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A.P.W. 05-220-210

WATER DRAINAGE EASEMENT DEED

R.R.T.T. § #3

THIS INDENTURE, made this 14<sup>th</sup> day of September, 2000, by and between JOEL HOROWITZ and ANN HOROWITZ, husband and wife, hereinafter referred to as "Grantors," and ROUND HILL GENERAL IMPROVEMENT DISTRICT, a municipal corporation, hereinafter referred to as "Grantee,"

WITNESSETH:

WHEREAS, Grantors are the owners of a certain parcel of real property, hereinafter referred to as the "Servient Tenement," and more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference; and

WHEREAS, Grantee is the owner of a certain parcel of real property adjacent to the Servient Tenement, hereinafter referred to as the "Dominant Tenement," and more particularly described in Exhibit "B" attached hereto and incorporated herein by this reference.

The Grantors, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey, transfer and deliver unto Grantee, its successors and assigns, an exclusive easement to drain water from the Dominant Tenement in, to, over, across, under, beneath and through a portion of the Servient Tenement, more particularly described in Exhibit "C", and therewith a right of ingress and egress across, over, and through that portion of the Servient Tenement more particularly described as Exhibit "C," for purpose of installing, facilitating, maintaining, repairing, replacing and/or inspecting drainage pipes, ditches or other conduits, as well as rip rap dissipaters for the drainage and/or flow of water, and together with the right of the Grantee, its successors and assigns, to grant, transfer and assign said easement to any utility company, private or governmental agency, body, subdivision, district, association or entity for the same said purposes. This grant of easement shall run with the land and shall be binding upon Grantors, their heirs, successors and assigns.

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ALLISON, MacKENZIE, HARTMAN, SOUMBENIOTIS & RUSSELL, LTD.  
402 North Division Street, P. O. Box 646, Carson City, NV 89702  
Telephone: (775) 687-0202 Fax: (775) 882-7918

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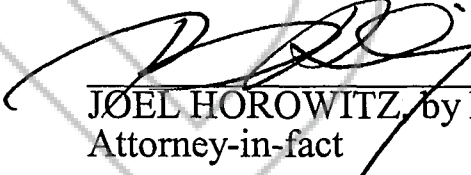
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1 Grantees, its successor and assigns, as owners of the Dominant Tenement, shall be  
2 solely responsible for the maintenance and repair of the easement created herein, as well as all  
3 corresponding facilities thereon.

4 Should the Servient Tenement be altered in a manner otherwise than provided for  
5 herein as a result of the use of the easement created herein, Grantees, its successors and assigns, as  
6 owners of the Dominant Tenement, shall be solely responsible for repairing and restoring the  
7 Servient Tenement to the condition as it existed immediately prior to the alteration.

8 TO HAVE AND TO HOLD the said easement unto, and inure to the benefit of,  
9 Grantee, and to its successors and assigns forever.


10 IN WITNESS WHEREOF, Grantors have executed this instrument on the day and  
11 year first above written.

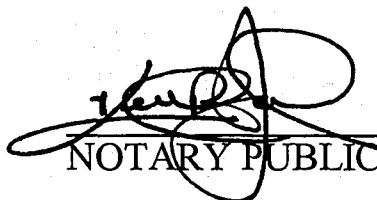
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13   
14 JOEL HOROWITZ, by RONALD D. ALLING  
Attorney-in-fact

15   
16 ANN HOROWITZ, by RONALD D. ALLING  
Attorney-in-fact

17 STATE OF NEVADA )  
18 : ss.  
19 COUNTY OF DOUGLAS )

20 On SEPTEMBER 14, 2000, personally appeared before me, a notary  
21 public, RONALD D. ALLING, personally known to me to be the Attorney-in-fact for JOEL  
22 HOROWITZ and ANN HOROWITZ and the person whose name is subscribed to the foregoing  
23 Easement Deed, who acknowledged to me that he executed the foregoing document.

24  
25  KENNETH R. JILLSON  
Notary Public - State of Nevada  
Appointment Recorded in Carson City  
N: 96-1576-3 - Expires April 8, 2002

26   
27 NOTARY PUBLIC  
28

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DESCRIPTION  
Adjusted APN 05:220:21

All that real property situate in the County of Douglas, State of Nevada, described as follows:

All that portion of Sections 10 and 15, Township 13 North, Range 18 East, M.D.M., more particularly described as follows:

