

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



ITEM: 3.28
(ID # 13825)

MEETING DATE:
Tuesday, December 08, 2020

FROM : TLMA-TRANSPORTATION:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:
Adoption of Resolution No. 2020-236 Summarily Vacating portions of Frontage Road and Execution of a Grant Deed in the Coronita area, CEQA Exempt, District 2. [Project Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that Summarily Vacating portions of Frontage Road and Execution of a Grant Deed is categorically exempt from CEQA pursuant to Section 15060 (c)(2), and Section 15061 (b)(3) of the State CEQA Guidelines;
2. Adopt Resolution No. 2020-236, Summarily Vacating portions of Frontage Road and Execution of a Grant Deed in the Coronita 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 meeting; and,
4. Authorize the Chairman of the Board to execute the Grant Deed and direct the Clerk of the Board to cause a certified copy of this resolution and grant deed to be recorded in the office of the Recorder of the County of Riverside, California.


ACTION: Policy


Patricia Romo, Director of Transportation 11/5/2020

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Perez 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: December 8, 2020
xc: Transp., Record

Kecia R. Harper
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Project Fees 100% No General Fund will be used.			Budget Adjustment: N/A	
			For Fiscal Year: 2020/2021	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

This vacation is pursuant to the Cooperative Agreement (Agreement) for State Route 91 Express Lanes and Corridor Improvements Project (Project) between Riverside County Transportation Commission (RCTC) and the County of Riverside (County), Agreement No. 12-31-080-00 approved by the Board of Supervisors of Riverside County on June 5, 2012 as Agenda Item 2.15. The portions of Frontage Road to be vacated were required by the Project for the construction of improvements on State Route 91. RCTC has acquired the right of way for and constructed the realignment of Frontage Road. Pursuant to the Agreement, RCTC will be granting the replacement Frontage Road right of way to the County in fee concurrently with this vacation. As stipulated in the Agreement, RCTC and the County have agreed that the RCTC acquired right of way for relocated Frontage Road is just compensation for the portions of Frontage Road being vacated. The Transportation Department has reviewed this vacation and has no objections.

As determined in the attached Notice of Exemption, the vacation is exempt from 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 2020-236 as to form.

Impact on Residents and Businesses

The vacation of these portions of Frontage Road and Execution of a Grant Deed will not impact residents or businesses.

Additional Fiscal Information

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

ATTACHMENTS:

Resolution No. 2020-236

Resolution Exhibits "A" and "B" (Legal Description and Plat)

Grant Deed with Exhibits "A" and "B" (Legal Description and Plat)

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

Notice of CEQA Exemption
Attachment "A" (Vicinity Map)
Authorization to Bill



Jason Farin, Principal Management Analyst 11/30/2020



Gregory L. Priamos, Director County Counsel 11/24/2020

EXHIBIT "A"
LEGAL DESCRIPTION

Vacation

Old Frontage Road

In the Unincorporated Territory of the County of Riverside, State of California, being portions of Sections 27 and 28, Township 3 South, Range 7 West, San Bernardino Meridian, more particularly described as a portion of Lot U of Tract 2585, as shown on the map filed in Book 47, Pages 10 to 14, inclusive, of Maps records of said County, together with a portion of the land described as Parcels 1 and 2 in the Grant Deed recorded June 08, 1964 as Document No. 70146, also together with a portion the land described in the Grant Deed recorded July 6, 1973 as Document No. 88654, also together with a portion of the land described in the Grant Deed recorded May 18, 1973 as Document No. 64957, also together with a portion of the land described in the Grant Deed recorded January 27, 1971 as Document No. 8344, all of Official Records of said County described as whole as follows:

Commencing at the northwesterly corner of Lot 48 of Tract No. 2319, filed in Book 43, Pages 74 through 76, inclusive, of Maps, Records of said County;

Thence North $16^{\circ}14'29''$ East 0.80 feet along the westerly line of Lot 47 of said Tract No. 2319 to the most southerly corner of the land as described in the Grant Deed recorded October 25, 2007 as Document No. 2007-0658579, Official Records of said County;

Thence North $83^{\circ}51'58''$ West 243.94 feet along the southerly line of said land to the easterly line of Serfas Club Drive;

Thence North $08^{\circ}58'08''$ East 0.21 feet along said easterly to the **True Point of Beginning**,

Thence continuing along said easterly line North $08^{\circ}58'08''$ East 38.89 feet to an angle point therein;

Thence continuing along said easterly line North $09^{\circ}26'47''$ East 37.34 feet to the general northerly line of the land described in said Document No. 64957 also being the southeasterly right of way line of State Highway 91 as described in the Grant Deed recorded July 21, 1966 as Document No. 74261, Official Records of said County;

Thence along said general northerly line and right of way line the following three (3) courses:

- 1) North $38^{\circ}16'06''$ East 97.97 feet (North $37^{\circ}27'54''$ East, per said Document No. 64957) to a tangent curve concave southeasterly having a radius of 230.00 feet;
- 2) Northeasterly 198.99 feet along said curve through a central angle of $49^{\circ}34'17''$ (199.02 feet, Delta $49^{\circ}34'37''$, per said Document No. 64957);
- 3) North $87^{\circ}50'23''$ East 155.97 feet (North $87^{\circ}02'31''$ East, 156.08 feet, per said Document No. 64957) to the northwest corner of said Parcel 1;

Thence along the northerly line of the land described as said Parcel 1 and the southerly right of way line of State Highway 91 described by deed recorded January 25, 1939 in Book 403, Page 471 of Official Records of said County, the following three (3) courses:

- 1) Continuing North $87^{\circ}50'23''$ East 190.49 feet (North $87^{\circ}02'31''$ East, 188.73 feet, per said Parcel 1) to a tangent curve concave southerly having a radius of 1394.00 feet;
- 2) Easterly 282.42 feet along said curve through a central angle of $11^{\circ}36'29''$;
- 3) South $80^{\circ}33'08''$ East 1430.67 feet (South $81^{\circ}21'00''$ East, per said Parcel 1) to a non-tangent curve concave southerly having a radius of 2664.50 feet, a radial line to said curve bears North $01^{\circ}45'27''$ East;

Course "A"

Thence leaving said northerly line and southerly right of way line and traveling westerly 30.60 feet along said curve through a central angle of $00^{\circ}39'29''$;

Course "B"

Thence non-tangent from said curve South $88^{\circ}53'50''$ East 283.32 feet to a non-tangent curve concave northerly having a radius of 4535.50 feet, a radial line to said curve bears South $01^{\circ}15'05''$ West;

Course "C"

Thence westerly 50.09 feet along said curve through a central angle of $00^{\circ}37'58''$ feet to the westerly line of said Parcel 2, being a non-tangent curve concave southwesterly having a radius of 13.00 feet, a radial line to said curve bears North $43^{\circ}42'04''$ East;

Thence northwesterly 7.77 feet along said curve through a central angle of $34^{\circ}15'12''$ to the southerly line of said Parcel 1;

Thence along said southerly line North 80°33'08" West 119.18 feet to the west line of an existing Alley, 20 feet wide, as shown on the Parcel Map filed in Book 7, Page 77 of Parcel Maps, records of said County, and the easterly line of the land described in said Document No. 88654;

Thence along the easterly and southerly lines of the land described in said Document No. 88654 the following four (4) courses:

1. South 09°26'52" West 2.00 feet;
2. North 80°33'08" West (North 81°21'00" West, per Document No. 88654) 943.94 feet to a tangent curve concave southerly having a radius of 1342.00 feet;
3. Westerly 271.89 feet along said curve through a central angle of 11°36'29";
4. South 87°50'23" West (South 87°02'31" West, per Document No. 88654) 63.97 feet;

Thence leaving said southerly line North 80°32'54" West 22.21 feet to a tangent curve concave southerly having a radius of 1173.50 feet;

Course "D"

Thence westerly 63.17 feet along said curve through a central angle of 03°05'02" feet to a non-tangent curve concave southerly having a radius of 300.00 feet, a radial line to said curve bears North 02°22'01" West;

Thence westerly 42.73 feet along said curve through a central angle of 08°09'38" feet to the easterly line of the land described in said Document No. 64957;

Thence continuing along said curve southwesterly 53.10 feet through a central angle of 10°08'28" to the southerly line of said land;

Thence along the southerly and southeasterly line of said land the following four (4) courses

1. South 87°50'23" West (South 87°02'31" West per Document No. 64957) 104.40 feet to a tangent curve concave southeasterly having a radius of 178.00 feet;
2. southwesterly 189.92 feet along said curve through a central angle of 61°07'54";
3. South 26°42'29" West (South 25°54'37" West per Document No. 64957) 34.06 feet to a tangent curve concave northwesterly having a radius of 111.00 feet;

4. southwesterly 85.90 feet along said curve through a central angle of 44°20'19" (85.92 feet delta of 44°20'56" per Document No. 64957) to the easterly line of the land described in said Document No. 8344;

Thence continuing along said curve and the southerly line of said land, southwesterly 16.58 feet through a central angle of 08°33'32" feet to the **True Point of Beginning**.

Excepting and reserving to the State of California any and all rights of ingress to and egress from the highway hereby vacated in and to the adjacent and adjoining freeway, described as course "A", "B", "C", and "D", described above, except at such points as now are or may be established by resolution of this commission.

Containing 2.593 acres.

See Exhibit 'B' attached hereto and made a part hereof.

The distances described herein are grid distances and are based on California Coordinate System of 1983, Zone 6, 2007.00 epoch. Ground distances may be obtained by dividing grid distances by the mean combination factor of the courses being described. The mean combination factor for this conversion is 0.99997476.

Prepared under the direction of

Jeremy L. Evans

Jeremy L. Evans, PLS 5282

8/17/2020

Date

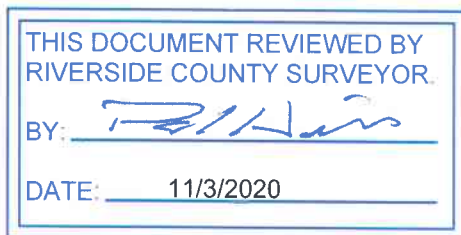
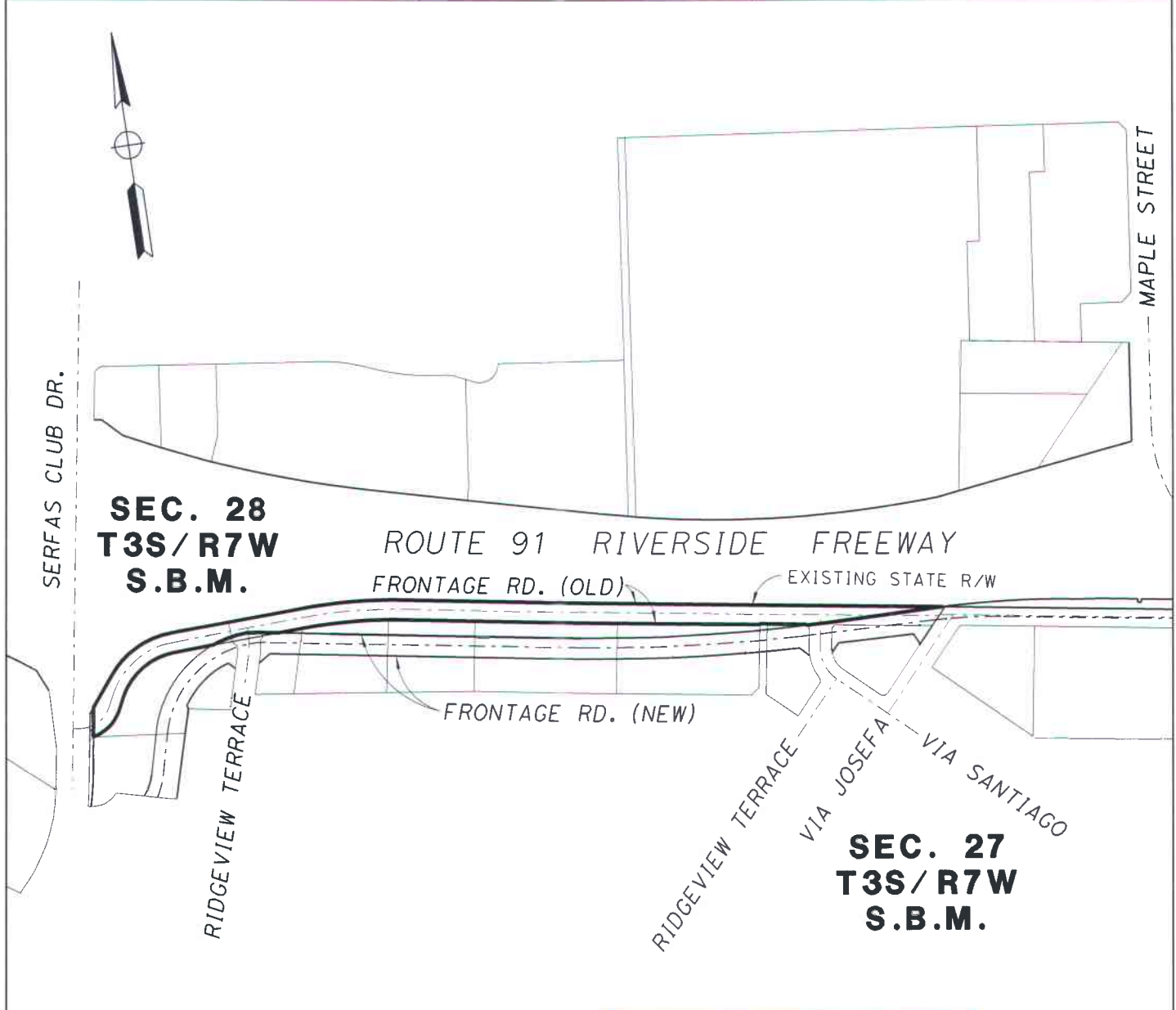


EXHIBIT "B"

PARCEL#	TITLE	AREA
OLD FRONTAGE RD.	VACATION	2.593 ACRES



LEGEND	
POC	Indicates Point Of Commencing
POB	Indicates Point Of Beginning
TPOB	Indicates True Point Of Beginning
(R)	Indicates Radial Bearing
 	Parcel Number
	Access Prohibited

THIS DOCUMENT REVIEWED BY:
RIVERSIDE COUNTY SURVEYOR

BY: *[Signature]*

DATE: 11/3/2020

NOTES

Coordinates and bearings are on CCS 1983(2007.00) Zone 6. Distances and stationing are grid distances. Divide by 0.99997476 to obtain ground distances. Basis of Bearings between CSRC Sta. "MAT2" and "SPMS" is N67°39'04"W

OLD FRONTAGE RD. VICINITY MAP

PREPARED BY: PSOMAS <small>3 Hurton Centre Drive, Ste. 200 Santo Ana, California 92701 (714)461-8053 / (714)545-8883 (Fax)</small>	DATE: 12-03-18	REV. : 08-11-2020	EA: OF540	FA#:	
DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
8	RIV	91	3.4	1	6

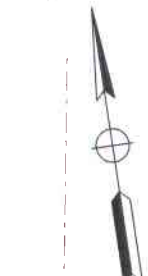
EXHIBIT "B"

PARCEL#	TITLE	AREA
OLD FRONTAGE RD.	VACATION	2.593 ACRES

ROUTE 91 RIVERSIDE FREEWAY

Ⓐ DOC. NO. 8344 O.R.
REC'D 01/27/1971

SEC. 28
T3S/R7W
S.B.M.



