

Recording Requested By
 First American Title Company

WHEN RECORDED MAIL TO:

CITY CLERK, City of Riverside
 CITY HALL, 3900 Main Street
 Riverside, California 92522

Project: Lot Line Adjustment 025-978

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**COVENANT AND AGREEMENT AND
 DECLARATION OF RESTRICTIONS**
 (Irrigation Facilities)

This covenant and agreement and declaration of restrictions is made and entered into this 23rd day of June, 1999, by Edward Harding Hendricksen, a single man, the owner of record of the following described real property located in the City of Riverside, County of Riverside, State of California:

Lots 1 through 4 in block 57 of Arlington Heights as shown by map on file in Book 11, Pages 20 and 21 of maps, Records of San Bernardino County, California,

Which property is referred to herein as Parcels 1, 2, 3 or 4 or collectively as the Property.

WHEREAS the undersigned desires to reconfigure the Property as described above, pursuant to Lot Line Adjustment 025-978; and

WHEREAS, the City has required, as a condition of approval of Lot Line Adjustment 025-978, that irrigation facilities be provided to permit agriculture on each parcel of the Property; and

WHEREAS, the undersigned desire to protect, preserve and maintain the existing irrigation facilities to serve all parcels created by this lot line adjustment;

NOW, THEREFORE, the undersigned hereby covenant and agree with the City of Riverside that the following restrictions shall apply to the Property:

1. The existing irrigation facilities, as described and shown on Exhibit A, attached hereto and incorporated herein, shall be protected, preserved and maintained in a good and usable condition at all times.
2. No barricade or other obstruction of the irrigation facilities shall limit the availability of, impede the flow of or obstruct in any manner, water required for existing or potential agriculture crops on the Property.
3. The irrigation facilities or any part thereof may be altered or replaced to allow for the development of the Property, so long as the alteration or replacement results in irrigation water being delivered to each parcel in a manner equivalent to the effective operation of irrigation facilities in the industry.

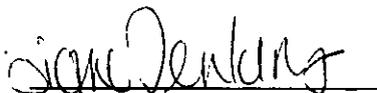
DEPARTMENT OF RECORDS
 COUNTY OF RIVERSIDE
 06/23/99

4. In the event the undersigned shall sell, convey, lease or in any way transfer any interest in the Property, the undersigned shall grant or reserve, as appropriate, private, nonexclusive easements for irrigation facilities and irrigation water over and across the Property to serve all parcels as described herein.
5. The terms of this Covenant and Agreement and Declaration of Restrictions may be enforced by the City of Riverside, its successors and assigns. Should the City bring an action to enforce any of the terms of this Covenant and Agreement and Declaration of Restrictions, the undersigned their heirs, successors and assigns shall pay to the City its costs and reasonable attorneys' fees.
6. This Covenant and Agreement and Declaration of Restrictions shall run with the land and each and all of its terms 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.

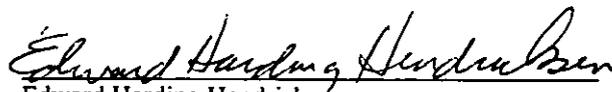
IN WITNESS WHEREOF, the undersigned have caused this Covenant and Agreement and Declaration of Restrictions to be executed the day and year first written above.

APPROVED AS TO CONTENT:

Edward Harding Hendricksen, a single man



Planning Department



Edward Harding Hendricksen

APPROVED AS TO FORM:



Assistant City Attorney



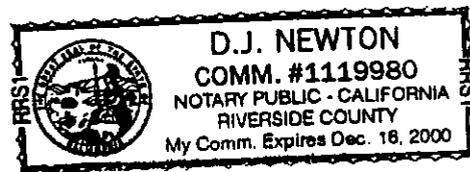
STATE OF CALIFORNIA } ss.
COUNTY OF Riverside

On June 23, 1999, before me, D.J. Newton (Notary Public),
personally appeared Edward Harding Hendricksen

_____, personally known to me
(or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature *D.J. Newton*
D.J. Newton



(This area for official notarial seal)

Title of Document	<u>COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS</u>	
Date of Document	<u>June 23, 1999</u>	No. of Pages <u>4 including this page</u>
Other signatures not acknowledged	<u>Planning Department and Assistant City Attorney</u>	

