

OFFICIAL RECORD

Requested By:

GEORGE KEELE

APNs: 1219-03-002-096 and -097

The undersigned hereby affirms that there is no Social Security number contained in this document.

Douglas County - NV  
Werner Christen - Recorder

Page: 1 Of 14 Fee: 27.00

BK-0108 PG- 5623 RPTT: 0.00



✓ When recorded, return to:  
George M. Keele, Esq.  
1692 County Road, #A  
Minden NV 89423

GRANT OF PRIVATE ACCESS EASEMENTS INCLUDING  
EASEMENTS FOR PRIVATE DRAINAGE,  
PUBLIC UTILITIES, AND MAINTENANCE

THIS GRANT OF PRIVATE ACCESS EASEMENTS INCLUDING EASEMENTS FOR PRIVATE DRAINAGE, PUBLIC UTILITIES, AND MAINTENANCE ("Grant of Easements") is made by JAMES LEE NORRIS and JACQUELINE PATRICIA NORRIS, Trustees of the JAMES LEE NORRIS AND JACQUELINE PATRICIA NORRIS FAMILY TRUST dated May 2, 2001, hereinafter referred to as "Grantors," in favor of JAMES LEE NORRIS and JACQUELINE PATRICIA NORRIS, Trustees of the JAMES LEE NORRIS AND JACQUELINE PATRICIA NORRIS FAMILY TRUST dated May 2, 2001, hereinafter referred to as "Grantee No. 1," and CHRISTOPHER H. SHEERIN and KERI A. SHEERIN, husband and wife as joint tenants, hereinafter referred to as "Grantee No. 2."

**RECITALS**

A. Grantors own NORRIS PARCEL 3-A (APN 1219-03-002-096) and NORRIS PARCEL 2-A (APN 1219-03-002-097) ("the NORRIS PARCELS"), parcels of real property located in the County of Douglas, State of Nevada, that lie contiguous to Goa Way, a roadway described by metes and bounds and by map on Exhibit A, a

three-page document attached hereto and incorporated herein by this reference (hereinafter referred to as "Goa Way").

B. Grantee No. 2 owns a parcel of real property (APN 1219-03-002-103, hereinafter referred to as "the SHEERIN PARCEL"), located in the County of Douglas, State of Nevada, that also lies contiguous to Goa Way.

C. Where applicable, Grantee No. 1 and Grantee No. 2 are also referred to as the "Grantees" in this Grant of Easements.

D. Grantors are creating this Grant of Easements solely to satisfy Condition #2 imposed by the Douglas County Community Development Department in its letter of July 7, 2006, a copy of which is attached hereto as Exhibit B (hereinafter "Approval Letter") and incorporated herein by this reference, approving Development Application (DA) 06-041 for abandonment of the public, or public right-of-way, status of Goa Way. Grantors do not intend that this Grant of Easements restrict or impair any rights Grantors or Grantees currently have in their respective parcels of property, namely: the SHEERIN PARCEL, NORRIS PARCEL 2A and NORRIS PARCEL 3A.

NOW, THEREFORE, in consideration of the approval by the Douglas County, Nevada, Board of County Commissioners (hereinafter referred to as "the County"), of Grantors' Development Application (DA) 06-041, and other good and valuable consideration, the receipt of which is acknowledged, Grantors do by these presents grant and convey to Grantees as follows:



ARTICLE I

EASEMENT

**Section 1.1. Grant of Easements.**

A. Grantors grant to Grantee No. 1, and to the heirs, successors and assigns of Grantee No. 1, a private, perpetual, and exclusive easement on, over, under, and across Goa Way for (1) a private roadway for ingress and egress to NORRIS PARCELS 2-A and 3-A; (2) private drainage; (3) installation and construction of access easements and approaches to NORRIS PARCELS 2-A and 3-A; (4) public utilities and public utility improvements required by governmental action or approved in writing by the owners of NORRIS PARCELS 2-A and 3-A; and (5) private inspection, cleaning, maintenance, operation, repair, construction, and reconstruction of (a) Goa Way and of (b) public utilities and public utility improvements on, over, under, and across NORRIS PARCELS 2-A and 3-A.

