

**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

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

Entered into on: \_\_\_\_\_

Assessor Parcel No.:

**108-301-001 (por.), 221-251-001 (por.)**

By and Between **RICHARD L. FRENCH & SALLY J. FRENCH**  
**Husband and wife as community**  
**property**

Application No.: **14108**

Case No.: **JTMP-18-003**

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

We hereby represent that we are the owner(s) of record of the real properties described in the attached Exhibit "A".

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

Richard L. French

Sally J. French

Husband and wife as community property

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, \_\_\_\_\_ Public

Notary, 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.

\_\_\_\_\_  
Signature (seal)

**EXHIBIT A**

PROPERTY DESCRIPTION

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

**PARCEL A**

The West Half of the Northeast Quarter of Section 1, Township 4 South, Range 1 East, Humboldt Meridian.

EXCEPTING THEREFROM that portion conveyed to Thomas N. Coy, a single man by Deed recorded July 15, 1976, in Book 1354 of Official Records, Page 535, under Recorder's Serial No. 13250, Humboldt County Records.

**PARCEL B**

The South Half of the Northeast Quarter of Section 7, Township 4 South, Range 2 East, Humboldt Meridian.

That portion of the Southeast Quarter of the Northwest Quarter of Section 7, Township 4 South, Range 2 East, Humboldt Meridian, lying Easterly of the centerline of Mattole River.

**PARCEL C**

That portion of Section 7, Township 4 South, Range 2 East and Section 12, Township 4 South, Range 1 East, Humboldt Meridian, described as follows:

Beginning at the Northwest corner of Lot 2 of said Section 7, as said corner is shown in Book 30 of Surveys, Page 38, Humboldt County Records;

- thence East, 393.07 feet;
- thence South 16 degrees 09 minutes 06 seconds East, 240.09 feet;
- thence South 69 degrees 39 minutes 57 seconds East, 184.48 feet;
- thence South 88 degrees 10 minutes 27 seconds East, 247.51 feet;
- thence North 88 degrees 24 minutes 23 seconds East, 134.41 feet;
- thence North 82 degrees 56 minutes 30 seconds East, 274.31 feet;
- thence South 00 degrees 24 minutes 32 seconds East, 674.07 feet;
- thence South 10 degrees 07 minutes 35 seconds West, 384.19 feet;
- thence South 00 degrees 33 minutes 30 seconds East, 449.71 feet;
- thence South 13 degrees 32 minutes 16 seconds East, 307.74 feet;
- thence South 47 degrees 05 minutes 09 seconds East, 164.30 feet;
- thence South 35 degrees 05 minutes 35 seconds East, 219.90 feet;
- thence South 45 degrees 43 minutes 15 seconds West, 129.71 feet;
- thence South 86 degrees 19 minutes 42 seconds West, 114.11 feet;

thence North 58 degrees 26 minutes 42 seconds West, 89.81 feet;  
thence North 21 degrees 44 minutes 22 seconds West, 249.54 feet;  
thence North 57 degrees 54 minutes 06 seconds West, 1379.85 feet;  
thence North 83 degrees 47 minutes 45 seconds West, 1360.59 feet, more or less,  
to a point that bears West, 20 chains from the Quarter Section corner on the East line of  
said Section 12, said point being an angle point on the West line of the land described in  
Exhibit F, Parcel One of a deed to Richard L. French and Sally J. French, recorded June  
15, 1998 as Instrument No. 1998-15590-13, Humboldt County Records;  
thence North 01 degree 01 minutes 05 seconds East, 539.22 feet (record North,  
8.17 chains), along said West line to an angle point in said line;  
thence North 68 degrees 46 minutes 05 seconds East, 752.40 feet (record North  
67-3/4 degrees East, 11.40 chains) along said West line to an angle point in said line,  
being a point from which bears an apple tree South 73-1/4 degrees East, 28 links marked  
M.P.B.T.;  
thence North 01 degree 01 minutes 05 seconds East, 489.52 feet (record North),  
along said West line to the North subdivision line of the Southeast Quarter of Northeast  
Quarter of said Section 12;  
thence South 89 degrees 37 minutes 29 seconds East, along said subdivision line,  
630.40 feet, more or less, to the Point of Beginning.

