

RECORDING REQUESTED BY:

062186

WHEN RECORDED MAIL TO:

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

RECEIVED FOR RECORD
Min. Past 1 o'clock P.M.

FEB 20 1990

Recorded in Official Records
of Riverside County, California

William J. Stearns
Recorder
Fees \$

PM 230215

COVENANT AND AGREEMENT

FOR PRIVATE SEWER LINE EASEMENT

THIS COVENANT AND AGREEMENT is made and entered into this 19th day of February, 1990, by Brian L. Guynn and Cheryl L. Guynn, 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.

Lot 8 of Country Club Park as shown by map on file in Book 11, Page 64 of Maps, Records of Riverside County, California.

For the purpose of complying with the conditions imposed by the City of Riverside, for the approval of Parcel Map No. 23985 the tentative map of which was approved by the Planning Commission on September 22, 1988, the undersigned hereby covenant and agree with said City of Riverside that private easements for sanitary sewer facilities, in connection therewith is hereby established in, over, along and across that portion of the above described land described in Exhibit A attached hereto and incorporated herein by this reference.

Said easement is for the use and benefit of Parcels 1 and 2 of said parcel map and for the use and benefit of the adjoining property southerly of said parcel map.

That in the event the parties hereto shall sell or convey any or all of the hereinbefore described property in said Lot 8, it is further covenanted and agreed that as said property is conveyed, the undersigned shall grant or reserve said easement as is appropriate to insure that the owners of Parcels 1 and 2 of said parcel map and the owners of the adjoining property southerly of said parcel map shall have an easement for sanitary sewer facilities in over, along and across said property.

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

DESCRIPTION APPROVAL 2/20/90
WILLIAM J. STEARNS
SURVEYOR, CITY OF RIVERSIDE

APPROVED AS TO FORM
Norman Z. Stearns
CHIEF ASSISTANT CITY ATTORNEY

Brian L. Guynn
Brian L. Guynn

Cheryl L. Guynn
Cheryl L. Guynn

EXHIBIT "A"

SEWER EASEMENT

THAT PORTION OF LOT 8 OF COUNTRY CLUB PARK AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 64 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF PARCEL 1 OF THAT RECORD OF SURVEY AS SHOWN BY MAP ON FILE IN BOOK 50, PAGE 67 OF RECORD OF SURVEYS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; SAID CORNER ALSO BEING COMMON TO PARCELS 1, 2 AND 3 OF SAID RECORD OF SURVEY;

THENCE SOUTH 03°28'13" WEST ALONG THE EAST LINE OF SAID PARCEL 1 AND ITS SOUTHERLY PROLONGATION A DISTANCE OF 174.08 FEET TO THE NORTH LINE OF LOT 9 OF SAID COUNTRY CLUB PARK;

THENCE NORTH 81°48'18" WEST ALONG SAID NORTH LINE A DISTANCE OF 13.30 FEET;

THENCE SOUTH 07°43'41" WEST A DISTANCE OF 78.40 FEET TO A POINT ON THE NORTH LINE OF LOT 8 OF SAID COUNTRY CLUB PARK; SAID POINT BEING DISTANCE SOUTH 76°36'56" EAST 210.00 FEET FROM THE NORTHWEST CORNER OF SAID LOT 8 AND ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 76°36'56" EAST ALONG SAID NORTH LINE A DISTANCE OF 238.20 FEET TO POINT ON THE WESTERLY LINE OF VICTORIA AVENUE (HAVING A HALF WIDTH OF 30.00 FEET); SAID POINT ALSO BEING ON A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 543.68 FEET AND TO WHICH POINT A RADIAL LINE BEARS SOUTH 74°38'25" EAST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 1°15'58" AN ARC DISTANCE OF 12.01 FEET TO A LINE WHICH IS PARALLEL WITH AND 12.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 8;

THENCE NORTH 76°36'56" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 246.51 FEET;

THENCE NORTH 07°43'41" EAST A DISTANCE OF 12.06 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 8 WHICH IS DISTANT NORTH 76°36'56" WEST 10.09 FEET FROM THE TRUE POINT OF BEGINNING;

THENCE SOUTH 76°36'56" EAST ALONG SAID NORTH LINE A DISTANCE OF 10.05 FEET TO THE TRUE POINT OF BEGINNING.

