

DOC # 0717913
02/12/2008 10:25 AM Deputy: GB
OFFICIAL RECORD
Requested By:
DC/DISTRICT ATTORNEY

Assessor's Parcel Number: 1420-06-701-007

Date: FEBRUARY 11, 2008

Recording Requested By:

Douglas County - NV
Werner Christen - Recorder
Page: 1 OF 13 Fee: 0.00
BK-0208 PG- 2531 RPTT: # 2



Name: DISTRICT ATTORNEY'S OFFICE

Address: _____

City/State/Zip: _____

Real Property Transfer Tax: \$ N/A

DEED FOR PUBLIC RIGHT-OF-WAY (#2008.025)
(Title of Document)

FILED

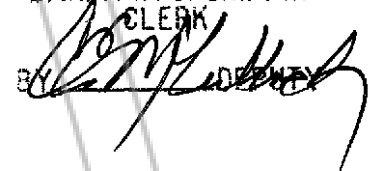
NO. 2008.025

APN: 1420-06-701-007

2008 FEB 11 PM 12:09

WHEN RECORDED, MAIL TO:
Douglas County, Nevada
Office of the District Attorney
P.O. Box 218
Minden, Nevada 89423

BARBARA J. GRIFFIN
CLERK



The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

DEED FOR PUBLIC RIGHT-OF-WAY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RIVERWOOD PARTNERS, LLC, a Nevada limited liability company ("Grantor"), does hereby GRANT, BARGAIN, and SELL, to THE COUNTY OF DOUGLAS, a political subdivision of the State of Nevada ("Grantee"), and to its assigns forever, all of its right, title, and interest in and to the real property situate in the County of Douglas, State of Nevada, described as follows: all that real property described in Exhibits "A", "C", and "E" attached hereto and incorporated herein by this reference, which real property is depicted on Exhibits "B", "D", and "F", respectively;

TOGETHER with the tenements, hereditaments and appurtenances, including easements, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof;

RESERVING THEREFROM to Grantor any and all surface and underground water rights and ditch rights appurtenant to, or used in connection with, the above described real property.

This Deed for Public Right-of-Way is dated this 7TH day of FEBRUARY, 2008.

[Signature page follows]



GRANTOR:

RIVERWOOD PARTNERS, LLC,
a Nevada limited liability company

By: RIVERWOOD DOUGLAS
MANAGER, LLC, a Nevada
limited liability company

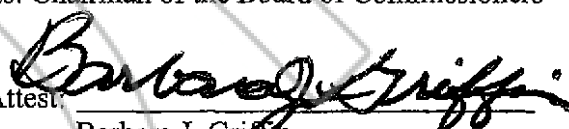
Its: Manager


By: Jay Timon
Its: Manager

Accepted on behalf of THE COUNTY OF
DOUGLAS, a Political Subdivision of the State
of Nevada, this 7TH day of FEBRUARY, 2008


By: KELLY D. KITE
Its: Chairman of the Board of Commissioners

Attest:

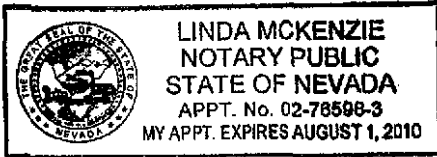

Barbara J. Griffin
Douglas County Clerk-Treasurer

BY: 
CLERK TO THE BOARD

[notary page follows]

STATE OF NEVADA)
) ss.
COUNTY OF Carson City

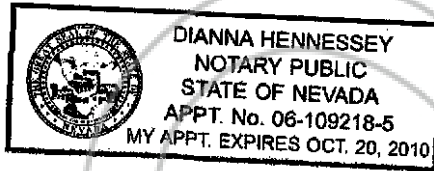
This instrument was acknowledged before me on January 22, 2008, by Jay Timon.



Linda McKenzie
Notary Public
My Commission Expires: 8-1-2010

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on February 7, 2008, by Kelly D. Kite.



Dianna Hennessey
Notary Public
My Commission Expires: 10/20/2010



EXHIBIT "A"
LEGAL DESCRIPTION
NORTH SUNRIDGE DRIVE

A parcel of land situate in the Southwest Quarter of Section 5, Township 14 North, Range 20 East, MDM, further described as a portion of that certain property described in BLM Right-Of-Way Easement Grant N-56768, Douglas County, Nevada and being more particularly described as follows;

Commencing at the Southwest corner of said Section 5;

Thence North 45°55'54" East a distance of 470.61 feet to the **POINT OF BEGINNING**;

Thence North 01°02'40" East a distance of 142.29 feet;

Thence South 78°26'08" East a distance of 265.87 feet;

Thence along the arc of a curve to the right having a radius of 455.00 feet, a central angle of 09°14'22", a distance of 73.37 feet;

Thence South 01°02'53" West a distance of 72.41 feet;

Thence North 89°20'01" West a distance of 332.15 feet to the **POINT OF BEGINNING**.

