

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



**ITEM: 19.1**  
(ID # 24433)

**MEETING DATE:**  
Tuesday, April 30, 2024

**FROM :** TLMA-TRANSPORTATION:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:  
Public Hearing regarding the Conditional General Vacation of Busby Road, Spiro Road and portions of Ano Crest Road and Leon Road, in the Winchester area; Adoption of Resolution No. 2024-068 Conditional General Vacation of Busby Road, Spiro Road and portions of Ano Crest Road and Leon Road, in the Winchester area, CEQA exempt and not a project under CEQA, District 3. [Applicant Fees 100%]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Find that the Conditional Vacation of Busby Road, Spiro Road and portions of Ano Crest Road and Leon Road, in the Winchester area is exempt from CEQA pursuant to Section 15061 (b)(3) and not a project pursuant to Section 15060 (c)(2) of the State CEQA Guidelines;
2. Adopt Resolution No. 2024-068, Conditional General Vacation of 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 deliver the Notice of Exemption to the Office of the County Clerk and the State Clearinghouse for filing within five (5) working days of this Board hearing; and
4. Direct the Clerk of the Board to cause a certified copy of this resolution to be recorded in the office of the Recorder of the County of Riverside, California.

**ACTION:Policy**

Dennis Acuna, Director of Transportation 4/22/2024

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: April 30, 2024  
xc: Trans., Recorder/State Clearinghouse

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 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.

On March 19, 2024, Minute Order 3.20, the Board of Supervisors of the County of Riverside duly and regularly adopted Resolution No. 2024-043, giving notice of intention to conditionally vacate Busby Road, Spiro Road, and portions of Ano Crest Road and Leon Road.

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 Ano Crest Road and Leon Road will be conditional. The vacation of Busby Road, Spiro Road and portions 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 issued a Notice of Completion by the County of Riverside.

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

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.

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 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.

This vacation has been determined to not be a project as defined under State CEQA Guidelines section 15060(c) and exempt pursuant to Section 15061(b)(3). 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. 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 environmental; thus, the County has deemed this does not meet the definition of a project under CEQA and no environmental impacts are anticipated to occur.

County Counsel has approved resolution Number 2024-068 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. 2024-068 with Exhibits "A" through "J" (Legal Descriptions and Plats)

Attachment "A" (Vicinity Map)

Authorization to Bill

Notice of Exemption

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

  
Jason Farin, Principal Management Analyst 4/25/2024

  
Aaron Gettis, Chief of Deputy County Counsel 4/24/2024

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

**FILED / POSTED**

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder  
E-202400470  
04/30/2024 04:48 PM Fee: \$ 50.00  
Page 1 of 18

Removed: \_\_\_\_\_ By: \_\_\_\_\_ Deputy  


**NOTICE OF EXEMPTION**

**Project Name:** Resolution No. 2024-068, Conditional Vacation of Busby Road, Spiro Road, and portions of Ano Crest and Leon Road, in the Winchester Acres area.

**Project Number:** ABG23007, SU14

**Project Location:** See Exhibits "A" & "J"

**Description of Project:** Resolution No. 2024-068, Conditional Vacation of Busby Road, Spiro Road, and portions of Ano Crest and Leon Road, in the Winchester Acres 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: \_\_\_\_\_

3/1/2024

David L. McMillan, Riverside County Surveyor

## 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°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°02'36" EAST, ALONG SAID LEON ROAD CENTERLINE, AS SHOWN ON SAID PARCEL MAP, A DISTANCE OF 109.17 FEET;

**THENCE**, NORTH 73°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°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°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°56'05", AN ARC LENGTH OF 112.89 FEET;

**THENCE**, SOUTH 54°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°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°10'20" WEST;

**THENCE**, ALONG SAID COMPOUND CURVE, THROUGH A CENTRAL ANGLE OF 15°00'39", AN ARC LENGTH OF 26.20 FEET;

**THENCE**, NORTH 87°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;

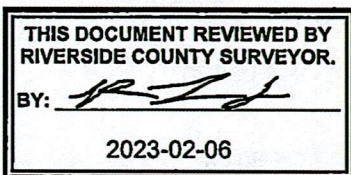
**THENCE**, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°56'05", AN ARCH LENGTH OF 75.26 FEET;

**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"

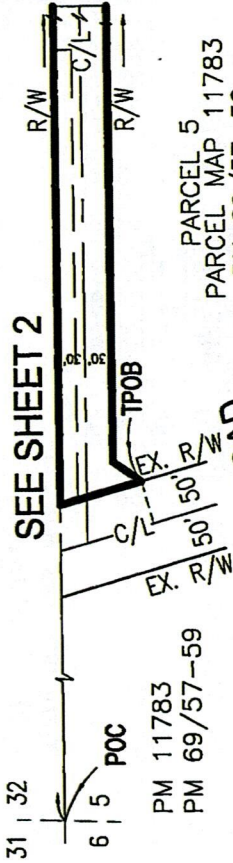
BUSBY ROAD VACATION  
SEC 5, T 6 S, R 2 W

SCALE: 1"=200'

## BUSBY ROAD (60' ROAD EASEMENT)

SEE SHEET 2

MATCH LINE  
SFT. BELOW



PM 11783  
PM 69/57-59

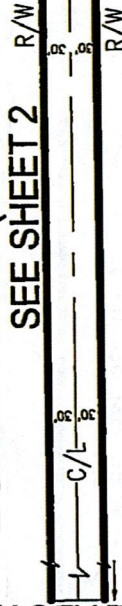
PARCEL 5  
PARCEL MAP 11783  
PM 69/57-59

LEON ROAD

## BUSBY ROAD (60' ROAD EASEMENT)

SEE SHEET 2

MATCH LINE  
SFT. ABOVE



PARCEL 6  
PARCEL MAP 11783  
PM 69/57-59

PARCEL 7  
PARCEL MAP 11783  
PM 69/57-59

RECORD OF SURVEY  
ROS 159/1-2

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



XLD-018

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

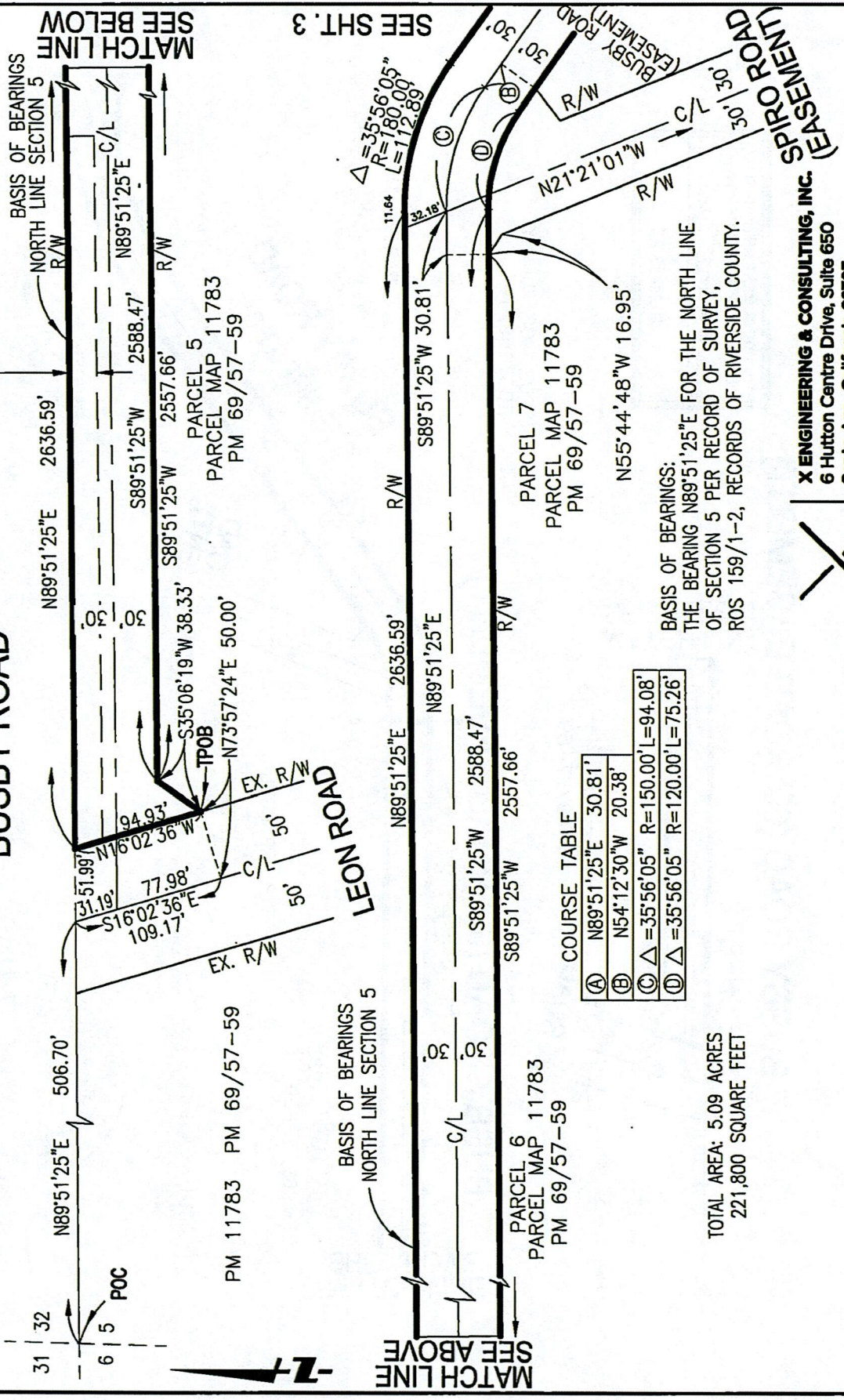


*Gerald R. Anderson*  
 GERALD R. ANDERSON LS 4400  
 01/05/2023

# EXHIBIT "B"

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

20' PRIVATE ACCESS EASEMENT  
RECORDED 11/10/2022 AS,  
INST. NO. 2022-0466787, O.R.



