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APNs: 1420-35-411-001

**RECORDING REQUESTED BY, AND
WHEN RECORDED, MAIL TO:**

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 6 Fee: 19.00
BK-0507 PG- 0428 RPTT: 0.00



Syncon Homes
✓ Attn: Cheri Glassick, Esq.
990 Ironwood Drive
Minden, Nevada 89423

RESERVATION OF EASEMENTS

This Reservation of Easements (the "Reservation") is made and entered into as of the date of its recordation in the official records of Douglas County, Nevada ("Effective Date") by Syncon Homes, a Nevada corporation ("Syncon"), with reference to the following facts:

RECITALS

A. Syncon is the owner of that certain real property located in Douglas County, Nevada, more particularly described in **Exhibit "A"** attached hereto and incorporated herein by this reference (such real property being referred to herein as "Lot 96").

B. Shortly before the Effective Date of this Reservation, certain real property was added to Lot 96 through a boundary line adjustment, which boundary line adjustment was accomplished by that certain Boundary Line Adjustment and Quitclaim Deed recorded in the official records of Douglas County, Nevada, on April 30, 2007, as Document No. 0700127, together with its related record of survey; all as allowed under Section 278.461(4)(c) of the Nevada Revised Statutes (herein, the "BLA"). Some or all of the real property added to Lot 96 through the BLA, together with additional portions of Lot 96, is subject to certain easement rights in favor of Skyline Ranch Association, a Nevada nonprofit corporation (the "Association").

C. In order to prevent any confusion or uncertainty regarding the Association's easement rights over Lot 96, as enlarged by the BLA, and in connection with its general development plans and the government approvals related to Skyline Ranch, the residential subdivision within which Lot 96 is located, Syncon now desires to create and/or reaffirm certain easement rights of the Association over Lot 96, all as more particularly set forth herein.

NOW, THEREFORE, Syncon hereby declares as follows:


RESERVATION

I. Reservation of Easements. Syncon hereby reserves and/or reaffirms its reservation over the portion of Lot 96 more particularly described in **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Easement Area"), for the benefit of the Association, the following rights: (i) a perpetual, appurtenant, non-exclusive easement over and upon the Easement Area, for the use, maintenance, replacement, and repair of a drainage basin and other related drainage facilities (the "Drainage Facilities"), as well as for the installation, use, maintenance, replacement, and repair any drainage facilities and/or improvements the Association hereafter elects to place upon the Easement Area; and (ii) a perpetual, appurtenant, non-exclusive easement over and upon the Easement Area for such access as the Association may need to enjoy the foregoing rights, or to enjoy similar rights held by the Association on other single-family residential lots or common area within Skyline Ranch.

II. No Modification of Drainage Facility Maintenance Agreement. This Reservation shall in no way alter or diminish the Association's rights and obligations arising under that certain Drainage Facility Maintenance Agreement, recorded in the in the Official Records of Douglas County, Nevada, on June 13, 2006, as Document No. 0677133, which shall remain, on and after the Effective Date, in full force and effect.

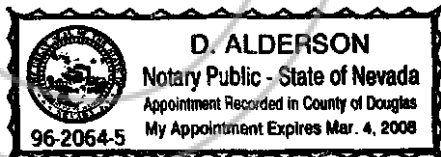
Dated as of May 1, 2007.

**SYNCON HOMES,
a Nevada corporation**

By: 
Mike Lemke, President

STATE OF NEVADA)
)
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on May 1, 2007, by Mike Lemke, as President of Syncon Homes, a Nevada corporation.



