

No Fee  
Linda  
Tegler

DOC # 0714736  
12/13/2007 03:13 PM Deputy: PK  
OFFICIAL RECORD  
Requested By:  
DC/COMMUNITY DEVELOPMENT

When recorded return to  
the Grantee as follows:  
DOUGLAS COUNTY  
P.O. Box 218  
Minden, Nevada 89423

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 Of 8 Fee: 0.00  
BK-1207 PG- 2626 RPTT: # 2

A.P.N. 1419-26-001-019

The party executing this document hereby affirms  
that this document submitted for recording does  
not contain the social security number of a person  
or persons as required by NRS 239B.030.

EASEMENT DEED

THIS INDENTURE, made this 3rd day of December 2007, by and  
between, MDA ENTERPRISES, INC., a Nevada corporation, hereinafter referred to as "Grantor,"  
and, DOUGLAS COUNTY, a political subdivision of the State of Nevada, hereinafter referred to as  
"Grantee".

WITNESSETH:

WHEREAS, the Grantor is the owner of that certain parcel of land located in Douglas  
County, Nevada generally described as Assessor's Parcel Number 1419-26-001-019 ("Property");

WHEREAS, Grantor agrees to provide certain easement rights to Grantee for  
purposes of installation and maintenance of public utilities over a portion of the Property;

NOW THEREFORE, the undersigned Grantor, for good and valuable consideration,  
the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey, transfer and  
deliver unto Grantee, its successors and assigns, non-exclusive easements for the construction,  
installation, operation and maintenance of public utilities and related improvements over and across a  
portion of the Property more particularly described in Exhibit "A" - Public Utility #2, which is



**DESCRIPTION**  
**PUBLIC UTILITY EASEMENT #2**  
**(Over Parcel 13, A.P.N. 1419-26-001-019)**

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

A strip of land for public utility easement purposes located within a portion of Section 26, Township 14 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the southwest corner of Adjusted Parcel 13 as shown on the Record of Survey to Support a Boundary Line Adjustment for Genoa Land Investors, LLC, MDA Enterprises, Inc. and Four Creeks Visalia, L.P. recorded June 12, 2007 in the office of Recorder, Douglas County, Nevada as Document No. 702844, a point on the easterly right-of-way of Jacks Valley Road;

thence North 74°04'29" East, 851.38 feet to the northwesterly corner of a 50-foot by 50-foot Well and Waterline Easement (OS#13) as recorded February 3, 2004 in said office of Recorder in Book 0204, at Page 1017, as Document No. 603683;

thence along the westerly line of said Well and Waterline Easement, South 30°11'57" West, 1.73 feet to the POINT OF BEGINNING;

thence continuing along said westerly line of the Well and Waterline Easement, South 30°11'57" West, 48.27 feet;

thence along the westerly line of a 20-foot Relocatable Waterline Easement (OS#12) as recorded February 3, 2004 in said office of Recorder in Book 0204, at Page 994, as Document No. 603682, South 33°57'54" West, 92.19 feet;

thence North 56°02'06" West, 94.15 feet;

thence North 30°11'57" East, 155.00 feet to a point on the southerly line of a 20-foot Waterline Easement (OS#14) as recorded February 3, 2004 in said office of Recorder in Book 0204, at Page 1033, as Document No. 603684;

thence along said southerly line of the 20-foot Waterline Easement, South 47°59'14" East, 102.16 feet to the POINT OF BEGINNING, containing 14,504 square feet, more or less.

The Basis of Bearing of this description is North 89°23'01" East, the north line of the Northeast one-quarter (NE¼) of Section 26, T.14N., R.19E., M.D.M. per Record of Survey to Support a Boundary Line Adjustment for Genoa Land Investors, LLC, MDA Enterprises, Inc. and Four Creeks Visalia, L.P. recorded June 12, 2007 in the office of Recorder, Douglas County, Nevada as Document No. 702844.