MATCH LINE  
SEE BELOW

SEE SHT. 3

MATCH LINE  
SEE ABOVE

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'

BASIS OF BEARINGS:  
THE BEARING N89°51'25"E FOR THE NORTH LINE  
OF SECTION 5 PER RECORD OF SURVEY,  
ROS 159/1-2, RECORDS OF RIVERSIDE COUNTY.

TOTAL AREA: 5.09 ACRES  
221,800 SQUARE FEET

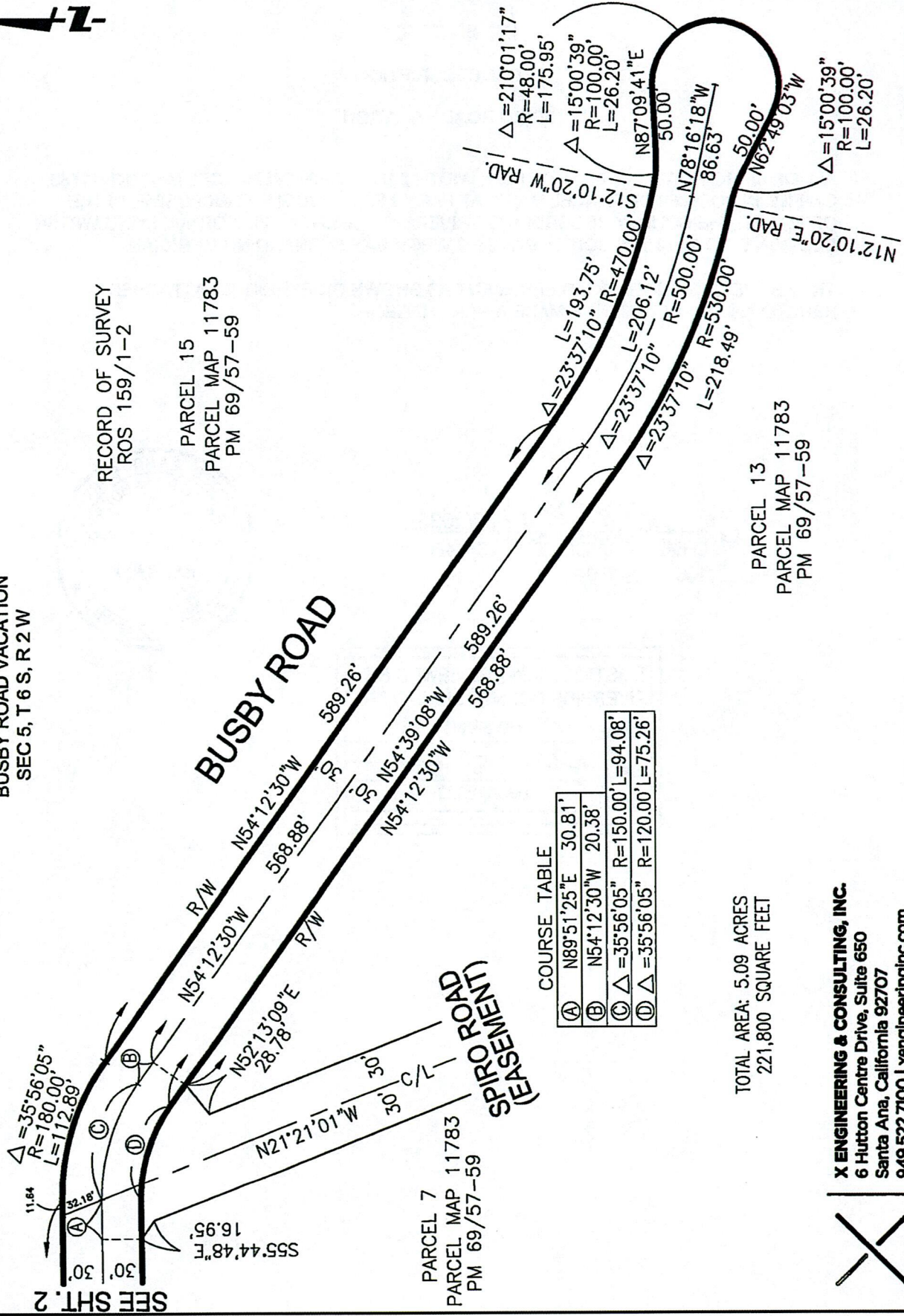
**X ENGINEERING & CONSULTING, INC.**  
6 Hutton Centre Drive, Suite 650  
Santa Ana, California 92707  
949.522.7100 | xengineeringinc.com



# EXHIBIT "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

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Santa Ana, California 92707  
949.522.7100 | xengineeringinc.com



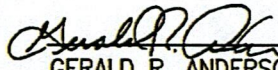
**EXHIBIT "C"**

**LEGAL DESCRIPTION**

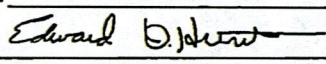
**SPIRO ROAD VACATION**

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:	ED HUNT
SIG.:	
DATE:	09/27/2023

SCALE: 1"=400'

# EXHIBIT "D"

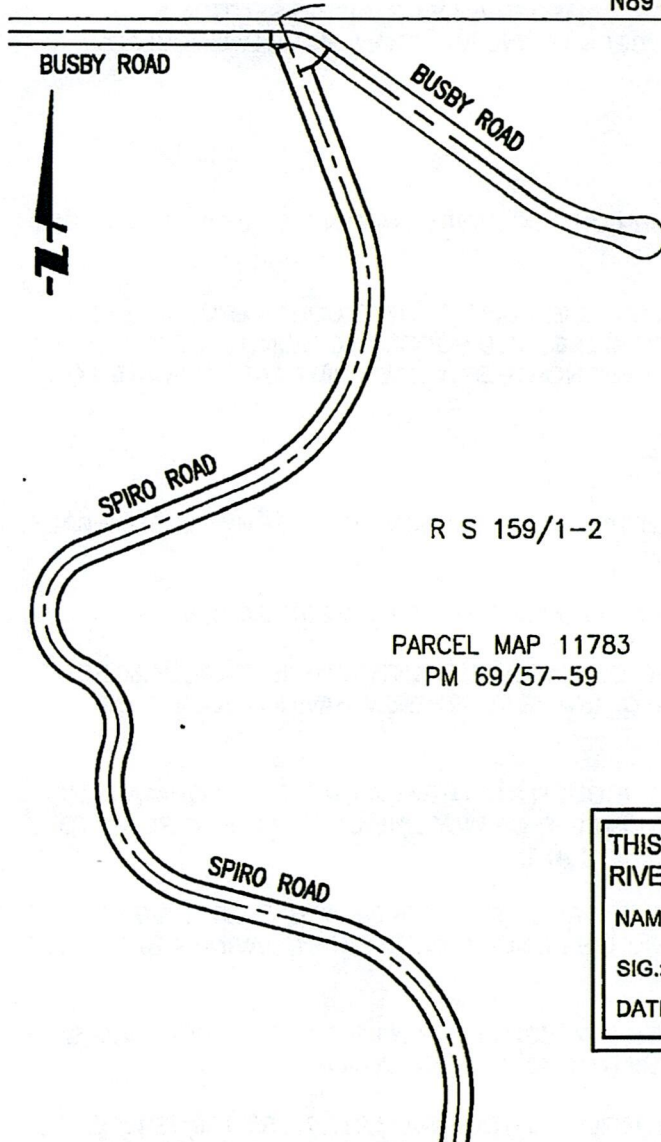
SPIRO ROAD VACATION  
SEC 5, T 6 S, R 2 W, S.B.M.

2175.70' ROS 159/1-2

N89°51'25"E 2175.80'

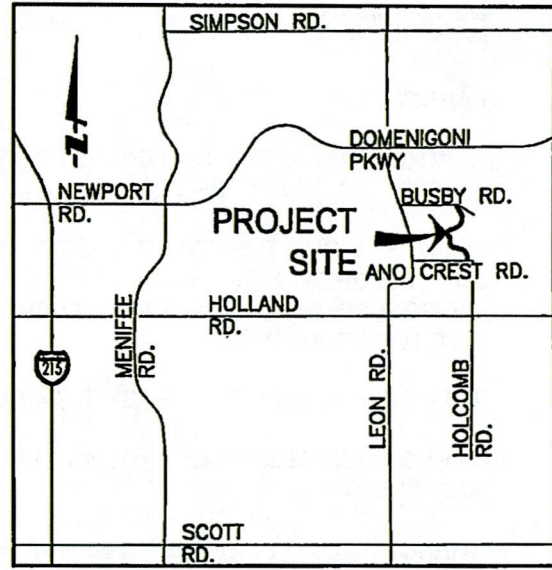
32 | 33

5 | 4



R S 159/1-2

PARCEL MAP 11783  
PM 69/57-59



### VICINITY MAP

NOT TO SCALE

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

NAME: ED HUNT

SIG.: *Edward D. Hunt*

DATE: 09/27/2023

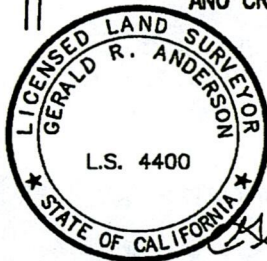
1625.56' ROS 159/1-2

N89°32'07"W 1652.15'

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

N02°40'14"E 2686.59'

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  
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## 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:	ED HUNT
SIG.:	<i>Edward B. 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'

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

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

\* 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.

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

15' PRIVATE ACCESS EASEMENT  
RECORDED 11/10/2022 AS,  
DOC. NO.2022-0466788, O.R. 0.87 ACRES

N35°07'40"E 13.08'  
N89°32'07"W 2701.22'  
N01°26'16"E 19.24'  
2664.22'

PARCEL A  
0.87 ACRES

SEE DETAIL "B"  
SHEET 3 E  
[N89°58'25"W]  
N89°32'07"W 1185.34'  
1026.88' R/W

POC

N89°32'07"W 975.62'  
N89°32'07"W 1266.70'  
N89°32'07"W 37.00'  
N89°32'07"W 4023.95'  
R/W

[N89°58'25"W 2664.54']  
CENTER 1/4 SEC 5  
N.W. CORNER PARCEL 1  
P.M. NO. 8918

15' PRIVATE ACCESS EASEMENT  
RECORDED 11/10/2022 AS,  
DOC. NO.2022-0466788, O.R. 0.87 ACRES

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

EUCALYPTUS ROAD EASEMENT  
1185.34'  
1026.88'

TPOB PARCEL A

TPOB PARCEL B

RESOLUTION NO. 1984023636, O.R. 002

P.M. NO. 69/57-59

RESOLUTION NO. 1984023636, O.R. 002

SEE DETAIL "A"  
SHEET 3  
N03°58'40"E  
RAD.

