

68807

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

RECEIVED FOR RECORD  
Min. Part of Clock  
At Request of  
SAFEID TITLE INSURANCE CO.  
Book 1981, Page 68807  
APR 17 1981  
Recorded in Official Records  
of Riverside County, California  
FEE \$

COVENANT AND AGREEMENT

(Parcels 3 and 4 of Parcel Map No. 10010 - Joint Access Driveway and Emergency Turnaround Easement)

THIS COVENANT AND AGREEMENT is made and entered into this 7<sup>TH</sup> day of OCTOBER, 1980, by KENNETH R. KING and THOMAS R. SCHARF, the owners of record of the following described real property located in the City of Riverside, County of Riverside, State of California:

DESCRIPTION APPROVAL  
By George R. Burtch, Surveyor

Parcels 3 and 4 of Parcel Map No. 10010, as shown by map on file in Book 91, Pages 16+17 of Parcel Maps, Records of Riverside County, California.

WHEREAS the undersigned desire to record Parcel Map No. 10010; and

WHEREAS a tentative map for Parcel Map No. 10010 was approved by the City Planning Commission on August 4, 1977 subject to certain conditions; and

WHEREAS a condition of approval requires that a 20-foot-wide paved, joint access driveway and emergency turnaround easement be provided to Public Works Department's specifications over the panhandle access strips of Parcels 3 and 4;

NOW, THEREFORE, for the purpose of complying with the conditions imposed by the City of Riverside, California, for the approval of tentative Parcel Map No. 10010, the undersigned, for themselves and their heirs, successors and assigns, hereby covenant and agree with the City of Riverside as follows:

1. Parcels 3 and 4 of Parcel Map No. 10010 shall have established thereon a paved, joint access driveway and emergency turnaround easement described as follows and referred to herein as the easement:

That portion of Parcel 3 of Parcel Map 10010, Parcel Map Book 91 Pgs 16+17 records of Riverside County, California, described as follows:

C/A-45

Beginning at the southeast corner of said Parcel 3; Thence N 86° 39' 20" W, 257.35 feet; Thence N 3° 20' 40" E, 30.00 feet; Thence S 86° 39' 20" E, 65.00 feet; Thence S 1° 50' 33" E, 15.06 feet; Thence S 86° 39' 20" E, 192.35; Thence S 8° 33' 42" W, 15.07 feet to the true point of beginning.

Contains 4857 square feet, more or less.

That portion of Parcel 4 of Parcel Map 10010, Parcel Map Book 91 pgs 16+17 records of Riverside County, California, described as follows:

Beginning at the most easterly corner of said Parcel 4; Thence S 8° 33' 42" W, 9.18 feet to the beginning of a tangent curve, concave to the east and having a radius of 233.00 feet; Thence southerly, along the arc of said curve, through an angle of 1° 26' 42", a distance of 5.88 feet; Thence N 86° 39' 20" W, 186.68 feet; Thence S 1° 50' 33" E, 15.06 feet; Thence N 86° 39' 20" W, 70.74 feet; Thence N 3° 20' 40" E, 30.00 feet; Thence S 86° 39' 20" E, 257.35 feet to the true point of beginning.

Contains 4901 square feet, more or less.

2. In the event the undersigned, their heirs, successors or assigns shall sell, convey or lease either Parcel 3 or Parcel 4 of Parcel Map No. 10010 as described above, they shall grant to the grantee or lessee of the property so conveyed the portion of the easement located upon the parcel which is retained and shall reserve for themselves, their heirs, successors and assigns, the portion of the easement located upon the parcel being conveyed.

3. The easement shall be paved in accordance with city standards prior to issuance of a building permit on any parcel and shall be maintained in good condition under all traffic and weather conditions.

4. The cost of maintenance of the easement shall be apportioned 50 percent to the owners of Parcel 3 of Parcel Map No. 10010 and 50 percent to the owners of Parcel 4 of Parcel Map No. 10010.

These covenants and agreements shall run with the land

DESCRIPTION APPROVAL  
 BY *[Signature]*  
 SURVEYOR

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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.

The City of Riverside may enforce this Covenant and Agreement in the event any of the above conditions are not met. Should the City of Riverside bring suit to enforce the terms of this Covenant and Agreement, the undersigned, their heirs, successors and assigns agree to pay to the City the City's costs and reasonable attorneys' fees.

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

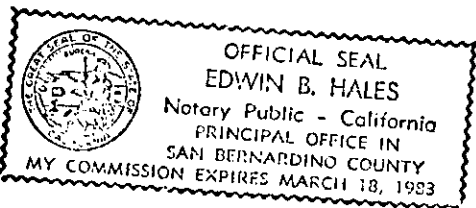
Kenneth R. King  
KENNETH R. KING

Thomas R. Scharf  
THOMAS R. SCHARF

STATE OF CALIFORNIA            )  
  :    ss.  
COUNTY OF SAN BERNARDINO )

On October 7, 1980, before me, the undersigned, a Notary Public in and for said County and State, personally appeared KENNETH R. KING and THOMAS R. SCHARF, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

WITNESS my hand and Official Seal,



Edwin B. Hales  
EDWIN B. HALES  
Notary Public in and for  
said County and State.  
My Commission expires 3/18/83

APPROVED AS TO FORM  
Clarice June  
ASST. CITY ATTORNEY

CA-45