Containing: 36,513 square feet, more or less.

BASIS OF BEARINGS: Record of Survey Map recorded October 29, 2007, Official Records of Douglas County as Document Number 712004.

SURVEYOR'S CERTIFICATE

I hereby certify that the attached easement description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

Stanley W. Ziebarth
Nevada PLS 8547
For and on behalf of



9850 DOUBLE R BLVD, SUITE 101
RENO, NEVADA 89521
(775) 743-3500

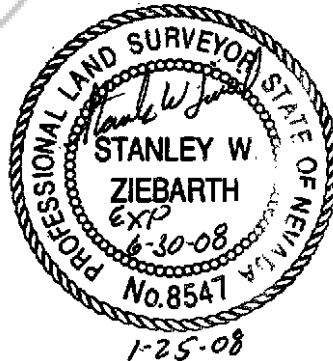
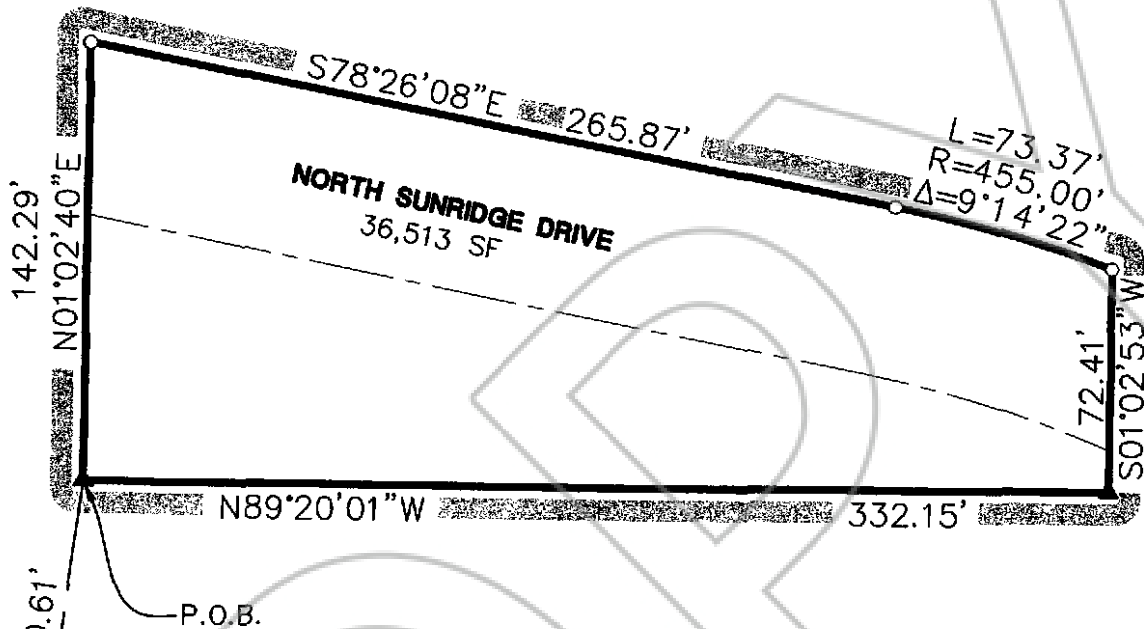


ILLUSTRATION FOR
EXHIBIT A
 LEGAL DESCRIPTION EXHIBIT AFFECTING A PARCEL OF LAND IN:
SOUTHWEST ¼ SECTION 5, TOWNSHIP 14 NORTH, RANGE 20 EAST
 RIVERWOOD PARTNERS, LLC



Manhard CONSULTING LTD
 9850 Double R Blvd, Suite 101, Reno, NV 89521 tel: (775) 749-9500 fax: (775) 746-3520 www.manhard.com
 Civil Engineers · Surveyors · Water Resources Engineers · Water & Wastewater Engineers
 Construction Managers · Environmental Scientists · Landscape Architects · Planners

RIVERWOOD PARTNERS, LLC	
DOUGLAS COUNTY, NEVADA	
LEGAL DESCRIPTION EXHIBIT	
PROJ. MGR.: SWZ	SHEET
DRAWN BY: SM	EXHIBIT B
DATE: 1-18-08	RPLDCN 070449
SCALE: 1"=80'	

