

When recorded mail to:

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

345012

RECEIVED FOR RECORD  
AT 8:00AM

AUG 18 1998

Recorded in Official Records  
of Riverside County, California

Recorder

Fees \$

*[Handwritten signature]*

FREE RECORDING

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

FOR RECORDER'S OFFICE USE ONLY

D- 14250

C  
LW

Project: *Tract No. 26109-2*  
*Overlook Parkway*

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **HAWARDEN VISTA ESTATES COMPANY, LLC**, 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 **waterline 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 *waterline facilities*.

Dated 7-29-98

**HAWARDEN VISTA ESTATES COMPANY,  
LLC  
BY HAWARDEN DEVELOPMENT CORP.,  
Managing Member of Hawarden Vista  
Estates Company, LLC**

by: Andrew M. Bodewin Pres.  
Andrew M. Bodewin, President

by: Cathryn E. Bodewin Sec.  
Cathryn E. Bodewin, Secretary

GENERAL ACKNOWLEDGEMENT

State of California }  
County of Riverside } ss

On 8-11-98, before me Melissa Stewart  
(date) (name)

a Notary Public in and for said State, personally appeared

Cathryn E. 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.

*Melissa Stewart*  
Signature

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:

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 8/17/98

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

0030U-01.MAS

APPROVED AS TO FORM  
*[Signature]*  
CAROLYN CONFER  
ASSISTANT CITY ATTORNEY

STATE OF California

COUNTY OF Riverside

On July 29, 1998 before me, Melissa Stewart  
(Name, Title of Officer)

personally appeared Andrew M. Bodewin

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.

Melissa Stewart  
(Signature of Notary Public)



(This area for notarial seal)

## EXHIBIT "A"

## WATER FACILITIES EASEMENT

## PARCEL 1

An easement for the construction and maintenance of Water Facilities over that portion of the east ½ of the southwest ¼ of Section 12, Township 3 South, Range 5 West, San Bernardino Meridian described as:

Commencing at the intersection of Overlook Parkway and Bodewin Court as shown on Tract 26109-1 per map recorded in Book 262 of Maps, pages 15 through 18, Records of Riverside County;

thence South 59°02'20" East along the centerline of said Overlook Parkway a distance of 53.00 feet, said point being the beginning of a tangent curve concave northerly, having a radius of 1200.00 feet also being the **True Point of Beginning** ;

thence easterly along said curve through a central angle of 24°48'29", an arc distance of 519.58 feet;

thence South 83°50'49" East , a distance of 453.44 feet to Point "A";

thence continuing South 83°50'49" East, a distance of 188.00 feet to the east line of said southwest ¼ ;

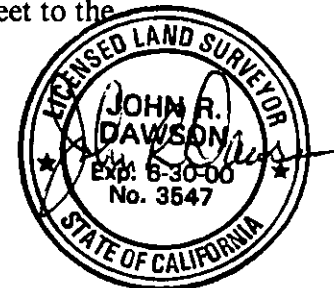
thence South 00°23'36" West along said line, a distance of 57.29 feet;

thence North 83°50'49" West, a distance of 193.75 feet to Point "B";

thence continuing North 83°50'49" West, a distance of 453.44 feet to the beginning of a curve concave northerly having a radius of 1257.00 feet;

thence WESTERLY along said curve through a central angle of 24°48'29", an arc distance of 544.26 feet

thence North 30°57'40" East radial to said curve, a distance of 57.00 feet to the **True Point of Beginning**.



DESCRIPTION APPROVAL 7/20/98  
AmSTR  
 SURVEYOR, CITY OF RIVERSIDE by JE

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## EXHIBIT "A"

## WATER FACILITIES EASEMENT

## PARCEL 2

An easement 10.00 feet in width for the construction and maintenance of Water Facilities over that portion of the east  $\frac{1}{2}$  of the southwest  $\frac{1}{4}$  of Section 12 Township 3 South, Range 5 West, San Bernardino Meridian, the centerline described as:

Beginning at point "A" as described in Parcel 1;

thence North 06 09'11" East, a distance of 50.00 feet to Point "C";

thence North 83 50'49" West a distance of 65.00 feet to the terminus of easement.



