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WILLIAM F. CONERLY
County Recorder
RIVERSIDE COUNTY, CALIFORNIA

COVENANT AND AGREEMENT

ESTABLISHING NONEXCLUSIVE DRIVEWAY EASEMENT

Z.C. R-45-812

THIS COVENANT AND AGREEMENT is made and entered into this 9th day of July, 1985, by RALPH H. CHRISTIANSEN and PAMELA D. CHRISTIANSEN, husband and wife as joint tenants, the owners in fee of the following described adjoining parcels of real property located in the City of Riverside, County of Riverside, State of California, referred to as "Parcel A" and "Parcel B" respectively:

PARCEL A

That portion of Lot 18 in Block 7 of Orange Acres No. 2, as shown by map on file in Book 14 of Maps at page 2 thereof, Records of Riverside County, California, more particularly described as follows:

Commencing at the most southerly corner of Lot 16 in Block 7 of said Orange Acres No. 2;

Thence North 33° 51' West along the southwesterly line of said Lot 16 and along the southwesterly line of Lot 17 in Block 7 of said Orange Acres No. 2 and along said Lot 18, a distance of 234.20 feet to the most westerly corner of said Lot 18;

Thence North 49° 34' East along the northwesterly line of said Lot 18, a distance of 287.90 feet to a point in a line parallel with and distant southwesterly 4.00 feet, measured at right angles, from the southwesterly line of Mary Street as shown on said map;

Thence South 33° 51' East along said parallel line, a distance of 30.20 feet to a point in a line parallel with and distant southeasterly 30.00 feet, measured at right angles, from the northwesterly line of said Lot 18 for the TRUE POINT OF BEGINNING;

Thence South 49° 34' West along said last mentioned parallel line, a distance of 148.98 feet to a point therein;

Thence South 33° 51' East, a distance of 69.93 feet to a point in the southeasterly line of said Lot 18;

Thence North 56° 09' East along said southeasterly line, a distance of 148.00 feet to a point in said line, parallel with the southwesterly line of Mary Street;

Thence North 33° 51' West along said parallel line, a distance of 87.01 feet to the true point of beginning.

PARCEL B

All those portions of Lots 16, 17, and 18 in Block 7 of Orange Acres No. 2, as shown by map on file in Book 14 of Maps, at page 2 thereof, Records of Riverside County, California, more particularly described as follows:

Beginning at the most southerly corner of said Lot 16;

Thence North 33° 51' West along the southwesterly line of said Lot 16 and along the southwesterly line of Lots 17 and 18, a distance of 234.20 feet to the most westerly corner of said Lot 18;

Thence North 49° 34' East along the northwesterly line of said Lot 18, a distance of 287.90 feet to a point in a line parallel with and distant southwesterly 4.00 feet, measured at right angles, from the southwesterly line of Mary Street, as shown on said map;

Thence South 33° 51' East along said parallel line, a distance of 30.20 feet to a point in a line parallel with and distant southeasterly 30.00 feet, measured at right angles, from the northwesterly line of said Lot 18;

Thence South 49° 34' West along said last mentioned parallel line, a distance of 148.98 feet to a point therein;

Thence South 33° 51' East, a distance of 69.93 feet to a point in the southeasterly line of said Lot 18;

Thence North 56° 09' East along said southeasterly line, a distance of 148.00 feet to a point in said line, parallel with the southwesterly line of Mary Street;

Thence South 33° 51' East along said parallel line, a distance of 75.00 feet to a point in the northwesterly line of said Lot 16;

Thence South 56° 09' West along said southwesterly line, a distance of 148.00 feet to a point therein;

Thence South 33° 51' East, a distance of 75.00 feet to a point in the southeasterly line of said Lot 16;

Thence South 56° 09' West along said southeasterly line, a distance of 138.00 feet to the point of beginning.

