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DOC # 0635080
01/24/2005 02:45 PM Deputy: KLJ

OFFICIAL RECORD

Requested By:
D C/COMMUNITY DEVELOPMENT

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 6 Fee: 0.00
BK-0105 PG- 8136 RPTT: # 2

Assessor's Parcel Number: APN 1418-22-511-088

Date: JANUARY 21, 2005

Recording Requested By:

✓ Name: LYNDA TEGLIA/COMMUNITY DEVELOPMENT

Address: _____

City/State/Zip: _____

Real Property Transfer Tax: \$N/A

DRAINAGE EASEMENT #2005.020

(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.

FILED

NO. 2005.020

2005 JAN 21 PM 3:48

BARBARA REED
CLERK

[Signature]
CLERK

RECORDED AT THE REQUEST OF:

Douglas County, Nevada
District Attorney's Office
Post Office Box 218
Minden, Nevada 89423

APN 1418-22-511-008

DEED FOR DRAINAGE EASEMENT

This indenture is made this 20 day of JANUARY, ~~2004~~ ²⁰⁰⁵ between Susan Flanigan, 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 drainage easement for the location, construction, maintenance, repair, and replacement of drainage improvements, and necessary incidents on, over, across and through the real property situated in and being a portion of Lot 1 of Logan Creek Estates Unit 1 Subdivision, filed in Book 1, page 510, of Maps, Official Records, Douglas County, Nevada, or 1745 Logan Creek Drive, and being located in the Northwest 1/4 of the Northeast 1/4 of Section 22, Township 14 North, Range 18 East, Mount Diablo Meridian, Douglas County, State of Nevada, and more particularly described in the legal description attached as exhibit "A" and shown on the map attached as exhibit "B," 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.

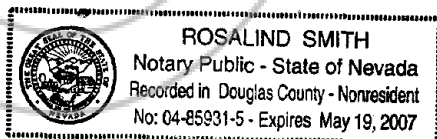
GRANTOR

[Signature]
Susan Flanigan

State of Nevada)
County of Douglas) ss.

This instrument was acknowledged before me on the 7 day of December 2004, by ~~Diane C. Numoff~~ *[Signature]* Susan Flanigan

[Signature]
Notary Public



State of Nevada)
) ss.
County of Douglas)

Accept on behalf of Douglas County
this 20th day of JAN, 20045

Attest: Barbara Reed
Barbara Reed
Douglas County Clerk

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

By: L. Lynch, Clerk to Board



August 30, 2004
APN 1418-22-511-008
Property Owner: Flanigan

N0212/Easements

DRAINAGE EASEMENT

—Portion of Lot 1 of Logan Creek Estates Unit 1 Subdivision filed in Book 1, Page 510 of Maps, Official Records, Douglas County, Nevada, and being located in the NW 1/4 of the NE 1/4 of Section 22, T14N, R18E, MDB&M, Douglas County, Nevada, more particularly described as follows:

Commencing at the found ½" diameter iron pipe, stamped RLS 3519 (refer to Exhibit A - Point of Commencement), designated as the most westerly property corner of said Lot 1; thence, N 6° 42' 16" E, a distance of 15.00 feet along the easterly right-of-way line of Logan Creek Drive to the Point of Beginning.

Thence from said point of beginning, N 6° 42' 16" E, a distance of 100.00 feet along the easterly right-of-way line of Logan Creek Drive; thence leaving said right-of-way, S 83° 17' 44" E, a distance of 20.00 feet; thence S 6° 42' 16" W, a distance of 100.00 feet, thence N 83° 17' 44" W, a distance of 20.00 feet to the right-of-way and point of beginning.

Said easement contains 0.05 acres (2,000 square feet) more or less.

Together with a temporary construction easement five feet (5') in width on the northerly, easterly and southerly sides of the above-described easement to facilitate construction; the temporary easement shall be abandoned 30 days after the filing of the notice of completion of construction by the Logan Creek Estates General Improvement District for the Logan Creek Erosion Control Project but in no event later than two years from the date hereof.

S:\02\NJOBS\02 JOBS\N0212\Easements\N0212 Ease 1418-22-511-008.wpd

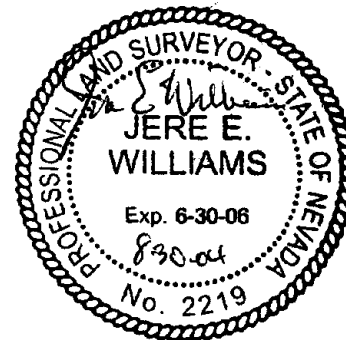


Exhibit A



0635080 Page: 4 Of 6 BK- 0105
PG- 8139
01/24/2005

"THIS MAP IS NOT A SURVEY OF THE LAND DEPICTED OR OF THE LOCATION OF ANY IMPROVEMENTS THEREON. YOU SHOULD NOT RELY UPON IT FOR ANY PURPOSE OTHER THAN ORIENTATION TO THE GENERAL LOCATION OF THE PARCEL OR PARCELS DEPICTED. DOUGLAS COUNTY AND ITS AGENTS EXPRESSLY DISCLAIM ANY LIABILITY FOR ALLEGED LOSS OR DAMAGE WHICH MAY RESULT FROM USE OF THIS MAP."



SCALE: 1" = 60'

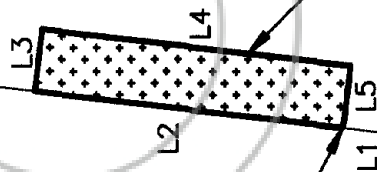
	BRG. AND DIST.
L1	N06°42'16"E, 15.00'
L2	N06°42'16"E, 100.00'
L3	S83°17'44"E, 20.00'
L4	S06°42'16"W, 100.00'
L5	N83°17'44"W, 20.00'

LOGAN CREEK ESTATES, UNIT 1

APN 1418-22-511-009
LOT 2
USFS

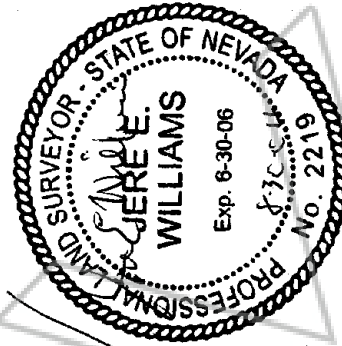
APN 1418-22-511-008
LOT 1

PROPOSED DRAINAGE EASEMENT
0.05 ACRES (2,000 SF) MORE
OR LESS, LOT 1, LOGAN CREEK
ESTATES UNIT 1



P.O.B.

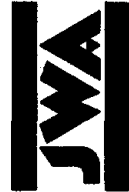
POINT OF
COMMENCEMENT
FOUND 1/2" IRON
PIPE, PLS 3519



N0212-E-008.DWG PLOT = AUG 27, 2004 SAVED AUG 27, 2004

EXHIBIT
A

LOGAN CREEK EROSION CONTROL PROJECT
FLANIGAN, APN 1418-22-511-008



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: January 21, 2005

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

By David Mculloch Deputy