B. Grantors grant to Grantee No. 2, and to the heirs, successors and assigns of Grantee No. 2, a private, perpetual, and exclusive easement on, over, under, and across Goa Way for (1) a private roadway for ingress and egress to the SHEERIN PARCEL; (2) private drainage; (3) installation and construction of access easements and approaches to and from the SHEERIN PARCEL; (4) public utilities and public utility improvements required by governmental action or approved in writing by the owners of the SHEERIN PARCEL; and (5) private inspection, cleaning, maintenance, operation, repair, construction, and reconstruction of (a) Goa Way and of (b) public utilities and



public utility improvements on, over, under, and across the SHEERIN PARCEL.

**Section 1.2. Gate.** Grantors attach hereto as Exhibit C (consisting of two pages) and incorporate herein by this reference (a) a copy of the approval granted to James and Jacqueline Norris by the East Fork Fire and Paramedic District for the design and placement of a gate across a portion of Goa Way and (b) a sketch of the gate location. The proposed gate will be equipped with a fire department Knox key switch. The gate shall also be equipped with a means to open the gate in the event of a power failure.

**Section 1.3. Grantors' Duty to Maintain; Related Matters.**

A. Grantors' Duty to Maintain, Repair and Reconstruct Goa Way. In consideration of the County's approval of Development Application (DA) 06-041, Grantors and their heirs, successors and assigns, as owners of NORRIS PARCEL 3-A, agree to be solely responsible, perpetually, for the construction, maintenance, and when necessary, repair and reconstruction of Goa Way.

B. Standard of Maintenance. Grantors shall perform the work described in paragraph A of this Section 1.3 in accordance with good maintenance practices.

ARTICLE II

GENERAL PROVISIONS

**Section 2.1. Benefits Exclusive.** Nothing in this Grant of Easements, expressed or implied, is intended to or shall confer on any person other than the Grantors, the Grantees, and their respective heirs, successors, assigns, and personal



representatives, any benefits, rights, or remedies under or by reason of this Grant of Easements.

**Section 2.2. Successors and Assigns; Perpetual Grant.** This Grant of Easements and all terms and provisions stated herein shall be perpetually binding upon the heirs, successors, assigns, and personal representatives of the Grantors and Grantees.

**Section 2.3. Nevada Law.** Nevada law applies to this Grant of Easements.

**Section 2.4. Amendment.** This Grant of easements, once recorded in the official records of Douglas County, Nevada, may only be amended with the written consent of the Grantors and the Grantees, or their heirs, successors, assigns, or personal representatives.

IN WITNESS WHEREOF, the undersigned have executed this Grant of Easements on the \_\_\_\_\_ day of Jan. 28, 2008, 2008.

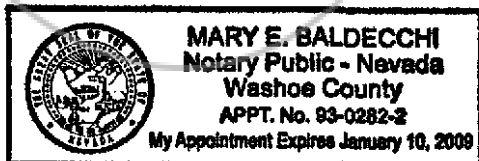
GRANTORS:

*James Lee Norris*  
JAMES LEE NORRIS, Trustee of  
the JAMES LEE NORRIS AND  
JACQUELINE PATRICIA NORRIS  
FAMILY TRUST DATED MAY 2, 2001

*Jacqueline Patricia Norris*  
JACQUELINE PATRICIA NORRIS,  
Trustee of the JAMES LEE  
NORRIS AND JACQUELINE PATRICIA  
NORRIS FAMILY TRUST DATED  
MAY 2, 2001

STATE OF NEVADA            )  
  :    ss.  
COUNTY OF DOUGLAS        )

This instrument was acknowledged before me on the 28th day of January, 2008, by JAMES LEE NORRIS and JACQUELINE PATRICIA NORRIS, as Trustees of the JAMES LEE NORRIS AND JACQUELINE PATRICIA NORRIS FAMILY TRUST dated May 2, 2001.



