

19

DOC # 0634380  
01/14/2005 09:20 AM Deputy: CF  
OFFICIAL RECORD  
Requested By:  
TOWN OF MINDEN

APN's 1320-29-402-007 & 1320-29-402-008

WHEN RECORDED MAIL TO:  
Town of Minden  
P.O. Box 205  
Minden, NV 89423

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 Of 6 Fee: 19.00  
BK-0105 PG- 4393 REPT: 0.00



## GRANT OF EASEMENT

This indenture, made and entered into this 13<sup>th</sup> day of January, 2005, by and between HELLWINKEL FAMILY LIMITED PARTNERSHIP, hereinafter referred to as Grantor, and THE TOWN OF MINDEN, hereinafter referred to as Grantee,

### 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 Grantee, its successors and assigns, a permanent easement 20 feet wide for the installation and maintenance of 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 Exhibits "A", "B", "C", and "D"

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 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 water line.

HELLWINKEL FAMILY LIMITED PARTNERSHIP by:

Robert D. Hellwinkel

Robert D. Hellwinkel, General Partner

Marlena N. Hellwinkel

Marlena N. Hellwinkel, Trustee of the Donald and Marlena Hellwinkel Trust dated 12-22-98

Donald F. Hellwinkel

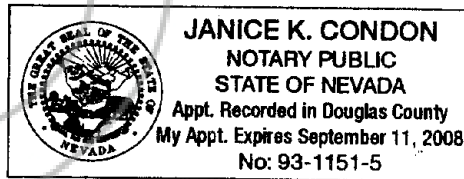
Donald F. Hellwinkel, Trustee of the Donald and Marlena Hellwinkel Trust dated 12-22-98

STATE OF Nevada)

COUNTY OF Douglas) ss

On the 14<sup>th</sup> day of January, 2005, personally appeared before me, a Notary Public, Robert D. Hellwinkel, who acknowledged that he/she/they executed the above instrument. Donald F. Hellwinkel and Marlena N. Hellwinkel

Janice K. Condon  
Notary Public



BK- 0105  
PG- 4394

EXHIBIT "A"  
**WATERLINE EASEMENT**

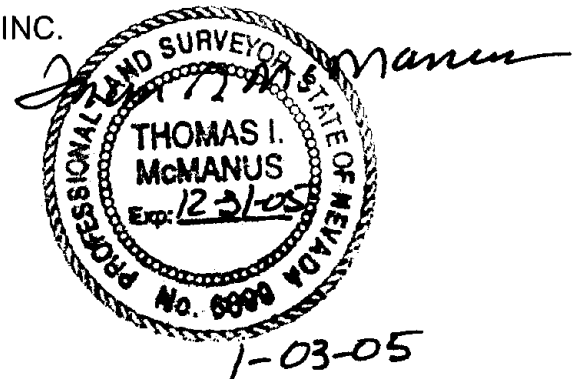
A Waterline Easement, 20-feet in width, located within a portion of the Southwest one-quarter (SW¼) of Section 29, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

