

NF

REQUESTED BY  
**DOUGLAS COUNTY**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2004 NOV -9 AM 8:05

WERNER CHRISTEN  
RECORDER

\$ ~~0~~ PAID KJ DEPUTY

Assessor's Parcel Number: N/A

Date: NOVEMBER 8, 2004

Recording Requested By:

✓ Name: LYNDA TEGLIA/COMMUNITY DEVELOPMENT

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Real Property Transfer Tax: \$ N/A

\_\_\_\_\_

PUBLIC UTILITY EASEMENT #2004.254

(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)  
*This cover page must be typed or legibly hand printed.*

0628757

BK 1104 PG 03798

APPROVED OCT. 21, 2004 ITEM #7  
DOUGLAS COUNTY BOARD OF COMMISSIONERS

FILED

NO. 2004-254

2004 NOV -8 PM 12:50

RECORDED AT THE REQUEST OF:  
Douglas County, Nevada  
District Attorney's Office  
Post Office Box 218  
Minden, Nevada 89423

BARBARA REED  
CLERK

APN 1420-06-802-005

PUBLIC UTILITY EASEMENT

This indenture is made this 21 day of OCTOBER, 2004 between the John C. Serpa, Grantor, and Douglas County, a political subdivision of the State of Nevada, Grantee.

The Grantor, for good and valuable consideration, the receipt of which is acknowledged, grants, bargains and sells to the Grantee, and to its assigns forever, a public utility easement for the location, construction, maintenance, repair, and replacement of utilities including but not limited to water, sewer, sewer lift stations, natural gas, electricity, telephone, and television cable, and necessary incidents on, over, across and through the real property situated in and being a portion of the Southeast ¼ of Section 6, Township 14 North, Range 20 East, M.D.M., County of Douglas, State of Nevada, a portion of APN 1420-06-802-005, formerly APN 13-107-01, and more particularly described in the legal description attached as exhibit "A" and shown on exhibit "B" the Map to accompany Grant of Public Utility Easement, together with all and singular tenements, hereditaments, and appurtenances belonging to or in anyway appertaining to the property.

The Grantor has signed on the day and year above written.

GRANTOR

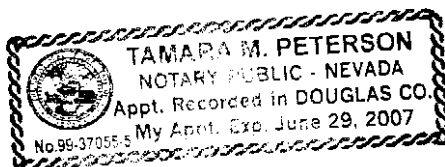
  
\_\_\_\_\_  
John C. Serpa

State of NEVADA )  
County of DOUGLAS ) ss.

This instrument was acknowledged before me on the 23 day of SEPT., 2004 by John C. Serpa.

  
\_\_\_\_\_  
Notary Public

WITNESS my seal.



0628757

BK 1104 PG 03799

State of Nevada )  
 ) ss.  
County of Douglas )

Accept on behalf of Douglas County  
this 21<sup>st</sup> day of OCT, 2004.

*Barbara Reed*  
Attest: \_\_\_\_\_  
Barbara Reed  
Douglas County Clerk  
BY *[Signature]*  
CLERK TO THE BOARD

By: *[Signature]*  
Kelly D. Kite, Chairman  
Douglas County Commissioners

COOPER

**EXHIBIT "A"**

**Legal Description of 35' Water & Sewer Line Easement**

All that certain real property situate within a portion of the Southeast  $\frac{1}{4}$  of Section 6, Township 14 North, Range 20 East, M.D.M., further described as a portion of Parcel 13-107-01 as shown on that certain Record of Survey, Document No.489613, Official Records of Douglas County Nevada, more particularly described as follows;

**COMMENCING** at the northeasterly corner of said Parcel 13-701-01 said point also being on the westerly right-of-way of U.S. Highway 395;

**THENCE** S  $01^{\circ}06'30''$  W along said westerly right-of-way of U.S. Highway 395 a distance of 224.01;

**THENCE** leaving said westerly right-of-way along a curve to the right, having a radius of 125.00 feet, delta angle of  $21^{\circ}51'06''$  and arc length of 47.67 feet, to a point on the northerly right-of-way of Jacks Valley Road, said point also being the **TRUE POINT OF BEGINNING**;

