

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



ITEM: 3.75
(ID # 27785)

MEETING DATE:
Tuesday, June 24, 2025

FROM : TLMA-TRANSPORTATION

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:
Adoption of Resolution No. 2025-109 Summarily Vacating portions public utility and emergency vehicle ingress and egress easements in the Winchester area, CEQA Exempt pursuant to Section 15061(b)(3) and not a project pursuant to Section 15060(c) of the State CEQA Guidelines, District 3. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that Summarily Vacating portions of public utility and emergency vehicle ingress and egress easements in the Winchester Area is exempt from CEQA pursuant to Section 15061(b)(3) and not a project pursuant to Section 15060(c), of the State CEQA Guidelines;
2. Adopt Resolution No. 2025-109, Summarily Vacating portions of public utility and emergency vehicle ingress and egress easements 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.

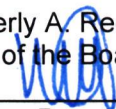
ACTION:Policy


Dennis Acuna, Director of Transportation 5/7/2025

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: June 24, 2025
xc: TLMA-Transp., Recorder, State Clearinghouse

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Applicant Fees 100% No General Fund will be used.			Budget Adjustment: N/A	
			For Fiscal Year: 2024/2025	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Trappers Loop (Private Street), and Exotic Wood Loop (Private Street) are retained as private streets with a dedication for public use by easements for public utility purposes together with the right of ingress and egress for emergency vehicles, as shown on Tract Map No. 32817 on file in Book 491, Pages 92 through 100, inclusive and Tract Map No. 32818 on file in Book 491, Pages 80 through 91, inclusive of Maps, both recorded August 8th, 2023, records of the Recorder of the County of Riverside, California.

The applicant is requesting the vacation of portions of the public utility and emergency vehicle ingress and egress easements within Trappers Loop (Private Street), and Exotic Wood Loop (Private Street) in the Winchester area to accommodate modifications to the design of their project. The applicant owns all property affected by this vacation.

This vacation will not eliminate access to any parcel. The applicant has provided Vacation/Abandonment Approval letters from the local utility companies. The Transportation Department has reviewed this vacation and has no objections.

Pursuant to California Streets and Highways Code Section 8334(a) et seq., the Board of Supervisors (**BOARD**) must determine whether the portions of Trappers Loop (Private Street), and Exotic Wood Loop (Private Street) are excess right-of-way and are not required for public street or highway purposes, prior to vacation. If the BOARD finds, from all the evidence submitted, that Trappers Loop (Private Street), and Exotic Wood Loop (Private Street), are in fact excess right-of-way, the BOARD may adopt the resolution to summarily vacate said portion of Trappers Loop (Private Street), and Exotic Wood Loop (Private Street).

The Transportation Department has reviewed this vacation and has no objections.

As determined in the attached Notice of Exemption, the vacation is exempt from the provisions of CEQA pursuant to 15061 (b)(3) and is not a project pursuant to Section 15060 (c) of the State CEQA Guidelines. The vacation will not result in any specific or general exceptions to the use of the exemption and will not cause any direct or indirect physical environmental impacts.

County Counsel has approved Resolution Number 2025-109 as to form.

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

Impact on Residents and Businesses

Summarily Vacating portions of the public utility and emergency vehicle ingress and egress easements within Trappers Loop (Private Street), and Exotic Wood Loop (Private Street) 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. 2025-109 with Exhibits "A" through "F", inclusive (Legal and Plat)
Notice of CEQA Exemption with Exhibits "A" through "F", inclusive (Legal and Plat)
Attachment "A" (Vicinity Map)
Authorization to Bill Res. No. 2025-109



Jason Farin, Principal Policy Analyst 6/20/2025



Aaron Gettis, Chief of Deputy County Counsel 6/10/2025

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

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

MAIL STOP # 1010

AND WHEN RECORDED MAIL TO:

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

2025-0191276

06/25/2025 03:21 PM Fee: \$ 0.00

Page 1 of 18

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



THIS SPACE FOR RECORDERS USE ONLY

3036

RESOLUTION NO. 2025-109

SUMMARILY VACATING PORTIONS OF PUBLIC UTILITY AND EMERGENCY
VEHICLE INGRESS AND EGRESS EASEMENTS IN THE WINCHESTER AREA.
(ABS24005)

(THIRD SUPERVISORIAL DISTRICT)

(TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION – ITEM 3.75 of
06/24/2025)

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE
FOR RECORDING INFORMATION

2
3
4 **RESOLUTION NO. 2025-109**

5 SUMMARILY VACATING PORTIONS OF PUBLIC UTILITY AND EMERGENCY
6 VEHICLE INGRESS AND EGRESS EASEMENTS IN THE WINCHESTER AREA.

7 (ABS24005)

8 (Third Supervisorial District)

9
10 **WHEREAS**, the hereinafter-described portions of public utility and emergency
11 vehicle ingress and egress easements were dedicated and accepted for public use by
12 Tract No. 32817 on file in Book 491, Pages 92 through 100, inclusive, and Tract No.
13 32818 on file in Book 491, Pages 80 through 91, inclusive, of Maps, both records of the
14 Recorder of the County of Riverside, California, and;

15
16 **WHEREAS**, the hereinafter described portions of public utility and emergency
17 vehicle ingress and egress easements are excess right-of-way, and are not required for
18 public street or highway purposes, and;

19
20 **WHEREAS**, applicable procedures pertaining to vacations were followed pursuant
21 to the County’s adopted “Resolutions for Fixing Procedures to Vacate and Accept County
22 Highways and Property Offered for Dedication,” now, therefore;

FORM APPROVED COUNTY COUNSEL
BY: [Signature] 6/24/25
STEPHANIE K. NELSON DATE

1 **RESOLUTION NO. 2025-109**

2
3 **BE IT RESOLVED, DETERMINED AND ORDERED** by the Board of Supervisors of
4 the County of Riverside, State of California, in regular session assembled on
5 June 24, 2025, as follows:

6
7 1. The vacation of the hereinafter described portions of public utility and
8 emergency vehicle ingress and egress easements are categorically exempt
9 from CEQA pursuant to Section 15060(c) and 15061(b)(3) of the State
10 CEQA Guidelines.

11
12 2. Pursuant to Division 9, Part 3, Chapter 4, Section 8333(c) of the Streets and
13 Highways Code, the hereinafter-described portions of the public utility and
14 emergency vehicle ingress and egress easements are determined to be
15 excess by the easement holders, and there are no other public facilities
16 located within the easements, and are hereby summarily vacated.

17
18 SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO -
19 AS EXHIBITS "A" THROUGH "F", INCLUSIVE, AND MADE A PART HEREOF;

20
21 3. Pursuant to Division 9, Part 3, Chapter 4, Section 8335 (b)(5) of the Streets
22 and Highway Code, all entities having any right, title, or interest in the
23 described public utility easements have been notified of this action.

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25 4. From and after the date this resolution is recorded the hereinafter-described
26 portions of public utility and emergency vehicle ingress and egress
27 easements are hereby vacated and no longer constitutes a public
28 easement.

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RESOLUTION NO. 2025-109

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

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

SC W.O. # ABS24005

2
3 RESOLUTION NO. 2025-109

4 SUMMARILY VACATING PORTIONS OF PUBLIC UTILITY AND EMERGENCY
5 VEHICLE INGRESS AND AGRESS EASEMENTS IN THE WINCHESTER AREA
6 (ABS24005)
7 (THIRD SUPERVISORIAL DISTRICT)

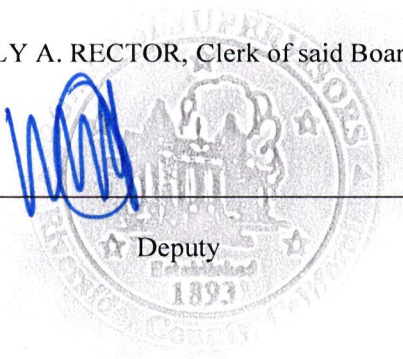
8 ROLL CALL:

9 Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez
10 Nays: None
11 Absent: None

12
13 The foregoing is certified to be a true copy of a resolution duly adopted by said Board of
14 Supervisors on the date therein set forth.

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16
17 KIMBERLY A. RECTOR, Clerk of said Board

18 By:  _____



19 Deputy

20
21
22 06/24/2025 Item 3.75
23
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**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: 06/24/2025

Signature: _____

Print Name: Whitney Mayo, Clerk of the Board Assistant

EXHIBIT "A"
LEGAL DESCRIPTION

THAT PORTION OF TRAPPERS LOOP (PRIVATE STREET) WITHIN LOT 1 OF TRACT MAP NO. 32818, FILED IN BOOK 491, PAGES 80 THROUGH 91, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING IN SECTION 32, TOWNSHIP 5 SOUTH, RANGE 2 WEST, S.B.M., DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHERLY LINE OF SAID TRAPPERS LOOP (PRIVATE STREET) AS SHOWN ON SAID TRACT MAP NO. 32818, SAID POINT BEING THE INTERSECTION OF THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS NORTH 49°52'39" WEST, A DISTANCE OF 285.84 FEET AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 778.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 31°42'28" EAST AS SHOWN ON SAID TRACT NO. 32818;

THENCE EASTERLY ALONG SAID NORTHERLY LINE AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°33'22", AN ARC LENGTH OF 143.34 FEET TO THE **TRUE POINT OF BEGINNING**, TO WHICH A RADIAL LINE BEARS SOUTH 21°09'06" EAST;

THENCE CONTINUING EASTERLY ALONG SAID NORTHERLY LINE AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°13'11", AN ARC LENGTH OF 2.99 FEET;

THENCE LEAVING SAID NORTHERLY LINE, SOUTH 00°04'28" WEST, A DISTANCE OF 1.08 FEET;

THENCE NORTH 89°55'32" WEST, A DISTANCE OF 2.78 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 2 SQUARE FEET, MORE OR LESS.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED BY ME OR UNDER MY SUPERVISION:


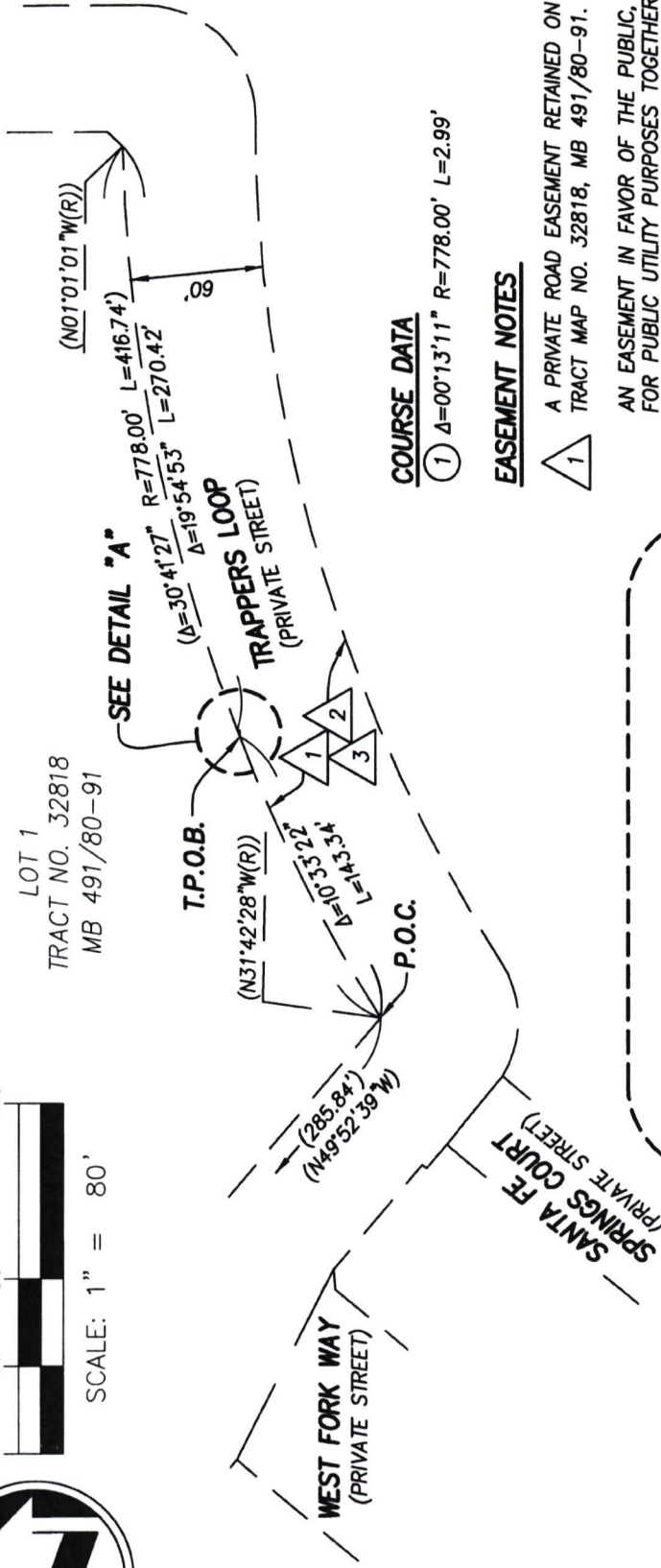
 11/20/24
MICHAEL R. BREDECKE, PLS 9299



EXHIBIT "B"



