

COVENANT AND AGREEMENT
FOR PRIVATE SEWER LINE EASEMENT

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

THIS COVENANT AND AGREEMENT IS MADE AND ENTERED INTO THIS 21st
DAY OF November, 1979, BY RICHARD C. HUNSAKER AND VIRGINIA A.
HUNSAKER, HUSBAND AND WIFE, 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 3, 4, 5, AND 6 IN BLOCK 50 AND THAT PORTION
OF CALIFORNIA AVENUE (VACATED) OF THE LANDS OF THE RIVERSIDE LAND
AND IRRIGATING COMPANY, IN THE COUNTY OF RIVERSIDE, STATE OF CALI-
FORNIA, AS SHOWN BY MAP ON FILE IN BOOK 1 OF MAPS, AT PAGE 70
THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PAR-
TICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT 4,
DISTANT THEREON SOUTH 34° 14' EAST (RECORDED AS SOUTH 34° 17' EAST),
A DISTANCE OF 532.21 FEET FROM THE MOST WESTERLY CORNER OF SAID
LOT 4;
THENCE NORTH 55° 46' EAST, A DISTANCE OF 330.00 FEET;
THENCE NORTH 34° 14' WEST AND PARALLEL WITH SAID SOUTHWESTERLY LINE
OF LOT 4, A DISTANCE OF 393.43 FEET, TO A POINT IN THE SOUTHEASTERLY
LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO SWISS DAIRY AS PAR-
CEL 2, BY DEED RECORDED IN BOOK 2388 OF OFFICIAL RECORDS AT PAGE 142
THEREOF; THENCE NORTH 33° 40' 20" EAST (RECORDED AS NORTH 33° 39' 15"
EAST) ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 476.05 FEET TO AN
ANGLE POINT THEREIN, SAID ANGLE POINT BEING ON THE CENTER LINE OF
CALIFORNIA AVENUE (VACATED) AS SHOWN ON RECORDS OF SURVEY ON FILE
IN BOOK 15 OF RECORDS OF SURVEY, AT PAGE 21 THEREOF, RECORDS OF RIVER-
SIDE COUNTY, CALIFORNIA, SAID ANGLE POINT BEING NORTH 55° 43' EAST, A
DISTANCE OF 110.15 FEET ALONG SAID CENTERLINE FROM THE INTERSECTION OF
SAID CENTERLINE WITH THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY
LINE OF SAID LOT 4; THENCE NORTH 55° 43' EAST ALONG SAID CENTERLINE OF
CALIFORNIA AVENUE, A DISTANCE OF 525.24 FEET TO AN INTERSECTION WITH
THE SOUTHWESTERLY LINE OF THAT CERTAIN 25 FOOT STRIP OF LAND CONVEYED
TO THE TWIN BUTTES WATER COMPANY BY DEED RECORDED IN BOOK 508 PAGE 101
OF DEEDS, RECORDS OF RIVERSIDE COUNTY;
THENCE SOUTH 34° 17' 50" EAST ALONG SAID SOUTHWESTERLY LINE, A DISTANCE
OF 1274.07 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY LINE OF STATE
HIGHWAY RIGHT OF WAY;
THENCE SOUTH 60° 29' 30" WEST ALONG SAID NORTHWESTERLY LINE, A DISTANCE
OF 1287.12 FEET TO AN ANGLE POINT THEREIN;
THENCE NORTH 33° 47' 40" WEST ALONG SAID STATE HIGHWAY RIGHT OF WAY LINE,
A DISTANCE OF 188.75 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID
LOT 5;
THENCE NORTH 34° 14' WEST ALONG SAID SOUTHWESTERLY LINE OF SAID LOT 5
AND THE SOUTHWESTERLY LINE OF SAID LOT 4, A DISTANCE OF 406.95 FEET TO
THE POINT OF BEGINNING.

EXCEPT THE INTEREST OF THE STATE OF CALIFORNIA IN THAT PORTION DESCRIBED
IN FINAL ORDER OF CONDEMNATION IN ACTION NO. 69806 IN THE SUPERIOR
COURT OF THE STATE OF CALIFORNIA IN AND FOR THE COUNTY OF RIVERSIDE,
A CERTIFIED COPY OF SAID CONDEMNATION BEING RECORDED AUGUST 28, 1963,
AS INSTRUMENT NO. 90855 OF OFFICIAL RECORDS.

