

RETURN TO:
Town of Minden
Post Office Box 205
Minden, Nevada 89423

GRANT OF EASEMENT

APN 23-530-15, 16, 24

This indenture, made and entered into this 19th day of September 1996, by and between BENTLY NEVADA CORPORATION, hereinafter referred to as Grantor, and the TOWN OF MINDEN, hereinafter referred to as Grantee,

WITNESSETH

That for and in consideration of the sum of One Dollar (\$1.00), lawful money of the United States of America, (and other good and valuable consideration), the Grantor hereby grants to the Grantee, its successors and assigns, a permanent easement for the installation and maintenance of a water line, together with other necessary or convenient appurtenances connected therewith, across, over, and upon the following described lands and premises, situate in the County of Douglas, State of Nevada:

See Attached Legal Descriptions and Exhibits

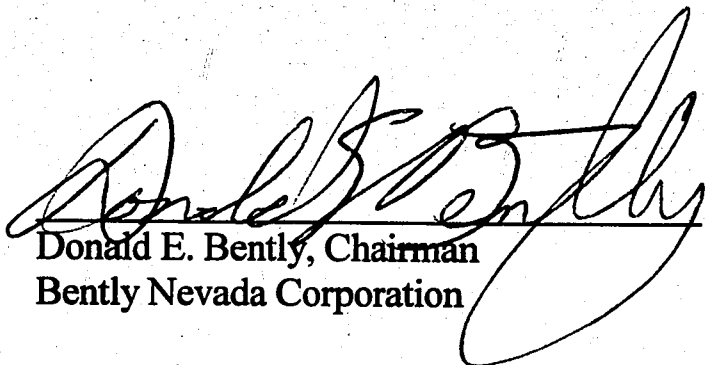
together with the right of ingress and egress to and from the said easement and the right to use existing roads for the purpose of constructing, inspecting, repairing, and maintaining said water line and appurtenances.

With the exception of existing improvements, Grantor agrees that no buildings or structures shall be placed upon, over, or under said easement, now or hereafter without the express approval of the Grantee, except that said parcel may be improved and used for street, road, landscape, farming or driveway purposes, as well as other uses as approved by the Grantee, insofar as such use does not interfere with its use by Grantee for the purposes for which this easement is granted.

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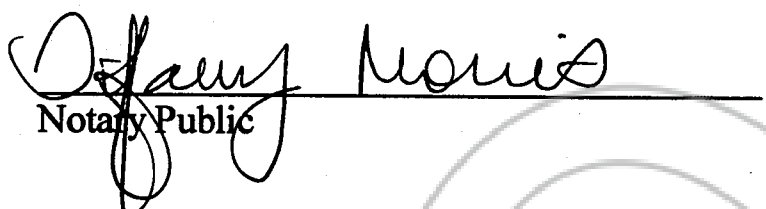
BK 1096 PG 1259

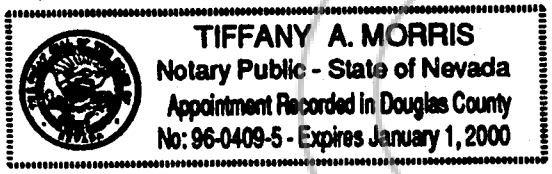
It is further agreed that the Grantee shall be responsible for damage to personal property or improvements of Grantor by reason of Grantee's operation, maintenance, repair, or improvements of said water line.


Donald E. Bently, Chairman
Bently Nevada Corporation

STATE OF NEVADA)
) ss
COUNTY OF DOUGLAS)

On the 19th day of Sept., 1996, personally appeared before me, a Notary Public, Donald E. Bently, Chairman of Bently Nevada Corporation, who acknowledged that he executed the above instrument.


Notary Public



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BK 1096PG 1260

BENTLY SCIENCE PARK
BLOCK "I"
WATER LINE EASEMENT
LEGAL DESCRIPTION

September 17, 1996

A water line easement located within the North one-half of Section 27, Township 13 North, Range 20 East, MDM, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at an angle point on the Northerly line of a 14 foot wide drainage, landscape, access and public utility easement in Block "I" as shown on the Final Map for Bently Science Park, Document No. 376672 of the Douglas County Recorder's Office, said point bears N. 66°44'57" E., 100.80 feet from the West one-quarter corner of said Section 27;
thence N. 50°15'26" W., along said Northerly line, 9.49 feet;
thence S. 89°29'43" E., 494.29 feet to a point on said Northerly line;
thence S. 45°28'08" W., along said Northerly line, 8.48 feet;
thence N. 89°29'43" W., continuing along said Northerly line, 480.95 feet to the POINT OF BEGINNING.