Beginning at the Center South 1/16 corner of said Section 10;

thence South  $89^{\circ}52'13''$  East 2,635.60 feet;  
 thence South  $00^{\circ}09'02''$  East 1,309.02 feet to the Northeast corner of said Section 15;  
 thence South  $00^{\circ}14'30''$  West 1,622.20 feet;  
 thence North  $82^{\circ}46'34''$  West 119.25 feet;  
 thence North  $82^{\circ}45'20''$  West 175.45 feet;  
 thence South  $87^{\circ}01'17''$  West 225.68 feet;  
 thence North  $60^{\circ}39'33''$  West 200.01 feet;  
 thence North  $64^{\circ}09'33''$  West 157.50 feet;  
 thence North  $57^{\circ}35'02''$  West 607.81 feet;  
 thence North  $32^{\circ}53'05''$  West 246.60 feet;  
 thence North  $58^{\circ}43'49''$  East 434.04 feet;  
 thence North  $18^{\circ}45'36''$  West 182.04 feet;  
 thence North  $88^{\circ}59'59''$  West 215.00 feet;  
 thence South  $62^{\circ}59'58''$  West 80.00 feet;  
 thence South  $00^{\circ}00'00''$  West 40.00 feet;  
 thence South  $63^{\circ}00'00''$  West 550.00 feet;  
 thence South  $39^{\circ}59'15''$  East 349.90 feet;  
 thence South  $35^{\circ}43'07''$  West 224.82 feet;  
 thence South  $56^{\circ}00'13''$  West 225.84 feet;  
 thence South  $33^{\circ}53'29''$  West 262.94 feet;  
 thence North  $49^{\circ}50'42''$  West 288.92 feet;  
 thence South  $62^{\circ}53'00''$  West 578.58 feet;  
 thence South  $24^{\circ}38'40''$  West 634.73 feet;  
 thence South  $74^{\circ}45'04''$  West 141.01 feet;  
 thence South  $01^{\circ}50'02''$  West 23.40 feet;  
 thence South  $56^{\circ}17'55''$  West 24.53 feet;  
 thence South  $04^{\circ}33'35''$  East 5.89 feet;  
 thence South  $85^{\circ}26'25''$  West 126.88 feet;  
 thence South  $09^{\circ}14'12''$  West 172.82 feet;  
 thence South  $85^{\circ}25'00''$  West 332.24 feet;  
 thence along a curve concave to the right with a radius of 1,160.00 feet, a central angle of  $16^{\circ}33'38''$ , and an arc length of 335.28 feet;  
 thence North  $20^{\circ}02'45''$  East 429.84 feet;  
 thence along a concave curve to the left with a radius of 1,040.00 feet, a central angle of  $72^{\circ}06'12''$ , and an arc length of 1,308.78 feet;

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thence North 51°56'47" West 446.87 feet;  
thence North 38°03'13" East 416.12 feet;  
thence North 00°07'53" East 60.00 feet;  
thence South 89°52'07" East 1,416.87 feet;  
thence North 00°14'07" West 1,305.72 feet to the Point of Beginning.

Excepting therefrom all that certain parcel of land as described in Book 82, Page 249, as Document No. 50670 in the Official Douglas County Records, and that portion of the Northeast ¼ of the Northeast ¼ of Section 15, Township 13 North, Range 18 East, M.D.M., more particularly described as follows:

Beginning at the most Westerly corner of that certain parcel of land as described in deed recorded on December 21, 1970, in Book 82, Page 249;

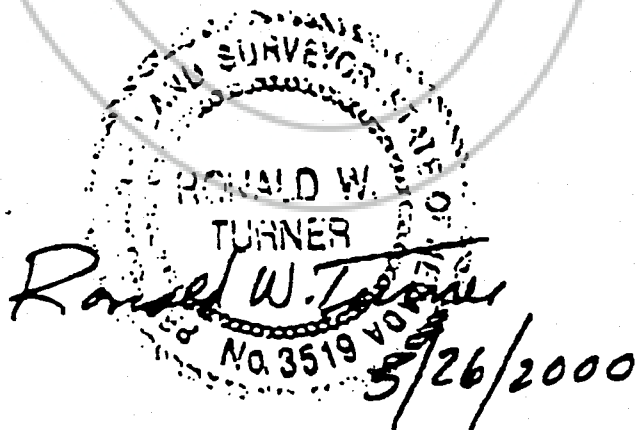
thence South 44°39'36" East 7.79 feet;  
thence South 85°23'00" West 138.38 feet;  
thence South 65°23'30" West 56.02 feet;  
thence North 69°36'30" West 41.72 feet;  
thence North 24°36'30" West 76.50 feet;  
thence North 65°23'30" East 106.00 feet;  
thence South 24°36'30" East 100.68 feet;  
thence North 85°23'00" East 123.13 feet;  
thence South 45°20'24" West 105.62 feet;  
thence South 44°39'36" East 115.00 feet;  
thence South 45°20'24" West 115.00 feet;  
thence North 44°39'36" West 115.00 feet to the Point of Beginning.