MATCH LINE  
SEE ABOVE

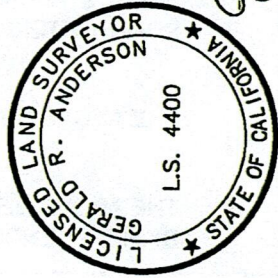
MATCH LINE  
SEE BELOW

159/1-2 O.R. 0.87 ACRES  
RESOLUTION NO. 1984023636, O.R. 002

ANO CREST ROAD

COURSE TABLE

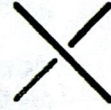
(A)	N80°13'42"E	41.05'
(B)	Δ=13°44'58"	R=70.00' L=16.80'
(C)	Δ=00°17'23"	R=1972.00' L=9.98'
(D)	N02°21'48"E	29.91'
(E)	N78°15'56"W	34.60'
(F)	Δ=39°50'04"	R=66.00' L=45.89'
(G)	Δ=54°20'03"	R=70.00' L=66.38'



*Gerald R. Anderson*  
GERALD R. ANDERSON LS 4400  
11/21/2023

HOLCOMB ROAD  
EASEMENT

PARCEL 1  
P.M. NO. 8918  
PARCEL B  
P.M. NO. 32198



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

JN:100-013 XLD-020

ABS22007

SHEET 1 OF 2



# EXHIBIT "F"

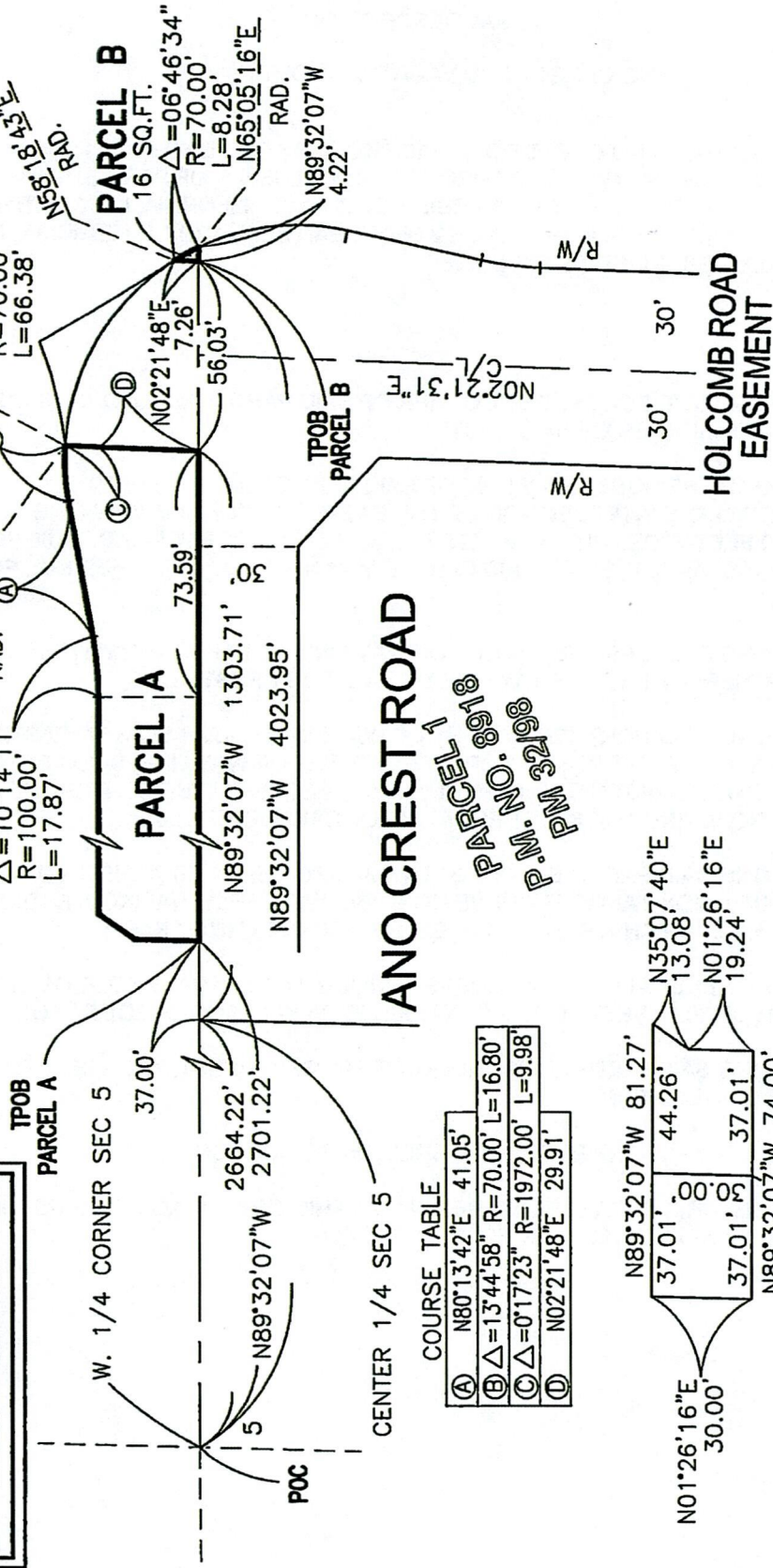
THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

NAME: ED HUNT

SIG: *Edward D. Hunt*

DATE: 11/27/2023

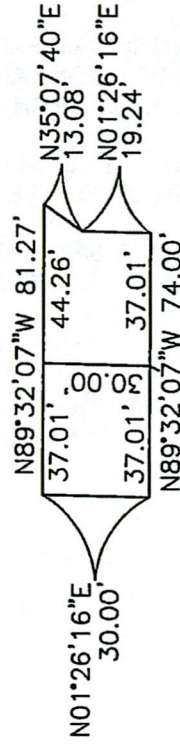
NORTH HALF ANO CREST ROAD VACATION  
EUCALYPTUS ROAD TO HOLCOMB ROAD  
SEC 5, T 6 S, R 2 W S.B.M.



## 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=0°17'23"	R=1972.00' L=9.98'
(D)	N02°21'48"E	29.91'



CENTER 1/4 SEC 5

## DETAIL "B"

NO SCALE

## HOLCOMB ROAD EASEMENT

## DETAIL "A"

NO SCALE

**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.**

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



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

SCALE: 1"=100'

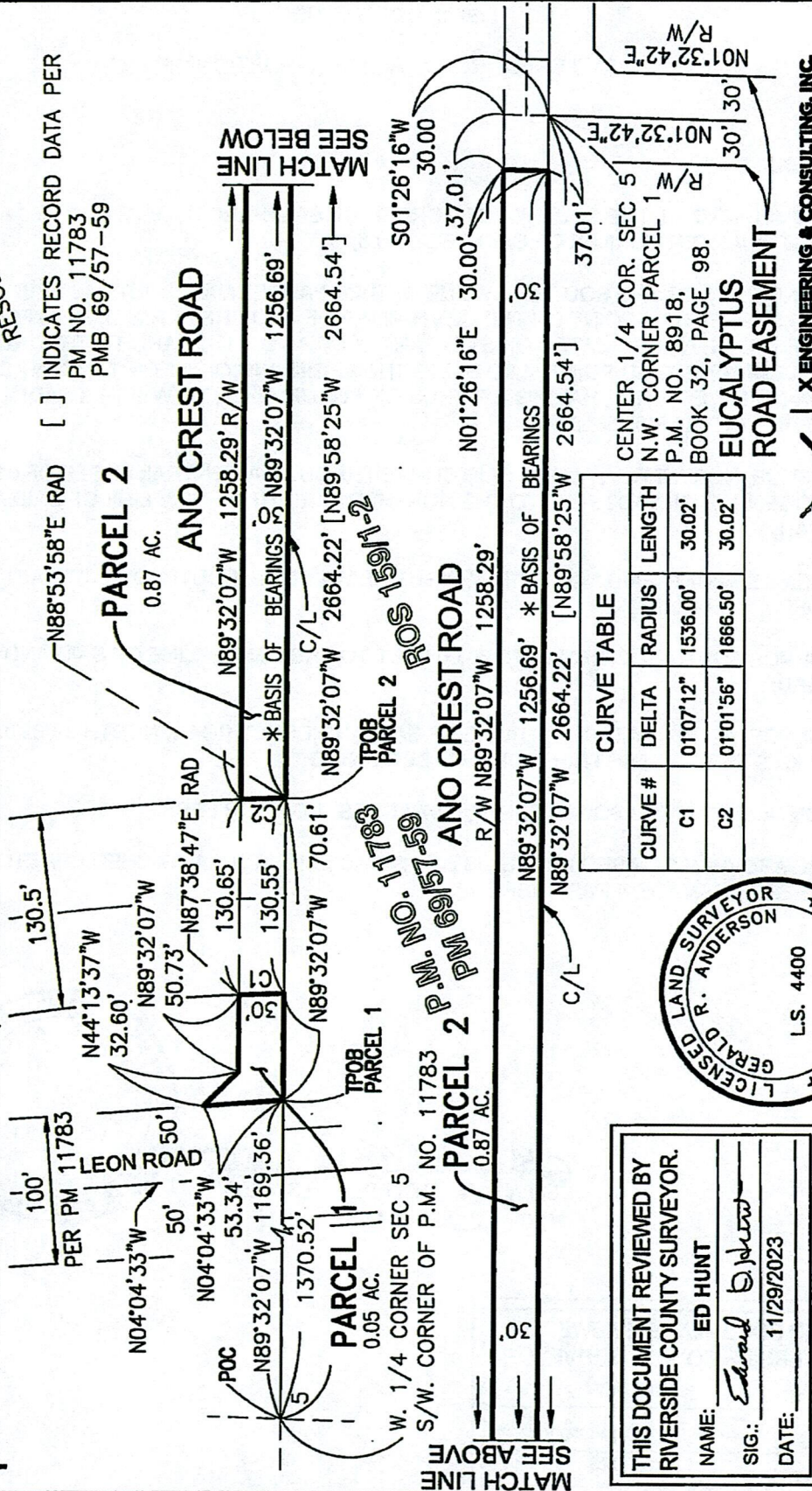
# EXHIBIT "H"

