

Town Minden  
no fee

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

### GRANT OF EASEMENT

R.P.T.T. \$ # 3

APN 1320-27-002-005

This indenture, made and entered into this 1<sup>ST</sup> day of AUGUST, 2001, by and between BENTLY NEVADA CORPORATION, hereinafter referred to as Grantor, and the MINDEN-GARDNERVILLE SANITATION DISTRICT and the TOWN OF MINDEN, hereinafter referred to as Grantees,

#### 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 Grantees, their successors and assigns, a permanent easement for the installation and maintenance of sewer and water lines, 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 Exhibit 'A'

together with the right of ingress and egress to and from said easement and the right to use existing roads for the purpose of constructing, inspecting, repairing, and maintaining said sewer and water lines 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 Grantees, except that said parcel may be improved and used for street, road, landscape, or driveway purposes, insofar as such use does not interfere with its use by Grantees for the purposes for which this easement is granted.

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

Donald E Bently  
Grantor's Full Name Donald E Bently  
Title CEO  
Company BENTLY NEVADA CORP

\_\_\_\_\_  
Grantor's Full Name  
Title \_\_\_\_\_  
Company \_\_\_\_\_

STATE OF NEVADA )  
COUNTY OF DOUGLAS ) ss

On the 1<sup>ST</sup> day of AUGUST, 2001, personally appeared before me, a Notary Public, DONALD E. BENTLY, who acknowledged that he/she/they executed the above instrument.

Evelyn Finch  
Notary Public



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## EXHIBIT 'A'

**BENTLY NEVADA CORPORATION  
SANITARY SEWER AND WATER LINE EASEMENT  
LEGAL DESCRIPTION**

All that portion of property within a portion of the Southwest one-quarter of Section 27, Township 13 North, Range 20 East, M.D.M., Douglas County, Nevada, more particularly described as follows:

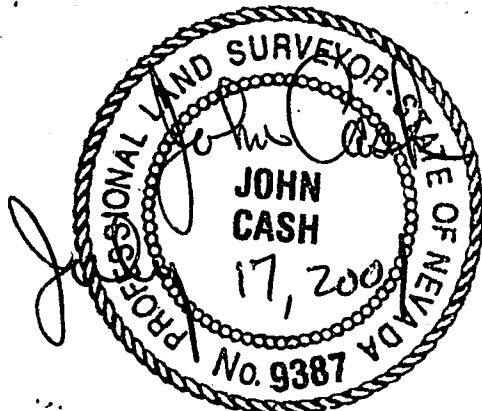
COMMENCING at the most Westerly corner of Adjusted Block "F" as shown on the Record of Survey to Support a Boundary Line Adjustment for Bently Nevada Corporation, Document No. 463621 of the Douglas County Recorder's Office; thence South  $46^{\circ}50'22''$  East, along the Easterly right-of-way line of Bently Parkway South, 301.39 feet to the **TRUE POINT OF BEGINNING**; thence, continuing along said Easterly right-of-way line, South  $46^{\circ}50'22''$  East 21.50 feet; thence, continuing along said Easterly right-of-way line, along the arc of a curve to the right having a central angle of  $00^{\circ}36'28''$  and a radius of 330.00 feet, having a chord of South  $46^{\circ}32'08''$  East 3.50 feet, an arc length of 3.50 feet; thence North  $43^{\circ}09'38''$  East, 62.70 feet; thence North  $90^{\circ}00'00''$  East 560.47 feet; thence South  $45^{\circ}00'00''$  East, 71.23 feet to a point on the Easterly line of said Block "F"; thence North  $00^{\circ}28'56''$  West, along said Easterly line, 28.53 feet; thence North  $45^{\circ}00'00''$  West, 59.17 feet; thence North  $90^{\circ}00'00''$  West, 32.14 feet; thence North  $00^{\circ}00'00''$  West, 650.68 feet; thence North  $90^{\circ}00'00''$  East 59.28 feet; thence North  $44^{\circ}42'42''$  East, 12.50 feet to a point on said Easterly line of said Block "F"; thence North  $00^{\circ}28'56''$  West, along said Easterly line 28.19 feet; thence South  $44^{\circ}42'42''$  West 24.03 feet; thence North  $90^{\circ}00'00''$  West 545.11 feet; thence South  $00^{\circ}00'00''$  East, 608.87 feet; thence South  $43^{\circ}09'38''$  West, 151.39 feet to the **POINT OF BEGINNING**.