SERFAS CLUB DR. N09°26'34"E

R/W PER INST#64957 REC'D 05/18/1973, O.R.

EXISTING STATE R/W

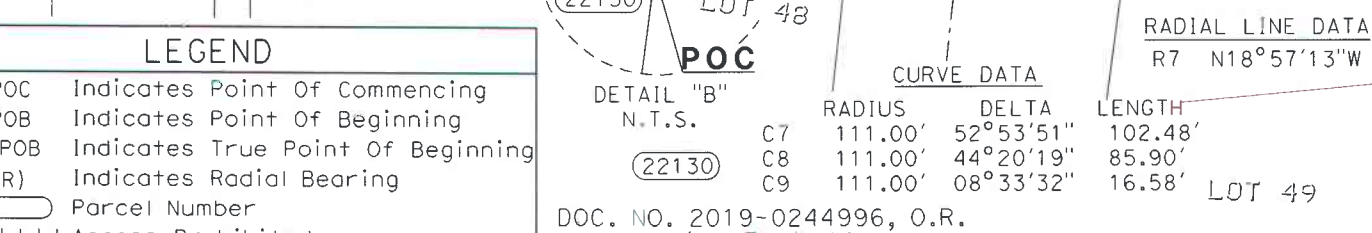
EXISTING C/L

EXISTING STREET R/W

STREET R/W

FRONTAGE RD. (NEW)

MATCH LINE SEE SHEET 3 OF 6



DOC. NO. 64957, O.R. REC'D 05/18/1973

DOC. NO. 2007-0658579, O.R. REC'D 10-25-2007

DOC. NO. 2018-0222206, O.R. REC'D 05/31/2018

DOC. NO. 2019-0244996, O.R. REC'D 07/03/2019

DETAIL "A" N.T.S. TPOB

DETAIL "B" N.T.S. POC

LEGEND			
POC	Indicates Point Of Commencing		
POB	Indicates Point Of Beginning		
TPOB	Indicates True Point Of Beginning		
(R)	Indicates Radial Bearing		
 	Parcel Number		
	Access Prohibited		

CURVE DATA

	RADIUS	DELTA	LENGTH
C7	111.00'	52°53'51"	102.48'
C8	111.00'	44°20'19"	85.90'
C9	111.00'	08°33'32"	16.58'

NOTES						
Coordinates and bearings are on CCS 1983(2007.00) Zone 6. Distances and stationing are grid distances. Divide by 0.99997476 to obtain ground distances. Basis of Bearings between CSRC Sta. "MAT2" and "SPMS" is N67°39'04"W						

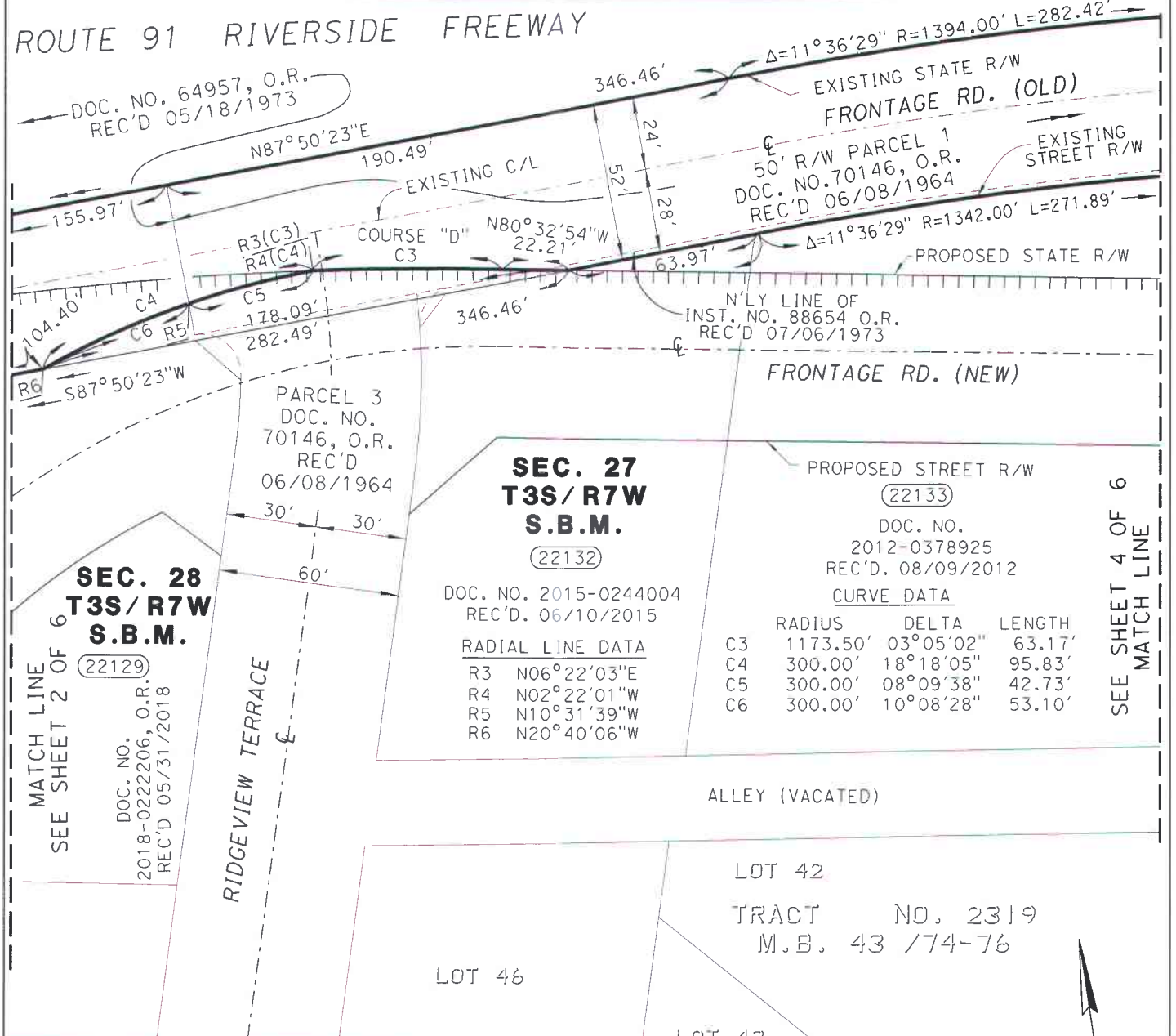
OLD FRONTAGE RD.
VACATION



PREPARED BY:		DATE: 12-03-18	REV. : 08-11-2020	EA: OF540	FA#:
PSOMAS		DISTRICT	COUNTY	ROUTE	SHEET PM
3 Hutton Centre Drive, Ste. 200 Santa Ana, California 92707 (714)481-8053/(714)545-8883 (Fax)		8	RIV	91	3.4
		SHEET NO.	TOTAL SHEETS		
		2	6		

EXHIBIT "B"

PARCEL#	TITLE	AREA
OLD FRONTAGE RD.	VACATION	2.593 ACRES



RADIAL LINE DATA

R3	N06°22'03"E
R4	N02°22'01"W
R5	N10°31'39"W
R6	N20°40'06"W

CURVE DATA

RADIUS	DELTA	LENGTH
C3	1173.50' 03°05'02"	63.17'
C4	300.00' 18°18'05"	95.83'
C5	300.00' 08°09'38"	42.73'
C6	300.00' 10°08'28"	53.10'

LEGEND

- POB Indicates Point Of Beginning
- TPOB Indicates True Point Of Beginning
- (R) Indicates Radial Bearing
- Parcel Number
- |||| Access Prohibited

NOTES

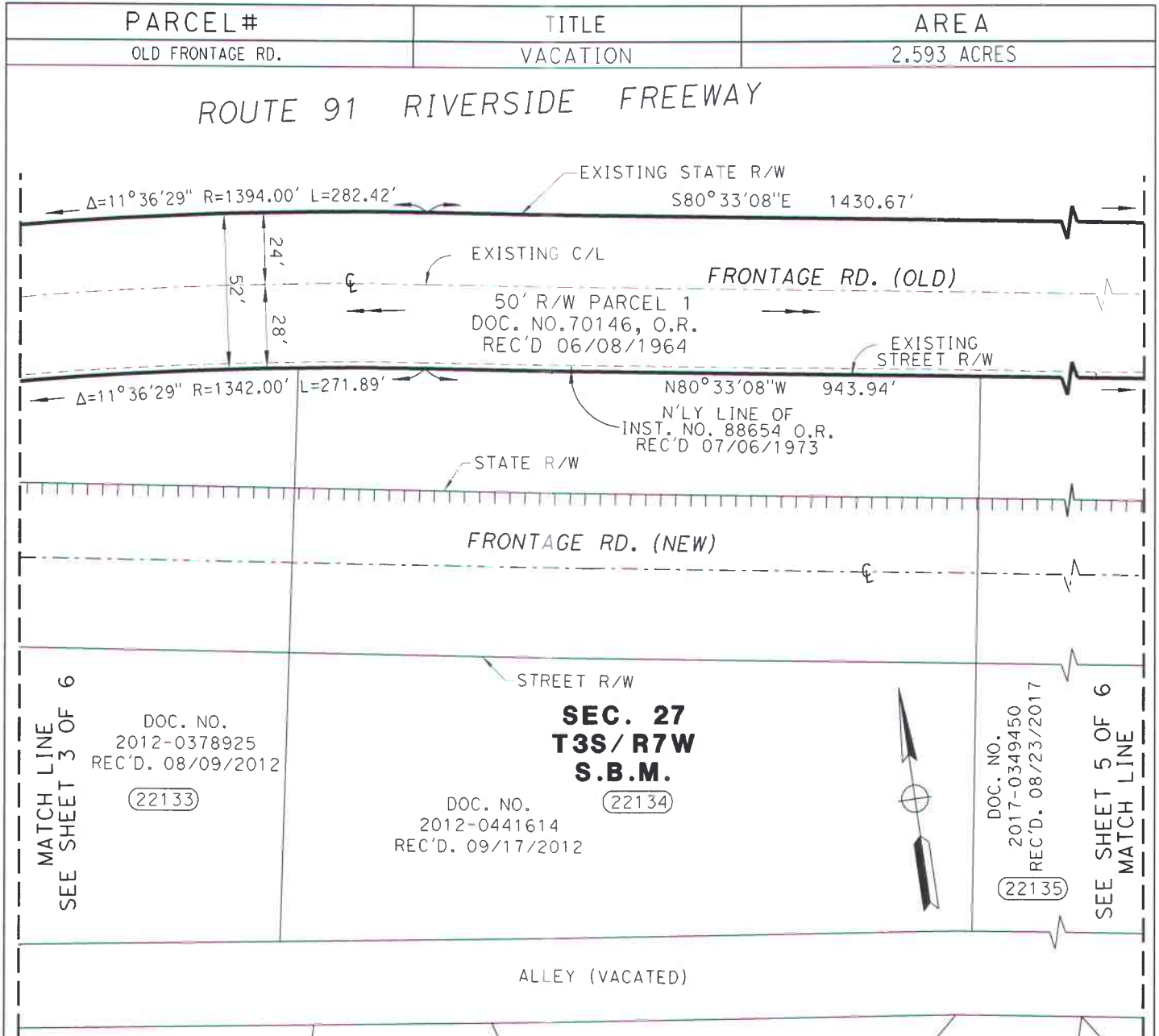
Coordinates and bearings are on CCS 1983(2007.00) Zone 6. Distances and stationing are grid distances. Divide by 0.99997476 to obtain ground distances. Basis of Bearings between CSRC Sta. "MAT2" and "SPMS" is N67°39'04"W

OLD FRONTAGE RD. VACATION



PREPARED BY: PSOMAS <small>3 Hutton Centre Drive, Ste. 200 Santa Ana, California 92707 (714)481-8053 / (714)545-6883 (Fax)</small>	DATE: 12-03-18	REV. : 08-11-2020	EA: OF540	FA#:	
DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
8	RIV	91	3.4	3	6

EXHIBIT "B"



MATCH LINE
SEE SHEET 3 OF 6

SEE SHEET 5 OF 6
MATCH LINE



LEGEND

- POB Indicates Point Of Beginning
- TPOB Indicates True Point Of Beginning
- (R) Indicates Radial Bearing
- Parcel Number
- ||||| Access Prohibited

NOTES

Coordinates and bearings are on CCS 1983(2007.00) Zone 6. Distances and stationing are grid distances. Divide by 0.99997476 to obtain ground distances. Basis of Bearings between CSRC Sta. "MAT2" and "SPMS" is N67°39'04"W

