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OFFICIAL RECORD

Requested By:

DC/COMMUNITY DEVELOPMENT

Assessor's Parcel Number: 1319-18-202-005

Date: OCTOBER 15, 2007

Recording Requested By:

Douglas County - NV  
Werner Christen - Recorder

Page: 1 of 8 Fee: 0.00  
BK-1007 PG- 4130 RPTT: 0.00



Name: HARMON ZUCKERMAN, COMMUNITY DEVELOPMENT

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Real Property Transfer Tax: \$ N/A

COVENANTS, CONDITIONS & RESTRICTIONS #2007-212

(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

*This cover page must be typed or legibly hand printed.*

FILED

2007.212

2007 OCT 15 PM 2:24

GRiffin  
*[Signature]*

**RECORDING REQUESTED BY:**  
Douglas County  
Community Development Department  
1594 Esmeralda Avenue, Room 201  
P.O. Box 218  
Minden, NV 89423

**PLEASE MAIL RECORDED DOCUMENT TO:**  
Paul and Vicky Kaleta  
P.O. Box 11662  
Zephyr Cove, NV 89448

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAND  
COVERAGE TRANSFER TO DOUGLAS COUNTY LAND BANK TO BE RECORDED  
AGAINST APN 1319-18-202-005 ("DEED RESTRICTION")**

This Deed Restriction is made this 10<sup>TH</sup> day of September, 2007, by Paul and Vicky Kaleta as Trustees of the Paul and Vicky Kaleta Trust Agreement, Property Owners of sending parcel (hereinafter "Declarant").

**RECITALS**

1. Declarant is the owner of certain real property located in Douglas County, State of Nevada, Assessors Parcel Number APN 1319-18-202-005, described as follows:  
  
The parcel described in Exhibit "A" attached hereto and incorporated by reference.
2. Declarant received verification of allowed land coverage from the Tahoe Regional Planning Agency (TRPA) on December 30, 2002. The IPES score of the sending parcel was determined to be 778 with 25% land coverage allowed for a total of 5,361 square feet of allowed land coverage, (lot size of 21,442 square feet x 25% allowed land coverage). TRPA also approved a new single-family dwelling project on May 26, 2005, TRPA File no. 20040246. Land coverage used for the approved new single-family dwelling equals 2,650 square feet. Unused land coverage identified with the new single-family dwelling approval equals 2,711 square feet of Class 4 land coverage. On August 7, 2007, declarant received notification from TRPA that 832 square feet of Class 4 potential land coverage is available for transfer at this time. Declarant hereby transfers from the Sending Parcel to the Douglas County Land Bank, 832 square feet of Class 4 potential land coverage.

**DECLARATIONS**

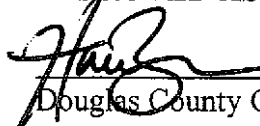
1. Upon recordation of this Deed Restriction, 832 square feet of Class 4 potential land coverage within Hydrologic Zone 4, shall be deemed transferred to the Douglas County Land Bank.
2. This Deed Restriction shall be deemed a covenant running with the land, or an equitable servitude, as the case may be, and shall constitute benefits and burdens to the Sending Parcel and shall be binding on the Declarant and Declarant's assigns and all persons acquiring or owning any interest in the Sending Parcel.

**IN WITNESS WHEREOF**, the Declarant has executed this Deed Restriction on the day and year written above.



Deed Restriction 1319-18-202-005  
Paul and Vicky Kaleta  
Page 4 of 7

**APPROVED AS TO FORM**

 **HARMON ZUCKERMAN**  
Douglas County Community Development

STATE OF NEVADA        )  
  ) ss.  
COUNTY OF DOUGLAS    )

On this 4<sup>th</sup> day of OCTOBER 2007, before me, personally appeared \_\_\_\_\_ personally known to me or proved to me to be on the basis of satisfactory evidence to be the person 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 of the person(s) or the entity upon behalf of which the person(s) acted executed the instrument.

