

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



ITEM: 3.20  
(ID # 21029)

MEETING DATE:  
Tuesday, March 19, 2024

FROM : TLMA-TRANSPORTATION:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:  
Adoption of Resolution No. 2024-043, Notice of Intention to Conditionally Vacate, Busby Road, Spiro Road, and portions of Ano Crest Road and Leon Road, in the Winchester area, District 3. [Applicant Fees 100%] (Clerk to Set for Public Hearing)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Set a public hearing for April 30, 2024 to hear the evidence offered by persons interested to determine whether Busby Road, Spiro Road, and portions of Ano Crest Road and Leon Road are unnecessary for present or prospective use;
2. Adopt Resolution No. 2024-043, Notice of Intention to Conditionally Vacate Busby Road, Spiro Road, and portions of Ano Crest Road and Leon Road, in the Winchester area;
3. Direct the Clerk of the Board to publish the Notice of Intention pursuant to Division 9, Part 3, Chapter 3, Section 8322(a) of the Streets and Highways Code; and
4. Direct the Transportation Director to cause the Notice of Intention to be posted pursuant to Division 9, Part 3, Chapter 3, Section 8323 and mailed pursuant to Section 8321(e) of the Streets and Highways Code.

ACTION: Policy, Set for Hearing

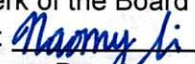
  
Patricia Romo, Director of Transportation 3/4/2024

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MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Gutierrez and duly carried, IT WAS ORDERED that the above matter is approved as recommended and is set for public hearing on Tuesday, April 30, 2024, at 9:30 a.m. or as soon as possible thereafter.

Ayes: Jeffries, Spiegel, Washington and Gutierrez  
Nays: None  
Absent: Perez  
Date: March 19, 2024  
xc: Trans., COBcf

Kimberly A. Rector  
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> 2023/2024	

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

**BACKGROUND:**

The applicant for Tract Maps 30976 and 30977-1 is requesting the conditional vacation of, Busby Road, Spiro Road and portions of Ano Crest Road and Leon Road in the Winchester area to satisfy prior to map recordation Conditions of Approval. Tract Maps 30976 and 30977-1 are mapping over Ano Crest Road, Busby Road and Spiro Road and will be dedicating replacement rights-of-way and reconfiguring the roads in this area. A portion of Leon Road is being mapped over and realigned to conform to the Circulation Element of the General Plan alignment.

Ano Crest Road, Busby Road and Spiro Road are dirt non-County Maintained roads dedicated for public street and public utility purposes by Parcel Map No. 11783, on file in Book 69, pages 57 through 59 inclusive of Parcel Maps, and accepted for public use by Resolution No. 84-002, recorded February 03, 1984, as Instrument No. 23636. Leon Road is a dirt County Maintained road dedicated and accepted for public street and public utility purposes by Parcel Map No. 11783, on file in Book 69, pages 57 through 59 inclusive of Parcel Maps and adopted for County maintenance by Board Resolution, dated February 24, 1948, on file in Supervisors Minutes Book 40, Pages 238 through 240, inclusive, as shown in the 1948 Riverside County Road Book, all records of Riverside County.

The vacation of Busby Road, Spiro Road and portions of Ano Crest Road and Leon Road will be conditional. The vacation of Busby Road, Spiro Road and portions of Ano Crest Road shall not be effective until the final maps of Tract Map 30976 and Tract Map 30977-1 have been recorded by the County of Riverside. The vacation of a portion of Leon Road shall not be effective until the final maps of Tract Map 30976 and Tract Map 30977-1 have been recorded by the County of Riverside, existing utilities in the portion of Leon Road to be vacated have been relocated and the construction of realigned Leon Road has been completed and a Notice of Completion by the County of Riverside has been issued.

The Transportation Department, Planning, Flood Control, and Cal fire have reviewed the proposed vacation and have no objection and the applicant has provided Vacation/Abandonment Approval Letters from the local utility companies. Twenty-seven (27) property owners in the project area have been notified of the proposed vacations; seven (7) responded in favor of the vacation, two (2) responded opposed to the vacation, and eighteen (18) did not respond.

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

This vacation was presented to the Planning Commission on January 17, 2024. The Planning Commission approved staff recommendation that the Transportation Department move forward with the process to vacate Busby Road, Spiro Road and portions of Ano Crest Road and Leon Road.

Pursuant to California Streets and Highways Code Section 8320 et seq., the Board of Supervisors (Board) shall hold a public hearing to determine whether the vacation of the aforementioned roads are unnecessary for present or prospective public use prior to vacation. If the Board finds, from all the evidence submitted at the hearing, that the aforementioned roads are unnecessary for present or prospective public use, the Board may adopt the resolution vacating such roads. The resolution of vacation may provide that the vacation occurs only after conditions required by the legislative body have been satisfied.

County Counsel has approved resolution Number 2024-043 as to form.

**Impact on Residents and Businesses**

The vacation of Busby Road, Spiro Road, and portions of Ano Crest Road and Leon Road in the Winchester area, 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. 2024-043 with Exhibits "A" through "J" (Legal Descriptions and Plats)  
Attachment "A" (Vicinity Map)  
Authorization to Bill

  
\_\_\_\_\_  
Jason Farin, Principal Management Analyst      3/12/2024

  
\_\_\_\_\_  
Aaron Gettis      3/11/2024

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**RESOLUTION NO. 2024-043**

NOTICE OF INTENTION TO CONDITIONALLY VACATE BUSBY ROAD, SPIRO ROAD, AND PORTIONS OF ANO CREST ROAD AND LEON ROAD, IN THE WINCHESTER AREA (ABG23007) (Third Supervisorial District)

FORM APPROVED COUNTY COUNSEL  
BY: SKC 3/7/24  
STEPHANIE K. NELSON DATE

**BE IT RESOLVED, DETERMINED AND ORDERED** by the Board of Supervisors of the County of Riverside, State of California, in regular session assembled on MARCH 19, 2024, pursuant to Division 9, Part 3, Chapter 3, Section 8320 of the Streets and Highways Code, that it is the intention of this Board to conditionally vacate as unnecessary for present or prospective public use, including use as a non-motorized transportation facility Busby Road, Spiro Road, and portions of Ano Crest Road and Leon Road, described as follows:

SEE LEGAL DESCRIPTIONS AND PLATS ATTACHED HERETO AS EXHIBITS "A" THROUGH "J" AND MADE A PART HEREOF

1 **RESOLUTION NO. 2024-043**

2  
3 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that pursuant to  
4 California Streets and Highways Code Section 8320 et seq., a public hearing will be held  
5 on APRIL 30, 2024, at 9:30 a.m. in the meeting room of the Board of Supervisors,  
6 County Administrative Center, Riverside, California, at which time and place the Board  
7 will hear and consider the proposal to conditionally vacate Busby Road, Spiro Road, and  
8 portions of Ano Crest Road and Leon Road and any objections thereto and determine  
9 whether Busby Road, Spiro Road, and portions of Ano Crest Road and Leon Road are  
10 unnecessary for present or prospective public use prior to vacation. If the Board finds,  
11 from all the evidence submitted at the hearing, that Busby Road, Spiro Road, and  
12 portions of Ano Crest Road and Leon Road are unnecessary for present or prospective  
13 public use, the Board may adopt the resolution conditionally vacating such roads.