OLD FRONTAGE RD. VACATION



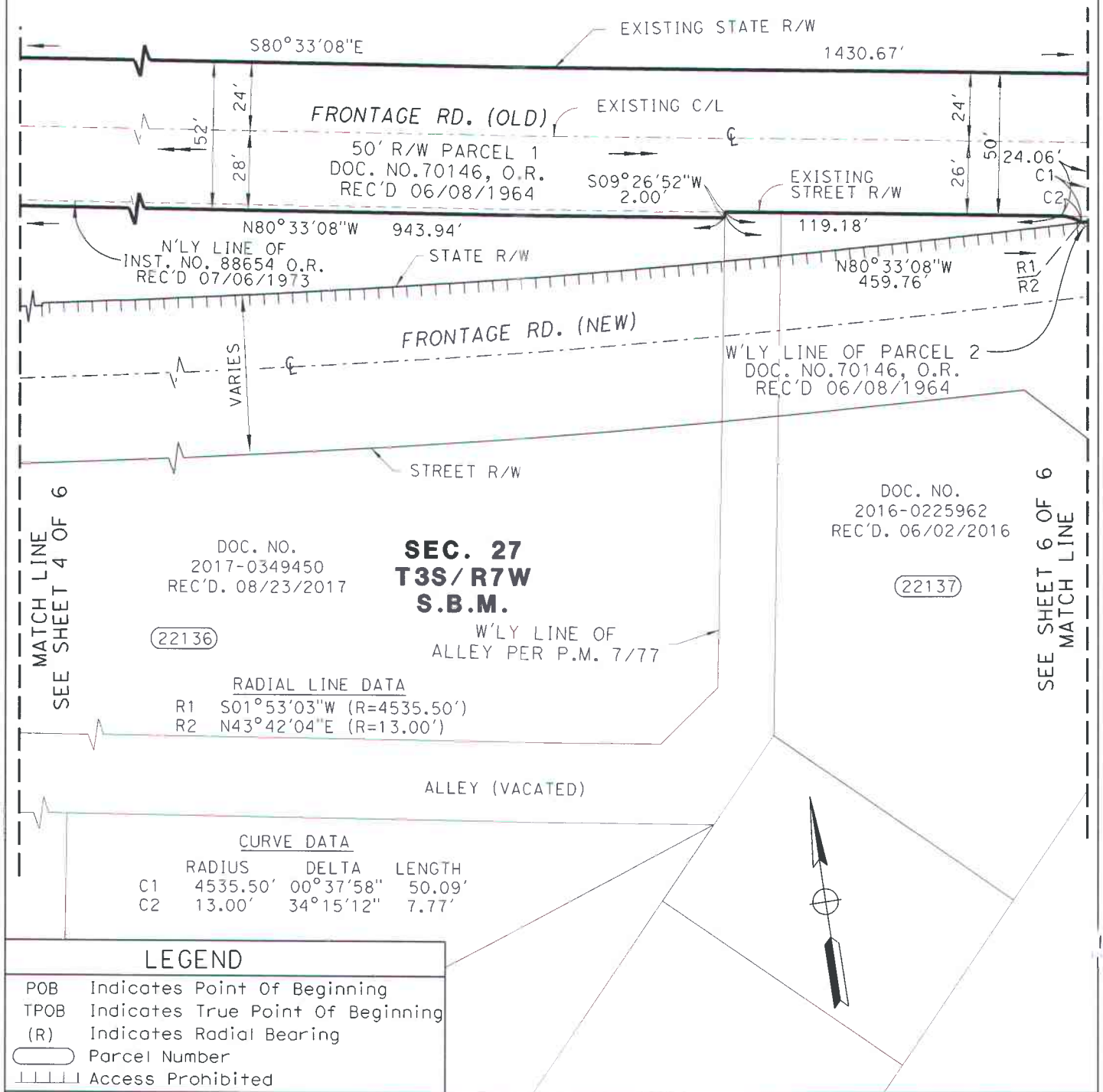
PREPARED BY:
PSOMAS
3 Hutton Centre Drive, Ste. 200
Santa Ana, California 92701
(714)481-8053 / (714)545-8883 (Fax)

DATE: 12-03-18		REV.: 08-11-2020		EA: OF540		FA#:	
DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS		
8	RIV	91	3.4	4	6		

EXHIBIT "B"

PARCEL#	TITLE	AREA
OLD FRONTAGE RD.	VACATION	2.593 ACRES

ROUTE 91 RIVERSIDE FREEWAY



MATCH LINE
SEE SHEET 4 OF 6

SEE SHEET 6 OF 6
MATCH LINE

LEGEND

- POB Indicates Point Of Beginning
- TPOB Indicates True Point Of Beginning
- (R) Indicates Radial Bearing
- Parcel Number
- Access Prohibited

NOTES

Coordinates and bearings are on CCS 1983(2007.00) Zone 6. Distances and stationing are grid distances. Divide by 0.99997476 to obtain ground distances. Basis of Bearings between CSRC Sta. "MAT2" and "SPMS" is N67°39'04"W

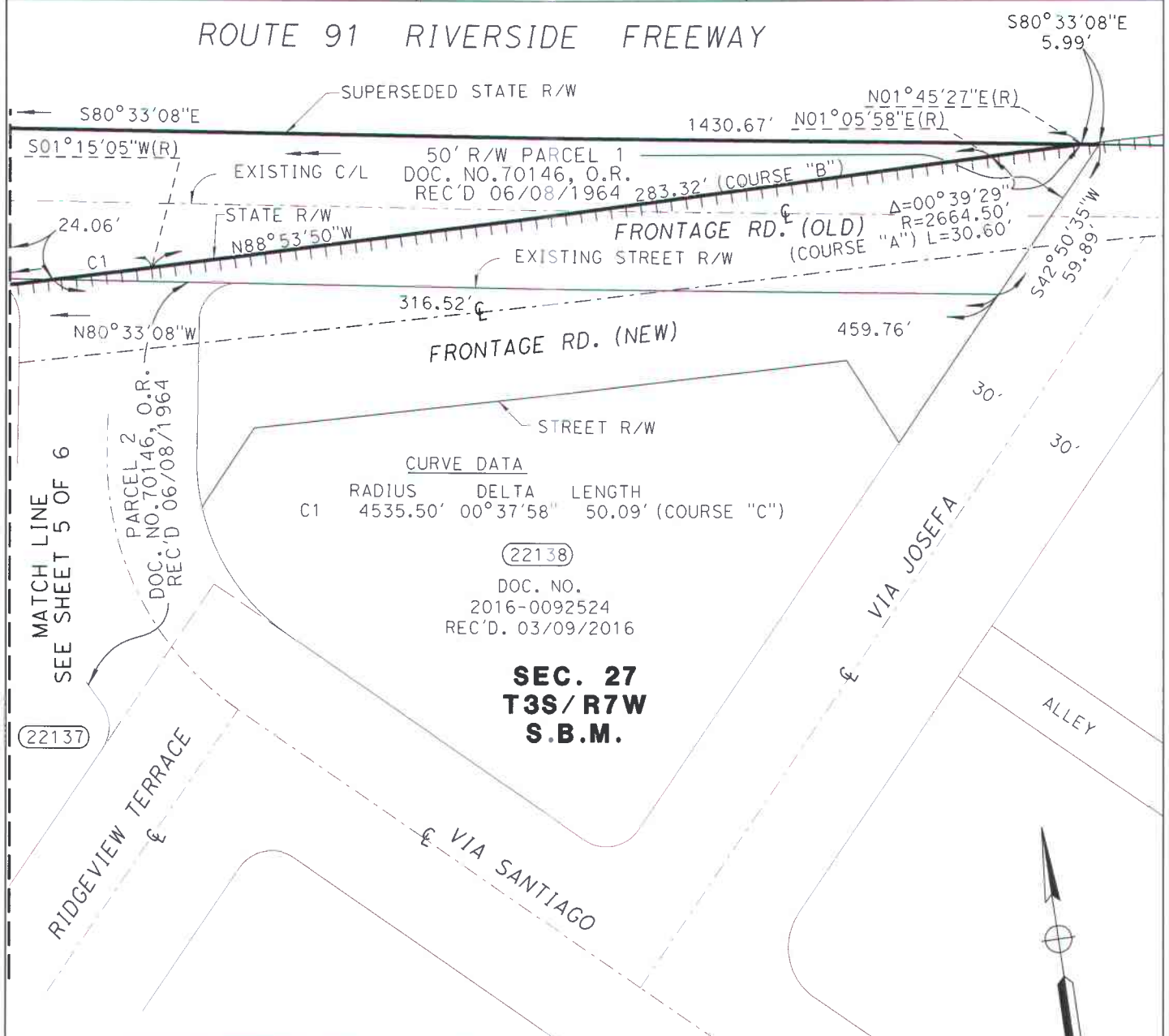
OLD FRONTAGE RD. VACATION



PREPARED BY: PSOMAS <small>3 Hutton Centre Drive, Ste. 200 Santa Ana, California 92707 (714)481-8053 / (714)545-8883 (Fax)</small>	DATE: 12-03-18	REV. : 08-11-2020	EA: OF540	FA#:	
DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
8	RIV	91	3.4	5	6

EXHIBIT "B"

PARCEL#	TITLE	AREA
OLD FRONTAGE RD.	VACATION	2.593 ACRES



LEGEND	
POB	Indicates Point Of Beginning
TPOB	Indicates True Point Of Beginning
(R)	Indicates Radial Bearing
 	Parcel Number
	Access Prohibited

NOTES

Coordinates and bearings are on CCS 1983(2007.00) Zone 6. Distances and stationing are grid distances. Divide by 0.99997476 to obtain ground distances. Basis of Bearings between CSRC Sta. "MAT2" and "SPMS" is N67°39'04"W

**OLD FRONTAGE RD.
VACATION**

FEET 0 25 50 100 150

PREPARED BY: PSOMAS <small>3 Hutton Centre Drive, Ste. 200 Santa Ana, California 92707 (714)481-8053 / (714)545-8883 (Fax)</small>	DATE: 12-03-18	REV. : 08-11-2020	EA: OF540	FA#:	
DISTRICT 8	COUNTY RIV	ROUTE 91	SHEET PM 3.4	SHEET NO. 6	TOTAL SHEETS 6

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

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

NOTICE OF EXEMPTION

12/10
Date

MR
Initial

Project Name: Resolution No. 2020-236 Summarily Vacating portions of Frontage Road and Execution of a Grant Deed in the Coronita area.

Project Number: C20141D, 2055

Project Location- See Exhibits "A" & "B"

Description of Project: Resolution No. 2020-236 Summarily Vacating portions of Frontage Road and Execution of a Grant Deed in the Coronita 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 this street 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 significant environmental impact and the vacation is exempt from further CEQA analysis.

- Section 15060(c) – for purposes of analysis under CEQA, Vacating a street 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 a street 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: 10/26/2020
David L. McMillan, Riverside County Surveyor

EXHIBIT "A"
LEGAL DESCRIPTION

Vacation

Old Frontage Road

In the Unincorporated Territory of the County of Riverside, State of California, being portions of Sections 27 and 28, Township 3 South, Range 7 West, San Bernardino Meridian, more particularly described as a portion of Lot U of Tract 2585, as shown on the map filed in Book 47, Pages 10 to 14, inclusive, of Maps records of said County, together with a portion of the land described as Parcels 1 and 2 in the Grant Deed recorded June 08, 1964 as Document No. 70146, also together with a portion the land described in the Grant Deed recorded July 6, 1973 as Document No. 88654, also together with a portion of the land described in the Grant Deed recorded May 18, 1973 as Document No. 64957, also together with a portion of the land described in the Grant Deed recorded January 27, 1971 as Document No. 8344, all of Official Records of said County described as whole as follows:

Commencing at the northwesterly corner of Lot 48 of Tract No. 2319, filed in Book 43, Pages 74 through 76, inclusive, of Maps, Records of said County;

Thence North 16°14'29" East 0.80 feet along the westerly line of Lot 47 of said Tract No. 2319 to the most southerly corner of the land as described in the Grant Deed recorded October 25, 2007 as Document No. 2007-0658579, Official Records of said County;

Thence North 83°51'58" West 243.94 feet along the southerly line of said land to the easterly line of Serfas Club Drive;

Thence North 08°58'08" East 0.21 feet along said easterly to the **True Point of Beginning**,

Thence continuing along said easterly line North 08°58'08" East 38.89 feet to an angle point therein;

Thence continuing along said easterly line North 09°26'47" East 37.34 feet to the general northerly line of the land described in said Document No. 64957 also being the southeasterly right of way line of State Highway 91 as described in the Grant Deed recorded July 21, 1966 as Document No. 74261, Official Records of said County;

Thence along said general northerly line and right of way line the following three (3) courses:

- 1) North $38^{\circ}16'06''$ East 97.97 feet (North $37^{\circ}27'54''$ East, per said Document No. 64957) to a tangent curve concave southeasterly having a radius of 230.00 feet;
- 2) Northeasterly 198.99 feet along said curve through a central angle of $49^{\circ}34'17''$ (199.02 feet, Delta $49^{\circ}34'37''$, per said Document No. 64957);
- 3) North $87^{\circ}50'23''$ East 155.97 feet (North $87^{\circ}02'31''$ East, 156.08 feet, per said Document No. 64957) to the northwest corner of said Parcel 1;

Thence along the northerly line of the land described as said Parcel 1 and the southerly right of way line of State Highway 91 described by deed recorded January 25, 1939 in Book 403, Page 471 of Official Records of said County, the following three (3) courses:

- 1) Continuing North $87^{\circ}50'23''$ East 190.49 feet (North $87^{\circ}02'31''$ East, 188.73 feet, per said Parcel 1) to a tangent curve concave southerly having a radius of 1394.00 feet;
- 2) Easterly 282.42 feet along said curve through a central angle of $11^{\circ}36'29''$;
- 3) South $80^{\circ}33'08''$ East 1430.67 feet (South $81^{\circ}21'00''$ East, per said Parcel 1) to a non-tangent curve concave southerly having a radius of 2664.50 feet, a radial line to said curve bears North $01^{\circ}45'27''$ East;

Course "A"

Thence leaving said northerly line and southerly right of way line and traveling westerly 30.60 feet along said curve through a central angle of $00^{\circ}39'29''$;

Course "B"

Thence non-tangent from said curve South $88^{\circ}53'50''$ East 283.32 feet to a non-tangent curve concave northerly having a radius of 4535.50 feet, a radial line to said curve bears South $01^{\circ}15'05''$ West;

Course "C"

Thence westerly 50.09 feet along said curve through a central angle of $00^{\circ}37'58''$ feet to the westerly line of said Parcel 2, being a non-tangent curve concave southwesterly having a radius of 13.00 feet, a radial line to said curve bears North $43^{\circ}42'04''$ East;

Thence northwesterly 7.77 feet along said curve through a central angle of $34^{\circ}15'12''$ to the southerly line of said Parcel 1;

Thence along said southerly line North $80^{\circ}33'08''$ West 119.18 feet to the west line of an existing Alley, 20 feet wide, as shown on the Parcel Map filed in Book 7, Page 77 of Parcel Maps, records of said County, and the easterly line of the land described in said Document No. 88654;

Thence along the easterly and southerly lines of the land described in said Document No. 88654 the following four (4) courses:

1. South $09^{\circ}26'52''$ West 2.00 feet;
2. North $80^{\circ}33'08''$ West (North $81^{\circ}21'00''$ West, per Document No. 88654) 943.94 feet to a tangent curve concave southerly having a radius of 1342.00 feet;
3. Westerly 271.89 feet along said curve through a central angle of $11^{\circ}36'29''$;
4. South $87^{\circ}50'23''$ West (South $87^{\circ}02'31''$ West, per Document No. 88654) 63.97 feet;

Thence leaving said southerly line North $80^{\circ}32'54''$ West 22.21 feet to a tangent curve concave southerly having a radius of 1173.50 feet;

Course "D"

Thence westerly 63.17 feet along said curve through a central angle of $03^{\circ}05'02''$ feet to a non-tangent curve concave southerly having a radius of 300.00 feet, a radial line to said curve bears North $02^{\circ}22'01''$ West;

Thence westerly 42.73 feet along said curve through a central angle of $08^{\circ}09'38''$ feet to the easterly line of the land described in said Document No. 64957;

Thence continuing along said curve southwesterly 53.10 feet through a central angle of $10^{\circ}08'28''$ to the southerly line of said land;

Thence along the southerly and southeasterly line of said land the following four (4) courses

1. South $87^{\circ}50'23''$ West (South $87^{\circ}02'31''$ West per Document No. 64957) 104.40 feet to a tangent curve concave southeasterly having a radius of 178.00 feet;
2. southwesterly 189.92 feet along said curve through a central angle of $61^{\circ}07'54''$;
3. South $26^{\circ}42'29''$ West (South $25^{\circ}54'37''$ West per Document No. 64957) 34.06 feet to a tangent curve concave northwesterly having a radius of 111.00 feet;

4. southwesterly 85.90 feet along said curve through a central angle of 44°20'19" (85.92 feet delta of 44°20'56" per Document No. 64957) to the easterly line of the land described in said Document No. 8344;

Thence continuing along said curve and the southerly line of said land, southwesterly 16.58 feet through a central angle of 08°33'32" feet to the **True Point of Beginning**.