LOT 1
TRACT NO. 32818
MB 491/80-91



COURSE DATA

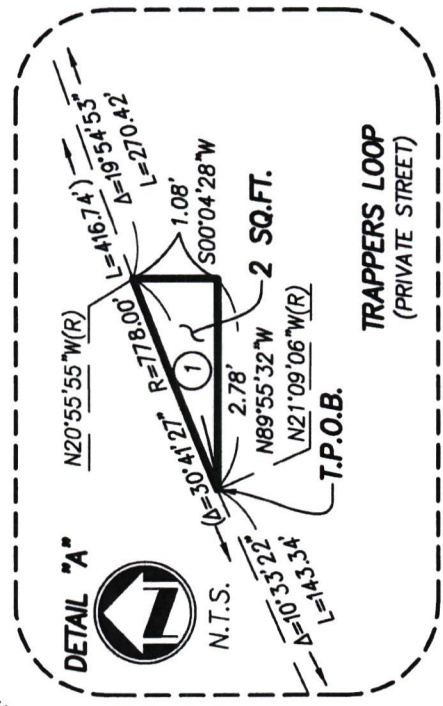
- ① $\Delta=00^{\circ}13'11''$ $R=778.00'$ $L=2.99'$

EASEMENT NOTES

- ① A PRIVATE ROAD EASEMENT RETAINED ON TRACT MAP NO. 32818, MB 491/80-91.
- ② AN EASEMENT IN FAVOR OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN THE "PRIVATE ROAD EASEMENT" DEDICATED ON TRACT NO. 32818, MB 491/80-91.
- ③ SEWER, WATER AND RECYCLED WATER EASEMENT, RETAINED ON TRACT NO. 32818, MB 491/80-91.

LEGEND

() - INDICATES RECORD DATA PER TRACT NO. 32818, MB 491/80-91.



THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: Steve Chaffin
DATE: 01-02-2025



PLAT PREPARED BY:
adkkan ENGINEERS
Civil Engineering • Surveying • Planning
6879 Airport Drive, Riverside, CA 92504
Tel: (951) 688-0241 • Fax: (951) 688-0599

JOB NO. 10100 DATE: 11/20/24 CLIENT: FOREMOST

APPROVED BY:
[Signature]
MICHAEL R. BRENDECKE PLS 9299

PLAT TO ACCOMPANY
LEGAL DESCRIPTION

SECTION 32, T.5S, R.2W, S.B.M.

EXHIBIT "C"
LEGAL DESCRIPTION

THOSE PORTIONS OF EXOTIC WOOD LOOP (PRIVATE STREET) WITHIN LOT 1 OF TRACT MAP NO. 32817, AS SHOWN ON MAP FILED IN BOOK 491, PAGES 92 THROUGH 100, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING IN SECTION 32, TOWNSHIP 5 SOUTH, RANGE 2 WEST, S.B.M., DESCRIBED AS FOLLOWS:

PARCEL "A"

COMMENCING AT A POINT ON THE NORTHERLY LINE OF SAID EXOTIC WOOD LOOP (PRIVATE STREET) AS SHOWN ON SAID TRACT MAP NO. 32817, SAID POINT BEING THE WESTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS NORTH 89°55'03" WEST, A DISTANCE OF 68.28 FEET AS SHOWN ON SAID TRACT MAP NO. 32817;

THENCE SOUTH 89°55'03" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 56.06 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 89°55'03" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 12.22 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE;

THENCE CONTINUING ALONG SAID NORTHERLY LINE, SOUTH 84°32'51" EAST, A DISTANCE OF 6.81 FEET;

THENCE LEAVING SAID NORTHERLY LINE, NORTH 87°59'47" WEST, A DISTANCE OF 19.01 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 4 SQUARE FEET, MORE OR LESS.

PARCEL "B"

COMMENCING AT A POINT ON THE NORTHEASTERLY LINE OF SAID EXOTIC WOOD LOOP (PRIVATE STREET) AS SHOWN ON SAID TRACT MAP NO. 32817, SAID POINT BEING THE INTERSECTION OF THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS NORTH 50°01'09" WEST, A DISTANCE OF 3.75 FEET AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 455.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 07°58'48" EAST AS SHOWN ON TRACT MAP NO. 32817;

THENCE EASTERLY ALONG SAID NORTHERLY LINE AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°43'57", AN ARC LENGTH OF 37.58 FEET, TO THE **TRUE POINT OF BEGINNING**, TO WHICH A RADIAL LINE BEARS NORTH 12°42'45" EAST;

EXHIBIT "C"
LEGAL DESCRIPTION

THENCE CONTINUING EASTERLY ALONG SAID NORTHERLY LINE AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°37'21", AN ARC LENGTH OF 4.94 FEET TO A POINT OF CUSP WITH A NON-TANGENT LINE, TO WHICH A RADIAL LINE BEARS NORTH 13°20'06" EAST;

THENCE LEAVING SAID NORTHERLY LINE, NORTH 84°33'41" WEST, A DISTANCE OF 4.90 FEET;

THENCE NORTH 05°27'15" EAST, A DISTANCE OF 0.65 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 2 SQUARE FEET, MORE OR LESS.

PARCEL "C"

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID LOT 1 AND THE SOUTHERLY LINE OF SAID EXOTIC WOOD LOOP (PRIVATE STREET) AS SHOWN ON SAID TRACT MAP NO. 32817, ALSO BEING THE WESTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS SOUTH 89°55'03" EAST, A DISTANCE OF 62.16 FEET AS SHOWN ON SAID TRACT MAP NO. 32817;

THENCE SOUTH 89°55'03" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 26.17 FEET;

THENCE NORTH 00°04'57" EAST, A DISTANCE OF 0.50 FEET TO A LINE PARALLEL WITH AND 0.50 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM SAID SOUTHERLY LINE;

THENCE NORTH 89°55'03" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 26.17 FEET TO SAID WESTERLY LINE;

THENCE SOUTH 00°05'06" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 0.50 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 13 SQUARE FEET, MORE OR LESS.

PARCEL "D"

COMMENCING AT A POINT ON THE SOUTHERLY LINE OF SAID EXOTIC WOOD LOOP (PRIVATE STREET) AS SHOWN ON SAID TRACT MAP NO. 32817, SAID POINT BEING THE WESTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS NORTH 89°55'03" WEST, A DISTANCE OF 114.33 FEET, BETWEEN CARIBBEAN PINE WAY AND WALNUT TREE WAY, AS SHOWN ON SAID TRACT MAP NO. 32817;

THENCE SOUTH 89°55'03" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 36.01 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 89°55'03" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 42.34 FEET;

EXHIBIT "C"
LEGAL DESCRIPTION

THENCE LEAVING SAID SOUTHERLY LINE NORTH 00°04'57" EAST, A DISTANCE OF 0.50 FEET TO A LINE PARALLEL WITH AND 0.50 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM SAID SOUTHERLY LINE;

THENCE NORTH 89°55'03" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 42.34 FEET;

THENCE LEAVING SAID PARALLEL LINE, SOUTH 00°04'57" WEST, A DISTANCE OF 0.50 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 21 SQUARE FEET, MORE OR LESS.

PARCEL "E"

COMMENCING AT A POINT ON THE SOUTHERLY LINE OF SAID EXOTIC WOOD LOOP (PRIVATE STREET) AS SHOWN ON SAID TRACT MAP NO. 32817, SAID POINT BEING THE WESTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS NORTH 89°55'03" WEST, A DISTANCE OF 114.33 FEET, BETWEEN WALNUT TREE WAY AND CUMARU COURT, AS SHOWN ON SAID TRACT MAP NO. 32817;

THENCE SOUTH 89°55'03" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 36.00 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 89°55'03" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 42.35 FEET;

THENCE LEAVING SAID SOUTHERLY LINE, NORTH 00°04'57" EAST, A DISTANCE OF 0.50 FEET TO A LINE PARALLEL WITH AND 0.50 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM SAID SOUTHERLY LINE;

THENCE NORTH 89°55'03" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 42.35 FEET;

THENCE LEAVING SAID PARALLEL LINE, SOUTH 00°04'57" WEST, A DISTANCE OF 0.50 TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 21 SQUARE FEET, MORE OR LESS.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

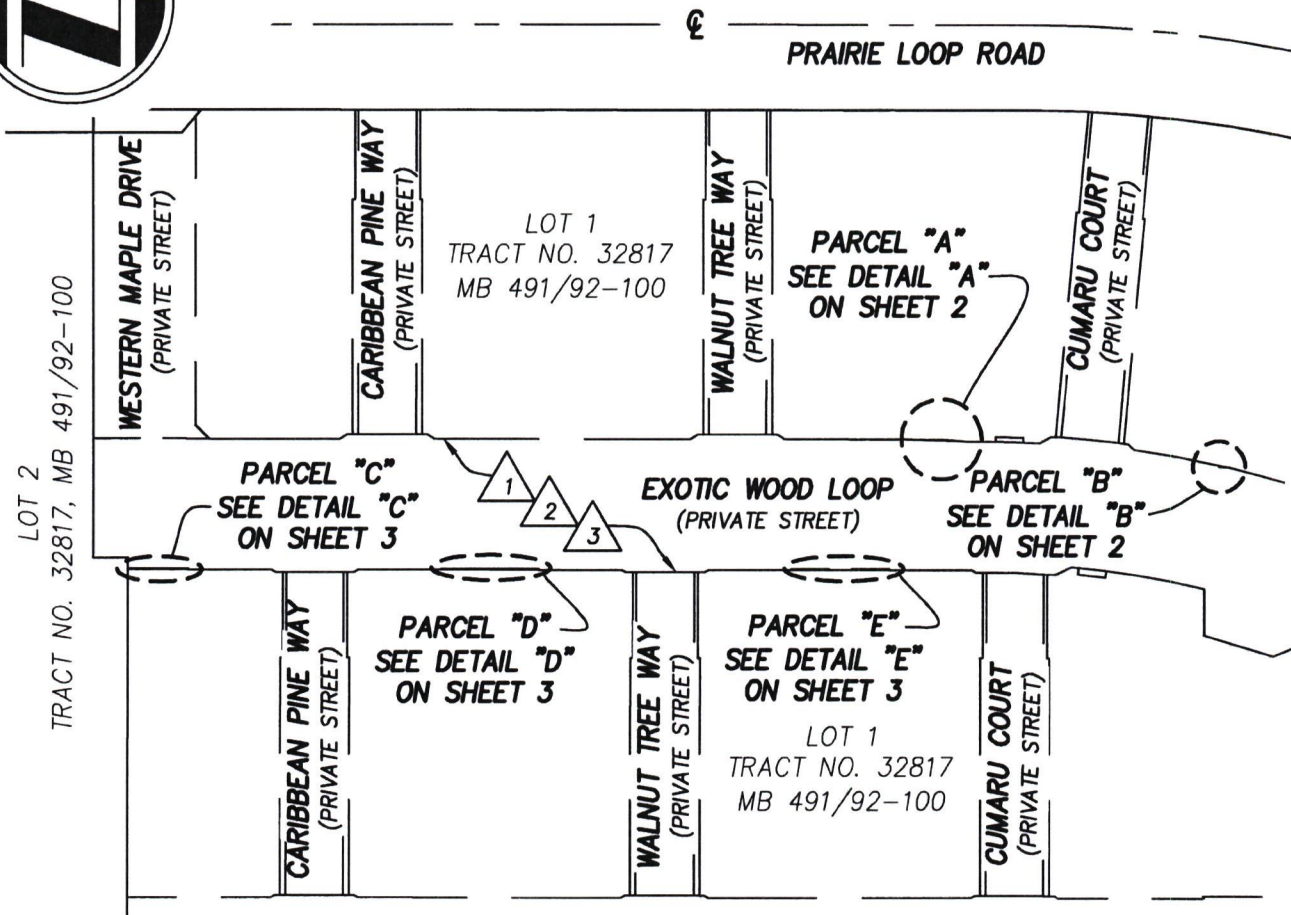
PREPARED BY ME OR UNDER MY SUPERVISION:

 11/20/24
MICHAEL R. BREDECKE, PLS 9299



EXHIBIT "D"

SHEET 1 OF 3



EASEMENT NOTES

1 A PRIVATE ROAD EASEMENT RETAINED ON TRACT MAP NO. 32817, MB 491/92-100.

2 AN EASEMENT IN FAVOR OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN THE "PRIVATE ROAD EASEMENT", DEDICATED ON TRACT NO. 32817, MB 491/92-100.

