c)(2) and 15061(b)(3) of the State CEQA  
23 Guidelines.  
24  
25 2. Pursuant to Division 9, Part 3, Chapter 4, Section 8334(a) of the Streets  
26 and Highways Code, the hereinafter-described portions of La Ventana Road  
27 and Brandon Lane are excess right-of-way and are not required for public  
28 street or highway purposes, and are hereby summarily vacated.

1 **RESOLUTION NO. 2020-007**

2  
3 SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO  
4 AS EXHIBITS "A" AND "B" AND MADE A PART HEREOF;

5  
6 3. That the hereinafter-described portions of La Ventana Road and Brandon  
7 Lane are unnecessary for present or prospective public use, including use  
8 as a non-motorized transportation facility.

9  
10 4. From and after the date this resolution is recorded the hereinafter-described  
11 portions of La Ventana Road and Brandon Lane no longer constitute public  
12 streets.

13  
14 **EXCEPTING AND RESERVING** from the vacation an easement over said portion  
15 of Brandon Lane dedicated as Lots "F" and "G" on said Parcel Map No. 10277, accepted  
16 for public use by said Resolution No. 2007-426, recorded October 17, 2007, as Document  
17 No. 2007-0641264, for any existing public utilities and public service facilities, together  
18 with the right to maintain, operate, replace, remove, or renew such facilities, pursuant to  
19 Division 9, Part 3, Chapter 5, Section 8340 of the Streets and Highways Code.

20  
21 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Clerk of  
22 the Board is directed to file with the Office of the County Clerk the Notice of Exemption  
23 within five (5) working days of the Board hearing date.

1 **RESOLUTION NO. 2020-007**

2  
3 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Clerk of  
4 the Board is directed to cause a certified copy of this resolution to be recorded in the  
5 office of the Recorder of the County of Riverside, California.  
6

7  
8 **ROLL CALL:**

9  
10 **Ayes:** Jeffries, Spiegel, Washington, Perez and Hewitt  
11 **Nays:** None  
12 **Absent:** None

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

15 Kecia R. Harper, Clerk of said Board

16 By  Deputy  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

28 **JM W.O. # ABS18004**



**EXHIBIT "A"**

VACATING PORTIONS OF LA VENTANA ROAD AND BRANDON LANE  
LEGAL DESCRIPTION

LA VENTANA ROAD

BEING ALL OF LOTS "I" THROUGH "P", INCLUSIVE, (LA VENTANA ROAD) OF PARCEL MAP NO. 18607 RECORDED IN BOOK 113 OF PARCEL MAPS, PAGES 52 AND 53, OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING WITHIN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 2 WEST, S.B.M.

CONTAINS: 225,759 S.F. (5.18 ACRES), MORE OR LESS.

EXHIBIT "B": ATTACHED HERETO AND MADE A PART THEREOF.

BRANDON LANE

BEING ALL OF LOTS "Q" THROUGH "S", INCLUSIVE, ( BRANDON LANE ) OF PARCEL MAP NO. 18607 RECORDED IN BOOK 113 OF PARCEL MAPS, PAGES 52 AND 53, TOGETHER WITH ALL OF LOTS "H" AND "I" AND THOSE PORTIONS OF LOTS "F" AND "G" (BRANDON LANE) LYING NORTHERLY OF A LINE PARALLEL WITH AND 44.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF WICKERD ROAD (44.00 NORTHERLY HALF-WIDTH) OF PARCEL MAP NO. 10277 RECORDED IN BOOK 46 OF PARCEL MAPS, PAGE 8, BOTH OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING WITHIN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 2 WEST, S.B.M.

CONTAINS: 116,851 S.F. (2.68 ACRES), MORE OR LESS.

EXHIBIT "B": ATTACHED HERETO AND MADE A PART THEREOF.



