

RECORDING REQUEST:

260247

WHEN RECORDED MAIL TO:

CITY CLERK
City Hall, 3900 Main Street
Riverside, California 92522

Project: Variance Case V-65-890
11338 Norwood Avenue and
11340 Norwood Avenue
Riverside, California

RECEIVED FOR RECORD

Min. Past 2 o'clock P.M.

JUL 13 1990

Recorded in Official Records
of Riverside County, California

William J. Pomeroy
Recorder
Fees \$

COVENANT AND AGREEMENT
FOR ACCESS EASEMENT

THIS COVENANT AND AGREEMENT Is made and entered into this day of _____, 1990, by CARLOS A. ANGUIANO and GLORIA ANGUIANO, husband and wife as joint tenants, the fee owners of record of the following described real property located in the City of Riverside, County of Riverside, State of California:

Parcel A -- 11340 Norwood Avenue
Property description attached as Exhibit A

Parcel B -- 11338 Norwood Avenue
Property description attached as Exhibit B

Said parcels are adjoining lots.

For the purpose of complying with a condition of approval for Variance Case V-65-890 for the issuance of building permits by the City of Riverside for 11340 Norwood Avenue, Riverside, California, the undersigned hereby covenant and agree with the City of Riverside that an access easement for vehicular and pedestrian ingress and egress is hereby established over the following described portion of Parcel B for the benefit of and as an easement appurtenant to Parcel A or any portion thereof to permit unrestricted access from Parcel A to Norwood Avenue by way of said easement:

Access Easement

Description attached as Exhibit C

The undersigned further covenant and agree that in the event the undersigned shall sell or convey Parcel B prior to conveying Parcel A, the undersigned shall reserve for themselves, their heirs, successors and assigns for the use and benefit of and as an easement appurtenant to parcel A the right to use the private right-of-way described above which is located upon the parcel so conveyed; and that in the event the

undersigned shall sell or convey Parcel A prior to conveying Parcel B, the undersigned shall also grant to the grantees of Parcel A for the use and benefit of and as an easement appurtenant to Parcel A, the private right-of-way described above which is located upon the parcel retained in ownership.

The undersigned further declare that any person who now or hereafter owns or acquires any right, title or interest in or to either Parcel A or Parcel B shall be deemed to have been granted or be subject to the easement described hereinabove, whichever is appropriate, whether or not any reference to this Covenant and Agreement or the easement herein established is contained in the instrument by which such person acquired an interest to either parcel.

This Covenant and Agreement is made and entered into for the purpose of complying with a condition imposed by the City of Riverside for the issuance of a building permit for Parcel A and may be enforced by the City, and the easement hereinabove established shall not be extinguished or altered without the prior written consent of the City Council of the City of Riverside duly recorded.

The covenants and agreements set forth herein shall run with the land and shall inure to the benefit of and bind the successive owners of Parcels A and B respectively.

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

Carlos A. Anguiano
CARLOS A. ANGUIANO

Gloria Anguiano
GLORIA ANGUIANO

7/13/90

H. Montalvo

APPROVED AS TO FORM:

Norman Y. Herrera
Assistant City Attorney



KG/2600A/lm
7/12/90

PARCEL A

THAT PORTION OF LOT 7 IN BLOCK 61 OF TRACT NO. 2 OF LA SIERRA HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 66 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 7;

THENCE NORTH $62^{\circ}42'45''$ EAST ALONG THE SOUTHEASTERLY LINE OF SAID LOT, 538 FEET, MORE OR LESS TO THE MOST EASTERLY CORNER OF THAT CERTAIN PARCEL CONVEYED TO STANFORD A. AUDRESS, ET AL, BY DEED RECORDED FEBRUARY 4, 1948 IN BOOK 893, PAGE 99 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA BEING THE POINT OF BEGINNING;

THENCE NORTH $27^{\circ}45'45''$ EAST ALONG THE NORTHEASTERLY LINE OF SAID PARCEL CONVEYED, A DISTANCE OF 207.63 FEET, TO THE MOST SOUTHERLY CORNER OF THAT PARCEL CONVEYED TO W.F. CYR BY DEED RECORDED SEPTEMBER 25, 1947 AS INSTRUMENT NO. 3569 IN BOOK 869, PAGE 238 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH $63^{\circ}27'00''$ EAST AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 7, A DISTANCE OF 96.00 FEET;

THENCE SOUTH $27^{\circ}45'45''$ EAST, PARALEL WITH THE NORTHEASTERLY LINE OF SAID LOT 7, A DISTANCE OF 206.39 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 7;

THENCE SOUTH $62^{\circ}42'45''$ WEST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 95.98 FEET TO THE POINT OF BEGINNING.

