

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

207877  
207877

we said this was  
Plotted correctly  
1-20-84

RECEIVED FOR RECORD  
AT 9 00 O'CLOCK A.M.  
At Request of  
FIRST AMERICAN TITLE COMPANY  
OF RIVERSIDE

207877  
Book 1983, Page  
OCT - 7 1983

Recorded in Official Records  
of Riverside County, California  
William E. Perry  
Recorder  
Fees \$

COVENANT AND AGREEMENT  
FOR  
DRAINAGE RELEASE

THIS COVENANT AND AGREEMENT is made and entered into this 14th day  
of June, 1983, by ANDREWS DEVELOPMENT CO., a California corporation, the  
fee owner of the real property located in the City of Riverside, County of River-  
side, State of California, described as follows:

Those portions of Lots 1 and 2 of the Bixmill Tract, as shown by map on file  
in Book 16 of Maps, at pages 28 through 30, inclusive thereof, Records of River-  
side County, California, more particularly described as follows:

Commencing at the northeast corner of Lot "F" (Jurupa Avenue) of Tract No.  
6537-2, as shown by map on file in Book 86 of Maps, at pages 49 through 50,  
inclusive thereof, Records of Riverside County, California, said point being in the  
west line of that certain parcel of land conveyed to the City of Riverside as  
Parcel 1 by deed recorded April 2, 1962 as Instrument No. 30053 of Official Records  
of Riverside County, California;

Thence North 00° 23' 09" East along said west line, a distance of 676.09 feet  
to a point therein for the TRUE POINT OF BEGINNING:

- Thence North 89° 36' 51" West, a distance of 183.00 feet;
- Thence North 59° 21' 38" West, a distance of 179.66 feet;
- Thence North 89° 30' 30" West, a distance of 166.17 feet;
- Thence North 55° 21' 42" West, a distance of 101.44 feet;
- Thence North 24° 57' 46" East, a distance of 32.19 feet;
- Thence North 65° 02' 14" West, a distance of 176.00 feet;
- Thence South 24° 57' 46" West, a distance of 14.27 feet;
- Thence North 65° 02' 14" West, a distance of 166.00 feet;
- Thence South 24° 57' 46" West, a distance of 30.33 feet;
- Thence North 65° 02' 14" West, a distance of 110.00 feet to a point in  
the Easterly line of that certain parcel of land conveyed to Mono Power  
Company by Deed recorded July 10, 1972 as Instrument No. 90276 of Official  
Records of Riverside County, California;
- Thence North 24° 57' 46" East along said Easterly line, a distance of  
325.00 feet to a point therein;
- Thence South 65° 02' 14" East, a distance of 108.82 feet to a point in a  
non-tangent curve, concave to the West, having a radius of 167.00 feet,  
the radial line at said point bears South 71° 50' 32" East;
- Thence Northerly along said curve, to the left, through a central angle  
of 29° 07' 01", an arc distance of 84.87 feet to a point therein, the  
radial line at said point bears North 79° 02' 27" East;
- Thence North 79° 02' 27" East, a distance of 66.00 feet;
- Thence South 84° 42' 24" East, a distance of 137.86 feet to an angle  
point in the Northerly line of said Lot 2;
- Thence South 89° 30' 30" East along said Northerly line, a distance of  
563.51 feet to the Northwest corner of Parcel 1 conveyed to the City of  
Riverside as aforesaid;
- Thence South 00° 23' 09" West, along the west line of Parcel 1 conveyed to  
the City of Riverside as aforesaid, a distance of 658.90 feet to the true  
point of beginning.

DESCRIPTION APPROVAL  
by [Signature] 3/11/83 by W.F.

C/A-88

207877

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, the undersigned hereby agrees to accept on the above-described property the storm flow and nuisance drainage waters, hereafter referred to as "drainage waters", being discharged from the publicly dedicated streets known as Crest Avenue, Alta Loma Way, and Idyllwild Lane.

The undersigned acknowledges that construction of private drainage swales and/or other private drainage facilities may be required across that portion of the above described property shown as shaded area on the attached plat marked as Exhibit A, to convey said drainage waters from the aforementioned public streets. The undersigned agrees to maintain said private drainage swales and/or other private drainage facilities in a manner as to not block or impede in any manner the flow of said drainage waters from said Crest Avenue, Alta Loma Way, and Idyllwild Lane.

The undersigned hereby agrees to release the City of Riverside, its officers and employees from any and all claims, demands, suits or other actions that the undersigned may now or in the future have arising out of or incurred as a result of water discharged from said Crest Avenue, Alta Loma Way, and Idyllwild Lane flooding, flowing over or remaining on the above-described property.

This Covenant and Agreement 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, or until said Crest Avenue, Alta Loma Way, and Idyllwild Lane is extended onto or through the above-described property and accepted by the City of Riverside.

ANDREWS DEVELOPMENT CO.,  
a California corporation,

By: Jay A. Andrews  
Jay A. Andrews, President

APPROVED AS TO FORM  
[Signature]  
ASST. CITY ATTORNEY

207877



HERSHEY WY.

DETAIL "A"  
NO SCALE

JULIAN DRIVE

CHULA VISTA

ONTARIO

STREET

MEDALLION PLACE

CREST AVE

MAR 9 1983

EXHIBIT "A"

• CITY OF RIVERSIDE, CALIFORNIA •

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

77-56

SCALE 1" = 100'

DRAWN BY [unclear] DATE 1/10/83

SUBJECT TRACT NO. 7110-1

CIA-88