14  
15 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Clerk of  
16 the Board is directed to cause this Resolution to be published pursuant to Division 9,  
17 Part 3, Chapter 3, Section 8322(a) of the Streets and Highways Code;

18  
19 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the  
20 Transportation Director shall cause notice of hearing to be posted pursuant to Division 9,  
21 Part 3, Chapter 3, Section 8323 and mailed pursuant to Section 8321(e) of the Streets  
22 and Highways Code.

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29 CT W.O. # ABG23007

2  
3 RESOLUTION NO. 2024-043

4 **NOTICE OF INTENTION TO CONDITIONALLY VACATE BUSBY ROAD, SPIRO**  
5 **ROAD, AND PORTIONS OF ANO CREST ROAD AND LEON ROAD,**

6 **IN THE WINCHESTER AREA**

7 **(ABG23007)**

8 **(Third Supervisorial District)**

9  
10 **ROLL CALL:**

11  
12 **Ayes:** Jeffries, Washington, Spiegel, and Gutierrez

13 **Nays:** None

14 **Absent:** Perez

15  
16  
17 The foregoing is certified to be a true copy of a resolution duly adopted by said Board of  
18 Supervisors on the date therein set forth.

19  
20 KIMBERLY A. RECTOR, Clerk of said Board

21  
22 By:  \_\_\_\_\_

23 Deputy

## EXHIBIT "A"

### VACATION OF BUSBY ROAD

(LEGAL DESCRIPTION)

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

ALL OF BUSBY ROAD, 60.00 FOOT FULL WIDTH, AS SHOWN ON PARCEL MAP NO. 11783, FILED IN PARCEL MAP BOOK 69, PAGES 57 THROUGH 59, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY, DESCRIBED AS FOLLOWS:

BEING A PORTION OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN,

**COMMENCING** AT THE NORTHWEST CORNER OF SAID SECTION 5,

**THENCE**, NORTH  $89^{\circ}51'25''$  EAST ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 506.70 FEET TO A POINT AT THE INTERSECTION OF SAID NORTHLINE WITH THE CENTERLINE OF LEON ROAD;

**THENCE**, SOUTH  $16^{\circ}02'36''$  EAST, ALONG SAID LEON ROAD CENTERLINE, AS SHOWN ON SAID PARCEL MAP, A DISTANCE OF 109.17 FEET;

**THENCE**, NORTH  $73^{\circ}57'24''$  EAST, AT RIGHT ANGLES TO SAID LEON ROAD CENTERLINE, A DISTANCE OF 50.00 FEET, TO A POINT ON THE EASTERLY RIGHT OF WAY OF SAID LEON ROAD, SAID LEON ROAD BEING 100 FEET IN FULL WIDTH, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

**THENCE**, CONTINUING NORTH  $16^{\circ}02'36''$  WEST, ALONG SAID EASTERLY RIGHT OF WAY, PARALLEL WITH SAID LEON ROAD CENTERLINE, A DISTANCE OF 94.93 FEET, TO THE NORTH LINE SAID SECTION 5;

**THENCE**, CONTINUING NORTH  $89^{\circ}51'25''$  EAST, ALONG SAID NORTH SECTION LINE, A DISTANCE OF 2,636.59 FEET, SAID NORTH LINE ALSO BEING THE NORTH RIGHT OF WAY OF BUSBY ROAD, TO A TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 180.00 FEET;

**THENCE**, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $35^{\circ}56'05''$ , AN ARC LENGTH OF 112.89 FEET;

**THENCE**, SOUTH  $54^{\circ}12'30''$  EAST, ALONG THE NORTHERLY RIGHT OF WAY OF BUSBY ROAD, A DISTANCE OF 589.26 FEET, TO A TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 470.00 FEET;

**THENCE**, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $23^{\circ}37'10''$ , AN ARC LENGTH OF 193.75 FEET TO A COMPOUND CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 100.00 FEET: AND A RADIAL BEARING OF SOUTH  $12^{\circ}10'20''$  WEST;

**THENCE**, ALONG SAID COMPOUND CURVE, THROUGH A CENTRAL ANGLE OF  $15^{\circ}00'39''$ , AN ARC LENGTH OF 26.20 FEET;

**THENCE**, NORTH  $87^{\circ}09'41''$  EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 50.00 FEET, TO A TANGENT CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 48.00 FEET;

**EXHIBIT "A"**

VACATION OF BUSBY ROAD

(LEGAL DESCRIPTION CONTINUED)

**THENCE**, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 210°01'17", AN ARC LENGTH OF 175.95 FEET;

**THENCE**, NORTH 62°49'03" WEST, ALONG THE SOUTHERLY RIGHT OF WAY OF BUSBY ROAD, A DISTANCE OF 50.00 FEET, TO A TANGENT CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 100.00 FEET;

**THENCE**, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°00'39", AN ARCH LENGTH OF 26.20 FEET, TO A REVERSE CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 530.00 FEET, AND A RADIAL BEARING OF NORTH 12°10'20" EAST;

**THENCE**, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 23°37'10", AN ARCH LENGTH OF 218.49 FEET;

**THENCE**, ALONG SAID SOUTHERLY RIGHT OF WAY, NORTH 54°12'30" WEST, A DISTANCE OF 589.26 FEET, TO A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 120.00 FEET;

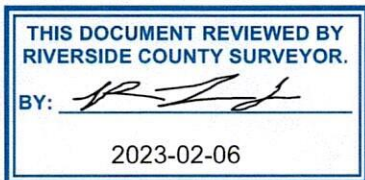
**THENCE**, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°56'05", AN ARCH LENGTH OF 75.26 FEET;

**THENCE**, ALONG THE SOUTH RIGHT OF WAY OF BUSBY ROAD, SOUTH 89°51'25" WEST, A DISTANCE OF 2,588.47 FEET;

**THENCE**, ALONG SAID RIGHT OF WAY, SOUTH 35°06'19" WEST, A DISTANCE OF 38.33 FEET TO THE **TRUE POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 5.09 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED PARCEL IS SHOWN AS EXHIBIT "B" ATTACHED HERETO AND REFERENCE MADE A PART THEREOF.