3 SEWER, WATER AND RECYCLED WATER EASEMENT, RETAINED ON TRACT MAP NO. 32817, MB 491/92-100.

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: Steve Chaffin
DATE: 01-02-2025



LEGEND

() - INDICATES RECORD DATA PER TRACT NO. 32817, MB 491/92-100.



SCALE: 1" = 80'
SECTION 32, T.5S, R.2W, S.B.M.

PLAT PREPARED BY: adkan ENGINEERS CIVIL Engineering · Surveying · Planning 6879 Airport Drive, Riverside, CA 92504 Tel:(951) 688-0241 · Fax:(951) 688-0599	JOB NO. 10100	DATE: 11/20/24	CLIENT: FOREMOST
	APPROVED BY: MICHAEL R. BREDECKE PLS 9299		PLAT TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT "D"

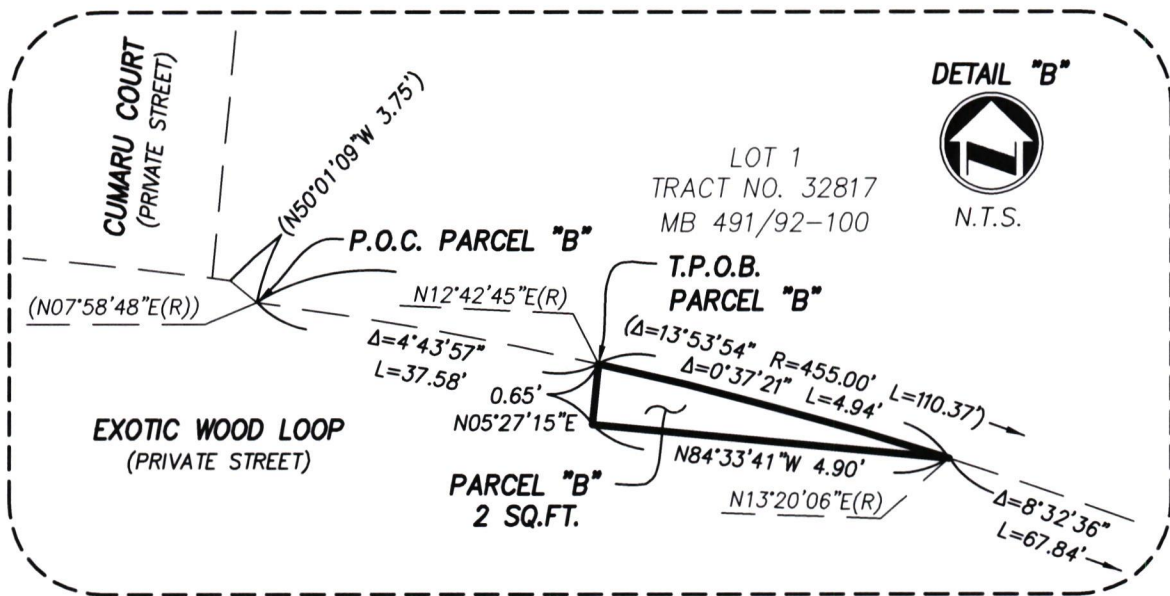
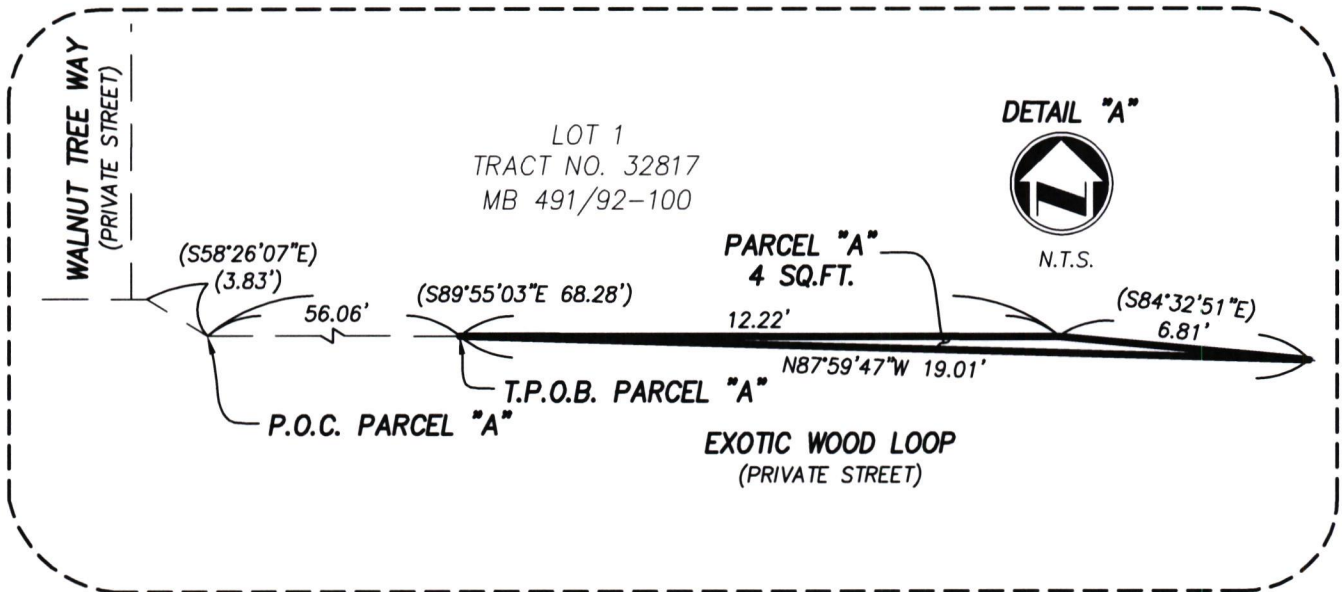


EXHIBIT "D"

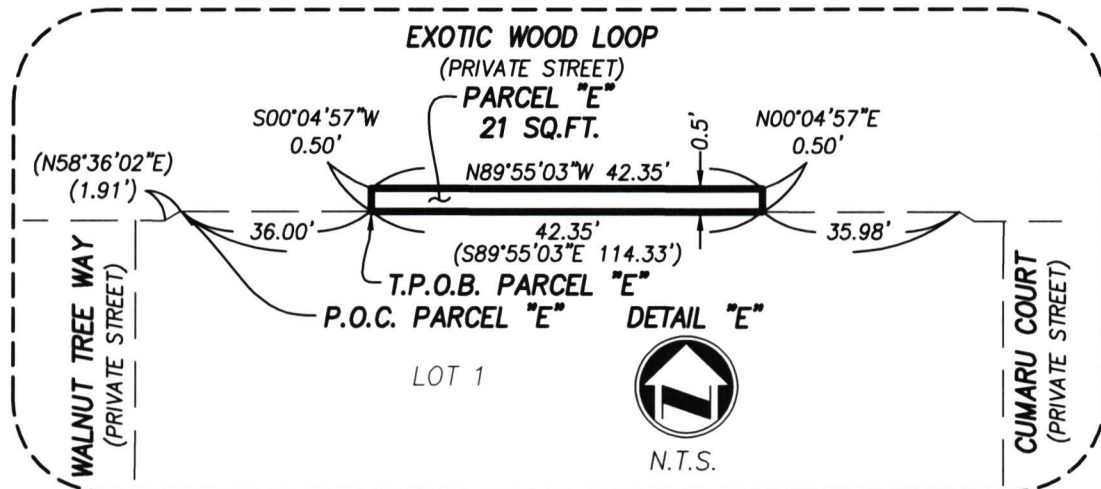
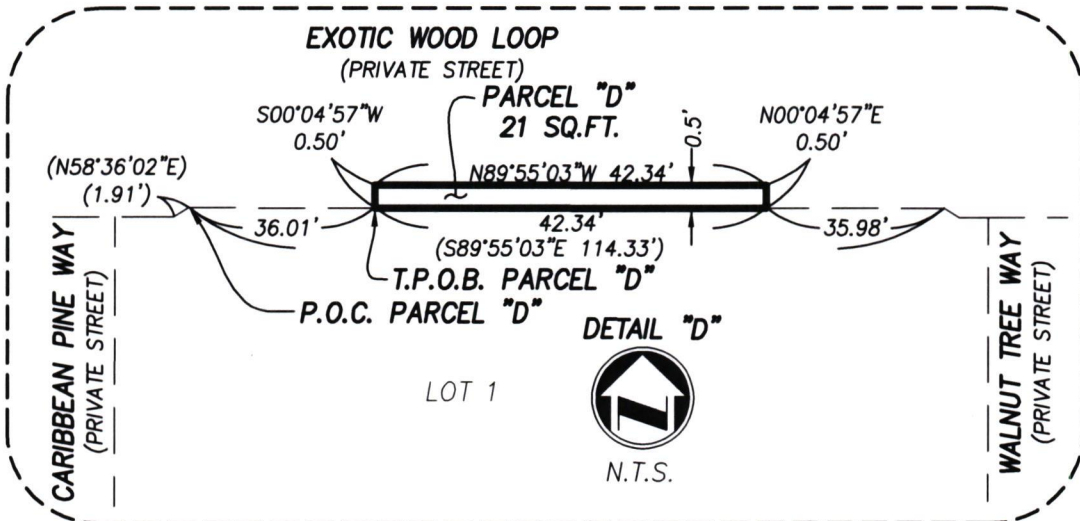
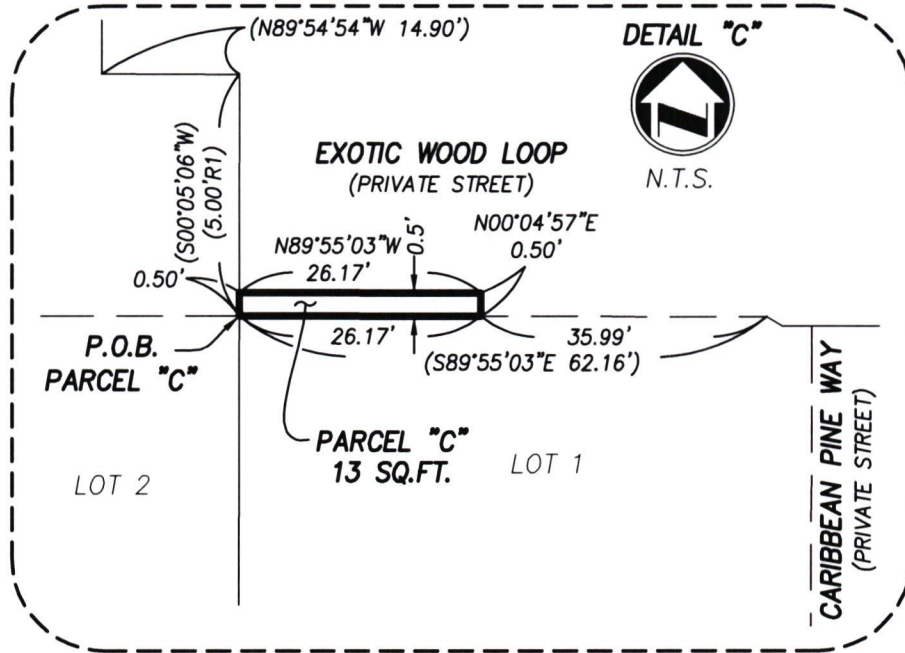


EXHIBIT "E"
LEGAL DESCRIPTION

THOSE PORTIONS OF EXOTIC WOOD LOOP (PRIVATE STREET) WITHIN LOT 1 OF TRACT MAP NO. 33743, FILED IN BOOK 492, PAGES 7 THROUGH 12, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING IN SECTION 32, TOWNSHIP 5 SOUTH, RANGE 2 WEST, S.B.M., DESCRIBED AS FOLLOWS:

PARCEL "A"

COMMENCING AT A POINT ON THE SOUTHERLY LINE OF SAID EXOTIC WOOD LOOP (PRIVATE STREET) AS SHOWN ON SAID TRACT MAP NO. 33743, SAID POINT BEING THE WESTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS NORTH 89°55'03" WEST, A DISTANCE OF 114.33 FEET, BETWEEN BLUE PALM WAY AND LEOPARDWOOD WAY AS SHOWN ON SAID TRACT MAP NO. 33743;

THENCE SOUTH 89°55'03" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 36.00 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 89°55'03" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 42.34 FEET;

THENCE LEAVING SAID SOUTHERLY LINE, NORTH 00°04'57" EAST, A DISTANCE OF 0.75 FEET TO A LINE PARALLEL WITH AND 0.75 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM SAID SOUTHERLY LINE;

THENCE NORTH 89°55'03" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 42.34 FEET;

THENCE LEAVING SAID PARALLEL LINE SOUTH 00°04'57" WEST, A DISTANCE OF 0.75 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 32 SQUARE FEET, MORE OR LESS.