Excepting and reserving to the State of California any and all rights of ingress to and egress from the highway hereby vacated in and to the adjacent and adjoining freeway, described as course "A", "B", "C", and "D", described above, except at such points as now are or may be established by resolution of this commission.

Containing 2.593 acres.

See Exhibit 'B' attached hereto and made a part hereof.

The distances described herein are grid distances and are based on California Coordinate System of 1983, Zone 6, 2007.00 epoch. Ground distances may be obtained by dividing grid distances by the mean combination factor of the courses being described. The mean combination factor for this conversion is 0.99997476.

Prepared under the direction of

Jeremy L Evans

Jeremy L. Evans, PLS 5282

8/17/2020

Date

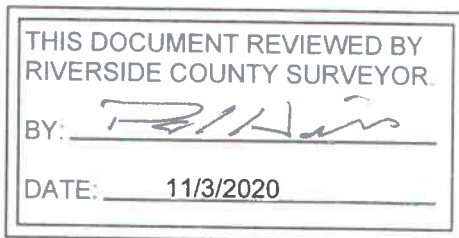
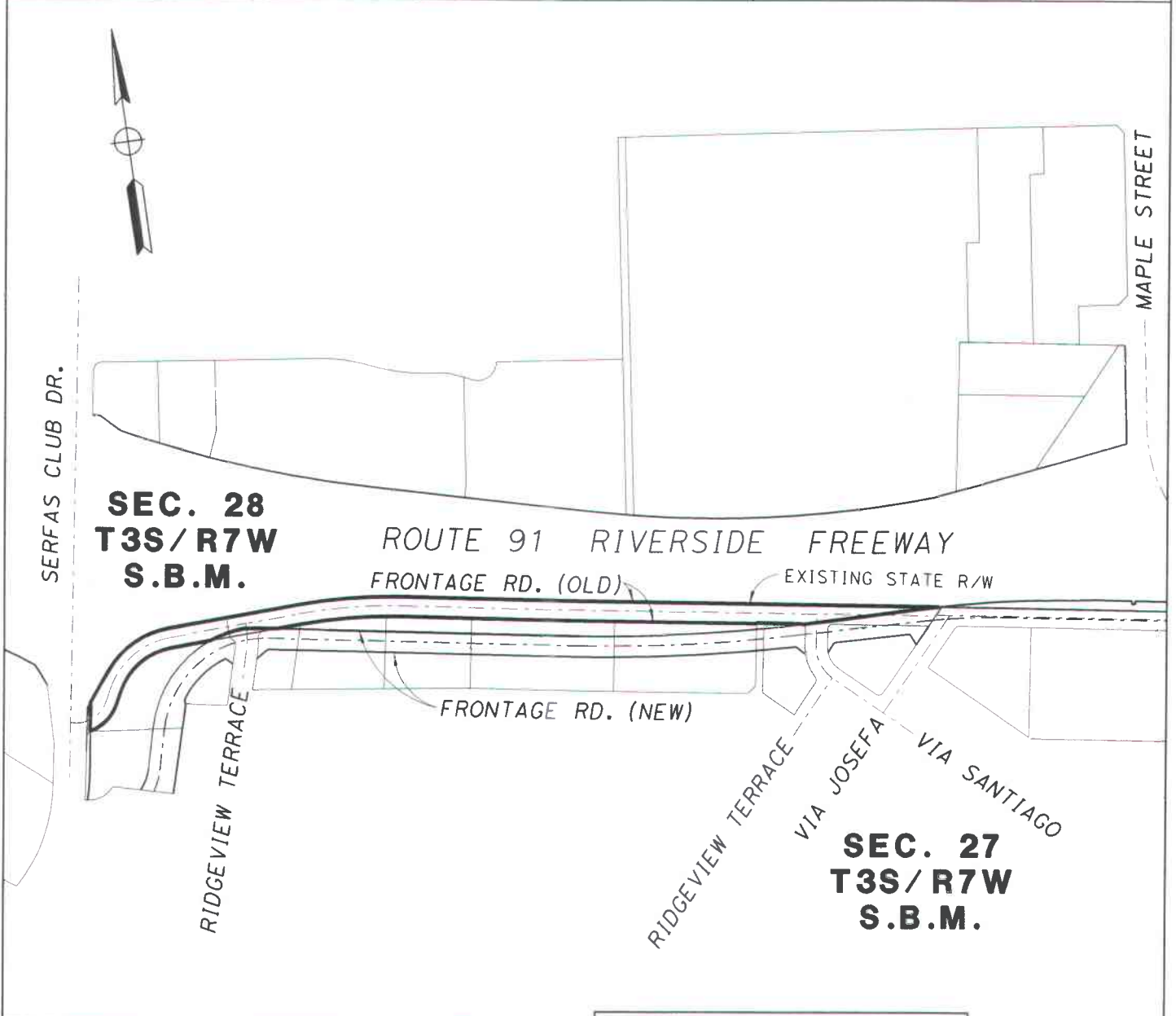


EXHIBIT "B"

PARCEL #	TITLE	AREA
OLD FRONTAGE RD.	VACATION	2.593 ACRES



LEGEND

- POC Indicates Point Of Commencing
- POB Indicates Point Of Beginning
- TPOB Indicates True Point Of Beginning
- (R) Indicates Radial Bearing
- Parcel Number
- |||| Access Prohibited

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.

BY: *[Signature]*

DATE: 11/3/2020

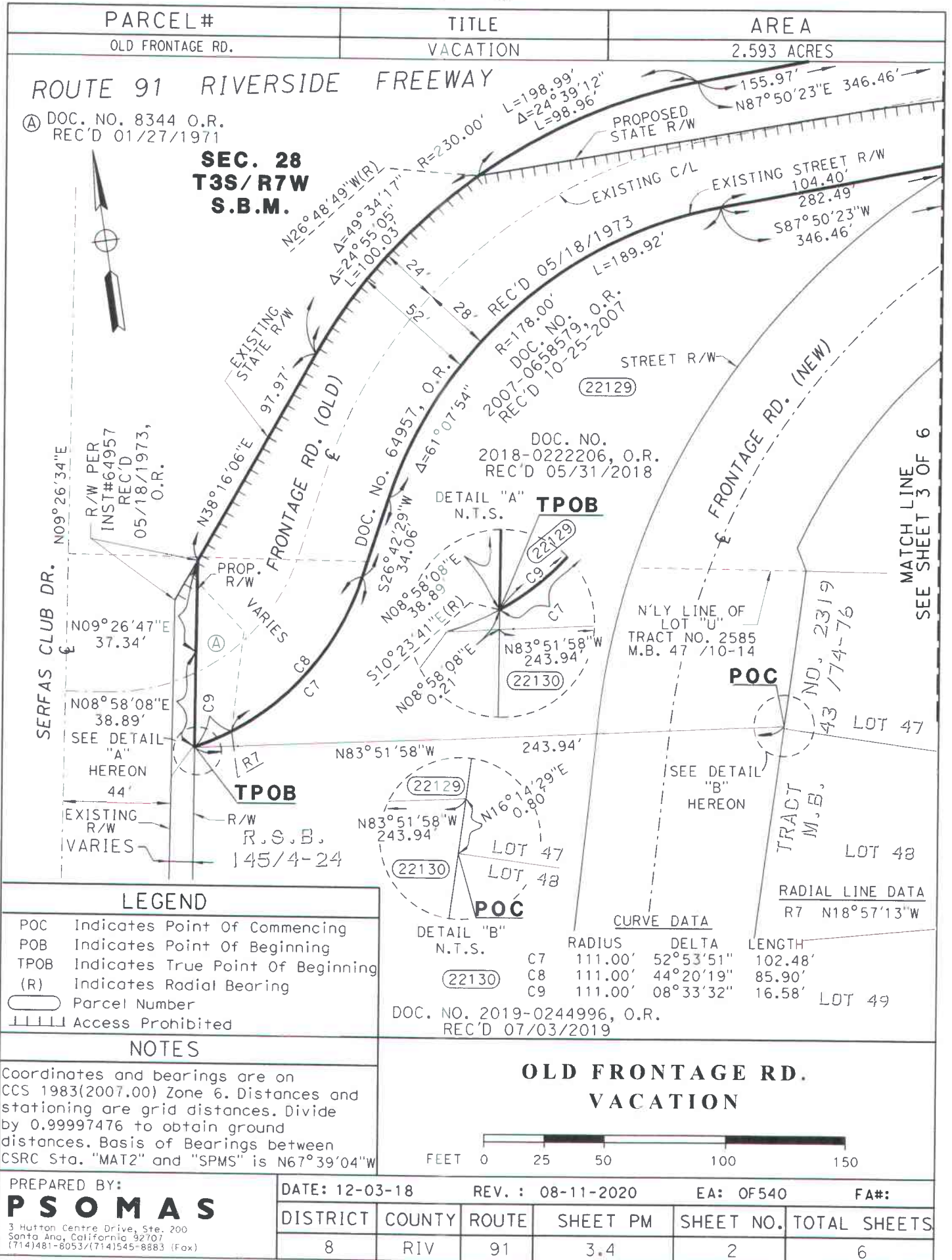
NOTES

Coordinates and bearings are on CCS 1983(2007.00) Zone 6. Distances and stationing are grid distances. Divide by 0.99997476 to obtain ground distances. Basis of Bearings between CSRC Sta. "MAT2" and "SPMS" is N67°39'04"W

OLD FRONTAGE RD. VICINITY MAP

PREPARED BY: <b style="font-size: 1.2em;">P S O M A S <small>3 Hutton Centre Drive, Ste. 200 Santa Ana, California 92707 (714)481-8053/(714)545-8883 (Fax)</small>	DATE: 12-03-18	REV. : 08-11-2020	EA: OF540	FA#:	
DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
8	RIV	91	3.4	1	6

EXHIBIT "B"

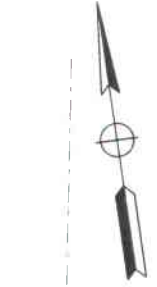


PARCEL#	TITLE	AREA
OLD FRONTAGE RD.	VACATION	2.593 ACRES

ROUTE 91 RIVERSIDE FREEWAY

Ⓐ DOC. NO. 8344 O.R.
REC'D 01/27/1971

**SEC. 28
T3S/R7W
S.B.M.**



R/W PER
INST#64957
REC'D
05/18/1973,
O.R.

N09°26'34"E
N09°26'47"E
37.34'

N08°58'08"E
38.89'
SEE DETAIL
"A"
HEREON

EXISTING
R/W
VARIES

LEGEND

- POC Indicates Point Of Commencing
- POB Indicates Point Of Beginning
- TPOB Indicates True Point Of Beginning
- (R) Indicates Radial Bearing
- Parcel Number
- ||||| Access Prohibited

NOTES

Coordinates and bearings are on CCS 1983(2007.00) Zone 6. Distances and stationing are grid distances. Divide by 0.99997476 to obtain ground distances. Basis of Bearings between CSRC Sta. "MAT2" and "SPMS" is N67°39'04"W

PREPARED BY:
PSOMAS
3 Hutton Centre Drive, Ste. 200
Santa Ana, California 92707
(714)481-8053/(714)545-8883 (Fax)

DATE: 12-03-18	REV. : 08-11-2020	EA: OF540	FA#:
DISTRICT	COUNTY	ROUTE	SHEET PM
8	RIV	91	3.4
SHEET NO.		TOTAL SHEETS	
2		6	

**OLD FRONTAGE RD.
VACATION**



CURVE DATA

	RADIUS	DELTA	LENGTH
C7	111.00'	52°53'51"	102.48'
C8	111.00'	44°20'19"	85.90'
C9	111.00'	08°33'32"	16.58'

DOC. NO. 2019-0244996, O.R.
REC'D 07/03/2019

MATCH LINE
SEE SHEET 3 OF 6

N'LY LINE OF
LOT "U"
TRACT NO. 2585
M.B. 47 /10-14

TRACT
M.B.
43 /74-76

RADIAL LINE DATA
R7 N18°57'13"W

DETAIL "B"
N.T.S.

22130

DETAIL "A"
N.T.S.

TPOB

22129

22130

22129

22130

POB

POC

TPOB

R/W
R.S.B.
145/4-24

DOC. NO.
2018-0222206, O.R.
REC'D 05/31/2018

DOC. NO.
2007-0658579, O.R.
REC'D 10-25-2007

DOC. NO. 64957, O.R.
REC'D 05/18/1973

DOC. NO. 8344, O.R.
REC'D 01/27/1971

PROPOSED
STATE R/W

EXISTING C/L

EXISTING STREET R/W
104.40'
282.49'
S87°50'23"W
346.46'

STREET R/W

FRONTAGE RD. (NEW)

EXISTING
STATE R/W

FRONTAGE RD. (OLD)

FRONTAGE RD. (NEW)

FRONTAGE RD. (NEW)

FRONTAGE RD. (NEW)

FRONTAGE RD. (NEW)

FRONTAGE RD. (NEW)

FRONTAGE RD. (NEW)

FRONTAGE RD. (NEW)

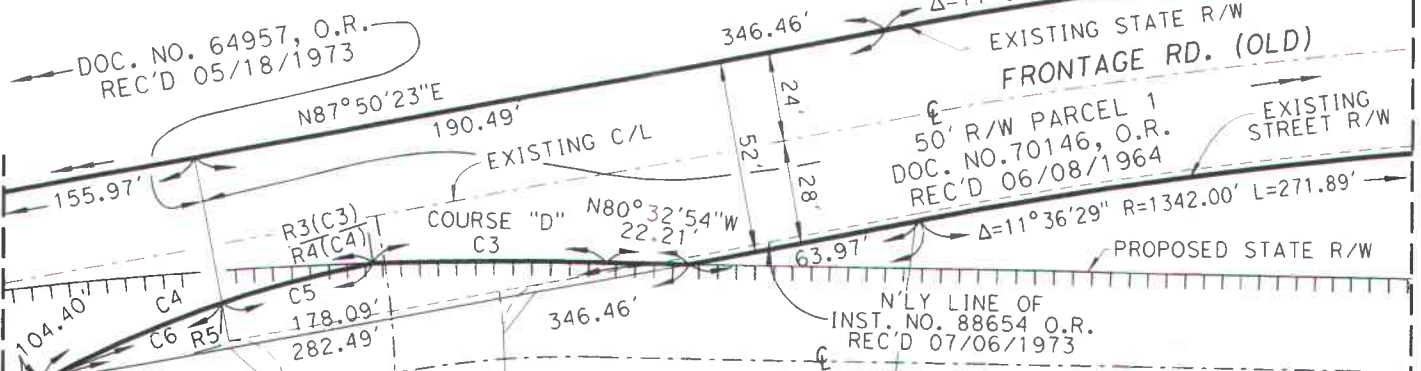
FRONTAGE RD. (NEW)

FRONTAGE RD. (NEW)

EXHIBIT "B"

PARCEL #	TITLE	AREA
OLD FRONTAGE RD.	VACATION	2.593 ACRES

ROUTE 91 RIVERSIDE FREEWAY



MATCH LINE 2 OF 6
SEE SHEET 2 OF 6

DOC. NO. 2018-0222206, O.R. REC'D 05/31/2018

RIDGEVIEW TERRACE

PARCEL 3
DOC. NO. 70146, O.R. REC'D 06/08/1964

SEC. 27
T3S/R7W
S.B.M.