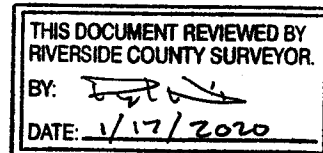
ROBERT SCIPIOBLUME  
P.L.S. NO. 9154  
REG. EXP. 03/31/21

1/16/2020  
DATE



OWNER NAME: JVRL 220, LLC

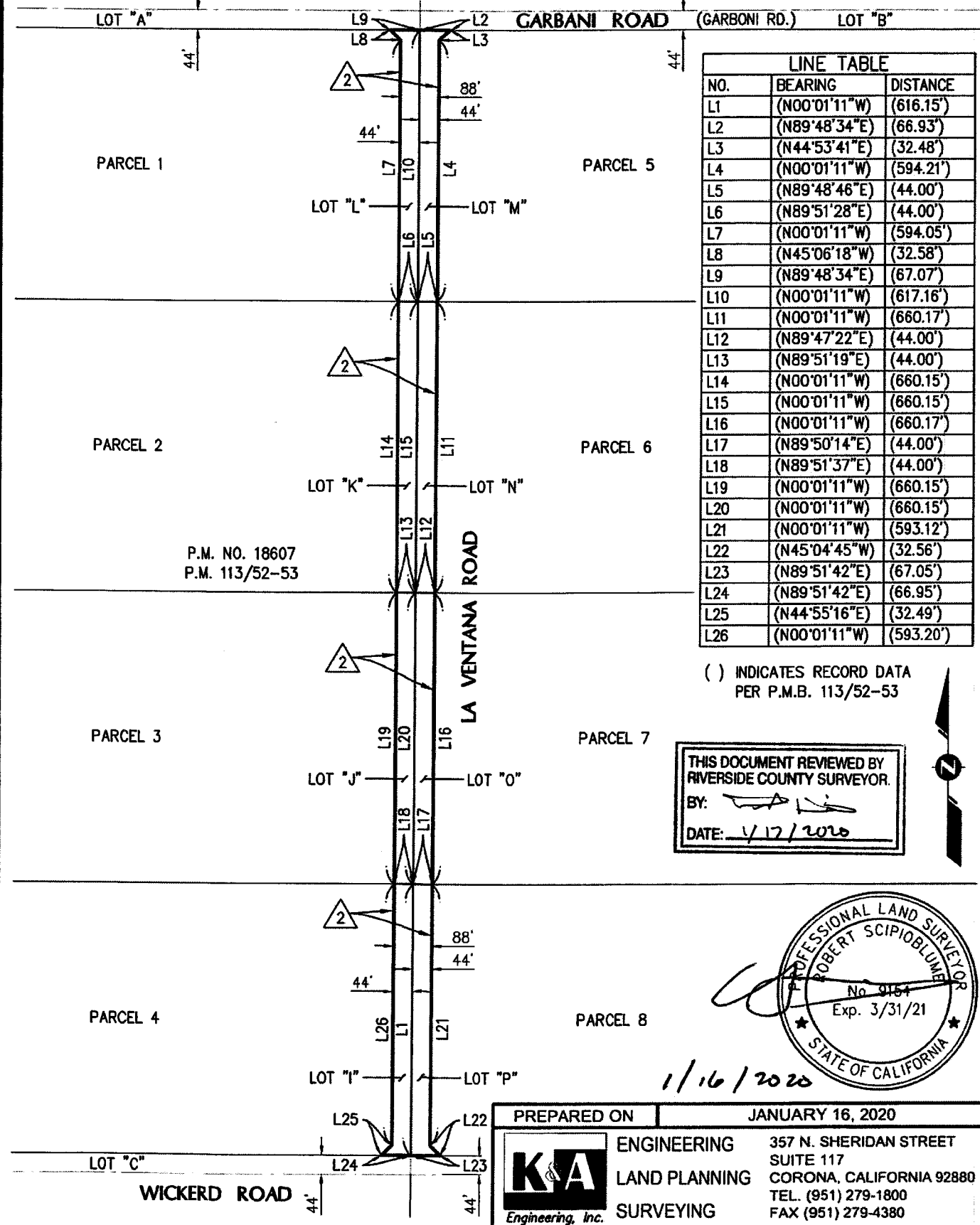
PREPARED BY: K&A ENGINEERING  
357 N. SHERIDAN ST.  
CORONA, CA 92880



# EXHIBIT "B"

## VACATING PORTIONS OF LA VENTANA ROAD AND BRANDON LANE

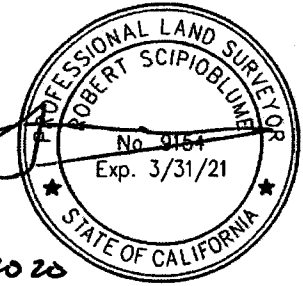
LOCATED IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 2 WEST, S.B.M