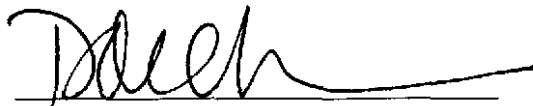
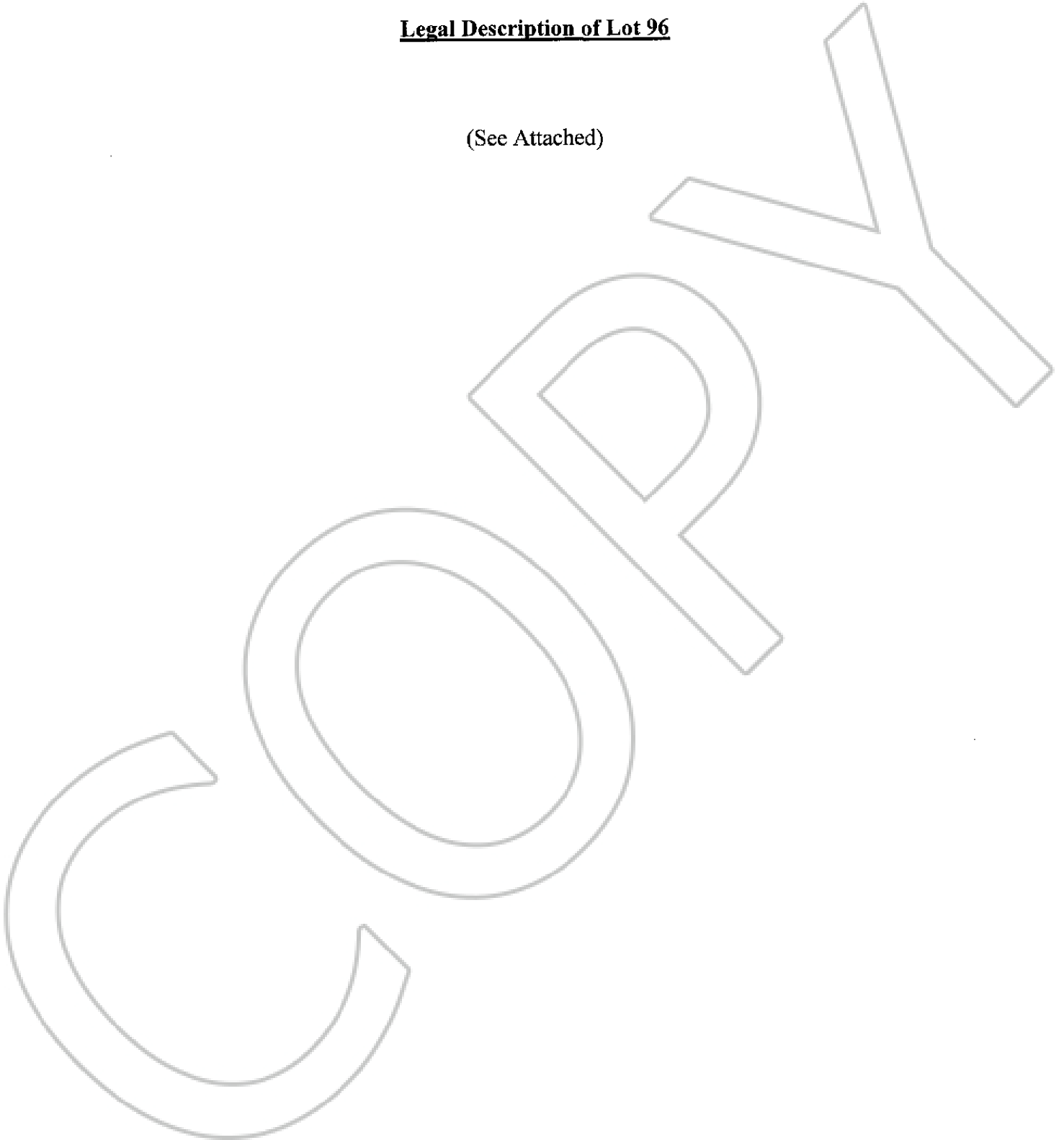

Notary Public
My Commission Expires: MARCH 4 2008

Exhibit "A"

Legal Description of Lot 96

(See Attached)



FILED 11/28/06 11:47 AM
COUNTY CLERK

**LEGAL DESCRIPTION
(New Lot 96A)**

That portion of the Southwest ¼ of Section 35, Township 14 North, Range 20 East, M.D.B.& M. in the County of Douglas, State of Nevada, being more particularly described as follows:

Beginning at the Southwesterly corner of Lot 96 as said lot is shown on the Final Subdivision Map FSM #94-04-02 for Skyline Ranch Phase 2, recorded in Book 0603 at Page 9143 as File No. 580419 in the Official Records of said Douglas County, said corner lies on the Northerly right-of-way line of Chiquita Circle; thence Northerly along the Westerly line of said Lot 96, N. 0° 05' 23" W., 206.68 feet; thence N. 72° 53' 21" E., 78.40 feet; thence N. 79° 57' 17" E., 150.00 feet; thence N. 63° 32' 23" E., 115.00 feet; thence N. 74° 38' 09" E., 30.00 feet to a point on the Northwesterly right-of-way line of Nye Drive, said right-of-way line being a curve concave to the Northwest and having a radius of 545.00 feet, a radial line through said point bears S. 71° 36' 13" E.; thence Southwesterly along said right-of-way line through a central angle of 5° 01' 20" an arc distance of 47.77 feet to a point of compound curvature, said compound curve being concave to the Northwest and having a radius of 120.00 feet, a radial line through said point bears S. 66° 34' 53" E.; thence Southwesterly along said curve through a central angle of 25° 32' 49" an arc distance of 53.50 feet to a point of reversing curvature, a radial line through said point bears N. 41° 02' 04" W., said reversing curve being concave to the Southeast and having a radius of 180.00 feet; thence Southwesterly along said curve through a central angle of 58° 33' 06" an arc distance of 183.94 feet to a point of reversing curvature, a radial line through said point bears N. 80° 24' 50" E., said reversing curve being concave to the Northwest and having a radius of 20.00 feet; thence Southwesterly along said curve through a central angle of 90° 00' 00" an arc distance of 31.42 feet to a point on the Northerly right-of-way line of said Chiquita Circle; thence Westerly along said right-of-way line, S. 80° 24' 50" W., 233.37 feet to the Point of Beginning.

Said Lot Contains 60,991 square feet (1.40 acres), more or less.

Per NRS 111.312, this legal description was prepared by Western Engineering & Surveying Services, whose mailing address is 3032 Silver Sage Drive, Carson City, Nevada 89701.

By: David D. Winchell
David D. Winchell, P.E.S. 3209/30/08
Date: 11/28/06

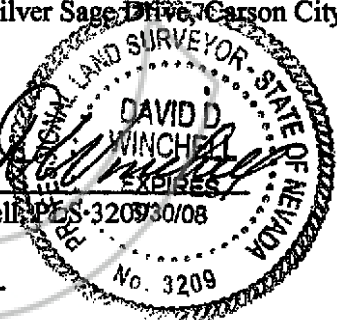
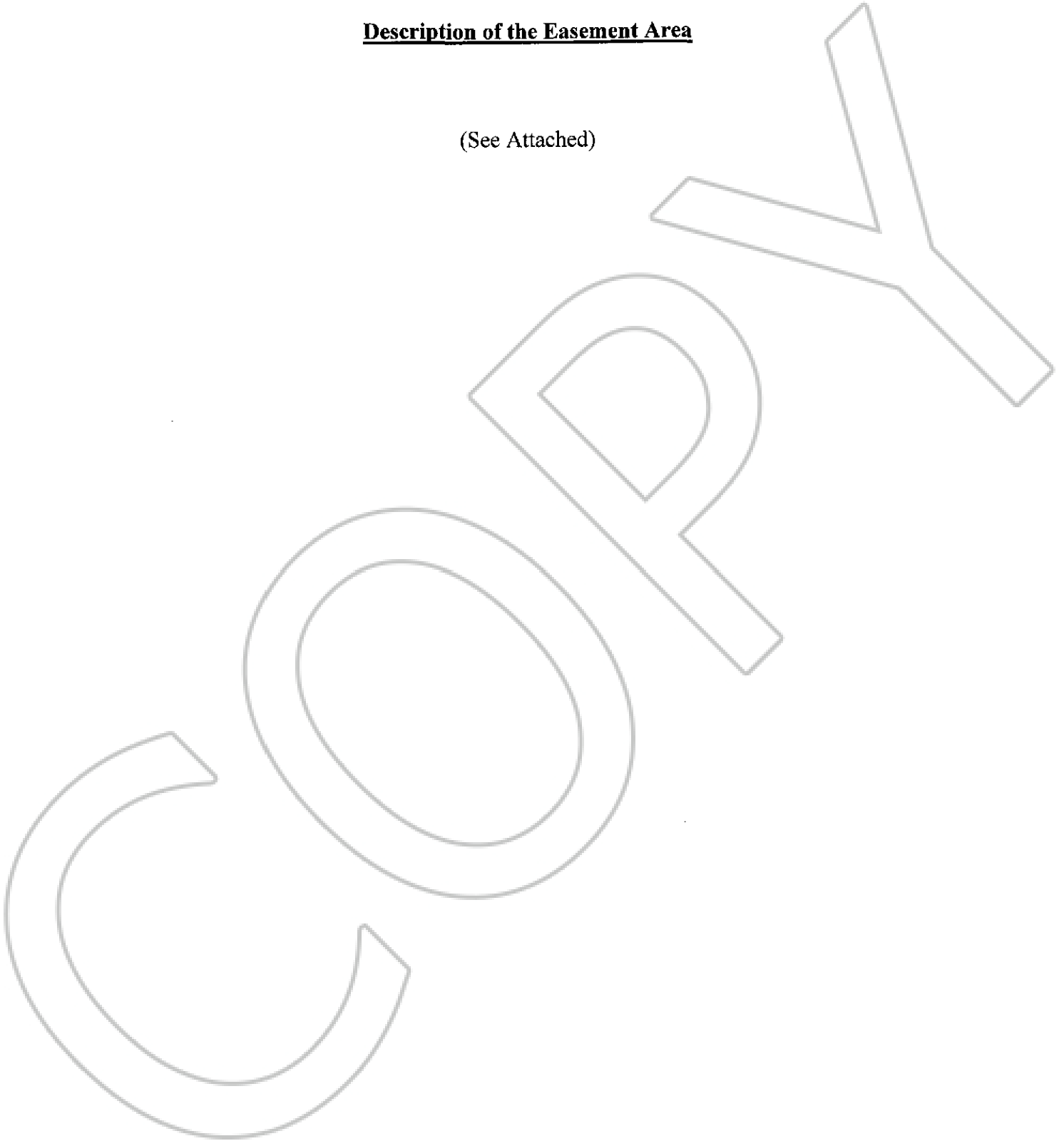