PARCEL "B"

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF SAID LOT 1 AND THE SOUTHERLY LINE OF SAID EXOTIC WOOD LOOP (PRIVATE STREET) AS SHOWN ON SAID TRACT MAP NO. 33743, ALSO BEING THE EASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS NORTH 89°55'03" WEST, A DISTANCE OF 61.75 FEET AS SHOWN ON SAID TRACT NO. 33743;

THENCE NORTH 89°55'03" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 25.75 FEET;

THENCE NORTH 00°04'57" EAST, A DISTANCE OF 0.50 FEET TO A LINE PARALLEL WITH AND 0.50 FEET NORTHERLY, AS MEASURED AS RIGHT ANGLES, FROM SAID SOUTHERLY LINE;

EXHIBIT "E"
LEGAL DESCRIPTION

THENCE SOUTH 89°55'03" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 25.75 FEET TO SAID
EASTERLY LINE;

THENCE SOUTH 00°05'06" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 0.50 FEET TO THE **POINT
OF BEGINNING.**

CONTAINING 13 SQUARE FEET, MORE OR LESS.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED BY ME OR UNDER MY SUPERVISION:



MICHAEL R. BREDECKE, PLS 9299

4/20/24

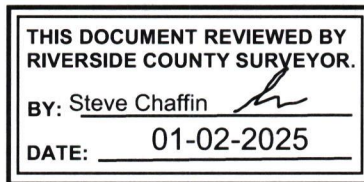
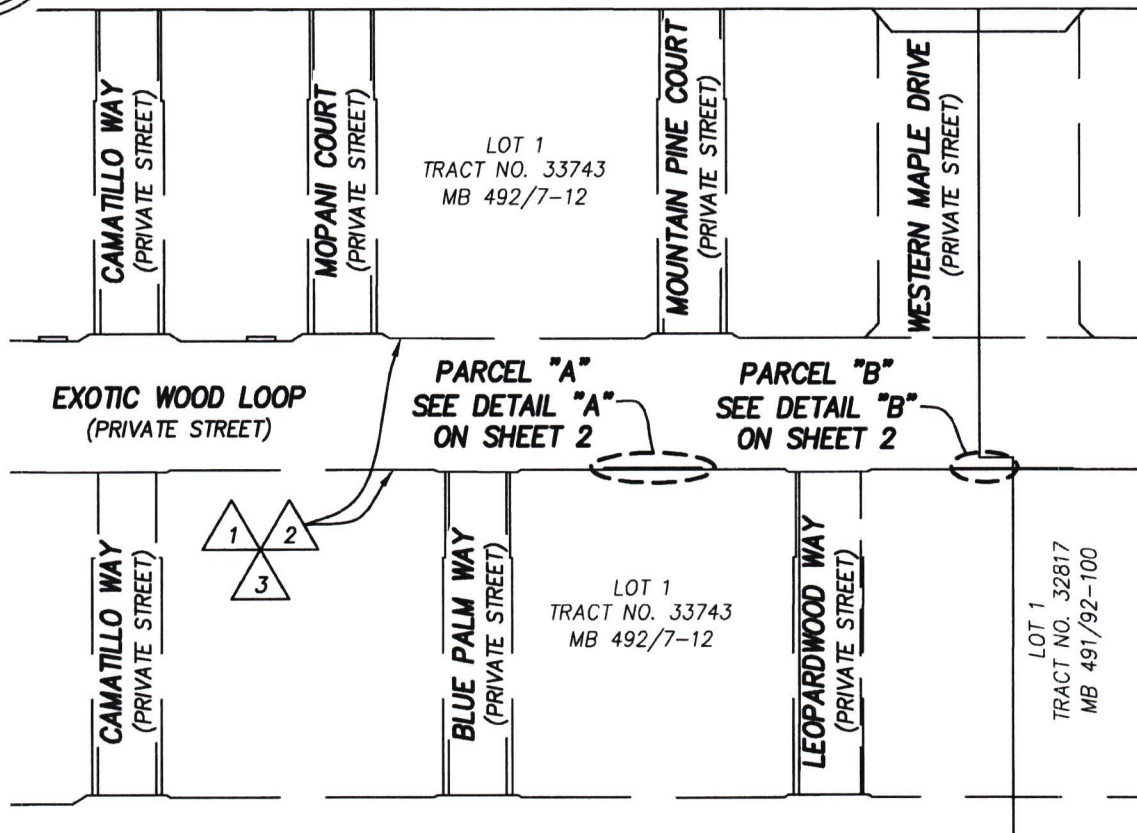


EXHIBIT "F"



⊕
PRAIRIE LOOP ROAD



EASEMENT NOTES

- △ 1 A PRIVATE ROAD EASEMENT RETAINED ON TRACT MAP NO. 32817, MB 491/92-100.
- △ 2 AN EASEMENT IN FAVOR OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN THE "PRIVATE ROAD EASEMENT" DEDICATED ON TRACT NO. 32817, MB 491/92-100.
- △ 3 SEWER, WATER, & RECYCLED WATER EASEMENT RETAINED ON TRACT NO. 32817, MB 491/92-100.

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
By: Steve Chaffin *[Signature]*
DATE: 01-02-2025



LEGEND

- () - INDICATES RECORD DATA PER TRACT NO. 32817, MB 491/92-100.
- [] - INDICATES RECORD DATA PER TRACT NO. 33743, MB 492/7-12.



SCALE: 1" = 80'
SECTION 32, T.5S, R.2W, S.B.M.

PLAT PREPARED BY:
adkan ENGINEERS
Civil Engineering · Surveying · Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 · Fax:(951) 688-0599

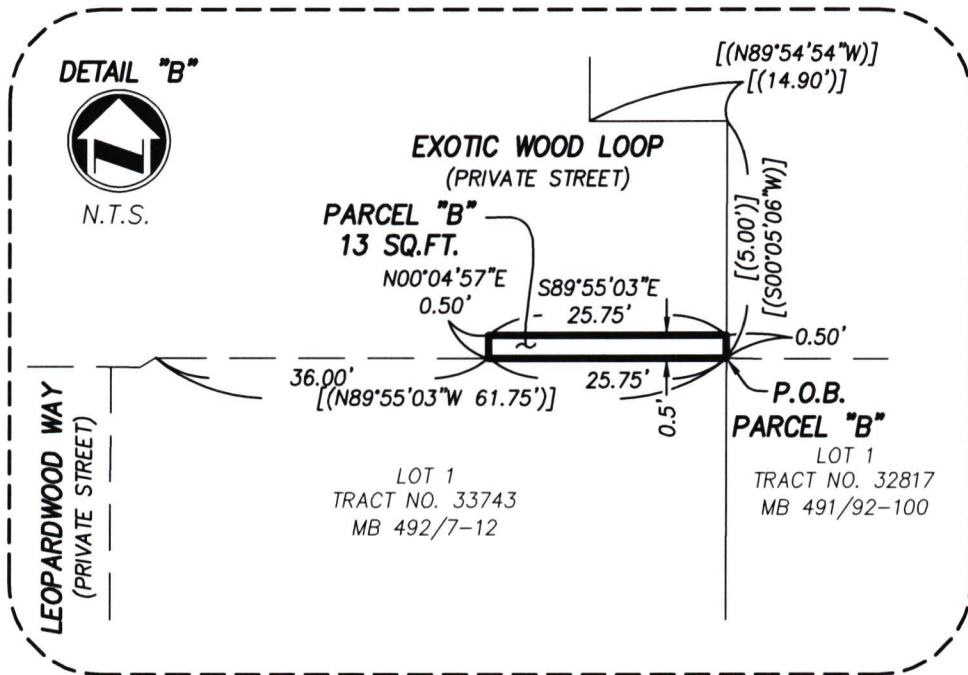
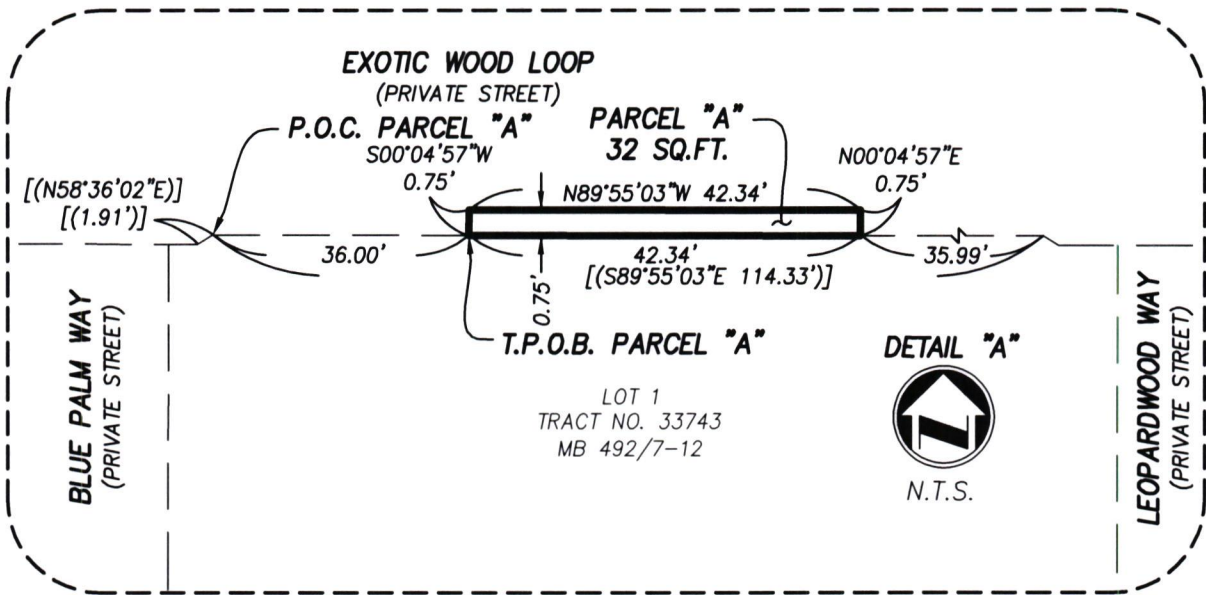
JOB NO. 10100 DATE: 11/20/24 CLIENT: FOREMOST

APPROVED BY:
[Signature]

MICHAEL R. BRENDECKE PLS 9299

PLAT TO ACCOMPANY
LEGAL DESCRIPTION

EXHIBIT "F"





Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000
www.rivcoacr.org

Receipt: 25-192822

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	14
	Document #	E-202500575
	Filing Type	7
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
	F&G Notice of Exemption Fee	\$50.00
Total		\$50.00
Tender (On Account)		\$50.00
Account#	SURV	
Account Name	SURV - SURVEYOR	
Balance	\$1,017.00	

6/26/25, 9:49 AM PST
Gateway Clerk



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:
 25-192822
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY RIVERSIDE COUNTY SURVEYOR'S OFFICE	LEAD AGENCY EMAIL DMCMILLA@RIVCO.ORG	DATE 06/26/2025
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202500575	

PROJECT TITLE
 RESOLUTION NO. 2025-109 SUMMARILY VACATING PORTIONS PUBLIC UTILITY AND EMERGENCY VEHICLE INGRESS AND EGRESS EASEMENTS IN THE WINCHESTER AREA.

PROJECT APPLICANT NAME RIVERSIDE COUNTY TRANSPORTATION	PROJECT APPLICANT EMAIL DMCMILLA@RIVCO.ORG	PHONE NUMBER (951) 955-6700
PROJECT APPLICANT ADDRESS 4080 LEMON STREET, 8TH FLOOR	CITY RIVERSIDE	STATE CALI
		ZIP CODE 92501

PROJECT APPLICANT (Check appropriate box)

Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$4,123.50 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$2,968.75 \$ _____
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,401.75 \$ _____
- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____
- County documentary handling fee \$ _____ \$50.00
- Other \$ _____

PAYMENT METHOD:

Cash Credit Check Other

TOTAL RECEIVED \$ _____ \$50.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Jessica Arevalo
----------------	--

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

Removed: By: Deputy


NOTICE OF EXEMPTION

Project Name: Resolution No. 2025-109 Summarily Vacating portions public utility and emergency vehicle ingress and egress easements in the Winchester area.

