

49438

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall - 3711 Orange
Riverside, Calif. 92501

Jurupa 220 KV Substation

DOCUMENTARY TRANSFER TAX	
\$ _____	<input checked="" type="checkbox"/> None
Signature <u><i>M. Rice</i></u>	
CITY OF RIVERSIDE	

RECEIVED FOR RECORD
APR 30 1975
25 Min. Past 10 o'clock A.M.
CITY CLERK
Book 1975, Page 49438
Recorded in Official Records
of Riverside County, California
W.H. DeLoach Recorder
FEES \$ 1.00

FOR RECORDER'S OFFICE USE ONLY

QUITCLAIM DEED

APPROVED AS TO FORM

8386

Barbara Jones
ASST. CITY ATTORNEY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
RHEA TAYLOR, as Trustee

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 inter-
section 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 $0^{\circ} 06' 05''$ East, along said southerly prolongation and along said westerly line, 179.29 feet to an angle point in said westerly line;

Thence North $0^{\circ} 23' 20''$ 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 angle, 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 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 $22^{\circ} 21' 15''$ 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 $09^{\circ} 47' 34''$;

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 of 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 $0^{\circ} 04' 10''$ 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 angel 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 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 ncrtherly 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 $99^{\circ} 10' 00''$;

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Thence North 78° 47' 39" East, along said southerly line of Backus Drive, 19.86 feet;

Thence North 23° 21' 28" West, 30.69 feet to a point in the northerly line of said Backus Drive;

Thence South 78° 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° 10' 00";

Thence North 02° 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° 30' 00";

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;

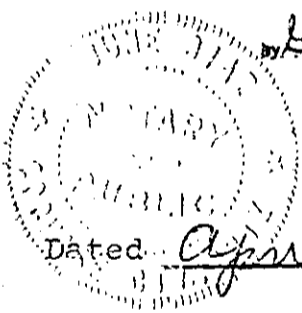
Thence southwesterly, westerly and northwesterly, along said curve, an arc length of 106.20 feet thru a central angle of 93° 36' 49" to a point in the northerly prolongation of said centerline of Wilderness Avenue;

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 by [Signature]
Surveyor



Dated April 23 75

Rhea Taylor as Trustee
RHEA TAYLOR, as Trustee

County of Cochise

On April 23, 1975

[Signature]
Notary Public

My Commission Expires October 18, 1978

My Commission Expires

CONSENT TO RECORDATION

STATE OF ~~Arizona~~ Arizona

COUNTY OF Cochise

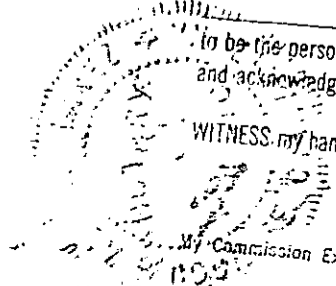
ss.

ON April 25

before me, the undersigned, a Notary Public in and for said State, personally appeared Rhea Taylor, as Trustee 19 75

to be the person whose name Rhea Taylor is Rhea Taylor, known to me, and acknowledged to me that she executed the same.

