

170147
WHEN RECORDED MAIL
CITY OF RIVERSIDE
3900 MAIN STREET
RIVERSIDE, CALIF. 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 140-147

SEP 18 1980

Recorded in Official Records
of Riverside County, California

Recorded
Fees \$

COVENANT AND AGREEMENT
FOR DRAINAGE EASEMENT

THIS COVENANT AND AGREEMENT is made and entered into this day of 9-4, 1980 by MAGNOLIA BAPTIST CHURCH, the owner of record of the real property located in the City of Riverside, County of Riverside, State of California, described as follows:

LOT 12 IN BLOCK 17 LA GRANADA TRACT, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGES 42 THRU 51 INCLUSIVE, OF MAPS, RIVERSIDE COUNTY RECORDS.

WITNESSETH:

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

WHEREAS a tentative map of Parcel Map 9630 (revised) was approved by the Planning Commission of the City of Riverside, California on February 7, 1980; and

WHEREAS as a condition for approval of said Parcel Map 9630, the undersigned is required to provide a mutual drainage Easement to provide drainage for all three lots to Keller Avenue, a public street;

NOW, THEREFORE, for the purpose of complying with the conditions imposed by the City of Riverside, California, for the approval of Parcel Map 9630, the undersigned hereby covenants and agrees with the City of Riverside that the following described easement for drainage purposes is hereby established on the above described property in order to permit unrestricted drainage to Keller Avenue, the adjacent public street, by way of said easement from each of the parcels to be created by said Parcel Map 9630:

BEING THE NORTHEASTERLY FIVE FEET OF LOT 12 IN BLOCK 17 OF LA GRANADA TRACT AS SHOWN BY MAP ON FILE IN BOOK 12, PAGES 42 THRU 51, INCLUSIVE, OF MAPS, RIVERSIDE COUNTY RECORDS.

DESCRIPTION APPROVAL
George P. Hutchins 9/17/80 by W.F.
Surveyor

APPROVED AS TO FORM 4A-26
ASS. CITY ATTORNEY

170147

It is further covenanted and agreed by the undersigned that in the event any parcel created by Parcel Map 9630 is sold or conveyed, the undersigned shall grant to said grantee that portion of the above-described easement located on the property not conveyed and shall reserve for the benefit of the parcels retained in ownership that portion of the easement located on the property that is conveyed. It is understood and agreed that the purpose of granting and reserving said easement as may be appropriate is to insure that parcels created by Parcel Map 9630 have appropriate drainage to Keller Avenue.

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.

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

MAGNOLIA BAPTIST CHURCH

[Handwritten signature]

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

ON THIS 4 DAY OF Sept, 19 80,

BEFORE ME Sue Love
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Robert A.

Derdaman
KNOWN TO ME TO BE THE _____ PRESIDENT,

AND Fran B. Tucker
KNOWN TO ME TO BE THE SECRETARY OF THE
Magnolia Baptist Church

A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES April 13, 1984

WITNESS MY HAND AND SEAL

[Handwritten signature: Sue Love]
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

170147



C/A-26