Project Number: ABS24005, SU14

Project Location-- See Exhibits "A" through "F", inclusive.

Description of Project: Resolution No. 2025-109 Summarily Vacating portions public utility and emergency vehicle ingress and egress easements in the Winchester area.

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

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

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

Reasons Why Project is Exempt: The vacation of an easement 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 portions of easements 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 portions of easements 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 an easement 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 portions of easements 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 an easement 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 portions of easements 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: 4/29/2025
David L. McMillan, Riverside County Surveyor

Accounting String: ZABS24005, Task Code: ZSU14

EXHIBIT "A"
LEGAL DESCRIPTION

THAT PORTION OF TRAPPERS LOOP (PRIVATE STREET) WITHIN LOT 1 OF TRACT MAP NO. 32818, FILED IN BOOK 491, PAGES 80 THROUGH 91, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING IN SECTION 32, TOWNSHIP 5 SOUTH, RANGE 2 WEST, S.B.M., DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHERLY LINE OF SAID TRAPPERS LOOP (PRIVATE STREET) AS SHOWN ON SAID TRACT MAP NO. 32818, SAID POINT BEING THE INTERSECTION OF THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS NORTH 49°52'39" WEST, A DISTANCE OF 285.84 FEET AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 778.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 31°42'28" EAST AS SHOWN ON SAID TRACT NO. 32818;

THENCE EASTERLY ALONG SAID NORTHERLY LINE AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°33'22", AN ARC LENGTH OF 143.34 FEET TO THE **TRUE POINT OF BEGINNING**, TO WHICH A RADIAL LINE BEARS SOUTH 21°09'06" EAST;

THENCE CONTINUING EASTERLY ALONG SAID NORTHERLY LINE AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°13'11", AN ARC LENGTH OF 2.99 FEET;

THENCE LEAVING SAID NORTHERLY LINE, SOUTH 00°04'28 WEST, A DISTANCE OF 1.08 FEET;

THENCE NORTH 89°55'32" WEST, A DISTANCE OF 2.78 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 2 SQUARE FEET, MORE OR LESS.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED BY ME OR UNDER MY SUPERVISION:

 11/20/24
MICHAEL R. BREDECKE, PLS 9299




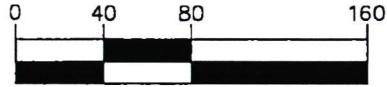
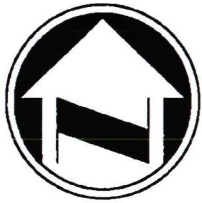
THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR.
BY: Steve Chaffin 
DATE: 01-02-2025

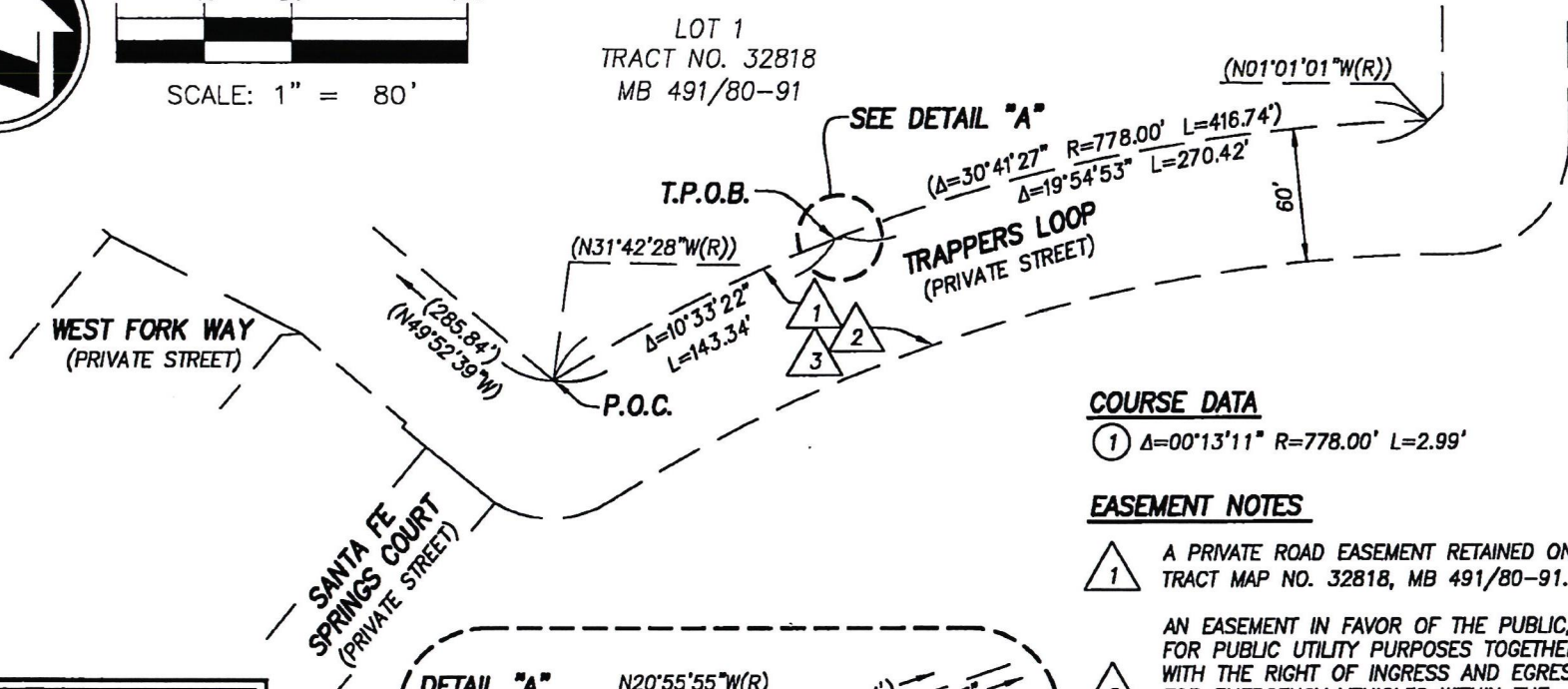
EXHIBIT "B"

SHEET 1 OF 1



SCALE: 1" = 80'

LOT 1
TRACT NO. 32818
MB 491/80-91



COURSE DATA

① $\Delta=00^{\circ}13'11''$ R=778.00' L=2.99'

EASEMENT NOTES

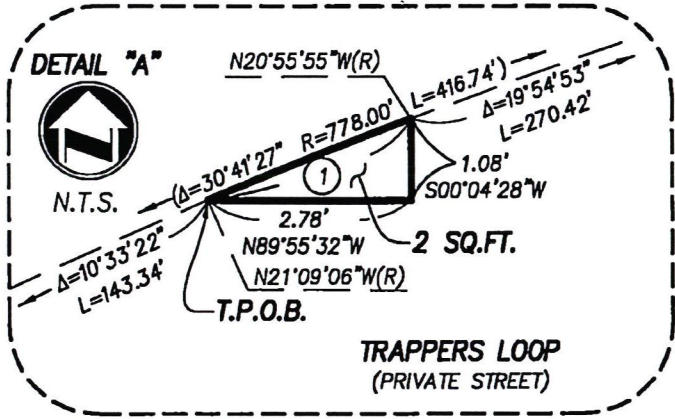
- ① A PRIVATE ROAD EASEMENT RETAINED ON TRACT MAP NO. 32818, MB 491/80-91.
- ② AN EASEMENT IN FAVOR OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN THE "PRIVATE ROAD EASEMENT" DEDICATED ON TRACT NO. 32818, MB 491/80-91.
- ③ SEWER, WATER AND RECYCLED WATER EASEMENT, RETAINED ON TRACT NO. 32818, MB 491/80-91.

LEGEND

() - INDICATES RECORD DATA PER TRACT NO. 32818, MB 491/80-91.

SECTION 32, T.5S, R.2W, S.B.M.

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: Steve Chaffin
DATE: 01-02-2025



PLAT PREPARED BY:
adkan ENGINEERS
Civil Engineering • Surveying • Planning
6879 Airport Drive, Riverside, CA 92504
Tel: (951) 688-0241 • Fax: (951) 688-0599

JOB NO. 10100
DATE: 11/20/24
CLIENT: FOREMOST
APPROVED BY:

MICHAEL R. BRENDECKE PLS 9299

PLAT TO ACCOMPANY
LEGAL DESCRIPTION

EXHIBIT "C"
LEGAL DESCRIPTION

THOSE PORTIONS OF EXOTIC WOOD LOOP (PRIVATE STREET) WITHIN LOT 1 OF TRACT MAP NO. 32817, AS SHOWN ON MAP FILED IN BOOK 491, PAGES 92 THROUGH 100, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING IN SECTION 32, TOWNSHIP 5 SOUTH, RANGE 2 WEST, S.B.M., DESCRIBED AS FOLLOWS:

PARCEL "A"

COMMENCING AT A POINT ON THE NORTHERLY LINE OF SAID EXOTIC WOOD LOOP (PRIVATE STREET) AS SHOWN ON SAID TRACT MAP NO. 32817, SAID POINT BEING THE WESTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS NORTH 89°55'03" WEST, A DISTANCE OF 68.28 FEET AS SHOWN ON SAID TRACT MAP NO. 32817;

THENCE SOUTH 89°55'03" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 56.06 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 89°55'03" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 12.22 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE;

THENCE CONTINUING ALONG SAID NORTHERLY LINE, SOUTH 84°32'51" EAST, A DISTANCE OF 6.81 FEET;

THENCE LEAVING SAID NORTHERLY LINE, NORTH 87°59'47" WEST, A DISTANCE OF 19.01 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 4 SQUARE FEET, MORE OR LESS.

PARCEL "B"

COMMENCING AT A POINT ON THE NORTHEASTERLY LINE OF SAID EXOTIC WOOD LOOP (PRIVATE STREET) AS SHOWN ON SAID TRACT MAP NO. 32817, SAID POINT BEING THE INTERSECTION OF THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS NORTH 50°01'09" WEST, A DISTANCE OF 3.75 FEET AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 455.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 07°58'48" EAST AS SHOWN ON TRACT MAP NO. 32817;

THENCE EASTERLY ALONG SAID NORTHERLY LINE AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°43'57", AN ARC LENGTH OF 37.58 FEET, TO THE **TRUE POINT OF BEGINNING**, TO WHICH A RADIAL LINE BEARS NORTH 12°42'45" EAST;

EXHIBIT "C"
LEGAL DESCRIPTION

THENCE CONTINUING EASTERLY ALONG SAID NORTHERLY LINE AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°37'21", AN ARC LENGTH OF 4.94 FEET TO A POINT OF CUSP WITH A NON-TANGENT LINE, TO WHICH A RADIAL LINE BEARS NORTH 13°20'06" EAST;

THENCE LEAVING SAID NORTHERLY LINE, NORTH 84°33'41" WEST, A DISTANCE OF 4.90 FEET;

THENCE NORTH 05°27'15" EAST, A DISTANCE OF 0.65 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 2 SQUARE FEET, MORE OR LESS.

PARCEL "C"

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID LOT 1 AND THE SOUTHERLY LINE OF SAID EXOTIC WOOD LOOP (PRIVATE STREET) AS SHOWN ON SAID TRACT MAP NO. 32817, ALSO BEING THE WESTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS SOUTH 89°55'03" EAST, A DISTANCE OF 62.16 FEET AS SHOWN ON SAID TRACT MAP NO. 32817;

THENCE SOUTH 89°55'03" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 26.17 FEET;

THENCE NORTH 00°04'57" EAST, A DISTANCE OF 0.50 FEET TO A LINE PARALLEL WITH AND 0.50 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM SAID SOUTHERLY LINE;

THENCE NORTH 89°55'03" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 26.17 FEET TO SAID WESTERLY LINE;

THENCE SOUTH 00°05'06" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 0.50 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 13 SQUARE FEET, MORE OR LESS.