C/A-16

FREE RECORDING
This instrument is for the benefit of the
City of Riverside and is entitled to be
recorded without fee (Government Code 6103)

Please record for the benefit of the
City of Riverside
M. P. Pita
Property Services Mgr.

255930

PARCEL 2

1 THAT PORTION OF LOT 4 IN BLOCK 50 OF THE LANDS OF THE RIVERSIDE
 2 LAND AND IRRIGATING COMPANY, IN THE COUNTY OF RIVERSIDE, STATE OF
 3 CALIFORNIA, AS SHOWN BY MAP RECORDED IN BOOK 1 PAGE 70 THEREOF,
 4 SAN BERNARDINO COUNTY RECORDS, CALIFORNIA, DESCRIBED AS FOLLOWS:

5 BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 4,
 6 DISTANT THEREON SOUTH 34°14'00" EAST (RECORDED AS SOUTH 34°17'00"
 7 EAST), A DISTANCE OF 532.21 FEET FROM THE MOST WESTERLY CORNER
 8 OF SAID LOT 4; THENCE NORTH 55°46'00" EAST, A DISTANCE OF 330.00
 9 FEET; THENCE NORTH 34°14'00" WEST AND PARALLEL WITH SAID SOUTHWESTERLY
 10 LINE OF LOT 4, A DISTANCE OF 393.43 FEET TO A POINT ON THE SOUTH-
 11 EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO SWISS DAIRY,
 12 AS PARCEL 2 BY DEED RECORDED IN BOOK 2388 PAGE 142 OF OFFICIAL RECORDS;
 13 THENCE SOUTH 33°40'20" WEST (RECORDED AS SOUTH 33°39'15" WEST), A
 14 DISTANCE OF 57.20 FEET; THENCE SOUTH 57°08'30" WEST (RECORDED AS SOUTH
 15 57°03'55" WEST), A DISTANCE OF 127.47 FEET; THENCE SOUTH 55°46'30"
 16 WEST (RECORDED AS SOUTH 55°43'00" WEST), A DISTANCE OF 149.57 FEET
 17 TO A POINT ON SAID SOUTHWESTERLY LINE OF SAID LOT 4 THE LAST 3 COURSES
 18 AND DISTANCES FOLLOW ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL
 19 2 CONVEYED TO SWISS DAIRY; THENCE SOUTH 34°14'00" EAST (RECORDED AS
 20 SOUTH 34°17'00" EAST) ALONG SAID SOUTHWESTERLY LINE OF LOT 4, A
 21 DISTANCE OF 375.00 FEET TO THE POINT OF BEGINNING.

22 EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

23 BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 4, SAID
 24 POINT BEING THE SOUTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND
 25 CONVEYED TO SWISS DAIRY AS PARCEL 2 BY DEED RECORDED DECEMBER 30,
 26 1958 IN BOOK 2388, PAGE 142 OF OFFICIAL RECORDS OF SAID RIVERSIDE
 27 COUNTY, SAID POINT ALSO BEING THE WESTERLY CORNER OF THAT CERTAIN
 28 PARCEL OF LAND CONVEYED TO WOODHAVEN DEVELOPERS, INC., A CALIFORNIA
 29 CORPORATION BY DEED RECORDED NOVEMBER 21, 1977 IN BOOK 1977; PAGE
 30 231701 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY; THENCE ALONG
 31 THE SOUTHWESTERLY LINE OF SAID LOT 4 AND THE LAST MENTIONED PARCEL
 32 OF LAND, SOUTH 34°14'00" EAST, 212.00 FEET; THENCE NORTH 55°46'00" EAST,
 220.00 FEET; THENCE NORTH 18°58'37" WEST, 216.63 FEET TO AN ANGLE POINT
 IN THE SOUTHEASTERLY BOUNDARY OF SAID PARCEL 2 CONVEYED TO SWISS DAIRY,
 SAID ANGLE POINT BEING THE NORTHEASTERLY TERMINUS OF THAT CERTAIN
 COURSE DESCRIBED AS "NORTH 57°03'55" EAST, 127.47 FEET" IN SAID SOUTH-
 EASTERLY BOUNDARY; THENCE ALONG SAID SOUTHEASTERLY BOUNDARY SOUTH
 57°06'55" WEST, 127.47 FEET AND SOUTH 55°48'00" WEST, 149.57 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. 14678 THE TENTATIVE MAP OF
 WHICH WAS APPROVED BY THE PLANNING COMMISSION ON JUNE 21, 1979, THE UNDERSIGNED
 HEREBY COVENANT AND AGREE WITH SAID CITY OF RIVERSIDE THAT PRIVATE EASEMENTS
 FOR SANITARY SEWER FACILITIES, IN CONNECTION THEREWITH ARE HEREBY ESTABLISHED
 IN, OVER, ALONG AND ACROSS THAT PORTION OF THE ABOVE DESCRIBED LAND LYING
 WITHIN PARCELS A, B AND C AS DESCRIBED IN EXHIBIT A ATTACHED HERETO AND
 INCORPORATED HEREIN BY THIS REFERENCE.

