

38405

When recorded mail to:

City of Riverside
City Clerk's Offices
3711 Orange St.
Riverside, Calif. 92501
Wilderness 220-KV (Jurupa Sub)

DOCUMENTARY TRANSFER TAX
\$ None
Signature *[Signature]*
CITY OF RIVERSIDE

RECEIVED FOR RECORD
APR 4 1975
30 Min. Past 10 o'clock A.M.
City of Riverside
Book 1975, Page 38405
Recorded in Official Records
of Riverside County, California
W.H. DeLoach Recorder
FEES \$
INDEXED
[Handwritten mark]

FOR RECORDER'S OFFICE USE ONLY

QUITCLAIM DEED

APPROVED AS TO FORM

8365

[Signature]
ASSISTANT CLERK

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
AVON MAREE PAYTON and HAROLD IRVING PAYTON

does hereby remise, release, and forever quitclaim to the CITY OF RIVERSIDE the real property in the City of Riverside, County of Riverside, State of California, described as follows:

PARCEL 1

That portion of Lots F and G and of Block 8 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:

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 0° 04' 10" East, along said centerline of Wilderness Avenue, 749.76 feet to its intersection with the centerline of Roby Street (rejected) as shown on said map;

Thence North 89° 57' 39" East, along said centerline of Roby Street, 30.00 feet to its intersection with the southerly prolongation of the easterly line of said Wilderness Avenue;

Thence North 0° 06' 05" East, along said southwesterly prolongation, 25.00 feet to the southwesterly corner of said Block 8; said corner being the TRUE POINT OF BEGINNING;

Thence continuing North 0° 06' 05" East, along said easterly line of Wilderness Avenue, 238.43 feet to a point in a curve in the centerline of Backus Drive (formerly Riverview Drive) as shown on said map; said curve being concave northerly and having a radius of 80.00 feet; the radial line at said point bears South 10° 11' 58" East;

Thence westerly along said centerline an arc length of 30.18 feet thru a central angle of 21° 36' 55" to the southerly prolongation of the westerly line of said Lot G;

Thence North 0° 06' 05" East, along said southerly prolongation and along said westerly line, 179.29 feet to an angle point in said westerly line;

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Thence North $0^{\circ} 28' 20''$ East along said westerly line of Lot "G", 329.63 feet to the northerly line of said Lot "G";

Thence North $89^{\circ} 58' 20''$ East, along said northerly line, 548.00 feet;

Thence South $0^{\circ} 02' 23''$ East, a distance of 118.29 feet to a line which is parallel with and distant northeasterly 700.00 feet, as measured at right angles, from the northeasterly line of the Metropolitan Water District right of way (150 feet in width) as conveyed by deed recorded October 22, 1935, in Book 255 page 419 of Official Records of Riverside County, California;

Thence South $23^{\circ} 21' 28''$ East, along said parallel line, 624.10 feet to a point in a curve in the easterly line of said Block 8; said curve being concave easterly and having a radius of 70.00 feet; the radial line at said point bears North $44^{\circ} 05' 16''$ West;

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

Thence South $89^{\circ} 57' 39''$ West, along said northerly line, 747.93 feet to the TRUE POINT OF BEGINNING.

EXCEPTING therefrom that portion lying within said Backus Drive.

Area: 453,942.2 square feet or 10.42 acres.

Also those portions of Lot F in 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 2

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 $89^{\circ} 57' 39''$ East, along said centerline of Gage Street, 932.56 feet to its intersection with the southerly prolongation of the westerly right of way line of Dales Street (formerly Ivy Street);

Thence North $0^{\circ} 02' 21''$ West, along said southerly prolongation, and along said westerly right of way line, and along its northerly prolongation, 278.38 feet to a point in the most southerly boundary of said Lot F; said point being the TRUE POINT OF BEGINNING;

Thence continuing along said northerly prolongation, North $0^{\circ} 02' 21''$ West, 246.18 feet;

Thence North $23^{\circ} 21' 28''$ West, 67.91 feet to the westerly boundary line of said Lot F;

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

Thence southeasterly along said curve, an arc length of 101.43 feet thru a central angle of $68^{\circ} 22' 21''$ to said TRUE POINT OF BEGINNING.

