

WHEN RECORDED MAIL TO:  
CITY OF RIVERSIDE  
3900 MAIN STREET  
RIVERSIDE, CA 92522  
ATTN: CITY ENGINEER

RECEIVED FOR RECORD  
AT 9:00 O'CLOCK A.M.  
AT REQUEST OF  
FIRST AMERICAN TITLE COMPANY  
OF RIVERSIDE

Book 1980, Page 127313  
JUL 15 1980

Recorded in Official Records  
of Riverside County, California

*Daniel P. Swain* Recorder  
FEES \$ 7

COVENANT AND AGREEMENT

FOR PRIVATE ROAD, WATERLINE AND SEWER EASEMENTS.

THIS COVENANT AND AGREEMENT is made and entered into  
this 14 day of JULY, 1980 by ELMIRA SUE VALK, the owner of record  
of the real property located in the City of Riverside, County  
of Riverside, State of California, described as follows:

THAT PORTION OF LOTS 2 AND 3 IN BLOCK 10 OF LA GRANADA, AS SHOWN  
BY MAP ON FILE IN BOOK 12, PAGES 42 TO 51, INCLUSIVE, OF MAPS,  
RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 3; THENCE  
SOUTH 43° 57'13" WEST, ALONG THE SOUTHEASTERLY LINE OF WELLS  
AVENUE, 201.98 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH,  
30° 01'00" EAST, 141.54 FEET; THENCE NORTH 57 38'40" EAST,  
105.41 FEET; THENCE SOUTH 32° 01'12" EAST, 8.89 FEET; THENCE  
NORTH 57° 29'04" EAST 26.66 FEET: THENCE SOUTH 30° 36'17" EAST  
120.96 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 3; THENCE ALONG  
SAID SOUTHEASTERLY LINE OF SAID LOTS 2 AND 3, SOUTH 45° 54'34"  
WEST 335.87 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 2; THENCE  
ALONG THE SOUTHWESTERLY LINE OF SAID LOT 2, NORTH 30° 19'00"  
WEST 121.91 FEET TO A POINT THAT MEASURES 170.00 FEET SOUTHEASTERLY  
FROM SAID SOUTHEASTERLY LINE OF SAID WELLS AVENUE, ALONG SAID  
SOUTHWESTERLY LINE OF SAID LOT 2; THENCE PARALLEL WITH SAID SOUTH-  
EASTERLY LINE OF SAID WELLS AVENUE, NORTH 43° 57'13" EAST 65.00  
FEET; THENCE PARALLEL WITH SAID SOUTHWESTERLY LINE OF SAID LOT 2,  
NORTH 30° 19'00" WEST 170.00 FEET TO SAID SOUTHEASTERLY LINE OF  
SAID WELLS AVENUE; THENCE ALONG SAID SOUTHEASTERLY LINE OF SAID  
WELLS AVENUE NORTH 43° 57'13" EAST, 136.64 FEET TO THE TRUE  
POINT OF BEGINNING.

First American Title Company has recorded this instrument  
by request as an accommodation only and has not examined  
it for regularity and sufficiency or as to its effect upon the  
title to any real property that may be described herein.

DESCRIPTION APPROVAL

By *George P. Hutchinson* 9/2/80 by *WJF*  
Surveyor

## WITNESSETH:

WHEREAS the undersigned has filed an application for a parcel map to divide the above-described property into four parcels; and

WHEREAS a tentative map of Parcel Map 13765 was approved by the Planning Commission of the City of Riverside, California on JULY 19, 1979; and

WHEREAS as a condition for approval of said Parcel Map 13765, the undersigned is required to provide a mutual access agreement to guarantee ingress and egress and private water lines from all four parcels to Wells Avenue;

NOW, THEREFORE, for the purpose of complying with the conditions imposed by the City of Riverside, California, for the approval of Parcel Map 13765, the undersigned hereby covenants and agrees with the City of Riverside that the following described easements for ingress and egress and private waterline are hereby established on the above described property in order to permit unrestricted access and private waterline easements to the adjacent street by way of said easements from each of the parcels to be created by Parcel Map 13765:

