

COVENANT AND AGREEMENT  
FOR PRIVATE SEWER EASEMENT

118819

This covenant and agreement is made and entered into this  
eighteenth day of July, 1978, by H. G. Leyde  
\_\_\_\_\_, the owner(s) of record of the  
following described real property located in the City of Riverside,  
County of Riverside, State of California;

All that portion of Lots 307, 308, E and F of Camp Anza, Subdivision  
No. 1, in the City of Riverside, County of Riverside, State of  
California, as per map recorded in Book 22, Pages 81 and 82 of Maps,  
in the Office of the County Recorder of said County, described as follows:

Beginning at a point on the center line of Rutland Avenue which bears  
South 0° 29' 50" West 93.00 feet from the intersection of said center  
line with the center line of Philip Avenue, all as shown on said Map;

Thence South 0° 29' 50" West along the said center line of Rutland  
Avenue 470.92 feet to the Southerly line of said Lot 307 extended  
Easterly;

Thence North 89° 29' 30" West along the said Southerly line of Lot  
307, 333.00 feet;

Thence North 0° 29' 50" East and parallel with the said center line  
of Rutland Avenue 470.92 feet;

Thence South 89° 29' 30" East and parallel with the said Southerly  
line of Lot 307, 333.00 feet to the point of beginning.

Except the Easterly 33.00 Feet thereof lying within Rutland Avenue.

For the purpose of complying with the conditions imposed by the  
City of Riverside, California for the approval of City of Riverside  
Parcel Map No. 12175, the tentative map of which was approved by the  
Planning Commission of the City of Riverside on March 9, 1978, the  
parties hereto hereby covenant and agree that, in order to provide  
means for future owners of said property to connect to public sewer,  
the following described strip of property shall be set aside as a  
private sewer easement, hereinafter called "easement".

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RECEIVED FOR RECORD

JUL 18 1978

15 Min. Past 2 o'clock P.M.

At Request of

*N. H. Lynde*

Book 1978 Page 148819

Recorded in Official Records  
of Riverside County, California

*W. H. Balogh* Recorder

FEES \$ 5.-

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PRIVATE SEWER EASEMENT

EASEMENT NO. 1

A strip of land 6.00 feet in width lying Easterly of, parallel with and immediately adjacent to the following described line:

COMMENCING at a point on the center line of Rutland Avenue which bears South  $00^{\circ} 29' 50''$  West, a distance of 93.00 feet from the intersection of said center line with the center line of Philip Avenue;

THENCE North  $89^{\circ} 29' 30''$  West, parallel with the Southerly line of Lot 307 of Camp Anza Subdivision No. 1, as shown by map on file in Book 22 at pages 81 and 82 of Maps, Records of Riverside County, California, a distance of 333.00 feet;

THENCE South  $00^{\circ} 29' 50''$  West, parallel with the center line of said Rutland Avenue, a distance of 200.92 feet to the point of beginning of the line to be described;

THENCE South  $00^{\circ} 29' 50''$  West, parallel with the center line of said Rutland Avenue, a distance of 36.15 feet.

PRIVATE SEWER EASEMENT

EASEMENT NO. 2

A strip of land 6.00 feet in width lying Easterly of, parallel with and immediately adjacent to the following described line:

COMMENCING at a point on the center line of Rutland Avenue which bears South  $00^{\circ} 29' 50''$  West, a distance of 93.00 feet from the intersection of said center line with the center line of Philip Avenue;

THENCE North  $89^{\circ} 29' 30''$  West, parallel with the Southerly line of Lot 307 of Camp Anza Subdivision No. 1, as shown by map on file in Book 22, at pages 81 and 82 of Maps, Records of Riverside County, California, a distance of 333.00 feet;

THENCE South  $00^{\circ} 29' 50''$  West, parallel with the center line of said Rutland Avenue, a distance of 249.07 feet to the point of beginning of the line to be described;

THENCE South  $00^{\circ} 29' 50''$  West, parallel with the center line of said Rutland Avenue, a distance of 151.85 feet.

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It is further covenanted and agreed that as parcels are conveyed, the parties hereto shall grant or reserve all or any part of said easement necessary to insure that the owner(s) of Parcel 1 have an easement across Parcel 2, and also insure that the owner(s) of Parcel 4, have an easement across Parcels 2 and 3. Said easement shall contain all rights deemed reasonable and necessary for the construction and maintenance of a private sewer.

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

In witness whereof, the parties hereto have caused this covenant and agreement to be executed the day and year first above written.

*[Handwritten Signature]*  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF CALIFORNIA

COUNTY OF Riverside } ss.

On July 18, 1978, before me, the undersigned, a Notary Public in and for said State, personally appeared H. H. Lynde

known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

WITNESS my hand and official seal.

Signature Joyce Ann Kingsley  
Joyce Ann Kingsley



Form 3001—(Individual) First American Title Company

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