Containing 2926 square feet more or less.

Basis of Bearing

The West line of Parcel No. 4-A as shown on the Record of Survey to Support a Boundary Line Adjustment for Bently Nevada Corporation, Document No. 360668 of the Douglas County Recorder's Office, (N. 00°22'39" E.).



9-18-96

LINE	BEARING	DISTANCE
L1	S 50°15'26" E	9.49
L2	N 45°28'08" E	8.48
L3	N 66°44'57" E	100.80
L4	S 50°15'26" E	93.54
L5	N 45°28'08" E	50.88

CURVE	ARC	DELTA	RADIUS
C1	31.44	90°04'18"	20.00



SCALE: 1" = 100'

BLOCK "I"
PER MAP DOC NO 376672

N 00°22'39" E 1613.92'

N 00°25'59" E 452.09' BENTLY PARKWAY NORTH

6' WATERLINE EASEMENT

EXISTING 14' EASEMENT
PER MAP DOC NO 376672

S 89°29'43" E 494.29

S 89°29'43" E 480.95

S 89°29'43" E 660.57

BUCKEYE ROAD

28

27

50'

50'

Bently Science Park Water Line Easement

BLOCK "I", PORTION OF THE NORTH 1/2 OF SECTION 27,
T.13 N., R.20 E., M.D.M.
DOUGLAS COUNTY, NEVADA

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BK 1096 PG 1262

RESOURCE CONCEPTS, INC.

BENTLY SCIENCE PARK
BLOCK "C"
WATER LINE EASEMENT
LEGAL DESCRIPTION

September 17, 1996

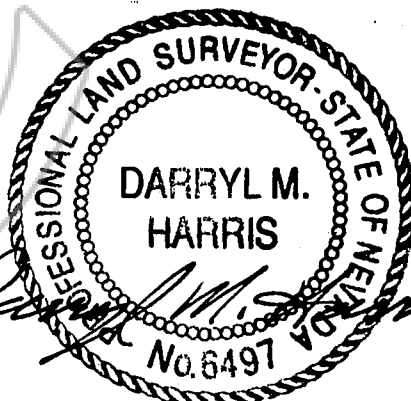
A water line easement located within the North one-half of Section 27, Township 13 North, Range 20 East, MDM, Douglas County, Nevada, being more particularly described as follows:

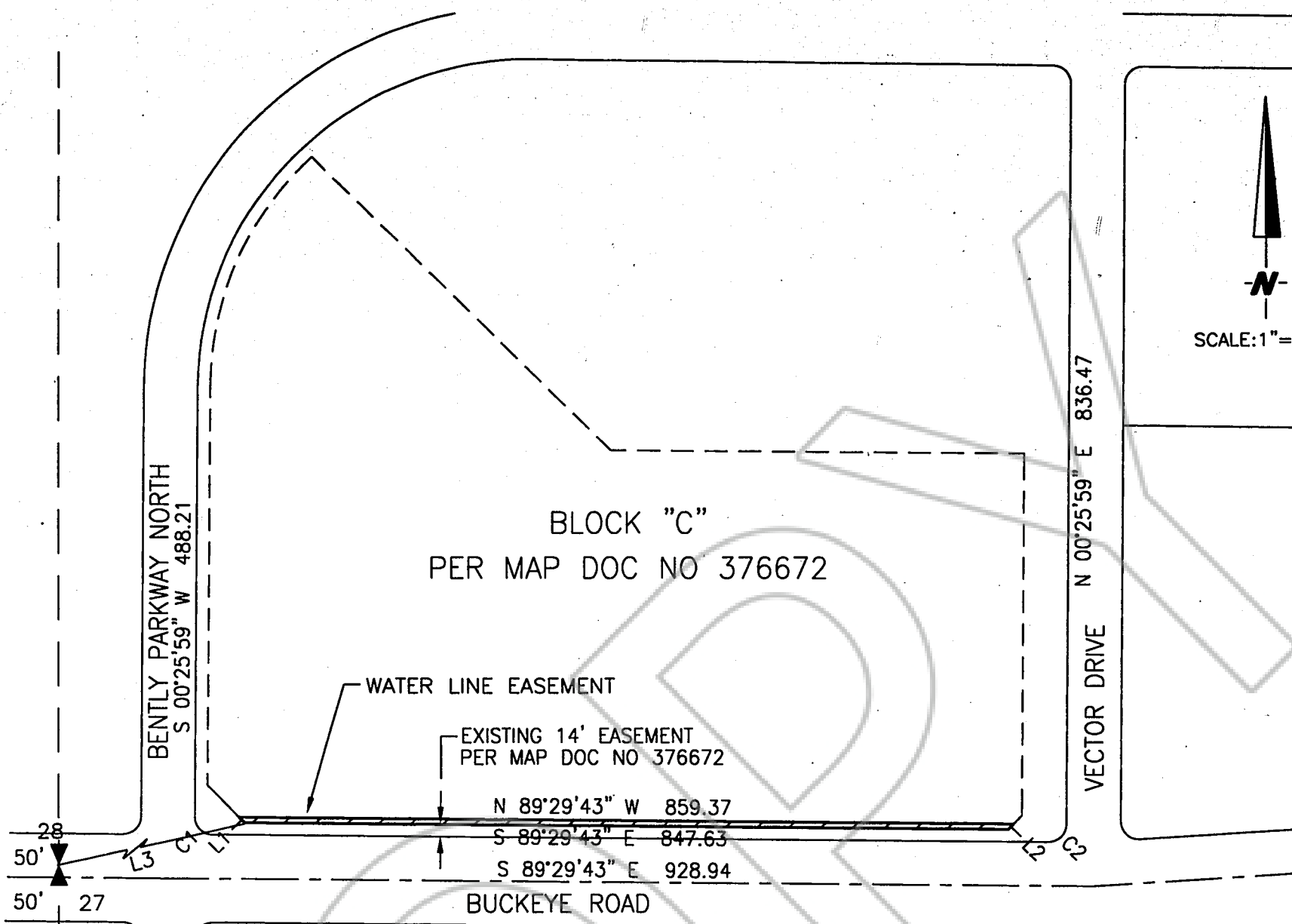
BEGINNING at an angle point on the Northerly line of a 14 foot wide drainage, landscape, access and public utility easement in Block "C" as shown on the Final Map for Bently Science Park, Document No. 376672 of the Douglas County Recorder's Office, said point bears N. 87°23'09" E., 746.32 feet from the West one-quarter corner of said Section 27;
thence N. 44°31'52" W., along said Northerly line, 8.49 feet;
thence S. 89°29'43" E., 859.37 feet;
thence S. 44°09'54" W., along said Northerly line, 8.29 feet;
thence N. 89°29'43" W., continuing along said Northerly line, 847.63 feet to the POINT OF BEGINNING.

Containing 5121 square feet more or less.

Basis of Bearing

The West line of Parcel No. 4-A as shown on the Record of Survey to Support a Boundary Line Adjustment for Bently Nevada Corporation, Document No. 360668 of the Douglas County Recorder's Office, (N. 00°22'39" E.).





SCALE: 1"=200

LINE	BEARING	DISTANCE
L1	S 44°31'52" E	8.49
L2	N 44°09'54" E	8.29
L3	N 87°23'09" E	746.32

CURVE	ARC	DELTA	RADIUS
C1	31.39	89°55'42"	20.00
C2	31.44	90°04'18"	20.00

Bently Science Park Water Line Easement

BLOCK "C", PORTION OF THE NORTH 1/2 OF SECTION 27,
T.13 N., R.20 E., M.D.M.
DOUGLAS COUNTY, NEVADA

398243

RESOURCE CONCEPTS, INC.

BK 1096 PG 1264

BENTLY SCIENCE PARK
BLOCK "B"
WATER LINE EASEMENT
LEGAL DESCRIPTION

September 5, 1996

A water line easement located within the North one-half of Section 27, Township 13 North, Range 20 East, MDM, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at an angle point on the Northerly line of a 14 foot wide drainage, landscape, access and public utility easement located in Lot 2 Block "B" as shown on the Final Map for Bently Science Park, Document No. 376672 of the Douglas County Recorder's Office, said point bears N. $88^{\circ}58'25''$ E., 1785.72 feet from the West one-quarter corner of said Section 27;

thence N. $45^{\circ}50'06''$ W., along said Northerly line, 12.87 feet;

thence S. $89^{\circ}29'43''$ E., 133.13 feet to a point on said Northerly line;

thence S. $86^{\circ}24'06''$ W., along said Northerly line, 124.14 feet to the POINT OF BEGINNING.

Containing 591 square feet more or less.

Basis of Bearing

The West line of Parcel No. 4-A as shown on the Record of Survey to Support a Boundary Line Adjustment for Bently Nevada Corporation, Document No. 360668 of the Douglas County Recorder's Office, (N. $00^{\circ}22'39''$ E.).