*[Signature]* 01/05/2023  
GERALD R. ANDERSON LS 4400  
XLD-018

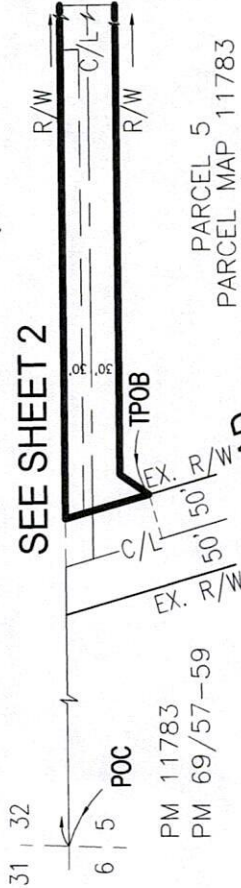


# EXHIBIT "B"

BUSBY ROAD VACATION  
SEC 5, T 6 S, R 2 W

SCALE: 1" = 200'

MATCH LINE  
SEE BELOW



## BUSBY ROAD (60' ROAD EASEMENT)

SEE SHEET 2

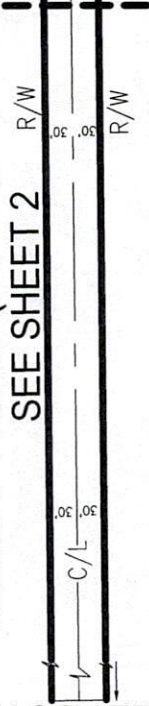
PARCEL 5  
PARCEL MAP 11783  
PM 69/57-59

LEON ROAD

RECORD OF SURVEY  
ROS 159/1-2

## BUSBY ROAD (60' ROAD EASEMENT)

MATCH LINE  
SEE ABOVE



PARCEL 6  
PARCEL MAP 11783  
PM 69/57-59

PARCEL 7  
PARCEL MAP 11783  
PM 69/57-59

PARCEL 15  
PARCEL MAP 11783  
PM 69/57-59

## BUSBY ROAD SEE SHEET 3

PARCEL 13  
PARCEL MAP 11783  
PM 69/57-59

TOTAL AREA: 5.09 ACRES  
221,800 SQUARE FEET



*Gerald R. Anderson*  
GERALD R. ANDERSON LS 4400  
01/05/2023

**X ENGINEERING & CONSULTING, INC.**  
6 Hutton Centre Drive, Suite 650  
Santa Ana, California 92707  
949.522.7100 | xengineeringinc.com

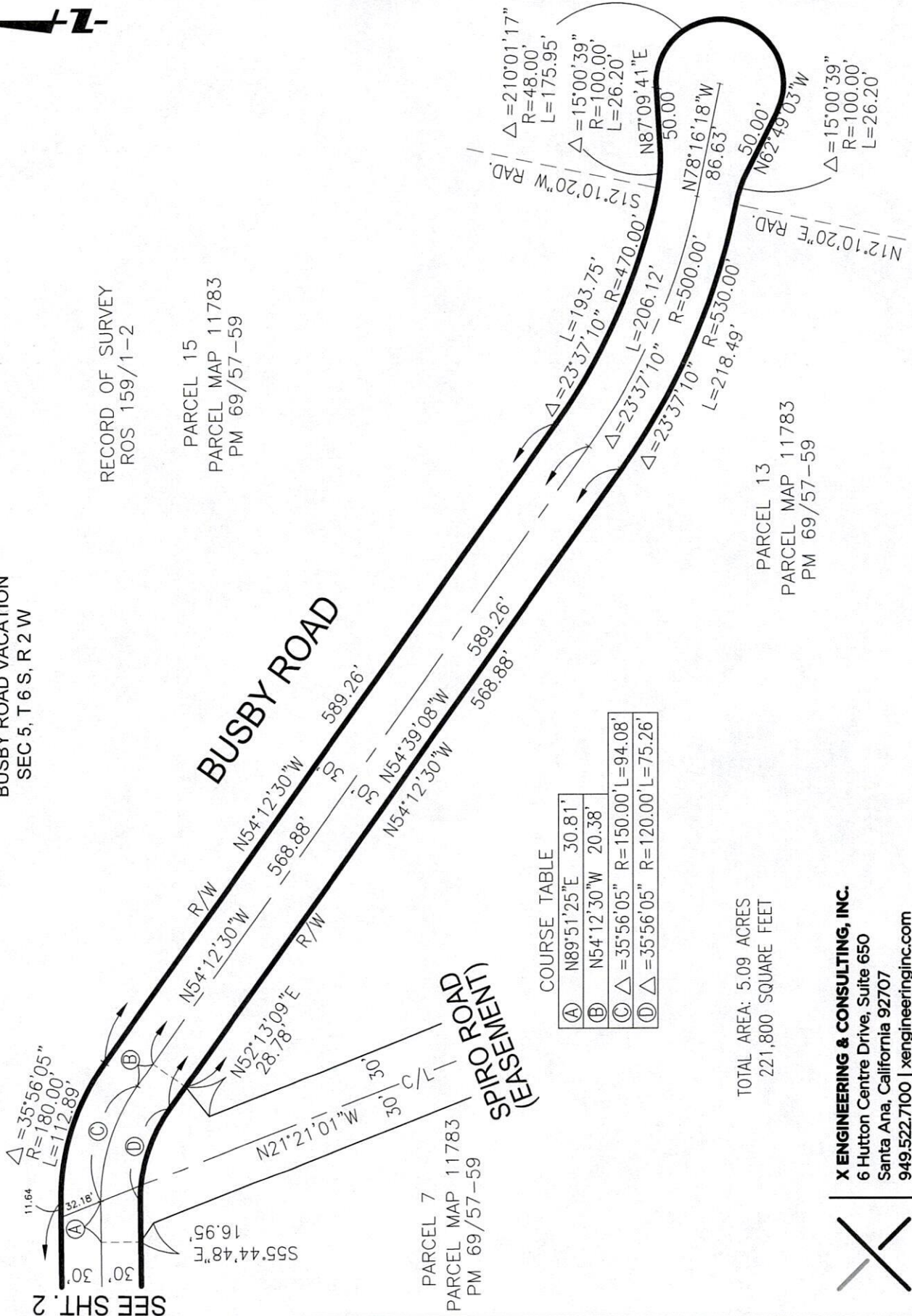
XLD-018



# EXHIBIT "B"

BUSBY ROAD VACATION  
SEC 5, T 6 S, R 2 W

SCALE: 1"=100'



RECORD OF SURVEY  
ROS 159/1-2

PARCEL 15  
PARCEL MAP 11783  
PM 69/57-59

PARCEL 13  
PARCEL MAP 11783  
PM 69/57-59

PARCEL 7  
PARCEL MAP 11783  
PM 69/57-59

COURSE TABLE

Ⓐ	N89°51'25"E	30.81'
Ⓑ	N54°12'30"W	20.38'
Ⓒ	Δ = 35°56'05"	R=150.00' L=94.08'
Ⓓ	Δ = 35°56'05"	R=120.00' L=75.26'

TOTAL AREA: 5.09 ACRES  
221,800 SQUARE FEET

**X ENGINEERING & CONSULTING, INC.**  
6 Hutton Centre Drive, Suite 650  
Santa Ana, California 92707  
949.522.7100 | xengineeringinc.com




**EXHIBIT "C"**

LEGAL DESCRIPTION

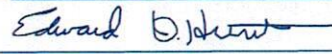
SPIRO ROAD VACATION

ALL OF SPIRO ROAD, ( 60.00 FOOT FULL WIDTH ) AS SHOWN ON PARCEL MAP NO. 11783, ON FILE IN BOOK 69 OF PARCEL MAPS, AT PAGES 57 THROUGH 59, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 5, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN.