LINE TABLE		
NO.	BEARING	DISTANCE
L1	(N00°01'11"W)	(616.15')
L2	(N89°48'34"E)	(66.93')
L3	(N44°53'41"E)	(32.48')
L4	(N00°01'11"W)	(594.21')
L5	(N89°48'46"E)	(44.00')
L6	(N89°51'28"E)	(44.00')
L7	(N00°01'11"W)	(594.05')
L8	(N45°06'18"W)	(32.58')
L9	(N89°48'34"E)	(67.07')
L10	(N00°01'11"W)	(617.16')
L11	(N00°01'11"W)	(660.17')
L12	(N89°47'22"E)	(44.00')
L13	(N89°51'19"E)	(44.00')
L14	(N00°01'11"W)	(660.15')
L15	(N00°01'11"W)	(660.15')
L16	(N00°01'11"W)	(660.17')
L17	(N89°50'14"E)	(44.00')
L18	(N89°51'37"E)	(44.00')
L19	(N00°01'11"W)	(660.15')
L20	(N00°01'11"W)	(660.15')
L21	(N00°01'11"W)	(593.12')
L22	(N45°04'45"W)	(32.56')
L23	(N89°51'42"E)	(67.05')
L24	(N89°51'42"E)	(66.95')
L25	(N44°55'16"E)	(32.49')
L26	(N00°01'11"W)	(593.20')

( ) INDICATES RECORD DATA PER P.M.B. 113/52-53

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.  
BY: *[Signature]*  
DATE: 1/17/2020



1/16/2020

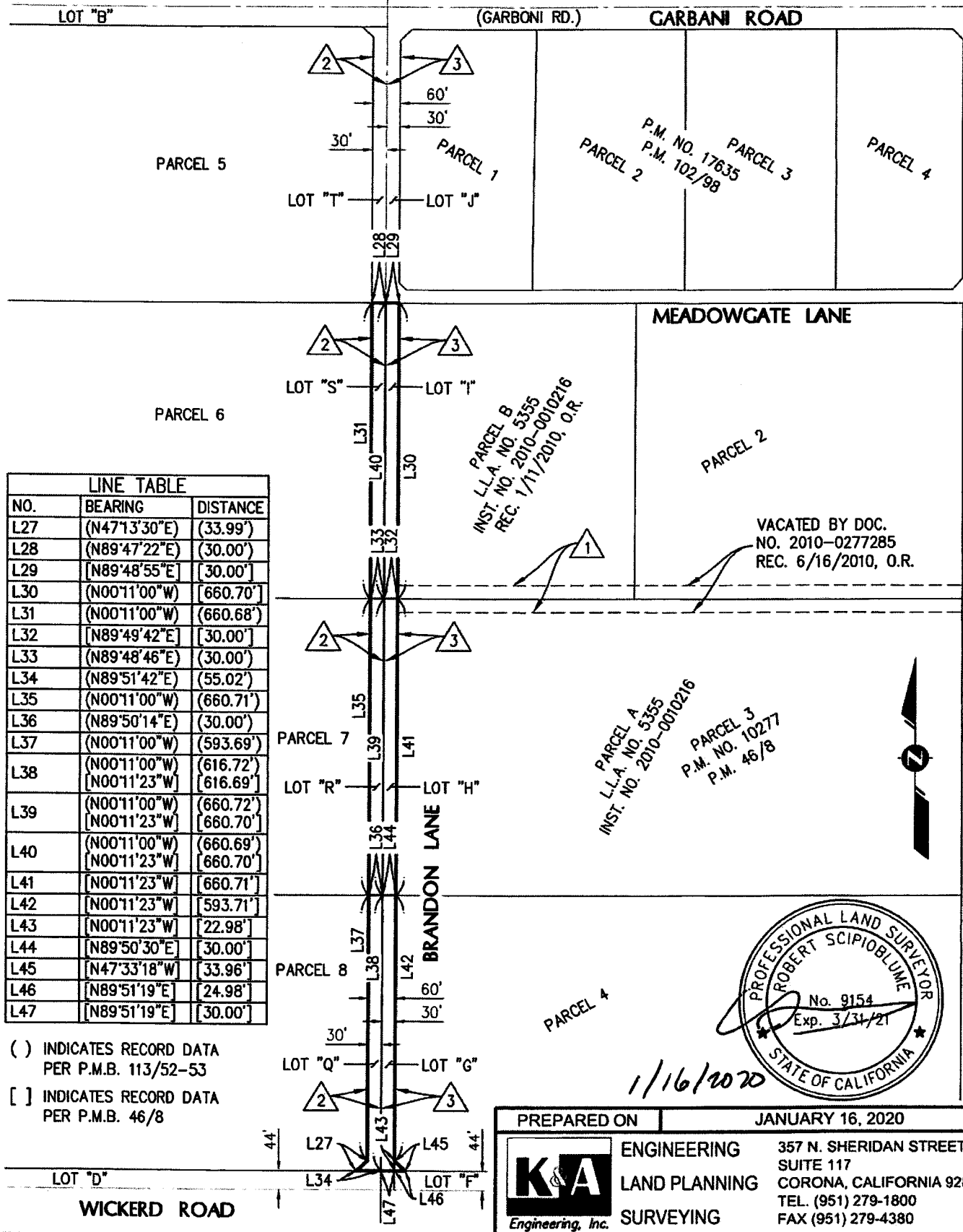
PREPARED ON	JANUARY 16, 2020	
	ENGINEERING	357 N. SHERIDAN STREET
	LAND PLANNING	SUITE 117
	SURVEYING	CORONA, CALIFORNIA 92880
		TEL. (951) 279-1800 FAX (951) 279-4380