*Mary E. Baldecchi*  
NOTARY PUBLIC

EXHIBIT A (TO GRANT OF EASEMENTS), CONSISTING OF 3 PAGES

GOA WAY

COPY

**EXHIBIT A  
(SERVIENT TENEMENT)  
DESCRIPTION OF THE EASEMENT AREA**

**LEGAL DESCRIPTION**

(Private Access, Private Drainage and Public Utility Easement prepared pursuant to the July 6, 2006, approval by the Douglas County Board of Commissioners of Development Application (DA) 06-041, a request for abandonment of the public status of Goa Way, Foothill, Douglas County, Nevada.)

A portion of the South ½ of Section 3, Township 12 North, Range 19 East, M.D.B.& M. in the County of Douglas, State of Nevada, being more particularly described as follows:

An approximately 50.00-foot-wide private access easement whose legal description is coextensive with the approximately 50.00-foot-wide public right-of-way and cul-de-sac shown as "Goa Way" on that certain PARCEL MAP FOR JAMES & JACQUELINE NORRIS, recorded in Book 193 at Page 2247 as Document No. 297502 in the Official Records of said Douglas County, which is also shown on that certain RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR NORRIS FAMILY TRUST, recorded in Book 1202 at Page 4770 as Document No. 560409, also in the Official Records of said Douglas County and is also described as follows:

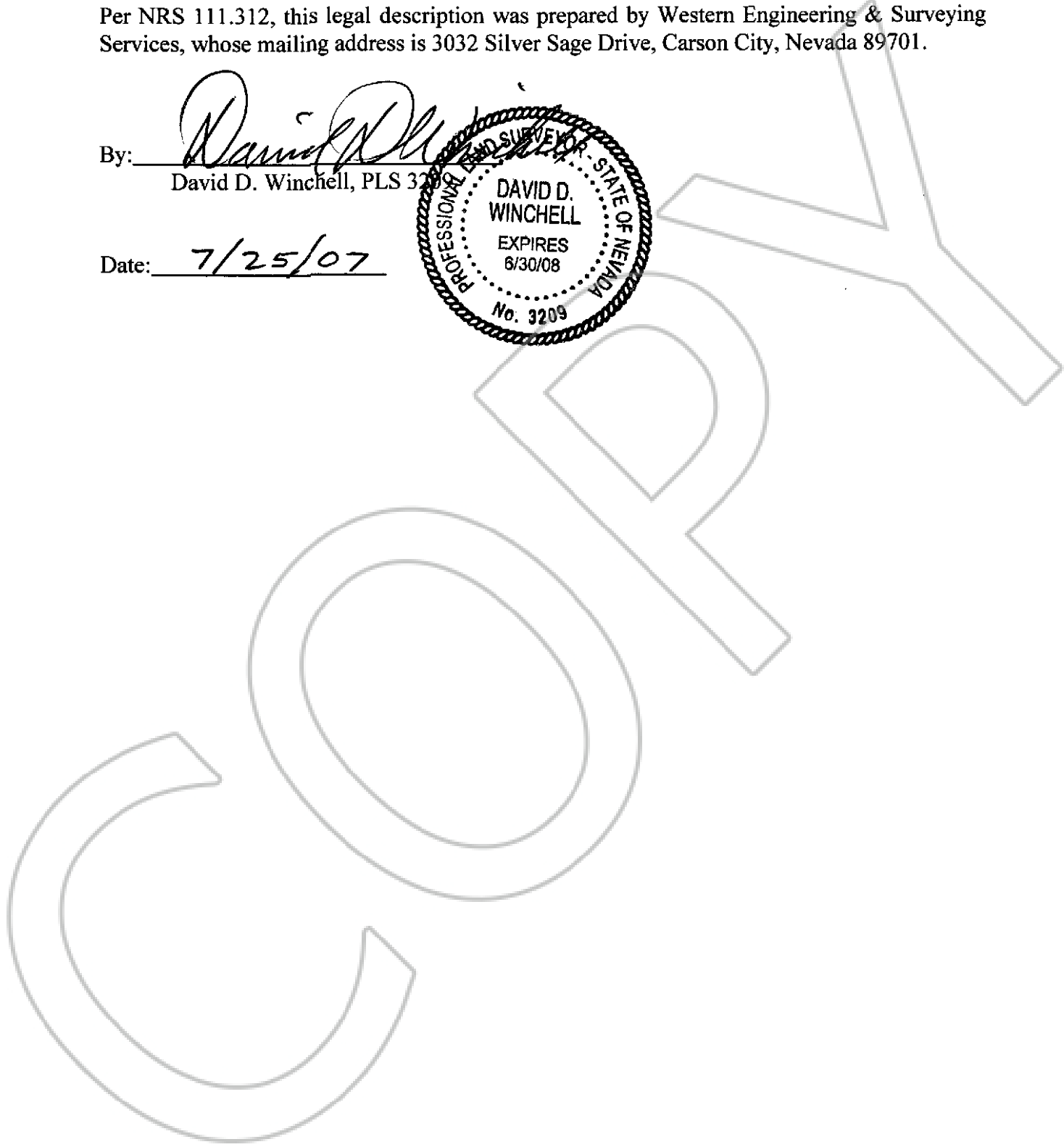
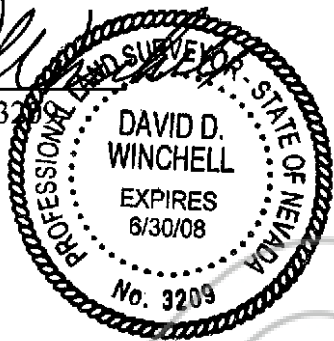
Beginning at the intersection of the Southerly right-of-way line of said Goa Way with the Southwesterly right-of-way line of Foothill Road (State Route 206); thence Westerly along said Southerly right-of-way line N. 87° 50' 43" W., 241.28 feet to the beginning of a curve concave to the Southeast and having a radius of 45.00 feet; thence Westerly, Northerly and Easterly along said curve through a central angle of 247° 22' 49" an arc distance of 194.29 feet to a point of reversing curvature, said reversing curve being concave to the Northeast and having a radius of 20.00 feet, a radial line through said point bears S. 69° 32' 06" W.; thence Southeasterly along said curve through a central angle of 67° 22' 48" an arc distance of 23.52 feet; thence S. 87° 50' 43" E., 133.13 feet to the beginning of a curve concave to the Northwest and having a radius of 20.00 feet; thence Northeasterly along said curve through a central angle of 110° 48' 17" an arc distance of 38.68 feet to a point on the Southwesterly right-of-way line of said Foothill Road (State Route 206); thence Southeasterly along said right-of-way line S. 18° 39' 00" E., 82.48 feet to the Point of Beginning.