Area: 10,327 square feet or 0.24 acres.

PARCEL 3

Commencing at said 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 $89^{\circ} 57' 39''$ East, along said centerline of Gage Street, 932.56 feet to its intersection with the southerly prolongation of the westerly right of way line of Dales Street (formerly Ivy Street) as shown on said map;

Thence North $0^{\circ} 02' 21''$ West, along said southerly prolongation, and along said westerly right of way line and its northerly prolongation, 524.56 feet;

Thence North $23^{\circ} 21' 28''$ West, 226.86 feet to the TRUE POINT OF BEGINNING; said point also being in the easterly line of BACKUS DRIVE (formerly Riverview Drive);

Thence North $48^{\circ} 32' 21''$ West, along the westerly boundary of said Lot F, 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 South $23^{\circ} 21' 28''$ East, 72.71 feet to said TRUE POINT OF BEGINNING.

Area: 710 square feet.

Also 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 4

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 $89^{\circ} 57' 39''$ 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 $0^{\circ} 02' 21''$ 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 north-easterly 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 $22^{\circ} 21' 15''$ West;

Thence northwesterly, northerly and northeasterly, along said curve, an arc length of 126.72 feet thru a central angle of $72^{\circ} 36' 24''$ to the end thereof;

Thence North $04^{\circ} 57' 39''$ 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 $09^{\circ} 47' 34''$;

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Thence South 23° 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° 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° 22' 21";

Thence South 0° 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 5

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° 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° 57' 39" East, along said centerline of Roby Street, 71.81 feet to the TRUE POINT OF BEGINNING;

Thence continuing North 89° 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° 20' 36";

Thence South 48° 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° 39' 19";

Thence North 23° 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° 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° 54' 25";

Thence North 23° 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° 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° 44' 29" to a point in the northerly line of said Roby Street;

Thence South 89° 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 6

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 northeasterly 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. Hutchison 3/24/75
Survivor

STATE OF CALIFORNIA

COUNTY OF Washington

ss.

ON March 31, 1975,
before me, the undersigned, a Notary Public in and for said State, personally appeared

Avon Maree Payton
Harold Irving Payton

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

WITNESS my hand and official seal.



George P. Hutchison
Notary Public in and for said State.

ACKNOWLEDGMENT—General—Wolcotts Form 233—Rev. 3-64 A SUBSIDIARY OF AMERICAN STATIONERY PRODUCTS CORP.

