

an recorded mail to:

345013

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

RECEIVED FOR RECORD
AT 8:00AM

AUG 18 1998

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

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

D- 14251



C
LW



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 **electrical energy distribution 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,

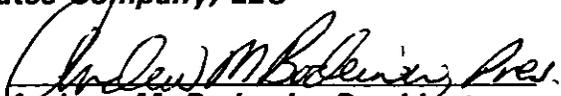
agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said *electrical energy distribution facilities*.

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, President

by:


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] 8/12/98
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"

ELECTRICAL FACILITIES EASEMENT

PARCEL 1

An easement for the construction and maintenance of Electrical Energy 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 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 641.44 feet to Point "A";

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

thence North 83°50'49" West, a distance of 647.19 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
Amos B. [Signature]
 SURVEYOR, CITY OF RIVERSIDE by *LE*

EXHIBIT "A"**ELECTRICAL FACILITIES EASEMENT****PARCEL 2**

An easement for the construction and maintenance of Electrical Energy 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;

Beginning at Point "A" as described in Parcel 1.

thence North 00°23'36" East along the east line of the east ½ of the southwest ¼ a distance of 299.20 feet;

thence North 89°36'24" West, a distance of 45.00 feet;

thence South 00°23'36" West parallel to said east line a distance of 294.66 feet to the northerly line of Parcel 1;

thence South 83°50'49" East along said line a distance of 45.23 feet to the Point of Beginning.



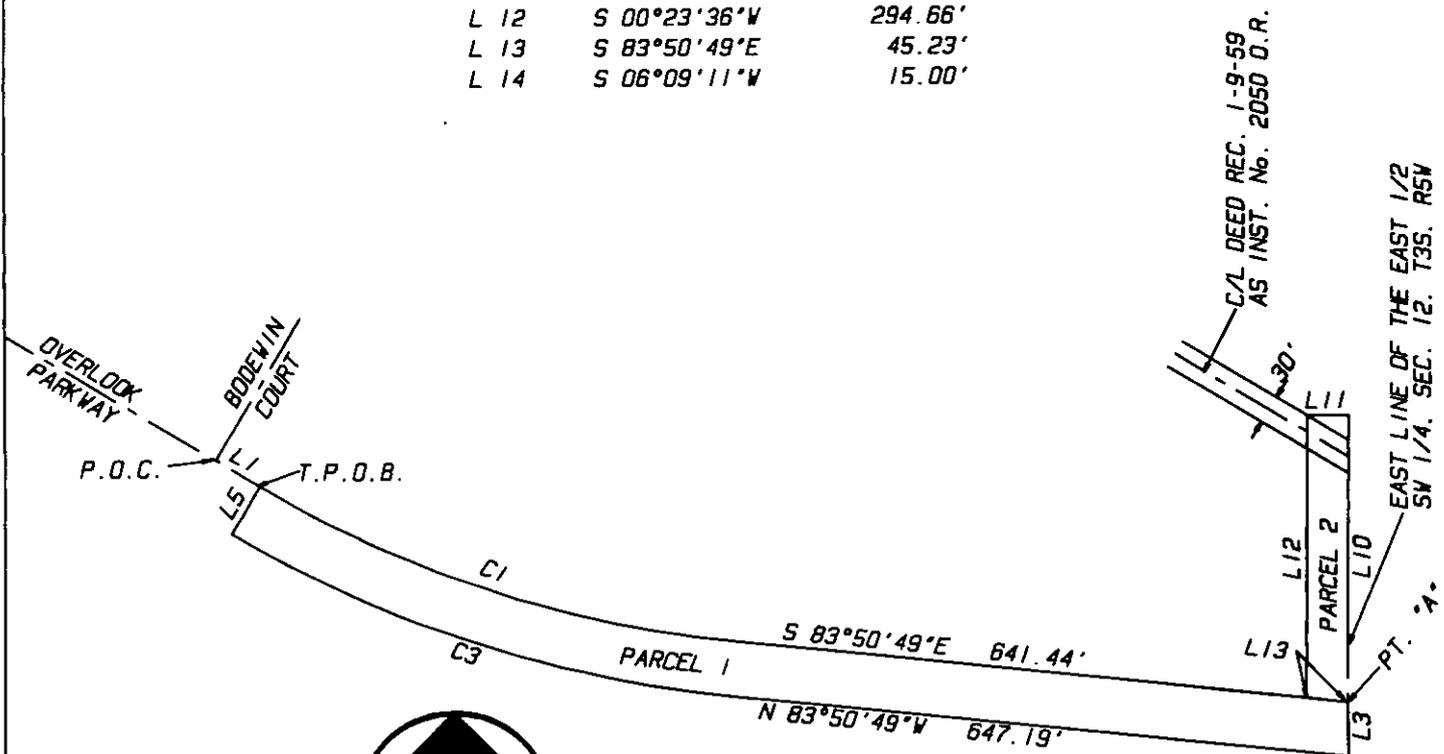
RECORDED 7/20/98
 [Signature]
 SURVEYOR, CITY OF RIVERSIDE

EXHIBIT "B"

ELECTRICAL 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'

LINE	BEARING	DISTANCE
L 1	S 59°02'20"E	53.00'
L 3	S 00°23'36"W	57.29'
L 5	N 30°57'40"E	57.00'
L 10	N 00°23'36"E	299.20'
L 11	N 89°36'24"W	45.00'
L 12	S 00°23'36"W	294.66'
L 13	S 83°50'49"E	45.23'
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: C27/BODEWIN COURT WATERPLA
 INTEGRAL NO. 012.13