Dwg Name: P:\RPLDCN\dwg\Surv\Exhibits\Surv\lines for ROS revised-exhibits.dwg Updated By: shorm 11:13

EXHIBIT "C"
LEGAL DESCRIPTION
NORTH SUNRIDGE DRIVE

A parcel of land situate in the Southwest Quarter of Section 5, the Southeast Quarter of the Southeast Quarter of Section 6, Township 14 North, Range 20 East, MDM, further described as a portion of that certain property described in BLM Right-Of-Way Easement Grant N-56768, Douglas County, Nevada and being more particularly described as follows;

Commencing at the Southwest corner of said Section 5;

Thence North 01°02'28" East a distance of 496.86 feet to the **POINT OF BEGINNING**;

Thence North 89°39'08" West a distance of 330.18 feet;

Thence South 01°00'11" West a distance of 11.11 feet;

Thence North 78°26'08" West a distance of 60.87 feet;

Thence along the arc of a curve to the right having a radius of 410.00 feet, a central angle of 33°22'59", a distance of 238.88 feet;

Thence North 45°03'09" West a distance of 105.86 feet;

Thence along the arc of a curve to the left having a radius of 440.00 feet, a central angle of 43°07'43", a distance of 331.20 feet;

Thence North 88°10'52" West a distance of 00.23 feet;

Thence along the arc of a curve to the left having a radius of 50.00 feet, a central angle of 89°59'09", a distance of 78.53 feet to the Easterly Right of Way of Highway 395;

Thence along the said Easterly Right of Way line, North 01°49'59" East a distance of 223.33 feet;

Thence leaving said Easterly Right of Way line, along the arc of a non tangent curve to the left having a tangent bearing of South 01°49'59" West, a radius of 50.00 feet, a central angle of 84°03'22", a distance of 73.35 feet;

Thence South 82°13'22" East a distance of 63.83 feet;

Thence along the arc of a curve to the right having a radius of 560.00 feet, a central angle of 37°10'14", a distance of 363.30 feet;

Thence South 45°03'09" East a distance of 105.86 feet;

Thence along the arc of a curve to the left having a radius of 290.00 feet; a central angle of 33°22'59", a distance of 168.97 feet;



Thence South 78°26'08" East a distance of 78.35 feet;

Thence South 72°43'30" East a distance of 50.25 feet;

Thence South 78°26'08" East a distance of 461.39 feet;

Thence North 89°19'50" West a distance of 210.83 feet to the **POINT OF BEGINNING**.

Containing: 2.86 Acres, more or less.

BASIS OF BEARINGS: Record of Survey Map recorded October 29, 2007, Official Records of Douglas County as Document Number 712004.

SURVEYOR'S CERTIFICATE

I hereby certify that the attached easement description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