DESCRIPTION APPROVAL 7/20/49  
Paul SR by W  
 SURVEYOR, CITY OF RIVERSIDE

## EXHIBIT "A"

## WATER FACILITIES EASEMENT

## PARCEL 3

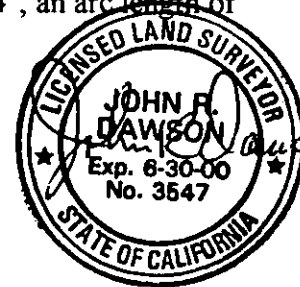
An easement 10.00 feet in width, for the construction and maintenance of Water Facilities over that portion of the east  $\frac{1}{2}$  of the southwest  $\frac{1}{4}$  of Section 12 Township 3 South, Range 5 West, San Bernardino Meridian, the centerline described as:

Beginning at Point "C" as described in Parcel 2;

thence North  $06^{\circ}09'11''$  East, a distance of 99.37 feet to Point "D" also being the beginning of a curve concave southwesterly having a radius of 592.00 feet;

thence northerly along said curve through a central angle of  $15^{\circ}06'21''$ , an arc length of 156.08 feet to Point "E";

thence continuing along said curve through a central angle of  $3^{\circ}11'14''$ , an arc length of 32.93 feet to the terminus of said easement.



## EXHIBIT "A"

## WATER FACILITIES EASEMENT

## PARCEL 4

An easement 10.00 feet in width for the construction and maintenance of Water Facilities over that portion of the east  $\frac{1}{2}$  of the southwest  $\frac{1}{4}$  of Section 12, Township 3 South, Range 5 West, San Bernardino Meridian, the centerline described as:

Beginning at Point "D" as described in Parcel 3;

thence South  $83^{\circ}50'49''$  East, a distance of 36.00 feet to the terminus of said easement.



DESCRIPTION APPROVAL 7/29/00  
*[Signature]*  
 SURVEYOR, CITY OF RIVERSIDE by *[Signature]*



## EXHIBIT "A"

## WATER FACILITIES EASEMENT

## PARCEL 5

An easement 10.00 feet in width for the construction and maintenance of Water Facilities over that portion of the east  $\frac{1}{2}$  of the southwest  $\frac{1}{4}$  of Section 12 Township 3 South, Range 5 West, San Bernardino Meridian, the centerline described as;

Beginning at point "B" as described in Parcel 1;

thence South 06 09'11" West, a distance of 15.00 feet to the terminus of said easement.



DESCRIPTION APPROVED 2/20/00  
John A. Dawson by JAD  
SURVEYOR, CITY OF RIVERSIDE

## EXHIBIT "A"

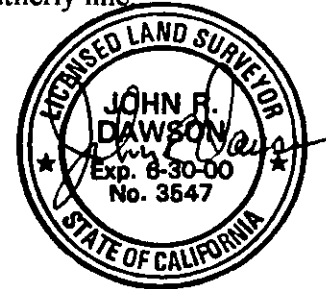
## WATER FACILITIES EASEMENT

## PARCEL 6

An easement 10.00 feet in width, for the construction and maintenance of Water Facilities over that portion of the east  $\frac{1}{2}$  of the southwest  $\frac{1}{4}$  of Section 12 Township 3 South, Range 5 West, San Bernardino Meridian, the centerline described as:

Beginning at Point "E" as described in Parcel 3;

thence North  $81^{\circ}02'49''$  East a distance of 26.46 feet to southerly line of deed recorded January 9, 1959 as instrument No. 2050, Records of Riverside County.  
The side lines are to be extended or shortened to terminate on said southerly line.



DESCRIPTION APPROVED 7/20/05  
*[Signature]*  
 SURVEYOR, CITY OF RIVERSIDE by *[Signature]*

