

44163

When recorded, mail to  
City of Riverside, 300 Main Street  
Riverside, CA 92522  
Attn: City Engineer

COVENANT AND AGREEMENT  
AND  
DECLARATION OF RESTRICTIONS

(4851 Hedrick Ave.  
Riverside, Calif.)

RECEIVED FOR RECORD  
50 Min. Past 3:00 clock P.M.  
At Request of  
*Beverlee Leyvas*  
Book 1981, Page 44163

MAR 12 1981

Recorded in Official Records  
of Riverside County, California  
*Doreen D. Sogin* Recorder  
FEES \$ 6

This COVENANT AND AGREEMENT AND DECLARATION  
OF RESTRICTIONS is made and entered into this 18th  
day of February, 1981, by Paul Leyvas, father; and  
Ralph and Beverlee Leyvas, husband and wife, the  
owners of record of the real property situated in  
the City of Riverside, County of Riverside, State  
of California, known as 4851 Hedrick Avenue, and  
more particularly as follows:

Parcel 1: All that portion of Lot 51 of  
ONWENSIA as shown by map on file in Book  
11 pages 98 and 99 of Maps, records of  
Riverside County, California, described  
as follows: Beginning at the most Southerly  
corner of said Lot 51; thence North 13°  
22' 45" West along the Southwesterly line  
of said Lot 51, a distance of 65 feet;  
thence North 76° 37' 05" East and parallel  
with the Southerly line of said Lot 51, a  
distance of 120 feet; thence South 13° 22'  
45" East and parallel with the Southwesterly  
line of said Lot 51, a distance of 65 feet  
to a point on the Southerly line of said Lot;  
thence South 76° 37' 05" West along said  
Southerly line, a distance of 120 feet to  
the point of beginning.

Parcel 2: That portion of Lot 51 of ONWENSIA  
as shown by Map on file in Book 11 pages  
98 and 99 of Maps, Riverside County Records,  
described as follows:

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Commencing at the most Southerly corner of said Lot; thence North  $13^{\circ} 22' 45''$  West on the Southwesterly line of said Lot, 65 feet to the true point of beginning; thence continuing North  $13^{\circ} 22' 45''$  West on the Southwesterly line of said Lot, 15 feet; thence North  $76^{\circ} 37' 05''$  East, parallel with the Southerly line of said Lot, 265 feet to the Easterly line of said Lot; thence South  $13^{\circ} 22' 45''$  East on the Easterly line of said Lot, 80 feet to the Southeast corner of said Lot; Thence South  $76^{\circ} 37' 15''$  West on the Southerly line of said Lot, 145 feet to the Southeast corner of that certain parcel conveyed to Florian U. Burlingame and Elizabeth Burlingame, husband and wife by Deed filed for record May 16, 1963 as Instrument No. 50664; thence North  $13^{\circ} 22' 45''$  West, parallel with the Southwesterly line of said Lot, 65 feet to the Northeast corner of said Parcel; thence South  $76^{\circ} 37' 05''$  West, parallel with the Southerly line of said Lot, 120 feet to the true point of beginning.

Parcel 3: That portion of Lot 52 of ONWENSIA as shown per map on file in Book 11, pages 98 and 99 of Maps, Records of Riverside County, California described as follows; Beginning at the northeast corner of said Lot 52; thence Southerly along the easterly line of said Lot South  $13^{\circ} 22' 45''$  East, 83.67 feet to a point thereon; thence South  $76^{\circ} 37' 05''$  West, 79.79 feet; thence South  $13^{\circ} 22' 45''$  East, 56.30 feet to a point on the Northerly line of Parcel 2 of the Land conveyed to Ralph B. Neely, et ux, by Deed recorded July 8, 1955 in Book 1763 page 107 of Official Records of Riverside County, California; thence Westerly, along said Northerly line 61 feet to the Easterly line of the land conveyed to Tony M. Esquibel and Rosy R. Esquibel, husband and wife, by Deed recorded December 5, 1955 as Instrument No. 127875 of Official Records of Riverside County, California; thence Northerly, along the Easterly line of said land conveyed to Tony M. Esquibel, et ux, and along the Easterly line of the land conveyed to Loyal L. Fritz and Shirley A. Fritz, husband and wife as joint tenants, by Deed recorded September 22, 1967

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APPROVAL  
George P. White  
7/19/81  
CITY CLERK

as Instrument No. 83448 of Official Records of Riverside County, California, and along the Easterly line of the land conveyed to Edith Mary Winkler and Reinhold Winkler, wife and husband, by Deed recorded October 14, 1966 as Instrument No. 102022 of Official Records of Riverside County, California, to the Northerly line of said Lot 52; thence North-easterly, along the Northerly line of said Lot 52, 140.8 feet, more or less, to the point of beginning.

For the purpose of complying with the conditions imposed by the City of Riverside for the turn-on of the electrical service and water installed to an accessory building located at 4851 Hedrick Avenue, Riverside, California, which property is zoned for single-family residential use (R-1-65), the undersigned hereby covenant and agree with the City of Riverside that the aforementioned accessory building will not be used as separate living quarters or for any commercial purpose.

Should the City of Riverside bring suit in court to enforce the terms of this Covenant and Agreement and Declaration of Restrictions, the undersigned, their heirs, successors and assigns, agree to pay to the City of Riverside, said City's court costs, including reasonable attorney's fees.

This Covenant and Agreement and Declaration of Restrictions shall run with the land and shall be binding upon the undersigned, their heirs, successors and assigns, and shall continue in effect until such time as released by the City Council of the City of Riverside, California.

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