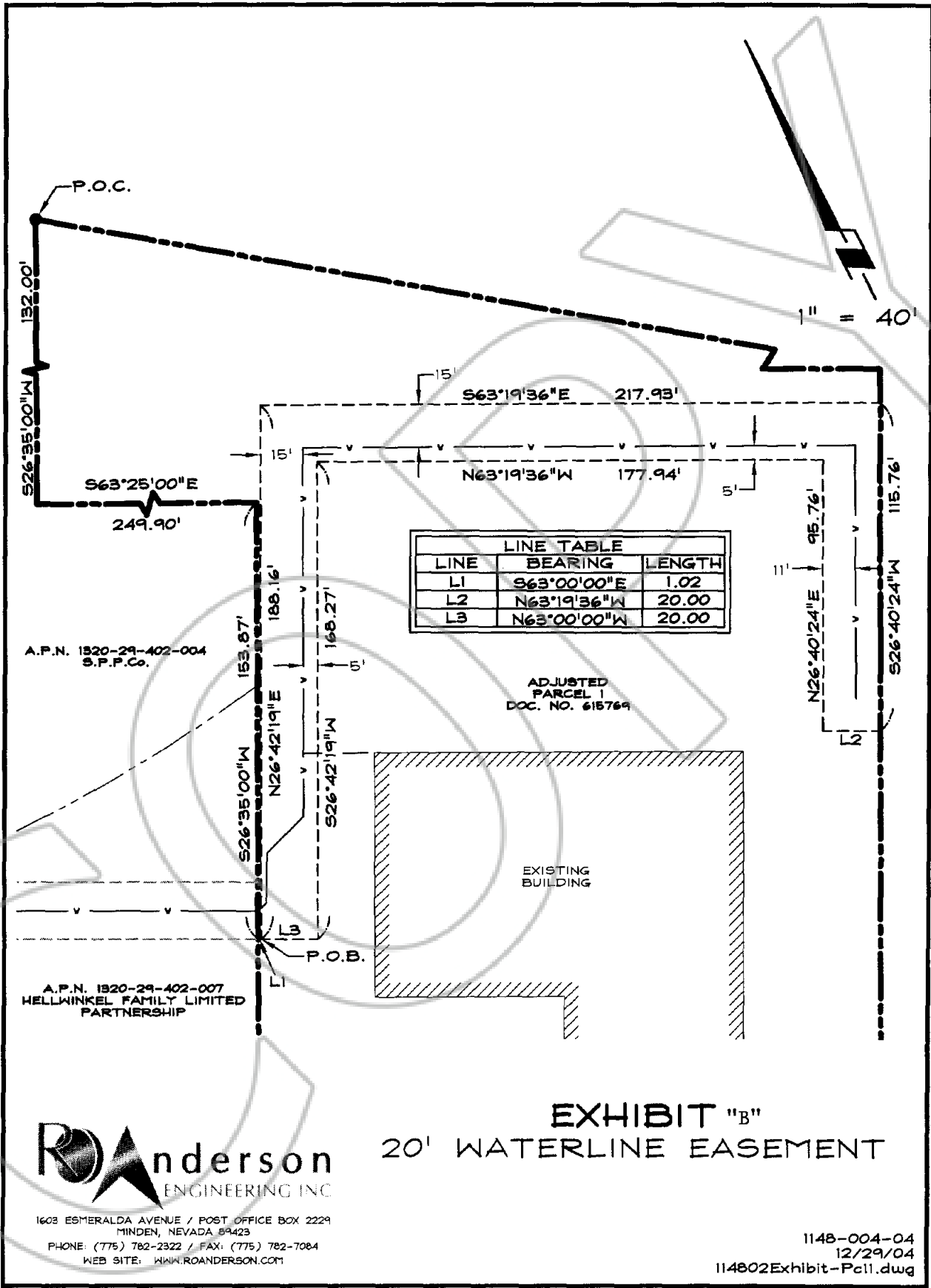
COMMENCING at the most Northerly corner of Adjusted Parcel 1 as shown on that Record of Survey to support a Boundary Line Adjustment for Hellwinkel Family Limited Partnership as recorded in Book 0604, at Page 5297 as Document No. 615769, Douglas County, Nevada Recorder's Office;

thence South 26°35'00" West, 132.00 feet;  
thence South 63°25'00" East, 249.90 feet;  
thence South 26°35'00" West, 153.87 feet;  
thence South 63°00'00" East, 1.02 feet to THE POINT OF BEGINNING;  
thence North 26°42'19" East, 188.16 feet;  
thence South 63°19'36" East, 217.93 feet to the Easterly line of said Adjusted Parcel 1, Document No. 615769;  
thence along said Easterly line South 26°40'24" West, 115.76 feet;  
thence North 63°19'36" West, 20.00 feet;  
thence North 26°40'24" East, 95.76 feet;  
thence North 63°19'36" West, 177.94 feet;  
thence South 26°42'19" West, 168.27 feet;  
thence North 63°00'00" West, 20.00 feet to THE POINT OF BEGINNING;

Note: Refer this description to your title company before incorporating into any legal document.