THE ABOVE DESCRIBED ROAD EASEMENT AS SHOWN ON EXHIBIT "D" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

 09/20/2023  
GERALD R. ANDERSON LS 4400  
100 3\_XLD-045



THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR.	
NAME:	<b>ED HUNT</b>
SIG.:	
DATE:	09/27/2023

SCALE: 1"=400'

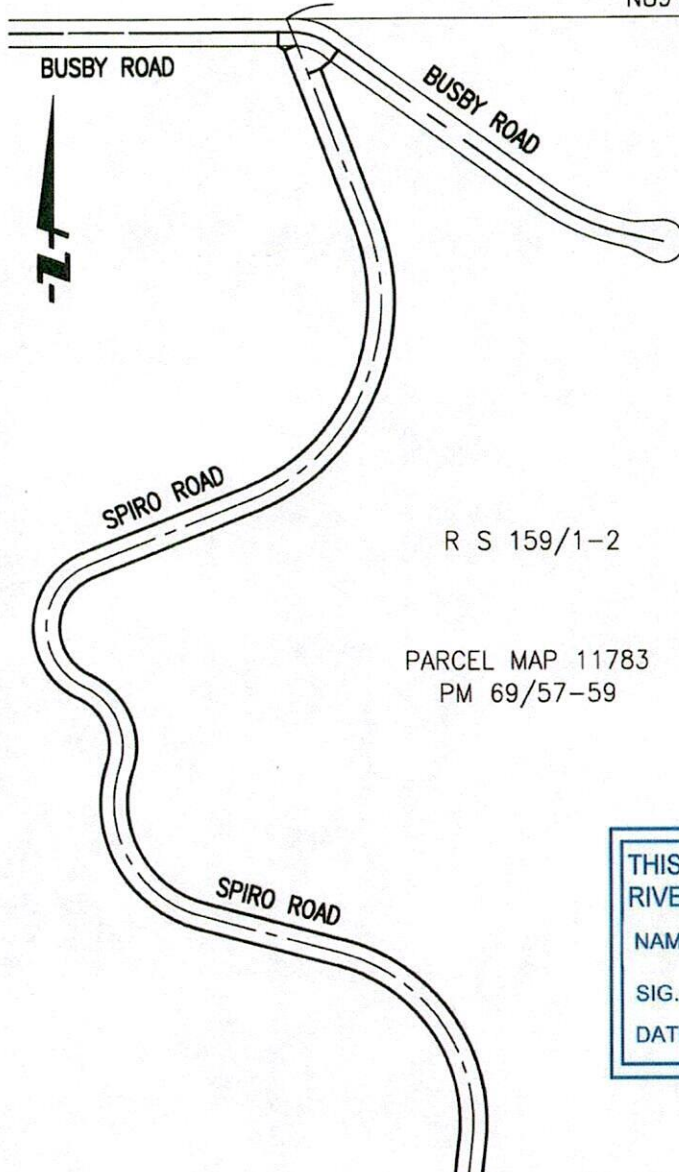
# EXHIBIT "D"

SPIRO ROAD VACATION  
SEC 5, T 6 S, R 2 W, S.B.M.

2175.70' ROS 159/1-2

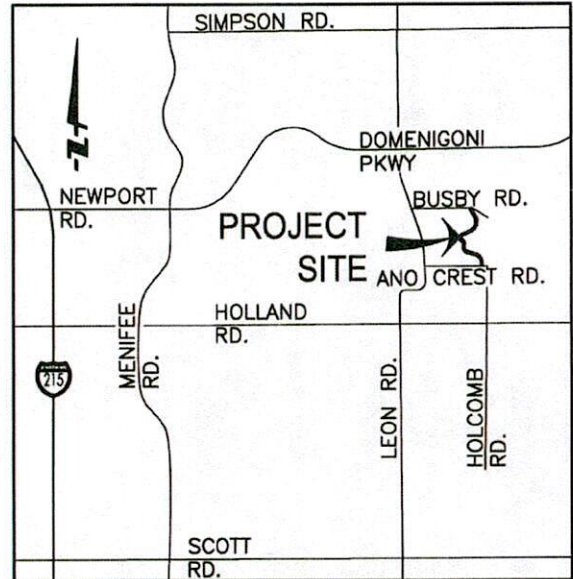
N89°51'25"E 2175.80'

32 | 33  
5 | 4



R S 159/1-2

PARCEL MAP 11783  
PM 69/57-59



**VICINITY MAP**

NOT TO SCALE

N02°40'14"E 2686.59'

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

NAME: **ED HUNT**

SIG.: *Edward D. Hunt*

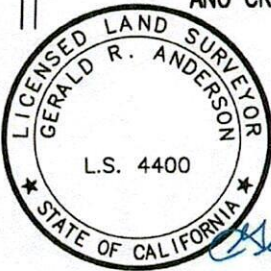
DATE: 09/27/2023

1625.56' ROS 159/1-2

N89°32'07"W 1652.15'

S/E. CORNER OF P.M. NO. 11783  
E. 1/4 CORNER SEC 5

5 | 4



*Gerald R. Anderson* 09/20/2023  
GERALD R. ANDERSON LS 4400



**X ENGINEERING & CONSULTING, INC.**  
6 Hutton Centre Drive, Suite 650  
Santa Ana, California 92707  
949.522.7100 | xengineeringinc.com

## EXHIBIT "E"

### LEGAL DESCRIPTION

#### ANO CREST ROAD VACATION (PORTION OF)

BEING A PORTION OF ANO CREST ROAD EASEMENT, AS DEDICATED ON PARCEL MAP NO. 11783, FILED IN BOOK 69, PAGES 57 THROUGH 59, INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 5, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### PARCEL A:

**COMMENCING** AT THE SOUTHWEST CORNER OF SAID PARCEL MAP NO. 11783 AND THE WEST 1/4 CORNER OF SAID SECTION 5;

THENCE, ALONG THE SOUTH LINE OF SAID PARCEL MAP NO. 11783, SOUTH 89°32'07" EAST 2,701.22 FEET, TO THE **TRUE POINT OF BEGINNING**, SAID POINT ALSO BEING ON THE CENTERLINE OF ANO CREST ROAD, 30.00 FEET NORTHERLY HALF WIDTH AS DEDICATED ON SAID PARCEL MAP NO. 11783;