Containing 214.26 acres, more or less.

The Basis of Bearing for this description is that certain Record of Survey filed for record as Document No. 414274.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.  
Land Surveying  
P.O. Box 5067  
Stateline, NV 89449



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**DESCRIPTION**  
Horowitz to R.H.G.I.D.

All that real property situate in the County of Douglas, State of Nevada, described as follows:

All that portion of the Northeast ¼ of the Northeast ¼ of Section 15, Township 13 North, Range 18 East, M.D.M., more particularly described as follows:

Commencing at the most Westerly corner of that certain parcel of land as described in deed recorded on December 21, 1970, in Book 82, Page 249;

- thence South 44°39'36" East 7.79 feet to the Point of Beginning;
- thence South 85°23'00" West 138.38 feet;
- thence South 65°23'30" West 56.02 feet;
- thence North 69°36'30" West 41.72 feet;
- thence North 24°36'30" West 76.50 feet;
- thence North 65°23'30" East 106.00 feet;
- thence South 24°36'30" East 100.68 feet;
- thence North 85°23'00" East 123.13 feet;
- thence South 45°20'24" West 9.38 feet;
- thence South 44°39'36" East 7.79 feet to the Point of Beginning.

Containing 12,279 square feet, more or less.

The Basis of Bearing for this description is that certain Record of Survey filed for record as Document No. 414274.

**Note:** Refer this description to your title company before incorporating into any legal document.

**Prepared by:** Turner & Associates, Inc.  
Land Surveying  
P.O. Box 5067  
Stateline, NV 89449

Professional Surveyor Seal for Ronald W. Turner, State of Nevada. The seal is circular with the text "PROFESSIONAL SURVEYOR - STATE OF NEVADA" around the perimeter and "RONALD W. TURNER" in the center. A handwritten signature, "Ronald W. Turner", is written across the seal.

**DESCRIPTION**

**Horowitz to Round Hill General Improvement Dist.  
Drainage Easements for Water Tanks**

All that real property situate in the County of Douglas, State of Nevada, described as follows:

All that portion of the Northeast ¼ of Section 15, Township 13 North, Range 18 East, M.D.M., more particularly described as follows:

Beginning at a point on the Northwesterly line of that certain parcel of land as described in that deed filed for record on December 21, 1970, in Book 82, Page 249, which bears North 45°20'24" East 51.00 feet from the most Westerly corner of said parcel;

- thence along the centerline of this description the following courses;
- thence North 24°15'46" West 27.27 feet;
- thence North 22°11'10" West 36.06 feet;
- thence North 42°41'25" West 46.65 feet;
- thence North 15°05'43" West 32.80 feet;
- thence North 05°35'01" East 46.93 feet;
- thence North 10°06'07" West 25.15 feet;
- thence North 04°14'19" East 68.99 feet;
- thence North 01°06'23" East 38.23 feet;
- thence North 04°32'21" East 77.13 feet;
- thence North 04°10'51" East 53.89 feet;
- thence North 09°18'51" West 48.61 feet;
- thence North 18°47'26" West 79.20 feet;
- thence North 18°56'41" West 36.82 feet to a point on McFaul Creek.

Also beginning at a point which bears North 74°06'58" West 134.05 feet from the most Westerly corner of said parcel;

thence along the centerline North 49°51'40" East 142.25 feet to a point on the above described centerline.

The Basis of Bearing for this description is that certain Record of Survey filed for record as Document No. 411109.

Note: Refer this description to your title company before incorporating into any legal document.

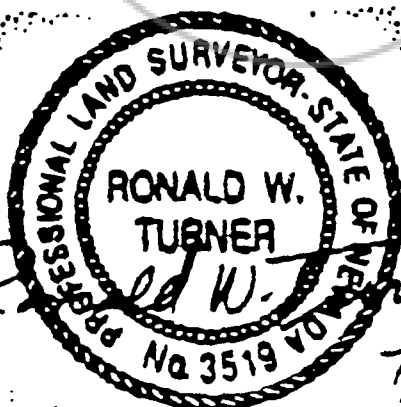
Prepared by: Turner & Associates, Inc.  
Land Surveying  
P.O. Box 5067  
Stateline, NV 89449

REQUESTED BY  
FIRST AMERICAN TITLE CO.  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2000 SEP 20 AM 11:07

LINDA SLATER  
RECORDER

\$12<sup>00</sup> PAID *KJ* DEPUTY



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