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

\* 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. NO. 69157-59  
DOC # 198423636, O.R. 84-002  
RESOLUTION NO. 00-00-00

[ ] INDICATES RECORD DATA PER  
PM NO. 11783  
PMB 69/57-59



THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

NAME: Ed Hunt

SIG.: Ed Hunt

DATE: 11/29/2023



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

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

JN 100-013 XLD-044  
ABS23009

**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;

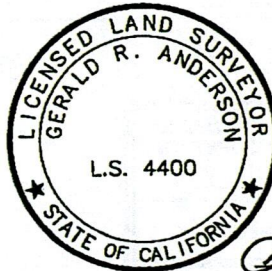
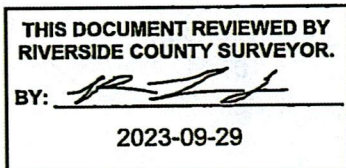
**THENCE**, NORTH 16°01'36" WEST, 570.86 FEET, TO THE WESTERLY RIGHT OF WAY OF SAID LEON ROAD AS DEDICATED ON SAID PARCEL MAP, AND TO THE TO A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2,950.00 FEET, IN THE WESTERLY RIGHT OF WAY LINE OF SAID LEON ROAD, A RADIAL LINE TO SAID POINT BEARS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

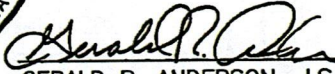
**THENCE**, SOUTHWESTERLY, ALONG SAID WESTERLY RIGHT OF WAY LINE OF SAID LEON ROAD, AND NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 06°22'09", AN ARC LENGTH OF 327.92 FEET;

**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.

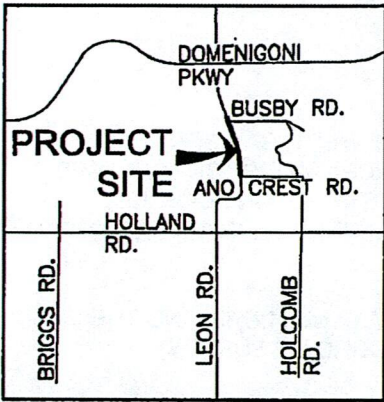


 09/28/2023  
GERALD R. ANDERSON LS 4400  
100 3\_XLD-046-2023-09-28

# EXHIBIT "J"

SCALE: 1"=200'

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

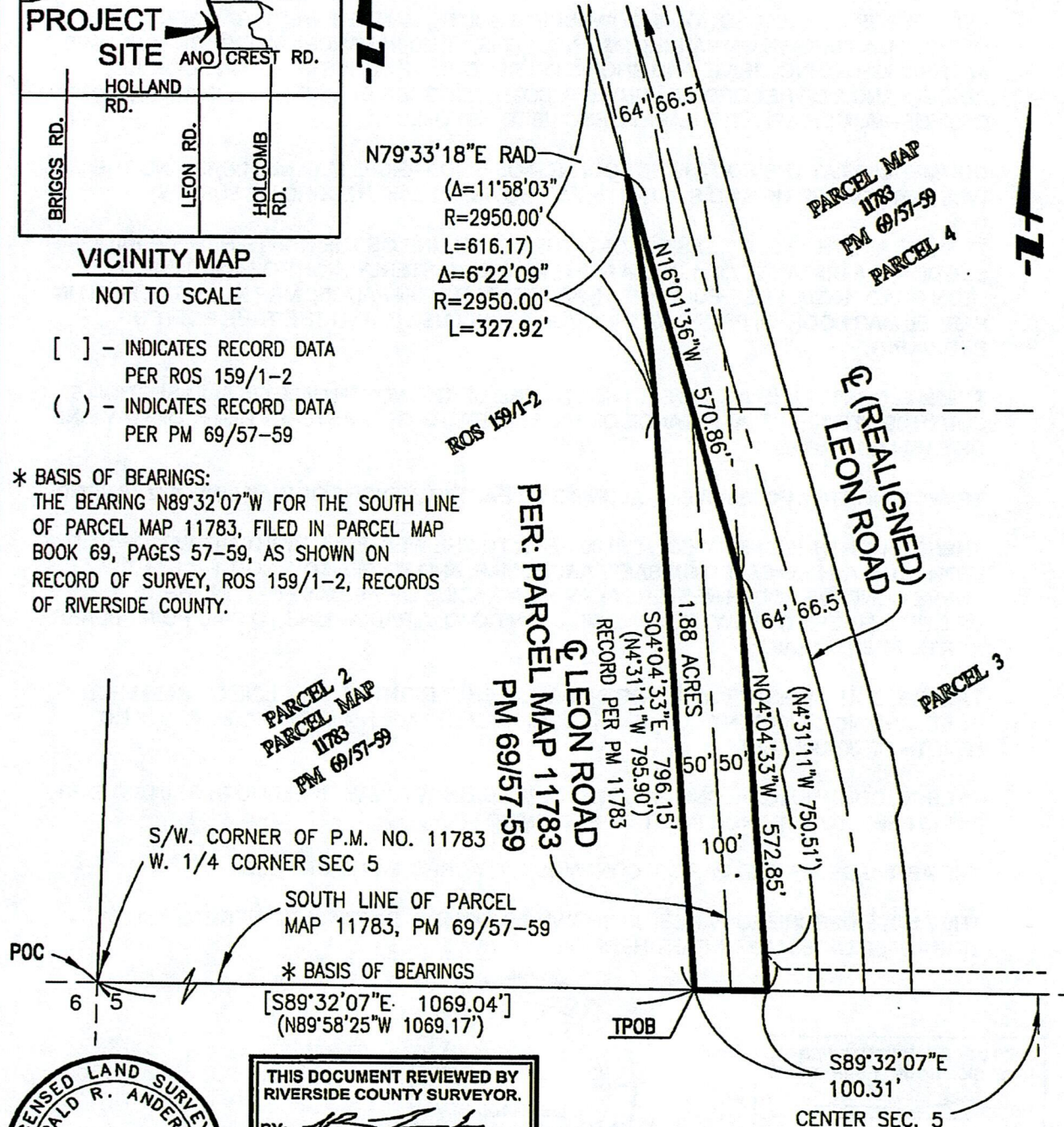


**VICINITY MAP**

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.



PARCEL 2  
PARCEL MAP  
11783  
FM 69/57-59

PER: PARCEL MAP 11783  
Q LEON ROAD  
PM 69/57-59

PARCEL MAP  
11783  
FM 69/57-59  
PARCEL 4

Q (REALIGNED)  
LEON ROAD

PARCEL 3

S/W. CORNER OF P.M. NO. 11783  
W. 1/4 CORNER SEC 5  
SOUTH LINE OF PARCEL  
MAP 11783, PM 69/57-59  
\* BASIS OF BEARINGS  
[S89°32'07"E 1069.04']  
(N89°58'25"W 1069.17')

TPOB  
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

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

KIMBERLY R. RECTOR, CLERK OF THE BOARD  
RIVERSIDE CO. CLERK OF THE BOARD  
4080 LEMON STREET, 1<sup>ST</sup> FLOOR CAC  
P O BOX 1147 – RIVERSIDE, CA 92502

**MAIL STOP # 1010**

AND WHEN RECORDED MAIL TO:

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

**2024-0130718**

05/06/2024 10:48 AM Fee: \$ 0.00

Page 1 of 24

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



5342

THIS SPACE FOR RECORDERS USE ONLY

**RESOLUTION NO. 2024-068**

CONDITIONAL GENERAL VACATION OF BUSBY ROAD, SPIRO ROAD, AND  
PORTIONS OF ANO CREST ROAD AND LEON ROAD,  
IN THE WINCHESTER AREA  
(ABG23007)  
(Third Supervisorial District)

(TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION ~ Item 19.1 of  
04/30/2024)

**BOARD OF SUPERVISORS**

**COUNTY OF RIVERSIDE**

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**RESOLUTION NO. 2024-068**

**CONDITIONAL GENERAL VACATION OF 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: Steph K Nelson 4/16/24  
STEPHANIE K. NELSON DATE

**WHEREAS**, hereinafter-described Busby Road, Spiro Road, and portions of Ano Crest Road were 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, both records of the Recorder of Riverside County, California; and

**WHEREAS**, the hereinafter-described portion of Leon Road was 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, records of the Recorder of Riverside County, California 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, records of the Clerk of the Board of Riverside County, California; and,

**WHEREAS**, pursuant to Division 9, Part 3, Chapter 3, Section 8320 of the Streets and Highways Code, a petition has been filed with the Board of Supervisors of the County of Riverside, State of California, requesting the conditional vacation of Busby Road, Spiro Road, and portions of Ano Crest Road and Leon Road, in the Winchester area of the County of Riverside; and,



1 **RESOLUTION NO. 2024-068**

2  
3           **WHEREAS**, on           MARCH 19          , 2024, the Board of Supervisors of the  
4 County of Riverside duly and regularly adopted Resolution No. 2024-043, giving notice of  
5 intention to conditionally vacate Busby Road, Spiro Road, and portions of Ano Crest Road  
6 and Leon Road; and,  
7

8           **WHEREAS**, Resolution No. 2024-043 has been duly published, posted and mailed  
9 pursuant to the provisions of the Streets and Highways Code; and,  
10

11           **WHEREAS**, a public hearing has been conducted and the Board of Supervisors of  
12 the County of Riverside has heard all evidence offered by all persons interested in the  
13 matter; and,  
14