  
NOTARY PUBLIC

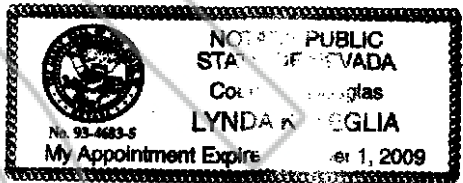


Exhibit "A"

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LEGAL DESCRIPTION FOR APN #1319-18-202-005  
(OLD APN #11-053-270)

A tract of land located in the NW1/4 of Section 18, T.13N., R.19E., M.D.B.&M., Douglas County, Nevada, being more particularly described as follows:

Commencing at the West Quarter Corner of said Section 18, Thence N 89°38'45"E, the recorded bearing, along the East-West Centerline of said Section 18, a distance of 852.90' feet the recorded distance to the South West corner of the 4.843 acre parcel known as APN #1319-18-202-001, being monumented by a found No4 Rebar Capped by PLS 7311;

Thence continuing along the East-West Centerline of said Section 18, N89°45'26"E (recorded N89°38'45"E) a distance of 365.82' feet (recorded 366.45' feet), to a found 1"inch iron pipe plugged by PLS 3519, also being the north-easterly corner of Lot 11, Kingsbury Village Unit No. 4, Douglas County, Nevada;

Thence continuing along the East-West Centerline of said Section 18, N89°38'01"E (recorded N89°38'45"E) a distance of 67.82' feet (recorded 68.77' feet), to a point monumented with a found No4 Rebar which was later found to be missing, and remonumented with a No5 Rebar Capped by PLS 7880, being the True Point of Beginning, also being the north-westerly corner of Lot 10, Kingsbury Village Unit No. 4, Douglas County, Nevada;

Thence continuing along the East-West Centerline of said Section 18, N89°40'49"E (recorded N89°38'45"E) a distance of 200.11' feet (recorded 200.00' feet), to a point monumented with a found No5 Rebar capped by PLS 2280, being the north-easterly corner of Lot 10, Kingsbury Village Unit No. 4, Douglas County, Nevada;

Thence continuing along the East-West Centerline of said Section 18, N89°40'49"E (recorded N89°38'45"E) a distance of 92.98' feet, to a point monumented with a set No5 Rebar capped by PLS 7880;

Thence N50°01'23"W (recorded N50°00'00"W) a distance of 174.55' feet (recorded 174.16' feet), to a point monumented by a No5 Rebar Capped by PLS 7880, being the beginning point of a tangent curve to the left;

Thence along a tangent curve concave to the South, where the delta angle is 51°17'27", the radius is 75.00' feet, and the arc length is 67.14' feet, where the chord bears N75°39'28"W a distance of 64.92' feet, to a point; being the beginning point of a tangent curve to the left;

Thence along a tangent curve concave to the South-East, where the delta angle is 60°19'04", the radius is 25.00' feet, and the arc length is 26.32' feet, where the chord bears S48°32'17"W a distance of 25.12' feet, to a point, monumented with a No5 Rebar capped by PLS 7880, being the beginning point of a tangent curve to the right;



Exhibit "A" continued

Thence along a tangent curve concave to the West, where the delta angle is  $00^{\circ}07'23''$ , the radius is 225.00' feet, and the arc length is 0.48' feet, where the chord bears  $S18^{\circ}26'25''W$  a distance of 0.48' feet, to a point, monumented with a No5 Rebar capped by PLS 7880, being the beginning point of a tangent curve to the right;

Thence along a tangent curve concave to the North-West, where the delta angle is  $24^{\circ}30'00''$ , the radius is 225.00' feet, and the arc length is 96.21' feet, where the chord bears  $S30^{\circ}45'05''W$  a distance of 95.48' feet to a point, being monumented with a No5 Rebar capped by PLS 7880;

Thence  $S43^{\circ}00'00''W$  a distance of 42.00' feet, to the True Point of Beginning;

Containing 0.49 acres more or less.