DESCRIPTION APPROVAL 2/20/90
George P. Hutchinson by F
 SURVEYOR, CITY OF RIVERSIDE

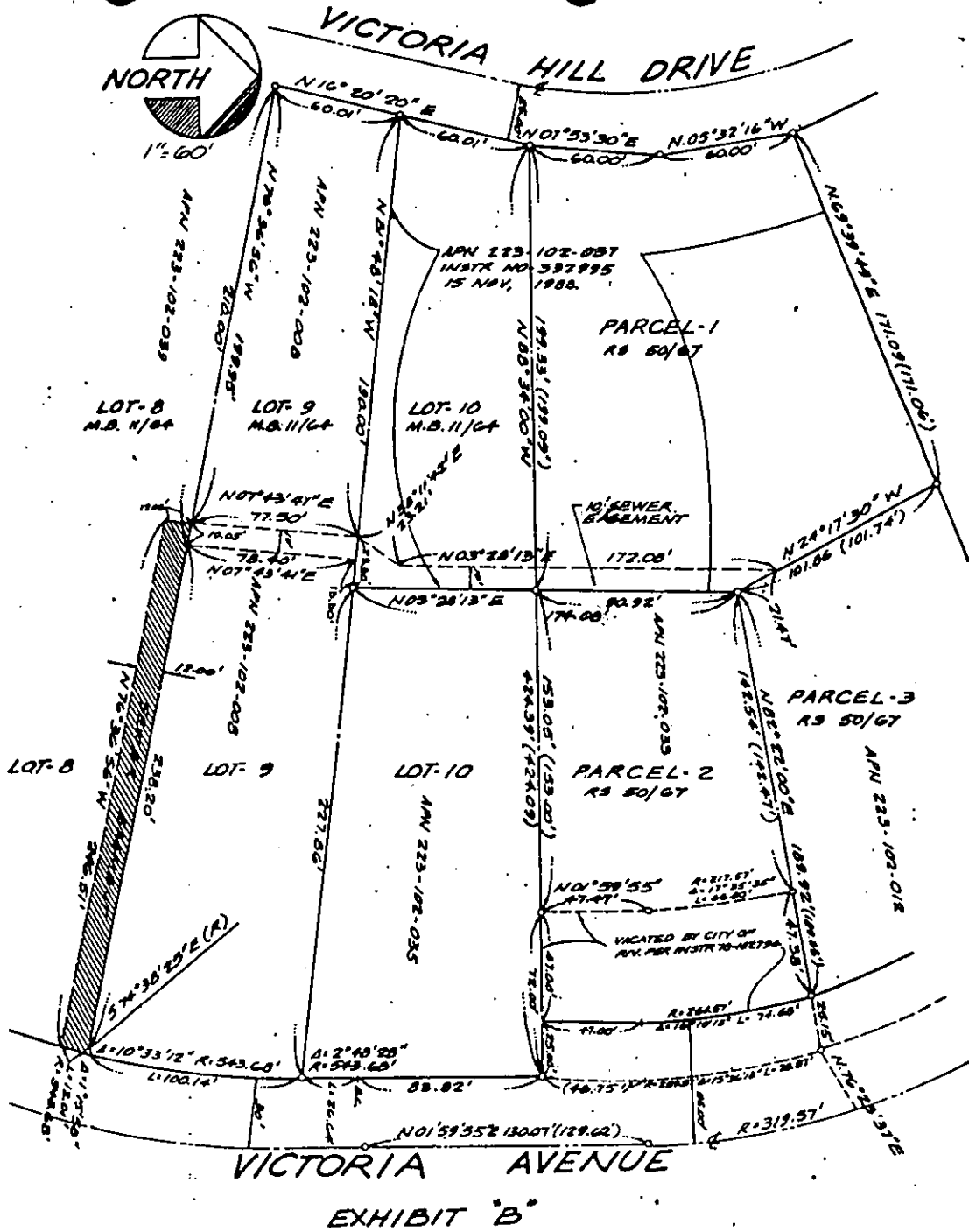


EXHIBIT "B"

CITY OF RIVERSIDE, CALIFORNIA.

SCALE 1"=60'

PREPARED BY J.J. RIGGS DATE 1-12-90

PROJECT RM. 23985 W.O. 68-997

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

SHEET / OF /