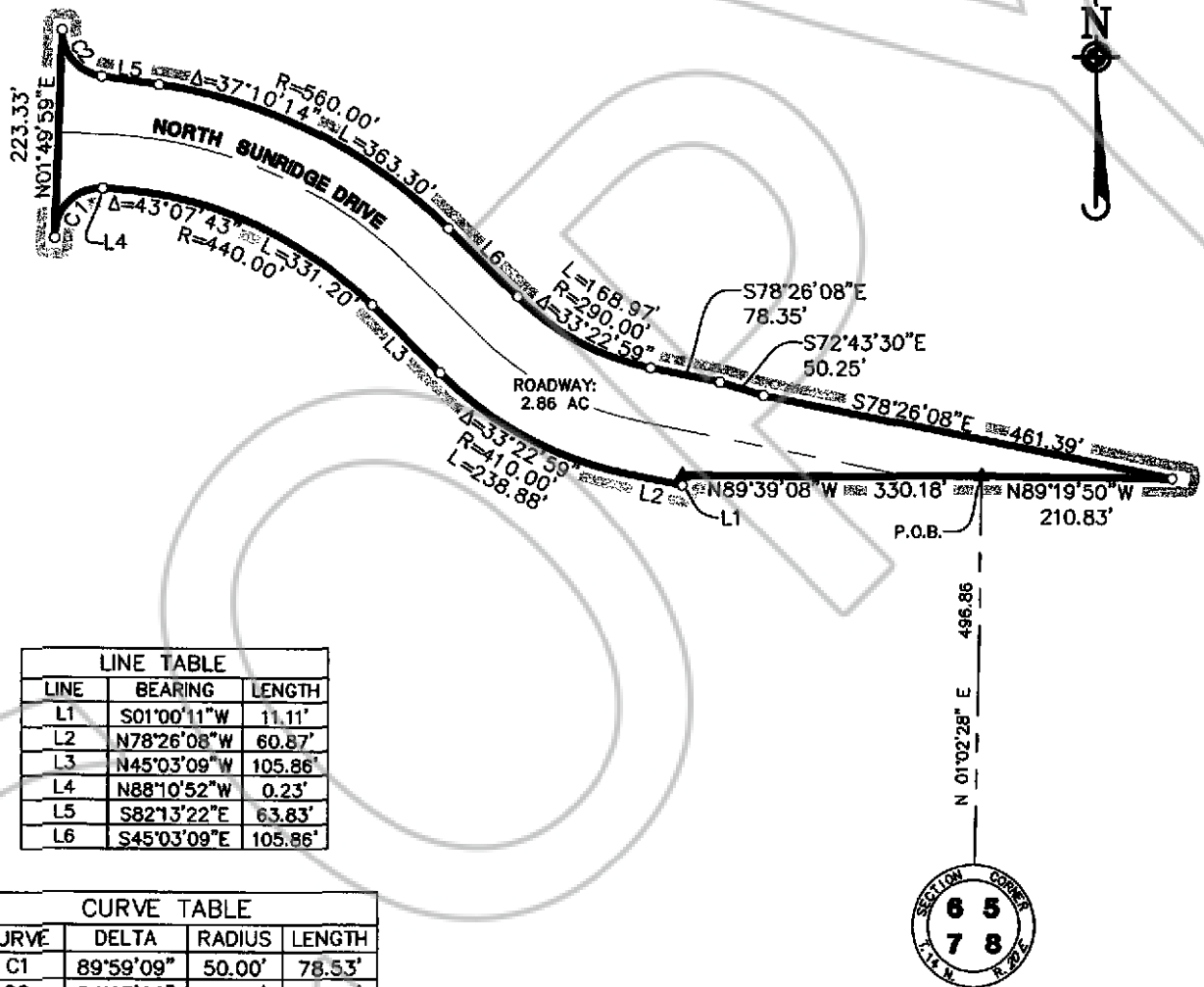
Stanley W. Ziebarth
Nevada PLS 8547
For and on behalf of

 **Manhard**
CONSULTING
9850 DOUBLE R BLVD, SUITE 101
RENO, NEVADA 89521
(775) 743-3500



ILLUSTRATION FOR
EXHIBIT C

LEGAL DESCRIPTION EXHIBIT AFFECTING A PARCEL OF LAND IN:
SOUTHWEST ¼ SECTION 5, & THE SOUTHEAST ¼ OF THE SOUTHEAST ¼
OF SECTION 6, TOWNSHIP 14 NORTH, RANGE 20 EAST
RIVERWOOD PARTNERS, LLC



LINE TABLE		
LINE	BEARING	LENGTH
L1	S01°00'11\"W	11.11'
L2	N78°26'08\"W	60.87'
L3	N45°03'09\"W	105.86'
L4	N88°10'52\"W	0.23'
L5	S82°13'22\"E	63.83'
L6	S45°03'09\"E	105.86'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	89°59'09\"	50.00'	78.53'
C2	84°03'22\"	50.00'	73.35'



Manhard
CONSULTING LTD

8850 Double R Blvd, Suite 101, Reno, NV 89521 tel: (775) 746-8500 fax: (775) 746-8620 www.manhard.com
Civil Engineers - Surveyors - Water Resources Engineers - Water & Wastewater Engineers
Construction Managers - Environmental Scientists - Landscape Architects - Planners

RIVERWOOD PARTNERS, LLC
DOUGLAS COUNTY, NEVADA
LEGAL DESCRIPTION EXHIBIT

PROJ. MGR.: SWZ
DRAWN BY: S.H.
DATE: 1-18-08
SCALE: 1"=200'

SHEET
EXHIBIT D
RPLDCN 070449

Dwg Name: P:\RPLDCN\dwg\Surv\Exhibits\Surv\lines for ROS revised-exhibits.dwg Updated By: shorm

EXHIBIT "E"
LEGAL DESCRIPTION
HILLTOP DRIVE

A parcel of land situate in the Southeast Quarter of the Southeast Quarter of Section 6, Township 14 North, Range 20 East, MDM, further described as a portion of that certain property described in BLM Right-Of-Way Easement Grant N-56768, Douglas County, Nevada and being more particularly described as follows;

Commencing at the Southeast corner of said Section 6;

Thence North 50°42'42" West a distance of 527.15 feet to the **POINT OF BEGINNING**;

