

When recorded mail to:

356073

City Clerk's Office  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

RECEIVED FOR RECORD  
AT 8:00 O'CLOCK

SEP 18 1996

FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

Recorded in Official Records  
of Riverside County, California

Recorder  
Fees \$



FOR RECORDER'S OFFICE USE ONLY

D- 24810

Project: **Tract No. 26109-1**  
**Bodewin Court**

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **HAWARDEN VISTA ESTATES COMPANY, a California General Partnership**, as Grantor, grants to the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantee, its successors and assigns, an easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of **reservoir drainage facilities**, together with all necessary appurtenances, in, under, upon, over and along that certain 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.

TOGETHER WITH the right to clear and keep clear said easement and right-of-way from any structures or trees, to enter upon and to pass and repass over and along said real property, and to deposit tools, implements and other material thereon by Grantee, its officers, agents and employees and by persons under contract with said Grantee and their

officers, agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said *reservoir drainage facilities*.

Dated 8/26/96

**HAWARDEN VISTA ESTATES COMPANY,  
a California General Partnership**

**By: HAWARDEN DEVELOPMENT  
CORPORATION, a California  
Corporation**

By Andrew M. Bideman

Title President

GENERAL ACKNOWLEDGEMENT

State of California }  
County of Riverside }<sup>ss</sup>

On 08/26/96, before me D. Stoiber  
(date) (name)

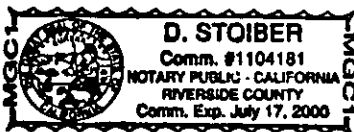
a Notary Public in and for said State, personally appeared

Andrew M. Bodewin  
Name(s) of Signer(s)

personally known to me - OR -  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.

WITNESS my hand and official seal.

*[Signature]*  
Signature  
B. Stoiber



CERTIFICATE OF ACCEPTANCE  
(Government Code Section 27281)

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 8/29/96

*[Signature]*  
Real Property Services Manager  
of the City of Riverside

1261091.res

OPTIONAL SECTION  
CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact
- ( ) Corporate Officer(s)

Title \_\_\_\_\_

Title \_\_\_\_\_

- ( ) Guardian/Conservator
- ( ) Individual(s)
- ( ) Trustee(s)
- ( ) Other

- Partner(s)
  - General
  - ( ) Limited

The party(ies) executing this document is/are representing:  
Hawarden Vista Estates

*[Signature]*  
APPROVED AS  
ASST. CITY CLERK  
8/27/96  
14010

## INTEGRA ENGINEERING, INC.

LAND SURVEYORS \* CIVIL ENGINEERS.

## EXHIBIT "A"

## AN EASEMENT FOR RESERVOIR DRAINAGE FACILITIES

That portion of the east one-half of the southwest one-quarter of Section 12, Township 3 South, Range 5 West, San Bernardino Meridian described as:

Beginning at the south west corner of parcel 1 of deed recorded February 18, 1992 as Instrument No. 053847, O.R. Riverside County, Ca.;

thence North  $10^{\circ} 27' 47''$  East, a distance of 10.11 feet;

thence North  $70^{\circ} 59' 41''$  West, a distance of 17.26 feet to the point of curvature of a non-tangent curve, concave to the northwest, having a radius of 330.00 feet, a central angle of  $13^{\circ} 41' 33''$ , from which the radius of said curve bears North  $72^{\circ} 43' 53''$  West, said line being the easterly line of deed recorded February 7, 1991 as Instrument No. 044734, O.R. Riverside County, Ca.;

thence southwesterly along said curve, an arc distance of 78.86 feet;

thence South  $59^{\circ} 02' 20''$  East, a distance of 5.00 feet to the point of curvature of a non-tangent curve, concave to the northwest, having a radius of 335.00 feet, a central angle of  $11^{\circ} 57' 21''$ , from which the radius of said curve bears North  $59^{\circ} 02' 20''$  West;

thence northeasterly along said curve, an arc distance of 69.90 feet;

thence South  $70^{\circ} 59' 41''$  East, a distance of 13.61 feet to the POINT OF BEGINNING.

Contains 526.1 square feet, more or less.



