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OFFICIAL RECORDS

Requested By: **ALLING & JILLSON**

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 5 Fee: \$ 18.00
Bk: 0214 Pg: 4514



Deputy: pk

RECORDING REQUESTED BY:
Tahoe Regional Planning Agency
Post Office Box 5310
Stateline, Nevada 89449

WHEN RECORDED MAIL TO:
Tahoe Regional Planning Agency
Post Office Box 5310
Stateline, Nevada 89449
Attention: Theresa Avance, Senior Planner
TRPA File No. TRAN2013-0527

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR COVERAGE ASSIGNMENT ("DEED RESTRICTION")
TO BE RECORDED AGAINST APN 1318-15-201-003**

This Deed Restriction is made this 27th day of February, 2014, by Sierra Sunset, LLC, a Nevada Limited Liability Company (Hereinafter "Declarant").

RECITALS

1. Declarant is the owner of certain real property located in Douglas County, State of Nevada, described as follows:

All that portion of Northwest ¼ of Section 15, T13N, R18E, M.D.M. more particularly as follows:

Beginning at the Southeast corner of Parcel A as shown on that certain Record of Survey filed for record on November 15, 1983, as Document No. 91003;

- Thence South 69°42'04" West 350.35 feet;
- Thence South 63°19'54" West 107.62 feet;
- Thence North 22°13'12" West 574.98 feet;
- Thence North 25°11'14" East 119.20 feet;
- Thence North 72°21'30" East 132.65 feet;
- Thence along a tangent curve to the right with a radius of 93 feet, a central angle of 57°51'44", and an arc length of 93.92;
- Thence South 49°46'46" East 54.51 feet;
- Thence along a tangent curve to the left with radius of 160 feet; a central angle of 39°45'18", and an arc length of 111.02, the chord of said curve bears South 69°39'25" East 108.80 feet;
- Thence along a curve concave to the right with a radius of 220 feet, a central angle 37°12'10" and an arc length of 142.85 feet, the chord of said curve bears South 70°55'59" East 140.35 feet;
- Thence along a curve concave to the North with a radius of 70 feet, a central angle of 79°21'51", and an arc length of 96.96 feet, the chord of said curve bears North 87°59'11" East 89.39 feet;

Thence North 48°18'15" East 23.47 feet;
Thence along a curve concave to the West with a radius of 960 feet, a central angle of 23°36'41", and an arc length of 395.61 feet, the chord of said curve bears South 00°55'25" West 392.82 feet to the Point of Beginning.

Said parcel was recorded in Document Number 0770717, on September 17, 2010, in the Official Records of Douglas County, Nevada and having Assessor's Parcel Number 1318-15-201-003 (Hereinafter "Sending Parcel").

2. Declarant received approval from the Tahoe Regional Planning Agency (TRPA) on February 21, 2014, to transfer **269 square feet** of unused base allowable land capability Class 6 land coverage from the Sending Parcel to a receiving easement area, described as follows:

All that portion of the Official Plat PINEWILD UNIT NO.2 filed for record on October 23, 1973 as Document Number 69660, Official Records Douglas County;
Commencing at the Meander Corner common to Section 15, and 16, Township 13 North, Range 18 East, M.D.M., marked by a General Land Office brass cap, thence North 43°05'38" East 85.01 feet to the Point of Beginning,
Thence North 44°00'37" West 21.53 feet;
Thence North 46°26'21" East 6.73 feet;
Thence North 42°13'38" West 28.11 feet;
Thence North 48°30'23" East 34.37 feet;
Thence South 41°42'49" East 48.05 feet;
Thence South 45°55'36" West 40.01 feet to the Point of Beginning.

Said easement, containing 1,804 square feet more or less, was recorded in Document Number 0838091, on February 11, 2014, in the Official Records of Douglas County, Nevada, and is located within Assessor's Parcel Number 1318-15-111-085 (Hereinafter "Receiving Parcel").

3. Both the Sending parcel and the Receiving Parcel are located in the Tahoe Region as described in the Tahoe Regional Planning Compact (P.L. 96-551, 94 Stat. 3233, 1980), which region is subject to the regional plan and ordinances adopted by the TRPA pursuant to the Tahoe Regional Planning Compact.
4. As a condition of the above approval, Chapter 30 of the TRPA Code of Ordinances requires that the appropriate deed restriction be recorded documenting the transfer of coverage.

DECLARATIONS

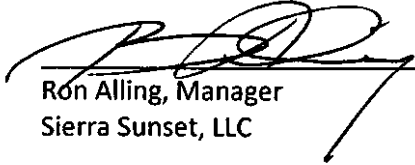
1. Declarant hereby declares for the purpose of calculating land coverage and applying TRPA ordinances relating to land coverage that the Sending Parcel (APN 1318-15-201-003) described above is, and shall be, deemed by TRPA to have transferred and retired 269 square feet of unused land capability Class 6 base allowable land coverage and now contains **49,261** square feet of remaining Class 6 base allowable coverage for future use or land coverage transfers as may be approved by TRPA.

2. Declarant also hereby declares that the area on the Sending Parcel from where the coverage has been transferred shall be maintained in a natural or near natural state. Declarant acknowledges that the land coverage may be returned to the Sending Parcel only if TRPA approves the transfer of such pursuant to TRPA's Ordinances in effect at the time of such development. Declarant further acknowledges that any such future transfer to the Sending Parcel shall be evidenced by a recorded instrument approved by TRPA. Declarant likewise declares that Declarant shall make provisions for future maintenance of the Sending Parcel.
3. 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 the Receiving Parcel and shall be binding on the Declarant and Declarant's assigns and all persons acquiring or owning any interest in the Sending Parcel and the Receiving Parcel.
4. This Deed Restriction may not be modified or revoked without the prior express written and recorded consent of the TRPA or its successor agency, if any. TRPA is deemed and agreed to be a third party beneficiary of this Deed Restriction and as such can enforce the provisions of this Deed Restriction.

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

Declarant's Signature:



Ron Alling, Manager
Sierra Sunset, LLC

Dated: 2/27/2014

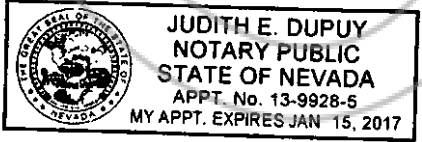
STATE OF NEVADA)
) SS.
COUNTY OF DOUGLAS)

On February 27, 2014 before me, JUDITH E DUPLY, Notary Public, personally appeared Ron Alling, 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 Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: 



APPROVED AS TO FORM:

Theresa Avance 2/25/14
Tahoe Regional Planning Agency

STATE OF NEVADA)
) SS.
COUNTY OF DOUGLAS)

On 2-25-14, before me, Linda Allen, Notary Public,
personally appeared Theresa Avance, 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 Nevada that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Linda Allen