15           **WHEREAS**, hereinafter-described Busby Road, Spiro Road, and portions of Ano  
16 Crest Road and Leon Road are being superseded by relocation and subject to the  
17 following conditions will no longer be required for public street and highway purposes;  
18 and,  
19

20           **WHEREAS**, pursuant to Streets and Highways Code Section 8324, the Board of  
21 Supervisors of the County of Riverside has found and determined that upon satisfaction of  
22 the of the hereinafter-described conditions hereinafter-described Busby Road, Spiro Road,  
23 and portions of Ano Crest Road and Leon Road will be unnecessary for present or  
24 prospective public use including use as a non-motorized transportation facility; and,  
25  
26  
27

1 **RESOLUTION NO. 2024-068**

2  
3 **WHEREAS**, applicable procedures pertaining to vacations were followed pursuant  
4 to the County's adopted "Resolutions for Fixing Procedures to Vacate and Accept County  
5 Highways and Property Offered for Dedication", now therefore;

6  
7 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of  
8 Supervisors of the County of Riverside, State of California, in regular session assembled  
9 on April 30, 2024, 2024, as follows:

- 10  
11 1. The conditional vacation of Busby Road, Spiro Road, and portions of Ano  
12 Crest Road and Leon Road is exempt from CEQA pursuant to Section  
13 15061(b)(3) and not a project pursuant to Section 15060(c)(2) of the State  
14 CEQA Guidelines.
- 15  
16 2. Pursuant to Division 9, Part 3, Chapter 3, Section 8324(b) of the Streets and  
17 Highways Code, upon satisfaction of the hereinafter-described conditions  
18 hereinafter-described Busby Road, Spiro Road, and portions of Ano Crest  
19 Road and Leon Road will be unnecessary for present or prospective public  
20 use including use as a non-motorized transportation facility and are hereby  
21 conditionally vacated.
- 22  
23 3. That upon satisfaction of the hereinafter-described conditions hereinafter-  
24 described Busby Road, Spiro Road, and portions of Ano Crest Road and  
25 Leon Road will be excess right-of-way and will no longer be required for  
26 public street or highway purposes.

1  
2 **RESOLUTION NO. 2024-068**

- 3
- 4 4. That upon satisfaction of the hereinafter-described conditions hereinafter-
- 5 described Busby Road, Spiro Road, and portions of Ano Crest Road and
- 6 Leon Road will no longer constitute public streets or county highways.
- 7
- 8 5. Hereinafter-described Busby Road, Spiro Road, and portions of Ano Crest
- 9 Road shall be vacated subject to the following condition: 1.) recordation of
- 10 the final maps of Tract Map 30976 and Tract Map 30977-1.
- 11
- 12 6. The hereinafter-described portion of Leon Road shall be vacated subject to
- 13 the following conditions: 1.) recordation of the final maps of Tract Map
- 14 30976 and Tract Map 30977-1, 2.) completion of relocation of existing
- 15 utilities within the hereinafter-described portion of Leon Road, and 3.)
- 16 construction of realigned Leon Road, within the boundaries of Tract Map
- 17 30976 and Tract Map 30977-1, has been completed and issued a Notice of
- 18 Completion by the County of Riverside.
- 19

20 SEE LEGAL DESCRIPTIONS AND PLATS ATTACHED HERETO

21 AS EXHIBITS "A" THROUGH "J" AND MADE A PART HEREOF;

22

23 **BE IT RESOLVED, DETERMINED AND ORDERED** that the Clerk of the Board

24 is directed to file with the Office of the County Clerk the Notice of Exemption within five

25 (5) working days of the Board hearing date.

26

27 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Clerk of

28 the Board is directed to cause a certified copy of this resolution to be recorded in the office

29 of the Recorder of the County of Riverside, California.

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**RESOLUTION NO. 2024-068**

ROLL CALL:


Ayes: Jeffries, Washington, Spiegel, Perez, and Gutierrez

Nays: None

Absent: None

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

KIMBERLY A. RECTOR, Clerk of said Board

By:  \_\_\_\_\_  
Deputy

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

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

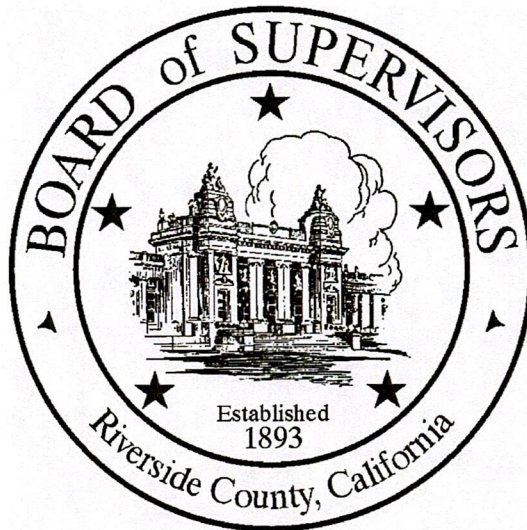
www.riversideacr.com

**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: 04/30/2024

Signature: *Naomy Si*

Print Name: Naomy Sicra, Clerk of the Board Assistant

1 | CT W.O. # ABG23007

## 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°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°02'36" EAST, ALONG SAID LEON ROAD CENTERLINE, AS SHOWN ON SAID PARCEL MAP, A DISTANCE OF 109.17 FEET;

**THENCE**, NORTH 73°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°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°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°56'05", AN ARC LENGTH OF 112.89 FEET;

**THENCE**, SOUTH 54°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°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°10'20" WEST;

**THENCE**, ALONG SAID COMPOUND CURVE, THROUGH A CENTRAL ANGLE OF 15°00'39", AN ARC LENGTH OF 26.20 FEET;

**THENCE**, NORTH 87°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;

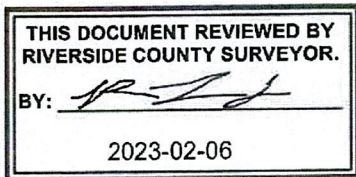
**THENCE**, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°56'05", AN ARCH LENGTH OF 75.26 FEET;

**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

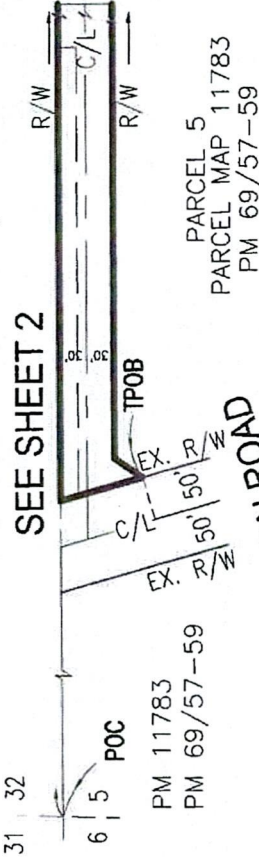
SCALE: 1"=200'



THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.  
BY: *[Signature]*  
2023-02-06

## BUSBY ROAD (60' ROAD EASEMENT)

MATCH LINE  
SEE BELOW

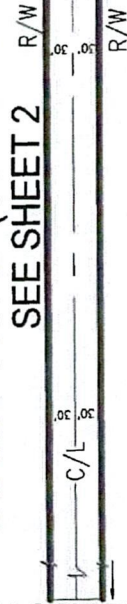


PARCEL 5  
PARCEL MAP 11783  
PM 69/57-59

LEON ROAD

## 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

RECORD OF SURVEY  
ROS 159/1-2

PARCEL 15  
PARCEL MAP 11783  
PM 69/57-59

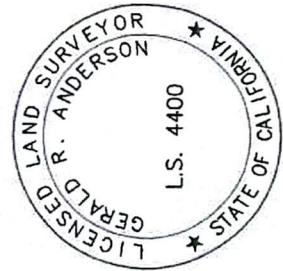
## BUSBY ROAD SEE SHEET 3



PARCEL 13  
PARCEL MAP 11783  
PM 69/57-59

## SPIRO ROAD (EASEMENT)

TOTAL AREA: 5.09 ACRES  
221,800 SQUARE FEET



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Santa Ana, California 92707  
949.522.7100 | xengineeringinc.com



GERALD R. ANDERSON LS 4400  
01/05/2023

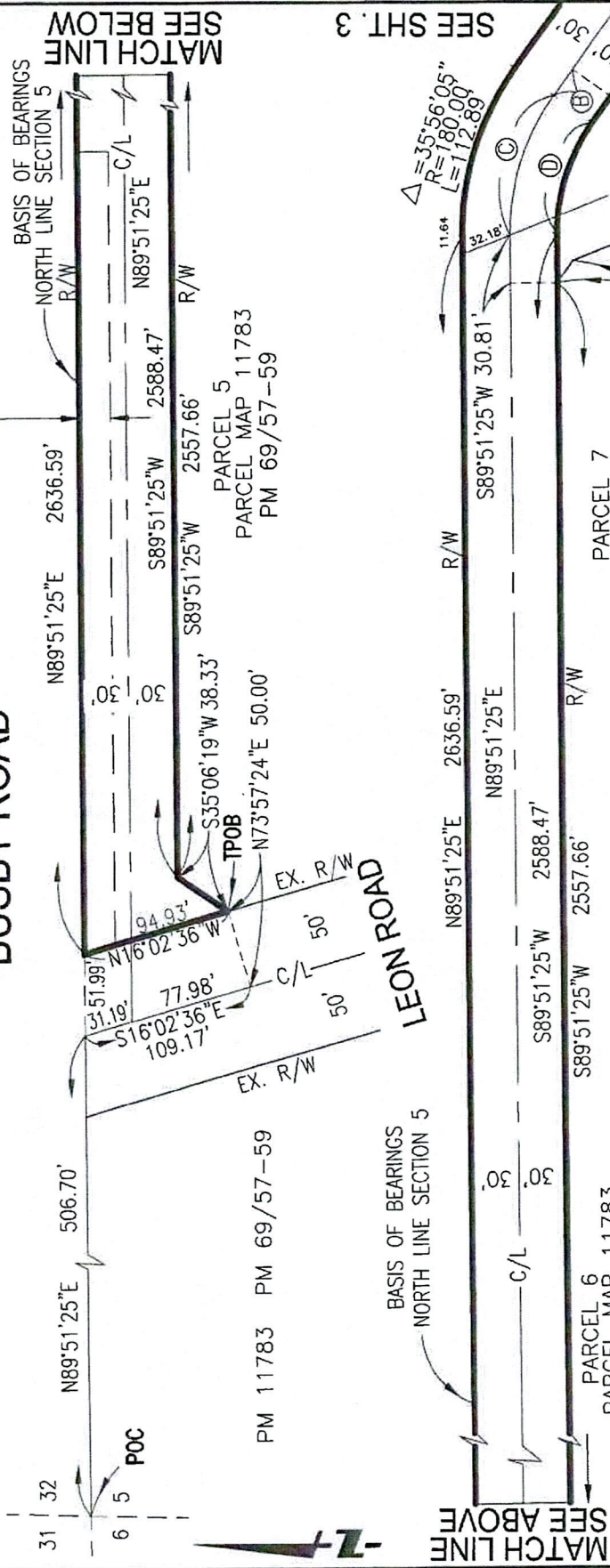
XLD-018

SCALE: 1" = 100'

# EXHIBIT "B"

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

20' PRIVATE ACCESS EASEMENT  
RECORDED 11/10/2022 AS,  
INST. NO. 2022-0466787, O.R.