This description is based on a Record of Survey for Richard and Sally French to be filed  
with the Humboldt County Recorder subsequent to the recordation of this document.

## PARCEL D

### TRACT A:

Those portions of the Northeast Quarter of the Northwest Quarter and of the South Half of the  
Northwest Quarter and of the Northeast Quarter of the Southwest Quarter of Section 8,  
Township 4 South, Range 2 East, Humboldt Meridian, described as follows:

### PARCEL ONE:

COMMENCING at the Northwest corner of the Northeast Quarter of the Northwest Quarter of  
said Section 8;

thence South 04 degrees 33 minutes 57 seconds East along the West line of said  
Northeast Quarter of the Northwest Quarter, a distance of 110.03 feet to the centerline of the  
County Road as said County Road existed on May 16, 1967, and the TRUE POINT OF  
BEGINNING of the parcel of land to be here described;

thence from said true point of beginning and along said centerline the following  
courses and distances:

South 52 degrees 15 minutes 00 seconds East, 205.42 feet;

South 36 degrees 54 minutes 00 seconds East, 154.00 feet;

South 23 degrees 09 minutes 00 seconds East, 234.90 feet;

South 49 degrees 50 minutes 00 seconds East, 248.90 feet; and

South 87 degrees 03 minutes 00 seconds East, 50.87 feet;

thence leaving said County Road South 2 degrees 57 minutes 00 seconds West, 40.50 feet;  
thence South 81 degrees 00 minutes 08 seconds West, 351.03 feet;  
thence South 02 degrees 47 minutes 52 seconds East, 255.90 feet;  
thence South 12 degrees 16 minutes 55 seconds West, 145.21 feet;  
thence South 18 degrees 43 minutes 30 seconds West, 252.69 feet;  
thence North 88 degrees 14 minutes 10 seconds West, 1168.63 feet to the Northwest corner of the Southwest Quarter of the Northwest Quarter of said Section 8;  
thence North 87 degrees 07 minutes 13 seconds East along the North line of said Southwest Quarter of the Northwest Quarter, 1130.79 feet to the Northeast corner thereof;  
thence North 04 degrees 33 minutes 57 seconds West, 1271.46 feet to the TRUE POINT OF BEGINNING.

PARCEL TWO:

BEGINNING at the Southwest corner of the Southwest Quarter of the Northwest Quarter of said Section 8;

thence North 86 degrees 39 minutes 58 seconds East, 1291.76 feet;  
thence South 01 degree 17 minutes 41 seconds East, 1385.55 feet to the South line of the Northeast Quarter of the Southwest Quarter of said Section 8;  
thence South 87 degrees 39 minutes 23 seconds West along said South line, 30.27 feet to the Southwest corner of said Northeast Quarter of the Southwest Quarter;  
thence North 04 degrees 03 minutes 43 seconds West along the West line of said Northeast Quarter of the Southwest Quarter, 1372.28 feet to the Northwest corner thereof;  
thence South 87 degrees 14 minutes 24 seconds West along the South line of the Southwest Quarter of the Northwest Quarter of said Section 8, a distance of 1194.82 feet to the point of beginning.

PARCEL THREE:

Parcel 1 as shown on Parcel Map No. 980 on file in the Office of the County Recorder of said County in Book 8 of Parcel Maps, Pages 118 and 119.

EXCEPTING therefrom that parcel of land described in the Deed from Lee S. French and Mary A. French, husband and wife, to Fred Wolf, Jr. and Hilma L Wolf, husband and wife, as joint tenants, dated April 25, 1980 and recorded July 23, 1980, in Book 1617 Official Records, Page 403.