255930

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19

SAID EASEMENT PARCELS A, B AND C LIE WITHIN PARCELS 5, 6, AND 8 OF
PARCEL MAP NO. 14678 AND ARE FOR THE USE AND BENEFIT OF ADJOINING PARCELS
1, 2, 3, AND 4 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. 14678, 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 PARCELS 1, 2, 3, AND 4 OF SAID PARCEL MAP SHALL HAVE AN EASEMENT FOR
SANITARY SEWER FACILITIES IN OVER, ALONG AND ACROSS ADJOINING PARCELS 5,
6 AND 8 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.

Richard C. Hunsaker
RICHARD C. HUNSAKER

Virginia A. Hunsaker
VIRGINIA A. HUNSAKER

TO 447 CA (4-73)
(Individual)

 **TITLE INSURANCE
AND TRUST**
A TICOR COMPANY

STATE OF CALIFORNIA } SS.
COUNTY OF ORANGE }

On NOVEMBER 21, 1979 before me, the undersigned, a Notary Public in and for said
State, personally appeared RICHARD C. HUNSAKER AND VIRGINIA A. HUNSAKER

_____ known to me

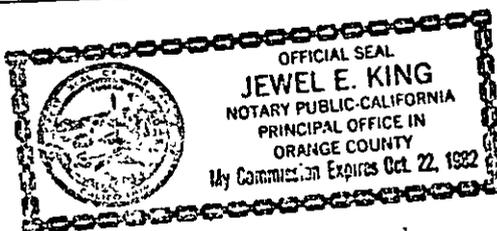
to be the person S whose name S ARE subscribed
to the within instrument and acknowledged that THEY
executed the same.

WITNESS my hand and official seal.

Signature

Jewel E. King
JEWEL E. KING

Name (Typed or Printed)



(This area for official notarial seal)

255930
STAPLE HERE

30
31
32

Sarah P...

C/A-16

EXHIBIT A

1 PARCEL A

2 COMMENCING AT A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT 4, SAID POINT
 3 BEING THE SOUTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO WOOD-
 4 HAVEN DEVELOPERS, INC., A CALIFORNIA CORPORATION, BY DEED RECORDED JUNE 29,
 5 1979, AS INSTRUMENT NUMBER 136251 OF OFFICIAL RECORDS OF SAID RIVERSIDE
 6 COUNTY, THENCE ALONG SAID SOUTHWESTERLY LINE SOUTH 34° 18' 11" EAST 40.00 FEET;
 7 THENCE NORTH 53° 41' 49" EAST 419.96 FEET TO A POINT HEREIN DESIGNATED "POINT A";
 8 THENCE SOUTH 34° 22' 45" EAST 204.12 FEET; THENCE SOUTH 55° 37' 15" WEST 33.00
 9 FEET TO A POINT HEREIN DESIGNATED "POINT B"
 10 THENCE SOUTH 55° 37' 15" WEST 181.50 FEET TO THE TRUE POINT OF BEGINNING, ALSO
 11 HEREIN DESIGNATED "POINT C";
 12 THENCE NORTH 34° 22' 45" WEST 31.00 FEET;
 13 THENCE SOUTH 79° 22' 45" EAST 35.36 FEET;
 14 THENCE NORTH 55° 37' 15" EAST 156.50 FEET TO A LINE BEARING NORTH 34° 22' 45"
 15 WEST FROM ABOVE DESIGNATED "POINT B"; THENCE ALONG SAID LINE AND THE SOUTH-
 16 EASTERLY PROLONGATION THEREOF SOUTH 34° 22' 45" EAST 12.00 FEET;
 17 THENCE SOUTH 55° 37' 15" WEST 156.50 FEET;
 18 THENCE SOUTH 10° 37' 15" WEST 35.36 FEET;
 19 THENCE NORTH 34° 22' 45" WEST 31.00 FEET
 20 TO THE TRUE POINT OF BEGINNING.