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'

BASIS OF BEARINGS:  
THE BEARING N89°51'25"E FOR THE NORTH LINE  
OF SECTION 5 PER RECORD OF SURVEY,  
ROS 159/1-2, RECORDS OF RIVERSIDE COUNTY.

TOTAL AREA: 5.09 ACRES  
221,800 SQUARE FEET



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Santa Ana, California 92707  
949.522.7100 | xengineeringinc.com

# EXHIBIT "B"

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

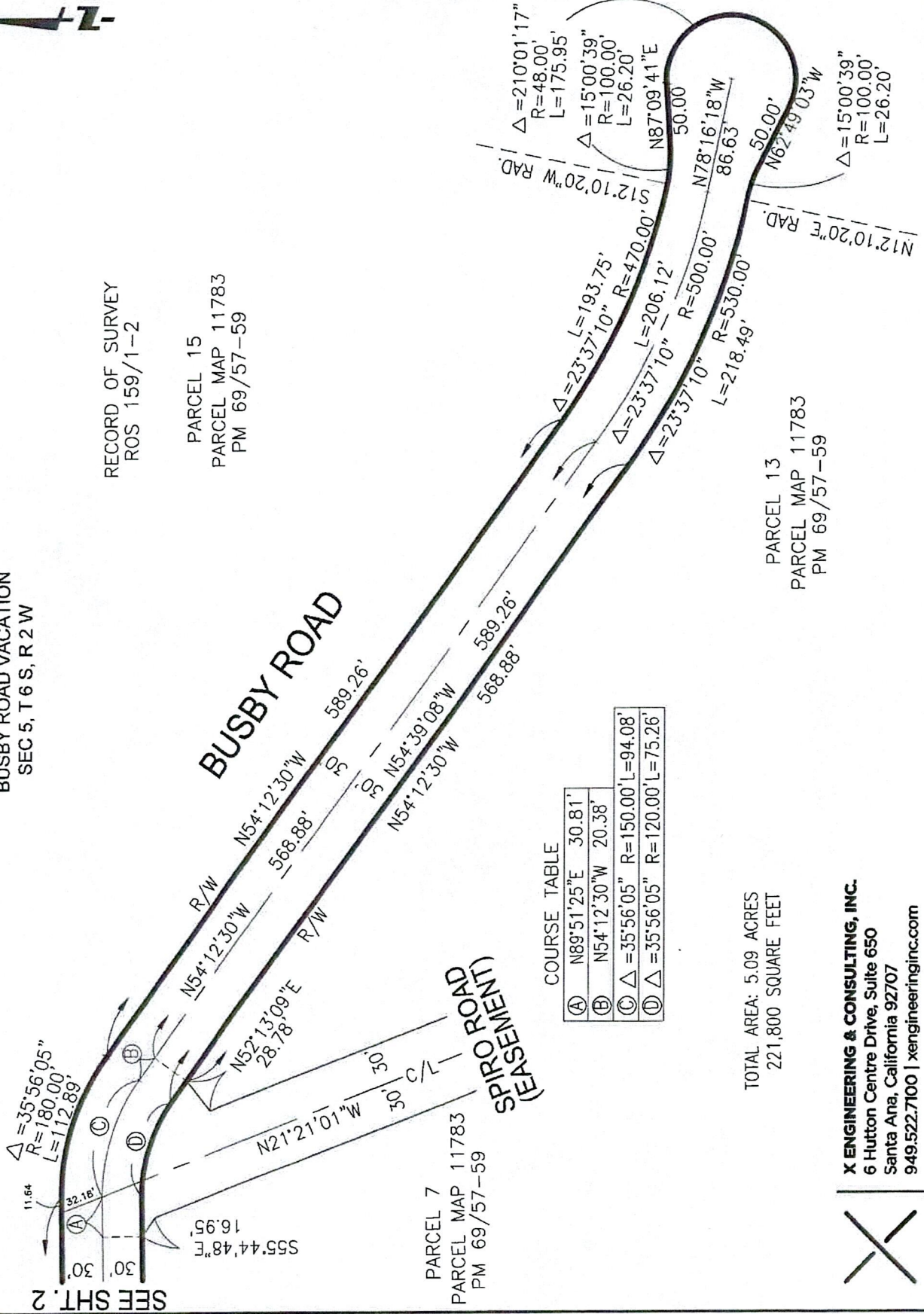
SCALE: 1"=100'



RECORD OF SURVEY  
ROS 159/1-2

PARCEL 15  
PARCEL MAP 11783  
PM 69/57-59

## BUSBY ROAD



COURSE TABLE

Ⓐ	N89°51'25"E	30.81'
Ⓑ	N54°12'30"W	20.38'
Ⓒ	$\Delta = 35^{\circ}56'05''$	R=150.00' L=94.08'
Ⓓ	$\Delta = 35^{\circ}56'05''$	R=120.00' L=75.26'

TOTAL AREA: 5.09 ACRES  
221,800 SQUARE FEET

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Santa Ana, California 92707  
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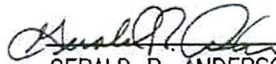
**EXHIBIT "C"**

LEGAL DESCRIPTION

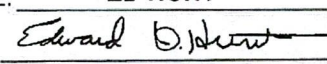
SPIRO ROAD VACATION

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'

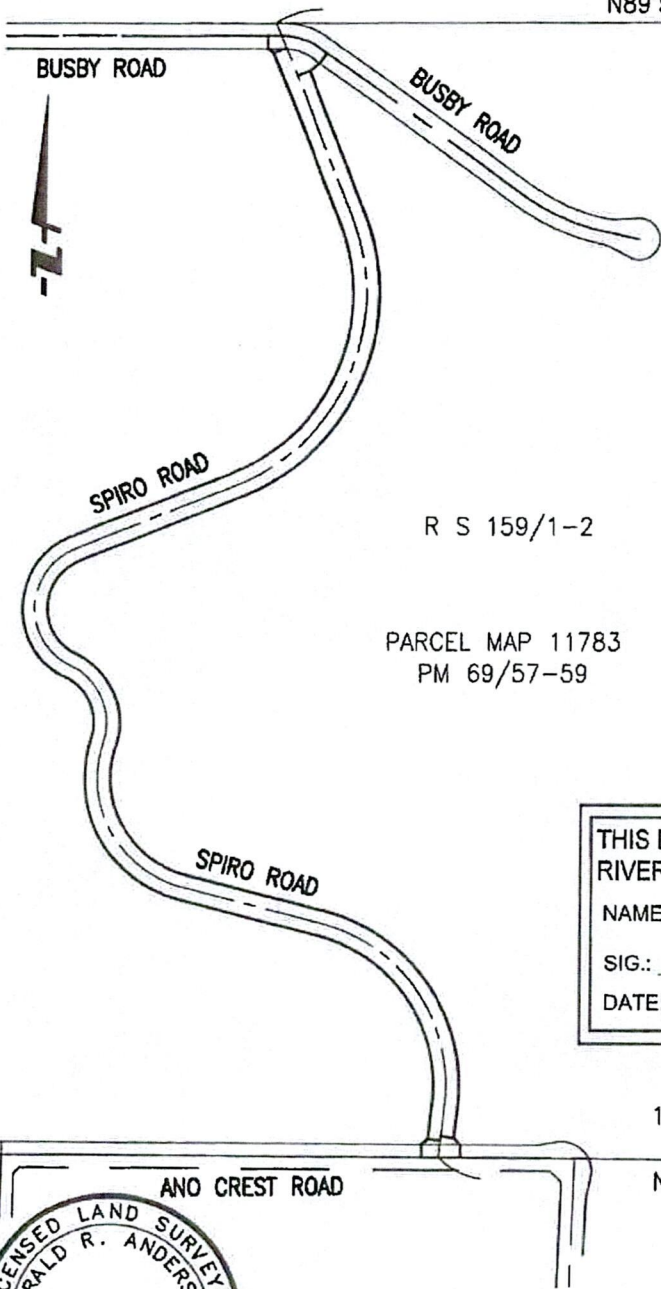
# EXHIBIT "D"

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

2175.70' ROS 159/1-2

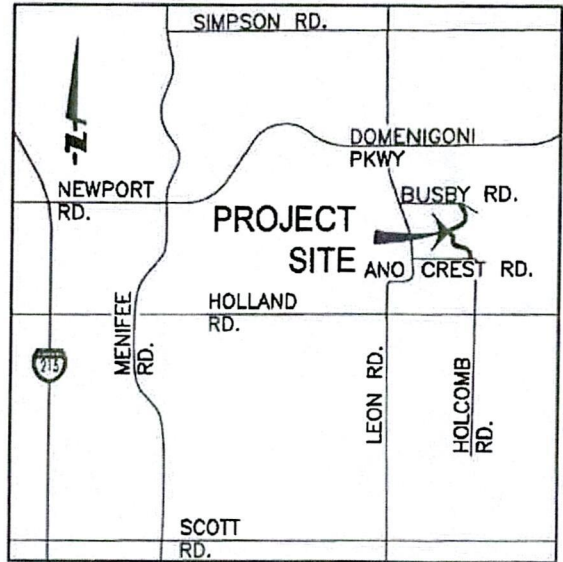
N89°51'25"E 2175.80'

32 | 33  
5 | 4



R S 159/1-2

PARCEL MAP 11783  
PM 69/57-59



VICINITY MAP  
NOT TO SCALE

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

NAME: ED HUNT

SIG.: *Edward B. Hunt*

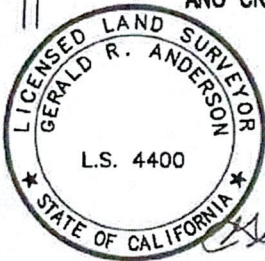
DATE: 09/27/2023

N02°40'14"E 2686.59'

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



*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 B. 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'

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

NORTH HALF ANO CRESI ROAD VACATION  
EUCALYPTUS ROAD TO HOLCOMB ROAD  
SEC 5, T 6 S, R 2 W S.B.M.  
PER RECORD OF SURVEY, ROS 159/1-2, RECORDS OF RIVERSIDE COUNTY.

