

OFFICIAL RECORD

Requested By:

NEVADA/DEPT OF

TRANSPORTATION

Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 3 Fee: 0.00

BK-0109 PG- 5524 RPTT: # 3



513

Ptn. of APN's 1318-24-404-001
1318-24-404-002

AFTER RECORDING RETURN TO:
NEVADA DEPT. OF TRANSPORTATION
RIGHT-OF-WAY DIVISION
ATTN: STAFF SPECIALIST-ACQ
1263 S. STEWART ST.
CARSON CITY, NV 89712

LEGAL DESCRIPTION PREPARED BY:
HALANA D. SALAZAR *RM*
NEVADA DEPT. OF TRANSPORTATION
RIGHT-OF-WAY DIVISION
1263 S. STEWART ST.
CARSON CITY, NV 89712

Project: PLH-0207(005)
E.A.: 73194
Parcel: S-207-DO-001.195PE

EASEMENT DEED

THIS DEED, made this 8th day of October, 2008, between
KENNETH C. KJER, Trustee of the Kenneth C. Kjer Trust dated November 6, 1990, hereinafter
called GRANTOR, and the STATE OF NEVADA, acting by and through its Department of
Transportation, hereinafter called GRANTEE,

WITNESSETH:

That the GRANTOR, 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
receipt whereof is hereby acknowledged, does by these presents grant unto the GRANTEE
and to its assigns forever, for those purposes as contained in Chapter 408 of the Nevada
Revised Statutes, a perpetual easement and right-of-way for drainage and maintenance along
a portion of State Route 207 in Douglas County, Nevada, upon, over and across certain real
property of the undersigned situate, lying and being in the County of Douglas, State of Nevada,
and more particularly described as being a portion of the SW 1/4 of the SW 1/4 of Section 24,
T. 13 N., R. 18 E., M.D.M., and further described as being a portion of Parcel No. A and a
portion of Parcel No. B of that certain PARCEL MAP FOR KENNETH KJER, filed for record on
June 9, 1981, in Book 681 of Official Records, Page 770, as Document No. 57043, in the
Records of Douglas County, Nevada, and more fully described by metes and bounds as follows,
to wit:

COMMENCING at a 1 inch steel pipe with Brass Cap marked "USGLOS 1939 1/4 S24 S25" accepted as being the south quarter corner of said Section 24, shown and delineated as a "G.L.O. BRASS CAP STAMPED 1/4 S24/S25 1939" on that certain Record of Survey, filed for record on November 15, 1990 in Book 1190, Page 433, as Document No. 238109, in the Official Records of Douglas County, Nevada; thence N. 89°19'41" W., along the south line of said Section 24, a distance of 2,606.13 feet (record N. 89°51'27" E. - 2,605.32 feet per said Record of Survey) to a 2 inch steel pipe with Brass Cap marked "USGLOS 1939 WC S23 S24 S26 S25 T13NR18E" accepted as being the witness corner to the southwest corner of said Section 24, shown and delineated as a "G.L.O. BRASS CAP STAMPED T13NR18E S23/S24/S25/S26 1939 WC" on said Record of Survey; thence N. 10°27'23" E. a distance of 459.73 feet to the POINT OF BEGINNING; said point of beginning being the southwest corner of said Parcel No. B and on the right or southerly right-of-way line of SR-207 (Kingsbury Grade), 40.00 feet right of and measured radially from Highway Engineer's Station "L" 72+62.45 P.O.C.; thence along said southerly right-of-way line the following four (4) courses and distances:

- 1) from a tangent which bears N. 14°45'54" E., curving to the left with a radius of 840.00 feet, through an angle of 12°29'09", an arc distance of 183.05 feet;
- 2) N. 2°16'44" E. - 145.10 feet;
- 3) from a tangent which bears the last described course, curving to the right with a radius of 95.00 feet, through an angle of 129°22'00", an arc distance of 214.50 feet;
- 4) S. 48°21'16" E. - 26.19 feet;

thence along the following nine (9) courses and distances:

- 1) S. 43°44'54" W. - 14.99 feet;
- 2) N. 83°19'48" W - 97.20 feet;
- 3) S. 52°16'12" W. - 50.73 feet;
- 4) S. 4°52'56" W. - 162.60 feet;
- 5) S. 11°09'23" W. - 82.33 feet;
- 6) S. 4°24'30" W. - 33.77 feet;
- 7) S. 18°08'13" E. - 41.92 feet;
- 8) S. 3°15'50" W. - 29.74 feet;

9) S. 3°36'19" W. - 21.21 feet to the northeasterly right-of-way line of Palisades Drive; thence from a tangent which bears N. 49°05'50" W., curving to the left, along said northeasterly right-of-way line, with a radius of 108.40 feet, through an angle of 24°53'58", an arc distance of 47.11 feet to the point of beginning; said parcel contains an area of 15,117 square feet (0.35 of an acre).

The Basis of Bearing for this description is the NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83/94 DATUM, West Zone as determined by the State of Nevada, Department of Transportation.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; with the exception of any and all reservations as are previously hereinabove expressly excepted from this conveyance.

To hereby waive, with full knowledge that a public highway and the necessary incidents thereto are to be located upon, over and across the lands hereinabove described, any claim for any and all damages to the remaining adjacent lands and property of the GRANTOR by reason of the location, construction, landscaping and maintenance of said highway and appurtenances in said location.

TO HAVE AND TO HOLD all and singular the said real property, together with the appurtenances, unto the said GRANTEE and to its assigns forever.

IN WITNESS WHEREOF, the said GRANTOR, by and through its officers thereunto duly authorized, has caused these presents to be executed the day and year first above written.

KENNETH C. KJER TRUST DATED NOVEMBER 6, 1990

By: [Signature] 10-8-08
KENNETH C. KJER, Trustee Date

STATE OF Hawaii
County of Hawaii

On this 8th day of October, 2008, personally appeared before me, the undersigned, a Notary Public in and for the County of Hawaii, State of Hawaii, Kenneth C. Kjer personally known (or proved) to me to be the person whose name is subscribed to the above instrument and who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes thereby mentioned.

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IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

NOTARY-PUBLIC CERTIFICATION
Joycelyn P. M. Binney Third Judicial Circuit
Doc. Description: Grant Deed

[Signature]
Joycelyn P. M. Binney, Notary Public
My Commission Expires - April 1, 2009

No. of Pages: 3 Date of Doc. 10/8/08
[Signature] 10/8/08
Notary Signature Date

0736503 Page: 3 OF 3 BK- 0109 PG- 5526 01/27/2009