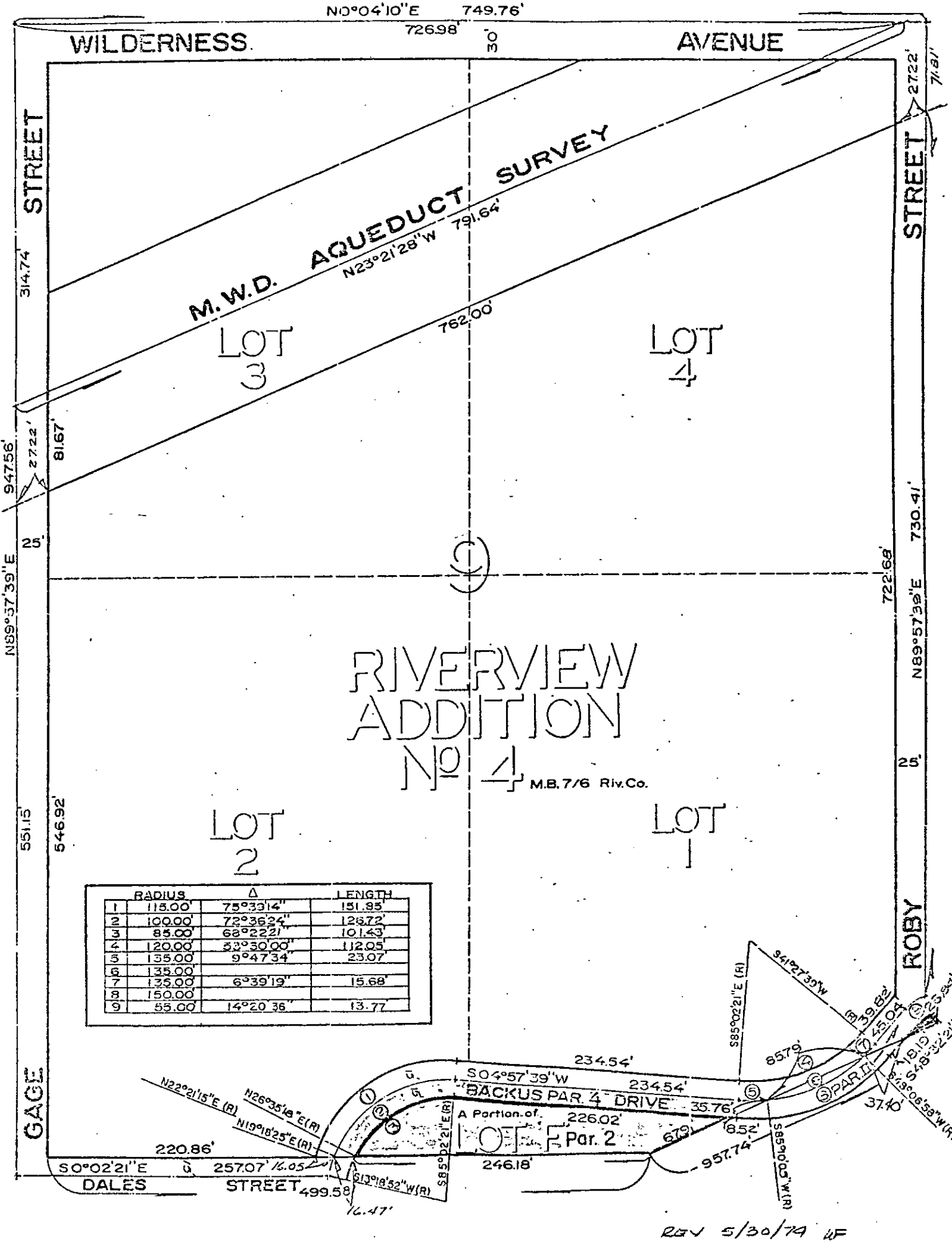
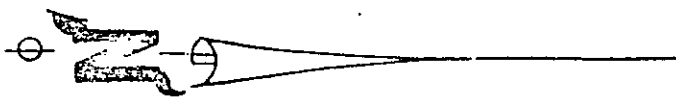
WITNESS my hand and official seal.