Thence North 24°11'01" West a distance of 45.41 feet;

Thence along the arc of a curve to the right having a radius of 248.50 feet, a central angle of 29°28'31", a distance of 127.84 feet;

Thence along the arc of a reverse curve to the left having a radius of 25.50 feet, a central angle of 71°44'51", a distance of 31.93 feet;

Thence along the arc of a non tangent curve to the left having a tangent bearing of South 66°27'21" East, a radius of 410.00 feet, a central angle of 11°58'47", a distance of 85.73 feet;

Thence South 78°26'08" East a distance of 60.87 feet;

Thence South 01°00'11" West a distance of 154.42 feet;

Thence North 89°38'13" West a distance of 83.96 feet to the **POINT OF BEGINNING**.

Containing: 19,160 square feet, more or less.

BASIS OF BEARINGS: Record of Survey Map recorded October 29, 2007, Official Records of Douglas County as Document Number 712004.



SURVEYOR'S CERTIFICATE

I hereby certify that the attached easement description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

Stanley W. Ziebarth
Nevada PLS 8547
For and on behalf of



9850 DOUBLE R BLVD, SUITE 101
RENO, NEVADA 89521
(775) 743-3500

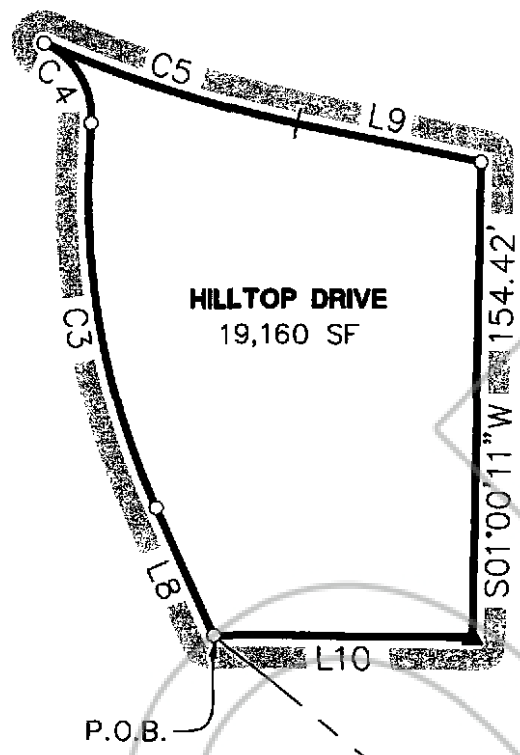


1-28-08



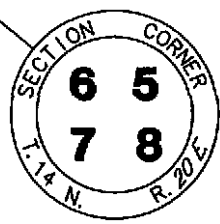
ILLUSTRATION FOR
EXHIBIT E

LEGAL DESCRIPTION EXHIBIT AFFECTING A PARCEL OF LAND IN:
SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 SECTION 6, TOWNSHIP 14 NORTH, RANGE 20 EAST
RIVERWOOD PARTNERS, LLC



LINE TABLE		
LINE	BEARING	LENGTH
L8	N24°11'01\"W	45.41'
L9	S78°26'08\"E	60.87'
L10	N89°38'13\"W	83.96'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C3	29°28'31\"	248.50'	127.84'
C4	71°44'51\"	25.50'	31.93'
C5	11°58'47\"	410.00'	85.73'



9950 Double R Blvd, Suite 101, Reno, NV 89521 tel: (775) 748-9500 fax: (775) 748-9520 www.manhard.com
Civil Engineers - Surveyors - Water Resources Engineers - Water & Wastewater Engineers
Construction Managers - Environmental Scientists - Landscape Architects - Planners

RIVERWOOD PARTNERS, LLC	
DOUGLAS COUNTY, NEVADA	
LEGAL DESCRIPTION EXHIBIT	
PROJ. MGR.: <u>SWZ</u>	SHEET
DRAWN BY: <u>SM</u>	EXHIBIT F
DATE: <u>1-18-08</u>	RPLDCN 070449
SCALE: <u>1\"=60'</u>	

Dwg Name: P:\RPLDCN\dwg\Surv\Exhibits\Surv\lines for ROS revised-exhibits.dwg Updated By: shorm

COPY

SEAL

CERTIFIED COPY

The document to which this certificate is attached is a full, true and correct copy of the original on file and on record in my office.

DATE: February 11, 2008
Clerk of the 9th Judicial District Court
of the State of Nevada, in and for the County of Douglas.

By [Signature] Deputy



BK- 0208
PG- 2543