THENCE NORTH 01°26'16" EAST, 19.24 FEET;

THENCE NORTH 35°07'40" EAST, 13.08 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID ANO CREST ROAD;

THENCE, ALONG SAID NORTHERLY RIGHT OF WAY LINE, SOUTH 89°32'07" EAST, 80.08 FEET;

THENCE, LEAVING SAID NORTHERLY RIGHT OF WAY LINE, SOUTH 78°15'56" EAST, 34.60 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 66.00 FEET;

THENCE, EASTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°50'04" AN ARC LENGTH OF 45.89 FEET TO SAID NORTHERLY RIGHT OF WAY LINE OF ANO CREST ROAD, TO WHICH A RADIAL LINE BEARS SOUTH 28°06'00" EAST;

THENCE, ALONG SAID NORTHERLY RIGHT OF WAY LINE, SOUTH 89°32'07" EAST, 1,026.88 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 100.00 FEET;

THENCE, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, EASTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°14'11" AN ARC LENGTH OF 17.87 FEET;

THENCE, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, NORTH 80°13'42" EAST, 41.05 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 70.00 FEET;

THENCE, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, EASTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°44'58" AN ARC LENGTH OF 16.80 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,972.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 87°55'35" EAST;

THENCE, SOUTHERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°17'23" AN ARC LENGTH OF 9.98 FEET;

**EXHIBIT "E"**

LEGAL DESCRIPTION (CONTINUED)

ANO CREST ROAD VACATION (PORTION OF)

**PARCEL A: (CONTINUED)**

THENCE SOUTH 02°21'48" WEST, 29.91 FEET TO THE CENTERLINE OF SAID ANO CREST ROAD AND SAID SOUTHERLY LINE OF PARCEL MAP NO. 11783;

THENCE, ALONG SAID CENTERLINE AND SAID SOUTHERLY LINE, NORTH 89°32'07" WEST, 1,266.70 FEET TO THE **TRUE POINT OF BEGINNING**;

THE ABOVE DESCRIBED PARCEL CONTAINS 37,967 SQUARE FEET, MORE OR LESS.

**PARCEL B:**

**COMMENCING** AT THE SOUTHWEST CORNER OF SAID PARCEL MAP NO. 11783 AND THE WEST 1/4 CORNER OF SAID SECTION 5;

THENCE, ALONG THE SOUTH LINE OF SAID PARCEL MAP NO. 11783, SOUTH 89°32'07" EAST 4,023.95 FEET, TO THE **TRUE POINT OF BEGINNING**, SAID POINT ALSO BEING ON THE CENTERLINE OF ANO CREST ROAD, 30.00 FOOT HALF WIDTH, AS DEDICATED ON SAID PARCEL MAP NO. 11783;

THENCE NORTH 02°21'48" EAST, 7.26 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID ANO CREST ROAD, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 70.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 58°18'43" EAST;

THENCE, ALONG SAID NORTHERLY RIGHT OF WAY LINE, SOUTHEASTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°46'34" AN ARC LENGTH OF 8.28 FEET TO THE SOUTHERLY LINE OF SAID PARCEL MAP NO. 11783;

THENCE, ALONG SAID SOUTHERLY LINE, NORTH 89°32'07" WEST, 4.22 FEET TO THE **TRUE POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 16 SQUARE FEET, MORE OR LESS.

THE ABOVE DESCRIBED PARCELS ARE SHOWN ON EXHIBIT "F" ATTACHED HERETO AND BY REFERENCE MADE A PART THEREOF.

THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR.	
NAME:	<b>ED HUNT</b>
SIG.:	<i>Edward D. Hunt</i>
DATE:	11/27/2023

*Gerald R. Anderson* 11/21/2023  
GERALD R. ANDERSON LS 4400  
100-013\_XLD-020



# EXHIBIT "F"

SCALE: 1"=100'

\* BASIS OF BEARINGS:  
THE BEARING N89°32'07"W FOR THE CENTERLINE OF ANO CREST ROAD  
PER RECORD OF SURVEY, ROS 159/1-2, RECORDS OF RIVERSIDE COUNTY.

NORTH HALF ANO CRESI ROAD VACATION  
EUCALYPTUS ROAD TO HOLCOMB ROAD  
SEC 5, T 6 S, R 2 W S.B.M.

[ ] INDICATES RECORD DATA  
PER PMB 69/57-59

W. 1/4 CORNER SEC 5  
S/W. CORNER OF P.M. NO. 11783

## ANO CREST ROAD

R/W N89°32'07"W 2701.22'  
2664.22'

N35°07'40"E 13.08'  
N01°26'16"E 19.24'

N89°32'07"W 2701.22'  
2664.22'

N89°32'07"W  
[N89°58'25"W 2664.54']  
CENTER 1/4 SEC 5

N.W. CORNER PARCEL 1  
P.M. NO. 8918

TPOB  
PARCEL A

15' PRIVATE ACCESS EASEMENT  
RECORDED 11/10/2022 AS,  
DOC. NO.2022-0466788, O.R.

[N89°58'25"W]  
S89°32'07"E

MATCH LINE  
SEE ABOVE

N89°32'07"W  
975.62'  
1266.70'

## PARCEL A

EUCA YPTUS  
ROAD EASEMENT  
1185.34'  
1026.88'

TPOB  
PARCEL A

## SPIRO ROAD

30' 30'  
C/L  
EX. R/W

Δ=10°14'11" S87°55'35"E  
R=100.00'  
L=17.87'

90.50'  
40.47' 50.03'

N89°32'07"W 167.67'  
291.08'

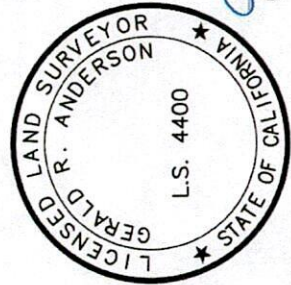
BASIS OF BEARINGS  
R/W

N89°32'07"W 4023.95'

## ANO CREST ROAD

COURSE TABLE

(A)	N80°13'42"E	41.05'
(B)	Δ=13°44'58"	R=70.00' L=16.80'
(C)	Δ=00°17'23"	R=1972.00' L=9.98'
(D)	N02°21'48"E	29.91'
(E)	N78°15'56"W	34.60'
(F)	Δ=39°50'04"	R=66.00' L=45.89'
(G)	Δ=54°20'03"	R=70.00' L=66.38'



11/21/2023

GERALD R. ANDERSON LS 4400

PARCEL A  
0.87 ACRES  
MATCH LINE  
SEE BELOW

15' PRIVATE ACCESS EASEMENT  
RECORDED 11/10/2022 AS,  
DOC. NO.2022-0466788, O.R.

