

Nov 10, 1977 as Instrument No. 225673

By JW Uelassi

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COVENANT AND AGREEMENT
FOR PRIVATE DRIVEWAY EASEMENT
AND SANITARY SEWER EASEMENT

THIS COVENANT AND AGREEMENT is made and entered into this day of October 28th, 1977, by WOODROW W. SMITH and NEDRA E. SMITH, 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

Lot 11 of Tract No. 5920, as shown by map on file in Book 94 of Maps, at pages 1 through 4 inclusive thereof, Records of Riverside County, California.

Parcel 2

Lot 12 of Tract No. 5920, as shown by map on file in Book 94 of Maps, at pages 1 through 4 inclusive thereof, Records of Riverside County, California.

Parcel 3

Lot 20 of Tract No. 5920, as shown by map on file in Book 94 of Maps, at pages 1 through 4 inclusive thereof, Records of Riverside County, California.

Parcel 4

Lot 21 of Tract No. 5920, as shown by map on file in Book 94 of Maps, at pages 1 through 4 inclusive thereof, Records of Riverside County, California.

Parcel 5

Lot 22 of Tract No. 5920, as shown by map on file in Book 94 of Maps, at pages 1 through 4 inclusive thereof, Records of Riverside County, California.

Parcel 6

Lot 41 of Tract No. 5920, as shown by map on file in Book 94 of Maps, at pages 1 through 4 inclusive thereof, Records of Riverside County, California.

Parcel 7

An easement for driveway and access purposes over that portion of Lot 11 of Tract No. 5920, as shown by map on file in Book 94 of Maps, at pages 1 through 4 inclusive thereof, Records of Riverside County, California, more particularly described as follows:

Beginning at the southeast corner of said Lot 11;

Thence North 22° 09' 24" East along the easterly line of said Lot 11, a distance of 60.00 feet to a point therein;

Thence North 67° 50' 36" West, a distance of 15.00 feet;

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Thence South 22° 09' 24" West, a distance of 62.40 feet to a point in the southerly line of said Lot 11, said point also being in a curve, concave to the south, having a radius of 48.00 feet, the radial line at said point bears North 03° 56' 49" East;

Thence Easterly along the southerly line of said Lot 11 and along said curve, to the right, through a central angle of 18° 12' 35", an arc distance of 15.26 feet to the point of beginning, the radial line at said point bears North 22° 09' 24" East.

Parcel 8

An easement for driveway and access purposes over that portion of Lot 12 of Tract No. 5920, as shown by map on file in Book 94 of Maps, at pages 1 through 4 inclusive thereof, Records of Riverside County, California, more particularly described as follows:

Beginning at the southwest corner of said Lot 12;

Thence North 22° 09' 24" East along the westerly line of said Lot 12, a distance of 60.00 feet to a point therein;

Thence South 67° 50' 36" East, a distance of 10.00 feet;

Thence South 22° 09' 24" West, a distance of 61.05 feet to a point in the southwesterly line of said Lot 12, said point also being in a curve, concave to the southwest, having a radius of 48.00 feet, the radial line at said point bears North 34° 10' 55" East;

Thence Westerly along the southwesterly line of said Lot 12 and along said curve, to the left, through a central angle of 12° 01' 31", an arc distance of 10.07 feet to the point of beginning, the radial line at said point bears North 22° 09' 24" East.

Parcel 9

An easement for driveway and access purposes over that portion of Lot 21 of Tract No. 5920, as shown by map on file in Book 94 of Maps, at pages 1 through 4 inclusive thereof, Records of Riverside County, California, more particularly described as follows:

Beginning at the southeast corner of said Lot 21;

Thence North 12° 15' 00" East along the easterly line of said Lot 21, a distance of 28.00 feet to a point therein;

Thence North 47° 20' 30" West, a distance of 65.32 feet to a point in the westerly line of said Lot 21;

Thence South 16° 44' 57" East along said westerly line, a distance of 78.00 feet to the southwest corner of said Lot 21, said point being in a curve, concave to the south, having a radius of 48.00 feet, the radial line at said point bears North 20° 49' 07" West;

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Thence Easterly along the southerly line of said Lot 21 and along said curve, to the right, through a central angle of 23° 52' 22", an arc distance of 20.00 feet to the point of beginning, the radial line at said point bears North 03° 03' 15" East.

