

Recording Requested By:

County of Humboldt
Public Works Department
Land Use Division

Return To:

County of Humboldt
Public Works Department
3015 H Street, Suite 124
Eureka, CA 95501-4484

COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL

**RE: Beau Pre Heights Subdivision
Humboldt County PW Reference No. 165667
Humboldt County P&B Reference No. PLN-4699-FMS
APN 510-011-015 Et Al**

RECITALS

This Covenant and Agreement to Hold Property as One Parcel Is made this day of _____, 20__, between McKinleyville Murray Road, A California LLC (herein described a "owner") and the County of Humboldt (herein described as "County").

Owner owns certain real properties in the County of Humboldt, State of California, described in that certain Deed recorded on 1/20/2006 as Instrument No. 2006-2213-3 of Official Records, in the Office of the County Recorder of Humboldt County, also known as Assessor's Parcel Number 510-011-015.

Owner hereby agrees and covenants with the County that the real property described in Exhibit "A" shall be held as one parcel and no portion shall be sold separately. This Covenant and Agreement is executed in lieu of completion of all conditions and terms of the subdivision approval for the Beau Pre Heights Final Map Subdivision, Case No. **PLN-4699-FMS**, (herein referred to as "subdivision").

Owner and County agree that the infrastructure necessary for lots created by this subdivision has not been constructed; and that the Owner is entering into a Subdivision Agreement with the County to ensure that the necessary infrastructure will be constructed.

This Covenant and Agreement to Hold Property as One Parcel will ensure compliance with these requirements, and no conveyance of any lot or parcel, or portion thereof, which is a part of the real property described in Exhibit "A" shall occur while this Covenant and Agreement is in force, except as specifically provided herein.

TERMS AND ENFORCEMENT OF THE COVENANT AND AGREEMENT

This Covenant and Agreement to Hold Property as One Parcel shall run with the land and be binding on all heirs, successors and assigns of the signatories and shall continue in effect until released by the Director of Public Works after the terms of the Subdivision Agreement have been completed to the satisfaction of the County.

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IN WITNESS WHEREOF, the parties hereto have caused this Covenant and Agreement to be executed by their duly authorized officers the day and year first above written. Each person executing this Covenant and Agreement represents and warrants that he or she is duly authorized and has legal authority to execute and deliver this Covenant and Agreement. Each party represents and warrants to the other that the execution and delivery of this Agreement and the performance of such party's obligations hereunder have been duly authorized.

(SEAL)
ATTEST:
CLERK OF THE BOARD

OWNER

MCKINLEYVILLE MURRAY ROAD, A
CALIFORNIA LLC

BY: _____

BY:



Daniel J. Johnson

COUNTY OF HUMBOLDT

BY:

MIKE WILSON, CHAIR
BOARD OF SUPERVISORS
COUNTY OF HUMBOLDT,
STATE OF CALIFORNIA

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)

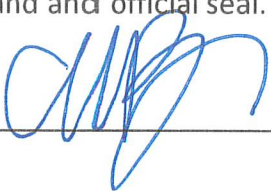
County of Humboldt)

On June 12th 2026 before me, Molly Bartlett, Notary Public

Notary Public, personally appeared Daniel J Johnson,
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.

Signature 



Beau Pre Heights Subdivision
Humboldt County PW Reference No. 165667
Humboldt County P&B Reference No. PLN-4699-FMS
APN 510-011-015 et al

Exhibit "A"
Legal Description

Lots 1 through 79 of Tract No. _____, filed in Book _____ of Maps, pages _____ to _____, inclusive, in the Office of the County Recorder, Humboldt County, State of California.