Exhibit "B"

Description of the Easement Area

(See Attached)



**LEGAL DESCRIPTION
(Maintenance Access and
Drainage Easement)**

That portion of the Southwest ¼ of Section 35, Township 14 North, Range 20 East, M.D.B. & M. in the County of Douglas, State of Nevada, being more particularly described as follows:

Beginning at the Southwesterly corner of Lot 96 as said lot is shown on the Final Subdivision Map FSM #94-04-02 for Skyline Ranch Phase 2, recorded in Book 0603 at Page 9143 as File No. 580419 in the Official Records of said Douglas County, said corner lies on the Northerly right-of-way line of Chiquita Circle; thence Northerly along the Westerly line of said Lot 96, N. 0° 05' 23" W., 156.68 feet to the TRUE POINT OF BEGINNING; thence continuing along said Westerly line, N. 0° 05' 23" W., 50.00 feet; thence N. 72° 53' 21" E., 78.40 feet; thence N. 79° 57' 17" E., 150.00 feet; thence N. 63° 32' 23" E., 115.00 feet; thence N. 74° 38' 09" E., 30.00 feet to a point on the Northwesterly right-of-way line of Nye Drive, said right-of-way line being a curve concave to the Northwest and having a radius of 545.00 feet, a radial line through said point bears S. 71° 36' 13" E.; thence Southwesterly along said right-of-way line through a central angle of 5° 01' 20" an arc distance of 47.77 feet to a point of compound curvature, said compound curve being concave to the Northwest and having a radius of 120.00 feet, a radial line through said point bears S. 66° 34' 53" E.; thence Southwesterly along said curve through a central angle of 25° 32' 49" an arc distance of 53.50 feet to a point of reversing curvature, a radial line through said point bears N. 41° 02' 04" W., said reversing curve being concave to the Southeast and having a radius of 180.00 feet; thence Southwesterly along said curve through a central angle of 58° 33' 06" an arc distance of 183.94 feet to a point of reversing curvature, a radial line through said point bears N. 80° 24' 50" E., said reversing curve being concave to the Northwest and having a radius of 20.00 feet; thence Southwesterly along said curve through a central angle of 75° 31' 21" an arc distance of 26.37 feet to a point on said curve, a radial line through said curve bears S. 24° 03' 49" E.; thence N. 9° 35' 10" W., 19.36 feet to the beginning of a curve concave to the East and having a radius of 195.00 feet; thence Northerly along said curve through a central angle of 28° 46' 29" an arc distance of 97.93 feet; thence N. 70° 48' 41" W., 30.42 feet; thence N. 89° 59' 50" W., 60.00 feet; thence N. 77° 09' 00" W., 16.90 feet; thence N. 89° 59' 50" W., 51.19 feet; thence S. 72° 53' 21" W., 45.68 feet; thence N. 89° 27' 54" W., 40.00 feet to the TRUE POINT OF BEGINNING.

Said Easement Contains 27,362 square feet (0.63 acres), more or less.

Per NRS 111.312, this legal description was prepared by Western Engineering & Surveying Services, whose mailing address is 3032 Silver Sage Drive, Carson City, Nevada 89701.

By: David D. Winchell
David D. Winchell, PLS 3209

Date: 11/28/06