P.M. NO. 18607  
P.M. 113/52-53

# EXHIBIT "B"

## VACATING PORTIONS OF LA VENTANA ROAD AND BRANDON LANE

LOCATED IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 2 WEST, S.B.M



LINE TABLE		
NO.	BEARING	DISTANCE
L27	(N47°13'30"E)	(33.99')
L28	(N89°47'22"E)	(30.00')
L29	(N89°48'55"E)	(30.00')
L30	(N00°11'00"W)	(660.70')
L31	(N00°11'00"W)	(660.68')
L32	(N89°49'42"E)	(30.00')
L33	(N89°48'46"E)	(30.00')
L34	(N89°51'42"E)	(55.02')
L35	(N00°11'00"W)	(660.71')
L36	(N89°50'14"E)	(30.00')
L37	(N00°11'00"W)	(593.69')
L38	(N00°11'00"W)	(616.72')
L39	(N00°11'23"W)	(616.69')
L39	(N00°11'00"W)	(660.72')
L39	(N00°11'23"W)	(660.70')
L40	(N00°11'00"W)	(660.69')
L40	(N00°11'23"W)	(660.70')
L41	(N00°11'23"W)	(660.71')
L42	(N00°11'23"W)	(593.71')
L43	(N00°11'23"W)	(22.98')
L44	(N89°50'30"E)	(30.00')
L45	(N47°33'18"W)	(33.96')
L46	(N89°51'19"E)	(24.98')
L47	(N89°51'19"E)	(30.00')

( ) INDICATES RECORD DATA PER P.M.B. 113/52-53  
 [ ] INDICATES RECORD DATA PER P.M.B. 46/8



PREPARED ON JANUARY 16, 2020

**K&A** ENGINEERING 357 N. SHERIDAN STREET  
 LAND PLANNING SUITE 117  
 SURVEYING CORONA, CALIFORNIA 92880  
 TEL. (951) 279-1800  
 FAX (951) 279-4380

1/16/2020

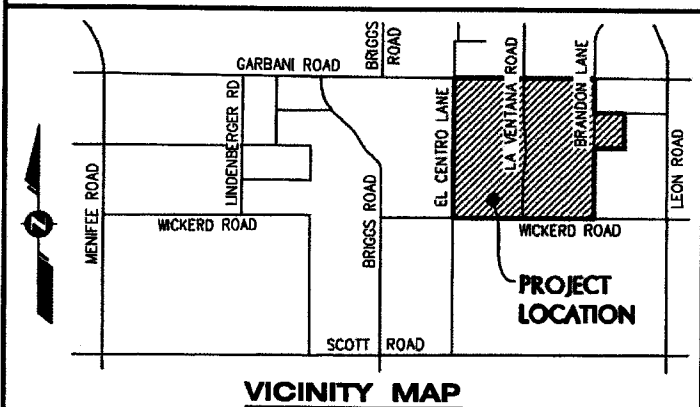
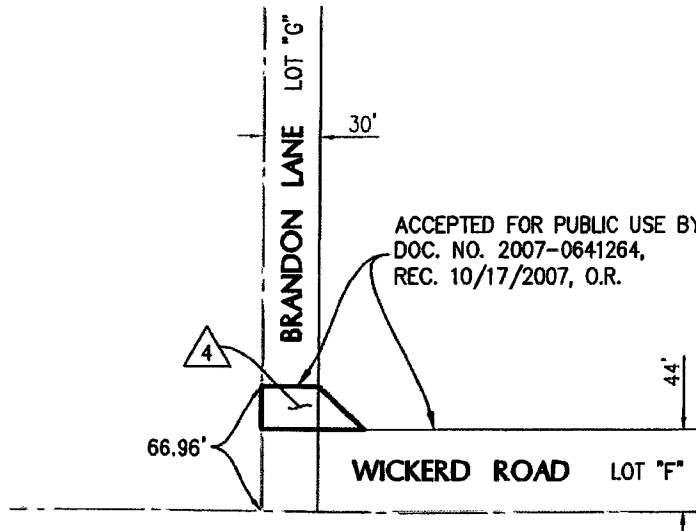
# EXHIBIT "B"