DOC. NO. 2015-0244004
REC'D. 06/10/2015

(22132)

RADIAL LINE DATA	
R3	N06°22'03"E
R4	N02°22'01"W
R5	N10°31'39"W
R6	N20°40'06"W

PROPOSED STREET R/W
(22133)

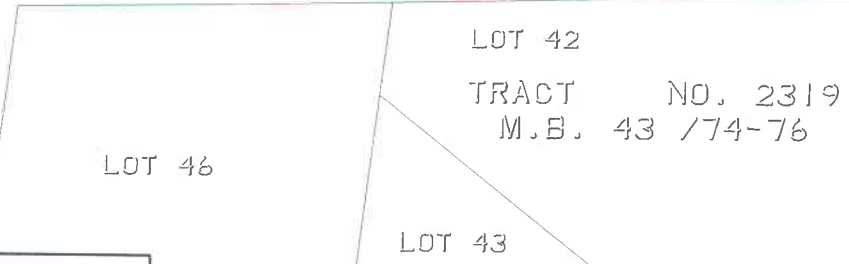
DOC. NO. 2012-0378925
REC'D. 08/09/2012

CURVE DATA

	RADIUS	DELTA	LENGTH
C3	1173.50'	03°05'02"	63.17'
C4	300.00'	18°18'05"	95.83'
C5	300.00'	08°09'38"	42.73'
C6	300.00'	10°08'28"	53.10'

SEE SHEET 4 OF 6
MATCH LINE

ALLEY (VACATED)



LEGEND

- POB Indicates Point Of Beginning
- TPOB Indicates True Point Of Beginning
- (R) Indicates Radial Bearing
- Parcel Number
- |||| Access Prohibited

NOTES

Coordinates and bearings are on CCS 1983(2007.00) Zone 6. Distances and stationing are grid distances. Divide by 0.99997476 to obtain ground distances. Basis of Bearings between CSRC Sta. "MAT2" and "SPMS" is N67°39'04"W

OLD FRONTAGE RD.
VACATION



PREPARED BY:

PSOMAS

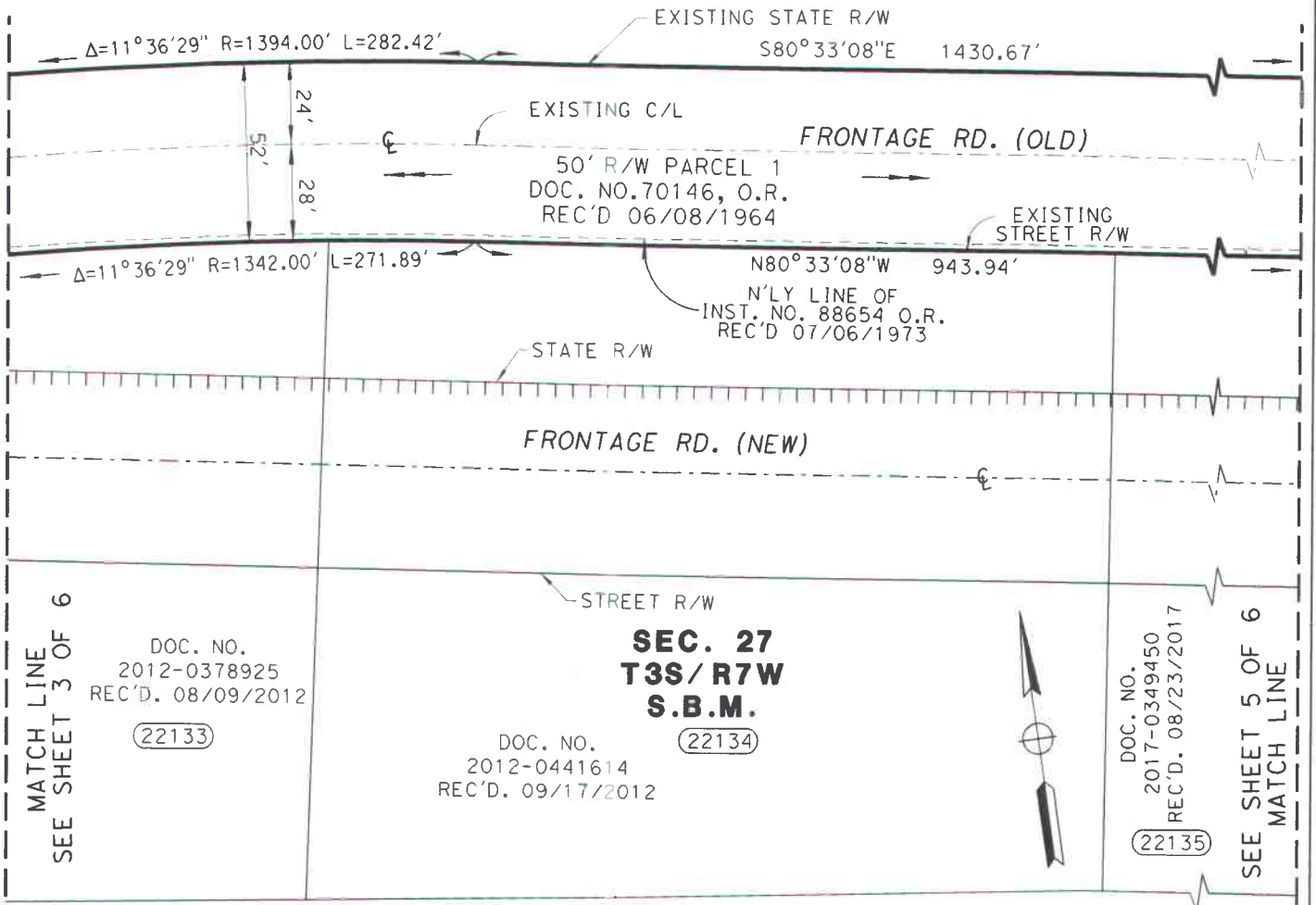
3 Hutton Centre Drive, Ste. 200
Santa Ana, California 92707
(714)481-8053 / (714)545-8883 (Fax)

DATE: 12-03-18		REV. : 08-11-2020		EA: OF540		FA#:	
DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS		
8	RIV	91	3.4	3	6		

EXHIBIT "B"

PARCEL #	TITLE	AREA
OLD FRONTAGE RD.	VACATION	2.593 ACRES

ROUTE 91 RIVERSIDE FREEWAY



ALLEY (VACATED)

LEGEND

- POB Indicates Point Of Beginning
- TPOB Indicates True Point Of Beginning
- (R) Indicates Radial Bearing
- Parcel Number
- ||||| Access Prohibited

NOTES

Coordinates and bearings are on CCS 1983(2007.00) Zone 6. Distances and stationing are grid distances. Divide by 0.99997476 to obtain ground distances. Basis of Bearings between CSRC Sta. "MAT2" and "SPMS" is $N67^{\circ}39'04"W$

OLD FRONTAGE RD. VACATION

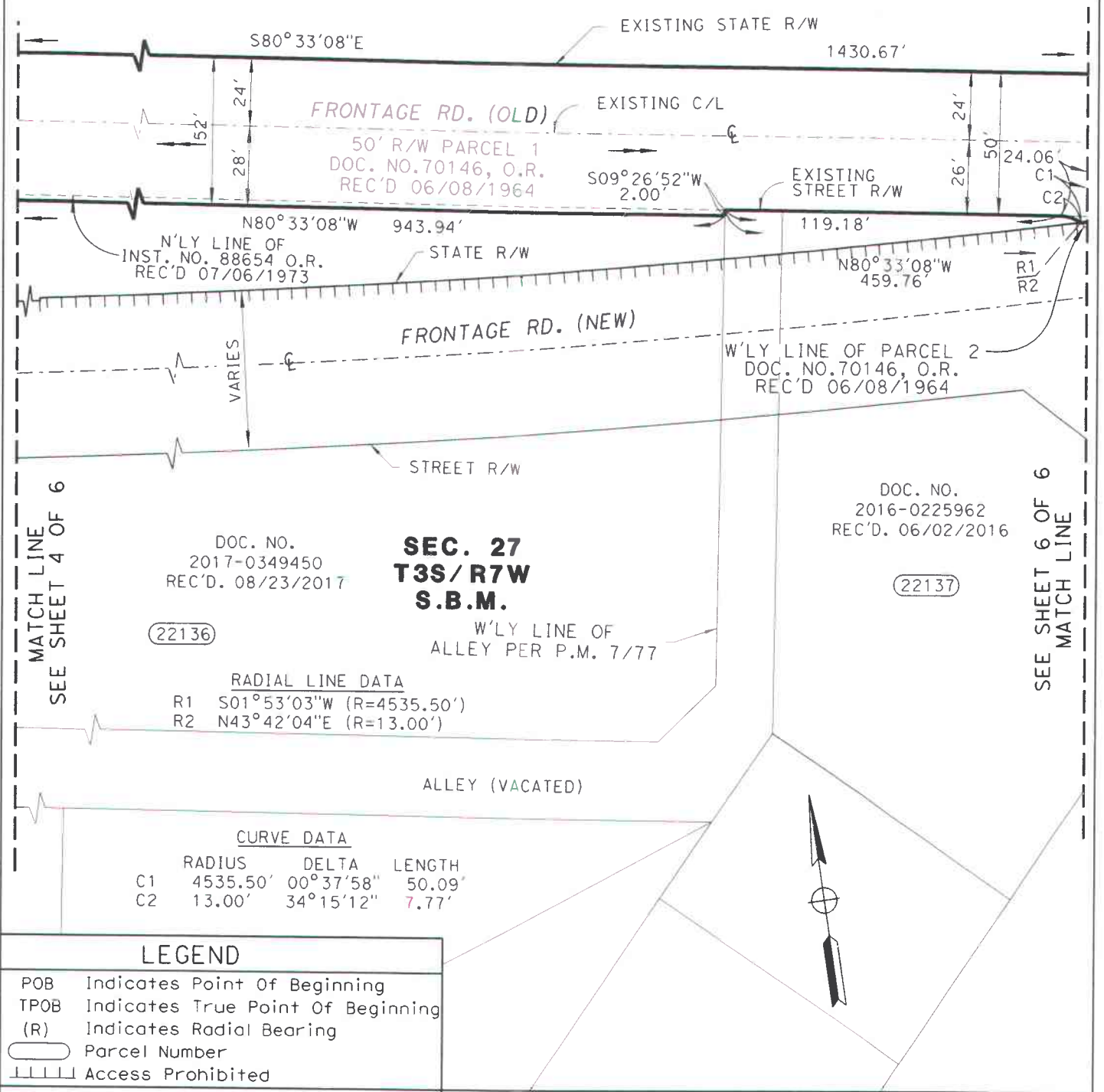


PREPARED BY: PSOMAS <small>3 Hutton Centre Drive, Ste. 200 Santa Ana, California 92707 (714)481-8053/(714)545-8883 (Fax)</small>	DATE: 12-03-18	REV. : 08-11-2020	EA: OF540	FA#:		
	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
	8	RIV	91	3.4	4	6

EXHIBIT "B"

PARCEL #	TITLE	AREA
OLD FRONTAGE RD.	VACATION	2.593 ACRES

ROUTE 91 RIVERSIDE FREEWAY



DOC. NO.
2017-0349450
REC'D. 08/23/2017

**SEC. 27
T3S/R7W
S.B.M.**

DOC. NO.
2016-0225962
REC'D. 06/02/2016

22137

22136

RADIAL LINE DATA
R1 S01°53'03"W (R=4535.50')
R2 N43°42'04"E (R=13.00')

CURVE DATA

	RADIUS	DELTA	LENGTH
C1	4535.50'	00°37'58"	50.09'
C2	13.00'	34°15'12"	7.77'

LEGEND

- POB Indicates Point Of Beginning
- TPOB Indicates True Point Of Beginning
- (R) Indicates Radial Bearing
- Parcel Number
- ||||| Access Prohibited

NOTES

Coordinates and bearings are on CCS 1983(2007.00) Zone 6. Distances and stationing are grid distances. Divide by 0.99997476 to obtain ground distances. Basis of Bearings between CSRC Sta. "MAT2" and "SPMS" is N67°39'04"W