CONSENT TO RECORDATION

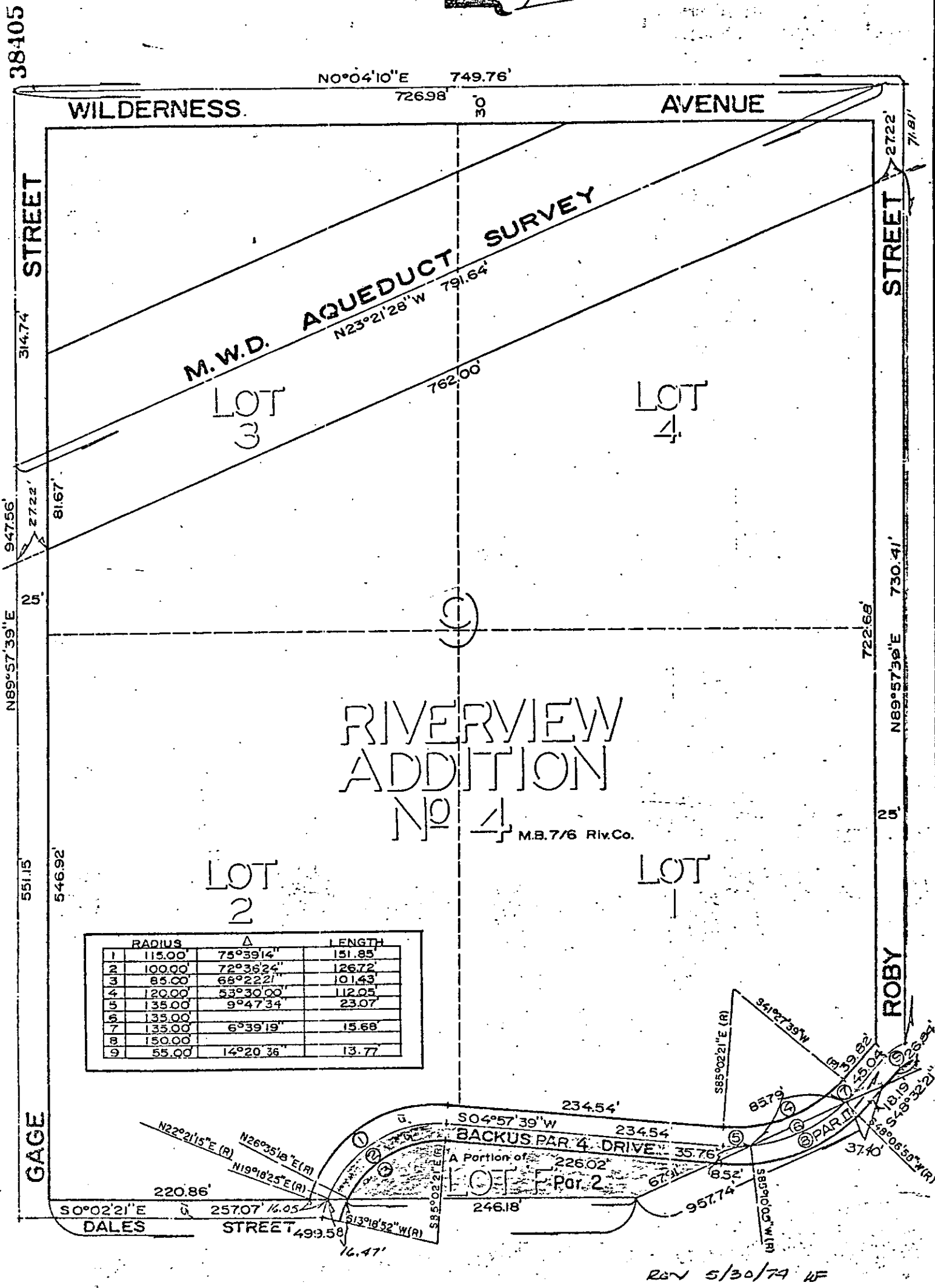
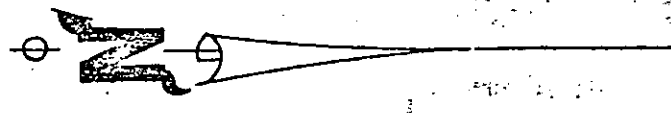
THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated 3-31-75 from Avon Maree Payton & Harold Irving Payton

for That por. Lots F & G Bk. 8 Tract 4 Riverview Add. Bk. 7, P. 6.

to the City of Riverside, a Municipal Corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof recorded on 12-29-66 by Inst. No. 123460, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated 4-4-75

Property Services Manager



● 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, 6

SCALE: 1" = 100' DRAWN BY J.V. DATE 2 / 19 / 74 SUBJECT JURUPA 220 KV. SUBSTATION

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27.22
25' STREET

N39°57'59"E 730.41'

ROBY

Parcel 3

WILDERNESS AVENUE

AVENUE

LOT 'G'
Parcel 1

BACKUS DRIVE

DRIVE

Parcel 6

Parcel 5

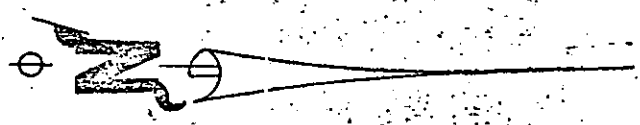
Parcel 1

RIVERVIEW
ADDITION
No 4

M.B. 7/6 Riv.Co.

A PORTION OF
LOT 'F'

RADIUS	Δ	LENGTH
1 70.00'	50°44'29"	81.39'
2 55.00'	73°59'42"	71.03'
3 40.00'	76°54'25"	83.69'
4 80.00'	21°36'55"	30.18'



REV. 6/30/73 WF

• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 2 OF 2

1/4, 5, 6

SCALE: 1" = 100'

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

SUBJECT JURUPA 220 KV SUBSTATION

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