

13  
RETURN TO:  
Minden-Gardnerville Sanitation District  
Post Office Box 568  
Minden, Nevada 89423

## GRANT OF EASEMENT

APN 1220-11-001-001, 1220-11-001-009, 1220-11-002-001

This indenture, made and entered into this 21<sup>st</sup> day of July, 2000, by and between PERI & SONS FARMS, INC., hereinafter referred to as Grantor, and the MINDEN-GARDNERVILLE SANITATION DISTRICT, 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, permanent easements for the installation and maintenance of a sewer 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 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 sewer line and appurtenances.

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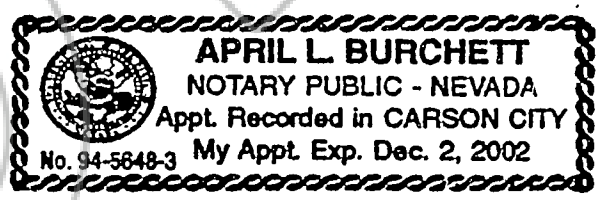
It is further agreed that the Grantee shall be responsible for damage to personal property or improvements of Grantor by reason of Grantee's operation, maintenance, repair or improvements of said sewer line.

James Peri  
Peri & Sons Farms, Inc  
by: James I. Peri, President

STATE OF NEVADA )  
 ) ss  
COUNTY OF CARSON CITY )

On the 21<sup>st</sup> day of July, 2000, personally appeared before me, a Notary Public, JAMES J. PERI President of Peri & Sons, Inc., who acknowledged that he executed the above instrument.

April L. Burchett  
Notary Public



My Commission Expires: December 2, 2002

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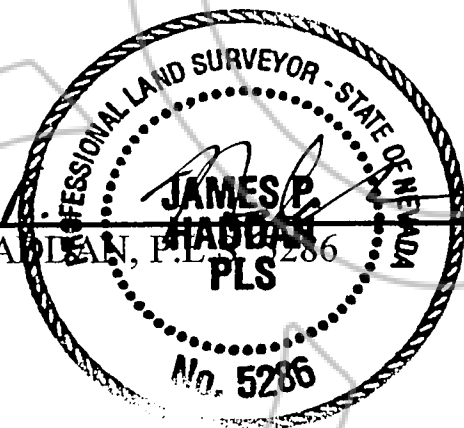
DESCRIPTION OF A SEWER LINE EASEMENT FOR NON-EXCLUSIVE PUBLIC UTILITY PURPOSES LOCATED WITHIN THE S.E. ¼ SECTION 10 AND THE S.W. ¼ SECTION 11, T.12 N., R.20E., M.D.B.& M., DOUGLAS COUNTY, NEVADA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 10 AS SHOWN ON THE RECORD OF SURVEY FOR BDB ENTERPRISES, LLC, RECORDED AS DOCUMENT NO. 430943, DOUGLAS COUNTY RECORDS; THENCE S 04°03'23" W, 3483.19 FEET TO THE INTERSECTION OF THE WEST BOUNDARY LINE OF APN 25-160-31 PER SAID MAP AND THE NORTHERLY EDGE OF A SEWER AND WATERLINE EASEMENT, RECORDED AS DOCUMENT NO. 0460318, DOUGLAS COUNTY RECORDS; THENCE S 45°38'30" E, 95.89 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE S 46°37'35" E, 78.81 FEET; THENCE S 45°15'40" E, 204.02 FEET TO A POINT ON SAID NORTHERLY EDGE OF A SEWER AND WATERLINE EASEMENT; THENCE ALONG THE NORTHERLY EDGE OF SAID EASEMENT N 45°38'30" W, 282.81 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 192 SQ.FT. MORE, OR LESS.

BASIS OF BEARINGS: THE BASIS OF BEARINGS IS THE NORTH LINE OF PINENUT ROAD AS SHOWN ON THE RECORD OF SURVEY RECORDED AS DOCUMENT NO. 430943, DOUGLAS COUNTY RECORDS. (S 89°41'00" W)