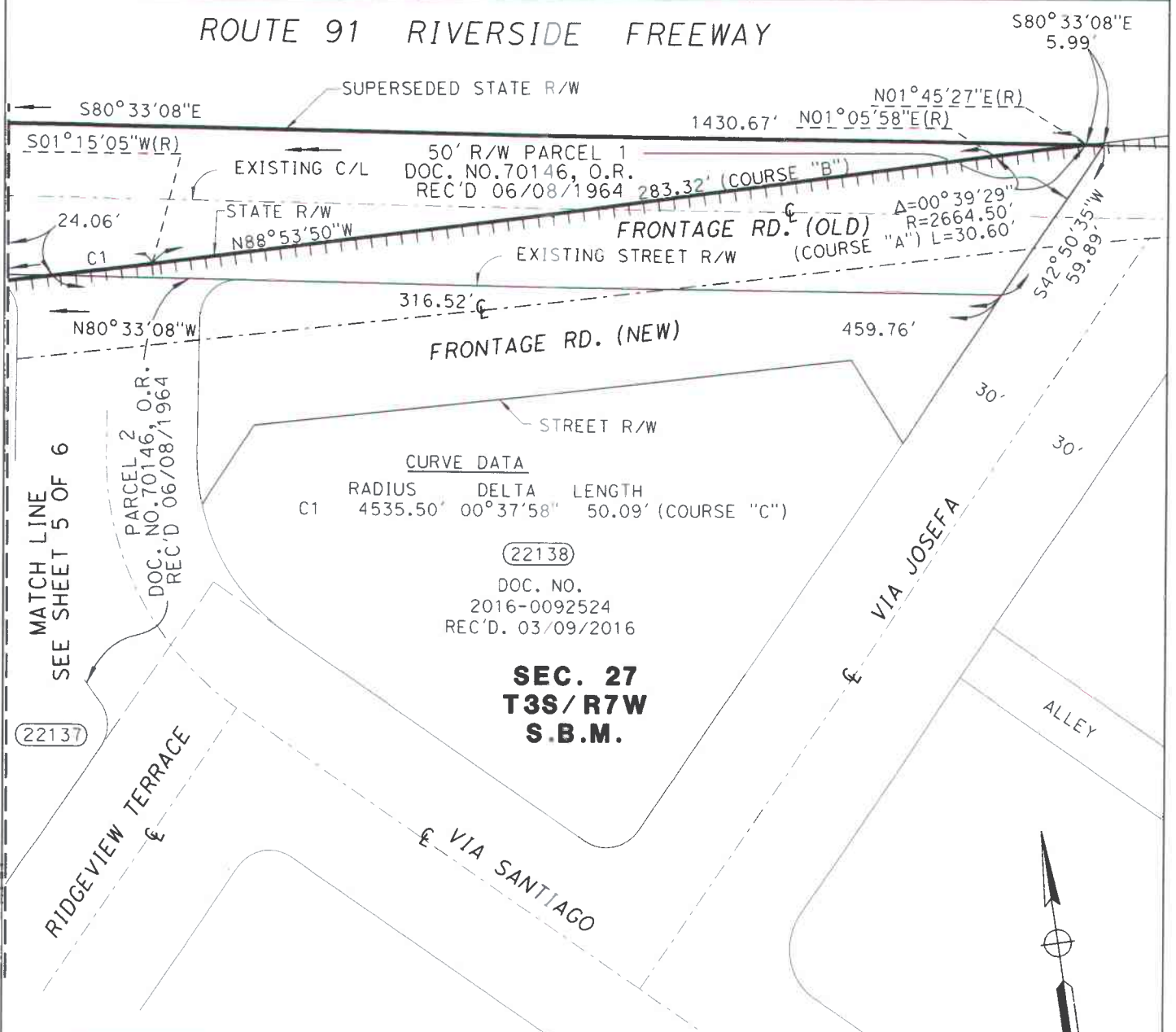
OLD FRONTAGE RD. VACATION



PREPARED BY: PSOMAS <small>3 Hutton Centre Drive, Ste. 200 Santa Ana, California 92707 (714)481-8053/(714)545-8883 (Fax)</small>		DATE: 12-03-18	REV. : 08-11-2020	EA: OF540	FA#:		
		DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
		8	RIV	91	3.4	5	6

EXHIBIT "B"

PARCEL #	TITLE	AREA
OLD FRONTAGE RD.	VACATION	2.593 ACRES



<p>PREPARED BY:</p> <h2 style="text-align: center;">PSOMAS</h2> <p style="font-size: small;">3 Hutton Centre Drive, Ste. 200 Santa Ana, California 92707 (714)461-8053 / (714)545-8883 (Fax)</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>DATE: 12-03-18</td> <td>REV. : 08-11-2020</td> <td>EA: OF540</td> <td>FA#:</td> </tr> <tr> <td>DISTRICT</td> <td>COUNTY</td> <td>ROUTE</td> <td>SHEET PM</td> </tr> <tr> <td style="text-align: center;">8</td> <td style="text-align: center;">RIV</td> <td style="text-align: center;">91</td> <td style="text-align: center;">3.4</td> </tr> <tr> <td>SHEET NO.</td> <td colspan="3">TOTAL SHEETS</td> </tr> <tr> <td style="text-align: center;">6</td> <td colspan="3" style="text-align: center;">6</td> </tr> </table>	DATE: 12-03-18	REV. : 08-11-2020	EA: OF540	FA#:	DISTRICT	COUNTY	ROUTE	SHEET PM	8	RIV	91	3.4	SHEET NO.	TOTAL SHEETS			6	6		
DATE: 12-03-18	REV. : 08-11-2020	EA: OF540	FA#:																		
DISTRICT	COUNTY	ROUTE	SHEET PM																		
8	RIV	91	3.4																		
SHEET NO.	TOTAL SHEETS																				
6	6																				

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

-TO BE FILLED IN BY SUBMITTING AGENCY-

AUTHORIZATION: W.O. C20141D 2055
Accounting String 537280-20260-3130200000 ZC20141D Z2055

AMOUNT: \$50.00

DATE: 10/26/2020

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: Paul Hillmer

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

MAIL STOP # 1010

AND WHEN RECORDED MAIL TO:

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

2020-0631224

12/11/2020 03:09 PM Fee: \$ 0.00

Page 1 of 5

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



6080

THIS SPACE FOR RECORDERS USE ONLY

RESOLUTION NO. 2020-236

Title of Document

**SUMMARILY VACATING PORTIONS FRONTAGE ROAD AND EXECUTION OF A GRANT DEED
IN THE CORONITA AREA**

(C20141)

(SECOND SUPERVISORIAL DISTRICT)

(Transportation Department ~ Item 3.28 of 12/08/2020)

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

RESOLUTION NO. 2020-236
SUMMARILY VACATING PORTIONS OF
FRONTAGE ROAD AND EXECUTION OF A GRANT DEED
IN THE CORONITA AREA.
(C20141)
(Second Supervisorial District)

WHEREAS, the hereinafter-described portions of Frontage Road were acquired by the County of Riverside by Grant Deed recorded June 8, 1964, as Instrument Number 70146 in Book 3714 of Official Records, Page 504, et seq., Grant Deed recorded January 27, 1971, as Instrument Number 8344, Grant Deed recorded May 18, 1973, as Instrument Number 64957, and Grant Deed recorded July 6, 1973, as Instrument Number 88654, all records of the Recorder of Riverside County, California; and,

WHEREAS, the hereinafter-described portions of Frontage Road have been superseded by relocation; and,

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

BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside, State of California, in regular session assembled on December 8, 2020, as follows:

FORM APPROVED COUNTY COUNSEL
BY: WESLEY W. STANFIELD DATE 11/21/2020

1 **RESOLUTION NO. 2020-236**

2

3 1. The vacation of portions of Frontage Road is categorically exempt from
4 CEQA pursuant to Section 15060(c)(2), and Section 15061(b)(3) of the
5 State CEQA Guidelines.

6

7 2. The hereinafter-described portions of Frontage Road are exempt surplus
8 land pursuant to California Government Code Section 54221(f)(1)(D)
9 because the County is transferring the property to another local agency for
10 that agency's use.

11

12 3. Pursuant to Division 9, Part 3, Chapter 4, Section 8330(a) of the Streets
13 and Highways Code, the hereinafter-described portions of Frontage Road
14 have been superseded by relocation, and are hereby summarily vacated.

15

16 SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO
17 AS EXHIBITS "A" AND "B" AND MADE A PART HEREOF;

18

19 4. That the hereinafter-described portions of Frontage Road are unnecessary
20 for present or prospective public use, including use as a non-motorized
21 transportation facility.

22

23 5. From and after the date this resolution is recorded the hereinafter-described
24 portions of Frontage Road no longer constitutes public streets or County
25 highways.

1 **RESOLUTION NO. 2020-236**

2
3 **EXCEPTING AND RESERVING** from the vacation an easement for any existing
4 public utilities and public service facilities, together with the right to maintain, operate,
5 replace, remove, or renew such facilities, pursuant to Division 9, Part 3, Chapter 5,
6 Section 8340 of the Streets and Highways Code.

7
8 **BE IT RESOLVED, DETERMINED AND ORDERED** that the Clerk of the Board is
9 directed to file with the Office of the County Clerk the Notice of Exemption within five (5)
10 working days of the Board hearing date.

11
12 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the
13 Chairman of the Board is authorized to execute one (1) Grant Deed to Riverside
14 County Transportation Commission, and that the Clerk of the Board is directed to
15 cause a certified copy of this resolution and one (1) grant deed to be recorded in the
16 office of the Recorder of the County of Riverside, California.

17 ROLL CALL:

18
19 Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
20 Nays: None
21 Absent: None

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

24 Kecia R. Harper, Clerk of said Board

25
26 By 
Deputy

27 PH W.O. # C20141

**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:

December 8, 2020

Signature:

Priscilla Rasso

Print Name: Priscilla Rasso, Board Assistant

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:

NAME RIVERSIDE COUNTY TRANSPORTATION COMMISSION

STREET ADDRESS P.O. BOX 12008 CITY, STATE & ZIP CODE Riverside, CA 92502

TITLE ORDER NO. ESCROW NO.

2020-0631223

12/11/2020 03:09 PM Fee: \$ 0.00

Page 1 of 12

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



6080

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED

TRA: APN:

The undersigned grantor(s) declare(s)

DOCUMENTARY TRANSFER TAX \$ 0

- computed on full value of property conveyed, or computed on full value less liens and encumbrances remaining at time of sale. Unincorporated Area City of

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, I (We) The COUNTY OF RIVERSIDE, a political subdivision of the State of California,

(NAME OF GRANTOR(S))

hereby remise, release and grant to RIVERSIDE COUNTY TRANSPORTATION COMMISSION

(NAME OF GRANTEE(S))

the following described real property in the City of County of RIVERSIDE State of CALIFORNIA

(Insert Legal Description)

SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO AS EXHIBITS "A" AND "B" AND MADE A PART HEREOF.

County of Riverside

DATED: December 8, 2020

Name V. Manuel Perez

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Name

STATE OF CALIFORNIA COUNTY OF

On before me, personally appeared (here insert name and title of the officer)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature (SEAL)

MAIL TAX STATEMENT AS DIRECTED ABOVE

DEC 08 2020 3.28

EXHIBIT "A"
LEGAL DESCRIPTION

Old Frontage Road

In the Unincorporated Territory of the County of Riverside, State of California, being portions of Sections 27 and 28, Township 3 South, Range 7 West, San Bernardino Meridian, more particularly described as a portion of Lot U of Tract 2585, as shown on the map filed in Book 47, Pages 10 to 14, inclusive, of Maps records of said County, together with a portion of the land described as Parcels 1 and 2 in the Grant Deed recorded June 08, 1964 as Document No. 70146, also together with a portion the land described in the Grant Deed recorded July 6, 1973 as Document No. 88654, also together with a portion of the land described in the Grant Deed recorded May 18, 1973 as Document No. 64957, also together with a portion of the land described in the Grant Deed recorded January 27, 1971 as Document No. 8344, all of Official Records of said County described as whole as follows:

Commencing at the northwesterly corner of Lot 48 of Tract No. 2319, filed in Book 43, Pages 74 through 76, inclusive, of Maps, Records of said County;

Thence North 16°14'29" East 0.80 feet along the westerly line of Lot 47 of said Tract No. 2319 to the most southerly corner of the land as described in the Grant Deed recorded October 25, 2007 as Document No. 2007-0658579, Official Records of said County;

Thence North 83°51'58" West 243.94 feet along the southerly line of said land to the easterly line of Serfas Club Drive;

Thence North 08°58'08" East 0.21 feet along said easterly to the **True Point of Beginning**,

Thence continuing along said easterly line North 08°58'08" East 38.89 feet to an angle point therein;

Thence continuing along said easterly line North 09°26'47" East 37.34 feet to the general northerly line of the land described in said Document No. 64957 also being the southeasterly right of way line of State Highway 91 as described in the Grant Deed recorded July 21, 1966 as Document No. 74261, Official Records of said County;

Thence along said general northerly line and right of way line the following three (3) courses:

- 1) North $38^{\circ}16'06''$ East 97.97 feet (North $37^{\circ}27'54''$ East, per said Document No. 64957) to a tangent curve concave southeasterly having a radius of 230.00 feet;
- 2) Northeasterly 198.99 feet along said curve through a central angle of $49^{\circ}34'17''$ (199.02 feet, Delta $49^{\circ}34'37''$, per said Document No. 64957);
- 3) North $87^{\circ}50'23''$ East 155.97 feet (North $87^{\circ}02'31''$ East, 156.08 feet, per said Document No. 64957) to the northwest corner of said Parcel 1;

Thence along the northerly line of the land described as said Parcel 1 and the southerly right of way line of State Highway 91 described by deed recorded January 25, 1939 in Book 403, Page 471 of Official Records of said County, the following three (3) courses:

- 1) Continuing North $87^{\circ}50'23''$ East 190.49 feet (North $87^{\circ}02'31''$ East, 188.73 feet, per said Parcel 1) to a tangent curve concave southerly having a radius of 1394.00 feet;
- 2) Easterly 282.42 feet along said curve through a central angle of $11^{\circ}36'29''$;
- 3) South $80^{\circ}33'08''$ East 1430.67 feet (South $81^{\circ}21'00''$ East, per said Parcel 1) to a non-tangent curve concave southerly having a radius of 2664.50 feet, a radial line to said curve bears North $01^{\circ}45'27''$ East;

Course "A"

Thence leaving said northerly line and southerly right of way line and traveling westerly 30.60 feet along said curve through a central angle of $00^{\circ}39'29''$;

Course "B"

Thence non-tangent from said curve South $88^{\circ}53'50''$ East 283.32 feet to a non-tangent curve concave northerly having a radius of 4535.50 feet, a radial line to said curve bears South $01^{\circ}15'05''$ West;

Course "C"

Thence westerly 50.09 feet along said curve through a central angle of $00^{\circ}37'58''$ feet to the westerly line of said Parcel 2, being a non-tangent curve concave southwesterly having a radius of 13.00 feet, a radial line to said curve bears North $43^{\circ}42'04''$ East;

Thence northwesterly 7.77 feet along said curve through a central angle of $34^{\circ}15'12''$ to the southerly line of said Parcel 1;

Thence along said southerly line North $80^{\circ}33'08''$ West 119.18 feet to the west line of an existing Alley, 20 feet wide, as shown on the Parcel Map filed in Book 7, Page 77 of Parcel Maps, records of said County, and the easterly line of the land described in said Document No. 88654;

Thence along the easterly and southerly lines of the land described in said Document No. 88654 the following four (4) courses:

1. South $09^{\circ}26'52''$ West 2.00 feet;
2. North $80^{\circ}33'08''$ West (North $81^{\circ}21'00''$ West, per Document No. 88654) 943.94 feet to a tangent curve concave southerly having a radius of 1342.00 feet;
3. Westerly 271.89 feet along said curve through a central angle of $11^{\circ}36'29''$;
4. South $87^{\circ}50'23''$ West (South $87^{\circ}02'31''$ West, per Document No. 88654) 63.97 feet;

Thence leaving said southerly line North $80^{\circ}32'54''$ West 22.21 feet to a tangent curve concave southerly having a radius of 1173.50 feet;

Course "D"

Thence westerly 63.17 feet along said curve through a central angle of $03^{\circ}05'02''$ feet to a non-tangent curve concave southerly having a radius of 300.00 feet, a radial line to said curve bears North $02^{\circ}22'01''$ West;

Thence westerly 42.73 feet along said curve through a central angle of $08^{\circ}09'38''$ feet to the easterly line of the land described in said Document No. 64957;

Thence continuing along said curve southwesterly 53.10 feet through a central angle of $10^{\circ}08'28''$ to the southerly line of said land;

Thence along the southerly and southeasterly line of said land the following four (4) courses

1. South $87^{\circ}50'23''$ West (South $87^{\circ}02'31''$ West per Document No. 64957) 104.40 feet to a tangent curve concave southeasterly having a radius of 178.00 feet;
2. southwesterly 189.92 feet along said curve through a central angle of $61^{\circ}07'54''$;
3. South $26^{\circ}42'29''$ West (South $25^{\circ}54'37''$ West per Document No. 64957) 34.06 feet to a tangent curve concave northwesterly having a radius of 111.00 feet;

4. southwesterly 85.90 feet along said curve through a central angle of 44°20'19" (85.92 feet delta of 44°20'56" per Document No. 64957) to the easterly line of the land described in said Document No. 8344;

Thence continuing along said curve and the southerly line of said land, southwesterly 16.58 feet through a central angle of 08°33'32" feet to the **True Point of Beginning**.

