

18-
ANDERSON ENGINEERING
1603 ESMERALDA AVE.
MINDEN, NV 89423

RECORDING REQUESTED BY AND AFTER
RECORDATION RETURN BY MAIL TO:

Mark Forsberg, Esq.
Scarpello & Huss, Ltd.
600 E. William Street, Suite 300
Carson City, Nevada 89701

DOC # 0686814
10/19/2006 02:44 PM Deputy: GB

OFFICIAL RECORD
Requested By:
ANDERSON ENGINEERING

Douglas County - NV
Werner Christen - Recorder

Page: 1 of 5 Fee: 18.00
BK-1006 PG- 7108 RPTT: 0.00



SPACE ABOVE THIS LINE FOR RECORDER'S USE

PUBLIC UTILITY EASEMENT

This Public Utility Easement is made on this 19 day of October, 2006, by and between **NEVADA NORTHWEST, LLC**, a Nevada limited liability company, (herein "Grantor") and the **TOWN OF MINDEN** and **MINDEN-GARDNERVILLE SANITATION DISTRICT** (herein "Grantees").

W I T N E S S E T H:

For good and valuable consideration, the receipt of which is hereby acknowledged, Grantor hereby grants to Grantees the following public utility easement located and more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference.

1. The easement granted herein includes the right to locate, construct, maintain, repair and replace utilities, including but not limited to water and sewer and necessary incidents on, over, across and through the real property situated in and being a portion of the real property described more fully in the legal descriptions attached hereto as Exhibit "A".

2. The easement granted herein is appurtenant to Grantor's real property as described in Exhibit "A".

3. The easement granted herein is perpetual, exclusive, and runs with the land.

4. This instrument contains the entire agreement between the parties relating to the rights herein granted and the obligations herein assumed. Any oral representations or modifications concerning this instrument shall be of no force and effect excepting a subsequent modification in writing, signed by the party or parties to be charged.

5. In the event of any controversy, claim, or dispute relating to this instrument or the breach thereof, the prevailing party shall be entitled to recover from the losing party reasonable expenses, attorney's fees, and costs.

6. This instrument shall be binding on and shall inure to the benefit of the heirs, executors, administrators, successors, and assigns of the parties hereto, and shall run with the lands affected hereby.

EXECUTED on the dates set forth below.

DATED: September 26, 2006

DATED: _____

"GRANTOR"

"GRANTEE"

NEVADA NORTHWEST, LLC
a Nevada limited liability
company
By: Corporate Management
Services, Inc.
a Nevada corporation
Its: Manager

TOWN OF MINDEN

By: *Don Chubb*
Its: *Chairman*

By: *[Signature]*
James S. Bradshaw
Its: President

DATED: 10/17/06

"GRANTEE"

**MINDEN-GARDNERVILLE SANITATION
DISTRICT**

By: *Jerome Etcheberry*
Its: *Chairman*

STATE OF NEVADA)
 : ss.
CARSON CITY)

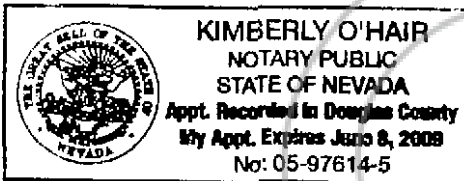
This instrument was acknowledged before me this 26th day of SEPTEMBER 2006, by **JAMES S. BRADSHAW**, as President of **CORPORATE MANAGEMENT SERVICES, INC.**, the Manager of **NEVADA NORTHWEST, LLC**.



Wayne F. Springmeyer
NOTARY PUBLIC

STATE OF NEVADA)
 : ss.
COUNTY OF Douglas)

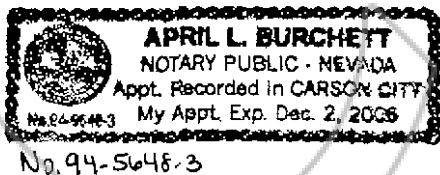
This instrument was acknowledged before me on the 17th day of October, 2006, by Boss Chichester as Chairman of the **TOWN OF MINDEN**.



