

No Fee - 6103 Government Code

28064

When recorded mail to:
City Clerk's Office
City of Riverside
City Hall, 3711 Orange Street
Riverside, California 92501
Jurupa 220 K. V. Substation

RECEIVED FOR RECORD
MAR 11 1975
10 Min. Past 10 o'clock A.M.
At Request of
CITY CLERK
Book 1975, Page 28064
Recorded in Official Records
of Riverside County, California
W.H. DeLoach Recorder
FEES \$ 0.75

DOCUMENTARY TRANSFER TAX
\$ _____ None

Signature _____
CITY OF RIVERSIDE

FOR RECORDER'S OFFICE USE ONLY

GRANT DEED

APPROVED AS TO FORM
Barbara Jones
ASST. CITY ATTORNEY

8355

RHEA TAYLOR, an unmarried woman

_____, Grantor

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the CITY OF RIVERSIDE, a Municipal Corporation, the real property in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of ROBY STREET (Rejected) and those portions of BACKUS DRIVE, formerly Riverview Drive, (Rejected) of TRACT NO. 4 of the RIVERVIEW ADDITION to the City of Riverside as shown by map on file in Book 7 of Maps, at page 6 thereof, Records of Riverside County, California, described as follows:

PARCEL I

That portion of said Backus Drive described as follows:

Commencing at the intersection of the centerline of GAGE STREET (formerly Norton Street) with the centerline of WILDERNESS AVENUE (formerly Marion Street); said intersection also being a point in the west line of Lot 2 of Rancho La Sierra, as shown on said Tract No. 4 of the Riverview Addition;

Thence North 89° 57' 39" East, along said centerline of Gage Street, 932.56 feet to the southerly prolongation of the westerly line of DALES STREET (formerly Ivy Street) as shown on said map;

Thence North 0° 02' 21" West, along said southerly prolongation and along said westerly line and its northerly prolongation, 261.91 feet to a point in the centerline of said Backus Drive; said point also being a point in a curve concave northeasterly and having a radius of 100.00 feet; said point also being the TRUE POINT OF BEGINNING; the radial line to said point of said curve bears South 22° 21' 15" West;

Thence northwesterly, northerly and northeasterly, along said curve, an arc length of 126.72 feet thru a central angle of 72° 36' 24" to the end thereof;

Thence North 04° 57' 39" East, continuing along said centerline of Backus Drive, 234.54 feet to the beginning of a tangent curve concave southwesterly and having a radius of 135.00 feet;

Thence northerly, along said curve, an arc length of 23.07 feet thru a central angle of 09° 47' 34";

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Thence South $23^{\circ} 21' 28''$ East, 35.76 feet to the westerly line of Lot F of said Tract No. 4 of the Riverview Addition; said westerly line also being the easterly line of said Backus Drive;

Thence South $04^{\circ} 57' 39''$ West, along said easterly line, 226.02 feet to the beginning of a tangent curve concave northeasterly and having a radius of 85.00 feet;

Thence southwesterly, southerly and southeasterly, along said curve, an arc length of 101.43 feet thru a central angle of $68^{\circ} 22' 21''$;

Thence South $0^{\circ} 02' 21''$ East, along said northerly prolongation of said westerly line of Dales Street, 16.47 feet to said TRUE POINT OF BEGINNING.

Area: 5,321.7 square feet or 0.122 acre.

PARCEL II

That portion of said Roby Street and said Backus Drive described as follows:

Commencing at said intersection of the centerline of Gage Street with the centerline of Wilderness Avenue;

Thence North $0^{\circ} 04' 10''$ East, along said centerline of Wilderness Avenue, 749.76 feet to its intersection with the centerline of said Roby Street;

Thence North $89^{\circ} 57' 39''$ East, along said centerline of Roby Street, 71.81 feet to the TRUE POINT OF BEGINNING;

Thence continuing North $89^{\circ} 57' 39''$ East, along said centerline, 730.41 feet to the point of intersection of the centerline of said Backus Drive; said point also being a point in a curve concave easterly and having a radius of 55.00 feet;

Thence southeasterly, along said curve, an arc length of 13.77 feet thru a central angle of $14^{\circ} 20' 36''$;

Thence South $48^{\circ} 32' 21''$ East, along said centerline of Backus Drive, 45.04 feet to the beginning of a tangent curve concave southwesterly and having a radius of 135.00 feet;