Excepting and reserving to the State of California any and all rights of ingress to and egress from the highway hereby vacated in and to the adjacent and adjoining freeway, described as course "A", "B", "C", and "D", described above, except at such points as now are or may be established by resolution of this commission.

Containing 2.593 acres.

See Exhibit 'B' attached hereto and made a part hereof.

The distances described herein are grid distances and are based on California Coordinate System of 1983, Zone 6, 2007.00 epoch. Ground distances may be obtained by dividing grid distances by the mean combination factor of the courses being described. The mean combination factor for this conversion is 0.99997476.

Prepared under the direction of

Jeremy L. Evans

Jeremy L. Evans, PLS 5282

8/17/2020

Date

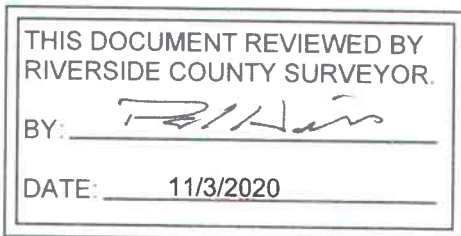
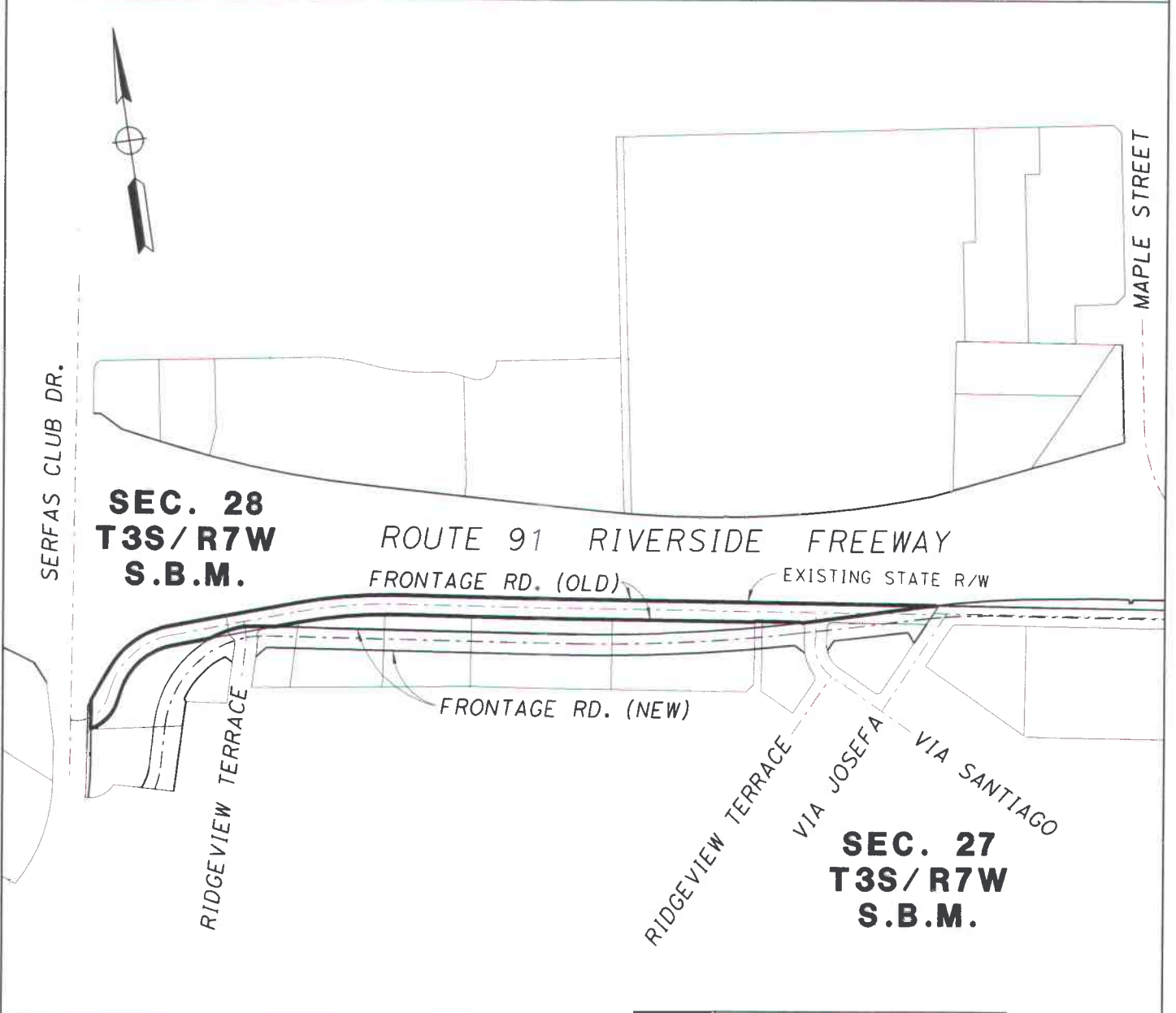


EXHIBIT "B"

PARCEL#	TITLE	AREA
OLD FRONTAGE RD.		2.593 ACRES



LEGEND	
POC	Indicates Point Of Commencing
POB	Indicates Point Of Beginning
TPOB	Indicates True Point Of Beginning
(R)	Indicates Radial Bearing
 	Parcel Number
	Access Prohibited

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.

BY: *[Signature]*

DATE: 11/3/2020

NOTES

Coordinates and bearings are on CCS 1983(2007.00) Zone 6. Distances and stationing are grid distances. Divide by 0.99997476 to obtain ground distances. Basis of Bearings between CSRC Sta. "MAT2" and "SPMS" is N67°39'04"W

OLD FRONTAGE RD. VICINITY MAP

PREPARED BY: PSOMAS <small>3 Hutton Centre Drive, Ste. 200 Santa Ana, California 92707 (714)481-8053/(714)545-8883 (Fax)</small>	DATE: 12-03-18	REV. : 08-11-2020	EA: OF540	FA#:	
DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
8	RIV	91	3.4	1	6

EXHIBIT "B"

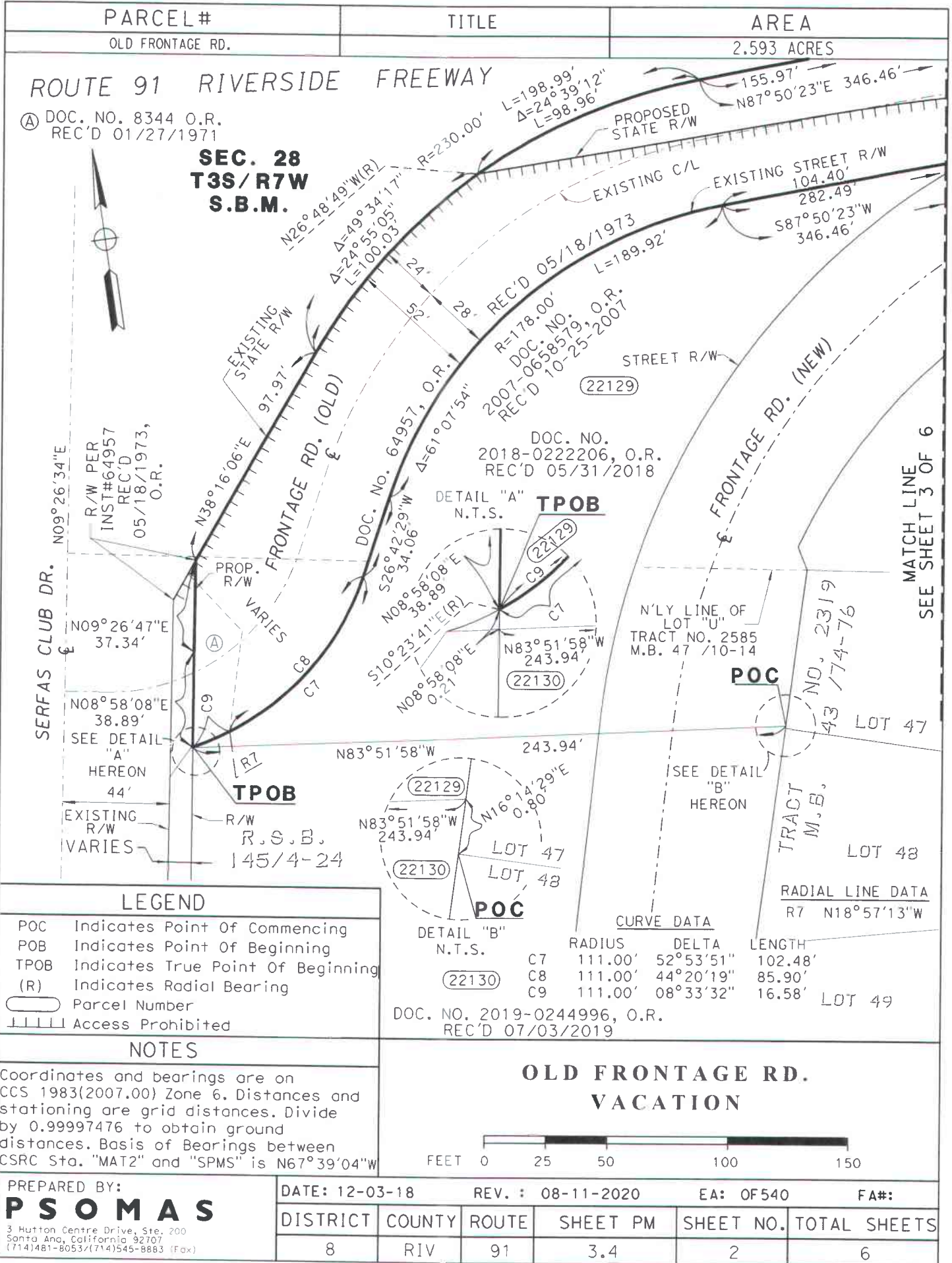
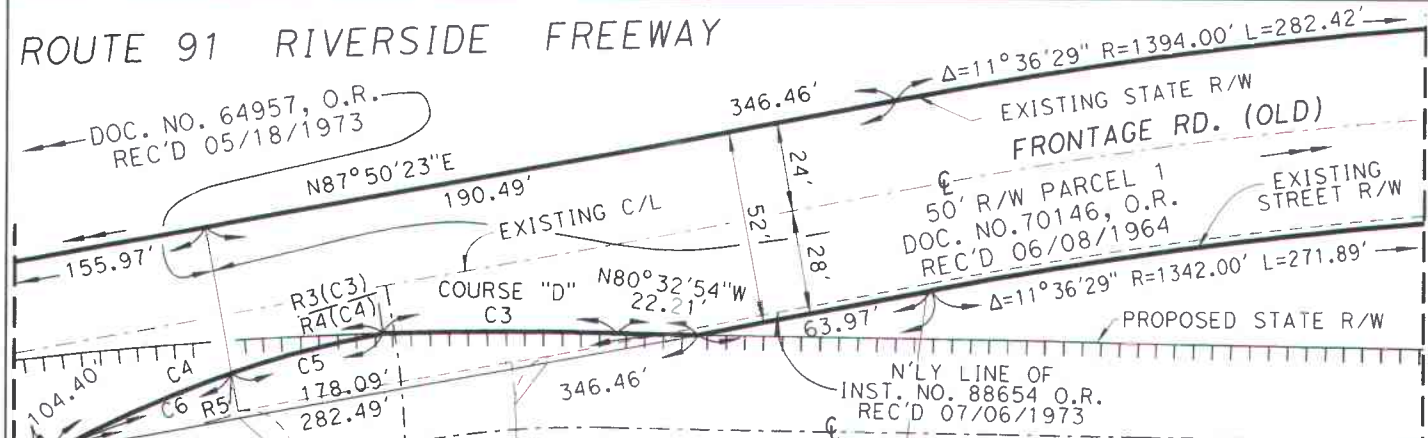


EXHIBIT "B"

PARCEL #	TITLE	AREA
OLD FRONTAGE RD.		2.593 ACRES

ROUTE 91 RIVERSIDE FREEWAY



PARCEL 3
DOC. NO. 70146, O.R. REC'D 06/08/1964

**SEC. 27
T3S/R7W
S.B.M.**

DOC. NO. 2015-0244004
REC'D. 06/10/2015

RADIAL LINE DATA

R3	N06°22'03"E
R4	N02°22'01"W
R5	N10°31'39"W
R6	N20°40'06"W

PROPOSED STREET R/W
(22133)
DOC. NO. 2012-0378925
REC'D. 08/09/2012

CURVE DATA

	RADIUS	DELTA	LENGTH
C3	1173.50'	03°05'02"	63.17'
C4	300.00'	18°18'05"	95.83'
C5	300.00'	08°09'38"	42.73'
C6	300.00'	10°08'28"	53.10'

**SEC. 28
T3S/R7W
S.B.M.**

(22129)

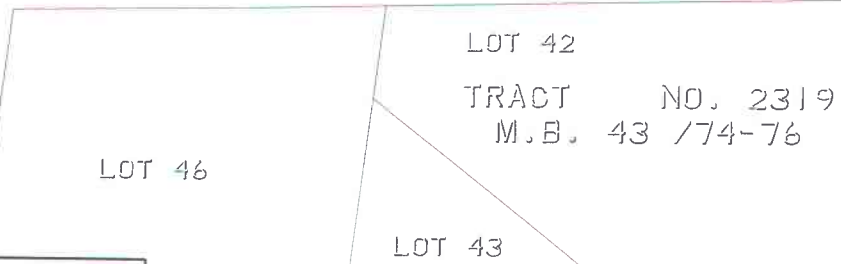
DOC. NO. 2018-0222206, O.R. REC'D 05/31/2018