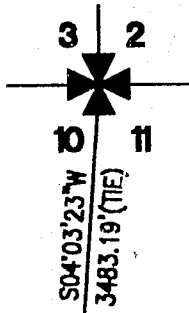
JAMES P. HADDEAN, P.L.S. 5286



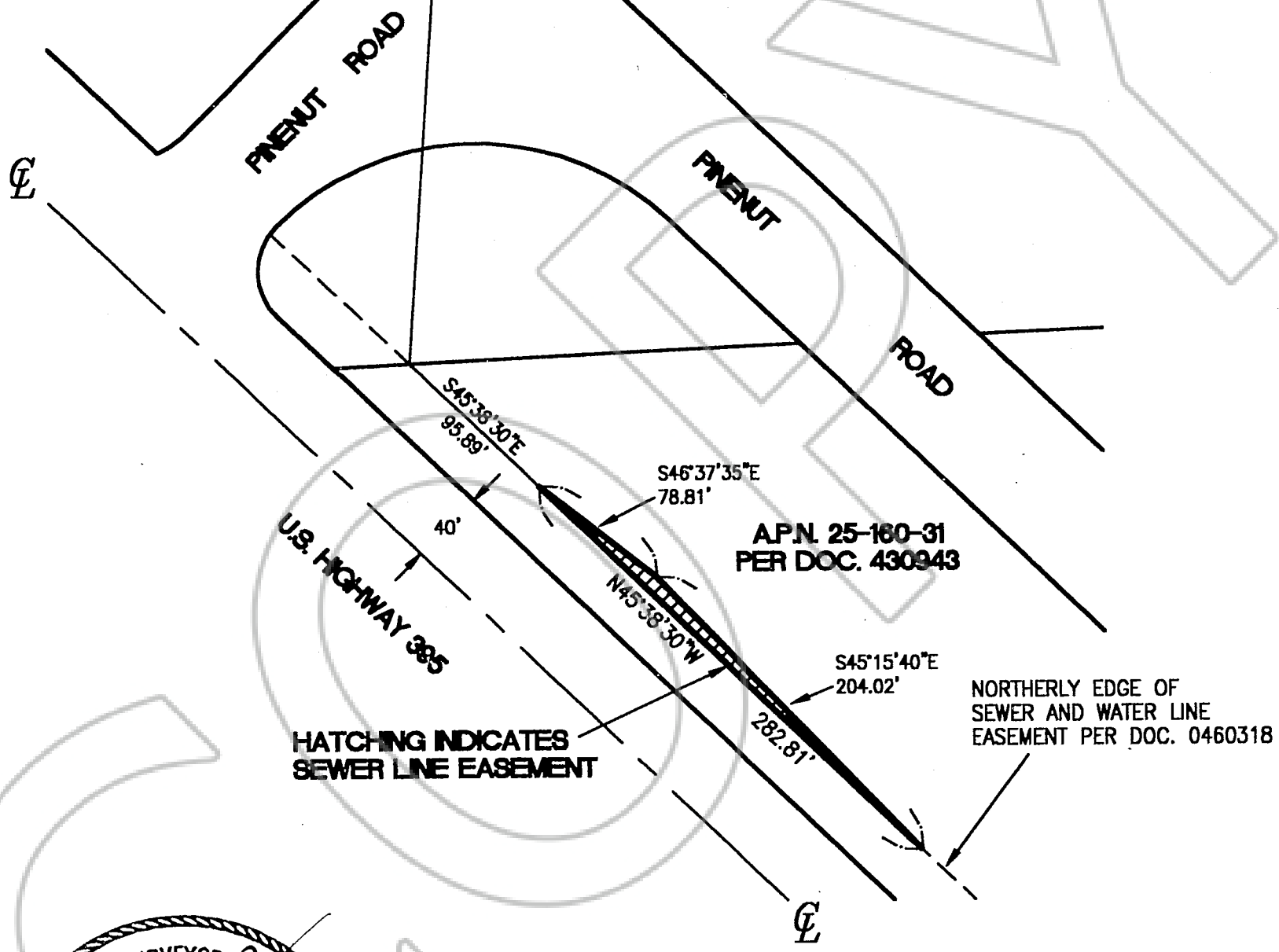
5/10/00  
DATE

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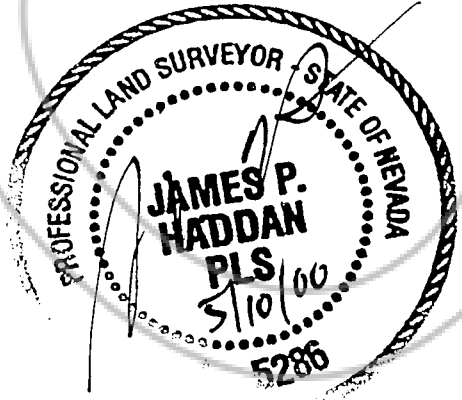
NOT TO SCALE



