

165660

When recorded, mail to
City of Riverside, 3900 Main St.
Riverside, Ca. 92522
Attn: City Engineer

RECEIVED FOR RECORD
Min. Past 2 o'clock P.M.
At Request of
FIRST AMERICAN TITLE CO.
Book 1980, Page 165660
SEP 11 1980

Recorded in Official Records
of Riverside County, California

Donald D. Spalding
Recorder
FEES \$

COVENANT AND AGREEMENT

(Tentative Parcel Map No. 16034)

This Covenant and Agreement is made and entered into
this 18th day of August, 1980, by Wm. Austin, Bart R. Singletary
and Canyon Creek Assocs., the owners of record of the following
described real property located in the City of Riverside, County
of Riverside, State of California:

Lot 1 of Tract No. 10099-1, as shown by Map on file
in Book 98, pages 37-38 of Maps, Records of Riverside
County, California; and

Lot 2 of Tract No. 10099-2, as shown by Map on file
in Book 110, pages 25-26 of Maps, Records of Riverside
County, California; and

Lots 2 and 3 of Tract No. 10099, as shown by Map on
file in Book 110, pages 35-36 of Maps, Records of
Riverside County, California.

WHEREAS the undersigned desires to record Parcel Map No. 16034;

and

WHEREAS a tentative map for Parcel Map No. 16034 has been
approved by the Planning Commission and by the City Council of the
City of Riverside subject to certain conditions; and

WHEREAS Parcels 1, 2 and 3 of tentative Parcel Map No. 16034
have no dedicated public street frontage and

WHEREAS the owner is required to provide legal access to
all parcels of Parcel Map No. 16034;

NOW, THEREFORE, for the purpose of complying with the condi-
tions imposed by the City of Riverside, California, for the approval
of tentative Parcel Map No. 16034, the undersigned, for itself and its
successors and assigns, hereby covenants and agrees with the City
of Riverside that in the event the undersigned, its successors or

DESCRIPTION APPROVAL
George P. H. ...
9/21/80
wf

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assigns shall sell, convey or lease any interest in any or all of the property as described above, the undersigned shall grant to the grantee or lessee of the property so conveyed or reserve unto itself as is appropriate, an access easement as described in Exhibit A, attached hereto and incorporated herein over and across the other property so as to guarantee unrestricted ingress and egress to a public street for Parcels 1, 2 and 3 of tentative Parcel Map No. 16034, being a division of Lots 2 and 3 of Tract Map No. 10099 as described above.

These covenants and agreements shall run with the land and shall be binding upon the undersigned, its successors and assigns, and shall continue in effect until such time as released by the City Council of the City of Riverside, California.

The City of Riverside may enforce this Covenant and Agreement in the event any of the above conditions are not met. Should the City of Riverside bring suit to enforce the terms of this Covenant and Agreement, the undersigned, its successors and assigns agree to pay to the City the City's costs and reasonable attorneys' fees.

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

Canyon Creek Associates
A General Partnership

Wm. Austin Co.

Wm. Austin
Wm. Austin

By Wm. Austin
Wm. Austin, President

Bart R. Singletary
Bart R. Singletary

By Bart R. Singletary
Bart R. Singletary, Vice President

August 18, 1980
Dated

Jimmy Duane Guthrie
Jimmy Duane Guthrie

APPROVED AS TO FORM

Chris Turner
ASST. CITY ATTORNEY
CIA-24

Legal Description
Access Road to Parcel 3 of Parcel Map No. 16034

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Parcel No. 1

A strip of land, 32.00 feet wide, lying within Lot No. 1 of Tract No. 10099-1, M.B. 98/37-38, and Lot No. 2 of Tract No. 10099-2, M.B. 110/25-26, records of Riverside County, California, the centerline of which is described as follows:

Beginning at a point in the south line of Lot 2, Tract No. 5675-1, M.B. 85/40-41, records of Riverside County, California, which bears N 77° 57' 45" W, 28.00 feet from the southeast corner thereof;