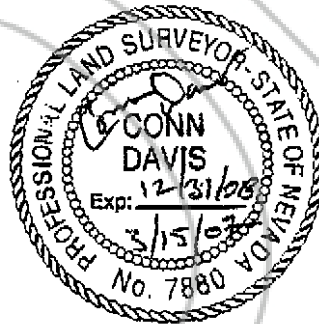
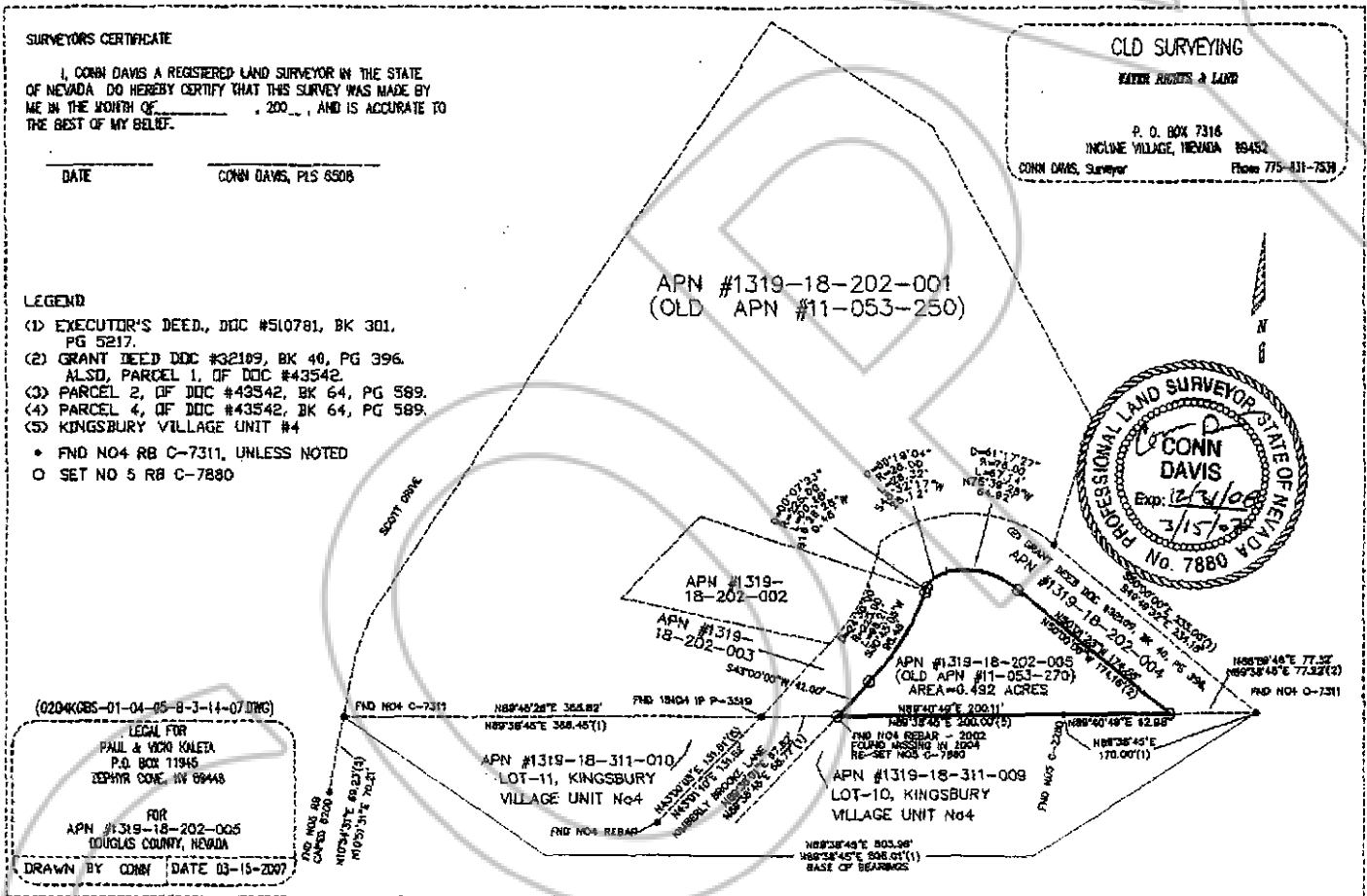


Exhibit "A" continued



**CERTIFIED COPY**

The document to which this certificate is attached is a full, true and correct copy of the original on file and on record in my office.

DATE: October 15 2007  
 Clerk of the Judicial District Court of the State of Nevada, in and for the County of Douglas.  
 By: [Signature] Deputy

**SEAL**



BK- 1007  
 PG- 4137