

FA

DOC 2000-330282  
08/23/2000 08:00A Fee:12.00  
Page 1 of 3  
Recorded in Official Records  
County of Riverside  
Gary L. Orso  
Assessor, County Clerk & Recorder



T  
SR

WHEN RECORDED MAIL TO:

City Clerk  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

Project: Project: Parcel Map 29562

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
	1		3						
					1				SR
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

(13)

COVENANT AND AGREEMENT AND  
DECLARATION OF FRONTAGES OF PROPERTY  
FOR SETBACK RESTRICTIONS

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 1<sup>st</sup> day of June, 2000, by Gary L. Jensen and Trudy Jensen, husband and wife, as joint tenants, (hereinafter referred to as "Declarants"), with reference to the following facts:

A. Declarants are the fee owners of the following described real property referred to as Parcel 1 and Parcel 3, (cumulatively referred to as the "Property") situated in the City of Riverside, County of Riverside, State of California, described as follows:

Parcel 1 and Parcel 3 as shown by Parcel Map on file in Book 197 pages 24-25 of Parcel Maps, Records of Riverside County, California.

B. For the purpose of complying with the conditions imposed by the City of Riverside (hereinafter referred to as "the City") of California, for the approval of Parcel Map 29562, Declarants, for themselves and their heirs, successors and assigns hereby covenant and agree to the following restrictions on the Property as noted:

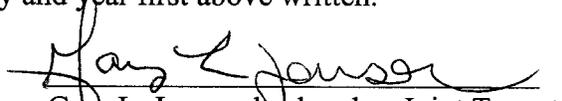
1. That both the Blue Jay Drive and La Sierra Avenue frontages, adjacent to Parcel 1, shall be considered front property lines (including fencing) for setback purposes.
2. That the Property line opposite to La Sierra Avenue, on Parcel 1, shall be treated as a rear property line for Parcel 1 for setback purposes.

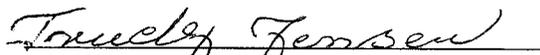
C. Declarants further covenant and agree that the terms of this covenant and agreement may be enforced by the City of Riverside, its successor and assigns. Should the City of Riverside bring an action to enforce any of the terms of this covenant and agreement, the prevailing party shall be entitled to court costs, including reasonable attorney's fees.

RESOLUTION APPROVAL 2/23/00  
SURVEYOR, CITY OF RIVERSIDE

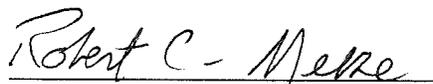
D. Declarants further agree that the terms of this covenant and agreement shall run with the land and each and all of its terms shall be binding upon Declarants, its successors, heirs and assigns and shall continue in effect until such time as released by the Planning Director of the City of Riverside, California, by a writing duly recorded.

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

  
Gary L. Jensen, husband as Joint Tenant

  
Trudy Jensen, wife as Joint Tenant

APPROVED AS TO CONTENT:

  
Planning Department

APPROVED AS TO FORM:

  
Assistant City Attorney's Office

JET  
02/18/00  
cov\00026501.JT

-3-

G:\LEG\WPDATA\COV\00026501.JT



2000-330282  
08/23/2000 08:00A  
2 of 3

CIA 687-2

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California }  
County of Riverside } ss.

On June 1, 2000, before me, MARY L. WRY, Notary Public,  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
personally appeared Gary L. Jensen and Trudy Jensen,  
Name(s) of Signer(s)

- personally known to me
- 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.

Mary L. Wry  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: Covenant and Agreement

Document Date: 6-1-00 Number of Pages: 2

Signer(s) Other Than Named Above: No other signers.

**Capacity(ies) Claimed by Signer**

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



63-2  
CIA 687