

NF

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

2004 NOV 17 AM 8:11

WERNER CHRISTEN
RECORDER

\$ 0 PAID K7 DEPUTY

Assessor's Parcel Number: APN 1420-06-802-002

Date: NOVEMBER 15, 2004

Recording Requested By:

✓ Name: LYNDA TEGLIA/COMMUNITY DEVELOPMENT

Address: _____

City/State/Zip: _____

Real Property Transfer Tax: \$ N/A

PUBLIC UTILITY EASEMENT #2004.261

(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.

0629495

BK1104PG08136

FILED

NO. 2004-261

2004 NOV 15 PM 12: 22

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

APN 1420-06-802-002

BARBARA REED
CLERK
[Signature]
DEPUTY

PUBLIC UTILITY EASEMENT

This indenture is made this 21 day of OCTOBER, 2004 between 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 1/4 of Section 6, Township 14 North, Range 20 East, M.D.M., County of Douglas, State of Nevada, a portion of APN 1420-06-802-002, formerly APN 13-103-09, 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

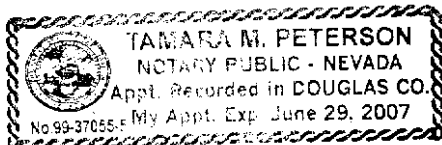
[Signature]
John C. Serpa

State of NEVADA }
County of DOUGLAS } ss.

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

[Signature]
Notary Public

WITNESS my seal.



0629495

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State of Nevada)
) ss.
County of Douglas)

Accept on behalf of Douglas County
this 8th day of NOV, 2004.

Barbara Reed
Attest: _____
Barbara Reed
Douglas County Clerk

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

My Carol Mullock
DEPUTY

COPY

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EXHIBIT "A"

Legal Description of 35' Water & Sewer Line Easement

All that certain real property situate within a portion of the Southeast ¼ of Section 6, Township 14 North, Range 20 East, M.D.M., further described as a portion of Parcel 13-103-09 as shown on that certain Record of Survey, Document No.489613 , Official Records of Douglas County Nevada, more particularly described as follows;

BEGINNING at a point on the northerly right-of-way of Jacks Valley Road said point also being the southwesterly corner of said Parcel 13-103-09;

THENCE N 00°16'35" E leaving said right-of-way along the westerly property line at said parcel a distance of 38.13 feet;

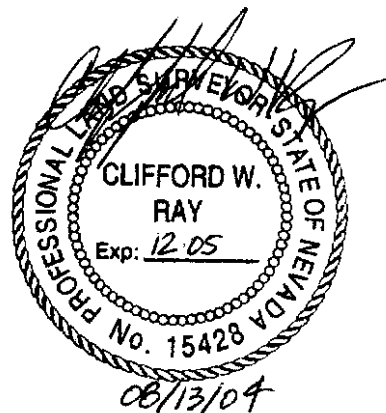
THENCE N 66°54'20" E leaving said westerly property line a distance of 401.59 feet to a point on the westerly right-of-way of Vista Grande Boulevard;

THENCE leaving the right-of-way of Vista Grande Boulevard along a non tangent curve to the right, having a radius of 50.00 feet, delta angle of 72°32'33", arc length of 63.31 feet, chord bearing of S 30°38'04" W and a chord distance of 59.16 feet, to a point on the northerly right-of-way of Jacks Valley Road;

THENCE S 66°54'20" W along said northerly right-of way a distance of 369.02 feet to the **TRUE POINT OF BEGINNING**.

CONTAINING 13,874 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.



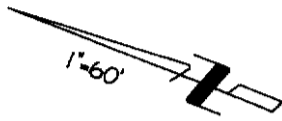
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APN 1420-06-802-005
SERPA, JOHN C.

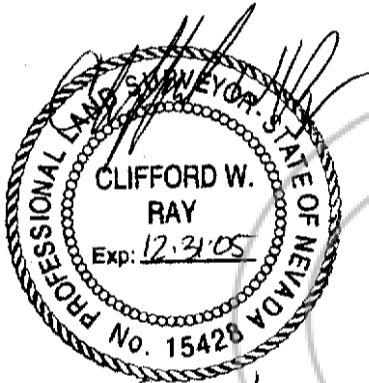
VISTA GRANDE BLVD.

△ = 72°32'33"
R = 50.00
L = 63.31
T = 36.69



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

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



05.13.04

35' P.U.E.

401.59'

369.02'

N66°54'20"E

N66°54'20"E

N00°16'35"E
38.13'

JACKS VALLEY ROAD

APN 1420-06-802-004
DAYTON HUDSON CORP.

VISTA
GRANDE
BLVD.

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) 882-5830

0629495

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

COPY

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 15 2004

B. Reed Clerk of the 9th Judicial District Court of the State of Nevada, in and for the County of Douglas.

By Paul Mullock Deputy

SEAL

0629495

BK1104PG08141