[N89°58'25"W]  
N89°32'07"W 1185.34'

78.39'  
80.08'

N89°32'07"W 1026.88'

0.87 ACRES  
975.62'  
1266.70'

\* BASIS OF BEARINGS  
R/W N89°32'07"W 4023.95'

N89°32'07"W 37.00'

R/W N89°32'07"W 4023.95'

O.R.-002  
P.M. NO. 11783  
RESOLUTION NO. 1984023636, 84-002

PARCEL B  
SEE DETAIL "A"  
SHEET 3

N03°58'40"E  
RAD.

56.03'

73.59'

N89°32'07"W 56.03'

TPOB  
PARCEL B

30' 30'

PARCEL 1  
P.M. NO. 8918

PARCEL 2  
P.M. NO. 3298

HOLCOMB ROAD  
EASEMENT

**X ENGINEERING & CONSULTING, INC.**  
6 Hutton Centre Drive, Suite 650  
Santa Ana, California 92707  
949.522.7100 | xengineeringinc.com





## EXHIBIT "G"

### LEGAL DESCRIPTION

#### ANO CREST ROAD VACATION (PORTION OF)

BEING A PORTION OF ANO CREST ROAD EASEMENT, AS DEDICATED ON PARCEL MAP NO. 11783, FILED IN BOOK 69, PAGES 57 THROUGH 59, INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 5, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### PARCEL 1:

**COMMENCING** AT THE SOUTHWEST CORNER OF SAID PARCEL MAP NO. 11783 AND THE WEST QUARTER CORNER OF SAID SECTION 5;

THENCE, ALONG THE SOUTHERLY LINE OF SAID PARCEL MAP SOUTH 89°32'07" EAST, 1,169.36 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF LEON ROAD, 100.00 FEET WIDE, WITH THE CENTERLINE OF ANO CREST ROAD, 30.00 FEET, HALF-WIDTH, AS DEDICATED ON SAID PARCEL MAP NO. 11783, AND THE **TRUE POINT OF BEGINNING**;

THENCE, ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 04°04'33" WEST, 53.34 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID ANO CREST ROAD;

THENCE, ALONG SAID NORTHERLY RIGHT OF WAY LINE, SOUTH 44°13'37" EAST, 32.60 FEET TO AN ANGLE POINT IN SAID NORTHERLY RIGHT OF WAY LINE, SAID LINE BEING PARALLEL WITH AND DISTANT NORTHERLY 30.00 FEET FROM THE CENTERLINE OF SAID ANO CREST ROAD AND THE SOUTHERLY LINE OF SAID PARCEL MAP;

THENCE, ALONG SAID PARALLEL LINE, SOUTH 89°32'07" EAST, 50.73 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,536.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 87°38'47" EAST;

THENCE, SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°07'12" AN ARC LENGTH OF 30.02 FEET TO THE CENTERLINE OF SAID ANO CREST ROAD;

THENCE, ALONG SAID SOUTHERLY LINE, NORTH 89°32'07" WEST, 70.61 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 2,382 SQUARE FEET, 0.05 ACRES, MORE OR LESS

THE ABOVE DESCRIBED PARCEL IS SHOWN ON EXHIBIT "H" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

**EXHIBIT "G"**

LEGAL DESCRIPTION

ANO CREST ROAD VACATION (PORTION OF)

**PARCEL 2**

**COMMENCING** AT THE SOUTHWEST CORNER OF SAID PARCEL MAP NO. 11783 AND THE WEST QUARTER CORNER OF SAID SECTION 5;

THENCE, ALONG THE SOUTHERLY LINE OF SAID PARCEL MAP, SOUTH 89°32'07" EAST, 1,370.52 FEET TO A POINT ON THE CENTERLINE OF ANO CREST ROAD, 30.00 FEET, HALF-WIDTH, AS DEDICATED ON SAID PARCEL MAP NO. 11783, AND TO THE **TRUE POINT OF BEGINNING**, SAID POINT ALSO BEING THE BEGINNING OF A NON TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1,666.50 FEET, TO WHICH A RADIAL LINE BEARS NORTH 88°53'58" EAST;

THENCE, NORTHERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°01'56" AN ARC LENGTH OF 30.02 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID ANO CREST ROAD;

THENCE, ALONG SAID NORTHERLY RIGHT OF WAY LINE, SOUTH 89°32'07" EAST, 1,258.29 FEET;

THENCE SOUTH 01°26'16" WEST, 30.00 FEET TO THE CENTERLINE OF SAID ANO CREST ROAD;


THENCE, ALONG SAID CENTERLINE OF SAID ANO CREST ROAD, NORTH 89°32'07" WEST, 1,256.69 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 37,723 SQUARE FEET, 0.87 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED PARCEL IS SHOWN AS EXHIBIT "H" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

 11/29/2023  
GERALD R. ANDERSON LS 4400  
100 3\_XLD-044



THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR.	
NAME:	<b>ED HUNT</b>
SIG.:	
DATE:	11/29/2023

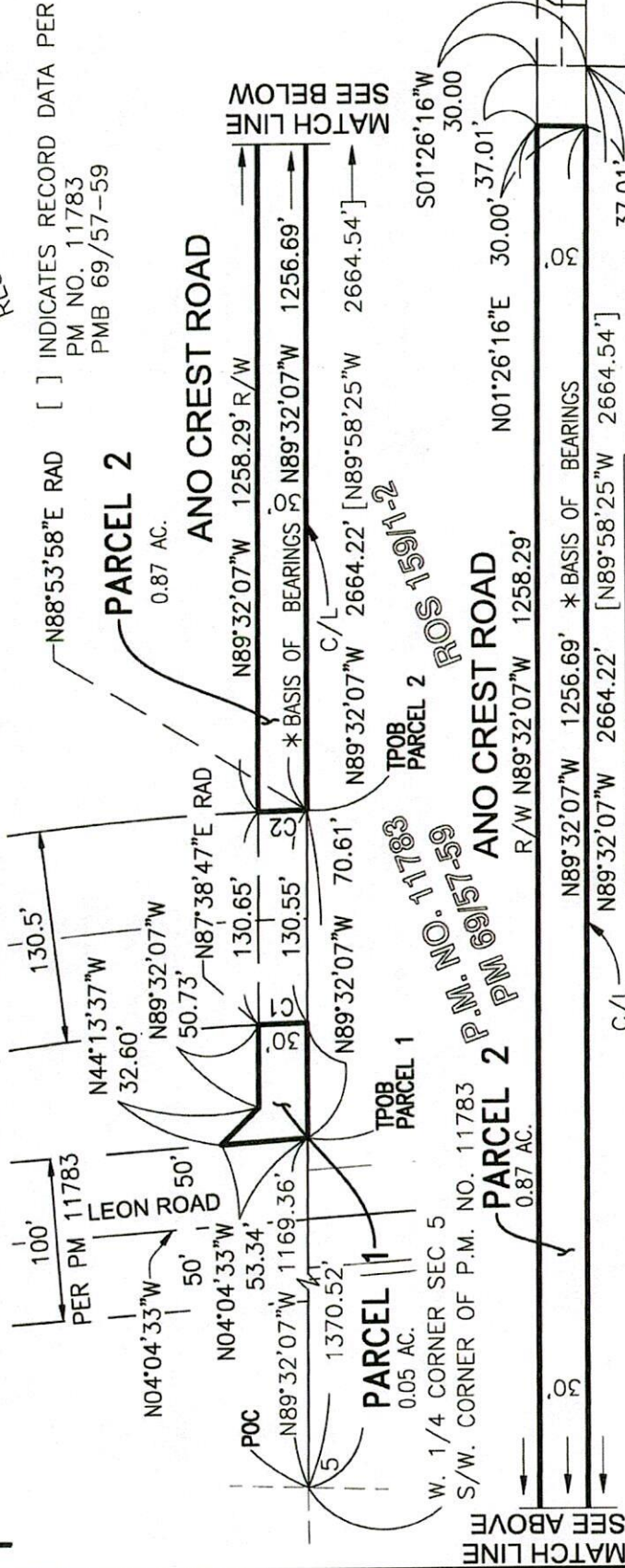
# EXHIBIT "H"