Gabriel D. Ybarra 6-21-90
 GABRIEL D. YBARRA
 L.S. 4343
 REGISTRATION EXPIRES 6-30-92



DESCRIPTION APPROVAL: 7, 13, 90
George P. Hutchinson
 SURVEYOR, CITY OF RIVERSIDE

PARCEL B

260247

THAT PORTION OF LOT 7 IN BLOCK 61 OF TRACT NO. 2 OF LA SIERRA HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 66 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 7;

THENCE NORTH 62°42'45" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT, 538 FEET, MORE OR LESS, TO THE MOST EASTERLY CORNER OF THAT CERTAIN PARCEL CONVEYED TO STANFORD E. ADDRESS, ET AL, BY DEED RECORDED FEBRUARY 4, 1948 IN BOOK 893, PAGE 99 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 27°45'45" EAST, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL CONVEYED, A DISTANCE OF 207.63 FEET, TO THE MOST SOUTHERLY CORNER OF THAT PARCEL CONVEYED TO W.F. CYR BY DEED RECORDED SEPTEMBER 25, 1947 AS INSTRUMENT NO. 3569 IN BOOK 869, PAGE 238 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 63°27'00" EAST AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 7, A DISTANCE OF 96.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 27°45'45" WEST AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 7, A DISTANCE OF 206.00 FEET;

THENCE NORTH 63°27'00" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 7, A DISTANCE OF 18.00 FEET;

THENCE SOUTH 27°45'45" EAST AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 7, A DISTANCE OF 206.00 FEET;

THENCE NORTH 63°27'00" EAST AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 7, A DISTANCE OF 85.70 FEET TO AN ANGLE POINT IN THE NORTHEASTERLY LINE OF THAT CERTAIN CORRECTION DEED RECORDED FEBRUARY 19, 1960 AS INSTRUMENT NO. 15199 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 27°45'45" EAST, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 205.06 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 7;

THENCE SOUTH 62°42'45" WEST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 103.68 FEET TO A POINT ON THE SOUTHEASTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF THE PARCEL CONVEYED TO W.F. CYR BY DEED RECORDED SEPTEMBER 25, 1947 AS INSTRUMENT NO. 3569 IN BOOK 869, PAGE 238 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 27°45'45" WEST, A DISTANCE OF 206.39 FEET TO THE TRUE POINT OF BEGINNING.

Gabriel D. Ybarra 6-21-90

GABRIEL D. YBARRA
L.S. 4343

REGISTRATION EXPIRES 6-30-92



DESCRIPTION APPROVAL 7/13/90
George P. H. Harrison
SURVEYOR, CITY OF RIVERSIDE

EXHIBIT B

LEGAL DESCRIPTION FOR
MUTUAL ACCESS EASEMENT

THAT PORTION OF LOT 7 IN BLOCK 61 OF TRACT NO. 2 OF LA SIERRA HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 66 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 7;

THENCE NORTH $62^{\circ}42'45''$ EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT, 538 FEET, MORE OR LESS, TO THE MOST EASTERLY CORNER OF THAT CERTAIN PARCEL CONVEYED TO STANFORD E. ADDRESS, ET AL, BY DEED RECORDED FEBRUARY 4, 1948 IN BOOK 893, PAGE 99 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH $27^{\circ}45'45''$ EAST, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL CONVEYED, A DISTANCE OF 207.63 FEET, TO THE MOST SOUTHERLY CORNER OF THAT PARCEL CONVEYED TO W.F. CYR BY DEED RECORDED SEPTEMBER 25, 1947 AS INSTRUMENT NO. 3569 IN BOOK 869, PAGE 238 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THENCE NORTH $63^{\circ}27'00''$ EAST AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 7, A DISTANCE OF 96.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH $27^{\circ}45'45''$ WEST AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 7, A DISTANCE OF 206.00 FEET;

THENCE NORTH $63^{\circ}27'00''$ EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 7, A DISTANCE OF 18.00 FEET;

THENCE SOUTH $27^{\circ}45'45''$ EAST AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 7, A DISTANCE OF 255.00 FEET;

THENCE SOUTH $63^{\circ}27'00''$ WEST AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 7, A DISTANCE OF 18.00 FEET;

THENCE NORTH $27^{\circ}45'45''$ WEST, A DISTANCE OF 49.00 FEET TO THE TRUE POINT OF BEGINNING.

Gabriel D. Ybarra
GABRIEL D. YBARRA
L.S. 4343
REGISTRATION EXPIRES 6-30-92



DESCRIPTION APPROVAL: 7, 13, 90

George P. Hutchison
SURVEYOR, CITY OF RIVERSIDE

260247

260247

SHOWING AREAS OF MUTUAL ACCESS, PU
IN BLOCK 61 OF LA SIERRA HEIGHTS

Gabriel D. Ybarra 6-21-90

GABRIEL D. YBARRA DATE
L.S. No 4343 REG. EXP. 6/30/92