PARCEL "D"

COMMENCING AT A POINT ON THE SOUTHERLY LINE OF SAID EXOTIC WOOD LOOP (PRIVATE STREET) AS SHOWN ON SAID TRACT MAP NO. 32817, SAID POINT BEING THE WESTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS NORTH 89°55'03" WEST, A DISTANCE OF 114.33 FEET, BETWEEN CARIBBEAN PINE WAY AND WALNUT TREE WAY, AS SHOWN ON SAID TRACT MAP NO. 32817;

THENCE SOUTH 89°55'03" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 36.01 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 89°55'03" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 42.34 FEET;

EXHIBIT "C"
LEGAL DESCRIPTION

THENCE LEAVING SAID SOUTHERLY LINE NORTH 00°04'57" EAST, A DISTANCE OF 0.50 FEET TO A LINE PARALLEL WITH AND 0.50 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM SAID SOUTHERLY LINE;

THENCE NORTH 89°55'03" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 42.34 FEET;

THENCE LEAVING SAID PARALLEL LINE, SOUTH 00°04'57" WEST, A DISTANCE OF 0.50 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 21 SQUARE FEET, MORE OR LESS.

PARCEL "E"

COMMENCING AT A POINT ON THE SOUTHERLY LINE OF SAID EXOTIC WOOD LOOP (PRIVATE STREET) AS SHOWN ON SAID TRACT MAP NO. 32817, SAID POINT BEING THE WESTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS NORTH 89°55'03" WEST, A DISTANCE OF 114.33 FEET, BETWEEN WALNUT TREE WAY AND CUMARU COURT, AS SHOWN ON SAID TRACT MAP NO. 32817;

THENCE SOUTH 89°55'03" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 36.00 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 89°55'03" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 42.35 FEET;

THENCE LEAVING SAID SOUTHERLY LINE, NORTH 00°04'57" EAST, A DISTANCE OF 0.50 FEET TO A LINE PARALLEL WITH AND 0.50 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM SAID SOUTHERLY LINE;

THENCE NORTH 89°55'03" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 42.35 FEET;

THENCE LEAVING SAID PARALLEL LINE, SOUTH 00°04'57" WEST, A DISTANCE OF 0.50 TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 21 SQUARE FEET, MORE OR LESS.

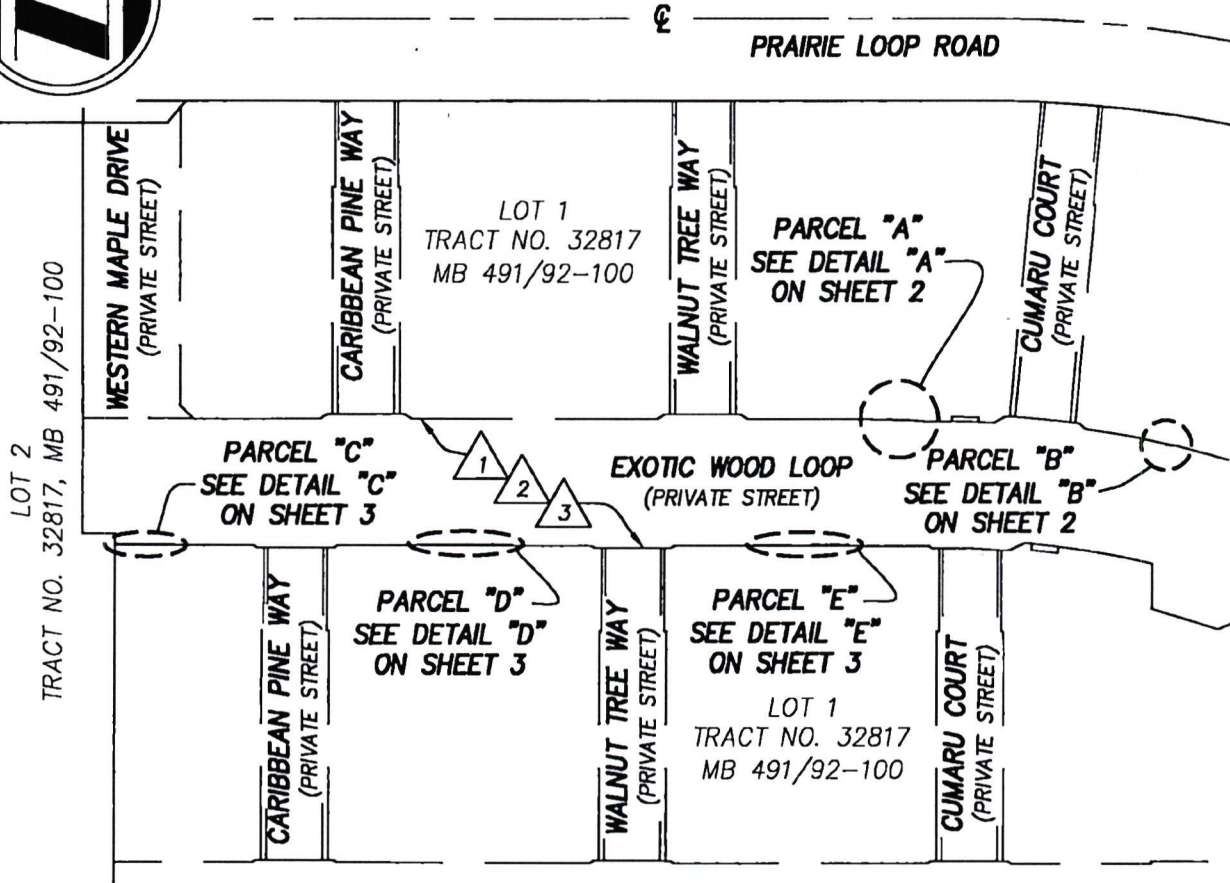
SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED BY ME OR UNDER MY SUPERVISION:

 11/20/24
MICHAEL R. BREDECKE, PLS 9299



EXHIBIT "D"



EASEMENT NOTES

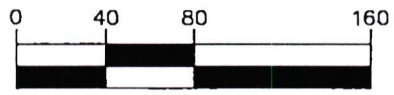
- 1 A PRIVATE ROAD EASEMENT RETAINED ON TRACT MAP NO. 32817, MB 491/92-100.
- 2 AN EASEMENT IN FAVOR OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN THE "PRIVATE ROAD EASEMENT", DEDICATED ON TRACT NO. 32817, MB 491/92-100.
- 3 SEWER, WATER AND RECYCLED WATER EASEMENT, RETAINED ON TRACT MAP NO. 32817, MB 491/92-100.

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: Steve Chaffin
DATE: 01-02-2025



LEGEND

() - INDICATES RECORD DATA PER TRACT NO. 32817, MB 491/92-100.



SCALE: 1" = 80'
SECTION 32, T.5S, R.2W, S.B.M.

PLAT PREPARED BY:
adkan ENGINEERS
Civil Engineering • Surveying • Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 · Fax:(951) 688-0599

JOB NO. 10100 DATE: 11/20/24 CLIENT: FOREMOST
APPROVED BY:

MICHAEL R. BREDECKE PLS 9299

PLAT TO ACCOMPANY
LEGAL DESCRIPTION

EXHIBIT "D"

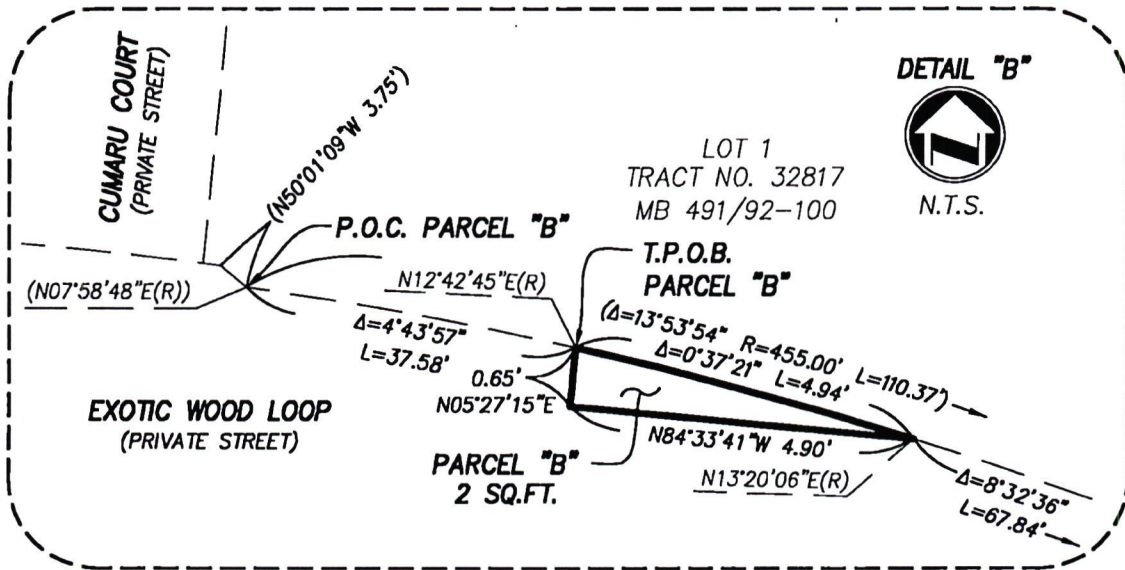
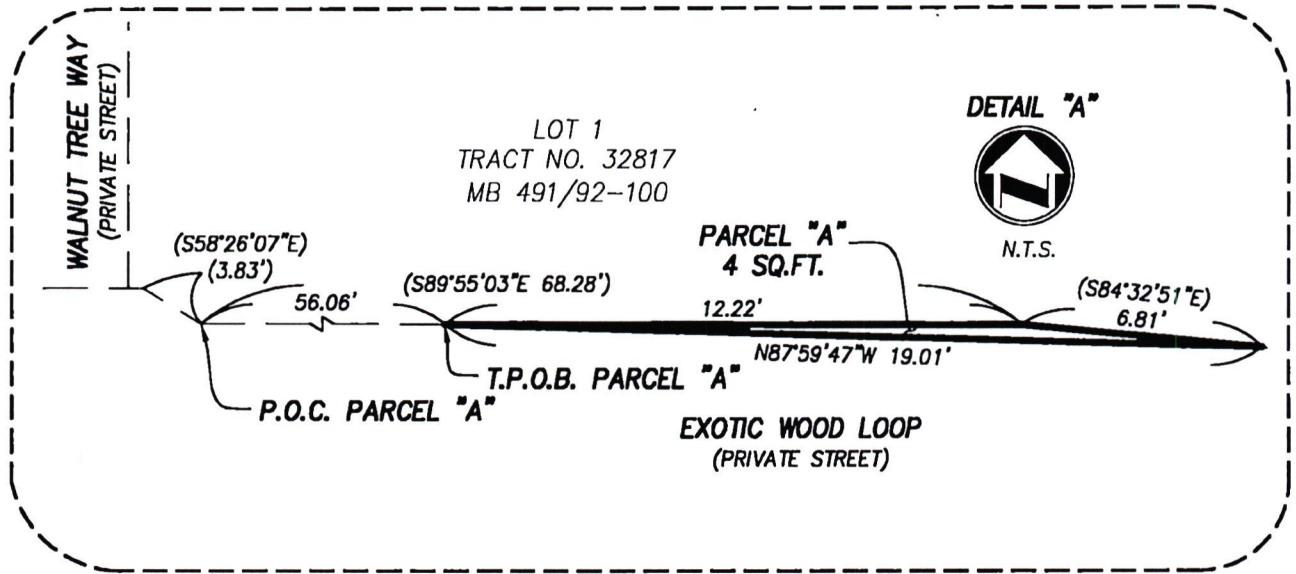


EXHIBIT "D"