Parcel 10

An easement for driveway and access purposes over that portion of Lot 21 of Tract No. 5920, as shown by map on file in Book 94 of Maps, at pages 1 through 4 inclusive thereof, Records of Riverside County, California, more particularly described as follows:

Commencing at the southeast corner of said Lot 21;

Thence North 12° 15' 00" East along the easterly line of said Lot 21, a distance of 28.00 feet to a point therein for the TRUE POINT OF BEGINNING;

Thence North 47° 20' 30" West, a distance of 30.00 feet;

Thence North 30° 14' 19" East, a distance of 83.78 feet to a point in the easterly line of said Lot 21;

Thence South 12° 15' 00" West along said easterly line, a distance of 94.87 feet to the true point of beginning

Parcel 11

An easement for driveway and access purposes over that portion of Lot 22 of Tract No. 5920, as shown by map on file in Book 94 of Maps, at pages 1 through 4 inclusive thereof, Records of Riverside County, California, more particularly described as follows:

Commencing at the southeast corner of Lot 21 of said Tract No. 5920;

Thence North 12° 15' 00" East along the easterly line of said Lot 21, a distance of 28.00 feet to a point therein for the TRUE POINT OF BEGINNING;

Thence North 30° 41' 06" East, a distance of 90.00 feet;

Thence North 59° 18' 54" West, a distance of 30.00 feet to a point in the easterly line of said Lot 21;

Thence South 12° 15' 00" West along the easterly line of said Lot 21, a distance of 94.87 feet to the true point of beginning.

Parcel 12

An easement for the construction, maintenance, repair and replacement of a sewer pipeline and appurtenances thereto, and for ingress and egress in connection therewith, over that portion of Lot 1 of Tract No. 5920, as shown by map on file in Book 94 of Maps, at pages 1 through 4 inclusive thereof, Records of Riverside County, California, more particularly described as follows:

Beginning at the southeast corner of Lot 41 of said Tract No. 5920;

1 Thence South 34° 45' 00" East, a distance of 103.98
2 feet to a point in the southeasterly line of said Lot 1;

3 Thence South 55° 15' 00" West along the southeasterly
4 line of said Lot 1, a distance of 10.00 feet to a point
therein;

5 Thence North 34° 45' 00" West, a distance of 105.66
6 feet to a point in the northwesterly line of said Lot 1;

7 Thence North 64° 48' 24" East along said northwesterly
8 line, a distance of 10.14 feet to the point of beginning.

9 For the purpose of complying with the conditions imposed by the
10 City of Riverside, for the approval of said Tract No. 5920, the parties
hereto hereby covenant and agree with said City of Riverside as follows:

11 P.P.1. That the above described Parcels 1 and 2 shall have established a
12 common private driveway over Parcels 7 and 8 described hereinabove
13 to permit unrestricted access to Highcliff Road.

14 P.P.2. That the above described Parcel 3 shall have established a common
15 private driveway over Parcel 9 described hereinabove to permit
16 unrestricted access to Gibraltar Drive.

17 P.P.3. That the above described Parcels 4 and 5 shall have established a
18 common private driveway over Parcels 9, 10, and 11 described herein-
19 above to permit unrestricted access to Gibraltar Drive.

20 P.P.4. That the above described Parcel 6 shall have established an easement
21 for the construction, maintenance, repair and replacement of a sanitary
22 sewer and appurtenances thereto over Parcel 12 described hereinabove.

23 That in the event the parties hereto shall sell or convey the herein-
24 before described Parcels 1 through 6 inclusive, it is further covenanted and
25 agreed that as said Parcels 1 through 6 inclusive are conveyed, their suc-
26 cessors or assigns shall grant or reserve all or any portions of Parcels 7
27 through 12 inclusive necessary to achieve the covenant and agreement described
28 in the foregoing P.P.1, P.P.2, P.P.3, and P.P.4.

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

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IN WITNESS WHEREOF, the parties hereto have caused this covenant and agreement to be executed the day and year first above written.