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LEGAL DESCRIPTION FOR PRIVATE ROAD AND WATERLINE EASEMENT

THAT PORTION OF LOT 2 IN BLOCK 10 OF LA GRANADA AS SHOWN BY MAP ON FILE IN BOOK 12, PAGES 42 TO 51, INCLUSIVE, OF MAPS, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 3 IN SAID BLOCK 10: THENCE SOUTH  $43^{\circ} 57' 01''$  WEST ON THE SOUTHEASTERLY LINE OF WELLS AVENUE, AS SHOWN ON SAID MAP, 201.98 FEET TO THE TRUE POINT OF BEGINNING: THENCE SOUTH  $30^{\circ} 01' 12''$  EAST 251.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTH-WESTERLY AND HAVING A RADIUS OF 30 FEET: THENCE SOUTHERLY, SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG SAID CURVE THRU A CENTRAL ANGLE OF  $203^{\circ} 34' 42''$  AN ARC LENGTH OF 106.59 FEET: THENCE NORTH  $6^{\circ} 26' 30''$  WEST 47.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 100.00 FEET: THENCE NORTHERLY ALONG SAID CURVE THRU A CENTRAL ANGLE OF  $23^{\circ} 34' 42''$  AN ARC LENGTH OF 41.15 FEET: THENCE NORTH  $30^{\circ} 01' 12''$  WEST 147.01 FEET TO THE SAID SOUTHEASTERLY LINE OF SAID WELLS AVENUE: THENCE ALONG SAID SOUTHEASTERLY LINE OF SAID WELLS AVENUE NORTH  $43^{\circ} 57' 01''$  EAST 31.21 FEET TO THE TRUE POINT OF BEGINNING.

DESCRIPTION APPROVAL  
by *George Hutchinson* 6/30/80 by *WJS*  
Surveyor

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IT IS FURTHER COVENANTED AND AGREED THAT A PRIVATE SEWER EASEMENT FOR THE BENEFIT OF SAID PARCELS AND DESCRIBED AS FOLLOWS IS HEREBY ESTABLISHED WITHIN THE ABOVE DESCRIBED PRIVATE ROAD EASEMENT:

THAT PORTION OF LOT 2 IN BLOCK 10 OF LA GRANADA AS SHOWN BY MAP ON FILE IN BOOK 12, PAGES 42 TO 51, INCLUSIVE, OF MAPS, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 3 IN SAID BLOCK 10; THENCE SOUTH 43° 57'01" WEST ON THE SOUTHEASTERLY LINE OF WELLS AVENUE, AS SHOWN ON SAID MAP, 201.98 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 30° 01'12" EAST 251.50 FEET, SAID COURSE SHALL BE CALLED COURSE "A"; THENCE AT RIGHT ANGLES SOUTH 59° 58'48" WEST 40.00 FEET; THENCE AT RIGHT ANGLES NORTH 30° 01'12" WEST 12.00 FEET; THENCE AT RIGHT ANGLES NORTH 59° 58'48" EAST 28.00 FEET TO A LINE THAT IS PARALLEL WITH AND 12.00 FEET SOUTHWESTERLY MEASURED AT RIGHT ANGLES TO SAID COURSE "A"; THENCE ALONG SAID PARALLEL LINE NORTH 30° 01'12" WEST 236.05 FEET TO SAID SOUTHEASTERLY LINE OF SAID WELLS AVENUE; THENCE ALONG SAID SOUTHEASTERLY LINE OF SAID WELLS AVENUE NORTH 43° 57'01" EAST 12.49 FEET TO THE TRUE POINT OF BEGINNING.

DESCRIPTION APPROVAL  
by George P. Hutchinson, Surveyor  
5/27/82 W.T.C.

It is further covenanted and agreed by the undersigned that in the event any parcel created by Parcel Map 13765 is sold or conveyed, the undersigned shall grant to said grantee that portion of the above-described easements located on the property not conveyed and shall reserve for the benefit of the parcels retained in ownership that portion of the easements located on the property that is conveyed. It is understood and agreed that the purpose of granting and reserving said easements as may be appropriate is to insure that parcels created by Parcel Map 13765 have access to Wells Avenue, the public street adjacent to said

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property, sewer mains and waterlines.

These covenants and agreements shall run with the land and 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.

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

Elmira Sue Valk  
ELMIRA SUE VALK

\_\_\_\_\_  
\_\_\_\_\_

STATE OF CALIFORNIA,

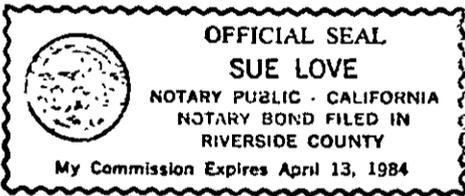
COUNTY OF RIVERSIDE

ss.

ON JULY 14, 1980,  
before me, the undersigned, a Notary Public in and for said State, personally appeared  
ELMIRA SUE VALK

\_\_\_\_\_, known to me,  
to be the person whose name is subscribed to the within instrument,  
and acknowledged to me that she executed the same.

WITNESS my hand and official seal.



Sue Love  
Notary Public in and for said State.

ACKNOWLEDGMENT—General—Wolcotts Form 233—Rev. 3-64

APPROVED AS TO FORM  
[Signature]  
ASST. CITY ATTORNEY