

WHEN RECORDED MAIL TO:

City Clerk
City of Riverside
City Hall, 3900 Main Street
Riverside, CA 92522

Project: P06-0060
APN: 243-170-037

2015-0470611

10/27/2015 09:35 AM Fee: \$ 33.00

Page 1 of 7

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



9					R	A	Exam: 922		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
7						2	10		
SIZE	NCOR	SMF	NCHG	T:					

COVENANT AND AGREEMENT AND
GRANT OF EASEMENT

58

This Covenant and Agreement and Grant of Easement ("Covenant") is made and entered into this 2 day of OCTOBER 2015, by ANTHONY SORIA AND MARIA D. SORIA, husband and wife as joint tenants ("Declarants"), with reference to the following facts:

A. Declarants are the fee owners of that certain real property (the "Property") located in the City of Riverside, County of Riverside, State of California, described in the attached Exhibit "A" which is incorporated herein and made a part hereof.

B. An application has been filed by the Declarants with the City of Riverside ("City") under Case No. P06-0060 in connection with a lot line adjustment on the Property.

C. As a condition to the approval by the City in Case No. P06-0060, Declarants are required to prepare and record a covenant and agreement which places a portion of the property in a natural open space easement and prohibits any buildings, fencing, structures or non-native vegetation in the easement.

NOW, THEREFORE, for the purpose of complying with the conditions imposed by the City for the approval of the Case No. P06-0060, Declarants hereby covenant and agree that the Property is, and shall hereafter be held, transferred, sold, conveyed, hypothecated, encumbered, leased, rented, improved, used and occupied subject to the following declarations, limitations, covenants, conditions and restrictions:

1. Declarants hereby establish, grant, convey and reserve an open space easement over all that portion of the Property described in Exhibit "B" attached hereto and incorporated herein by reference. No buildings, fencing, structures or non-native vegetation shall be permitted within said easement area.

2. This Covenant shall not be subject to the doctrine of merger, even though the underlying fee ownership of the Property described herein, or any parts thereof, is vested in one party or entity.

C/A-1214

3. Subject to the prior written approval of the City, by its Community & Economic Development Director, any provision contained herein, may be modified or amended as to all of the Property or any portion thereof. No such modification or amendment shall be effective until there shall have been executed, acknowledged and recorded in the Office of the Recorder of Riverside County, California, an appropriate instrument evidencing the same including the consent thereto by the City.

4. Any person, whether an individual, corporation, association, partnership, or otherwise, who now or hereafter owns or acquires any right, title or interest in or to any portion of the Property shall be deemed to have consented and agreed to the restrictions on the use of the Property as set forth herein above.

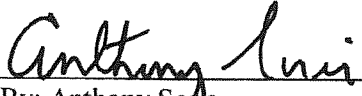
5. The terms of this Covenant may be enforced by the City, and its successors and assigns.


6. This Covenant shall run with the land and each and all of its terms shall be binding upon Declarants, its heirs, successors, and assigns, and shall continue in effect until such time as released by the Community & Economic Development Director of the City, or its designee, by a writing duly recorded in the Office of the Recorder of Riverside County, California. Prior to release, additional development fees on said Property shall be due in full.

[signature page on the following page]

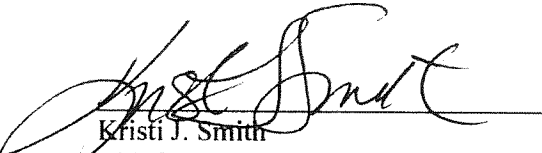
IN WITNESS WHEREOF, Declarants have caused this Covenant to be executed as of the day and year first written above.

DECLARANTS


By: Anthony Soria


By: Maria D. Soria

APPROVED AS TO FORM


Kristi J. Smith
Chief Assistant City Attorney

APPROVED AS TO CONTENT


Brian Norton
Community & Economic Development
Department

Exhibit A

In the City of Riverside, County of Riverside, State of California:

Being a portion of the Northwest Quarter of the Southwest Quarter of Section 1, Township 3 South, Range 4 West, San Bernardino Meridian, described as a portion of Parcel A of Notice of Lot Line Adjustment No. LL-P06-0060 recorded April 25, 2007 as Document No. 2007-0277113, Official Records of said Riverside County, described as follows:

Beginning at the northwesterly corner of said Parcel A;

Thence North 88°03'52" East along the northerly line of said Parcel A, a distance of 671.89 feet to an angle point therein;

Thence South 38°41'43" East along the northeasterly line of said Parcel A, a distance of 158.35 feet;

Thence South 69°07'36" West, a distance of 107.95 feet to a point on the East line of the West half of said Northwest Quarter of the Southwest Quarter of Section 1;

Thence South 0°39'42" West along said East line, a distance of 104.44 feet to an angle point of said Parcel A;

Thence South 87°59'26" West along the southerly line of said Parcel A, a distance of 672.57 feet to the Southwesterly corner thereof;

Thence North 0°47'58" East along the westerly line thereof, a distance of 267.40 feet to the **Point of Beginning**;

Containing 4.30 acres, more or less.

Prepared by me or under my direction

Gordon D Edwards
9-3-2015



Gordon D Edwards, PLS 6678
Expiration 6-30-2016

DESCRIPTION APPROVAL:

BY: *[Signature]* 9/3/15
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR

EXHIBIT "B"

SHEET 1 OF 1



1" = 100'

NW 1/4 SW 1/4, SEC 1
T 3S, R 4W, SBM

N88°03'52"E 671.89'

PCL. B

P.O.B.
NW'LY COR PCL. A

4.30 ACRES

E LINE, W 1/2, NW
1/4, SW 1/4, SEC. 1

PCL. A
LLA-P06-0060 REC.
4-25-2007 DOC. NO.
2007-0277113, O.R.

N0°47'58"E 267.40'

S58°41'43"E
158.35'

107.95'
S69°07'36"W

S0°39'42"W
104.44'

S87°59'26"W 672.57'

TRACT NO. 10859
MB 111/89-90

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PLAT PREPARED BY:

adkan
ENGINEERS
Civil Engineering · Surveying · Planning

6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 · Fax:(951) 688-0599

JOB NO. 8911

DATE: 9-03-2015

CLIENT: KELLER CONSULTING

APPROVED BY:

GORDON D. EDWARDS, PLS 6678

PLAT TO ACCOMPANY LEGAL
DESCRIPTION

C/A-1214

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

ACKNOWLEDGMENT

State of California

County of Orange

On October 2, 2015, before me, Leticia T. Barrozo Notary Public, personally appeared Anthony Soria, who proved to me on the basis of satisfactory evidence to be the person~~s~~ whose name~~s~~ ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~/she/they executed the same in ~~his~~/her/their authorized capacity~~(ies)~~, and that by ~~his~~/her/their signature~~s~~ on the instrument the person~~s~~, or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Leticia T. Barrozo (SEAL)
Signature



C/A-1214

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

ACKNOWLEDGMENT

State of California
County of ORANGE

On October 2, 2015, before me, Leticia T. Barrozo Notary Public, personally appeared Marcia D. Soeja, who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/are subscribed to the within instrument and acknowledged to me that he~~(s)~~ they executed the same in his~~(s)~~/her~~(s)~~/their authorized capacity~~(ies)~~, and that by his~~(s)~~/her~~(s)~~/their signature~~(s)~~ on the instrument the person~~(s)~~ or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Leticia T. Barrozo (SEAL)
Signature