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: 7/25/07





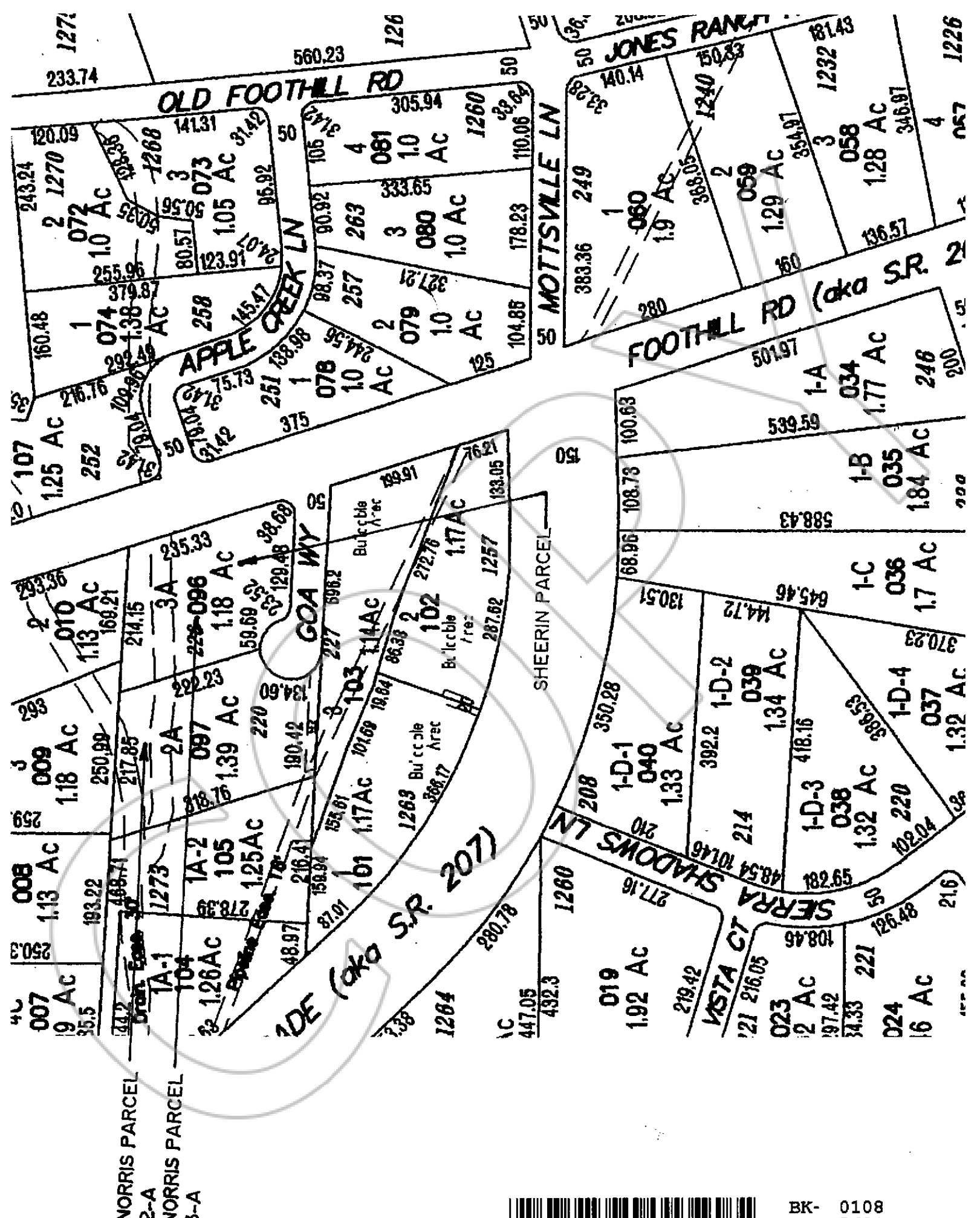
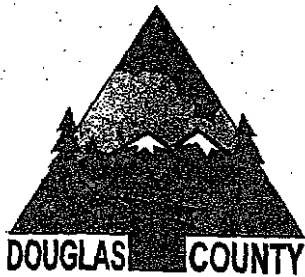


EXHIBIT B (TO GRANT OF EASEMENTS)  
DOUGLAS COUNTY COMMUNITY DEVELOPMENT LETTER  
DATED JULY 7, 2006

COPY





**COMMUNITY DEVELOPMENT**

1594 Esmeralda Avenue, Minden, Nevada 89423

Mimi Moss

Planning Manager / Assistant Community Development Director

775-782-6211

FAX: 775-782-9007

website: www.co.douglas.nv.us

Planning Division  
Engineering Division  
Building Division  
Regional Transportation  
Water/Sewer Utility  
Road Maintenance  
Code Enforcement

July 7, 2006

MAIL DELIVERED

James and Jaqueline Norris  
220 Goa Way  
Gardnerville, NV 89460-7715

2006 JUL 10 PM 1:11  
BARBARA REED  
CLERK  
FILED

RE: Development Application (DA) 06-041 (Abandonment); for James and Jaqueline Norris  
Located at Goa Way, Foothill, Nevada; Multiple APNs

Dear James and Jaqueline Norris:

On July 6, 2006, the Douglas County Board of Commissioners approved Development Application (DA) 06-041, a request for the abandonment of the public status of Goa Way. Goa Way is located on the west side of Foothill Road (S.R. 206), within the SFR-1 (Single-Family Residential, one acre minimum net parcel size) zoning district in the Foothill Planning Area.

