

OFFICIAL RECORD

Requested By:  
TOWN OF MINDEN

RECORDED AT THE REQUEST OF:  
Town of Minden  
Post Office Box 205  
Minden, Nevada 89423

Douglas County - NV  
Werner Christen - Recorder

Page: 1 Of 4 Fee: 0.00  
BK-0905 PG- 4331 RPTT: 0.00



**GRANT OF EASEMENT**

THIS INDENTURE made between MONICA S. BINGHAM, Party of the First Part, hereinafter referred to as "GRANTOR", and the TOWN OF MINDEN, Party of the Second Part, hereinafter call "GRANTEE";

WITNESS:

That the GRANTOR, does by these presents, Grant unto the GRANTEE and to its assigns forever, a perpetual easement for the access, drainage, landscape, and underground utilities, together with other necessary or convenient appurtenances connected therewith, across, over and upon the following described real property situated in Section 32, Township 13 North, Range 20 East, MDM, Douglas County, Nevada, said easement is more particularly described as follows:

SEE ATTACHED LEGAL DESCRIPTION

APN: 1320-32-111-058

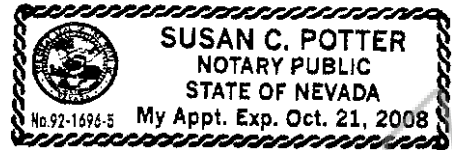
GRANTOR agrees that no buildings or structures shall be placed upon, over, or under said easement, now or hereafter without the express approval of the GRANTEE, except that said parcel may be improved and used for street, road, landscape, or driveway purposes, insofar as such use does not interfere with its use by GRANTEE for the purposes for which this easement is granted.

It is further agreed that the GRANTEE shall be responsible for damage to personal property or improvements of GRANTOR by reason of GRANTEE's operation, maintenance, repair or improvements of said improvements.

IN WITNESS WHEREOF said GRANTOR has hereunto executed this document on the 8th day of September, 2005.

  
Monica S. Bingham

STATE OF NEVADA )  
COUNTY OF Douglas ) SS:



On the 8<sup>th</sup> day of September, 2005, personally appeared before me, a Notary Public, Monica S. Bingham, who acknowledged that he/she/they executed the above instrument.

WITNESS my hand and official seal.

Susan C. Potter  
Notary's Signature  
My Commission Expires: Oct. 21, 2008

COPY

**BINGHAM**  
**APN 1320-32-111-058**  
**ACCESS, DRAINAGE, LANDSCAPE AND UNDERGROUND UTILITY EASEMENT**  
**LEGAL DESCRIPTION**

May 25, 2005

A strip of land adjacent to the County Road right-of-way, located within a portion of Section 32, Township 13 North, Range 20 East, MDM, Douglas County, Nevada, for access, drainage, landscape, and underground utility purposes being more particularly described as follows:

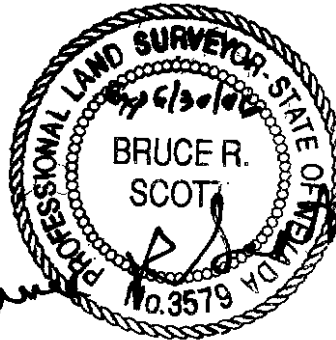
A 12-foot wide strip of land whose Southwesterly line is contiguous with the Southwesterly line of Lots 11, 12, 13 and 14 of Block "J" as shown on the Map of Minden, accepted July 2, 1906 by the Douglas County Board of County Commissioners, and whose Northeasterly line is at right angles and parallel to said Southwesterly line of said Lots 11, 12, 13 and 14. Said 12-foot wide easement is also bounded by the Northwesterly right-of-way line of Fourth Street and the Northwesterly line of said Lot 14, as shown in the attached sketch.

Containing 1,200 square feet more or less.

Basis of Bearing:

Block "J" as shown on the Map of Minden, accepted July 2, 1906 by the Douglas County Board of County Commissioners.

**PREPARED BY:**  
Bruce Scott, P.L.S. # 3579  
Resource Concepts, Inc.  
340 N. Minnesota  
Carson City, NV 89703  
(775) 883-1600



SCALE: 1"=50'



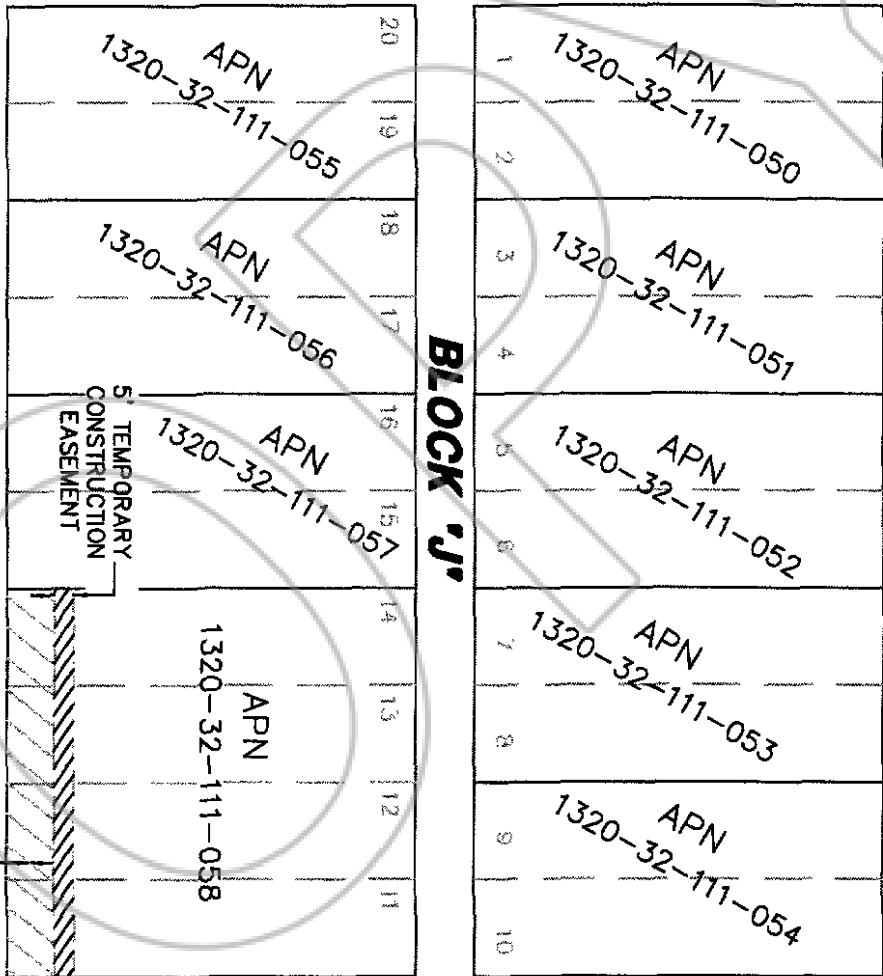
FIFTH STREET

MONO STREET

BLOCK 'J'

COUNTY ROAD

FOURTH STREET



**BINGHAM**  
**ACCESS, DRAINAGE, LANDSCAPE, AND**  
**UNDERGROUND UTILITY EASEMENT**

**TOWN OF MINDEN**  
**COUNTY ROAD IMPROVEMENT PROGRAM**

**RESOURCE CONCEPTS, INC.**

