

38018
38018

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

COVENANT AND AGREEMENT
FOR COMMON DRIVEWAY

RECEIVED FOR RECORD
10 Min. Past 2 o'clock P.M.
At Request of
[Signature]
Book 1981, Page 38018
MAR - 4 1981

Recorded in Official Records
of Riverside County, California
[Signature] Recorder
1981

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THIS COVENANT AND AGREEMENT is made and entered into
this 4th day of MARCH, 1981, by SCOTT
MARCUS RICH, the owner of record of the following describ-
ed real property located in the City of Riverside, County
of Riverside, State of California.

Parcel 1

This portion of Block 12, Range 11, as shown by
Map of the Town of Riverside on file Book 7
Page 17 of Maps, Records of San Bernardino County,
California, described as follows:
BEGINNING at the Northwest corner of said block 12;
THENCE Easterly on the Southerly line of Twelfth
Street, 55 feet;
THENCE at right angle Southerly, 97.60 feet;
THENCE North 60 degrees 57' 30" West 54.87 feet to
a point in the Easterly line of Locust Street which
bears Southwesterly 97.60 feet, as measured
along said Easterly line, from said Northwest corner
of said block 12;
THENCE North 28 degrees 58' 00" East 97.60 feet to
the true point of beginning.

Parcel 2

That portion of Block 12, Range 11, as shown by
Map of the Town of Riverside on file in Book 7
page 17 of Maps, Records of San Bernardino County,
California, described as follows:
COMMENCING at the Northwest corner of said Block 12;
THENCE Easterly on the Southerly line of Twelfth
Street, 55 feet;

DESCRIPTION APPROVAL
[Signature]
Recorder

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1 THENCE at right angles Southerly 97.60 feet to the
 2 TRUE POINT OF BEGINNING;
 3 THENCE continuing along said right angle southerly,
 4 5.40 feet;
 5 THENCE at right angle Easterly, 50 feet;
 6 THENCE at right angle Southerly 37.00 feet;
 7 THENCE at right angle Westerly, 104.82 feet to the
 8 Easterly line of Locust Street;
 9 THENCE Northerly along said Easterly line, 42.40
 10 feet to a point which bears Southwesterly 97.60
 11 feet, as measured along said Easterly line from
 12 said Northwest corner of said Block 12;
 13 THENCE South 60 degrees 57' 30" East 54.87 feet
 14 to the TRUE POINT OF BEGINNING.

15 Said parcels are adjoining lots.

16 For the purpose of complying with the conditions
 17 imposed by the City of Riverside, California, for the
 18 approval of Parcel Map 15892, the undersigned hereby
 19 covenant and agree with the City of Riverside that the
 20 above described Parcels 1 and 2 of real property shall
 21 have established a common private driveway described
 22 as follows:

23 FOR THE BENEFIT OF PARCEL 1

24 That portion of Block 12, Range 11, as shown
 25 by Map of the Town of Riverside on file in
 26 Book 7 page 17 of Maps, Records of San Bernardino,
 27 County, California, described as follows:
 28 BEGINNING at a point on the Easterly line of
 29 Locust Street, which bears Southwesterly 97.60
 30 feet, as measured along said Easterly line, from
 31 the Northwest corner of said Block 12;
 32 THENCE South 60 degrees 57' 30" East 23.7 feet;

DESCRIPTION APPROVAL
 by *George A. Hutchinson* 7-29-81
 SURVEYOR

1 THENCE at right angle Southerly 14.6 feet;
 2 THENCE North 60 degrees 57' 30" West 5 feet;
 3 THENCE Northwesterly 19.24 feet to a point in the
 4 Easterly line of Locust Street which bears 10 feet
 5 Southerly from the point of beginning;
 6 THENCE Northeasterly on the Easterly line of Locust
 7 Street 10 feet to the point of beginning.

8 FOR THE BENEFIT OF PARCEL 2

9 That portion of Block 12, Range 11, as shown by Map of the
 10 Town of Riverside on file in Book 7 page 17 of Maps, Records of
 11 San Bernardino County, California, described as follows:
 12 BEGINNING at a point in the Easterly line of Locust Street, which
 13 bears Southwesterly 97.60 feet, as measured along said Easterly line,
 14 from the Northwest corner of said Block 12;
 15 THENCE South 60 degrees 57' 30" East, 23.7 feet;
 16 THENCE at a right angle Northerly 18 feet;
 17 THENCE North 60 degrees 57' 30" West 7 feet;
 18 THENCE Westerly 18.53 feet to a point in the
 19 Easterly line of Locust Street which bears 10 feet
 20 Northerly from the point of beginning;
 21 THENCE Southwesterly on the Easterly line of Locust
 22 Street 10 feet to the Point of Beginning.

23
 24 That in the event the undersigned shall sell or
 25 convey either Parcel 1 or 2, it is further covenanted
 26 and agreed that the undersigned shall also grant to
 27 the grantee of the Parcel conveyed, an easement for
 28 and the right of joint use of that portion of the
 29 common private driveway which is located upon the
 30 parcel which is retained in ownership, and the under-
 31 signed shall reserve in himself and his succes-
 32 sors, heirs and assignee, an easement for the right

DESCRIPTION APPROVAL
 [Signature]
 Surveyor

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use of that portion of the common private driveway
which is located upon the parcel so conveyed.

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

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

Scott Marcus Rich
SCOTT MARCUS RICH

APPROVED AS TO FORM
Diane L. Peters
ASSOC. CITY ATTORNEY

STATE OF CALIFORNIA,
COUNTY OF San Bernardino } ss.

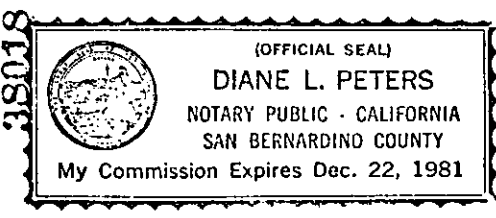
ON March 4, 19 81,
before me, the undersigned, a Notary Public in and for said State, personally appeared

SCOTT MARCUS RICH
_____, 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.

Diane L. Peters

Notary Public in and for said State.



C/A-41

38018

VER-

12th

STREET

S 60°57'30" E

-PI BRIST WADHER PAUL TALK
IN LEAD PAUL CONC 1 N 02'
NO REF

SET NAIL AND LS 3/16"
TAG IN CONC DRIVE

STREET

33'

55 00'

103 01'

TOWN OF RIVERS
BLOCK 12 RANGE

PARCEL 1

0.123 ACRES
5361 16 SQ FT

97.60'

N 20°02'30" E

SET NAIL AND LS 3/16"
W/LY FACE OF PART
W OF TRUE POINT

N 28°58'00" E

140 00'

PAR A & B
CONTIGUOUS
PRIVATE
DRIVEWAY
EASEMENT

PAR. A

N 60°57'30" W

PAR. B

N 60°57'30" W
50 00'

LOCUST

42 40'

540'

PARCEL 2

0.026 ACRES
4175 41 SQ FT

N 20°02'30" E

N 60°57'30" W

104 82'

SET UN 1.0

33'

C/A-41