NORTH HALF ANO CREST ROAD VACATION  
LEON ROAD TO EUCALYPTUS ROAD  
SEC 5, T 6 S, R 2 W S.B.M.

SCALE: 1"=100'

\* BASIS OF BEARINGS:  
THE BEARING N89°32'07"W FOR THE CENTERLINE OF ANO CREST ROAD  
PER RECORD OF SURVEY, ROS 159/1-2, RECORDS OF RIVERSIDE COUNTY.

P.M. NO. 11783  
P.M. 69/57-59  
O.R. 8A-002  
DOC # 198423636  
RESOLUTION NO. 8A-002



CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	01°07'12"	1536.00'	30.02'
C2	01°01'56"	1666.50'	30.02'



THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.  
NAME: ED HUNT  
SIG: *Edward D. Hunt*  
DATE: 11/29/2023

**X ENGINEERING & CONSULTING, INC.**  
6 Hutton Centre Drive, Suite 650  
Santa Ana, California 92707  
949.522.7100 | xengineeringinc.com

*Gerald R. Anderson*  
11/29/2023  
GERALD R. ANDERSON LS 4400

**EXHIBIT "I"**

LEGAL DESCRIPTION

LEON ROAD VACATION (PORTION OF)

BEING A PORTION OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON PARCEL MAP NO. 11783, FILED IN PARCEL MAP BOOK 69, PAGES 57 THROUGH 59, INCLUSIVE, AND SHOWN ON RECORD OF SURVEY FILED IN BOOK 159, PAGES 1 AND 2 OF RECORD OF SURVEYS, BOTH, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF SAID PARCEL MAP NO. 11783, AND THE WEST 1/4 CORNER OF SAID SECTION 5, AS SHOWN ON SAID RECORD OF SURVEY;

**THENCE**, SOUTH 89°32'07" EAST, ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 5, A DISTANCE OF 1,069.04 FEET, TO THE WESTERLY RIGHT OF WAY LINE OF LEON ROAD, 100.00 FEET, FULL WIDTH, AS DEDICATED ON PARCEL MAP NO. 11783, FILED IN PARCEL MAP BOOK 69, PAGES 57 THROUGH 59, INCLUSIVE, AND THE **TRUE POINT OF BEGINNING**;

**THENCE**, CONTINUING ALONG SAID SOUTH LINE OF THE NORTH HALF OF SAID SECTION 5 SOUTH 89°32'07" EAST, A DISTANCE OF 100.31 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF SAID LEON ROAD;

**THENCE**, NORTH 04°04'33" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 572.85 FEET;


**THENCE**, NORTH 16°01'36" WEST, 570.86 FEET, TO THE WESTERLY RIGHT OF WAY OF SAID LEON ROAD AS DEDICATED ON SAID PARCEL MAP, AND TO THE TO A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2,950.00 FEET, IN THE WESTERLY RIGHT OF WAY LINE OF SAID LEON ROAD, A RADIAL LINE TO SAID POINT BEARS NORTH 79°33'18" EAST;

**THENCE**, SOUTHWESTERLY, ALONG SAID WESTERLY RIGHT OF WAY LINE OF SAID LEON ROAD, AND NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 06°22'09", AN ARC LENGTH OF 327.92 FEET;


**THENCE**, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTH 04°04'33" EAST, 796.15 FEET, TO THE **TRUE POINT OF BEGINNING**;

THE ABOVE DESCRIBED PARCEL CONTAINS 1.88 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED PARCEL IS SHOWN AS EXHIBIT "J" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.  
BY:   
2023-09-29

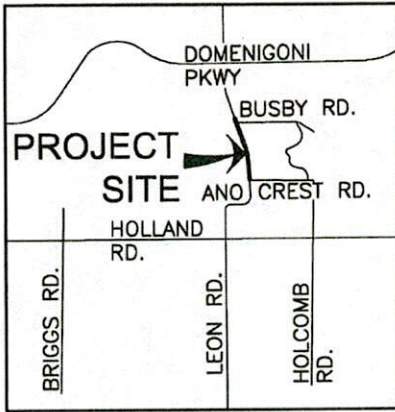


 09/28/2023  
GERALD R. ANDERSON LS 4400  
100 3\_XLD-046-2023-09-28

# EXHIBIT "J"

SCALE: 1"=200'

LEON ROAD VACATION  
SEC 5, T 6 S, R 2 W, S.B.M.

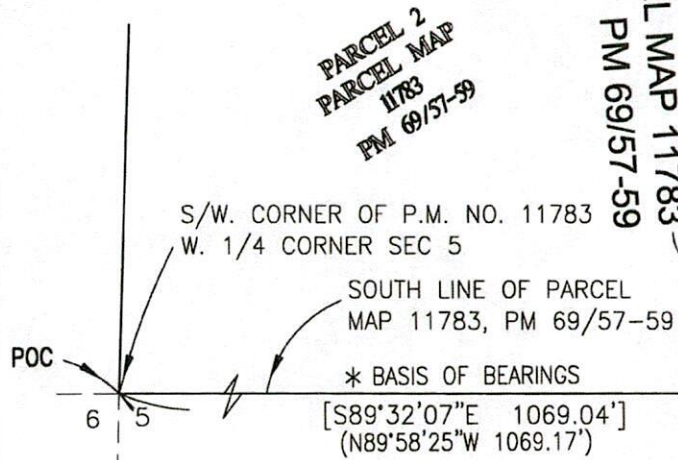


**VICINITY MAP**

NOT TO SCALE

- [ ] - INDICATES RECORD DATA PER ROS 159/1-2
- ( ) - INDICATES RECORD DATA PER PM 69/57-59

\* BASIS OF BEARINGS:  
THE BEARING N89°32'07"W FOR THE SOUTH LINE OF PARCEL MAP 11783, FILED IN PARCEL MAP BOOK 69, PAGES 57-59, AS SHOWN ON RECORD OF SURVEY, ROS 159/1-2, RECORDS OF RIVERSIDE COUNTY.



