

Recording Requested by:

County of Humboldt
Planning and Building Department

Return to:

County of Humboldt
Planning and Building Department
3015 H Street
Eureka, CA 95501-4484

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
IMPLEMENTING JOINT TIMBER MANAGEMENT PLAN AND GUIDE

Entered into on:

Assessor Parcel No.: **501-161-003**

By and between **Michael Korejko & Barbara Rohr**

Record No.: **PLN-2023-18099**

RECITALS

DECLARANT is the owner of the property described in the attached EXHIBIT "A" (hereafter called the "subject property"). This Declaration of covenants, Conditions and Restrictions is recorded for the mutual benefit of all the subject property. DECLARANT declares that all of the real property described in the attached EXHIBIT "A" shall be held transferred, encumbered, used, sold, conveyed, leased and occupied subject to the covenants, conditions and restrictions hereafter set forth which covenants, conditions and restrictions are expressly and exclusively for the use and benefit of the above referenced property, and for the benefit and use of each and every person or entity who now owns, or acquires in the future, all or any portion or portions of said real property.

This Joint Timber Management Plan created by these covenants, conditions and restrictions shall be carried out in accordance with the most recent Joint Management Guide prepared with respect to the subject property, which Guide is attached as EXHIBIT "B" and is on file at the Humboldt County Planning and Building Department.

OWNER'S REPRESENTATION

hereby represent that the owner(s) of record of the real properties described in the attached EXHIBIT "A".

(for owner's name(s) and signatures(s))

_____	_____
Print name here	Sign above
_____	_____
Print name here	Sign above
_____	_____
Print name here	Sign above
_____	_____
Print name here	Sign above

CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }
COUNTY OF HUMBOLDT }

On this _____ day of _____ 20 ____, before me, _____ Notary Public, personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

_____ (seal)
Notary Public Signature

EXHIBIT A

That real property in the County of Humboldt, State of California, described as follows:

PARCEL A

BEGINNING at the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 10, Township 5 North, Range 1 East, Humboldt Meridian; and running

thence North 89 degrees 45 minutes East, on the Quarter Section line, 990 feet;

thence South, 2,060 feet;

thence South 89 degrees 45 minutes West, 1,766 feet;

thence North, 740 feet to the North line of the South Half of the Southwest

Quarter of said Section;

thence North 89 degrees 45 minutes East, on said North line, 776 feet, to the Southeast corner of the Northwest Quarter of the Southwest Quarter of said Section;

thence North on the Subdivision line, 1,320 feet to the place of beginning.

EXCEPTING THEREFROM that portion that lies Southwesterly of the Northerly fork of Washington Gulch.

PARCEL B

COMMENCING at the Southeast corner of that parcel of land conveyed to R. J. Wilson by deed recorded October 20, 1925 in Book 174 of Deeds, Page 294, Humboldt County Records, said point being described as North 89 degrees 45 minutes East 990 feet and South 2060 feet from the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 10, Township 5 North, Range 1 East, Humboldt Meridian;

thence North 00 degrees 07 minutes 40 seconds East, along the East line of said parcel, 590.50 feet to the TRUE POINT OF BEGINNING of this parcel;

thence South 89 degrees 46 minutes 51 seconds East, 163.18 feet;

thence North 19 degrees 42 minutes 51 seconds West, 480.76 feet to the East line of said parcel;

thence South 00 degrees 07 minutes 40 seconds West, along said line, 451.96 feet to the TRUE POINT OF BEGINNING.

This description is based on a Record of Survey for Michael J. Korejko and Barbara B. Rohr to be filed in the Office of the Humboldt County Recorder subsequent to the recordation of this document.

Prepared by:

Michael J. O'Hern

LS 4829 Dated: July 13, 2023

**COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO
THE PROPERTY DESCRIBED IN EXHIBIT "A"**

1. Term. These covenants, conditions and restrictions shall run with the land and shall be binding on all heirs, successors, or assigns of DECLARANT, and on all persons or entities holding any interest in the subject property, for as long as the land is zoned Timber Production (TPZ).
2. Access Easements. In addition to and notwithstanding any other easements of record which may exist, each owner of a parcel described in Exhibit A shall have the non-exclusive easements as described in the Joint Timber Management Plan and attached as Exhibit B.
3. Timber Management and Harvest. Timber management and harvest activities on all parcels described in Exhibit "A" shall be conducted in accordance with the most recently prepared Joint Timber Management Guide applicable to the subject property, on file with the Humboldt County Planning and Building Department and incorporated herein by this reference. Said Guide shall provide for timber harvest within a reasonable period of time.
4. Enforcement. Enforcement may be undertaken by any available proceeding at law or in equity against any person, persons, or entity violating or attempting to violate any of the covenants, conditions and restrictions contained herein. Any remedy available at law or in equity may be sought for the purpose of restraining or preventing any violation of these covenants, conditions and restrictions, or to recover damages for any such violation.
5. Severability. Invalidity of any one of these covenants, conditions and restrictions shall in no way affect or serve to invalidate any of the other provisions contained herein, and all remaining provisions shall remain in full force and effect.
6. Incorporation into Transfer Document(s). A reference to this Declaration of Covenants, Conditions and Restrictions Implementing the Joint Timber Management Plan and Guide and the Recorder's Document Information shall appear in any document which transfers title to the subject property, or any portion thereof, and shall be in substantially the following form:

"This real property is subject to the provisions of a Declaration of Covenants, Conditions and Restrictions Implementing the Joint Timber Management Plan and Guide recorded in the office of the Humboldt County Recorder as Recorder's document _____."

IN WITNESS WHEREOF, DECLARANT(S) has/have executed this Declaration of Covenants, Conditions and Restrictions on the day and year first written below.

_____	_____
Declarant's (Property Owners') Signature *	Date
_____	_____
Declarant's (Property Owners') Signature *	Date
_____	_____
Declarant's (Property Owners') Signature *	Date
_____	_____
Declarant's (Property Owners') Signature *	Date

* Attach separately full-page Notary Acknowledgment Form

CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }
COUNTY OF HUMBOLDT }

On this _____ day of _____ 20 ____, before me, _____ Notary Public, personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.

Witness my hand and official seal.

_____ (seal)
Signature