Woodrow W. Smith
WOODROW W. SMITH

Nedra E. Smith
NEDRA E. SMITH

DESCRIPTION APPROVAL
George P. Hutchinson 10/24/77 by M.W.
Survivor

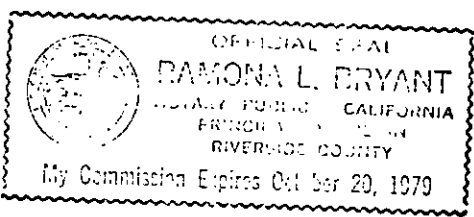
APPROVED AS TO FORM
Robert M. ...
CITY ATTORNEY

Staple
STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } SS.
On 30th October 1977 before me,
the undersigned, a Notary Public in and for said County and State,
personally appeared
WOODROW W. SMITH
and NEDRA E. SMITH

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

Signature *Ramona L. Bryant*

Staple
Name (Typed or Printed)
Notary Public in and for said County and State



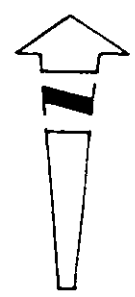
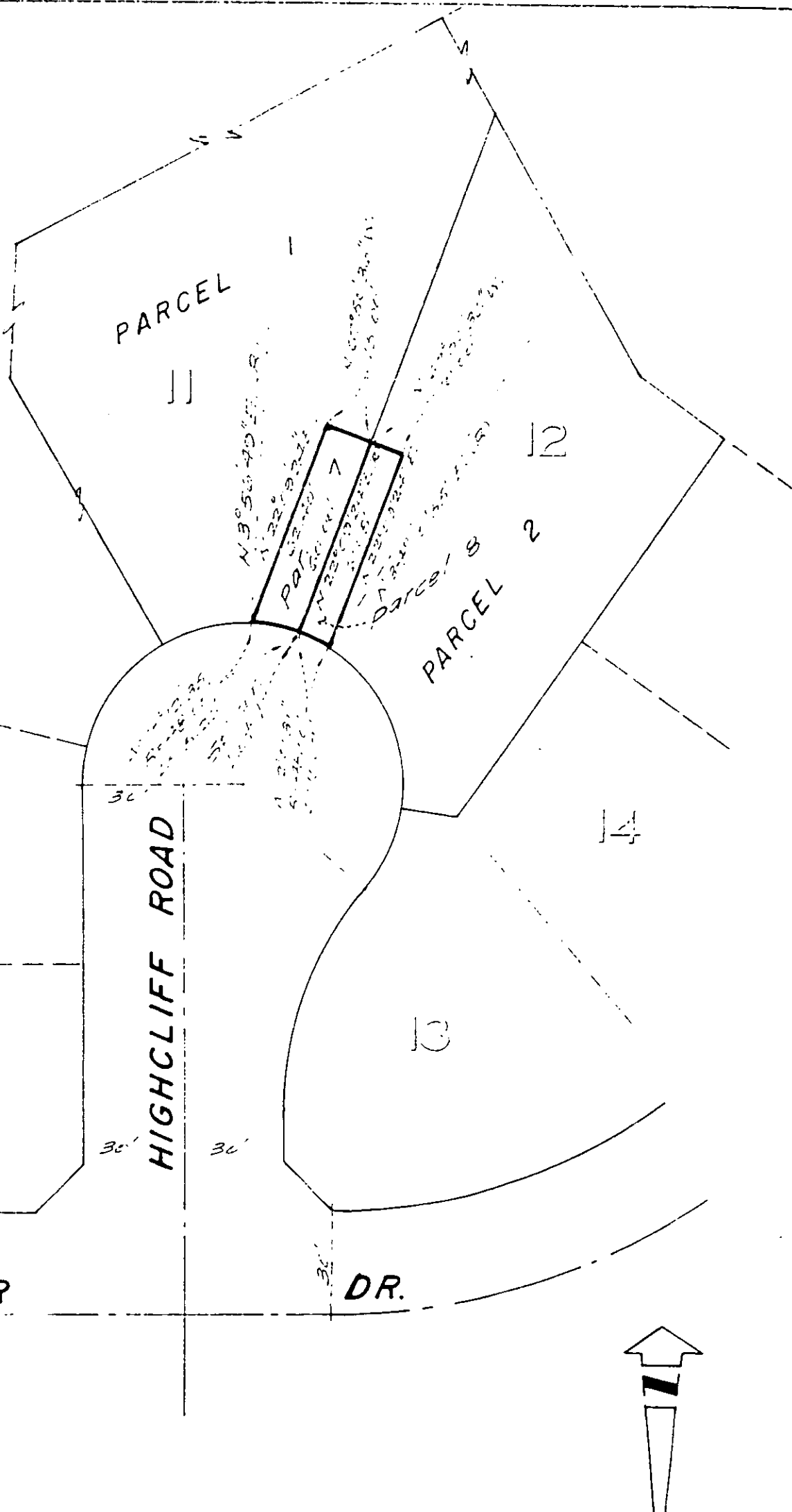
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FOR NOTARY SEAL OR STAMP

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TRACT NO. 5920

M.B. / Riv. Co. Gen.



• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS COLLECTED FOR LOCATING THE PARCELS DESCRIBED IN THE ATTACHED DECLARATION. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

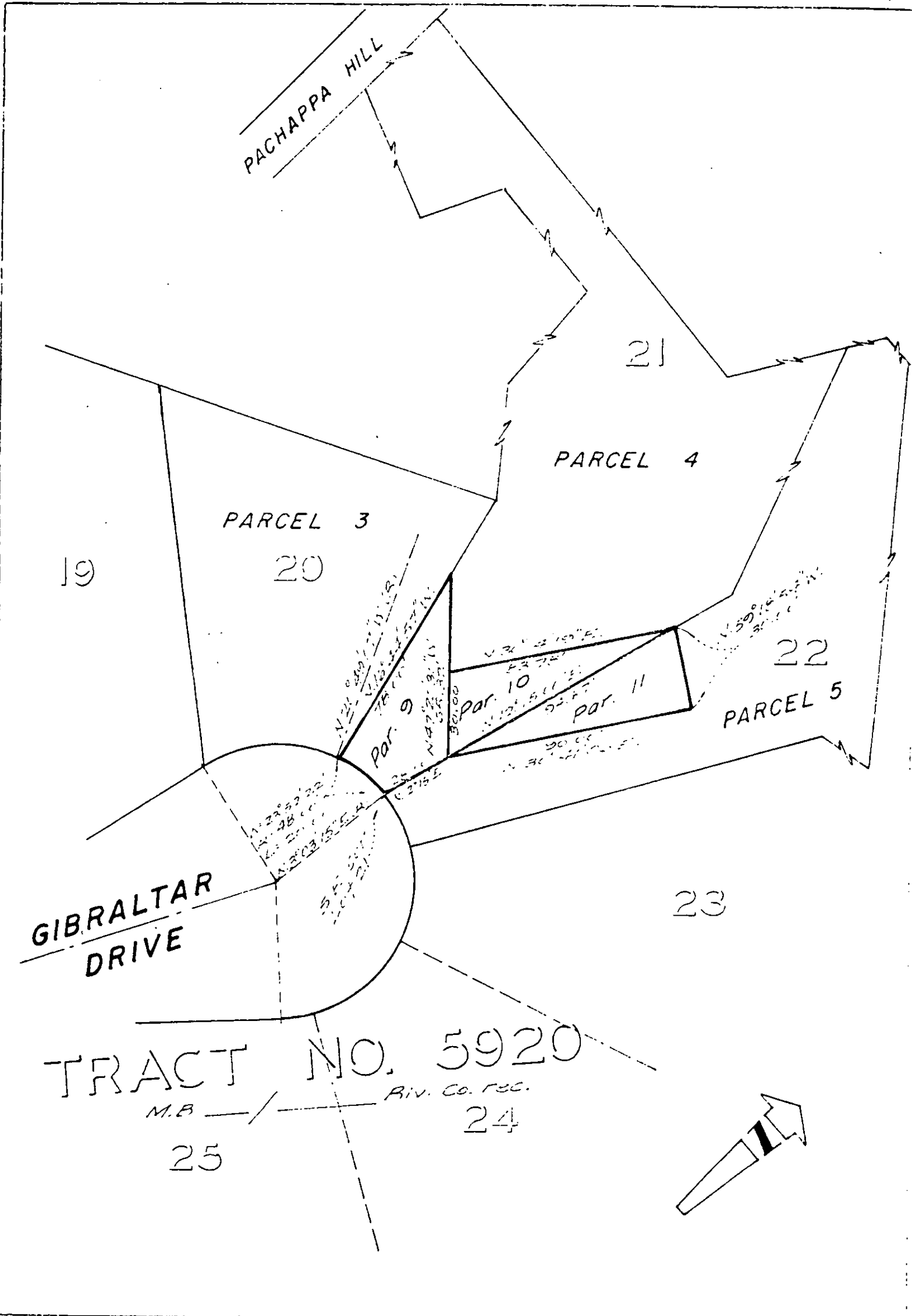
SHEET 1 OF 3

74-52

SCALE 1" = 40'

GRANTED BY RESOLUTION 10, 121, 77

SUBJECT: TRACT NO. 5920



• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 2 OF 3

74-52

SCALE 1" = 40'

DRAWN BY *KLM* DATE 10/20/77

SUBJECT TRACT NO. 5920

CIA-102

