

062187

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William J. Borah
Recorder
Fees \$ 0

PM 23985

COVENANT AND AGREEMENT

FOR PRIVATE SEWER LINE EASEMENT

THIS COVENANT AND AGREEMENT is made and entered into this 18th day of February, 1990, by Brian Gynn and Cheryl Gynn, husband and wife as joint tenants as to an undivided one-half interest and AWARE DEVELOPMENT CO., INC., a California Corporation as to an undivided one-half interest all as tenants in common, the owners of record of the following described real property located in the City of Riverside, County of Riverside, State of California.

PARCEL 1:

All that portion of Lots 11 and 12 of COUNTRY CLUB PARK, as shown by map on file in Book 11, Page 64 of Maps, Records of Riverside County, California, described as follows:

Beginning at the Northwest corner of said Lot 12:

Thence North 69 degrees 42'05" East, along the Northerly line of said Lot 12, a distance of 171.06 feet;

Thence South 24 degrees 17' 30" East, 101.74 feet to a point on the Southerly line of said Lot 12;

Thence South 03 degrees 28' 13" West, 90.92 feet to a point on the Southerly line of said Lot 11, distant South 88 degrees 34' East, thereon, 199.09 feet from the Southwest corner thereof;

Thence North 88 degrees 34' West, along the Southerly line of said Lot 11, a distance of 199.09 feet to the Southwest corner thereof;

Thence North 07 degrees 47' 10" East, along the Westerly line of said Lot 11, a distance of 60 feet to the Northwest corner thereof, and the Southwest corner of said Lot 12;

Thence North 05 degrees 37' 50" West, along the Westerly line of said Lot 12, a distance of 60 feet to the point of beginning.

DESCRIPTION APPROVED 2/20/90
George P. Hutchinson by E
SURVEYOR, CITY OF RIVERSIDE

C/A 180

EXHIBIT "A"

SEWER EASEMENT

THAT PORTION OF LOT 10 OF COUNTRY CLUB PARK AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 64 OF MAPS, TOGETHER WITH THAT PORTION OF PARCEL 1 OF THAT RECORD OF SURVEY AS SHOWN BY MAP ON FILE IN BOOK 50, PAGE 67 OF RECORD OF SURVEYS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID PARCEL 1; SAID CORNER ALSO BEING COMMON TO PARCELS 1, 2 AND 3 OF SAID RECORD OF SURVEY;

THENCE SOUTH $03^{\circ}28'13''$ WEST ALONG THE EAST LINE OF PARCEL 1 AND ITS SOUTHERLY PROLONGATION A DISTANCE OF 174.08 FEET TO THE SOUTH LINE OF LOT 10 OF SAID MAP OF COUNTRY CLUB PARK;

THENCE NORTH $81^{\circ}48'17''$ WEST ALONG SAID SOUTH LINE A DISTANCE OF 23.30 FEET;

THENCE NORTH $38^{\circ}11'42''$ EAST A DISTANCE OF 23.21 FEET TO A LINE WHICH IS PARALLEL WITH AND 10.00 FEET WEST OF THE EAST LINE OF PARCEL 1 AND ITS SOUTHERLY PROLONGATION;

THENCE NORTH $03^{\circ}28'13''$ EAST ALONG SAID PARALLEL LINE A DISTANCE OF 172.08 FEET TO THE NORTHEAST LINE OF PARCEL 1;

THENCE SOUTH $24^{\circ}17'30''$ EAST ALONG SAID LINE A DISTANCE OF 21.47 FEET TO THE POINT OF BEGINNING.

DESCRIPTION APPROVAL 2/20/80
George P. Hutchinson by E
SURVEYOR, CITY OF RIVERSIDE



PARCEL 2:

That portion of Lot 10 of COUNTRY CLUB PARK, as shown by map on file in Book 11, Page 64 of Maps, Records of Riverside County, California, described as follows:

Beginning at the Northwesterly corner of said Lot 10;

Thence along the Northerly line of said Lot 10 South 88 degrees 14' East 199.09 feet;

Thence 3 degrees 48' 13" West 83.20 feet to a point on the Southerly line of said Lot 10;

Thence along said Southerly line North 81 degrees 28' West 212.62 feet;

Thence along the Westerly line of said lot 10 North 16 degrees 15' East 60.00 feet to the point of beginning.

Said Parcels 1 and 2 are adjoining parcels.

For the purpose of complying with the conditions imposed by the City of Riverside, for the approval of Parcel Map No. 23985 the tentative map of which was approved by the Planning Commission on September 22, 1988, the undersigned hereby covenant and agree with said City of Riverside that private easements for sanitary sewer facilities, in connection therewith is hereby established in, over, along and across that portion of the above described land lying within Parcels 1 and 2 of Parcel Map No. 23985 as described in Exhibit A attached hereto and incorporated herein by this reference.

Said easement lies within Parcels 1 and 2 of Parcel Map No. 23985 and is for the use and benefit of adjoining parcels of said parcel map and for the use and benefit of the adjoining property Southerly of said parcel map.

That in the event the parties hereto shall sell or convey any or all of the hereinbefore described parcels in Parcel Map No. 23985, it is further covenanted and agreed that as said parcels are conveyed, the undersigned shall grant or reserve said easements as is appropriate to insure that the owners of the adjoining parcel of said parcel map and the owners of the adjoining property Southerly of said parcel map shall have an easement for sanitary sewer facilities in, over, along and across Parcels 1 and 2 of said parcel map.

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

DESCRIPTION APPROVAL 2/20/90
George P. Natchez
SURVEYOR, CITY OF RIVERSIDE

Brian L. Guynn
Brian Guynn

Cheryl Guynn
Cheryl Guynn

Husband and wife as joint tenants as to an undivided one-half interest

[Signature]
President

Secretary

AWARE DEVELOPMENT CO., INC. a California Corporation, all as tenants in common, as to an undivided one-half interest.

APPROVED AS TO FORM
Norman Y. Beckman
CHIEF ASSISTANT CITY ATTORNEY