

A Portion of APN ~~15-060-43~~ & 15-060-69.

1419-26-001-0013 1419-00-002-031

WHEN RECORDED, MAIL TO:

✓ Mountain Meadow Estates

c/o Ronald L. Simek

P.O. Box 586

Genoa, NV 89411

**LOT GRADING AND DRAINAGE
DEED RESTRICTION
(Mountain Meadow Estates, Phase 1)**

This Lot Grading and Drainage Deed Restriction (this "Deed Restriction") is made by Ronald L. Simek, an unmarried man ("Owner"), the owner of that certain real property situate in Douglas County, Nevada, which is more particularly described in **Exhibit "A"** hereto ("Property") on behalf of Owner and its successor-in-title to the Property and the owners of any subdivided lots therein ("Phase 1 Lots") in favor of the County of Douglas, State of Nevada, and each and every owner of a Phase 1 Lot, and is as set forth below.

All grading and drainage improvements for the building site within each Lot shall be designed by a professional civil engineer, qualified and regularly engaged to provide such design services. The grading plans shall, where practical and feasible, direct storm drainage from the proposed site improvements to the adjacent street or adjoining open space areas and not to adjoining private properties. Each design shall include drainage facilities to reduce the increased run-off from the building and site improvements to pre-development conditions.

Drainage on adjoining private properties shall only be allowed when the following design objectives have been met:

- (a) The existing, pre-developed site drainage patterns drain to the adjoining lot;
- (b) Increases in run-off shall have been fully mitigated to pre-development conditions; and
- (c) The developed site drainage will not result in modifications to the existing drainage patterns at the common boundary of the affected Lots.

Grading and drainage plans shall first be reviewed by the architectural control committee for the project to be known as "Mountain Meadow Estates" ("Architectural Committee") and, once approved by the Architectural Committee, shall be submitted with the application for a building permit to Douglas County. Prior to issuance of a Certificate of Occupancy for the building, the

Exhibit "A"
Legal Description

(See attached.)

COPY

Exhibit 'A'

212-29-96
12/17/96

DESCRIPTION
PARCEL 23
(Adjusted APN 15-060-43)

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

A parcel of land located within portions of Sections 26 and 27, Township 14 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the northwest corner of Section 26, T.14N., R.19E., M.D.M., a found 1985 BLM aluminum cap as shown on the Amended Record of Survey for Ronald Simek recorded May 28, 1996 in the office of Recorder, Douglas County, Nevada as Document No. 388745, the POINT OF BEGINNING;

thence along the north line of the Northwest one-quarter of said Section 26 North $89^{\circ}22'26''$ East, 1067.08 feet to a point on the westerly line of Jacks Valley Road, a found witness corner 1985 BLM aluminum cap;

thence along said westerly line of Jacks Valley Road South $02^{\circ}11'08''$ West, 440.84 feet;

thence along the arc of a curve to the right having a radius of 2550.00 feet, central angle of $09^{\circ}43'53''$, arc length of 433.10 feet, and chord bearing South $07^{\circ}03'05''$ West;

thence North $79^{\circ}24'19''$ West, 265.17 feet;

thence South $65^{\circ}28'20''$ West, 452.87 feet;

thence North $65^{\circ}57'21''$ West, 213.53 feet;

thence North $37^{\circ}03'24''$ West, 61.40 feet;

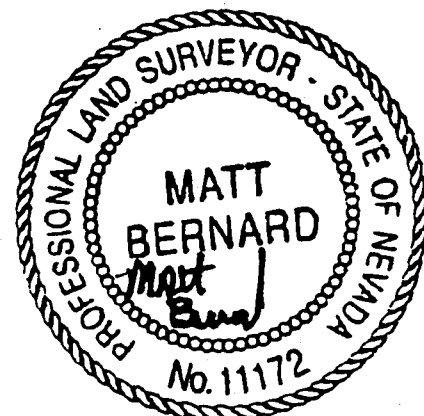
thence North $49^{\circ}33'55''$ West, 186.56 feet;

thence North $56^{\circ}05'24''$ West, 216.89 feet;

thence North $20^{\circ}20'03''$ East, 660.58 feet to the POINT OF BEGINNING, containing 23.41, more or less.

