

RECORDED AT THE REQUEST OF:  
Douglas County, Nevada  
Department of Public Works  
P. O. Box 218  
Minden, NV 89423  
55490LB

DRAINAGE EASEMENT DEED

R.P.T.T. \$ # 2

THIS INDENTURE MADE THIS 6 day of AUGUST, 1992,  
between CHARLES R. MANCHESTER \*\*\*, GRANTOR, and the County of Douglas, a  
political subdivision of the State of Nevada, GRANTEE,

\*\*\* AND CAROLYN LEE MANCHESTER

The grantor, in consideration of one dollar (\$1.00), the receipt of which is  
acknowledged, does Grant, Bargain, and Sell to the Grantee and to its assigns forever, a  
perpetual drainage easement for the location, construction, and maintenance of a drainage  
facility and necessary incidents there to, upon, over, across, and through all the real  
property situated in the [REDACTED] County of Douglas, State of Nevada, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS LEGAL DESCRIPTION

TOGETHER with any tenements, hereditaments, and appurtenances belonging or  
appertaining to the property.

GRANTOR also grants and conveys to GRANTEE a temporary construction easement  
5 feet in width on the side of the above-described easement to facilitate construction, the  
temporary easement shall be abandoned 30 days after the filing of the Notice of  
Completion of construction but in no event later than October 15, 1991.

IN WITNESS WHEREOF the GRANTOR has signed on the day and year first  
above written.

Charles R. Manchester  
CHARLES R. MANCHESTER

Carolyn Lee Manchester  
CAROLYN LEE MANCHESTER

STATE OF NEVADA  
COUNTY OF DOUGLAS

On the 3 day of SEPTEMBER 1992, personally appeared before me, a Notary  
Public, \*\*\*, who acknowledged that he/she executed the above  
instrument. \*\*\* CHARLES R. MANCHESTER AND CAROLYN LEE MANCHESTER

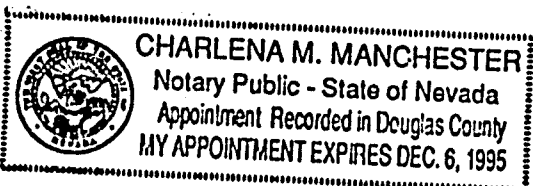
Notary Public

Signature Charlena M. Manchester

Printed Name CHARLENA M. MANCHESTER

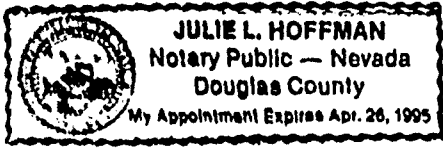
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STATE OF Nevada  
COUNTY OF Douglas

On the 10 day of October, 1992, personally appeared before me, a Notary Public, Michael Fischer, who acknowledged that he/she executed the above instrument.



Julie L. Hoffman  
Notary Public

Accepted on behalf of Douglas County this 10  
day of Oct, 1992

Michael Fischer  
Michael Fischer, Chairman  
Douglas County Board of Commissioners

Attest: Barbara Reed  
Barbara Reed  
Douglas County Clerk

COPY

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July 28, 1992

92001-Lower Kingsbury ECP  
Easements

APN 7-223-15-Kingsbury Heights  
Manchester

### DRAINAGE EASEMENT

--Portion of the N 1/2 of the NE 1/4 of Section 26, T13N, R18E, MDB & M, Douglas County, Nevada.

Commencing at the southwest boundary corner of Lot No. 1 (refer to Exhibit "A") Kingsbury Heights as recorded in Document No. 14788 of Official Records, Douglas County, Nevada; thence northeasterly 36.48 feet along the southern boundary of said lot, a curve concave to the northwest having a radius of 560.00 feet through a central angle of 3°43'59"; thence N76°57'00"E, 100.63 feet along said boundary to the point of beginning.

Thence N16°39'38"E, 20.00 feet; thence N60°59'03"E, 20.00 feet to the eastern boundary of said lot; thence southwesterly 39.93 feet along said boundary, a curve concave to the northwest having a radius of 30.00 feet through a central angle of 76°15'19" to the point of beginning.

GRANTOR also grants and conveys to GRANTEE a temporary construction easement five feet (5') in width on the westerly and northerly sides of the above-described easement to facilitate construction, the temporary easement shall be abandoned 30 days after the filing of the Notice of Completion of construction but in no event later than two years from the date hereof.

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APN 7-223-15  
 MANCHESTER  
 LOT NO. 1

5' TEMPORARY  
 CONSTRUCTION EASEMENT

DRAINAGE EASEMENT

P.O.B.

N 76°57'00" E  
 100.63'

KINGSBURY GRADE

HALL COURT



CURVE	RADIUS	DELTA	LENGTH
C1	560.00'	3°43'59"	36.48'
C2	30.00'	76°15'19"	39.83'

LINE	BEARING	LENGTH
L1	N 16°39'38" E	20.00'
L2	N 60°59'03" E	20.00'

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LOWER KINGSBURY EROSION CONTROL PROJECT

MANCHESTER, APN 7-223-15 EXHIBIT "A"

92001



REQUESTED BY  
**WESTERN TITLE COMPANY, INC.**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'92 OCT 14 P12:18

SUZANNE BEAUDREAU  
RECORDER 290726  
\$ 9.00 PAID K2 DEPUTY

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