WHEREAS Parcel A and Parcel B are adjoining lots each fronting on Mary Street, a public street located in the City of Riverside, which parcels are shown on the plot plan attached hereto as Exhibit A; and

WHEREAS the undersigned wishes to develop Parcel B with a contractors' storage yard; and

WHEREAS the configuration of Parcel B is such that a driveway for the use of Parcel B is located on Parcel A; and

WHEREAS it is the desire of the undersigned and the City of Riverside to limit the number of driveway openings onto Mary Street at that location; and

WHEREAS it is necessary to establish a nonexclusive easement for a driveway for ingress and egress over a portion of Parcel A as shown as the cross-hatched area on Exhibit A for the use and benefit of and as an easement appurtenant to Parcel B;

NOW, THEREFORE, for the purpose of complying with one of the conditions imposed by the City of Riverside, California, for the approval of the development of Parcel B as a contractors' storage yard in Case YS-1-834, the undersigned hereby covenants and agrees to establish and does hereby establish a nonexclusive easement for the construction, maintenance and use of a driveway for ingress and egress from Mary Street to Parcel B over that portion of Parcel A described as follows for the use and benefit of and as an easement appurtenant to said Parcel B:

That portion of Lot 18 in Block 7 of Orange Acres No. 2, as shown by map on file in Book 14 of Maps at page 2 thereof, Records of Riverside County, California, more particularly described as follows:

Commencing at the most southerly corner of Lot 16 in Block 7 of said Orange Acres No. 2;

Thence North 33° 51' West along the southwesterly line of said Lot 16 and along the southwesterly line of Lot 17 in Block 7 of said Orange Acres No. 2 and along said Lot 18, a distance of 234.20 feet to the most westerly corner of said Lot 18;

Thence North 49° 34' East along the northwesterly line of said Lot 18, a distance of 287.90 feet to a point in a line parallel with and distant southwesterly 4.00 feet, measured at right angles, from the southwesterly line of Mary Street as shown on said map;

Thence South 33° 51' East along said parallel line, a distance of 30.20 feet to a point in a line parallel with and distant southeasterly 30.00 feet, measured at right angles, from the northwesterly line of said Lot 18 for the TRUE POINT OF BEGINNING;

Thence South 49° 34' West along said parallel line, a distance of 45.00 feet to a point therein;

Thence North 80° 05' East, a distance of 48.91 feet to a point in said line, parallel with the southwesterly line of Mary Street;

Thence North 33° 51' West along said parallel line, a distance of 25.00 feet to the true point of beginning.

The undersigned further covenants and agrees with the City of Riverside that in the event the undersigned shall sell or convey either Parcel A or Parcel B, the undersigned shall grant or reserve as is appropriate the easement above established; provided, however, this requirement shall not be construed to mean that said easement has not been created and established by this document.

The driveway located on the above-described easement shall be kept in good repair and condition at all times. The cost of the repair or reconstruction of that portion of the driveway located on the above-described easement shall be shared equally by the owners of Parcel A and Parcel B; provided, however, nothing herein shall prevent a different apportionment of such costs as may be mutually agreed to by the owners of Parcels A and B.

These covenants and agreement shall run with the land and be binding upon the undersigned, his heirs, successors and assigns, and shall continue in effect until such time as released by the City Council of the City of Riverside, California. This Covenant and Agreement may be enforced by the City of Riverside; and should the City of Riverside bring suit to enforce the terms thereof, the undersigned, or his heirs, successors or assigns as to Parcel A agree to pay to the City, said City's court costs including reasonable attorneys' fees.

IN WITNESS WHEREOF the undersigned has caused this Covenant and Agreement to be executed the day and year first above written.

Ralph H. Christiansen
RALPH H. CHRISTIANSEN

Pamela D. Christiansen
PAMELA D. CHRISTIANSEN

State of California }
County of Riverside } SS.

On this the 9th day of July 1985, before me,

Machel Walmsley

the undersigned Notary Public, personally appeared

Ralph H. and Pamela D. Christiansen

personally known to me
 proved to me on the basis of satisfactory evidence
to be the person(s) whose name(s) are subscribed to the
within instrument, and acknowledged that they executed it.
WITNESS my hand and official seal.



