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APN: 1320-26-001-017
WHEN RECORDED, MAIL TO:

County of Douglas
Community Development
1594 Esmeralda Avenue
Minden, Nevada 89423

Attn: Engineering Division

Thiel Engineering
500 Damonte Ranch Pkwy
#1056
RENO, NV 89511

GRANT OF STORMWATER DRAINAGE EASEMENT

This Grant of Stormwater Drainage Easement ("Grant of Easement") is entered into as of this _____ day of October, 2000, by and between **LEE R. PRETTYMAN and JUDY S. PRETTYMAN** (collectively, "Grantor"), and **DOUGLAS COUNTY, a political subdivision of the State of Nevada** ("County"), with reference to the following facts and is as follows:

RECITALS:

- A. The County is in the process of improving certain portions of Buckeye Road and East Valley Road in Douglas County, Nevada;
- B. Certain portions of the road improvements also consist of a stormwater drainage system, including, without limitation, construction and installation of ditches, pipelines, catch basins, culverts, cut and fill slopes and other related stormwater drainage facilities ("Stormwater Drainage Improvements").
- C. Certain portions of the Stormwater Drainage Improvements are proposed to be located on real property owned by Grantor.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor and the County agree as follows:

1. Grant of Easements. Grantor hereby grants to County a non-exclusive perpetual easement over, across and under the real property described in **Exhibit "A"** (the "Easement") for the purpose of construction, installation, maintenance, repair, restoration, replacement and improvement of the Stormwater Drainage Improvements by or on behalf of the County, at its sole cost.
2. Right of Relocation. The County shall have the right to relocate the Stormwater Drainage Improvements within the Easement at its sole cost.

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3. Miscellaneous.

3.1 Attorneys' Fees. In any action between the parties to enforce or interpret any of the terms or provisions of this Grant of Easement, the prevailing party or parties in the action, or in any ancillary proceeding or on appeal, shall be entitled, in addition to damages, injunctive relief or other relief, to recover from the losing party or parties all costs including, without limitation, costs and expenses of litigation and reasonable attorneys' fees.

3.2 Interpretation. This Grant of Easement shall be construed and enforced in accordance with the laws of the State of Nevada.

3.3 Modifications. Any alteration, change or modification of or to this Grant of Easement, in order to become effective, shall be made in writing and in each instance signed on behalf of each party.

3.4 Severability. If any one or more of the provisions contained herein shall, for any reason, be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision of this Grant of Easement, but this Grant of Easement shall be construed as if such invalid, illegal or unenforceable provision had not been contained herein.

3.5 Recitals. The Recitals are hereby incorporated into this Grant of Easement.

3.6 Exhibits. All exhibits are attached hereto and made a part of this Grant of Easement.

IN WITNESS WHEREOF, Grantor and Grantee have executed this Grant of Easement as of the date set forth above.


LEE R. PRETTYMAN


JUDY S. PRETTYMAN

ACCEPTED:

~~COUNTY OF DOUGLAS, a political
subdivision of the State of Nevada~~

Date: _____, 2000

By: _____

~~Its: Chairman,
Board of County Commissioners~~

ATTEST:

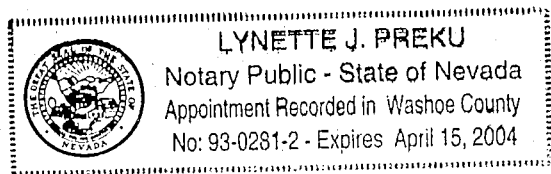
Date: _____, 2000

By: _____

~~BARBARA REED
County Clerk~~

STATE OF NEVADA)
) ss:
COUNTY OF _____)

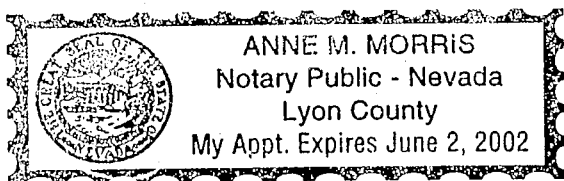
This instrument was acknowledged before me on ^{November} ~~October~~ 20, 2000, by Lee R. Prettyman.



Lynette J. Preku
Notary Public
My Commission Expires: 4/15/2004

STATE OF NEVADA)
) ss:
COUNTY OF Lynn)

This instrument was acknowledged before me on ^{November 8} ~~October~~ ____, 2000, by Judy S. Prettyman.



Anne M. Morris
Notary Public
My Commission Expires: 6-2-02

STATE OF NEVADA)
) ss:
COUNTY OF _____)

This instrument was acknowledged before me on October ____, 2000, by _____
_____ as Chairman, County of Douglas.