\* 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.

## ANO CREST ROAD

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

N35°07'40"E 13.08'  
R/W 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

15' PRIVATE ACCESS EASEMENT  
RECORDED 11/10/2022 AS,  
DOC. NO.2022-0466788, O.R.  
[N89°58'25"W]  
S89°32'07"E

## EUCA YPTUS ROAD EASEMENT

1185.34'  
1026.88'

N01°32'28"E  
R/W 30'  
C/L 30'

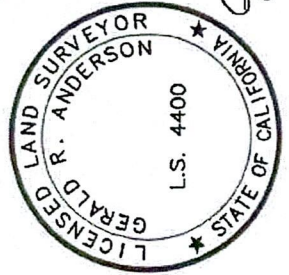
## PARCEL A

975.62'  
1266.70'

## 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'

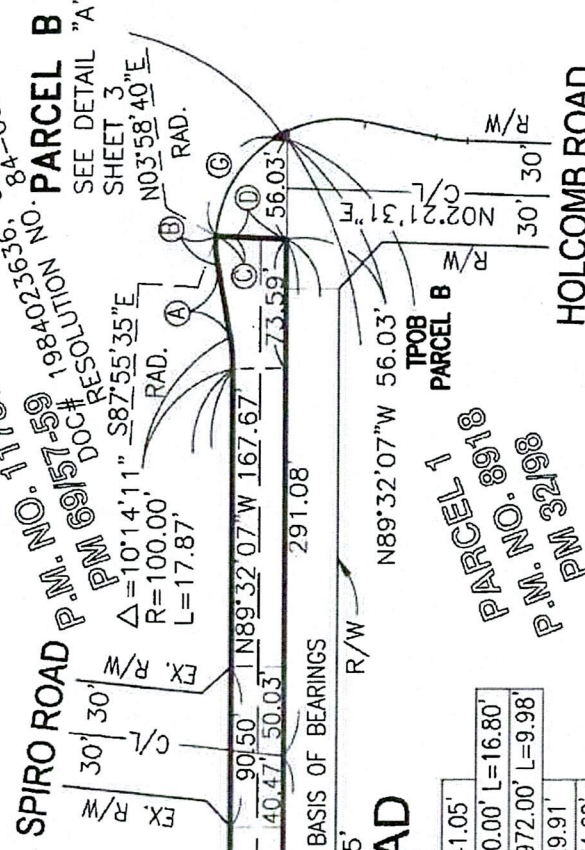
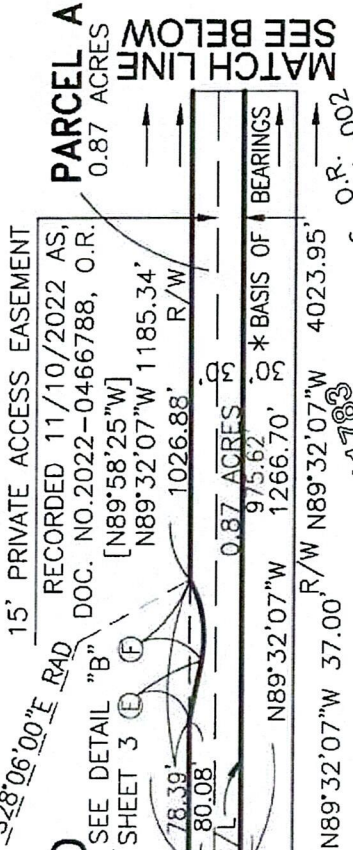


*Gerald R. Anderson*  
GERALD R. ANDERSON LS 4400  
11/21/2023

JN:100-013 XLD-020

ABS22007

SHEET 1 OF 2



## HOLCOMB ROAD EASEMENT

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



# EXHIBIT "F"

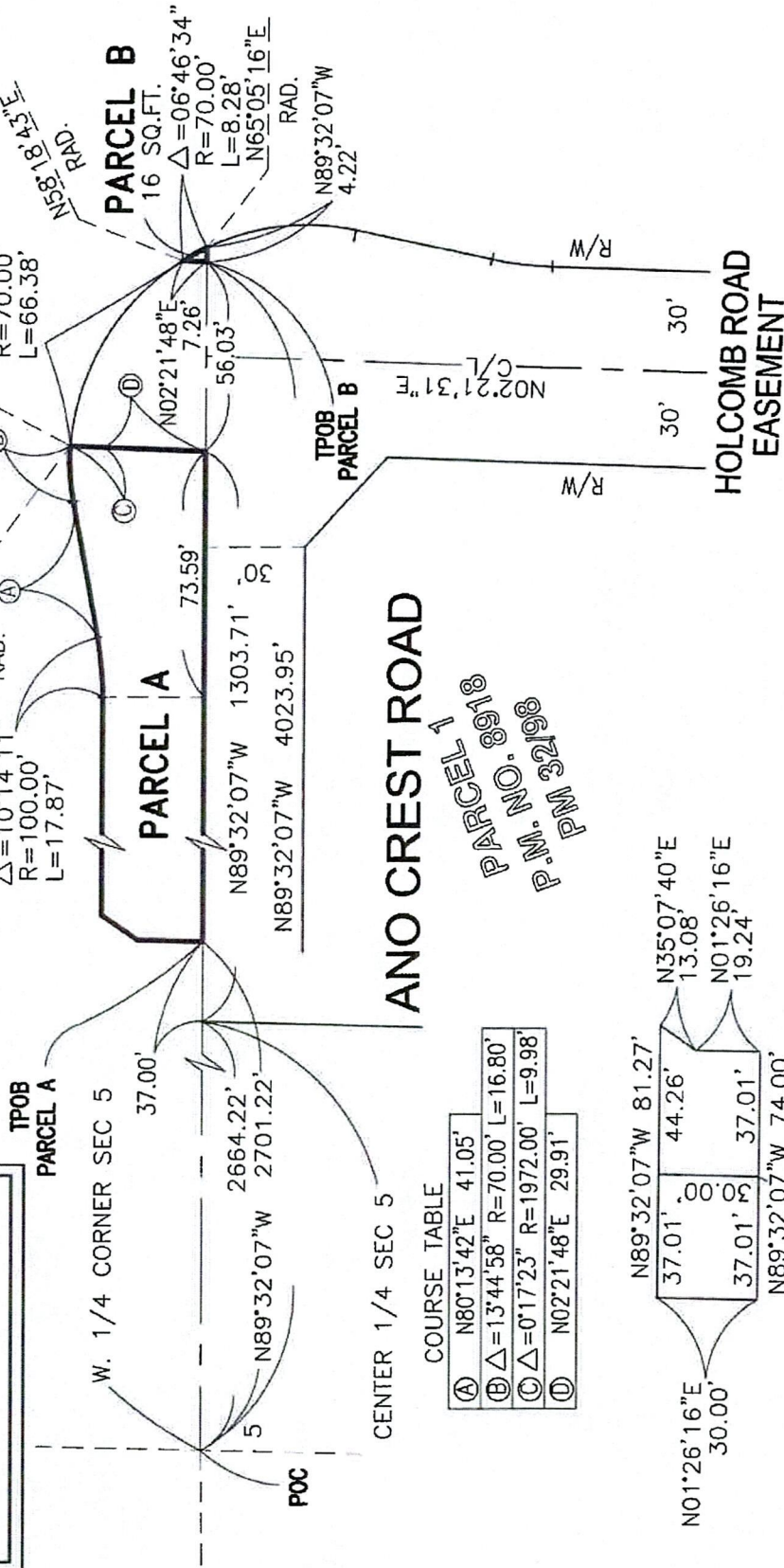
THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

NAME: **ED HUNT**

SIG.: *Edward D. Hunt*

DATE: 11/27/2023

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

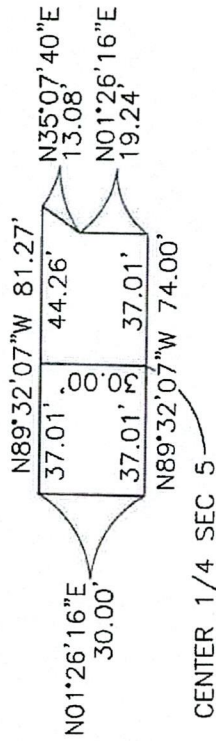


## ANO CREST ROAD

PARCEL 1  
P.M. NO. 8918  
P.M. 32198

### COURSE TABLE

Ⓐ	N80°13'42"E	41.05'
Ⓑ	Δ=13°44'58"	R=70.00' L=16.80'
Ⓒ	Δ=0°17'23"	R=1972.00' L=9.98'
Ⓓ	N02°21'48"E	29.91'



### DETAIL "B"

NO SCALE

### DETAIL "A"

NO SCALE

## 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;

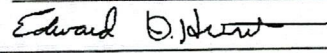
THENCE, ALONG SAID CENTERLINE OF SAID ANO CREST ROAD, NORTH 89°32'07" WEST, 1,256.69 FEET TO THE **TRUE POINT OF BEGINNING**;

