

When recorded mail to:

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

414998

RECEIVED FOR RECORD
AT 8:00AM

SEP 29 1998

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$ 0

FOR RECORDER'S OFFICE USE ONLY 0

DX- 1181

Project: **VC-008-912**
Bodewin Court
Tract No. 26109-2

QUITCLAIM

The CITY OF RIVERSIDE, a municipal corporation of the State of California, does hereby remise, release, and forever quitclaim to **HAWARDEN VISTA ESTATES COMPANY, LLC**, that certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of the east half of the Southwest Quarter of Section 12, Township 3 South, Range 5 West, San Bernardino Meridian, described as follows:

COMMENCING at the northwest corner of Parcel 3 of Record of Survey on file in Book 38, page 52 of Records of Survey, records of Riverside County, California;

THENCE South 00°03'34" West, along the west line of said Parcel 3, a distance of 125.60 feet;

THENCE South 59°02'20" East, 203.68 feet;

THENCE North 30°57'40" East, 114.00 feet to the TRUE POINT OF BEGINNING;

THENCE North 16°38'29" West, 31.14 feet;

THENCE North 59°02'20" West, 60.00 feet;

THENCE South 78°33'49" West, 31.14 feet;

THENCE South 59°02'20" East, 105.99 feet to said TRUE POINT OF BEGINNING.

RESERVING THEREFROM permanent easements and rights of way for waterline facilities and electrical energy distribution facilities;

ALSO RESERVING THEREFROM a permanent easement and right of way for natural gas facilities;

ALSO RESERVING THEREFROM a permanent easement and right-of-way to construct, place, operate, inspect, maintain, repair, replace and remove such aerial and underground telephone, telegraph and communication structures as the company may from time to time require, consisting of poles, anchors, wires, cables, conduits, manholes, markers and necessary fixtures and appurtenances.

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



Mark S. Brown 4/28/98 Prep. WF
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/99

Dated April 28 19 98

CITY OF RIVERSIDE,
a municipal corporation

By John E. Holmes
City Manager

Attest Colleen Nicol
City Clerk

APPROVED AS TO FORM
Carolyn Confer 4/22/98
CAROLYN CONFER
ASSISTANT CITY ATTORNEY

GENERAL ACKNOWLEDGMENT

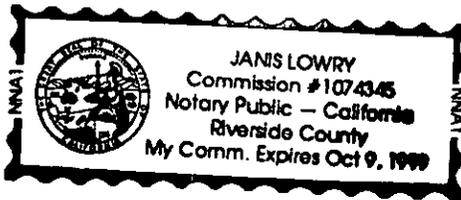
State of California }
County of RIVERSIDE } ss

On MAY 4, 1998, before me JANIS LOWRY
(date) (name)

a Notary Public in and for said State, personally appeared

JOHN E. HOLMES and COLLEEN J. NICOL
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.

Janis Lowry

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

() Guardian/Conservator

() Individual(s)

() Trustee(s)

