

Nov 10, 1977 as instrument No. 725674

By L. W. Violassi

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

COVENANT AND AGREEMENT
FOR ACCESS DRIVEWAY

THIS COVENANT AND AGREEMENT is made and entered into this 28th
day of September, 1977, by WOODROW W. SMITH and NEDRA E. SMITH, husband
and wife, the owners of record of the following described real property
located in the City of Riverside, County of Riverside, State of California.

Parcel 1

Lot 41 of Tract No. 5920, as shown by map on file in Book 94 of
Maps, at pages 1 through 4 inclusive thereof, Records of
Riverside County, California.

Parcel 2

Lot 1 of Tract No. 5920, as shown by map on file in Book 94 of
Maps, at pages 1 through 4 inclusive thereof, Records of
Riverside County, California.

Parcel 3

A strip of land of variable width, lying within the Fractional
Northwest one-quarter of Section 35, Township 2 South, Range 5
West, San Bernardino Meridian, the centerline of said strip
being described as follows:

Commencing at the southwest corner of Lot "B" of PACHAPPA
KNOLLS, as shown by map on file in Book 17 of Maps, at page 29
thereof, Records of Riverside County, California;

Thence South 17° 54' 00" East along the easterly line of
Olivewood Avenue (now known as Pachappa Drive), a distance of
25.88 feet to a point on the centerline of a Private Road, as
shown on map of PACHAPPA HEIGHTS, on file in Book 19 of Maps,
at page 58 thereof, Records of Riverside County, California,
said point being the POINT OF BEGINNING of the strip to be
described (the width of the strip being 50.00 feet, measured
at right angles);

Thence South 78° 06' 30" East along said centerline, a
distance of 34.82 feet;

Thence Easterly continuing along said centerline on a curve,
concave to the south, having a radius of 200.00 feet, through
a central angle of 26° 53' 30", an arc length of 93.87 feet;

Thence South 51° 13' 00" East, continuing along said
centerline, a distance of 5.48 feet;

Thence Southeasterly, continuing along said centerline, on
a curve, concave to the southwest, having a radius of 100.00 feet,
through a central angle of 43° 46' 30", an arc length of 76.40
feet;

Thence South 07° 26' 30" East, continuing along said center-
line, a distance of 27.10 feet to a point of change in width of
said strip from 50.00 feet measured at right angles to 18.00
feet measured at right angles;

REGISTRATION APPROVAL
by George H. Johnson 9/27/77 by ASW

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

Thence South 07° 26' 30" East, continuing along said centerline, a distance of 59.02 feet;

Thence Southeasterly on a curve, concave to the northeast, having a radius of 150.00 feet through a central angle of 25° 26' 30", an arc length of 66.61 feet to a point of compound curvature;

Thence Southeasterly on a curve, concave to the northeast, having a radius of 90.73 feet through a central angle of 25° 39' 34", an arc length of 40.63 feet (the initial radial line bears South 57° 07' 00" West) to a point of change in width of said strip from 18.00 feet measured at right angles to 14.00 feet measured at right angles;

Thence, continuing Southeasterly on said curve, concave to the northeast, having a radius of 90.73 feet, through a central angle of 26° 20' 26", an arc length of 41.71 feet (the initial radial line bears South 31° 27' 26" West);

EXCEPTING THEREFROM that portion thereof included in Lot 41 of Tract No. 5920, as shown by map on file in Book 94 of Maps, at pages 1 to 4, inclusive thereof, Records of Riverside County, California.

Parcel 4

An easement for driveway and access purposes over that portion of Lot 41 of Tract No. 5920, as shown by map on file in Book 94 of Maps, at pages 1 to 4 inclusive thereof, Records of Riverside County, California, more particularly described as follows:

DESCRIPTION APPROVAL
By *[Signature]* Surveyor

Beginning at the southeast corner of said Lot 41;

Thence North 09° 19' 23" West, a distance of 132.20 feet;

Thence North 66° 07' 13" West, a distance of 15.93 feet;

Thence North 05° 09' 47" East, a distance of 20.01 feet to a point in a curve, concave to the north, having a radius of 90.73 feet, the radial line at said point bears South 05° 44' 05" West;

Thence Westerly along said curve, to the right, through a central angle of 10° 07' 40", an arc distance of 16.04 feet to a point therein, the radial line at said point bears South 15° 51' 45" West;

The last four courses and distances follow the boundary line of said Lot 41;

Thence South 05° 09' 47" West, a distance of 33.08 feet;

Thence South 66° 07' 13" East, a distance of 18.69 feet;

Thence South 09° 19' 23" East, a distance of 128.10 feet to a point in the southerly line of said Lot 41;

Thence North 64° 48' 24" East along said southerly line, a distance of 16.63 feet to the point of beginning.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

For the purpose of complying with the conditions imposed by the City of Riverside, for the approval of said Tract No. 5920, the parties hereto hereby covenant and agree with said City of Riverside that an easement for ingress and egress and utilities to permit unrestricted access to Olivewood Avenue (now known as Pachappa Drive) by way of said easement for the benefit of, and as an easement appurtenant to, Parcel 1 is hereby established over, along, and across Parcel 3; and further the parties hereto hereby covenant and agree with the City of Riverside that easements for ingress and egress and utilities to permit unrestricted access to Olivewood Avenue (now known as Pachappa Drive) by way of said easements for the benefit of, and as an easement appurtenant to, Parcel 2 is hereby established over, along, and across Parcels 3 and 4.