Excepting from that portion of the above described legal description, the following described parcel:

**BEGINNING** at a point that bears South  $65^{\circ}40'04''$  East 382.37 feet from the most Westerly corner of said Adjusted Block "F"; thence, South  $90^{\circ}00'00''$  East 449.17 feet; thence, North  $00^{\circ}00'00''$  East. 650.68 feet; thence, North  $90^{\circ}00'00''$  West 449.17 feet; thence South  $00^{\circ}00'00''$  West 650.68 feet to the **POINT OF BEGINNING**.

The above described easement containing 1.303 acres, more or less.

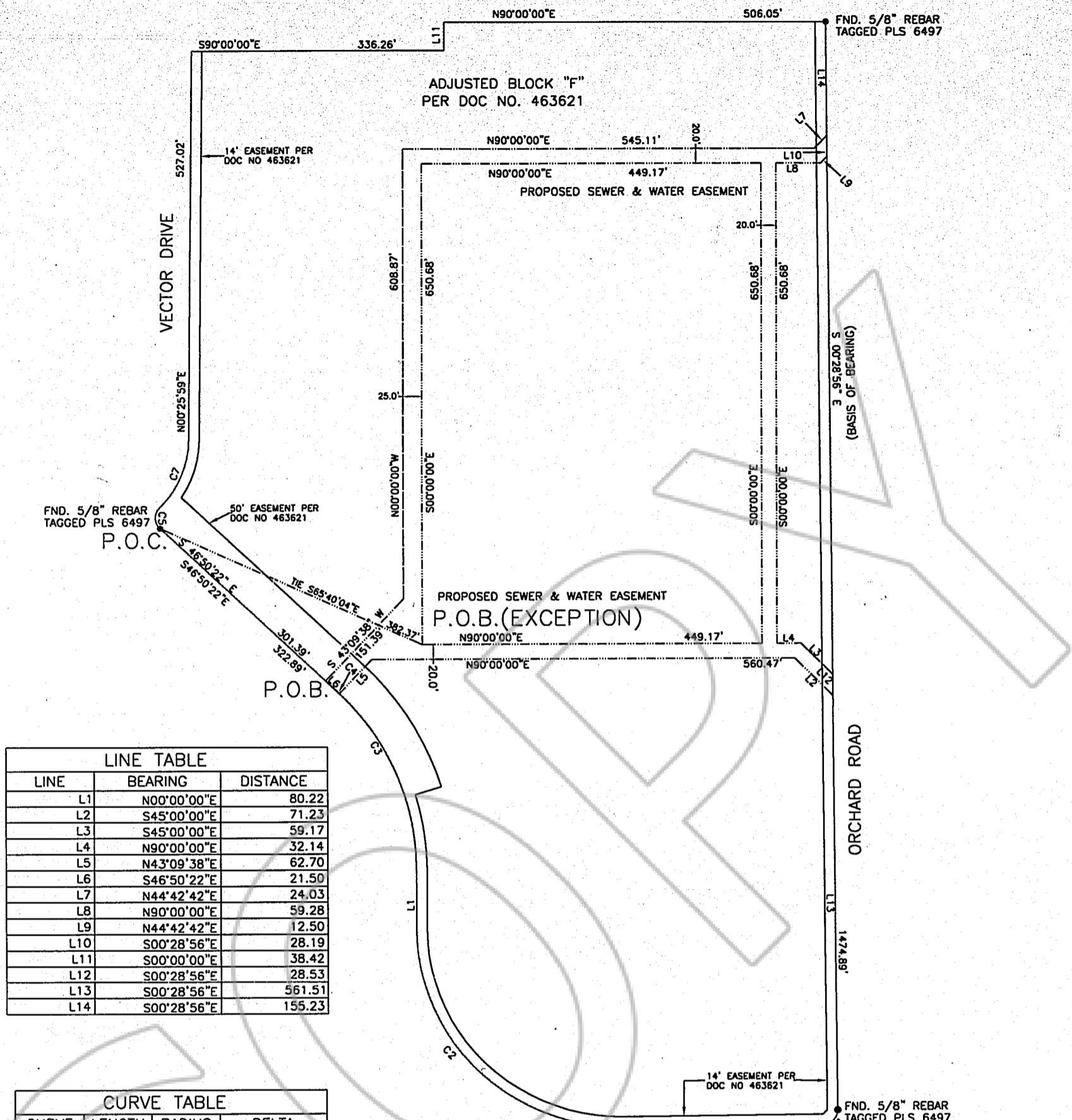
The Basis of Bearings for this description is the East line of said Adjusted Block "F" taken as South  $00^{\circ}28'56''$  East.



