

203840

When recorded, mail to
City of Riverside, 3900 Main St
Riverside, CA. 92522
Attn: City Engineer

RECEIVED FOR RECORD
25 Min. Past 3 o'clock P.M.
At request of
City of Riverside
Book 1980, Page 202840
OCT 13 1980

Recorded in Official Records
of Riverside County, California
Dwight D. Sabin Recorder
FEES \$

COVENANT AND AGREEMENT FOR PRIVATE SANITARY SEWER EASEMENT

This covenant and agreement is made and entered into this 23rd day of October, 1980 by BUCHANAN-SAMPSON (RIVERSIDE) INDUSTRIAL, LTD., a California limited partnership, the owner of record of the following described real property, located in the City of Riverside, County of Riverside, State of California:

PARCEL A

Lot 12 of Tract 11118 as shown by map on file in Book 109 of Maps, at pages 95 and 96 thereof, Records of Riverside County, California.

PARCEL B

Lot 11 of Tract 11118 as shown by map on file in Book 109 of Maps, at pages 95 and 96 thereof, Records of Riverside County, California.

Said parcels are adjoining lots.

DESCRIPTION APPROVAL
by George P. Hutchison 10/14/80 by W.F. [Signature]
Surveyor

For the purpose of complying with the conditions imposed by the City of Riverside, California, the undersigned, for itself and its successors and assigns, hereby covenants and agrees with the City of Riverside that a private easement for sanitary sewer facilities will be established on, over, under, and across said Lot 12 for the use and benefit of Lot 11, which easement is described as follows:

That portion of Lots 11 and 12 of Tract 11118 as shown by map on file in Book 109 of Maps, at pages 95 and 96 thereof, Records of Riverside County, California, lying within a strip of land 12.00 feet wide, the centerline being described as follows:

Commencing at the centerline intersection of Buchanan Street and Sampson Avenue as shown on said Tract 11118;

Thence N.34°18'15"W., along the centerline of said Buchanan Street, a distance of 5.00 feet;

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Thence S.55°41'45"W., a distance of 123.82 feet to the Westerly right of way line of said Sampson Avenue, also being the Easterly line of said Lot 12 and the point of beginning of the centerline to be described;

Thence continuing S.55°41'45"W., a distance of 402.00 feet to the termination of said centerline description;

The sidelines of said 12.00 foot strip of land being prolonged or shortened to intersect the Easterly line of said Lot 12, said line being on a curve concave Easterly, having a radius of 153.00 feet, the radial line passing through said point of beginning.

DESCRIPTION APPROVAL
by George P. Hutchinson 10/16/80 by W.F.
Surveyor

It is further covenanted and agreed that as said lots are conveyed, the undersigned shall grant or reserve all of said easement as is appropriate to insure that the owner(s) of said Lot 11 have an easement across said Lot 12 for the construction, use, and maintenance of private sanitary sewer facilities.

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, California.

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

Date 10-23-80

BUCHANAN-SAMPSON (RIVERSIDE) INDUSTRIAL, LTD.,
a California limited partnership
By: Buchanan-Magnolia Investment Partnership
By: National Investment Properties, Inc.

By Garnet E. Gahagan
Garnet E. Gahagan, President

By Thomas F. Charnell
Thomas F. Charnell, Secretary

AND By William F. Urbano
WILLIAM F. URBANO

General Partners

APPROVED AS TO FORM
Roy Wilton
SENIOR DEPUTY CITY ATTORNEY

10 1946 CA (8-74)
(Partnership)

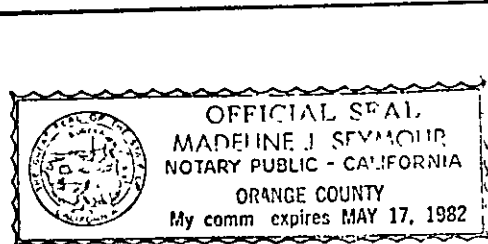


STATE OF CALIFORNIA } SS.
COUNTY OF ORANGE

On October 23, 1980
before me, the undersigned, a Notary Public in and for said State, personally appeared
William F. Urbano

_____ known to me
to be one of the partners of the partnership
that executed the within instrument, and acknowledged to me
that such partnership executed the same
WITNESS my hand and official seal.