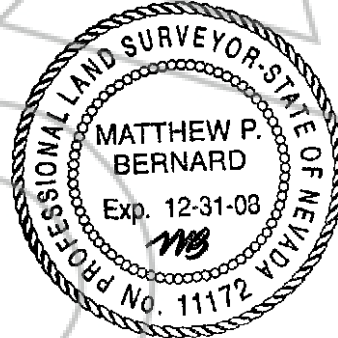


EXHIBIT 'A'

0110-068-07  
07/31/07  
Page 2 of 2

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



12-3-07

LINE	BEARING	LENGTH
L1	S30°11'57"W	1.73'
L2	S30°11'57"W	49.27'
L3	S33°57'54"W	92.19'
L4	N56°02'06"W	94.15'
L5	N30°11'57"E	155.00'
L6	S47°59'14"E	102.16'

SECTION 27  
SECTION 26

**ADJUSTED PARCEL 13**  
1419-26-001-019  
213.23 AC.

**PUBLIC UTILITY EASEMENT #2**  
(14,504 SF)

20' WATERLINE EASEMENT (#0514) PER BK. 0204, PG. 1033

NW COR 50'x50' WELL AND WATERLINE EASEMENT TO POINT OF BEGINNING

50'x50' WELL AND WATERLINE EASEMENT (#0513) PER BK. 0204, PG. 1017

20' RELOCATABLE WATERLINE EASEMENT (#0512) PER BK. 0204, PG. 994

SLOPE AND PRIVATE STORM DRAINAGE EASEMENT PER BK. 1105, PG. 3083

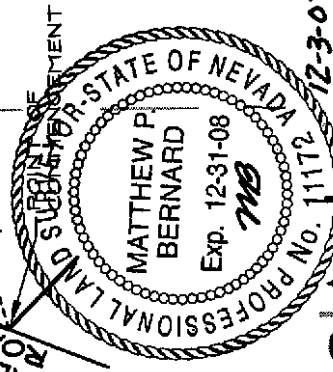
TIE 851.30'  
N74°04'29"E  
TO NW COR AND 50'x50' WELL WATERLINE EASEMENT

TRAIL

SKY

BIG

TRAIL  
RAILROAD



**RO Anderson**  
PROFESSIONAL LAND SURVEYOR  
No. 11172 12-3-07

1608 ESTERILDA AVENUE / POST OFFICE BOX 2224  
MINDEN, NEVADA 89423  
PHONE: (775) 782-2822 / FAX: (775) 782-7084  
WEB SITE: WWW.ROANDERSON.COM

**PUBLIC UTILITY EASEMENT #2**  
(Over Adjusted Parcel 13 A.P.N. 1419-26-001-019)  
SECTION 26, T.14N., R.19E., M.D.M.

07/31/07  
0110-068EXH-PUE-DO CO-2.dwg  
SHEET 1 OF 1

**DESCRIPTION**  
**PUBLIC UTILITY EASEMENT #3**  
**(Over Parcel 13, A.P.N. 1419-26-001-019)**

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

A strip of land for public utility easement purposes located within a portion of Section 26, Township 14 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the southwest corner of Adjusted Parcel 13 as shown on the Record of Survey to Support a Boundary Line Adjustment for Genoa Land Investors, LLC, MDA Enterprises, Inc. and Four Creeks Visalia, L.P. recorded June 12, 2007 in the office of Recorder, Douglas County, Nevada as Document No. 702844, a point on the easterly right-of-way of Jacks Valley Road;

thence North 74°04'29" East, 851.38 feet to the northwesterly corner of a 50-foot by 50-foot Well and Waterline Easement (OS#13) as recorded February 3, 2004 in said office of Recorder in Book 0204, at Page 1017, as Document No. 603683, the POINT OF BEGINNING;

thence along the northerly line of said Well and Waterline Easement (OS#13), South 59°48'03" East, 50.00 feet;

thence along the easterly line of said Well and Waterline Easement (OS#13), South 30°11'57" West, 50.00 feet;

thence along the southerly line of said Well and Waterline Easement (OS#13), North 59°48'03" West, 29.96 feet to the northeasterly terminus of a 20-foot Relocatable Waterline Easement (OS#12) as recorded February 3, 2004 in said office of Recorder in Book 0204, at Page 994, as Document No. 603682;

thence along the boundary of said Relocatable Waterline Easement the following seven courses:

South 33°57'54" West, 537.60 feet;

South 59°51'53" East, 7.57 feet to the northwesterly corner of a 50-foot by 50-foot Well and Waterline Easement (OS#11) as recorded February 3, 2004 in said office of Recorder in Book 0204, at Page 978, as Document No. 603681;

Along the westerly line of said Well and Waterline Easement (OS#11), South 30°08'07" West, 50.00 feet;

North 59°51'53" West, 33.48 feet;

North 29°46'06" East, 62.45 feet;

South 60°13'54" East, 7.10 feet;

North 33°57'54" East, 525.10 feet to the southwesterly corner of said Well



and Waterline Easement (OS#13);

thence along the westerly line of said Well and Waterline Easement (OS#13), North 30°11'57" East, 50.00 feet to the POINT OF BEGINNING, containing 15,017 square feet, more or less.

The Basis of Bearing of this description is North 89°23'01" East, the north line of the Northeast one-quarter (NE¼) of Section 26, T.14N., R.19E., M.D.M. per Record of Survey to Support a Boundary Line Adjustment for Genoa Land Investors, LLC, MDA Enterprises, Inc. and Four Creeks Visalia, L.P. recorded June 12, 2007 in the office of Recorder, Douglas County, Nevada as Document No. 702844.

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

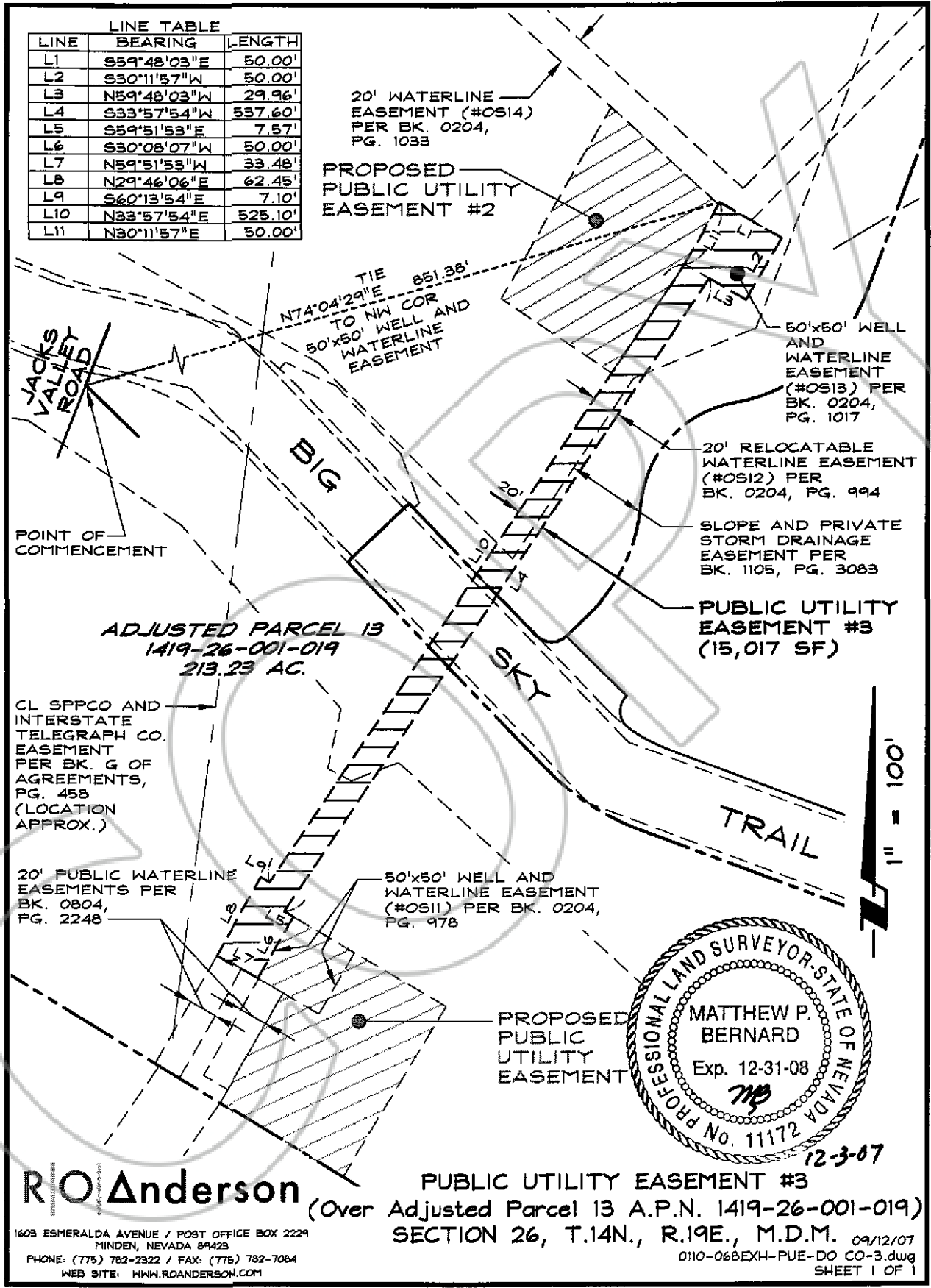
Prepared By: R.O. ANDERSON ENGINEERING, INC.  
P.O. Box 2229  
Minden, Nevada 89423



