

272698

When Recorded, Mail to:
City of Riverside, 3900 Main Street
Riverside, CA 92522
Attention: City Engineer.

RECEIVED FOR RECORD
35 Min. Past 1 o'clock
At Request of
City of Riverside
Book 1979, Page 272698
DEC 26 1979

Recorded in Official Records
of Riverside County, California
Dwight S. ... Recorder
FEES \$

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 INGRESS AND EGRESS

THIS COVENANT AND AGREEMENT is made and entered into this 21st day of
December, 1979, by DANIEL L. ALMQUIST and SUSIE V. ALMQUIST, husband and
wife, as owners of record of the following described real property, located in
the City of Riverside, County of Riverside, State of California.

Lot 2 in Tract 2175 as shown by map on file in Book 41 of Maps, at
pages 45 and 46 thereof, Records of Riverside County, California;

For the purpose of complying with the conditions imposed by the City of
Riverside, California, for the approval of City of Riverside Parcel Map 15581
which map proposes the division of the above described property into two parcels,
the undersigned hereby covenant and agree with the City of Riverside that Parcel
1 of said Parcel Map 15581 shall have established thereon a private easement for
ingress and egress to permit unrestricted access to the adjacent public street by
way of said easement for the benefit of said Parcel 2 being created by Parcel
Map 15581, said easement being described as Exhibit A, attached hereto and incor-
porated herein by this reference;

That in the event the undersigned, their heirs, successors and assigns shall
sell or convey either Parcel 1 or Parcel 2 of said Parcel Map 15581, it is
further covenanted and agreed that the undersigned shall grant or reserve as is
appropriate the above described easement in order to provide unrestricted access
to the adjacent public street across Parcel 1 for the benefit of Parcel 2;

These covenants and agreements shall run with the land and shall be binding
upon the undersigned, their heirs, successors and assigns, and shall continue
in effect until such time as released by the City Council of the City of River-
side, California.

C/A-17

272698

1
2
3
4
5
6
7
8
9
10

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

Daniel L. Almquist
Daniel L. Almquist

Susie V. Almquist
Susie V. Almquist

STATE OF CALIFORNIA
COUNTY OF

SS.

On DECEMBER 21, 1979
before me, the undersigned, a Notary Public in and
for said County and State, personally appeared
DANIEL L. ALMQUIST and
SUSIE V. ALMQUIST

known to me to be the persons whose name s
subscribed to the within instrument and acknowledged
that THEY executed the same.

WITNESS my hand and official seal.



OFFICIAL SEAL
CATHY BRYSON
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
RIVERSIDE COUNTY

Cathy Bryson
Notary Public in and for said County and State

ACKNOWLEDGMENT - GENERAL 272698

23
24
25
26
27
28
29
30
31
32

C/A-17

EXHIBIT "A"

272698

A strip of land 16.00 feet in width within a portion of Lot 2 as shown on map of Tract 2175 on file in Book 41, at pages 45 and 46 thereof, Records of Riverside County, California; the Northeasterly, Northwesterly, and Southwesterly lines being described as follows:

Commencing at the Northeasterly corner of said Lot 2;

Thence N.61°06'00"W., along the Northeasterly line of said Lot 2, a distance of 87.00 feet to the point of beginning;

Thence continuing N.61°06'00"W., a distance of 38.00 feet;

Thence S.28°33'33"W., a distance of 227.50 feet;

Thence S.60°58'52"E., a distance of 38.00 feet to a point on a line which bears S.28°33'33"W., a distance of 227.50 feet from the point of beginning, said point being the end of this line description.

DESCRIPTION APPROVAL
by *George P. Hutchinson* 12-20-79 by *Wf*
Surveyor

C/A-17