

17-

DOC # 0710201
09/28/2007 02:20 PM Deputy: GB
OFFICIAL RECORD
Requested By:
TOWN OF MINDEN

RETURN TO:
Town of Minden
✓ 1604 Esmeralda Avenue
Minden, NV 89423

Douglas County - NV
Werner Christen - Recorder
Page: 1 of 4 Fee: 17.00
BK-0907 PG-7364 RPTT: 0.00



GRANT OF EASEMENT

APN 1320-32-111-080

This indenture, made this 25th day of SEPTEMBER, 2007,
between Wayne and Suzanne Woods,
hereinafter referred to as GRANTOR, and the TOWN OF MINDEN, hereinafter referred to as
GRANTEE, whose address is 1604 Esmeralda Avenue, Minden, Nevada 89423:

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, his successors and assigns, a permanent easement 2 feet wide for the
purposes of access, drainage, landscaping and underground utilities, together with the 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 Legal Description

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 by the Grantor or his successors or assigns for landscaping
or driveway purposes, and fences may be built 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 mitigate or repair any damage to landscape,
driveway, or fencing improvements of Grantor by reason of Grantee's operation, maintenance,
repair or improvements within the easement area.

To have and to hold all and singular the said real property rights for the construction,
reconstruction, inspection and maintenance of a piped irrigation facility, sidewalks, landscaping
and street lighting and the necessary incidents thereto including access to such facilities and
their appurtenances, unto the said Grantee and to any heirs, successors and assigns forever.

WOODS
APN 1320-32-111-080
ACCESS, DRAINAGE, LANDSCAPE AND UNDERGROUND UTILITY EASEMENT
LEGAL DESCRIPTION

September 18, 2007

A strip of land, located within a portion of Section 32, Township 13 North, Range 20 East, MDM, Douglas County, Nevada, for construction purposes being more particularly described as follows:

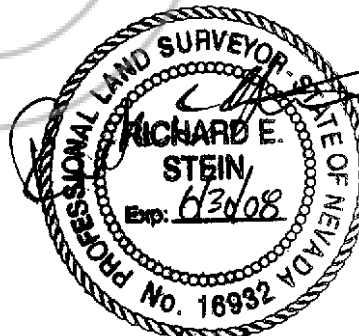
A 2-foot wide strip of land whose Southwesterly line is 10 feet Northeasterly of, and at right angles and parallel to the Northeasterly right-of-way line of County Road and through Lots 11, 12, 13, and 14 of Block "P" as shown on the Map of Minden, accepted July 2, 1906 by the Douglas County Board of County Commissioners, and whose Northeasterly line is 12 feet Northeasterly and at right angles and parallel to the Southwesterly line of said Lots 11, 12, 13, and 14. Said 2-foot wide easement is also bounded by the Northwesterly right-of-way line of First Street and the Northwesterly line of said Lot 14.

Containing 200 square feet more or less.

Basis of Bearing:

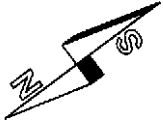
Block "P" as shown on the Map of Minden, accepted July 2, 1906 by the Douglas County Board of County Commissioners.

PREPARED BY:
Rick Stein, P.L.S. # 16932
EXD Engineering & Land Surveying, Inc.
1664 Hwy 395, Suite 102
Minden, NV 89423
(775) 783-4772



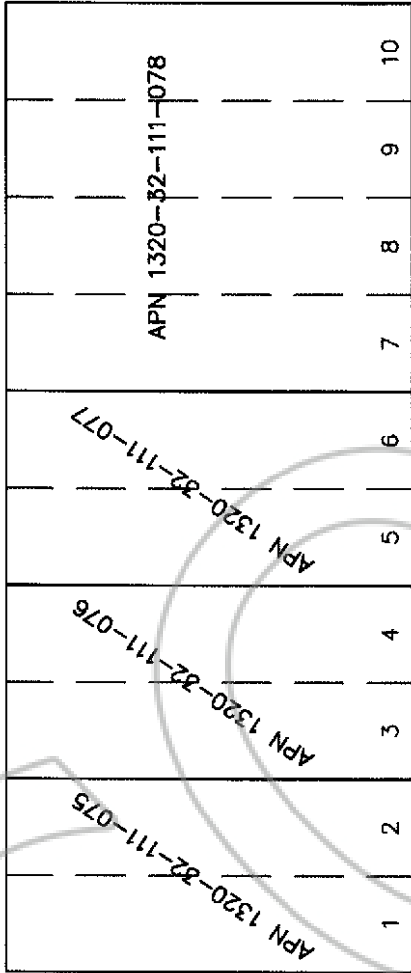
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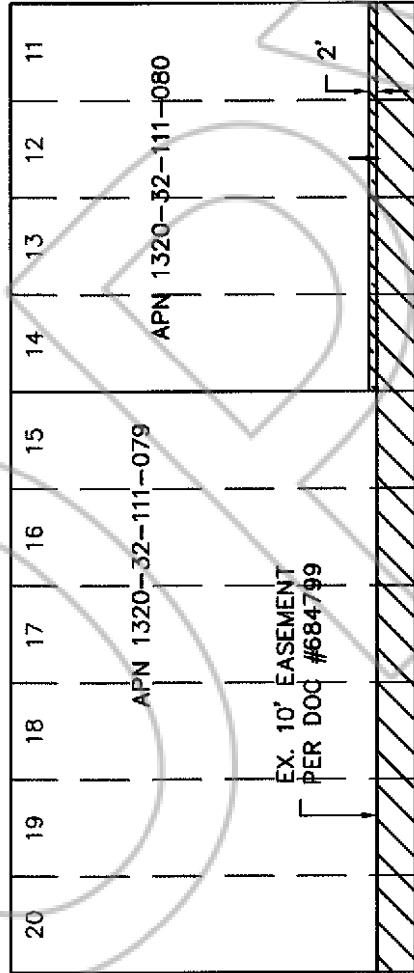


FIRST STREET

MONO AVENUE



BLOCK 'P'



EX. 10' EASEMENT PER DOC #684800

COUNTY ROAD

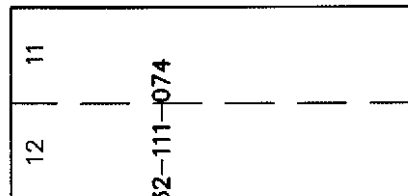
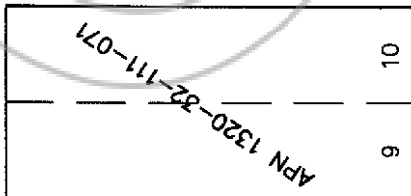
PERMANENT EASEMENT




WOODS

ACCESS, DRAINAGE, LANDSCAPE, AND UNDERGROUND UTILITY EASEMENT
TOWN OF MINDEN
COUNTY ROAD IMPROVEMENT PROGRAM

SCALE 1" = 50'
DATE: 09/11/2007
FIGURE 1




 EDD Engineering & Land Surveying, Inc.
 1664 Hwy 395, Ste. 102
 Minden, Nevada 89423
 (775) 783-4772 Fax: (775) 783-4773

Wayne Woods
Wayne Woods

Suzanne Woods
Suzanne Woods

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on September 25,
2007, by Wayne and Suzanne Woods.

Lynden A. Crossman
Lynden A. Crossman – Notary Public