HATCHING INDICATES SEWER LINE EASEMENT

NORTHERLY EDGE OF SEWER AND WATER LINE EASEMENT PER DOC. 0460318

AP.N. 25-160-31  
PER DOC. 430943



**MAP TO SUPPORT LEGAL DESCRIPTION  
OF A SEWER LINE EASEMENT FOR NON-EXCLUSIVE  
PUBLIC UTILITY PURPOSES**  
BEING WITHIN THE S.E. 1/4 SECTION 10 AND THE S.W. 1/4 SECTION 11,  
T.12N., R.20E., M.D.B.& M., DOUGLAS COUNTY, NEVADA



**HADDAN ENGINEERING**  
CIVIL ENGINEERING, SURVEYING & CONSULTING  
206 S MINNESOTA STREET  
CARSON CITY, NV. 89703

DRAWN BY: M.WOOD DATE: 5-09-00 DRAWING NO.: 00006LEGAL

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DESCRIPTION OF A SEWER LINE EASEMENT FOR NON-EXCLUSIVE PUBLIC UTILITY PURPOSES LOCATED WITHIN THE E. ½ SECTION 10, T.12 N., R.20E., M.D.B.& M., DOUGLAS COUNTY, NEVADA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 10 AS SHOWN ON THE RECORD OF SURVEY FOR BDB ENTERPRISES, LLC, RECORDED AS DOCUMENT NO. 430943, DOUGLAS COUNTY RECORDS; THENCE S 21°42'31" W, 2867.61 FEET TO THE INTERSECTION OF THE WEST BOUNDARY LINE OF APN 25-160-44 PER SAID MAP AND THE NORTHERLY EDGE OF A SEWER AND WATERLINE EASEMENT, RECORDED AS DOCUMENT NO. 0460318, DOUGLAS COUNTY RECORDS; SAID POINT BEING THE **TRUE POINT OF BEGINNING**; THENCE ALONG THE WEST BOUNDARY LINE OF APN 25-160-44, N 28°09'34" E, 1.59 FEET; THENCE S 45°58'49" E, 273.23 FEET; THENCE S 45°11'55" E, 300.01; THENCE S 45°42'50" E, 298.95 FEET; THENCE S 46°08'09" E, 84.40 FEET; THENCE S 37°49'23" E, 14.17 FEET TO A POINT ON SAID NORTHERLY EDGE OF A SEWER AND WATERLINE EASEMENT; THENCE ALONG THE NORTHERLY EDGE OF SAID EASEMENT N 45°38'30" W, 970.16 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 1680 SQ.FT. MORE, OR LESS.

BASIS OF BEARINGS: THE BASIS OF BEARINGS IS THE NORTH LINE OF PINENUT ROAD AS SHOWN ON THE RECORD OF SURVEY RECORDED AS DOCUMENT NO. 430943, DOUGLAS COUNTY RECORDS. (S 89°41'00" W)

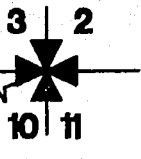
JAMES P. HADDAN



5/10/00  
DATE

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NOT TO SCALE

N21°42'31"E  
2867.61'(TIE)  
N28°09'34"E  
1.59'

60'

U.S.

HIGHWAY

HATCHING INDICATES  
SEWER LINE EASEMENT

APN. 25-160-44  
PER DOC. 430943

NORTHERLY EDGE OF  
SEWER AND WATER LINE  
EASEMENT PER DOC. 0460318

PIENUT ROAD



MAP TO SUPPORT LEGAL DESCRIPTION  
OF A SEWER LINE EASEMENT FOR NON-EXCLUSIVE  
PUBLIC UTILITY PURPOSES  
BEING WITHIN THE E. 1/2 SECTION 10,  
T.12N., R.20E., M.D.B.& M., DOUGLAS COUNTY, NEVADA



**HADDAN ENGINEERING**  
CIVIL ENGINEERING, SURVEYING & CONSULTING  
205 S MINNESOTA STREET  
CARSON CITY, NV. 89703

DRAWN BY: M.WOOD DATE: 5-09-00 DRAWING NO.: 00008LEGAL

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COPY

REQUESTED BY  
Minden-Gardnerville  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA Sanitation  
District

2000 JUL 25 PM 1:11

LINDA SLATER  
RECORDER

\$13.00 PAID *AS* DEPUTY

0496304

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