Thence southeasterly, along said curve, an arc length of 15.68 feet thru a central angle of $06^{\circ} 39' 19''$;

Thence North $23^{\circ} 21' 28''$ West, a distance of 37.40 feet to a point in the westerly line of Lot F of said Tract No. 4 of the Riverview Addition; said point also being a point in the easterly line of said Backus Drive;

Thence North $48^{\circ} 32' 21''$ West, along said easterly line, 26.84 feet to the beginning of a tangent curve concave easterly and having a radius of 40.00 feet;

Thence northerly, along said curve, an arc length of 53.69 feet thru a central angle of $76^{\circ} 54' 25''$;

Thence North $23^{\circ} 21' 28''$ West, a distance of 34.07 feet to a point in a curve concave easterly and having a radius of 70.00 feet; the radial line to said point bears North $44^{\circ} 05' 16''$ West; said point also being a point in the westerly line of Backus Drive;

Thence southwesterly and southerly, along said curve, an arc length of 61.99 feet thru a central angle of $50^{\circ} 44' 29''$ to a point in the northerly line of said Roby Street;

Thence South $89^{\circ} 57' 39''$ West, along said northerly line, 716.96 feet;

Thence South $23^{\circ} 21' 28''$ East, a distance of 27.22 feet to said TRUE POINT OF BEGINNING.

Area: 20,759.4 square feet or 0.476 acre.

PARCEL III

That portion of said Backus Drive described as follows:

Commencing at said intersection of the centerline of Gage Street with the centerline of Wilderness Avenue;

Thence North $0^{\circ} 04' 10''$ East, along said centerline of Wilderness Avenue, 749.76 feet;

Thence North $0^{\circ} 06' 05''$ East, continuing along said centerline of Wilderness Avenue, 263.77 feet to the point of intersection with the centerline of said Backus Drive; said point also being a point in a curve concave northerly and having a radius of 80.00 feet; the radial line to said point bears South $11^{\circ} 24' 57''$ West; said point also being the TRUE POINT OF BEGINNING;

Thence southeasterly, along said curve, an arc length of 30.18 feet thru a central angle of $21^{\circ} 36' 55''$;

Thence South $0^{\circ} 06' 05''$ West, 15.21 feet to a point in a curve concave northwesterly and having a radius of 95.00 feet; the radial line at said point bears South $08^{\circ} 33' 33''$ East; said point also being a point in the southerly line of said Backus Drive;

Thence northeasterly, along said curve, an arc length of 117.69 feet thru a central angle of $70^{\circ} 58' 48''$;

Thence North $10^{\circ} 27' 39''$ East, along said southerly line of Backus Drive, 240.00 feet to the beginning of a tangent curve concave southerly and having a radius of 190.00 feet;

Thence northeasterly, easterly and southeasterly, along said curve, an arc length of 555.45 feet thru a central angle of $167^{\circ} 30' 00''$;

Thence South $02^{\circ} 02' 21''$ East, 45.00 feet to the beginning of a tangent curve concave northeasterly and having a radius of 90.00 feet;

Thence southeasterly, easterly and northeasterly, along said curve, an arc length of 155.77 feet thru a central angle of $99^{\circ} 10' 00''$;

Thence North $78^{\circ} 47' 39''$ East, along said southerly line of Backus Drive, 19.86 feet;

Thence North $23^{\circ} 21' 28''$ West, 30.69 feet to a point in the northerly line of said Backus Drive;

Thence South $78^{\circ} 47' 39''$ West, along said northerly line, 13.40 feet to the beginning of a tangent curve concave north-easterly and having a radius of 60.00 feet;

Thence southwesterly, westerly and northwesterly, along said curve, an arc length of 103.85 feet thru a central angle of $99^{\circ} 10' 00''$;

Thence North $02^{\circ} 02' 21''$ West, along said northerly line of Backus Drive, 45.00 feet to the beginning of a tangent curve concave southerly and having a radius of 220.00 feet;

Thence northwesterly, westerly and southwesterly, along said curve, an arc length of 643.15 feet thru a central angle of $167^{\circ} 30' 00''$;

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Thence South 10° 27' 39" West, along said northerly line of Backus Drive, 240.00 feet to the beginning of a tangent curve concave northwesterly and having a radius of 65.00 feet;

Thence southwesterly, westerly and northwesterly, along said curve, an arc length of 106.20 feet thru a central angle of 93° 36' 49" to a point in the northerly prolongation of said centerline of Wilderness Avenue;

Thence South 0° 06' 05" West, along said northerly prolongation, 15.37 feet to said TRUE POINT OF BEGINNING.

