

**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.:  
**204-142-033, 204-142-035**

By and Between **M5 Land and Cattle LLC and Carol L.  
Morris**

Record Number.: **PLN-2020-16532**

**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))

M5 Land and Cattle LLC

Print name here

Sign above

Robert E. Morris

Print name here

Sign above

*Robert E. Morris*

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.

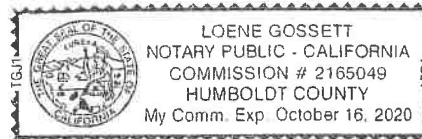
STATE OF CALIFORNIA }
COUNTY OF HUMBOLDT }

On this 11th day of Feb, 20 21, before me, Loene Gossett Notary Public, personally appeared Robert E. Morris 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.

*Loene Gossett* (seal)
Signature



The notary commission extended pursuant to Executive Order N-63-20

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))

Carol L. Morris  
Print name here

[Signature]  
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 22 day of December, 2020, before me, Suzanne Smith Notary Public, personally appeared Carol L. Morris 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.



Suzanne Smith (seal)  
Signature

**EXHIBIT A**

**PROPERTY DESCRIPTION**

All that real property situated in the County of Humboldt, State of California, described as follows:

Parcel One:

All of that portion of the Northeast Quarter of Section 8, Township 1 South, Range 4 East, Humboldt Meridian, lying on the Easterly side of the County Wagon Road leading from Bridgeville to Blocksburg, as it existed in 1904, being a portion of the lands as described document recorded on January 16, 1904 in Book 81, Page 436 of Deeds.

EXCEPTING THEREFROM:

COMMENCING at the Northeast Corner of Section 8 of said Township and Range and the TRUE POINT OF BEGINNING

Thence, along the North line of said Section 8, North 86 degrees 54 minutes 22 seconds West, 470.00 feet;

Thence, parallel with the East line of said Section 8, South 0 degrees 08 minutes 05 seconds West, 1200.00 feet;

Thence, parallel with the North line of said Section 8, South 86 degrees 54 minutes 22 seconds East, 470.00 feet to the East line of Section 8;

Thence, along the East line of said Section 8, North 0 degrees 08 minutes 05 seconds East, 1200.00 feet to the TRUE POINT OF BEGINNING.

Parcel Two:

The Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 9, Township 1 South, Range 4 East, Humboldt Meridian.

Parcel Three:

That portion of the Northwest Quarter of the Northwest Quarter of Section 9, Township 1 South, Range 4 East, Humboldt Meridian described as follows:

COMMENCING at the Southwest Corner of said Northwest Quarter of the Northwest Quarter;

Thence, along the South line of said Northwest Quarter of the Northwest Quarter, North 89 degrees 05 minutes 54 seconds East, 63.51 feet to a point 25.00 feet Westerly of the center line of an existing road and the TRUE POINT OF BEGINNING;

Thence, Easterly parallel with the centerline of said road and 25.00 feet Northerly therefrom, North 22 degrees 54 minutes 41 seconds East, 23.86 feet;

Thence, North 45 degrees 52 minutes 48 seconds East, 42.53 feet;

Thence, North 70 degrees 25 minutes 02 seconds East, 128.34 feet;

Thence, North 84 degrees 55 minutes 34 seconds East, 100.45 feet;

Thence, South 79 degrees 43 minutes 54 seconds East, 81.38 feet;

Thence, North 78 degrees 45 minutes 29 seconds East, 44.31 feet;

Thence, North 56 degrees 27 minutes 14 seconds East, 44.47 feet;

Thence, North 36 degrees 56 minutes 03 seconds East, 43.62 feet;

Thence, North 25 degrees 05 minutes 53 seconds East, 128.71 feet;

Thence, North 43 degrees 36 minutes 43 seconds East, 78.13 feet;

Thence, North 56 degrees 53 minutes 55 seconds East, 166.99 feet;

Thence, North 43 degrees 09 minutes 30 seconds East, 95.35 feet;

Thence, North 61 degrees 04 minutes 46 seconds East, 113.60 feet;

Thence, North 74 degrees 03 minutes 11 seconds East, 115.20 feet;  
Thence, North 51 degrees 08 minutes 41 seconds East, 83.12 feet;  
Thence, North 55 degrees 12 minutes 11 seconds East, 73.65 feet;  
Thence, North 43 degrees 30 minutes 40 seconds East, 69.96 feet;  
Thence, North 68 degrees 06 minutes 56 seconds East, 58.49 feet to the East line of said Northwest Quarter of the Northwest Quarter;  
Thence, leaving a point 25.00 feet Northerly of said center line of road and along the East line of said Northwest Quarter of the Northwest Quarter South 0 degrees 01 minutes 37 seconds West, 725.38 feet to the Southeast corner thereof;  
Thence, along the South line of said Northwest Quarter of the Northwest Quarter South 89 degrees 05 minutes 54 seconds West, 1198.86 feet to the TRUE POINT OF BEGINNING.