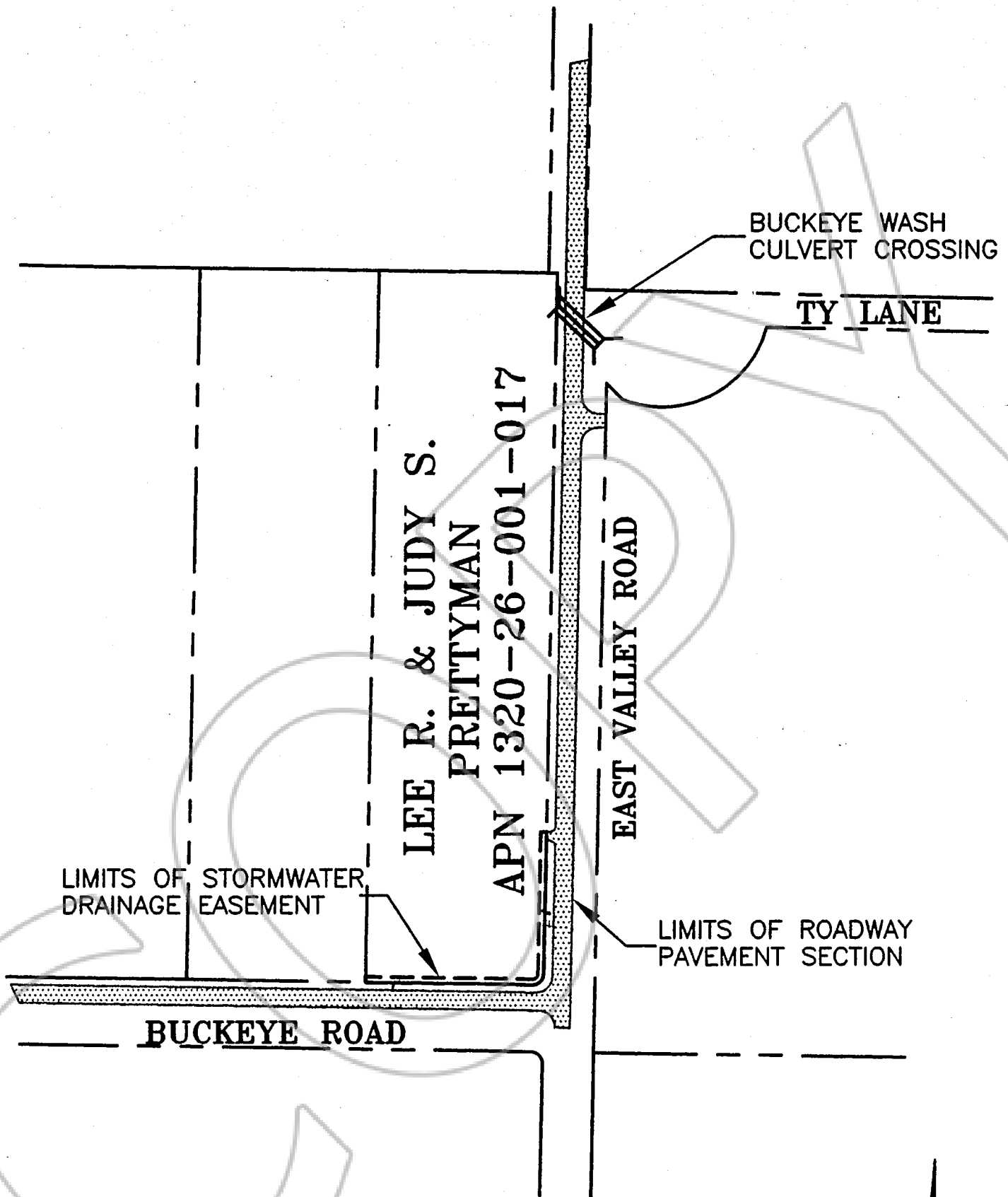
Notary Public
My Commission Expires: _____

STATE OF NEVADA)
) ss:
COUNTY OF _____)

This instrument was acknowledged before me on October ____, 2000, by Barbara Reed,
County Clerk.

Notary Public
My Commission Expires: _____

EXHIBIT "A"



LIMITS OF STORMWATER DRAINAGE EASEMENT

LEE R. & JUDY S.
PRETTYMAN

APN 1320-26-001-017

EAST VALLEY ROAD

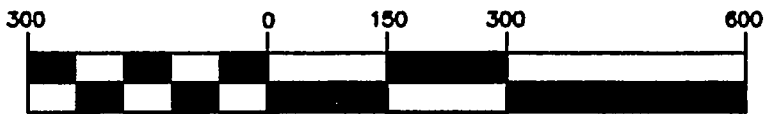
BUCKEYE WASH
CULVERT CROSSING

TY LANE

LIMITS OF ROADWAY PAVEMENT SECTION

BUCKEYE ROAD

GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.



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Exhibit "A"

Legal Description for Stormwater Drainage Easement.

A portion of the West ½ of Section 26, Township 13 North, Range 20 East, M.D.B.&M.

Beginning at the Southwest corner of Parcel 16-A-1 as shown on that certain Record of Survey recorded June 9, 1998, as Document #441617 in Book 698 of Official Records, at Page 2170, in the Office of the Recorder of Douglas County, State of Nevada; thence,

South 89°07'32" East along the Northerly right of way line of Buckeye Road a distance of 297.56 feet to the beginning of a curve concave to the Northwest, having a radius of 20.00 feet, and a central angle of 89°57'14"; thence along said curve to the left a distance of 31.40 feet to a point on the westerly right of way of East Valley Road; thence, North 00°55'14" East along said right of way line a distance of 255.70 feet; thence, leaving said right of way line,

North 89°04'46" West a distance of 10.00 feet, thence

South 00°55'14" West a distance of 255.70 feet, to the beginning of a curve concave to the Northwest, having a radius of 10.00 feet, and a central angle of 89°57'14"; thence, along said curve to the right a distance of 15.70 feet; thence,

North 89°07'32" West a distance of 297.55 feet to the westerly line of said Parcel 16-A-1; thence, along said line,

South 00°54'29" West a distance of 10.00 feet to the Point of Beginning.

Containing an area of 5,768± sq.ft.

REQUESTED BY
Thiel Engineering
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2000 DEC -1 PM 3: 02

LINDA SLATER
RECORDER

\$12⁰⁰ PAID *K2* DEPUTY

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