N79°33'18"E RAD  
( $\Delta=11'58'03"$   
R=2950.00'  
L=616.17)  
 $\Delta=6'22'09"$   
R=2950.00'  
L=327.92'

ROS 159/1-2

PER: PARCEL MAP 11783  
PM 69/57-59

PARCEL MAP 11783  
FM 69/57-59  
PARCEL 4

☉ (REALIGNED)  
LEON ROAD

PARCEL 3

1.88 ACRES  
S04°04'33"E 796.15'  
(N4°31'11"W 795.90')  
RECORD PER PM 11783

570.86'  
64' 66.5'  
50' 50'  
100'  
N04°04'33"W 572.85'  
(N4°31'11"W 750.51')

S89°32'07"E  
100.31'  
CENTER SEC. 5



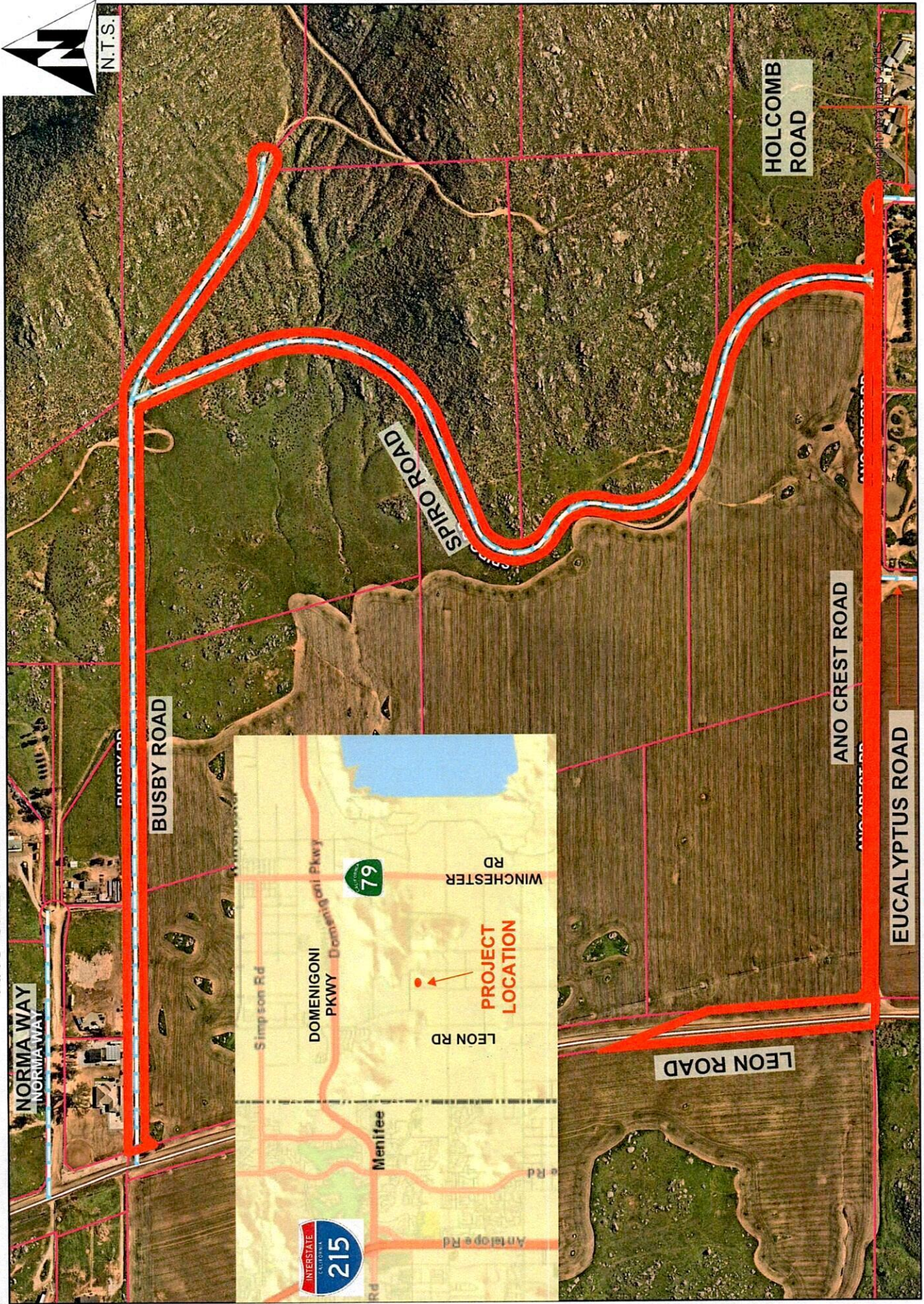
THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.  
BY: *[Signature]*  
2023-09-29

*[Signature]* 09/28/2023  
GERALD R. ANDERSON LS 4400

**X ENGINEERING & CONSULTING, INC.**  
6 Hutton Centre Drive, Suite 650  
Santa Ana, California 92707  
949.522.7100 | xengineeringinc.com

# ATTACHMENT "A"

NOTICE OF INTENTION TO CONDITIONALLY VACATE BUSBY ROAD, SPIRO ROAD, AND PORTIONS OF ANO CREST ROAD AND LEON ROAD IN THE WINCHESTER AREA



 INDICATES AREA TO BE VACATED  
**NOTE: TO BE REMOVED PRIOR TO RECORDING**

**RIVERSIDE COUNTY CLERK & RECORDER**  
**AUTHORIZATION TO BILL BY JOURNAL VOUCHER**  
**FOR CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE**  
**CEQA ENVIRONMENTAL DOCUMENT FILING FEES**

-TO BE FILLED IN BY SUBMITTING AGENCY-

AUTHORIZATION: W.O. ABG23007 SU14

Accounting String 537280-20260-3130200000 ZABG23007 ZSU14

AMOUNT: \$50.00

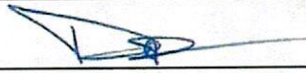
DATE: 01/25/2024

AGENCY: Riverside County Transportation Department - 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) -Notice of CEQA Exemption

AUTHORIZED BY: David L. McMillan County Surveyor

Signature:  \_\_\_\_\_

PRESENTED BY: Chris Trinidad

ACCOUNTING CONTACT PERSON: **Hang Tran 955-6852**

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

RECEIPT # (S) \_\_\_\_\_