

When Recorded, M To:

City of Riverside, 3900 Main Street
Riverside, CA 92522
Attention: City Engineer

RECEIVED FOR RECORD

3:55 Min. Post 11 o'clock P.M.
At Request of

City of Riverside
Book 1980, Page 45265

MAR 7 1980

Recorded in Official Records
of Riverside County, California

Recorded

DAVID S. SALEM
Recorder

FEES \$

COVENANT AND AGREEMENT
FOR INGRESS AND EGRESS

THIS COVENANT AND AGREEMENT is made and entered into this 4th day of
March, 1980 and supercedes that Covenant and Agreement recorded
on December 26, 1979 as Instrument No. 272698, Records of Riverside County,
California, 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:

Parcels 1 and 2 of Parcel Map 15581 as shown by map on file in Book 74 of
Parcel Maps, at pages 5 and 6 thereof, Records of Riverside County, Calif-
ornia;

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,
the undersigned hereby covenant and agree with the City of Riverside that both
Parcels 1 and 2 of said Parcel Map 15581 shall have established thereon private
easements for ingress and egress to permit unrestricted access to the adjacent
public street by way of said easement for the benefit of each parcel created by
Parcel Map 15581, said easements being described as Exhibit "A" for the benefit
of said Parcel 2 and Exhibit "B" for the benefit of said Parcel 1, which exhibits
are attached hereto and incorporated 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 easements in order to provide unrestricted
access to the adjacent public street across Parcel 1 for the benefit of Parcel
2 and across Parcel 2 for the benefit of Parcel 1;

It is further covenanted and agreed that the owners of Parcels 1 and 2
shall permit unrestricted access along the common lot line and that no barriers
shall be constructed to limit or restrict this access.

RECEIVED

MAR 12 1980

DEPT. OF PUBLIC WORKS

C/A-17A

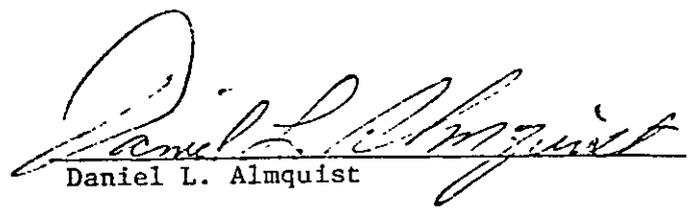
45265

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

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

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 Riverside, California.

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

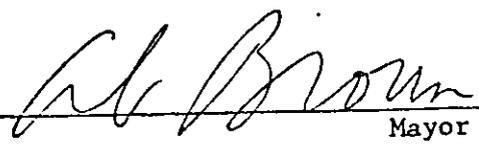

Daniel L. Almquist

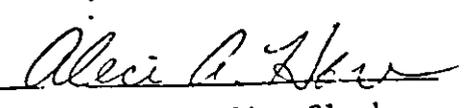

Susie V. Almquist

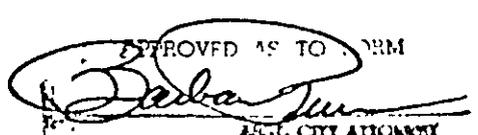
CONSENT

The City Council of the City of Riverside on this 4th day of March, 1980, does hereby consent to the termination of the Covenant and Agreement for ingress and egress dated December 21, 1979 and recorded on December 26, 1979 as Instrument No. 272698 of Records of Riverside County, California and its replacement by the above Covenant and Agreement for ingress and egress in order to amend the description of the easements to be created thereby; and further the City Council does hereby authorize its Mayor and City Clerk to sign the consent thereto on behalf of the City of Riverside.

CITY OF RIVERSIDE

By 
Mayor

Attested 
City Clerk

APPROVED AS TO FORM

ASST. CITY ATTORNEY

C/A-17A

45265

February 25, 1980



W. D. Bell

EXHIBIT "A"

A strip of land 12.00 feet in width within a portion of Parcel 1 of Parcel Map 15581, as shown by map on file in Book 74 of Parcel Maps, at pages 5 and 6 thereof, Records of Riverside County, California; the Northeasterly, Northwesterly, and Southwesterly lines of said strip of land being described as follows:

Beginning at the most Easterly corner of said Parcel 1;

Thence N.61°06'00"W., along the Northeasterly line of said Parcel 1, a distance of 47.50 feet;

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

Thence S.61°06'00"E., a distance of 47.50 feet to the Southeasterly line of said Parcel 1 and the terminus of said 12.00 foot strip of land.

DESCRIPTION APPROVAL
by *George Hutchins* 2/29/80 by *wf*
Surveyor

DJK:HAF:apb

J. F. DAVIDSON ASSOCIATES

CIVIL ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL ANALYSIS

3426 TENTH STREET • P O BOX 493 • RIVERSIDE, CALIFORNIA 92502
11203 S MT VERNON AVE., SUITE "D" • COLTON CALIFORNIA 92324

(714) 685-0844
(714) 825-1082

C/A-17A

45265

February 25, 1980



W. D. BELL
EXHIBIT "B"

PARCEL 1

A strip of land 12.00 feet in width within a portion of Parcel 2 of Parcel Map 15581, as shown by map on file in Book 74 of Parcel Maps, at pages 5 and 6 thereof, Records of Riverside County, California; the Northwesterly line of said 12.00 foot strip of land being described as follows:

Beginning at a point on the Northwesterly line of said Parcel 2 being S.28°33'33"W., a distance of 35.00 feet from the most Northerly corner thereof;

Thence S.28°33'33"W., along said Northwesterly line, a distance of 242.50 feet to the terminus of said 12.00 foot strip of land.

PARCEL 2

That portion of Parcel 2 of Parcel Map 15581, as shown by map on file in Book 74 of Parcel Maps, at pages 5 and 6 thereof, Records of Riverside County, California, described as follows:

Beginning at the most Northerly corner of said Parcel 2;

Thence S.28°33'33"W., along the Northwesterly line of said Parcel 2, a distance of 35.00 feet;

Thence S.61°26'27"E., a distance of 12.00 feet;

Thence N.87°45'08"E., a distance of 67.53 feet to the Northeasterly line of said Parcel 2;

Thence N.61°06'00"W., along said Northeasterly line, a distance of 70.00 feet to the point of beginning.

DESCRIPTION APPROVAL
BY *George P. Hutchins* 2/29/80 by *wf*
Surveyor

DJK:HAF:apb

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL ANALYSIS
3426 TENTH STREET • P O BOX 493 • RIVERSIDE CALIFORNIA 92502 (714) 825-0844
11200 S MT VERNON AVE, SUITE "D" • COLTON, CALIFORNIA 92324 (714) 825-1082

C/A-17A