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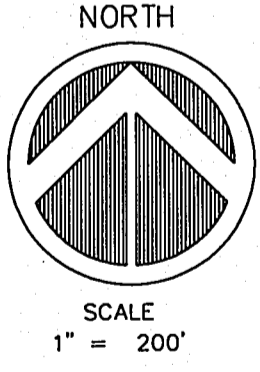
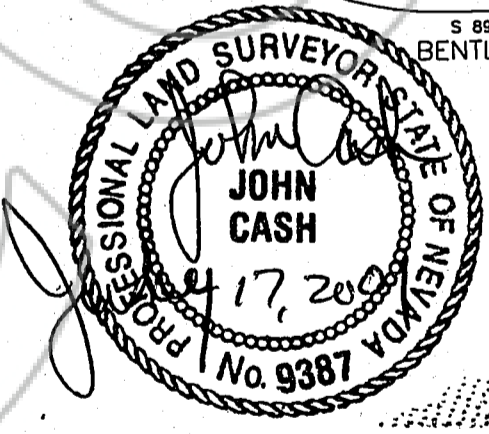
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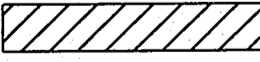



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°00'00"E	80.22
L2	S45°00'00"E	71.23
L3	S45°00'00"E	59.17
L4	N90°00'00"E	32.14
L5	N43°09'38"E	62.70
L6	S46°50'22"E	21.50
L7	N44°42'42"E	24.03
L8	N90°00'00"E	59.28
L9	N44°42'42"E	12.50
L10	S00°28'56"E	28.19
L11	S00°00'00"E	38.42
L12	S00°28'56"E	28.53
L13	S00°28'56"E	561.51
L14	S00°28'56"E	155.23

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	31.42	20.00	90°00'00"
C2	426.39	270.00	90°28'56"
C3	269.78	330.00	46°50'21"
C4	3.50	330.00	0°36'28"
C5	31.42	20.00	90°00'00"
C7	102.16	130.66	44°48'04"



OWNER: BENTLY NEVADA CORPORATION  
 APN: 1320-27-002-005 SEC. 27 T. 13 N. R. 20 E.  
 TOTAL AREA OF PARCEL: 24.341 ACRES  
 REQUIRED EASEMENT AREA: 1.303 ACRES  
 REQUIRED TAKE AREA W/ EXIST. IMP.: \_\_\_\_\_  
 AREA REMAINING: 23.038 ACRES  
 REFERENCE: \_\_\_\_\_

EASEMENT AREA   
 POINT OF BEGINNING P.O.B.  
 POINT OF COMMENCEMENT P.O.C.

 <b>Harding ESE</b> A MACTEC COMPANY	Engineering, Planning, Surveying, & Construction Services 1572 East College Parkway, Suite 162 Carson City, Nevada 89706 (775) 888-9992		<b>BENTLY NEVADA CORPORATION</b> <b>EXHIBIT "B"</b> <b>DOUGLAS COUNTY</b> <b>TOWN OF MINDEN</b>			
	JOB NUMBER 48867	DRAWN MEB	CHECKED	APPROVED	DATE JULY 5, 2001	REVISED

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COPY

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

2001 AUG 24 AM 9: 32

LINDA SLATER  
RECORDER

\$ 0 PAID ko DEPUTY

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