15 PARCEL B

16 COMMENCING AT "POINT A" DESCRIBED IN PARCEL A, ABOVE; THENCE SOUTH 34° 22' 45"
 17 EAST 307.53 FEET
 18 THENCE SOUTH 55° 37' 15" WEST 33.00 FEET TO THE BEGINNING OF A CURVE CONCAVE
 19 SOUTHWESTERLY HAVING A RADIUS OF 87.00 FEET, SAID CURVE BEING TANGENT TO A
 20 LINE BEARING SOUTH 34° 22' 45" EAST FROM "POINT B", DESCRIBED IN PARCEL A,
 21 ABOVE;
 22 THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF
 23 10° 20' 06" A DISTANCE OF 15.69 FEET;
 24 THENCE SOUTH 24° 02' 39" EAST 41.00 FEET TO A TANGENT CURVE CONCAVE NORTHEASTERLY
 25 HAVING A RADIUS OF 76.00 FEET;
 26 THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF
 27 59° 47' 46" A DISTANCE OF 79.32 FEET TO THE TRUE POINT OF BEGINNING; ALSO
 28 HEREIN DESIGNATED "POINT D";
 29 THENCE SOUTH 06° 09' 35" WEST 42.55 FEET
 30 THENCE SOUTH 55° 37' 15" WEST 170.41 FEET TO A LINE BEARING SOUTH 34° 22' 45"
 31 EAST FROM "POINT C" DESCRIBED IN PARCEL A ABOVE;
 32 THENCE ALONG SAID LINE SOUTH 34° 22' 45" EAST 12.00 FEET;
 THENCE NORTH 55° 37' 15" EAST 175.92 FEET TO A LINE PARALLEL WITH AND DISTANT
 EASTERLY 12.00 FEET FROM THAT CERTAIN COURSE DESCRIBED ABOVE AS BEARING
 SOUTH 06° 09' 35" WEST FROM ABOVE DESCRIBED "POINT D";
 THENCE ALONG SAID PARALLEL LINE NORTH 06° 09' 35" EAST TO A POINT ON THE
 EASTERLY PROLONGATION OF ABOVE DESCRIBED CURVE HAVING A RADIUS OF 76.00 FEET;
 THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE TRUE POINT OF BEGINNING.