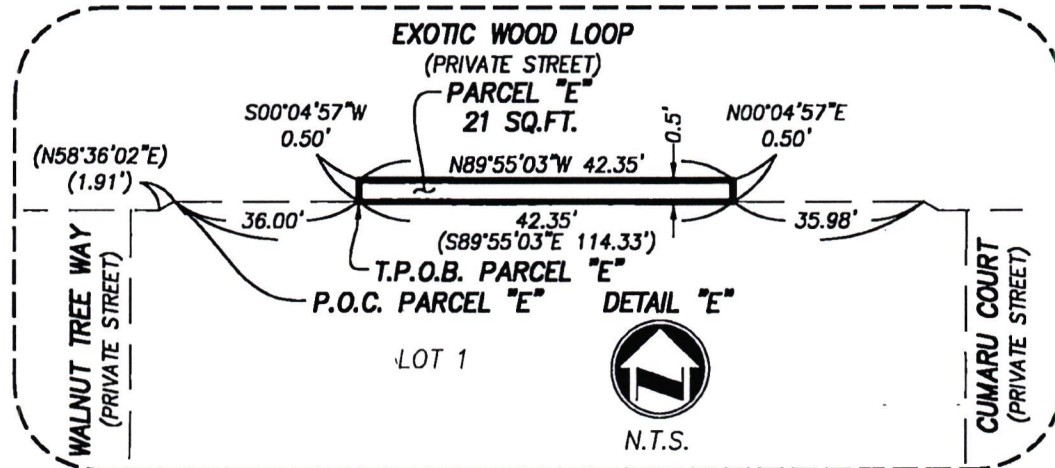
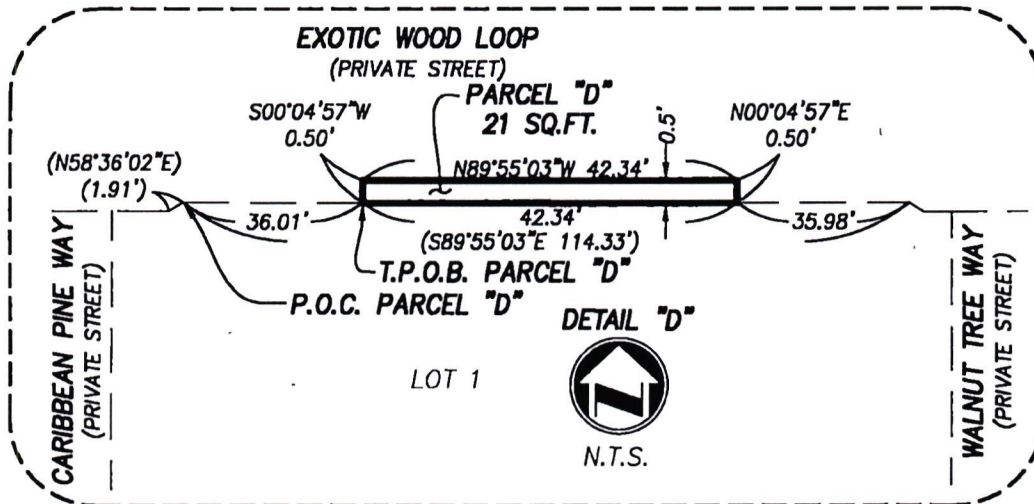
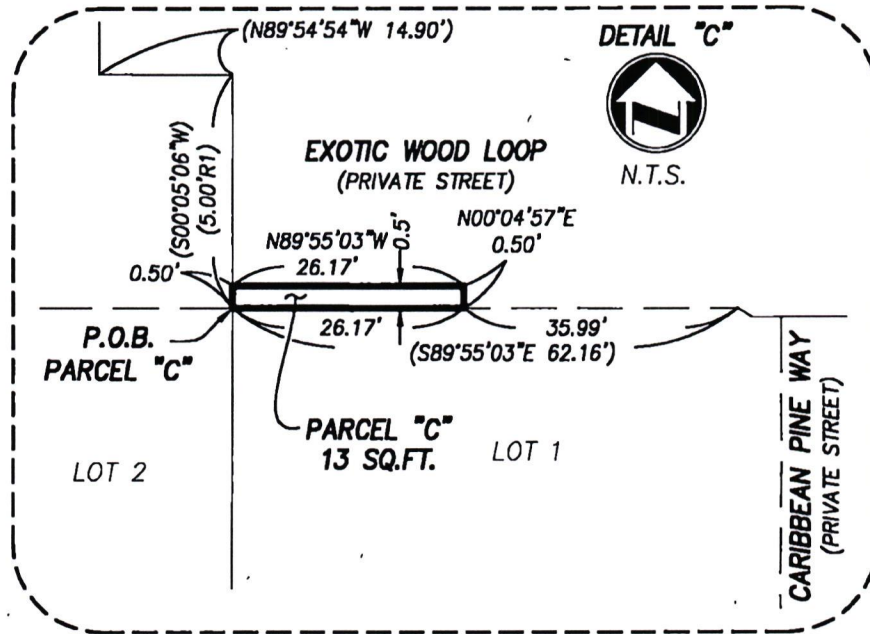


EXHIBIT "E"
LEGAL DESCRIPTION

THOSE PORTIONS OF EXOTIC WOOD LOOP (PRIVATE STREET) WITHIN LOT 1 OF TRACT MAP NO. 33743, FILED IN BOOK 492, PAGES 7 THROUGH 12, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING IN SECTION 32, TOWNSHIP 5 SOUTH, RANGE 2 WEST, S.B.M., DESCRIBED AS FOLLOWS:

PARCEL "A"

COMMENCING AT A POINT ON THE SOUTHERLY LINE OF SAID EXOTIC WOOD LOOP (PRIVATE STREET) AS SHOWN ON SAID TRACT MAP NO. 33743, SAID POINT BEING THE WESTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS NORTH 89°55'03" WEST, A DISTANCE OF 114.33 FEET, BETWEEN BLUE PALM WAY AND LEOPARWOOD WAY AS SHOWN ON SAID TRACT MAP NO. 33743;

THENCE SOUTH 89°55'03" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 36.00 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 89°55'03" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 42.34 FEET;

THENCE LEAVING SAID SOUTHERLY LINE, NORTH 00°04'57" EAST, A DISTANCE OF 0.75 FEET TO A LINE PARALLEL WITH AND 0.75 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM SAID SOUTHERLY LINE;

THENCE NORTH 89°55'03" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 42.34 FEET;

THENCE LEAVING SAID PARALLEL LINE SOUTH 00°04'57" WEST, A DISTANCE OF 0.75 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 32 SQUARE FEET, MORE OR LESS.

PARCEL "B"

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF SAID LOT 1 AND THE SOUTHERLY LINE OF SAID EXOTIC WOOD LOOP (PRIVATE STREET) AS SHOWN ON SAID TRACT MAP NO. 33743, ALSO BEING THE EASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS NORTH 89°55'03" WEST, A DISTANCE OF 61.75 FEET AS SHOWN ON SAID TRACT NO. 33743;

THENCE NORTH 89°55'03" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 25.75 FEET;

THENCE NORTH 00°04'57" EAST, A DISTANCE OF 0.50 FEET TO A LINE PARALLEL WITH AND 0.50 FEET NORTHERLY, AS MEASURED AS RIGHT ANGLES, FROM SAID SOUTHERLY LINE;

EXHIBIT "E"
LEGAL DESCRIPTION

**THENCE SOUTH 89°55'03" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 25.75 FEET TO SAID
EASTERLY LINE;**

**THENCE SOUTH 00°05'06" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 0.50 FEET TO THE POINT
OF BEGINNING.**

CONTAINING 13 SQUARE FEET, MORE OR LESS.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED BY ME OR UNDER MY SUPERVISION:



MICHAEL R. BREDECKE, PLS 9299

4/20/24




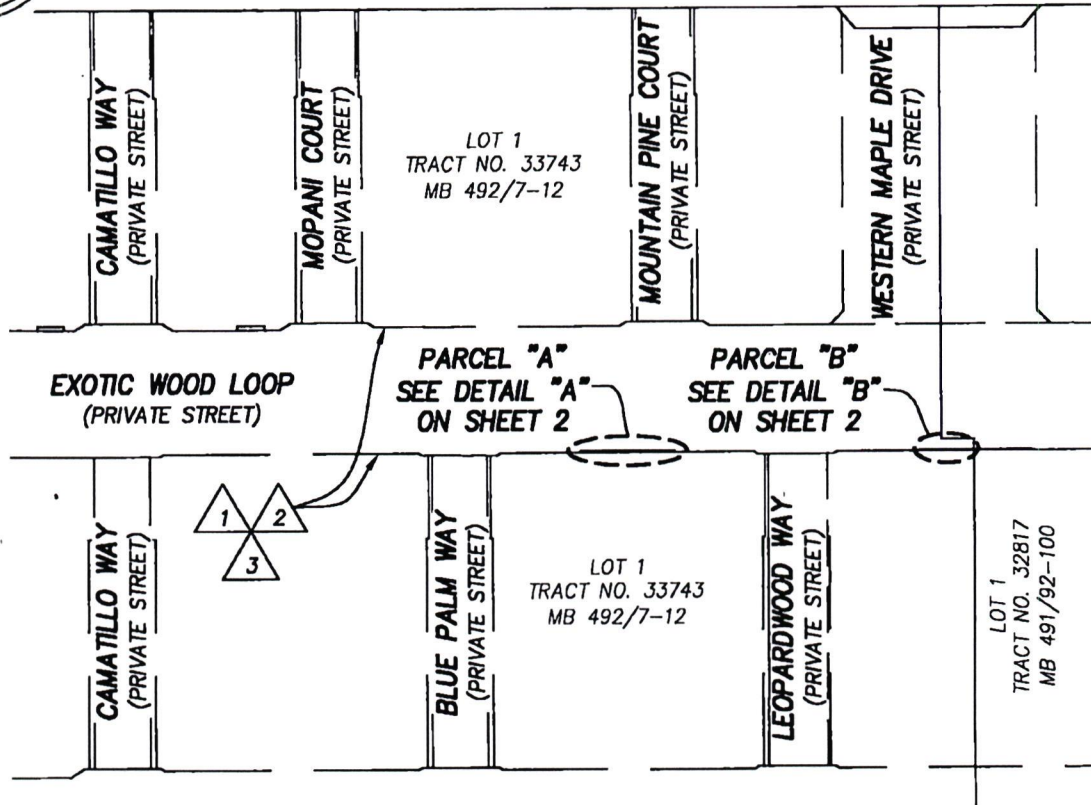
THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR.
BY: Steve Chaffin 
DATE: 01-02-2025

EXHIBIT "F"



PRAIRIE LOOP ROAD



EASEMENT NOTES

1 A PRIVATE ROAD EASEMENT RETAINED ON TRACT MAP NO. 32817, MB 491/92-100.

2 AN EASEMENT IN FAVOR OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN THE "PRIVATE ROAD EASEMENT" DEDICATED ON TRACT NO. 32817, MB 491/92-100.

3 SEWER, WATER, & RECYCLED WATER EASEMENT RETAINED ON TRACT NO. 32817, MB 491/92-100.

THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR.
 BY: Steve Chaffin
 DATE: 01-02-2025



LEGEND

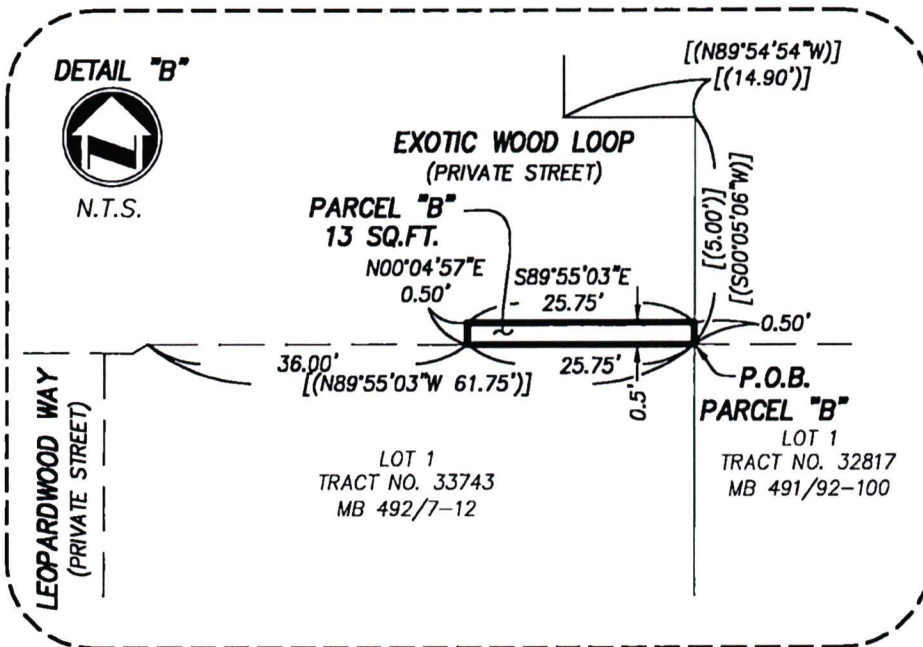
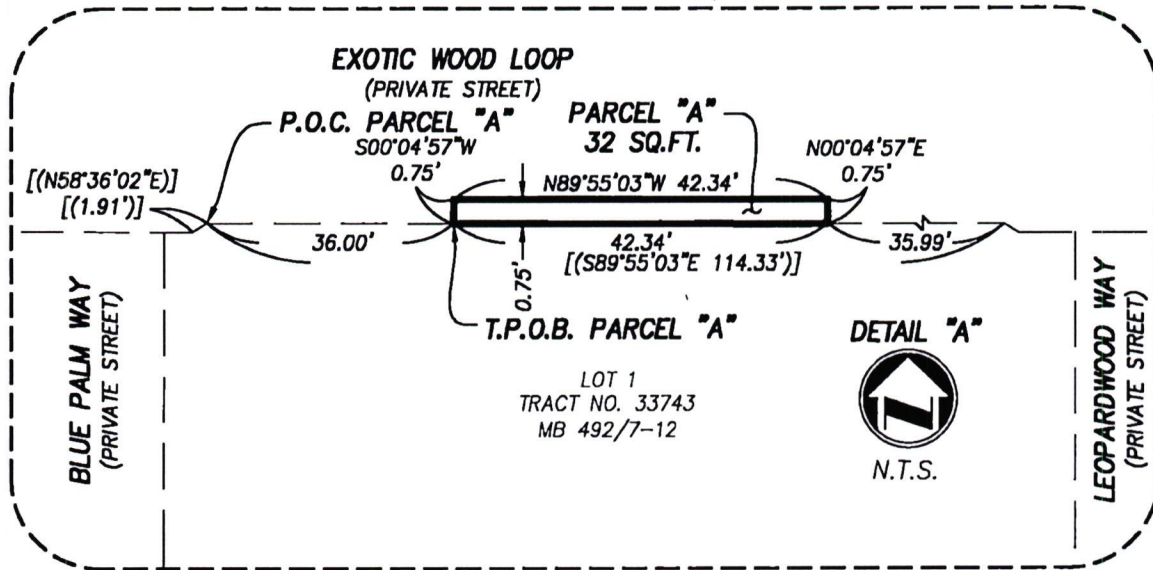
- () - INDICATES RECORD DATA PER TRACT NO. 32817, MB 491/92-100.
- [] - INDICATES RECORD DATA PER TRACT NO. 33743, MB 497/7-12.