## VACATING PORTIONS OF LA VENTANA ROAD AND BRANDON LANE

LOCATED IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 2 WEST, S.B.M

### EASEMENT NOTES:

- 1 INDICATES AN EXISTING EASEMENT FOR ANY EXISTING PUBLIC UTILITIES AND PUBLIC SERVICE FACILITIES, TOGETHER WITH THE RIGHT TO MAINTAIN, OPERATE, REPLACE, REMOVE, OR RENEW SUCH FACILITIES PURSUANT TO SECTION 8340 OF THE STREETS AND HIGHWAYS CODE AND INCIDENTAL PURPOSES, RECORDED 6-16-2010 AS INSTRUMENT NO. 2010-0277285, O.R.
- 2 INDICATES A DEDICATION FOR PUBLIC STREET AND UTILITY PURPOSES PER PARCEL MAP NO. 18607, RECORDED 3-18-1983 IN P.M. 113/52-53, O.R.
- 3 INDICATES A DEDICATION FOR PUBLIC STREET AND UTILITY PURPOSES PER PARCEL MAP NO. 10277, RECORDED 2-15-1978 IN P.M. 46/8, O.R.
- 4 INDICATES AN EASEMENT RESERVED HEREON FOR ANY EXISTING PUBLIC UTILITIES AND PUBLIC SERVICE FACILITIES, TOGETHER WITH THE RIGHT TO MAINTAIN, OPERATE, REPLACE, OR RENEW SUCH FACILITIES, PURSUANT TO DIVISION 9, PART 3, CHAPTER 5, SECTION 8340 OF THE STREETS AND HIGHWAYS CODE.



VICINITY MAP



1/16/2020

PREPARED ON

JANUARY 16, 2020



ENGINEERING  
LAND PLANNING  
SURVEYING

357 N. SHERIDAN STREET  
SUITE 117  
CORONA, CALIFORNIA 92880  
TEL. (951) 279-1800  
FAX (951) 279-4380



**PETER ALDANA**  
**COUNTY OF RIVERSIDE**  
**ASSESSOR-COUNTY CLERK-RECORDER**

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

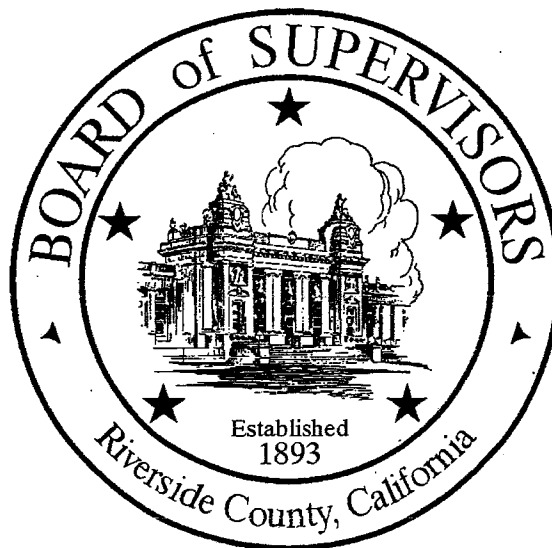
www.riversideacr.com

**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 FOR SEAL for the Riverside County Board of Supervisors  
(EMBOSSSED ON DOCUMENT)



Date:

2-11-2020

Signature:

Karen Barton

Print Name: Karen Barton, Deputy Clerk of the Board