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

SCALE: 1"=100'

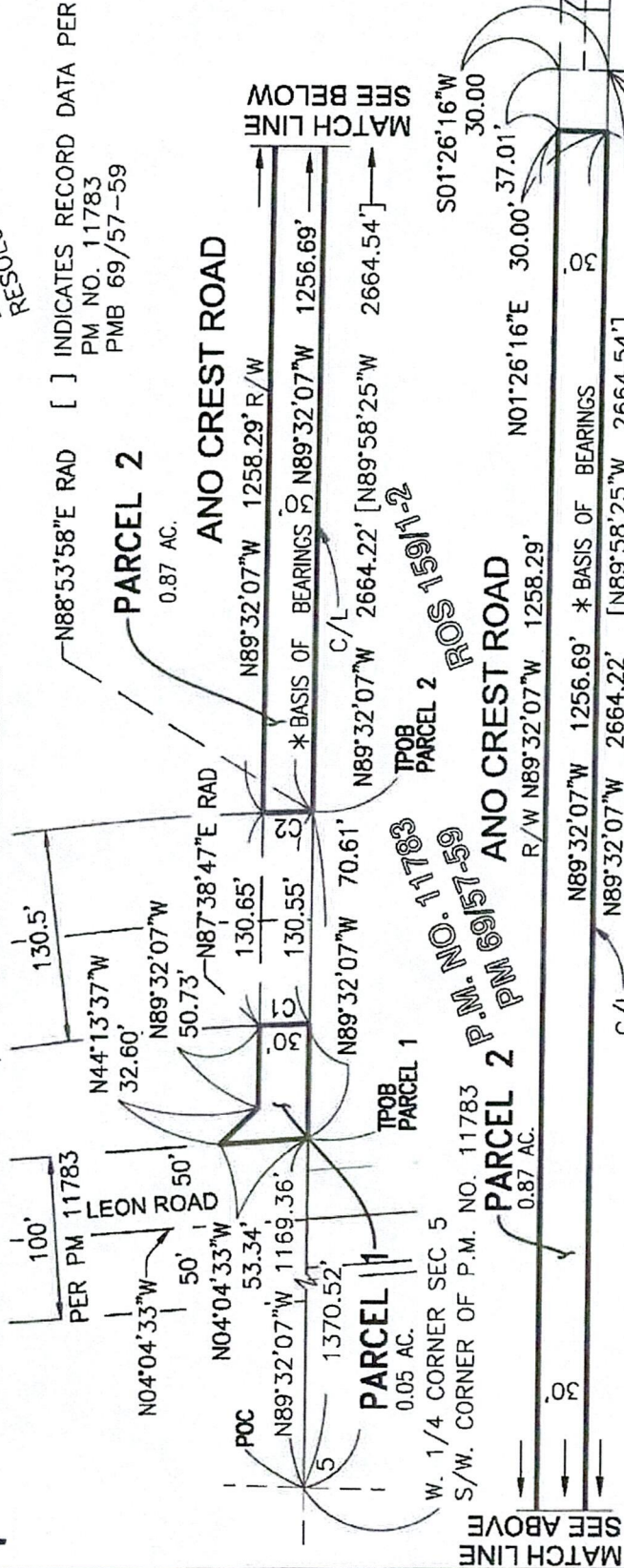
# EXHIBIT "H"

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

\* BASIS OF BEARINGS:

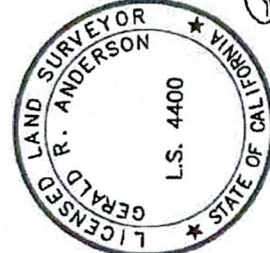
THE BEARING N89°32'07"W FOR THE CENTERLINE OF ANO CREST ROAD  
PER RECORD OF SURVEY, ROS 159/1-2, RECORDS OF RIVERSIDE COUNTY.

P.M. NO. 11783  
P.M. 69/57-59  
O.R. # 198423636, 84-002  
DOC # 198423636, 84-002  
RESOLUTION NO. N.O. 84-002



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: Edward D. Hunt  
SIG: \_\_\_\_\_  
DATE: 11/29/2023



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

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

JN 100-013 XLD-044  
ABS23009

**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;

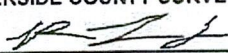
**THENCE**, NORTH 16°01'36" WEST, 570.86 FEET, TO THE WESTERLY RIGHT OF WAY OF SAID LEON ROAD AS DEDICATED ON SAID PARCEL MAP, AND TO THE TO A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2,950.00 FEET, IN THE WESTERLY RIGHT OF WAY LINE OF SAID LEON ROAD, A RADIAL LINE TO SAID POINT BEARS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

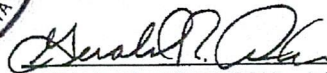
**THENCE**, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTH 04°04'33" EAST, 796.15 FEET, TO THE **TRUE POINT OF BEGINNING**;

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

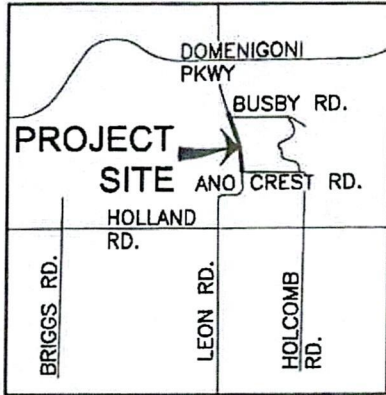


 09/28/2023  
GERALD R. ANDERSON LS 4400  
100 3\_XLD-046-2023-09-28

# 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

1.88 ACRES  
SOUTH LINE OF PARCEL MAP 11783  
RECORD PER PM 11783

PARCEL MAP 11783  
PM 69/57-59  
PARCEL 4

LEON ROAD  
(REALIGNED)

PARCEL 3

PARCEL 2  
PARCEL MAP 11783  
PM 69/57-59

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

SOUTH LINE OF PARCEL MAP 11783, PM 69/57-59

\* BASIS OF BEARINGS  
[S89°32'07"E 1069.04']  
(N89°58'25"W 1069.17')



TPOB

S89°32'07"E  
100.31'  
CENTER SEC. 5



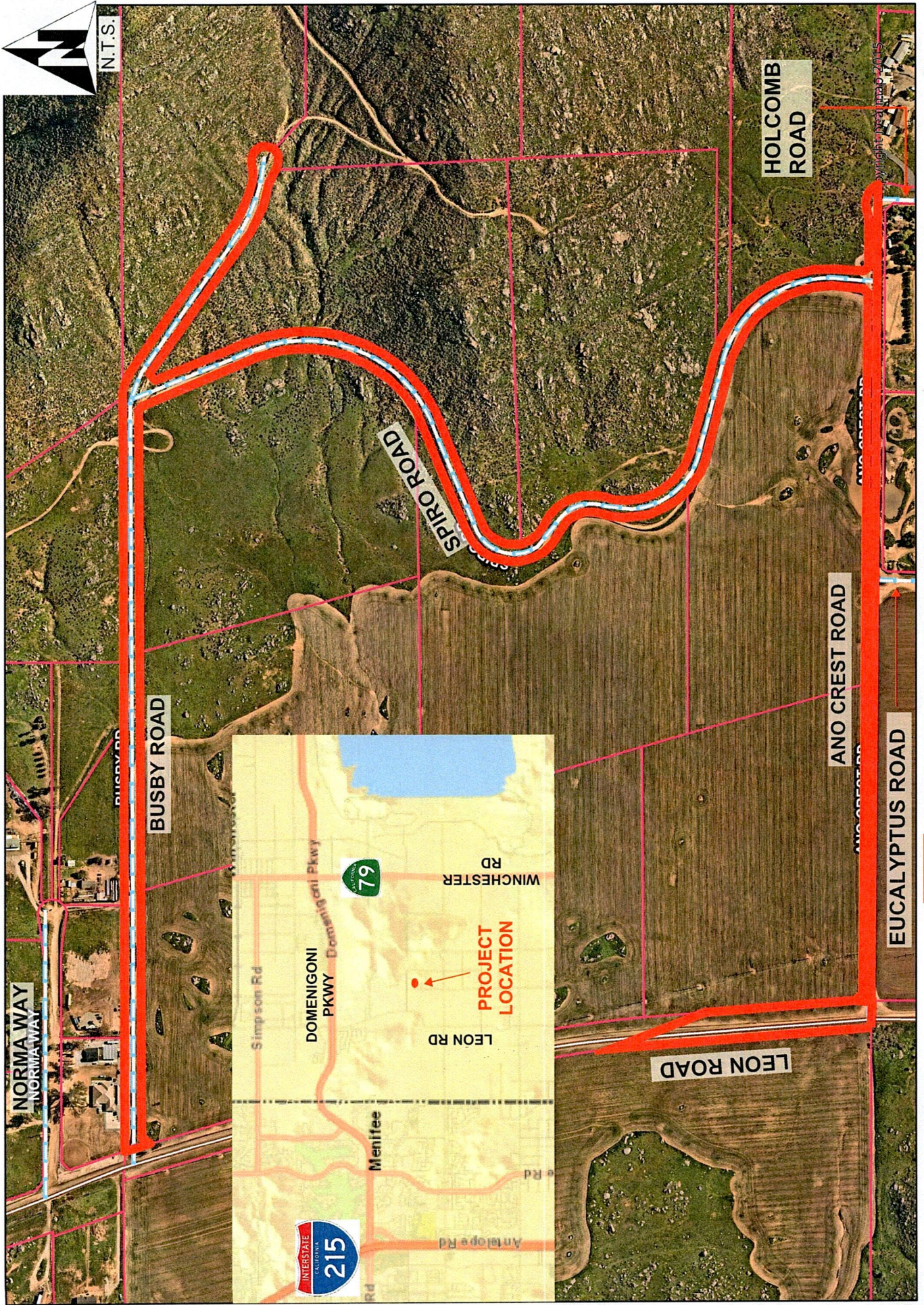
THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.  
BY: *[Signature]*  
2023-09-29

*[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"

CONDITIONAL VACATION OF 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**