MATCH LINE SEE SHEET 2 OF 6

RIDGEVIEW TERRACE

SEE SHEET 4 OF 6
MATCH LINE

ALLEY (VACATED)



LEGEND

- POB Indicates Point Of Beginning
- TPOB Indicates True Point Of Beginning
- (R) Indicates Radial Bearing
- () Parcel Number
- ||||| Access Prohibited

NOTES

Coordinates and bearings are on CCS 1983(2007.00) Zone 6. Distances and stationing are grid distances. Divide by 0.99997476 to obtain ground distances. Basis of Bearings between CSRC Sta. "MAT2" and "SPMS" is N67°39'04"W

**OLD FRONTAGE RD.
VACATION**

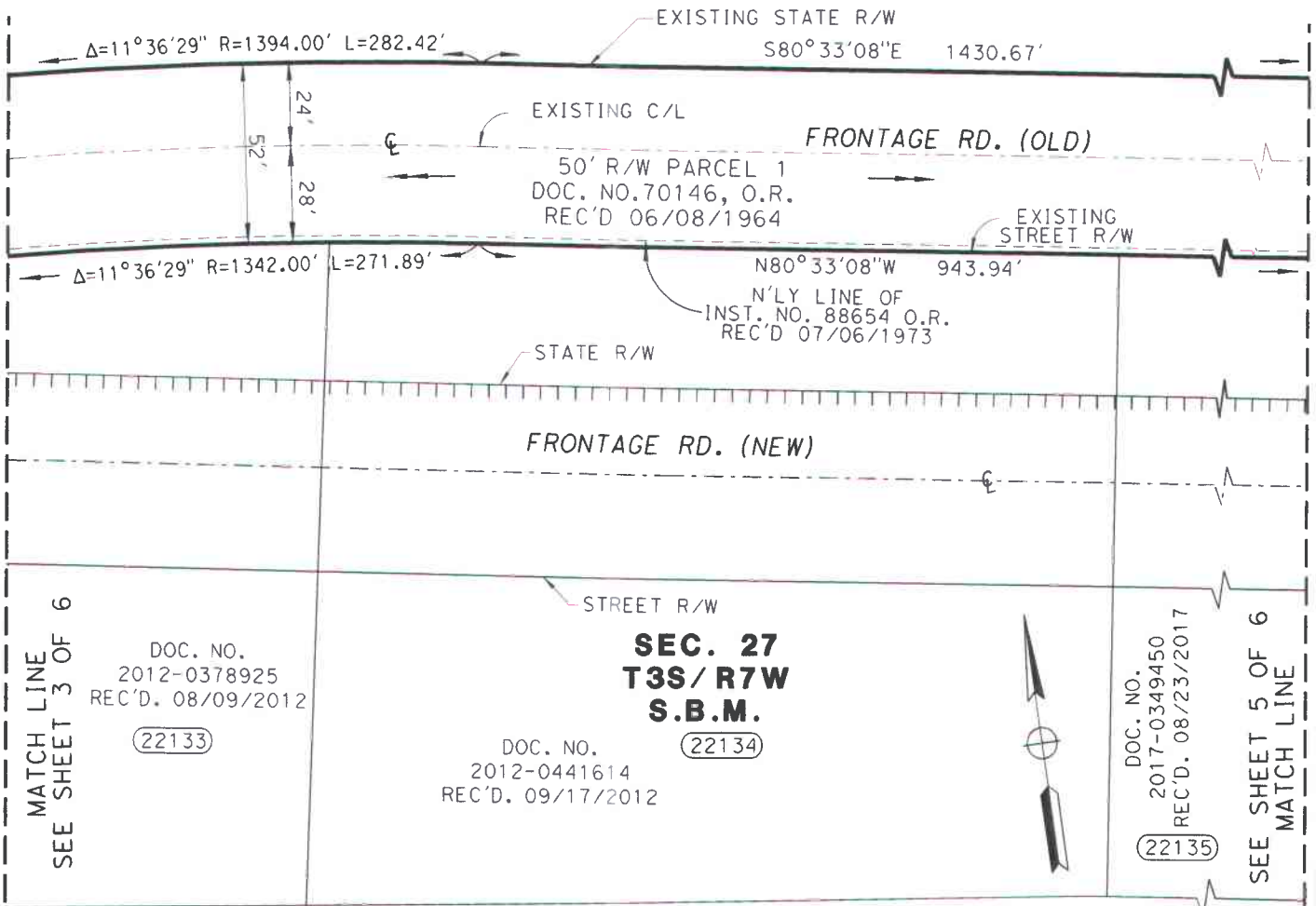


PREPARED BY: PSOMAS <small>3 Hutton Centre Drive, Ste. 200 Santa Ana, California 92707 (714)481-8053/(714)545-8883 (Fax)</small>	DATE: 12-03-18		REV. : 08-11-2020		EA: OF540		FA#:	
	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS		
	8	RIV	91	3.4	3	6		

EXHIBIT "B"

PARCEL #	TITLE	AREA
OLD FRONTAGE RD.		2.593 ACRES

ROUTE 91 RIVERSIDE FREEWAY



MATCH LINE
SEE SHEET 3 OF 6

SEE SHEET 5 OF 6
MATCH LINE



ALLEY (VACATED)

LEGEND	
POB	Indicates Point Of Beginning
TPOB	Indicates True Point Of Beginning
(R)	Indicates Radial Bearing
 	Parcel Number
	Access Prohibited

NOTES

Coordinates and bearings are on CCS 1983(2007.00) Zone 6. Distances and stationing are grid distances. Divide by 0.99997476 to obtain ground distances. Basis of Bearings between CSRC Sta. "MAT2" and "SPMS" is N67°39'04"W

OLD FRONTAGE RD. VACATION

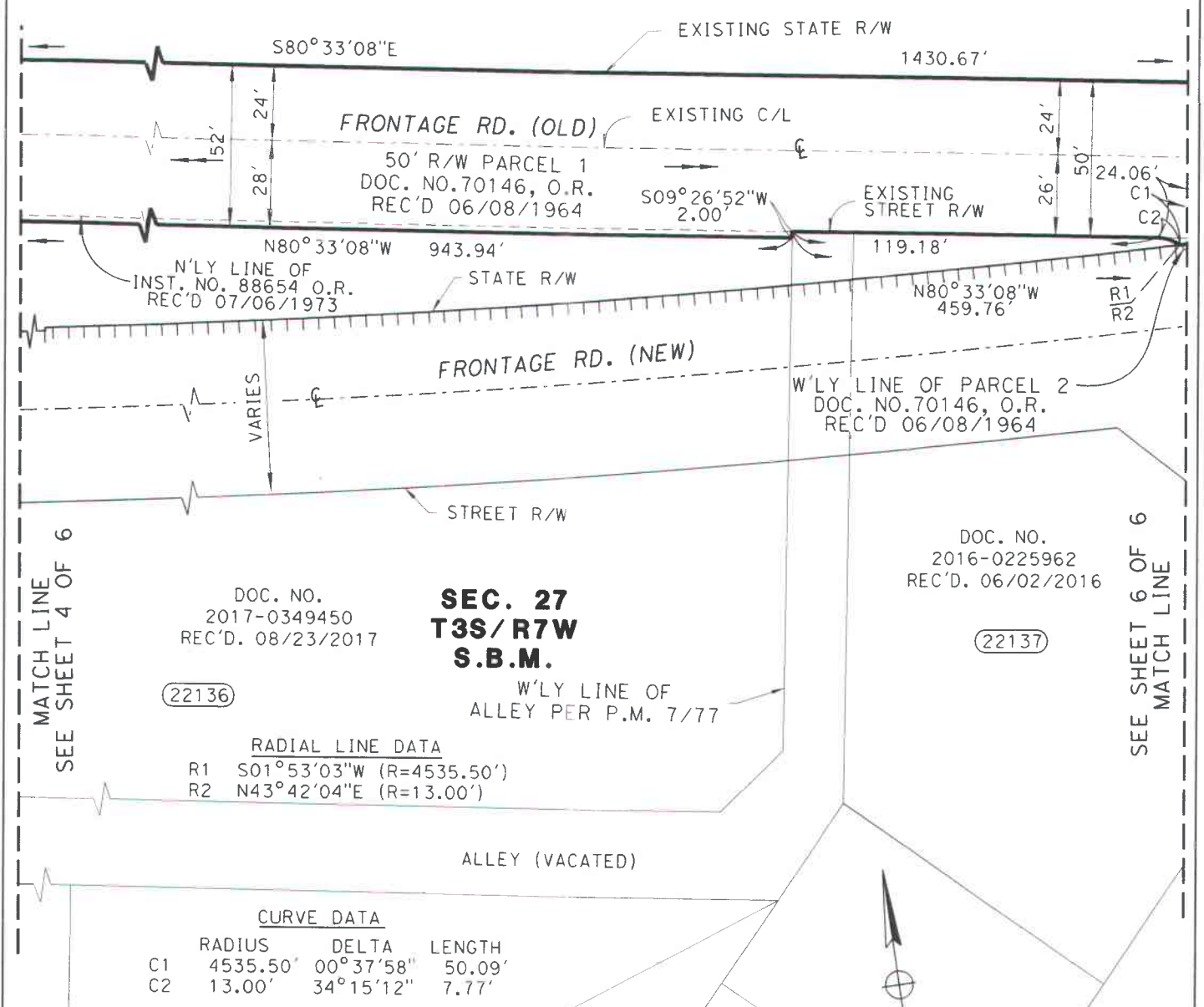


PREPARED BY: PSOMAS <small>3 Hutton Centre Drive, Ste. 200 Santa Ana, California 92707 (714)481-8053/(714)545-8883 (Fax)</small>		DATE: 12-03-18	REV. : 08-11-2020	EA: OF540	FA#:
DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
8	RIV	91	3.4	4	6

EXHIBIT "B"

PARCEL#	TITLE	AREA
OLD FRONTAGE RD.		2.593 ACRES

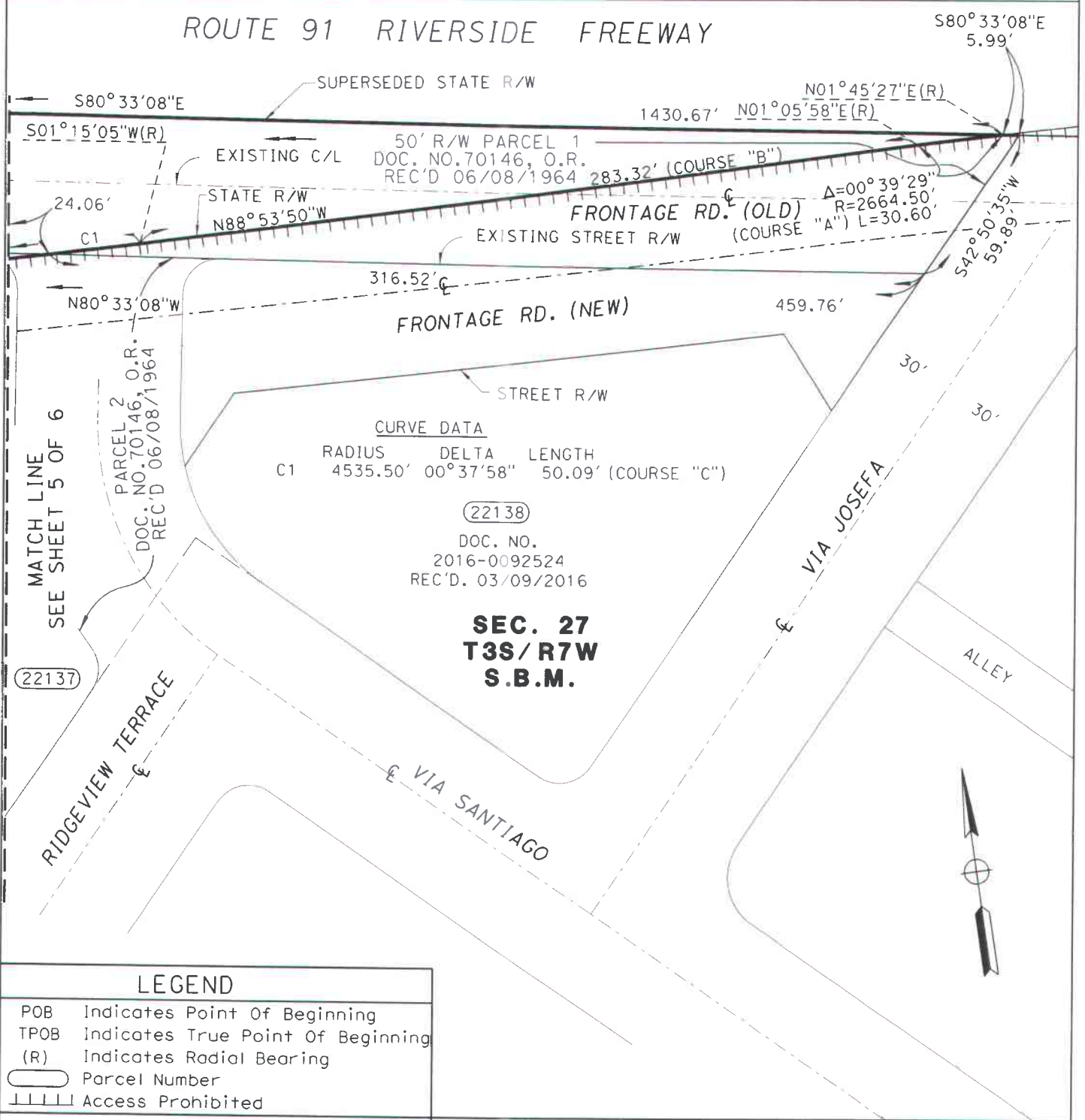
ROUTE 91 RIVERSIDE FREEWAY



PREPARED BY: PSOMAS <small>3 Hutton Centre Drive, Ste. 200 Santa Ana, California 92707 (714)481-8053/(714)545-8883 (Fax)</small>		DATE: 12-03-18	REV. : 08-11-2020	EA: OF540	FA#:		
		DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
		8	RIV	91	3.4	5	6

EXHIBIT "B"

PARCEL #	TITLE	AREA
OLD FRONTAGE RD.		2.593 ACRES



PREPARED BY: PSOMAS <small>3 Hutton Centre Drive, Ste. 200 Santa Ana, California 92707 (714)481-8053/(714)545-8883 (Fax)</small>		DATE: 12-03-18	REV. : 08-11-2020	EA: OF540	FA#:		
		DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
		8	RIV	91	3.4	6	6