Description Prepared by:  
Michael J. Moore, LS 5160

Basis of Bearing of description is Book 64 of Surveys, pages 138, 139.

*Michael J. Moore*  
*11 May, 2021*



**EXHIBIT A cont.**

**PROPERTY DESCRIPTION**

All that real property situated in the County of Humboldt, State of California, described as follows:

Parcel One:

That portion of the Northeast Quarter of Section 8, Township 1 South, Range 4 East, Humboldt Meridian described as follows:

COMMENCING at the Northeast Corner of Section 8 of said Township and Range and the TRUE POINT OF BEGINNING:

Thence, along the North line of said Section 8, North 86 degrees 54 minutes 22 seconds West, 470.00 feet;

Thence, parallel with the East line of said Section 8, South 0 degrees 08 minutes 05 seconds West, 1200.00 feet;

Thence, parallel with the North line of said Section 8, South 86 degrees 54 minutes 22 seconds East, 470.00 feet to the East line of Section 8;

Thence, along the East line of said Section 8, North 0 degrees 08 minutes 05 seconds East, 1200.00 feet to the TRUE POINT OF BEGINNING.

Parcel Two:

The Northwest Quarter of the Northwest Quarter of Section 9, Township 1 South, Range 4 East, Humboldt Meridian.

EXCEPTING THEREFROM:

COMMENCING at the Southwest Corner of said Northwest Quarter of the Northwest Quarter;

Thence, along the South line of said Northwest Quarter of the Northwest Quarter, North 89 degrees 05 minutes 54 seconds East, 63.51 feet to a point 25.00 feet Westerly of the center line of an existing road and the TRUE POINT OF BEGINNING;

Thence, Easterly parallel with the centerline of said road and 25.00 feet Northerly therefrom, North 22 degrees 54 minutes 41 seconds East, 23.86 feet;

Thence, North 45 degrees 52 minutes 48 seconds East, 42.53 feet;

Thence, North 70 degrees 25 minutes 02 seconds East, 128.34 feet;

Thence, North 84 degrees 55 minutes 34 seconds East, 100.45 feet;

Thence, South 79 degrees 43 minutes 54 seconds East, 81.38 feet;

Thence, North 78 degrees 45 minutes 29 seconds East, 44.31 feet;

Thence, North 56 degrees 27 minutes 14 seconds East, 44.47 feet;

Thence, North 36 degrees 56 minutes 03 seconds East, 43.62 feet;

Thence, North 25 degrees 05 minutes 53 seconds East, 128.71 feet;

Thence, North 43 degrees 36 minutes 43 seconds East, 78.13 feet;

Thence, North 56 degrees 53 minutes 55 seconds East, 166.99 feet;

Thence, North 43 degrees 09 minutes 30 seconds East, 95.35 feet;

Thence, North 61 degrees 04 minutes 46 seconds East, 113.60 feet;

Thence, North 74 degrees 03 minutes 11 seconds East, 115.20 feet;

Thence, North 51 degrees 08 minutes 41 seconds East, 83.12 feet;

Thence, North 55 degrees 12 minutes 11 seconds East, 73.65 feet;

Thence, North 43 degrees 30 minutes 40 seconds East, 69.96 feet;

Thence, North 68 degrees 06 minutes 56 seconds East, 58.49 feet to the East line of said Northwest Quarter of the Northwest Quarter;

Thence, leaving a point 25.00 feet Northerly of said center line of road and along the East line of said Northwest Quarter of the Northwest Quarter South 0 degrees 01 minutes 37 seconds West, 725.38 feet to the Southeast corner thereof;

Thence, along the South line of said Northwest Quarter of the Northwest Quarter South 89 degrees 05 minutes 54 seconds West, 1198.86 feet to the TRUE POINT OF BEGINNING.

Description Prepared by:  
Michael J. Moore, LS 5160

Basis of Bearing of description is Book 64 of Surveys, pages 138, 139.

*Michael J. Moore*  
*11 May, 2021*



**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 \_\_\_\_\_

Robert Morris <sup>For</sup> M5 Land & Cattle LLC 2-11-21  
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.**

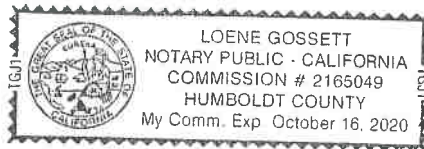
STATE OF CALIFORNIA }  
COUNTY OF HUMBOLDT }

On this 11<sup>th</sup> day of Feb., 2021, before me, Loene Gossett Notary Public, personally appeared Robert E Morris 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.

Loene Gossett (seal)  
Signature



The notary commission extended pursuant to Executive Order N-63-20

[Signature]  
Declarant's (Property Owners') Signature \*

12-22-2020  
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 22 day of December 2020, before me, Suzanne Smith Notary Public, personally appeared Carol L. Morris 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.

Suzanne Smith (seal)  
Signature