DESCRIPTION APPROVAL 8/15/96

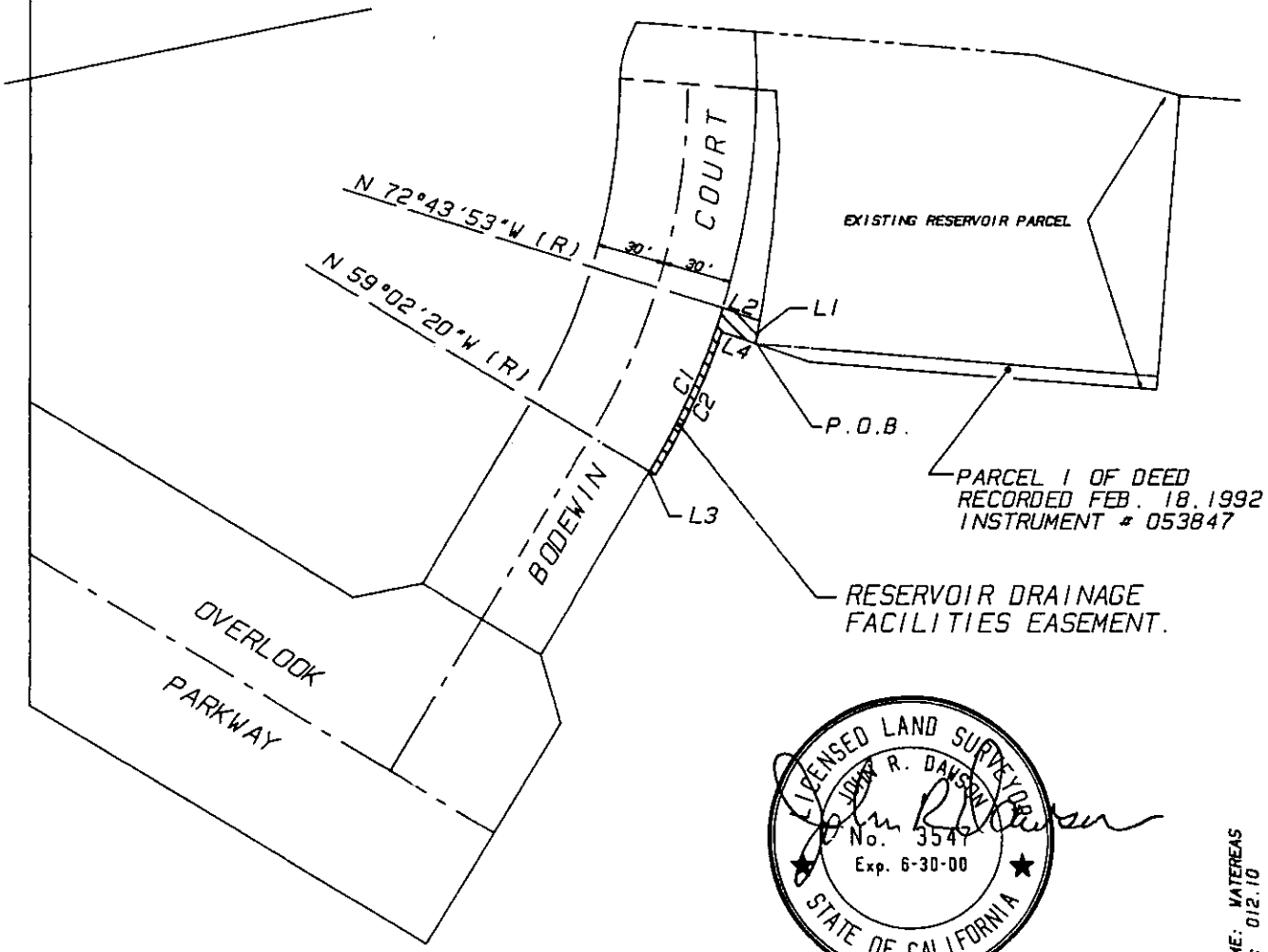
Walter R. Faye by \_\_\_\_\_  
SURVEYOR, CITY OF RIVERSIDE

TRACT 23678  
MB 229/39.40



LINE	BEARING	DISTANCE
L1	N 10°27'47"E	10.11'
L2	N 70°59'41"W	17.26'
L3	N 59°02'20"E	5.00'
L4	S 70°59'41"E	13.61'

CURVE	RADIUS	DELTA	ARC	TANGENT
C1	330.00'	13°41'33"	78.86'	79.24'
C2	335.00'	11°57'21"	69.90'	70.16'



DRAWING NAME: WATEREAS  
INTEGRA NO: 012.10

CITY OF RIVERSIDE, CALIFORNIA

THIS PLAT IS 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

I 70/5

SCALE 1" = 80'      DRAWN BY RJD DATE 5/3/96      SUBJECT RESERVOIR DRAINAGE FACILITIES