Area: 34,278.8 square feet or 0.787 acre.

DESCRIPTION APPROVAL
by George P. Hutchinson 8/15/74 by Amc
Surveyor

Dated February 10, 1975

Rhea Taylor
RHEA TAYLOR

STATE OF Arizona
COUNTY OF Pima } ss.

ON February 10, 1975,
before me, the undersigned, a Notary Public in and for said State, personally appeared
Rhea Taylor

known to me,
to be the person whose name is subscribed to the within Instrument,
and acknowledged to me that she executed the same.

WITNESS my hand and official seal.

Carole J. Ard
Notary Public in and for said State.

My Commission Expires May 19, 1978



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N0°04'10"E 749.76'

WILDERNESS

726.98'

30

AVENUE

STREET

STREET

M.W.D. AQUEDUCT SURVEY

LOT 3

LOT 4

314.74'

947.56'

N89°57'39"E

551.15'

546.92'

RIVERVIEW ADDITION No 4 M.B. 7/6 Riv.Co.

LOT 2

LOT 1

	RADIUS	Δ	LENGTH
1	115.00	75°39'14"	151.85
2	100.00	72°36'24"	126.72
3	85.00	69°22'00"	101.43
4	120.00	53°30'00"	112.05
5	135.00	9°47'30"	23.07
6	135.00		
7	135.00	6°39'19"	15.68
8	150.00		
9	55.00	14°22'00"	13.77

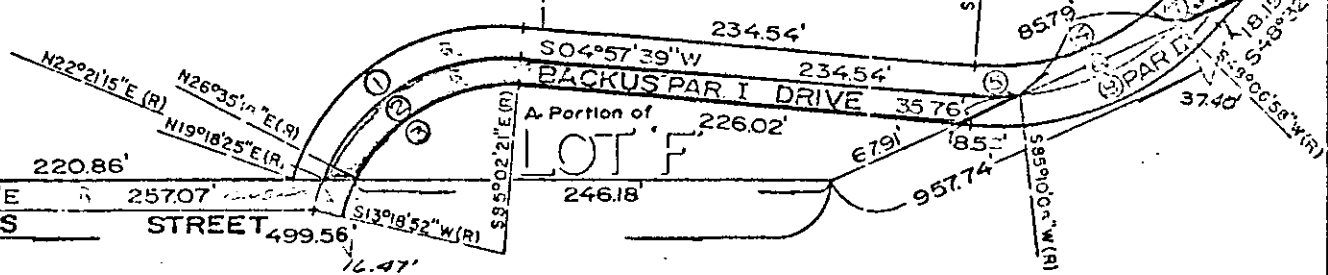
GAGE

ROBY

N89°57'39"E 730.41'

25

722.69'



REV 5/30/74 WF

CITY OF RIVERSIDE, CALIFORNIA

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 2

4/4,5,8

SCALE: 1" = 100'

DRAWN BY J.V. DATE 2 / 19 / 74

SUBJECT JURUPA 220 KV. 3L. STATION

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2722

ROBY STREET

PAR. II

730.41'

N 89° 57' 59" E

747.93'

ROBY STREET

WILDERNESS AVENUE

WILDERNESS AVENUE

LOT 'G'

BACKUS DRIVE

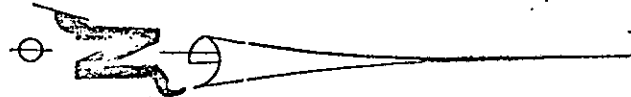
DRIVE

3 RIVERVIEW ADDITION No 4

M.B. 7/6 Riv.Co.

A PORTION OF LOT 'F'

	RADIUS	Δ	LENGTH
1	70.00'	52° 4'	61.3'
2	55.00'	73° 59' 42"	71.03'
3	40.00'	76° 54'	53.63'
4	80.00'	21° 36' 53"	30.18'



REV. 6/30/74 15

CITY OF RIVERSIDE, CALIFORNIA

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SHEET 2 OF 2

4/4,5,6

SCALE: 1" = 100'

DRAWN BY J.V. DATE 2 / 19 / 74

SUBJECT JURUPA 220 KV SUBSTATION

8355