The conditions of this approval are identified below:

1. The applicants shall receive approval from the East Fork Fire and Paramedic District (EFFPD) for the design and placement of a gate.
2. The applicants shall record a private access easement, which includes easements for private drainage and public utilities to be reviewed by the Douglas County Community Development, Engineering Division.
3. The applicants/homeowners shall have the responsibility for maintaining Goa Way. It should be noted that the County will no longer do snow removal or maintain any drainage facilities in the former public right-of-way once Goa Way becomes a private road.

If you have any questions regarding this matter, please call me at (775) 782-6215.

Sincerely,

Brandy Fox, Associate Planner  
Douglas County Community Development

cc: Christopher and Keri Sheerin  
Dan Jenkins, Gardner Engineering  
Cathe Pool, Associate Engineer  
Brett Reed, Roads Superintendent  
County Clerk  
File DA 06-041



0716915

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BK- 0108  
PG- 5633  
01/28/2008

EXHIBIT C (TO GRANT OF EASEMENTS), CONSISTING OF 2 PAGES

APPROVAL OF EAST FORK FIRE AND PARAMEDIC DISTRICT

COPY



# EAST FORK FIRE AND PARAMEDIC DISTRICTS

P.O. Box 218  
1594 Esmeralda  
Minden, NV 89423  
(775) 782-9040  
(775) 782-9043 (fax)

**Steve Eisele, Deputy Fire Chief/Fire Marshal**  
(775) 782-9041 SEisele@co.douglas.nv.us  
**Terry Taylor, Captain/Inspector**  
(775) 782-9861 TTaylor@co.douglas.nv.us  
**Marilie Smith, Inspector**  
(775) 783-6427 msmith@co.douglas.nv.us  
**Toni Braga, Counter Technician**  
(775) 783-6415 tbraga@co.douglas.nv.us

June 7, 2007

Jim Norris  
PO Box 26  
Minden, NV 89423

RE: Goa Way Road Gate Access

Dear Mr. Norris;

The fire district has reviewed your request to change the status of Goa Way from a public access to private. The fire district approves the request at this time with the following items noted for correction:

- 1) The proposed gate must be equipped with a fire department Knox key switch.
- 2) The gate shall be equipped with a means to open the gate in the event of a power failure.


The fire district shall conduct a final inspection of the gage prior to placing it into service.