Signature Madeline J. Seymour
Madeline J. Seymour



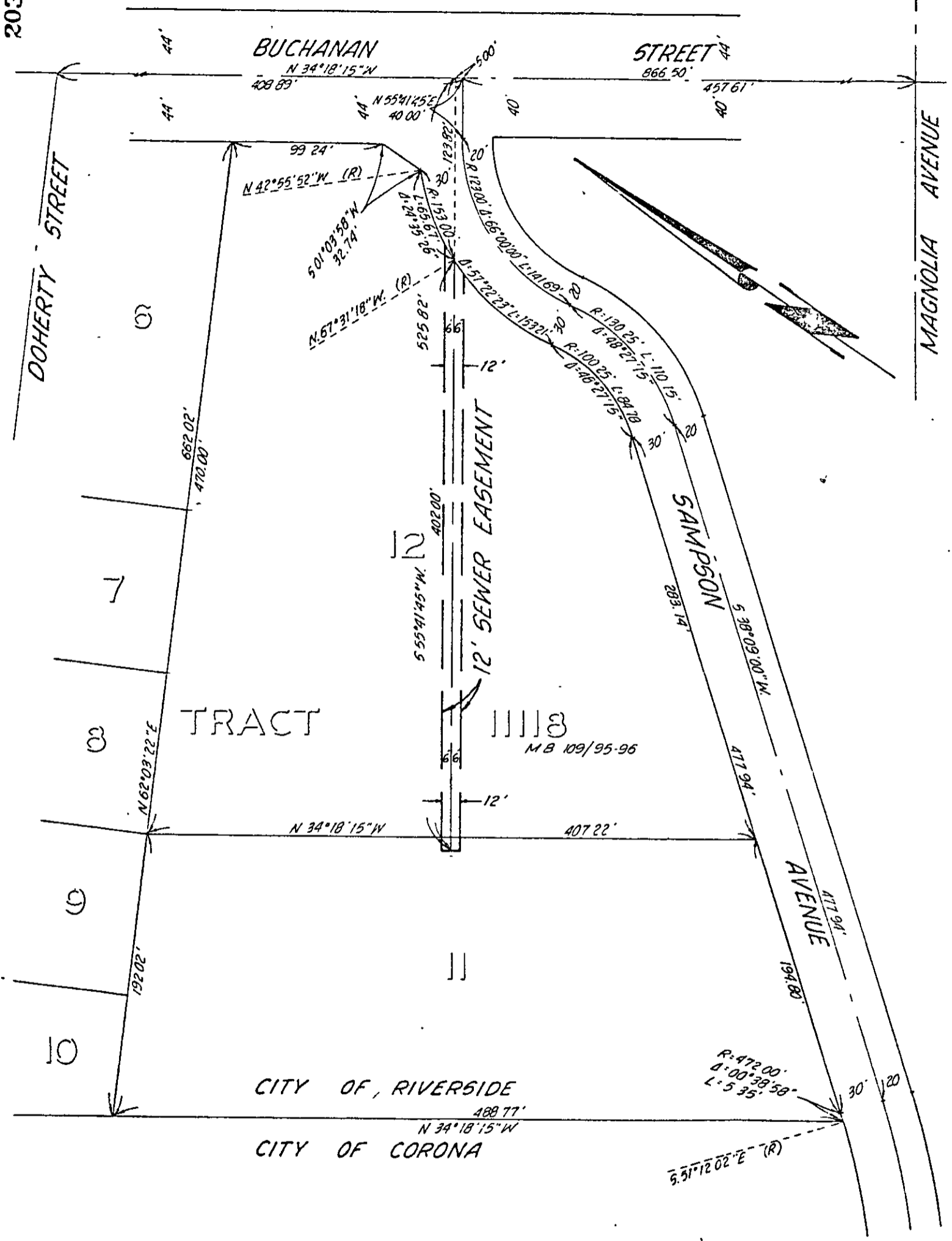
(This area for official notarial seal)

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• CITY OF RIVERSIDE, CALIFORNIA • C/A-29

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 1 OF 1

80-6531(P)

SCALE: 1" = 80'

DRAWN BY M.C. DATE 9/29/80

SUBJECT 12' SEWER EASEMENT (TRACT 11118)