

513

Ptn. of APN: 1319-19-601-001

✓ 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  
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-003.068PE

DOC # 0737976  
02/19/2009 09:18 AM Deputy: PK

OFFICIAL RECORD

Requested By:

NEVADA/DEPT OF

TRANSPORTATION

Douglas County - NV

Karen Ellison - Recorder

Page: 1 Of 3 Fee: 0.00  
BK-0209 PG- 4358 RPTT: # 2



PERMANENT EASEMENT DEED

THIS DEED, made this 16<sup>th</sup> day of January, 2009,  
between TAHOE DOUGLAS FIRE PROTECTION DISTRICT, 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 to the STATE 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 NE 1/4 of  
Section 19, T. 13 N., R. 19 E., MD.M., shown on that certain RECORD OF SURVEY FOR  
TAHOE DOUGLAS FIRE PROTECTION DISTRICT, filed for record on July 10, 2001 in  
Book 0701, Page 2062, as Document No. 518011, in the records of Douglas County, Nevada,  
and more fully described by metes and bounds as follows, to wit:

COMMENCING at a 2 inch steel pipe with Brass Cap marked "USGLOS 1939 S24 S19 S25 S30 T13" accepted as being the southwest corner of said Section 19, shown and delineated as a "G.L.O. BRASS CAP STAMPED T13N R18E R19E S24/S19/S25/S30 1939" on that certain RECORD OF SURVEY FOR U.S.F.S., filed for record on November 5, 1990 in Book 1190, Page 433, as Document No. 238109, in the Official Records of Douglas County, Nevada; thence N. 0°44'08" E., along the west line of said Section 19, a distance of 2,603.82 feet (record N. 00°02'27" W. - 2,604.12 feet per said Record of Survey) to a USGLO iron pipe accepted as being the west quarter corner of said Section 19, shown and delineated as a "G.L.O. BRASS CAP STAMPED 1/4 S24/S19 1939" on said Record of Survey; thence N. 80°23'53" E. a distance of 2,645.28 feet to the POINT OF BEGINNING; said point of beginning being on the southerly boundary line of that parcel of land shown on said RECORD OF SURVEY for Tahoe Douglas Fire Protection District and the left or northerly right-of-way line of SR-207 (Kingsbury Grade), 40.00 feet left of and measured radially from Highway Engineer's Station "L" 172+75.24 P.O.T.; thence along the following five (5) courses and distances:

- 1) N. 18°59'41" E. - 36.49 feet;
- 2) S. 82°50'01" E. - 24.49 feet;
- 3) S. 71°00'19" E. - 41.79 feet;
- 4) S. 49°23'45" E. - 54.88 feet;
- 5) S. 41°13'32" E. - 8.27 feet to the easterly property line of that certain Parcel shown on said record of survey; thence S. 0°48'01" W., along said easterly line, a distance of 17.68 feet to said northerly right-of-way line of SR-207; thence from a tangent which bears N. 74°09'20" W., curving to the right along said right-of-way line, with a radius of 260.00 feet, through an angle of 3°09'01", an arc distance of 14.30 feet; thence N. 71°00'19" W., along said right-of-way line, a distance of 115.19 feet to the point of beginning; said parcel contains an area of 4,456 square feet (0.10 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 erosion control facility 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 any heirs, successors and assigns forever.

IN WITNESS WHEREOF said GRANTOR has hereunto signed on the day and year first above written.

TAHOE DOUGLAS FIRE PROTECTION DISTRICT

By: Steve Seibel  
Steve Seibel, ~~Chairman~~ Vice Chairman Date

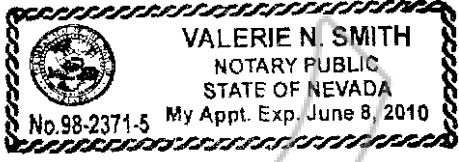
STATE OF Nevada  
Douglas

On this 16<sup>th</sup> day of January, 2009, personally appeared before me, the undersigned, a Notary Public in and for the County of Douglas, State of Nevada. Steve Seibel 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.

Valerie N. Smith



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