Kimberly O'Hair
NOTARY PUBLIC

STATE OF NEVADA)
 : ss.
COUNTY OF Douglas)

This instrument was acknowledged before me on the 19th day of October, 2006, by Jerome Etchegoyhen as Chairman of the **MINDEN-GARDNERVILLE SANITATION DISTRICT**.



April L. Burchett
NOTARY PUBLIC

My commission expires: Dec. 2, 2006

**DESCRIPTION
PUBLIC UTILITY EASEMENT
(OVER A.P.N.'S 1320-30-510-001, 002, & 003)**

396-100-04
08/10/06
Page 1 of 1

All that real property situate in the County of Douglas, State of Nevada, described as follows:

A strip of land for public utility purposes located within a portion of Section 30, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the southwest corner of Lot 1 as shown on the Final Subdivision Map for Monte Vista Subdivision filed for record November 30, 2004 in the office of Recorder, Douglas County, Nevada as Document No. 630595, said point also falling on the east right-of-way line of U.S. Highway 395, the POINT OF BEGINNING;

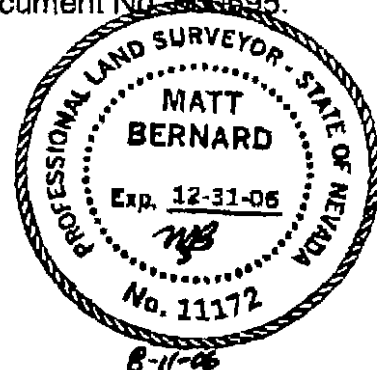
thence along said east right-of-way line of U.S. Highway 395, North 00°18'16" East, 74.13 feet;
 thence South 44°48'07" East, 81.10 feet;
 thence North 45°11'53" East, 26.20 feet;
 thence South 88°04'41" East, 495.00 feet;
 thence North 82°20'57" East, 519.01 feet;
 thence South 89°47'31" East, 475.68 feet to the northeast corner of Lot 6 as shown on said Final Subdivision Map, said point also falling on the boundary of Lot 3 as shown on said Final Subdivision Map;
 thence along the boundary of said Lots 3 and 6, the following two courses:
 South 88°40'43" West, 261.14 feet;
 South 01°19'17" East, 33.46 feet;
 thence along the southerly boundary of Lot 1, Lot 2, and Lot 3 as shown on said Final Subdivision Map, the following four courses:
 South 82°40'39" West, 257.19 feet;
 North 00°06'32" East, 15.77 feet;
 South 83°42'04" West, 450.25 feet;
 North 88°04'41" West, 598.37 feet to the POINT OF BEGINNING,
 containing 59,528 square feet, more or less.

The Basis of Bearing for this description is North 00°18'16" East, the easterly right-of-way of U.S. Highway 395 as shown on said Final Subdivision Map for Monte Vista Subdivision filed for record in said office of Recorder as Document No. 630595.