That in the event the parties hereto shall sell or convey any portion of the hereinbefore described parcels of land, it is further covenanted and agreed that as parcels are conveyed, the parties hereto shall grant or reserve all or any part of said parcels necessary to insure that the owners of Parcel 1 and Parcel 2 shown on said map of Tract No. 5920 shall have an easement for ingress and egress and utilities to Olivewood Avenue (now known as Pachappa Drive);

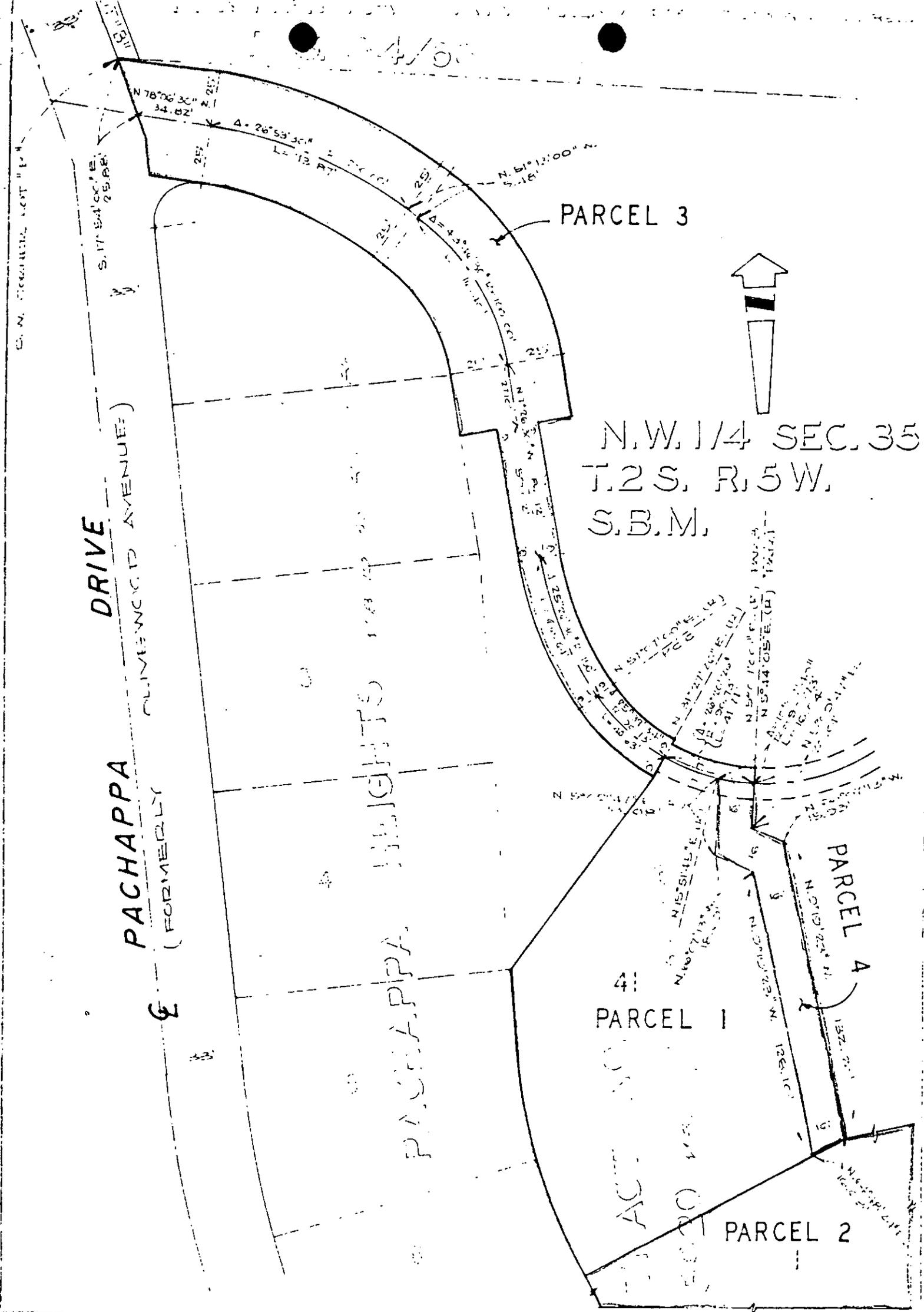
These covenants and agreements shall run with the land and shall be binding upon the parties hereto, their successors, heirs or assigns, and shall continue in effect until such time as released by the City Council of the City of Riverside;

IN WITNESS WHEREOF, the parties hereto have caused this covenant and agreement to be executed the day and year first above written.

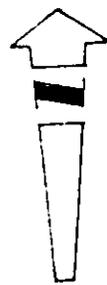
Woodrow W. Smith
WOODROW W. SMITH

Nedra E. Smith
NEDRA E. SMITH

APPROVED AS TO FORM
Barbara J. ...
COUNTY CLERK



N.W. 1/4 SEC. 35
T.2 S. R. 5 W.
S.B.M.



• 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 <u>1</u> OF <u>1</u>	74-52
SCALE: 1" = 50'	DRAWN BY _____ DATE <u>9/17/77</u>	SUBJECT <u>TRACT NO. 5920</u>