ALSO EXCEPTING therefrom the Southeast Quarter of the Southwest Quarter and that portion of the South Half of the Southeast Quarter of Section 35, Township 3 South, Range 1 East, Humboldt Meridian, which lies Southerly of the County Road known as Wilder Ridge Road.

ALSO EXCEPTING therefrom the Southwest Quarter of the Northeast Quarter and Lots 2 and 3 of Section 2, Township 4 South, Range 1 East, Humboldt Meridian.

ALSO EXCEPTING therefrom that portion of Lot 1 of Section 2, Township 4 South, Range 1 East, Humboldt Meridian, which lies South and West of the County Road as it existed in 1940.

ALSO EXCEPTING therefrom the Southeast Quarter of the Northwest Quarter of Section 36, Township 4 South, Range 1 East, Humboldt Meridian.

ALSO EXCEPTING therefrom that portion conveyed to Thomas N. Coy, a single man by Deed recorded July 15, 1976, in Book 1354 of Official Records, Page 535, under Recorder's Serial No. 13250, Humboldt County Records.

**PARCEL FOUR:**

That portion of Lot 3 in Section 1 which lies Southerly of the County Road known as Wilder Ridge Road;

the Southeast Quarter of the Northwest Quarter of Section 1;

the West Half of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter of Section 2; and

the Northeast Quarter of the Northeast Quarter of Section 11.

All in Township 4 South, Range 1 East, Humboldt Meridian.

EXCEPTING FROM Parcels One and Three above those portions thereof described in the Deed from Lee S. French and Mary A. French to The Southern Humboldt Unified School District, recorded April 17, 1981, in Book 1641 of Official Records, Page 1047, in the Office of the Humboldt County Recorder of Humboldt County.

**TRACT B:**

The South Half of the Southeast Quarter of Section 36, Township 3 South, Range 1 East, Humboldt Meridian.

**TRACT C:**

**PARCEL ONE:**

Lot 2 of Section 7, Township 4 South, Range 2 East, Humboldt Meridian, Northeast Quarter of Southeast Quarter of Section 12, Township 4 South, Range 1 East, Humboldt Meridian, and

That portion of South Half of Northeast Quarter of Section 12, Township 4 South, Range 1 East, Humboldt Meridian, described as follows:

BEGINNING at the Quarter Section corner on the East line of said Section 12;

thence West, 20 chains;

thence North, 8.17 chains;

thence North 67-3/4 degrees East, 11.40 chains to a point from which bears an apple tree South 73-1/4 degrees East, 28 links, marked M.P.B.T.;  
thence North to the North Subdivision line of the Southeast Quarter of Northeast Quarter of said Section 12;  
thence East to the Northeast corner of Southeast Quarter of the Northeast Quarter of said Section 12; and  
thence South on the Township line to the point of beginning.

PARCEL TWO:

That portion of the West Half of the Southeast Quarter of Section 12, Township 4 South, Range 1 East, Humboldt Meridian, described as follows:

BEGINNING at a point 29.50 chains West of the Quarter Section corner on the East line of said Section 12;

thence South 01 degree East to the Subdivision line of the Northwest Quarter of Southeast Quarter of said Section 12;

thence in a direct line to the Southwest corner of the Southeast Quarter of said Section 12;

thence East along the Subdivision line to the Southeast corner of the West Half of the Southeast Quarter of said Section 12;

thence North to a point where the subdivision line intersects the line West from the Quarter Section corner on the East line of said Section 12;

thence West to the point of beginning.

EXCEPTING FROM TRACT A, TRACT B and TRACT C, the West Half of the Northeast Quarter of Section 1, Township 4 South, Range 1 East, Humboldt Meridian.

EXCEPTING THEREFROM that portion conveyed to Thomas N. Coy, a single man by Deed recorded July 15, 1976, in Book 1354 of Official Records, Page 535, under Recorder's Serial No. 13250, Humboldt County Records.