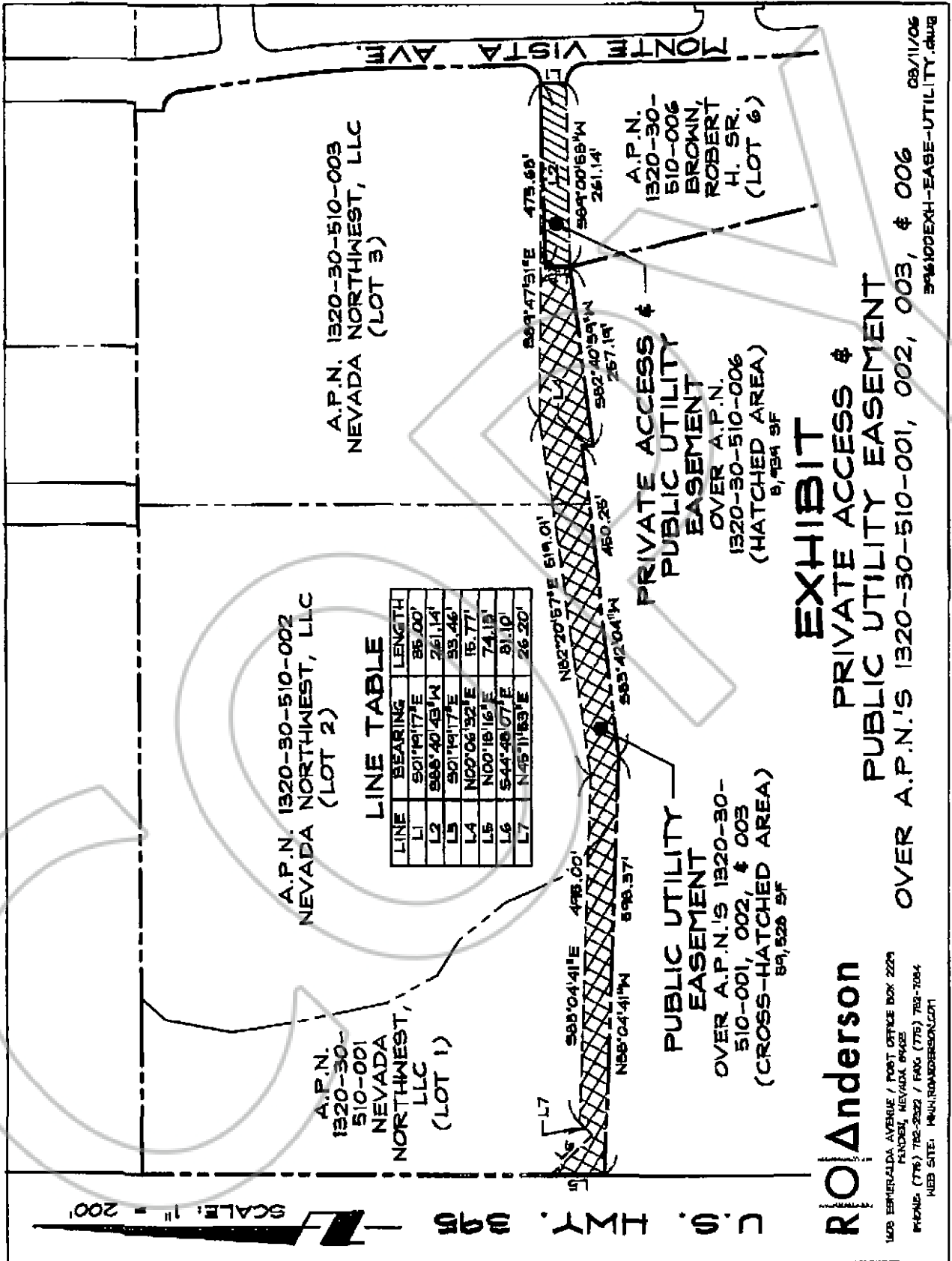
Note: Refer this description to your title company before incorporating into any legal document.

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

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BK- 1006
 PG- 7111



A.P.N. 1320-30-510-003
NEVADA NORTHWEST, LLC
(LOT 3)

A.P.N. 1320-30-510-002
NEVADA NORTHWEST, LLC
(LOT 2)

A.P.N. 1320-30-510-001
NEVADA NORTHWEST, LLC
(LOT 1)

LINE TABLE

LINE	BEARING	LENGTH
L1	S01°19'17"E	86.00'
L2	S88°40'43"W	261.14'
L3	S01°19'17"E	59.46'
L4	N00°05'32"E	15.77'
L5	N00°18'16"E	74.18'
L6	S44°48'07"E	81.10'
L7	N45°11'53"E	26.20'

A.P.N. 1320-30-510-006
BROWN, ROBERT H. SR.
(LOT 6)

PRIVATE ACCESS & PUBLIC UTILITY EASEMENT OVER A.P.N. 1320-30-510-006 (HATCHED AREA)
8,754 SF

PUBLIC UTILITY EASEMENT OVER A.P.N.'S 1320-30-510-001, 002, & 003 (CROSS-HATCHED AREA)
59,528 SF

EXHIBIT
PRIVATE ACCESS & PUBLIC UTILITY EASEMENT
OVER A.P.N.'S 1320-30-510-001, 002, 003, & 006

ROAnderson

1628 BERNEZ ALDA AVENUE / POST OFFICE BOX 2229
PANDORA, NEVADA 89426
PHONE: (775) 762-2822 / FAX: (775) 762-7084
WEB SITE: WWW.ROANDERSON.COM

03/11/06

SCALE: 1" = 200'

C.O. HWY. 395

MONTIE VISTA AVE.