**THENCE** continuing along said northerly right-of-way, along a curve to the right, having a radius of 125.00 feet, delta angle of  $72^{\circ}32'33''$  and arc length of 95.87 feet;

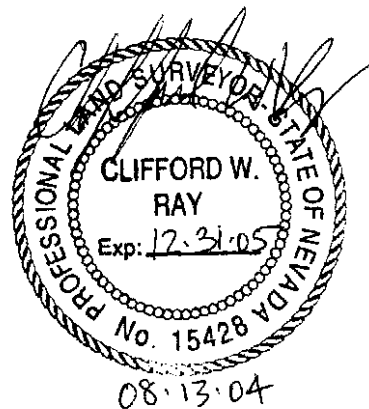
**THENCE** S  $66^{\circ}54'20''$  W continuing along said right-of way a distance of 643.90 feet;

**THENCE** leaving said northerly right-of-way of Jacks Valley Road along a curve to the right, having a radius of 50.00 feet, a delta angle of  $72^{\circ}32'33''$  and an arc length of 63.31 feet, to a point on the easterly right-of-way of Vista Grande Boulevard;

**THENCE** N  $66^{\circ}54'20''$  E leaving said easterly right-of-way a distance of 778.33 feet to the **TRUE POINT OF BEGINNING**.

**CONTAINING** 25,853 sq. ft. more or less.

Reference is hereby made to that certain Document No. 489613, Book 0400, Page 1314, Official Records of Douglas County, Nevada as the Basis of Bearing for this document.



0628757

BK1104PG03801

APN 1420-06-802-006  
SERPA, JOHN C.

APN 1420-06-802-005  
SERPA, JOHN C.

APN 1420-07-502-004  
DGD DEVELOPMENT LP

APN 1420-06-802-004  
DAYTON HUDSON CORP

EXISTING P.U.E. & LANDSCAPE EASEMENT  
PER BOOK 599, PAGE 567B OFFICIAL RECORDS  
DOUGLAS COUNTY, NEVADA.

PROPOSED 35' P.U.E.

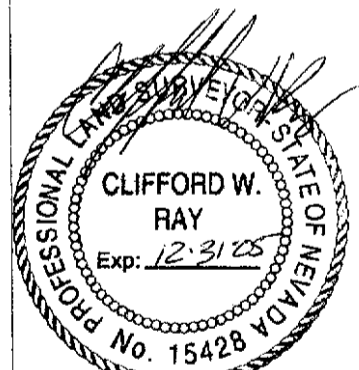
### CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	50.00	63.31	36.69	72°32'33"
C2	125.00	95.87	50.43'	43°56'44"
C3	125.00	47.67	24.13'	21°51'06"

VISTA GRANDE BLVD.

APN 1420-06-802-001  
LDS CHURCH #519 7767

APN 1420-06-802-002  
SERPA, JOHN C.



08.13.04

REFERENCE IS HEREBY MADE TO THAT CERTAIN  
DOC. No. 489613, BOOK 0400, PAGE 1314 OFFICIAL  
RECORDS OF DOUGLAS COUNTY, NEVADA AS THE BASIS  
OF BEARING FOR THIS DOCUMENT.

Prepared By:



**CAPITAL ENGINEERING**

P.O. Box 3750  
Carson City, NV 89702  
(775) 882-5630

0628757

**EXHIBIT "B"**  
**MAP to ACCOMPANY**  
**GRANT of PUBLIC**  
**UTILITY EASEMENT**

JUNE 2004

Dwg. No. 249/SURVEY/249-BENTLY-ESMT

BK1104PG03802

COPY

SEAL

**CERTIFIED COPY**

The document to which this certificate is attached is a full, true and correct copy of the original on file and on record in my office.

DATE: November 8, 2004

B. [Signature] Clerk of the 24 Judicial District Court of the State of Nevada, in and for the County of Douglas.

By [Signature] Deputy

0628757

BK1104PG03803