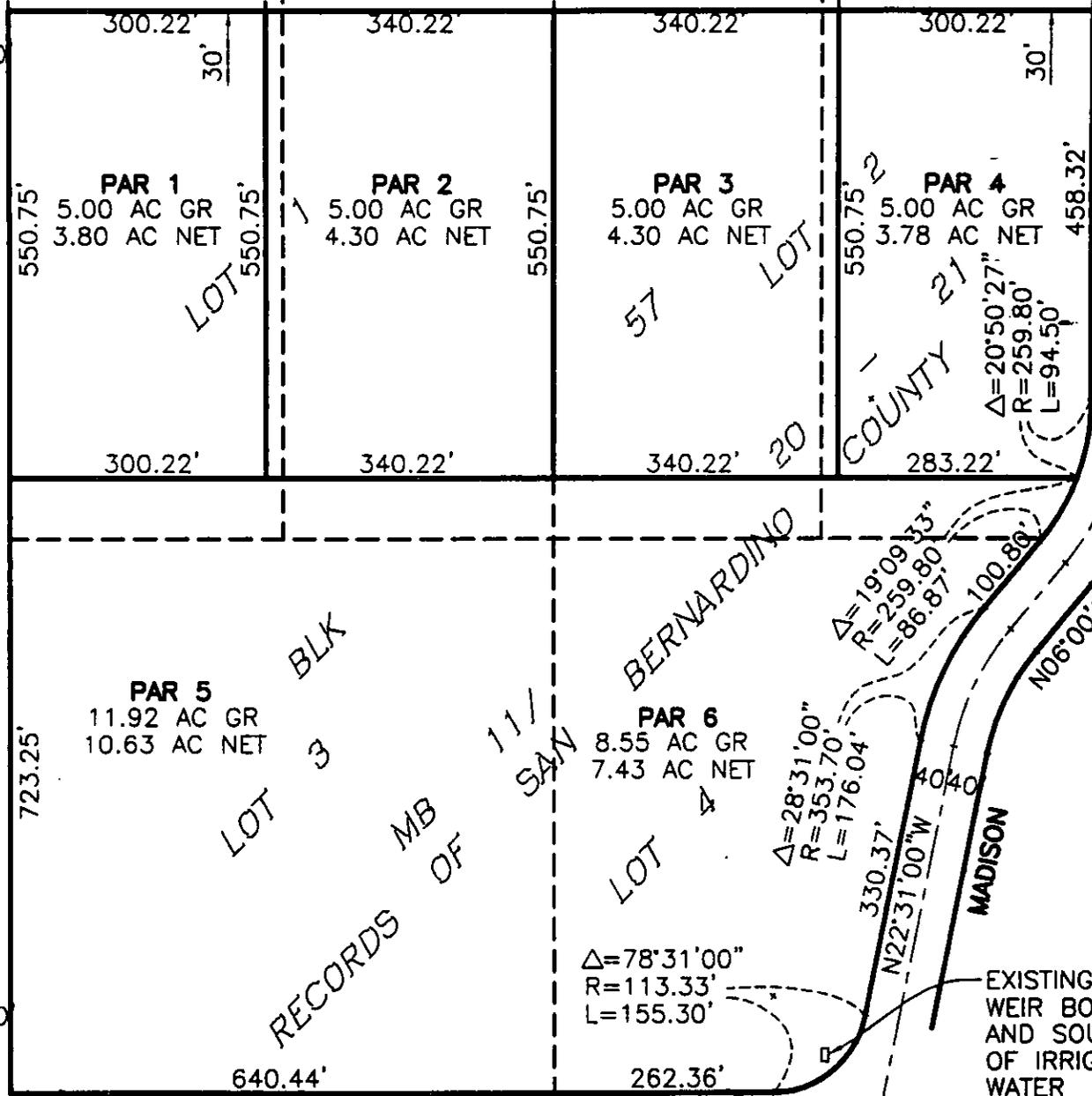
VICTORIA AVE.

N56°00'00"E

GRACE ST.
N34°00'00"W

N34°00'00"W

ST.



PAR 1
5.00 AC GR
3.80 AC NET

PAR 2
5.00 AC GR
4.30 AC NET

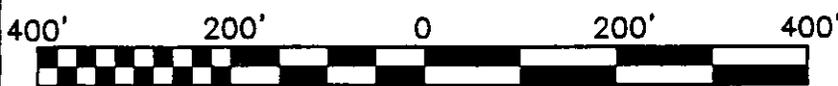
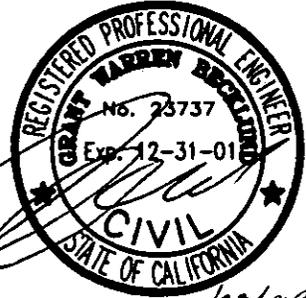
PAR 3
5.00 AC GR
4.30 AC NET

PAR 4
5.00 AC GR
3.78 AC NET

PAR 5
11.92 AC GR
10.63 AC NET

PAR 6
8.55 AC GR
7.43 AC NET

EXISTING WEIR BOX AND SOURCE OF IRRIGATION WATER



CITY OF RIVERSIDE, CALIFORNIA



GABEL, COOK & BECKLUND

CIVIL ENGINEERS LAND SURVEYORS
LAND PLANNERS

125 West La Cadena Drive, Suite A, Riverside, CA 92501
Telephone (909) 788-8092 Facsimile (909) 788-5184

IRRIGATION FACILITIES—EXHIBIT "A"
LL - 025 - 978

SCALE: 1"=200'

PREPARED BY: GRANT BECKLUND

W.O.:1785

DATE: APR. 1999

SHEET 1 OF 1

C/A 648 68-6