My Commission Expires October 18, 1978

Notary Public in and for said State

49438



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

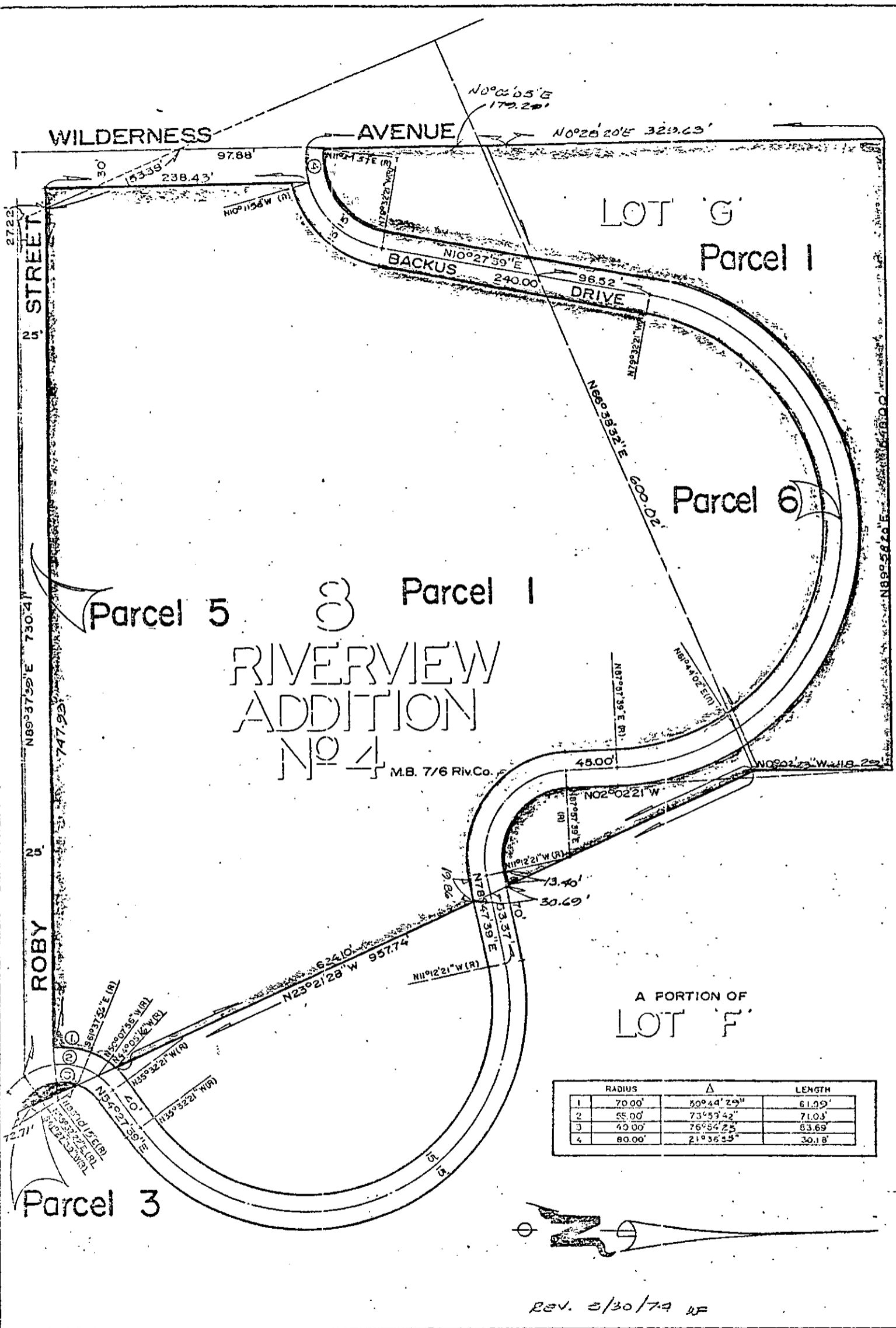
4/4,5,8

SCALE: 1" = 100'

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

SUBJECT JURUPA 220 KV. SUB-STATION

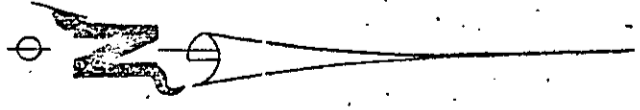
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RIVERVIEW
ADDITION
No. 4

M.B. 7/6 Riv. Co.

	RADIUS	Δ	LENGTH
1	70.00'	50°44'29"	61.99'
2	55.00'	73°59'42"	71.03'
3	40.00'	76°54'25"	53.69'
4	80.00'	21°36'35"	30.18'



REV. 5/30/79 RF

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