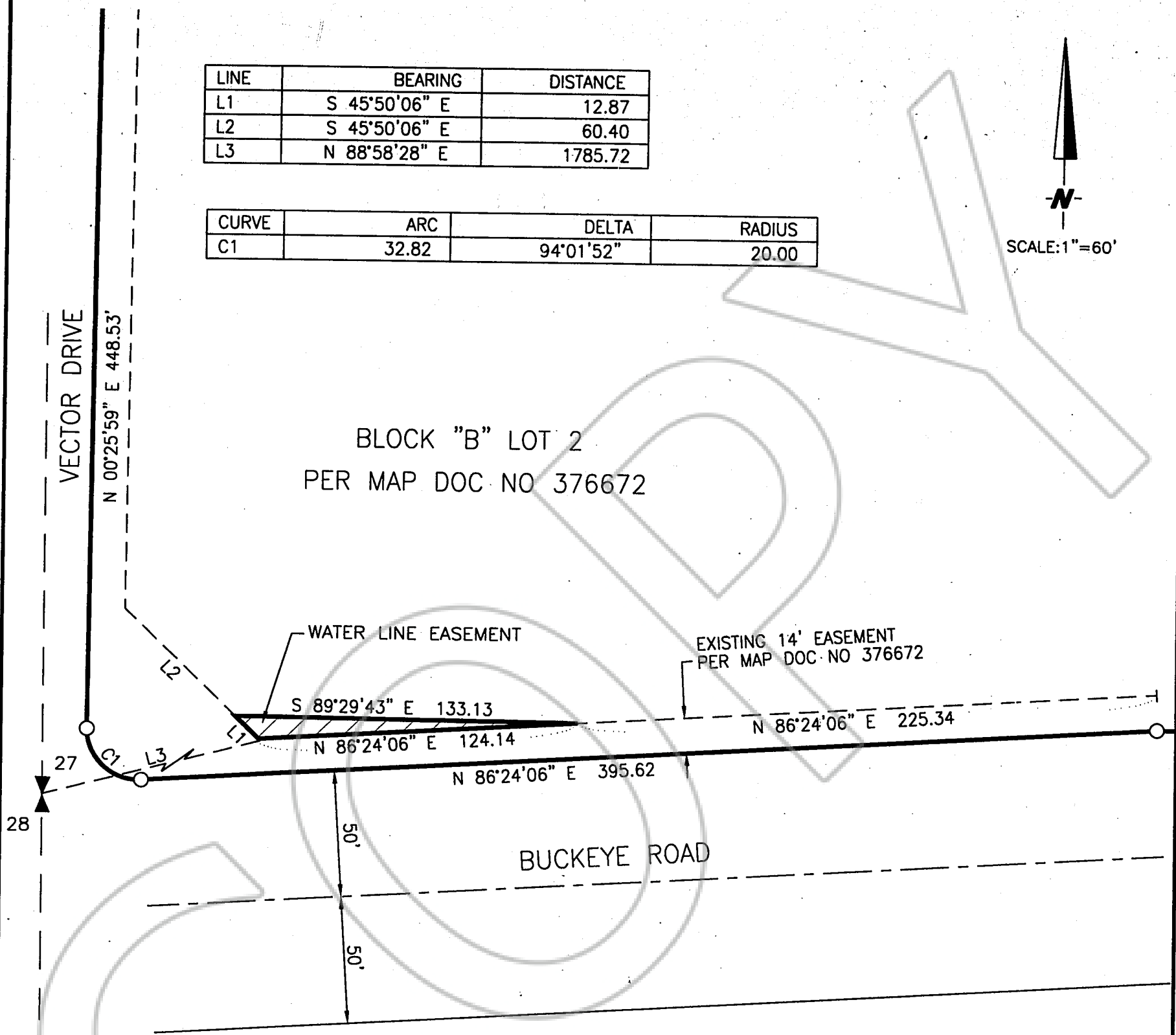
LINE	BEARING	DISTANCE
L1	S 45°50'06" E	12.87
L2	S 45°50'06" E	60.40
L3	N 88°58'28" E	1785.72

CURVE	ARC	DELTA	RADIUS
C1	32.82	94°01'52"	20.00



SCALE: 1"=60'

BLOCK "B" LOT 2
PER MAP DOC. NO 376672



Bently Science Park Water Line Easement

BLOCK "B", LOT 2, PORTION OF THE NORTH 1/2 OF SECTION 27,
T.13 N., R.20 E., M.D.M.
DOUGLAS COUNTY, NEVADA

398243

COPY

REQUESTED BY
Town of Minden
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'96 OCT -8 AM 11:18

LINDA SLATER
RECORDER
\$ 0 PAID KJ DEPUTY

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