Prepared By: R.O. ANDERSON ENGINEERING, INC.  
P.O. Box 2229  
Minden, Nevada 89423





LINE TABLE		
LINE	BEARING	LENGTH
L1	S63°00'00"E	1.02
L2	N63°19'36"W	20.00
L3	N63°00'00"W	20.00

A.P.N. 1320-29-402-004  
S.P.P.Co.

ADJUSTED  
PARCEL 1  
DOC. NO. 615769

A.P.N. 1320-29-402-007  
HELLWINKEL FAMILY LIMITED  
PARTNERSHIP

EXISTING  
BUILDING

**EXHIBIT "B"**  
**20' WATERLINE EASEMENT**



1603 ESMERALDA AVENUE / POST OFFICE BOX 2229  
MINDEN, NEVADA 89423  
PHONE: (775) 782-2322 / FAX: (775) 782-7084  
WEB SITE: WWW.ROANDERSON.COM

1148-004-04  
12/29/04  
114802Exhibit-Pc11.dwg

EXHIBIT "C"  
**WATERLINE EASEMENT**

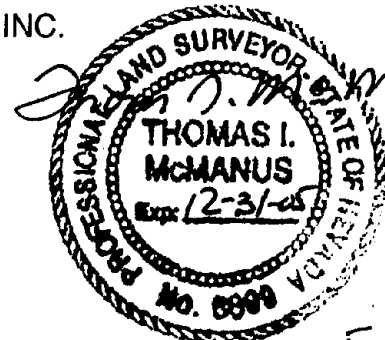
A Waterline Easement located within a portion of the Southwest one-quarter (SW $\frac{1}{4}$ ) of Section 29, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

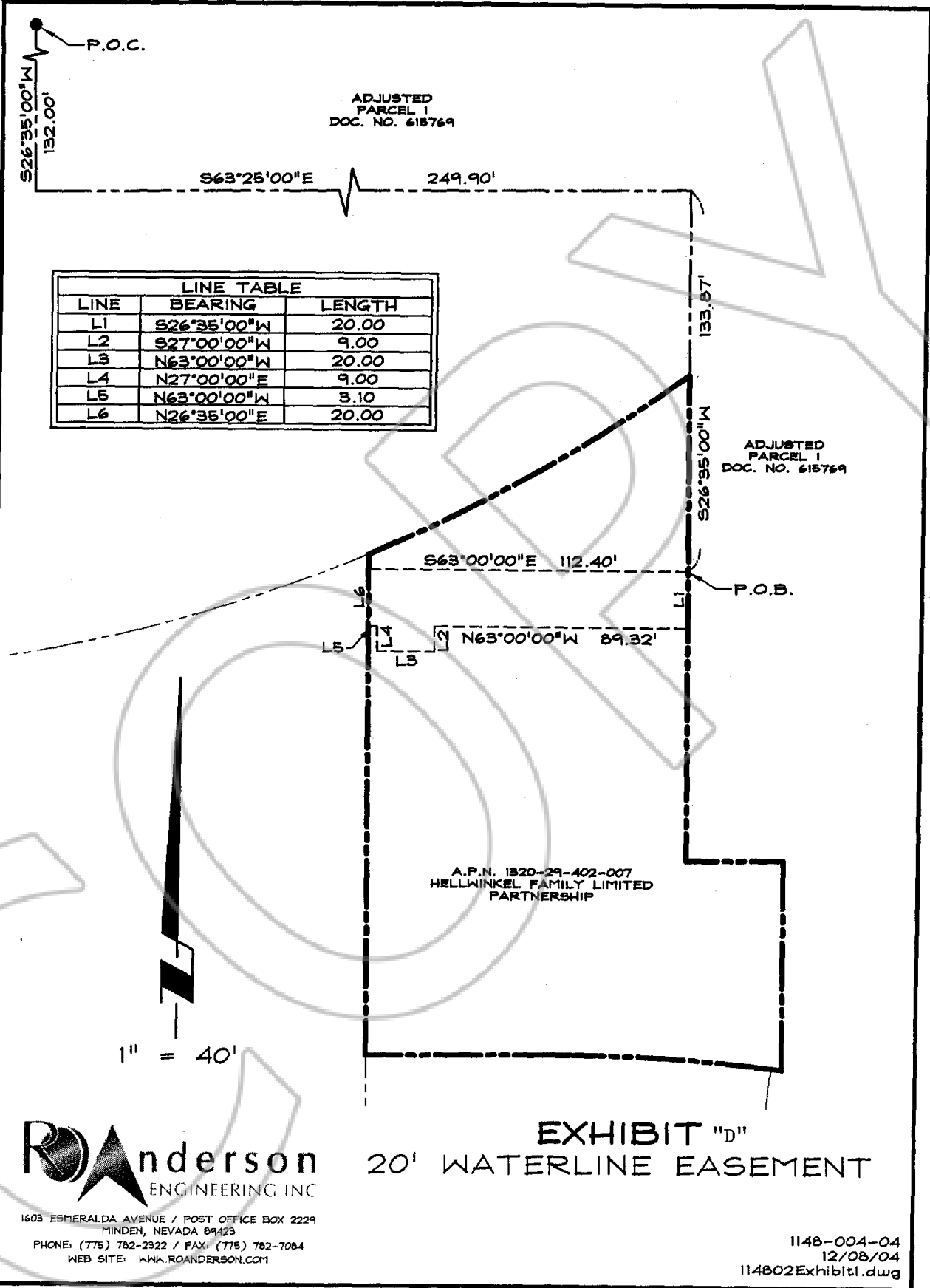
COMMENCING at the most Northerly corner of Adjusted Parcel 1 as shown in that Record of Survey to support a Boundary Line Adjustment for Hellwinkel Family Limited Partnership as recorded in Book 0604, at Page 5297 as Document No. 615769, Douglas County, Nevada Recorder's Office;