Thence S 12° 02' 15" W, 100.00 feet, to the beginning of a tangent curve, concave to the northwest and having a radius of 200.00 feet;

Thence southwesterly, along the arc of said curve through an angle of 18° 30' 00", a distance of 64.58 feet, to a point of reverse curve, said point being the beginning of a tangent curve concave to the southeast and having a radius of 606.40 feet;

Thence southerly along the arc of said curve through an angle of 15° 30' 24", a distance of 159.79 feet to a point in the north line of Lot 2, said Tract No. 10099-2, said point also being the beginning of a non tangent curve concave to the northeast and having a radius of 275.00 feet, a radial line through said point bears S 74° 57' 39" E;

Thence southeasterly along the arc of said curve through an angle of 53° 00' 21", a distance of 254.41 feet to a point of compound curve, said point being the beginning of a tangent curve concave to the northeast and having a radius of 145.00 feet;

Thence southeasterly along the arc of said curve through an angle of 49° 11' 55", a distance of 124.51 feet;

Thence S 87° 09' 55" E, 101.14 feet to the beginning of a tangent curve concave to the southwest and having a radius of 170.00 feet;

Thence southeasterly, southerly and southwesterly along the arc of said curve through an angle of 115° 48' 55", a distance of 343.63 feet to a point of compound curve, said point being the beginning of a tangent curve concave to the northwest and having a radius of 255.00 feet;

Thence southwesterly along the arc of said curve through an angle of 36° 51' 00", a distance of 164.00 feet to a point of compound curve, said point being the beginning of a tangent curve concave to the northwest and having a radius of 625.00 feet;

Thence southwesterly along the arc of said curve through an angle of 15° 07' 00", a distance of 164.90 feet to a point of compound curve, said point being the beginning of a tangent curve concave to the northwest and having a radius of 435.00 feet;

EXHIBIT A

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Thence westerly along the arc of said curve through an angle of $02^{\circ} 59' 03''$, a distance of 22.66 feet to point "A";

Thence continuing westerly along the arc of said 435.00 foot radius curve through an angle of $01^{\circ} 50' 33''$, a distance of 14.00 feet to the terminus of said 32.00 foot wide strip.

Parcel 2

A strip of land 29.00 feet in width, lying within Lot 2 of Tract No. 10099-2, M.B. 110/25-26 and Lot 3 of Tract No. 10099, M.B. 110/35-36, records of Riverside County, California, the centerline of which is described as follows:

Beginning at point "A" as described in Parcel 1, said point being on a curve, concave to the northwest and having a radius of 435.00 feet, a radial line to said point bears $S 06^{\circ} 23' 57'' E$;

Thence $S 06^{\circ} 23' 57'' E$, 46.00 feet to the beginning of a tangent curve, concave to the northeast and having a radius of 75.00 feet;

Thence southeasterly and easterly along the arc of said curve through an angle of $95^{\circ} 34' 03''$, a distance of 125.10 feet, to a point of reverse curve, said point being the beginning of a tangent curve concave to the south and having a radius of 150.00 feet;

Thence easterly and southeasterly along the arc of said curve, through an angle of $64^{\circ} 43' 00''$, a distance of 169.43 feet, to a point of reverse curve, said point being the beginning of a tangent curve concave to the north and having a radius of 100.00 feet;

Thence southeasterly and easterly along the arc of said curve through an angle of $74^{\circ} 29' 04''$, a distance of 130.00 feet.

Thence $S 21^{\circ} 44' 04'' E$, 145.39 feet to the southerly line of Lot 3 of said Tract No. 10099, said southerly line being the terminus of said 29.00 foot wide strip of land.

DESCRIPTION APPROVAL
BY *George P. Hutchison* 9/2/80 BY *WF*
SURVEYOR

EXHIBIT A

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