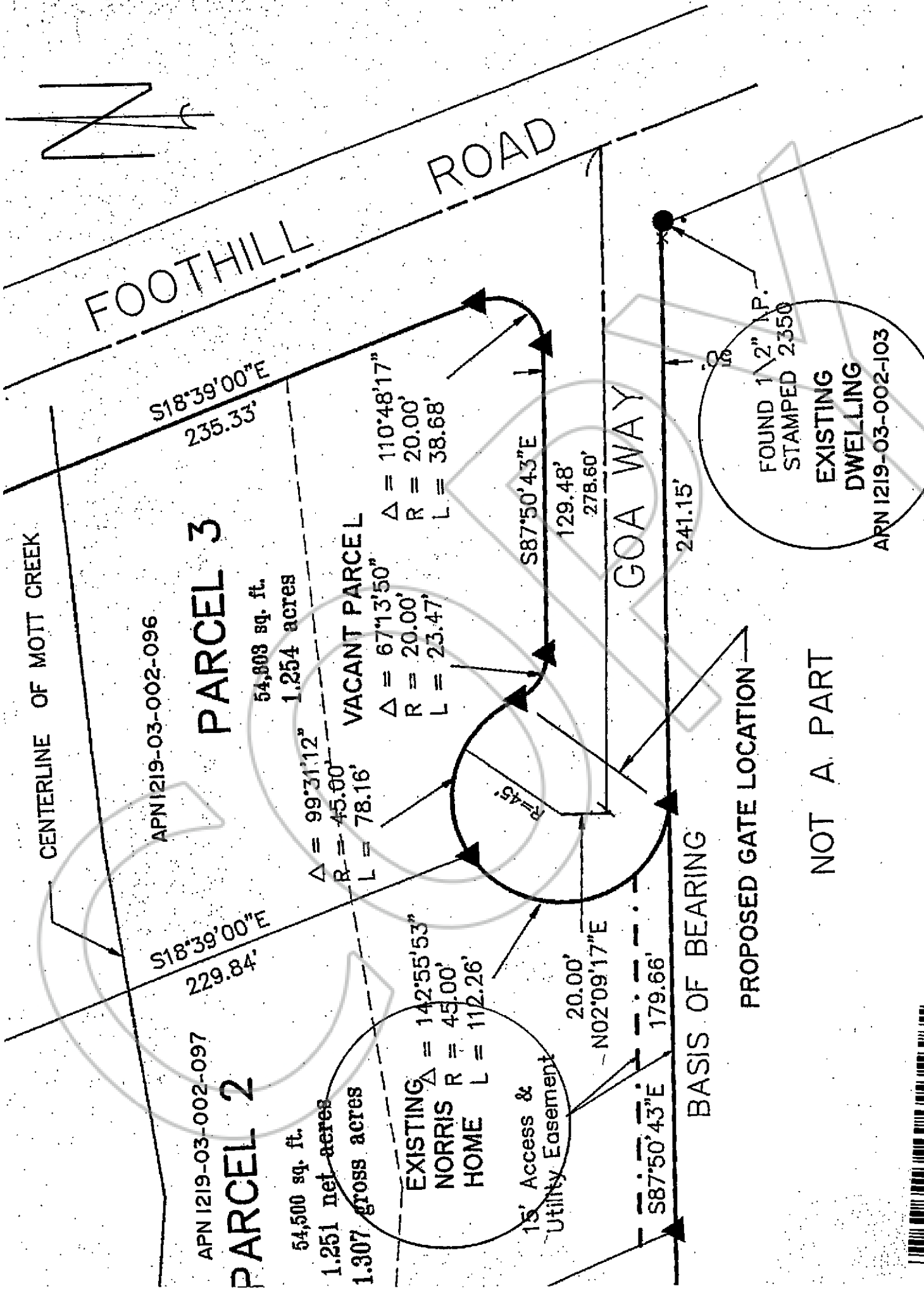
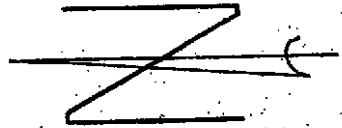
Should you have any question please contact me at the number above.

Sincerely,

  
Steve Eisele  
Deputy Chief/Fire Marshal

Cc: Douglas County Planning

  
0716915 Page: 13 Of 14 BK- 0108  
PG- 5635  
01/28/2008



CENTERLINE OF MOTT CREEK

FOOTHILL ROAD

GOA WAY

S18°39'00"E  
235.33'

S18°39'00"E  
229.84'

APN 1219-03-002-096

PARCEL 3

PARCEL 2

54,808 sq. ft.  
1.254 acres

54,500 sq. ft.  
1.251 net acres  
1.307 gross acres

VACANT PARCEL

$\Delta = 99°31'12"$   
R = 45.00'  
L = 78.16'

EXISTING NORRIS HOME  
 $\Delta = 142°55'53"$   
R = 45.00'  
L = 112.26'

$\Delta = 67°13'50"$   
R = 20.00'  
L = 23.47'

$\Delta = 110°48'17"$   
R = 20.00'  
L = 38.68'

15' Access & Utility Easement

R=45'

S87°50'43"E  
129.48'  
278.60'

20.00'  
N02°09'17"E

S87°50'43"E  
179.66'

BASIS OF BEARING

241.15'

PROPOSED GATE LOCATION

FOUND 1 1/2" I.P.  
STAMPED 2350

EXISTING DWELLING

APN 1219-03-002-103

NOT A PART