ALSO EXCEPTING FROM TRACT A, TRACT B and TRACT C, the South Half of the Northeast Quarter of Section 7, Township 4 South, Range 2 East, Humboldt Meridian. and that portion of the Southeast Quarter of the Northwest Quarter of Section 7, Township 4 South, Range 2 East, Humboldt Meridian, lying Easterly of the centerline of Mattole River.

ALSO EXCEPTING FROM TRACT A, TRACT B and TRACT C, the following parcel:

That portion of Section 7, Township 4 South, Range 2 East and Section 12, Township 4 South, Range 1 East, Humboldt Meridian, described as follows:

Beginning at the Northwest corner of Lot 2 of said Section 7, as said corner is shown in Book 30 of Surveys, Page 38, Humboldt County Records;

thence East, 393.07 feet;

thence South 16 degrees 09 minutes 06 seconds East, 240.09 feet;

thence South 69 degrees 39 minutes 57 seconds East, 184.48 feet;

thence South 88 degrees 10 minutes 27 seconds East, 247.51 feet;  
 thence North 88 degrees 24 minutes 23 seconds East, 134.41 feet;  
 thence North 82 degrees 56 minutes 30 seconds East, 274.31 feet;  
 thence South 00 degrees 24 minutes 32 seconds East, 674.07 feet;  
 thence South 10 degrees 07 minutes 35 seconds West, 384.19 feet;  
 thence South 00 degrees 33 minutes 30 seconds East, 449.71 feet;  
 thence South 13 degrees 32 minutes 16 seconds East, 307.74 feet;  
 thence South 47 degrees 05 minutes 09 seconds East, 164.30 feet;  
 thence South 35 degrees 05 minutes 35 seconds East, 219.90 feet;  
 thence South 45 degrees 43 minutes 15 seconds West, 129.71 feet;  
 thence South 86 degrees 19 minutes 42 seconds West, 114.11 feet;  
 thence North 58 degrees 26 minutes 42 seconds West, 89.81 feet;  
 thence North 21 degrees 44 minutes 22 seconds West, 249.54 feet;  
 thence North 57 degrees 54 minutes 06 seconds West, 1379.85 feet;  
 thence North 83 degrees 47 minutes 45 seconds West, 1360.59 feet, more or less,  
 to a point that bears West, 20 chains from the Quarter Section corner on the East line of  
 said Section 12, said point being an angle point on the West line of the land described in  
 Exhibit F, Parcel One of a deed to Richard L. French and Sally J. French, recorded June  
 15, 1998 as Instrument No. 1998-15590-13, Humboldt County Records;  
 thence North 01 degree 01 minutes 05 seconds East, 539.22 feet (record North,  
 8.17 chains), along said West line to an angle point in said line;  
 thence North 68 degrees 46 minutes 05 seconds East, 752.40 feet (record North  
 67-3/4 degrees East, 11.40 chains) along said West line to an angle point in said line,  
 being a point from which bears an apple tree South 73-1/4 degrees East, 28 links marked  
 M.P.B.T.;

thence North 01 degree 01 minutes 05 seconds East, 489.52 feet (record North),  
 along said West line to the North subdivision line of the Southeast Quarter of Northeast  
 Quarter of said Section 12;

thence South 89 degrees 37 minutes 29 seconds East, along said subdivision line,  
 630.40 feet, more or less, to the Point of Beginning.

This description is based on a Record of Survey for Richard and Sally French to be filed with the Humboldt County Recorder subsequent to the recordation of this document.

Prepared by:

PRELIMINARY - FOR REVIEW

Michael J. O'Hern  
LS 4829      Dated: \_\_\_\_\_



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. Invalidation 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.

\_\_\_\_\_  
Richard L. French  
Husband and wife as community property

\_\_\_\_\_  
Sally J. French

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, \_\_\_\_\_ Public

Notary, 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.

\_\_\_\_\_  
Signature (seal)