

When recorded mail to:

SURVEYOR
City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

FOR RECORDER'S OFFICE USE ONLY

Project: Whitegate Reservoir
APN: 243-460-018
Address: 7270 Bodewin Court

DX - 1861

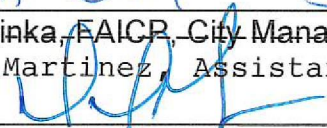
GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the **CITY OF RIVERSIDE, a California charter city and municipal corporation**, as Grantor does hereby grant to **Andrew M. Bodewin and Cathryn E. Bodewin, husband and wife as joint tenants**, the real property as described in **EXHIBIT "A"** attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

Dated February 3, 2022

CITY OF RIVERSIDE, a California charter city and municipal corporation

By 
~~Al Zelinka, FAICR, City Manager~~
Kris Martinez, Assistant City Manager

Attest 
~~Galeson J. Nicol, City Clerk~~
Donesia Gause, City Clerk

APPROVED AS TO FORM:

BY: 
ASSISTANT CITY ATTORNEY

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside } ss

On February 3, 2020, before me, Lorena Verdusco, Notary Public,
notary public, personally appeared, Kris Martinez and Donesia Gause

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Lorena Verdusco
Notary Signature

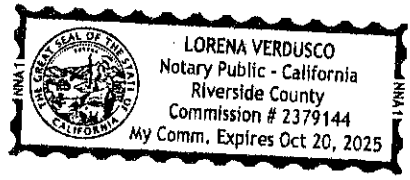


EXHIBIT "A"
LEGAL DESCRIPTION

Project: Whitegate Reservoir
A.P.N.: 243-460-018
Address: 7270 Bodewin Court

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of the Southwest Quarter of Section 12, Township 3 South, Range 5 West, San Bernardino Meridian being Parcel 1 described in a Grant Deed to the City of Riverside, recorded January 9, 1959 in Book 2394, pages 115 and 116 of Official Records of said Riverside County;

TOGETHER WITH Parcels 1 and 2 described in Grant Deed to the City of Riverside, recorded February 18, 1992 as Instrument No. 053847 of Official Records of said Riverside County;

EXCEPTING THEREFROM that portion described in Grant Deed to Hawarden Vista Estates Company, recorded February 18, 1992 as Instrument No. 053848 of Official Records of said Riverside County.

Said portion of the Southwest Quarter being more particularly described as follows:

BEGINNING at the Northeast corner of said Parcel 2 of Deed recorded February 18, 1992 as Instrument No. 053847, also being the Northwest corner of Lot 5 of Tract No. 26109-2, as shown by map on file in Book 274, Pages 45 through 49 of Maps, Records of Riverside County, California;

Thence South $04^{\circ}34'56''$ West, along the West line of said Lot 5, a distance of 129.38 feet to an angle point therein, said angle point being in the North line of Lot 6 of said Tract No. 26109-2;

Thence North $85^{\circ}25'04''$ West, along said North line of Lot 6, a distance of 152.79 feet to an angle point therein;

Thence North $70^{\circ}59'41''$ West, continuing along said North line, a distance of 24.58 feet to the Southeast corner of Lot "F" of said Tract No. 26109-2;

Thence the following five (5) courses along the Easterly and Northerly lines of said Lot "F";

North $10^{\circ}27'47''$ East, a distance of 15.29 feet;

North $07^{\circ}56'25''$ East, a distance of 33.08 feet;

North $04^{\circ}28'25''$ East, a distance of 40.00 feet;

North $03^{\circ}48'06''$ West, a distance of 22.90 feet;

North 85°25'04" West, a distance of 8.59 feet to the beginning of a non-tangent curve concave West, having a radius of 330.00 feet, a radial line to said point bears South 89°35'47" East, also being the Southwest corner of said Parcel 2;

Thence Northerly to the left along said curve and the West line of said Parcel 2 an arc length of 1.98 feet, through a central angle of 00°20'39" to the beginning of a compound curve concave to the Southwest, having a radius of 52.00 feet, a radial line to said point bears South 89°56'26" East;

Thence Northwesterly to the left along said curve and the West line of said Parcel 2 an arc length of 23.45 feet, through a central angle of 25°50'31" to the beginning of a reverse curve concave to the Northeast, having a radius of 48.00 feet, a radial line to said point bears South 64°13'03" West;

Thence Northwesterly to the right along said curve and the West line of said Parcel 2 an arc length of 0.97 feet, through a central angle of 01°09'10" to the Southwest corner of Lot 13 of Tract No. 26109-1, as shown by map on file in Book 262, Pages 15 through 18 of Maps, Records of Riverside County, California;


Thence South 85°25'04" East, along the South line of said Lot 13, a distance of 128.68 feet to an angle point therein;

Thence South 74°16'04" East, continuing along the South line of said Lot 13, a distance of 65.26 feet to the Southeast corner thereof and the **POINT OF BEGINNING.**

Area – 24,604 S.F. more or less

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.


Curtis C. Stephens, L.S. 7519

1/12/22 Prep. 
Date



TRACT NO. 26109-1
MB 262/15-18

13

12



PARCEL 2 OF DEED
REC. 2/18/1992 #053847

N85°25'04"W
128.68'

N74°16'04"W
65.26'

P.O.B.

PARCEL A
AREA=24,604 S.F.±

PARCEL 1 OF DEED
REC. 1/9/1959
BOOK 2394, PAGES 115-116

5

N85°25'04"W 152.79'
PARCEL 1 OF DEED
REC. 2/18/1992 #053847

TRACT NO. 26109-2
MB 274/45-49

6

PINNACLE
RIDGE ROAD
(PRIVATE STREET)

20' 20'

COURT

STREET

(PRIVATE)

BODEWIN

GRANT DEED
REC. 2/18/1992
#053848

LOT 'F'

30'

30'

TO OVERLOOK PARKWAY

LINE DATA

L1	N70°59'41"W	24.58'
L2	N10°27'47"E	15.29'
L3	S07°56'25"W	33.08'
L4	N04°28'25"E	40.00'
L5	N03°48'06"W	22.90'
L6	N85°25'04"W	8.59'

CURVE DATA

CURVE	RADIUS	DELTA	LENGTH
C1	330.00'	00°20'39"	1.98'
C2	52.00'	25°50'31"	23.45'
C3	48.00'	01°09'10"	0.97'

RADIAL BEARINGS

R1	S89°35'47"E(R)
R2	S89°56'26"E(R)
R3	S64°13'03"W(R)

7

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 1

SCALE: 1"=50'

DRAWN BY: CURT

DATE: 2/12/19

SUBJECT: WHITEGATE RESERVOIR