The Basis of Bearing of this description is North $89^{\circ}23'01''$ East, the north line of the Northeast one-quarter (NE $\frac{1}{4}$) of Section 26, T.14N., R.19E., M.D.M. per Map of Division Into Large Parcels for Little Mondeaux Limousin Corporation recorded July 31, 1992 as Document No. 284936.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2294
Minden, Nevada 89423



12-17-96

0536135

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Exhibit 'A'

212-41-98
04/29/98
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**DESCRIPTION
ADJUSTED PARCEL 24
(APN 15-060-69)**

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

A parcel of land located within the Southeast one-quarter (SE $\frac{1}{4}$) of Section 22, and within portions of Section 27, Township 14 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the northwest corner of Section 26, T.14N., R.19E., M.D.M., a found 1985 BLM aluminum cap as shown on the Amended Record of Survey for Ronald Simek recorded May 28, 1996 in the office of Recorder, Douglas County, Nevada as Document No. 388745, and an easterly corner of Parcel 24 as shown on the Record of Survey To Support A Boundary Line Adjustment for Ronald L. Simek, Little Mondeaux Limousin Corporation and The Pivot Limited Partnership recorded December 31, 1996 in the office of Recorder, Douglas County, Nevada as Document No. 403935, the POINT OF BEGINNING;

thence South 20°20'03" West, 660.58 feet;
thence South 44°39'57" West, 485.08 feet;
thence South 22°05'14" West, 819.11 feet;
thence South 23°02'59" East, 707.48 feet;
thence North 76°07'21" East, 87.56 feet;
thence South 23°06'27" East, 578.41 feet;
thence South 44°33'53" West, 416.04 feet;
thence North 45°26'07" West, 411.75 feet;
thence North 64°50'41" West, 460.73 feet;
thence North 40°30'47" West, 1363.58 feet;
thence North 53°33'58" West, 195.11 feet;
thence North 21°17'48" West, 904.81 feet to the northwest corner of the South one-half of the North one-half of the Northeast one-quarter of said Section 27, a found 1996 BLM brass cap;
thence along the west line of the Northwest one-quarter of the Northeast one-quarter of said Section 27, North 00°16'51" West, 667.52 feet to the north one-quarter corner of said Section 27, a found 1985 BLM aluminum cap;

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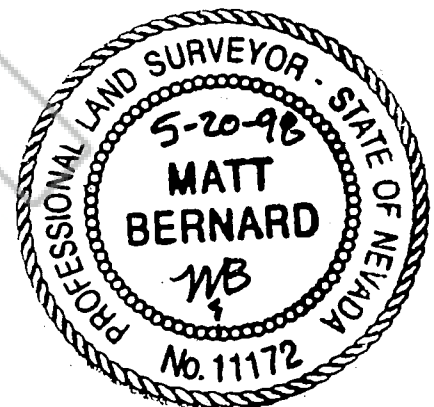
thence along the west line of the Southeast one-quarter of said Section 22, North 00°05'09" East, 2646.46 feet to the northwest corner of the Southeast one-quarter of said Section 22, a found 1985 BLM aluminum cap;

thence along the north line of the Southeast one-quarter of said Section 22, North 89°05'23" East, 2658.40 feet to the east one-quarter corner of said Section 22, a found 1985 BLM aluminum cap;

thence along the east line of the Southeast one-quarter of said Section 22, South 00°05'51" East, 2654.73 feet to the POINT OF BEGINNING, containing 273.12 acres, more or less.

The Basis of Bearing of this description is North 89°23'01" East, the north line of the Northeast one-quarter (NE¹/₄) of Section 26, T.14N., R.19E., M.D.M. per Map of Division Into Large Parcels for Little Mondeaux Limousin Corporation recorded July 31, 1992 as Document No. 284936.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2294
Minden, Nevada 89423



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

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LINDA SLATER
RECORDER

\$ 19.00 PAID KQ DEPUTY

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