- 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

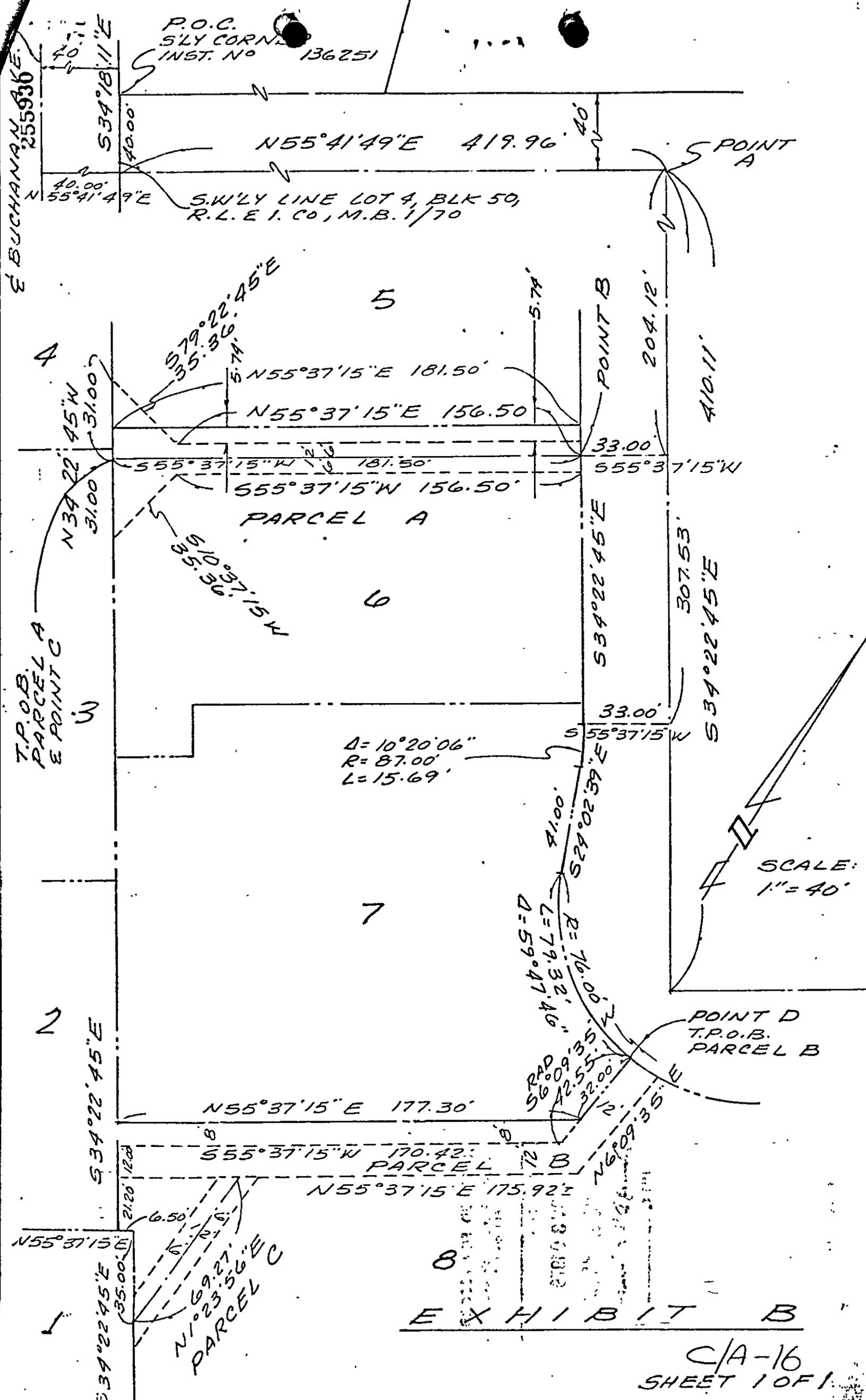
PARCEL C

A STRIP OF LAND 12.00 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHERLY CORNER OF PARCEL B DESCRIBED ABOVE; THENCE SOUTH 34° 22' 45" EAST 21.20 FEET; THENCE NORTH 55° 37' 15" EAST 6.50 FEET; THENCE SOUTH 34° 22' 45" EAST 35.00 FEET; TO THE TRUE POINT OF BEGINNING; THENCE NORTH 01° 23' 56" EAST 69.27 FEET MORE OR LESS TO THE SOUTHEASTERLY LINE OF PARCEL B, DESCRIBED ABOVE.

SAID PARCEL C TERMINATES NORTHERLY IN THE SOUTHEASTERLY LINE OF PARCEL B DESCRIBED ABOVE AND SOUTHERLY IN A LINE BEARING NORTH 34° 22' 45" WEST AND SOUTH 34° 22' 45" EAST FROM THE TRUE POINT OF BEGINNING OF SAID PARCEL C.

DESCRIPTION APPROVAL
 by *George K. Fite* 11/28/77 by *W.F.*

P.O.C.
S/LY CORNER
INST. NO 136251



W BUCHANAN 255936 E

T.P.O.B.
PARCEL A
E POINT C

N 55°37'15"E
S 34°22'45"E
35.00'

N 1°09'27"E
N 23°56'E
PARCEL C

$\Delta = 10^{\circ}20'06''$
 $R = 87.00'$
 $L = 15.69'$

$\Delta = 59^{\circ}47'46''$
 $R = 76.00'$
 $L = 79.32'$

SCALE:
1" = 40'

EXHIBIT B

C/A-16
SHEET 1 OF 1