() Other

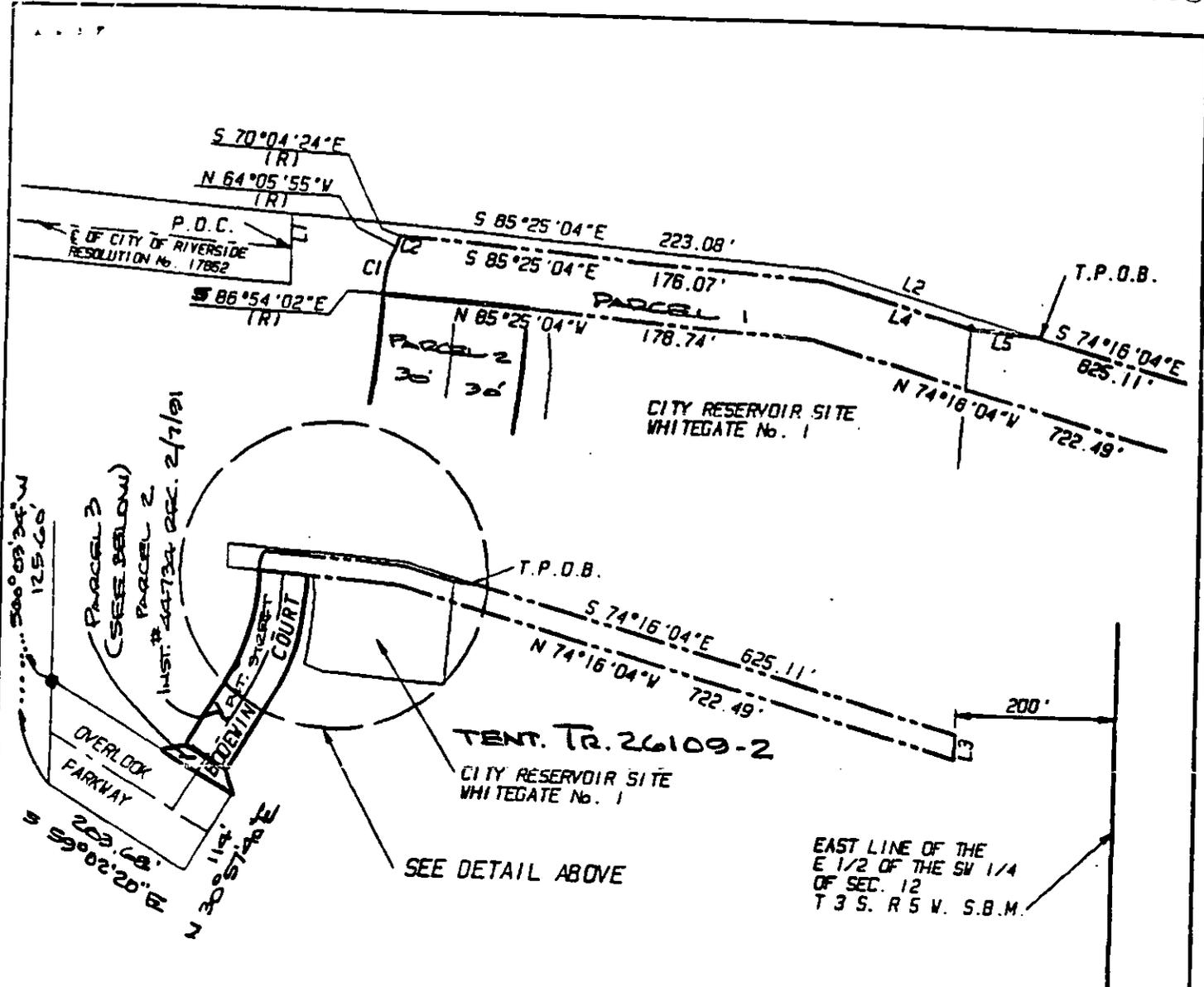
() Partner(s)

() General

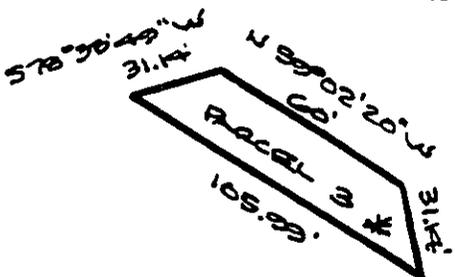
() Limited

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

vc008912qcd



LINE	BEARING	DISTANCE	CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT
L 1	N 00°03'30"E	15.05'					
L 2	S 74°16'04"E	92.08'	C 1	22°48'07"	52.00'	20.69'	10.49'
L 3	S 00°23'36"W	31.11'	C 2	05°58'29"	48.00'	5.01'	2.50'
L 4	S 74°16'04"E	65.26'					
L 5	S 85°01'22"E	26.79'					



* INST. # 44735
2/7/91



DRAWING NAME: V18
INTEGRATION NO.: 012.10
ROTATION: 0°

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

76-5

SCALE 1" = N/A

DRAWN BY JRO DATE 5/8/98

SUBJECT VC-008-912 T-26109-2