# EXHIBIT "B"

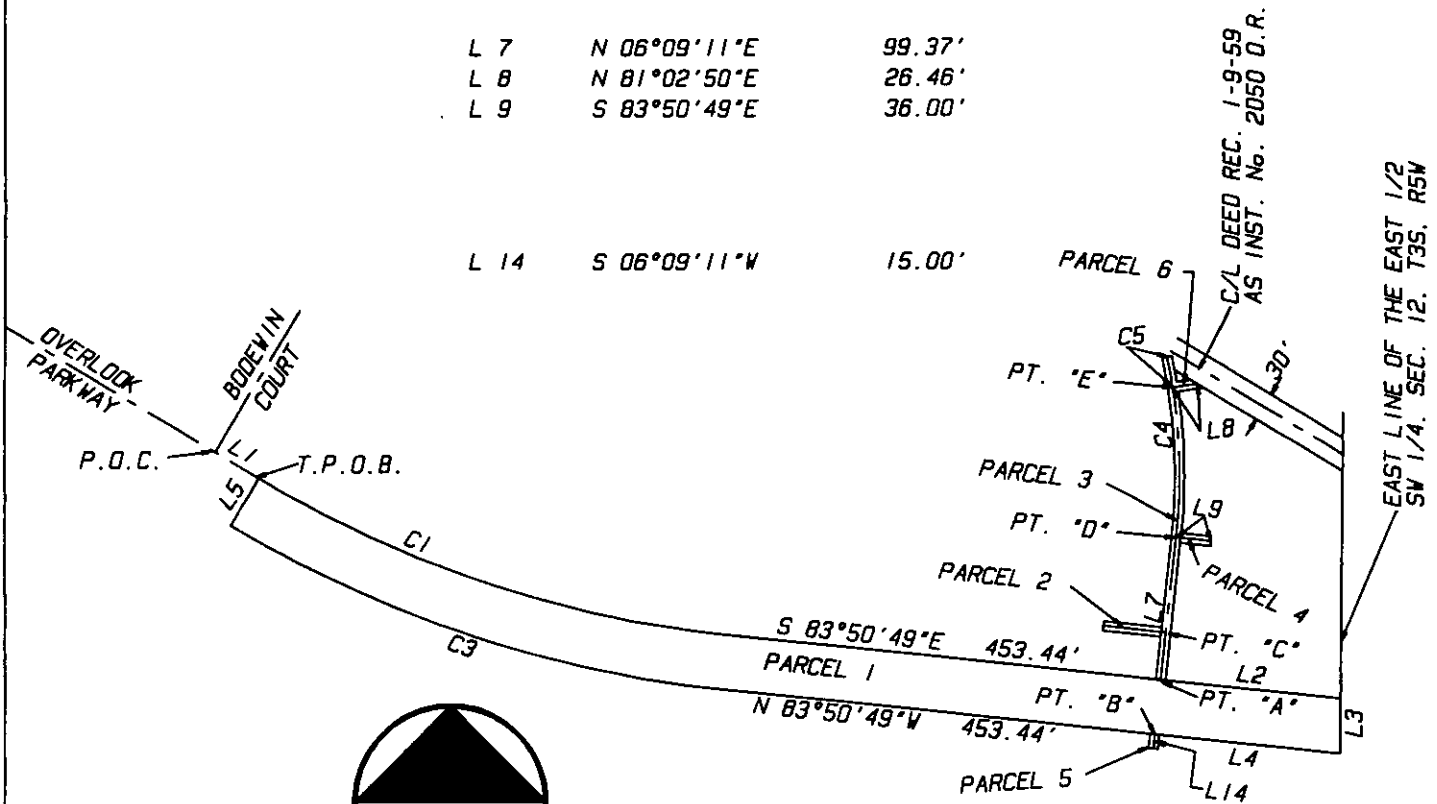
## WATER FACILITIES EASEMENT

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT
C 1	24°48'29"	1200.00'	519.58'	263.93'
C 3	24°48'29"	1257.00'	544.26'	276.46'
C 4	15°06'21"	592.00'	156.08'	78.50'
C 5	3°11'14"	592.00'	32.93'	16.47'

LINE	BEARING	DISTANCE
L 1	S 59°02'20"E	53.00'
L 2	S 83°50'49"E	188.00'
L 3	S 00°23'36"W	57.29'
L 4	N 83°50'49"W	193.75'
L 5	N 30°57'40"E	57.00'
L 7	N 06°09'11"E	99.37'
L 8	N 81°02'50"E	26.46'
L 9	S 83°50'49"E	36.00'

L 14 S 06°09'11"W 15.00'



**DRAWING SCALE: 1" = 200'**

PLAT PREPARED BY:  
**INTEGRA ENGINEERING, INC.**  
 LAND SURVEYORS \* CIVIL ENGINEERS  
 621 E. CARNEGIE DRIVE, #120, SAN BERNARDINO, CA. 92408  
 TELEPHONE (909) 383-0200 FAX (909) 383-0203  
 E-MAIL: INTEGRA.URS2.NET



DRAWING NAME: 001UR00E/IN/09-21/WATERPLA  
 INTEGRA 007 012.13