Machel Walmsley
Notary's Signature

APPROVED AS TO FORM
[Signature]
ASST. CLY ATTORNEY

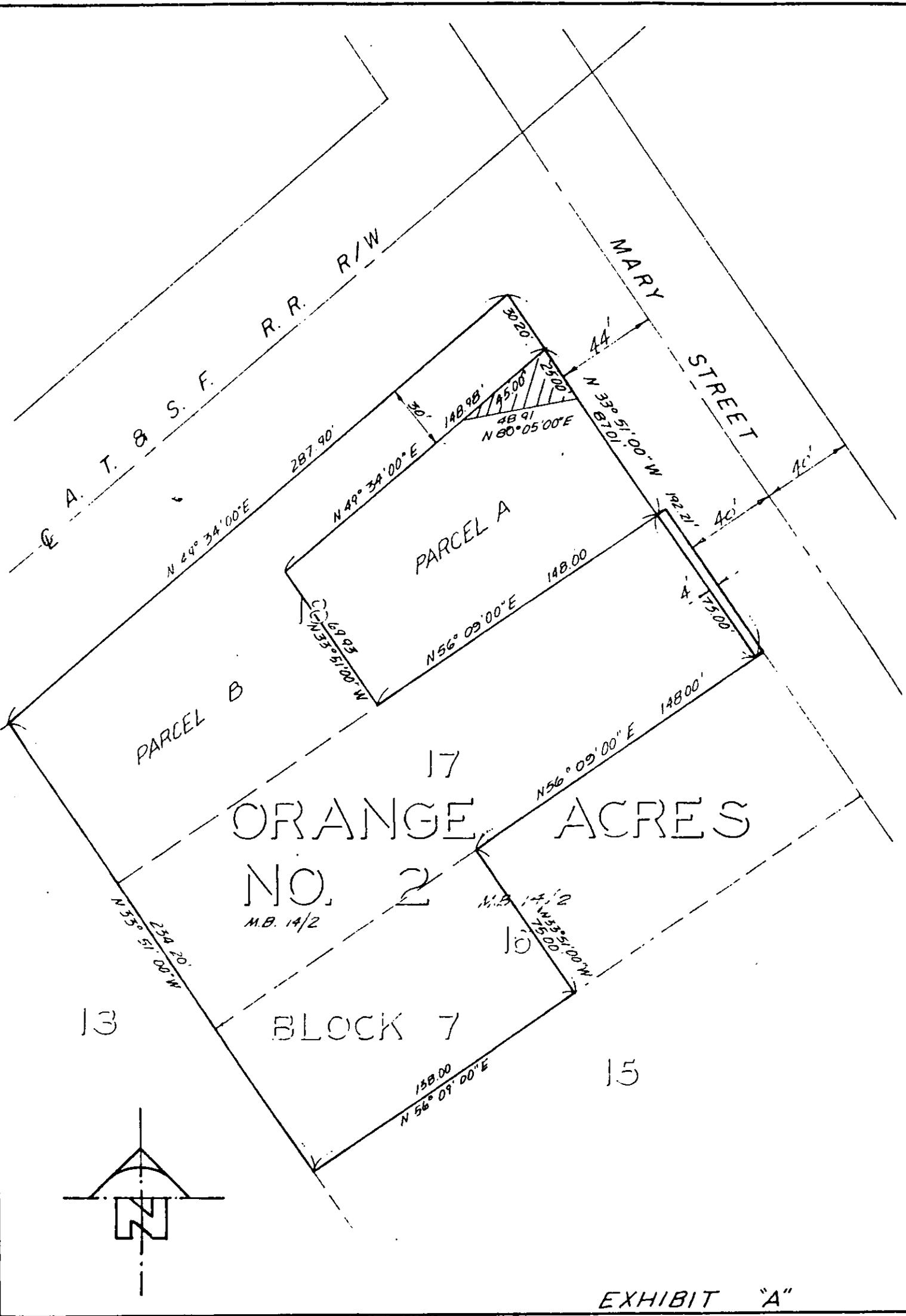


EXHIBIT "A"

• 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>	82-45
SCALE: 1" = 50'	DRAWN BY <u>lim</u> DATE <u>1/13/84</u>	SUBJECT <u>R-45-812</u>

C/A-129