thence South 26°35'00" West, 132.00 feet;  
thence South 63°25'00" East, 249.90 feet;  
thence South 26°35'00" West, 133.87 feet to THE POINT OF BEGINNING;  
thence continuing South 26°35'00" West, 20.00 feet;  
thence North 63°00'00" West, 89.32 feet;  
thence South 27°00'00" West, 9.00 feet;  
thence North 63°00'00" West, 20.00 feet;  
thence North 27°00'00" East, 9.00 feet;  
thence North 63°00'00" West, 3.1 feet, more or less, to the Westerly line of A.P.N. 1320-29-402-007 as shown on said Record of Survey, Document No. 615769;  
thence along said Westerly line North 26°35' East, 20.00 feet;  
thence South 63°00'00" East, 112.4 feet, more or less to THE POINT OF BEGINNING.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared By: R.O. ANDERSON ENGINEERING, INC.  
P.O. Box 2229  
Minden, Nevada 89423





ADJUSTED  
PARCEL 1  
DOC. NO. 618769

ADJUSTED  
PARCEL 1  
DOC. NO. 618769

LINE TABLE		
LINE	BEARING	LENGTH
L1	S26°35'00"W	20.00
L2	S27°00'00"W	9.00
L3	N63°00'00"W	20.00
L4	N27°00'00"E	9.00
L5	N63°00'00"W	3.10
L6	N26°35'00"E	20.00

S63°00'00"E 112.40'

N63°00'00"W 89.32'

A.P.N. 1320-29-402-007  
HELLWINKEL FAMILY LIMITED  
PARTNERSHIP

1" = 40'

**Ro**Anderson  
ENGINEERING INC

1603 EMERALDA AVENUE / POST OFFICE BOX 2229  
MINDEN, NEVADA 89423  
PHONE: (775) 782-2322 / FAX: (775) 782-7084  
WEB SITE: WWW.ROANDERSON.COM

**EXHIBIT "D"**  
**20' WATERLINE EASEMENT**

1148-004-04  
12/08/04  
114802Exhibit1.dwg



BK- 0105  
PG- 4398