12-3-07



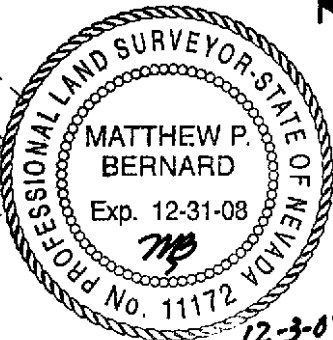
LINE TABLE		
LINE	BEARING	LENGTH
L1	S59°48'03"E	50.00'
L2	S30°11'57"W	50.00'
L3	N59°48'03"W	29.96'
L4	S33°57'54"W	537.60'
L5	S59°51'53"E	7.57'
L6	S30°08'07"W	50.00'
L7	N59°51'53"W	33.48'
L8	N29°46'06"E	62.45'
L9	S60°13'54"E	7.10'
L10	N33°57'54"E	525.10'
L11	N30°11'57"E	50.00'



CL SPPCO AND INTERSTATE TELEGRAPH CO. EASEMENT PER BK. G OF AGREEMENTS, PG. 458 (LOCATION APPROX.)

20' PUBLIC WATERLINE EASEMENTS PER BK. 0804, PG. 2248

50'x50' WELL AND WATERLINE EASEMENT (#OS11) PER BK. 0204, PG. 978



**RO Anderson**

1603 ESERALDA AVENUE / POST OFFICE BOX 2229  
MINDEN, NEVADA 89423  
PHONE: (775) 782-2322 / FAX: (775) 782-7084  
WEB SITE: WWW.ROANDERSON.COM

**PUBLIC UTILITY EASEMENT #3**  
(Over Adjusted Parcel 13 A.P.N. 1419-26-001-019)  
SECTION 26, T.14N., R.19E., M.D.M.

09/12/07  
0110-06BEXH-PUE-DO CO-3.dwg  
SHEET 1 OF 1