SCALE: 1" = 80'
 SECTION 32, T.5S, R.2W, S.B.M.

PLAT PREPARED BY: adkan ENGINEERS <small>Civil Engineering · Surveying · Planning</small> 6879 Airport Drive, Riverside, CA 92504 Tel:(951) 688-0241 · Fax:(951) 688-0599	JOB NO. 10100	DATE: 11/20/24	CLIENT: FOREMOST
	APPROVED BY: MICHAEL R. BREDECKE PLS 9299		PLAT TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT "F"



Document Root (Read-Only)

Selected Document

2025061241 - NOE - Resolution No. 2025-109 Summarily Vacating portions public utility and emergency vehicle ingress and egress easements in the Winchester area.

Riverside County
Created - 6/26/2025 | Submitted - 6/26/2025 | Posted - 6/26/2025 | Received - 6/26/2025 | Published - 6/26/2025
Whitney N Mayo

Document Details

Public Agency

Riverside County

Document Type

Notice of Exemption

Document Status

Published

Title

Resolution No. 2025-109 Summarily Vacating portions public utility and emergency vehicle ingress and egress easements in the Winchester area.

Document Description

Resolution No. 2025-109 Summarily Vacating portions public utility and emergency vehicle ingress and egress easements in the Winchester area.

Attachments (Upload Project Documents)

3.75 - NOE - Resolution No. 2025-109, Winchester Area.pdf

Contacts

RIVERSIDE COUNTY SURVEYOR'S OFFICE - *David L. McMillan*

4080 Lemon Street 8th Floor
Riverside, CA 92501
Phone : (951) 955-6700
dmcmillan@rivco.org

Regions

Southern California | Unincorporated

Counties

Riverside

Cities

Winchester Area of Riverside County

Location Details

Other Location Info

See Exhibits "A" through "F", inclusive.

Other Information

Winchester area

Notice of Exemption

Exempt Status

Other

Type, Section Number or Code Number

15061(b)(3)

Reasons why project is exempt

The vacation of an easement 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 portions of easements 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 portions of easements 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 an easement 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 portions of easements have the potential to cause a significant environmental impact and the vacation is exempt from further CEQA analysis. 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.

Exempt Status

Other

Type, Section Number or Code Number

15060(c)

Reasons why project is exempt

The vacation of an easement 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 portions of easements 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 portions of easements 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 15060(c) – for purposes of analysis under CEQA, Vacating an easement 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 portions of easements 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.

County Clerk(s)

Riverside

Signature

Title

Date

ATTACHMENT "A"

SUMMARILY VACATING PORTIONS OF PUBLIC UTILITY AND EMERGENCY VEHICLE ACCESS EASEMENTS IN THE WINCHESTER AREA

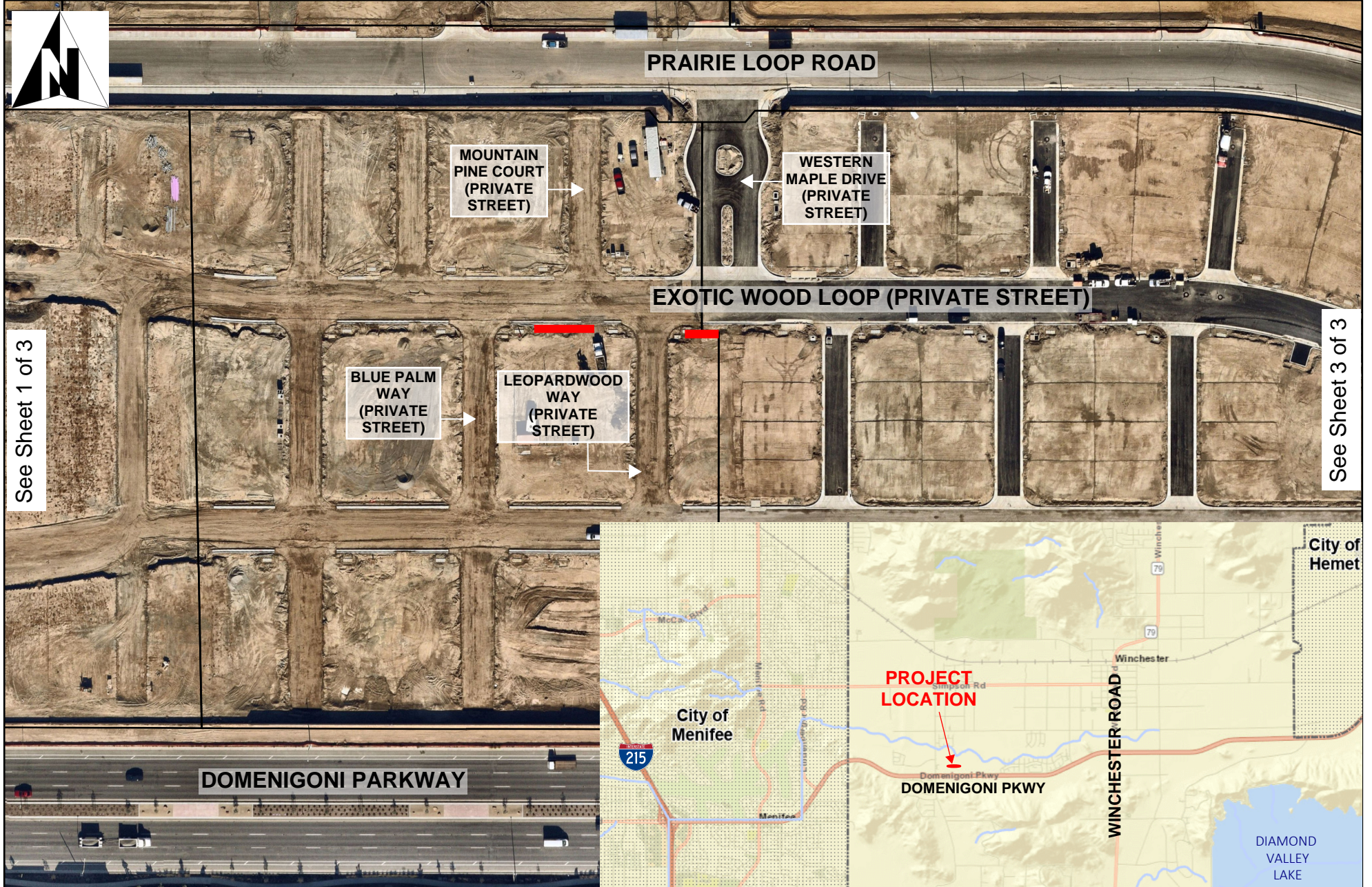


 INDICATES AREAS TO BE VACATED

NOTE: TO BE REMOVED PRIOR TO RECORDING

ATTACHMENT "A"

SUMMARILY VACATING PORTIONS OF PUBLIC UTILITY AND EMERGENCY VEHICLE ACCESS EASEMENTS IN THE WINCHESTER AREA

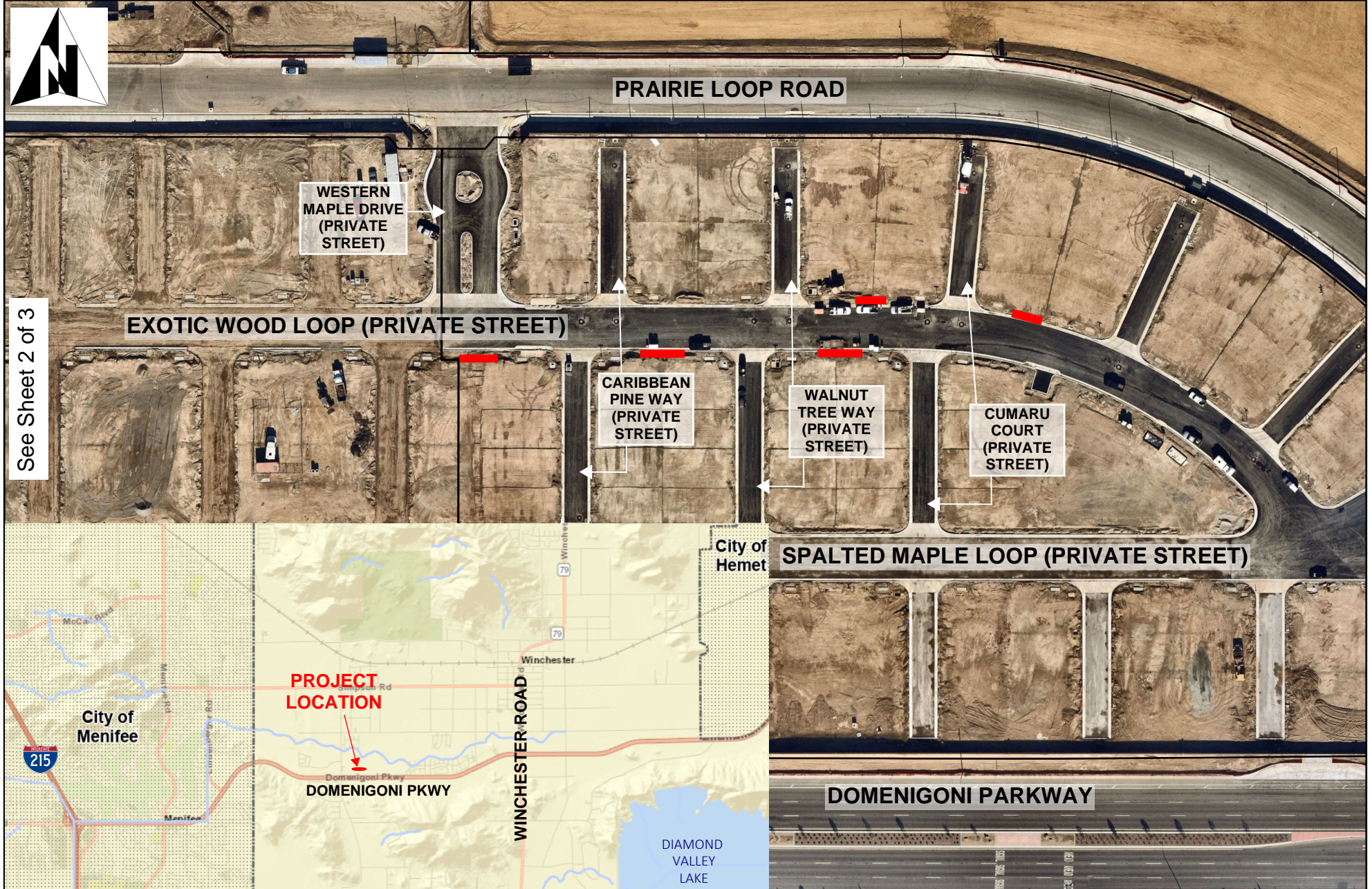


 INDICATES AREAS TO BE VACATED

NOTE: TO BE REMOVED PRIOR TO RECORDING

ATTACHMENT "A"

SUMMARILY VACATING PORTIONS OF PUBLIC UTILITY AND EMERGENCY VEHICLE ACCESS EASEMENTS IN THE WINCHESTER AREA



 INDICATES AREAS TO BE VACATED

NOTE: TO BE REMOVED PRIOR TO RECORDING