

DOC # 0755194
12/08/2009 01:03 PM Deputy: KE
OFFICIAL RECORD
Requested By:
DC/COMMUNITY DEVELOPMENT

Assessor's Parcel Number: 1320-29-501-001
(PORTION OF)

Date: DECEMBER 8, 2009

Recording Requested By: _____

Name: MIMI MOSS, COMMUNITY DEVELOPMENT &
CYNTHIA GREGORY, DISTRICT ATTY'S OFC

Address: _____

City/State/Zip: _____

Real Property Transfer Tax: \$ N/A

Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 7 Fee: 0.00
BK-1209 PG-1786 RPTT: 0.00



GRANT OF EASEMENT #2009.315

(Title of Document)

FILED

NO. 2009-315

APN: 1320-29-501-001
(portion of)

2009 DEC -8 AM 9:19

RECORDED AT THE REQUEST OF:

Cynthea Gregory
District Attorney's Office
Douglas County, Nevada
Post Office Box 218
Minden, Nevada 89423

TEO THUAN
CLERK

[Handwritten Signature]
DEPUTY

BK- 1209
PG- 1787
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GRANT OF EASEMENT

This deed is made this 3rd day of December, 2009 between Monterra 270, LLC., a Nevada Corporation, Grantor(s), and Douglas County, a political subdivision of the State of Nevada, Grantee.

Grantor(s) and Grantee entered into a Development Agreement dated July 6, 2006, Document No. 0680554, Book 0706, Page 8995-9058, Ordinance 2006-1177. Additionally the Parties entered into a First Amendment dated July 17, 2008, by Document No. 726671 Book 708, Page 2255, Ordinance 2008-1250. Additionally a Second Amendment was entered into by the Parties, Ordinance 2009-1300.

Pursuant to the Development Agreement, as amended, the Grantor(s) hereby voluntarily declares, grants, and conveys, to Grantee, its agents, employees, successors and assigns forever, a perpetual non-exclusive 25 foot in width Easement, as described in Exhibit "A", and depicted in Exhibit "B" attached and incorporated by reference, to allow the Grantee the right to enter upon and have ingress and egress, upon, over, across and through all of that real property located in Douglas County, Nevada more fully described in Exhibit "A" and depicted in Exhibit "B", together with all and singular tenements and appurtenances belonging to or in anyway pertaining to the property for the purpose of public utilities, drainage, transit or other public use as determined by the Grantee.

This grant does not relieve the Grantor(s), or any successor owner of the land owned by Grantor(s) from any obligations or conditions to construct Muller Lane Parkway or Heybourne Road pursuant to the conditions of approval for Planned Development 02-05 or the Development Agreement, as amended from time to time.

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The individual executing this Easement Deed on behalf of each party and the partners, officers or trustees of each party, if any, have the legal power, right, and actual authority to bind each party to the terms and conditions of these documents.

GRANTOR(S)
MONTERRA 270, LLC.
a Nevada Limited Liability Company

GRANTEE
DOUGLAS COUNTY,
a political subdivision of the State of Nevada

Mike Lemke
Name: Mike Lemke
Title: President Sycon Homes,
Manager

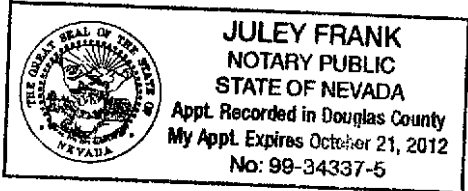
Nancy McDermid
Nancy McDermid, Chair

STATE OF NEVADA)
)ss:
COUNTY of Douglas)

This instrument was acknowledged before me on this 3rd day of December, 2009, by Michael Lemke, on behalf of Monterra 270, LLC.

Juley Frank
Notary Public

ATTEST:
TED THRAN, Douglas County Clerk



Ted Thran

BY: *Laurie Seducks*
CLERK TO THE BOARD

0574-058-09
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EXHIBIT A

**DESCRIPTION
25-FOOT WIDE TRANSIT, STORM DRAINAGE AND PUBLIC UTILITY EASEMENT
(Over A.P.N. 1320-29-501-001)**

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

A twenty-five foot wide (25') strip of land for transit, storm drainage and public utility easement purposes located within portions of Sections 20 and 29, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the southwest corner of the Remainder parcel as shown on the Final Subdivision Map for Monterra, Phase 1, recorded August 24, 2005 in the office of Recorder, Douglas County, Nevada as Document No. 653145, also being the northwesterly terminus of Heybourne Road as previously dedicated on said Final Subdivision Map for Monterra, Phase 1;

thence along the south boundary of said Remainder parcel, South 89°18'07" East, 80.00 feet to the northeasterly terminus of said Heybourne Road, the POINT OF BEGINNING;

thence along a line 80 feet easterly of and parallel with the west boundary of said Remainder parcel, North 00°41'53" East, 866.47 feet;

thence along the arc of a curve to the right having a radius of 960.00 feet, central angle of 07°02'08", arc length of 117.88 feet, and chord bearing and distance of North 04°12'57" East, 117.81 feet;

thence along the arc of a reverse curve, having a radius of 1040.00 feet, central angle of 06°55'04", arc length of 125.57 feet, and chord bearing and distance of North 04°16'29" East, 125.49 feet;

thence along a line 80 feet east of and parallel with said west boundary, North 00°48'57" East, 278.76 feet;

thence along the arc of a curve to the right having a radius of 27.50 feet, central angle of 84°47'03", arc length of 40.69 feet, and chord bearing and distance of North 43°12'29" East, 37.08 feet;

thence along a line 105 feet east of and parallel with said west boundary, South 00°48'57" West, 306.14 feet;

thence along the arc of a curve to the right having a radius of 1065.00 feet, central angle of 06°55'04", arc length of 128.59 feet, and chord bearing and distance of South 04°16'29" West, 128.50 feet;

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thence along the arc of a reverse curve, having a radius of 935.00 feet, central angle of 07°02'08", arc length of 114.81 feet, and chord bearing and distance of South 04°12'57" West;

thence along a line 105 feet east of and parallel with said west boundary, South 00°41'53" West, 957.77 feet;

thence along the south boundary of said Remainder parcel, along the arc of a non-tangent curve to the left having a radius of 201.50 feet, central angle of 00°38'07", arc length of 2.23 feet, and chord bearing and distance of North 84°56'23" West, 2.23 feet;

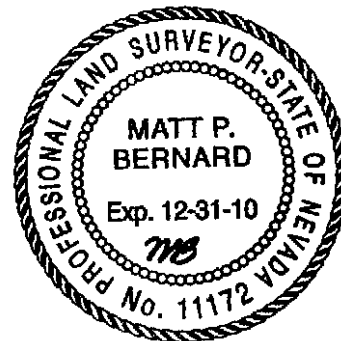
thence continuing along said south boundary along the arc of a reverse curve having a radius of 24.50 feet, central angle of 85°57'20", arc length of 36.76 feet, and chord bearing and distance of North 42°16'47" West, 33.40 feet;

thence continuing along said south boundary, North 00°41'53" East, 66.69 feet to the POINT OF BEGINNING, containing 37,392 square feet (0.86 acres), more or less.

The Basis of Bearing of this description is South 89°30'10" East, the north boundary of the Remainder parcel as shown on the Final Subdivision Map for Monterra, Phase 1, recorded August 24, 2005 in the office of Recorder, Douglas County, Nevada as Document No. 653145.

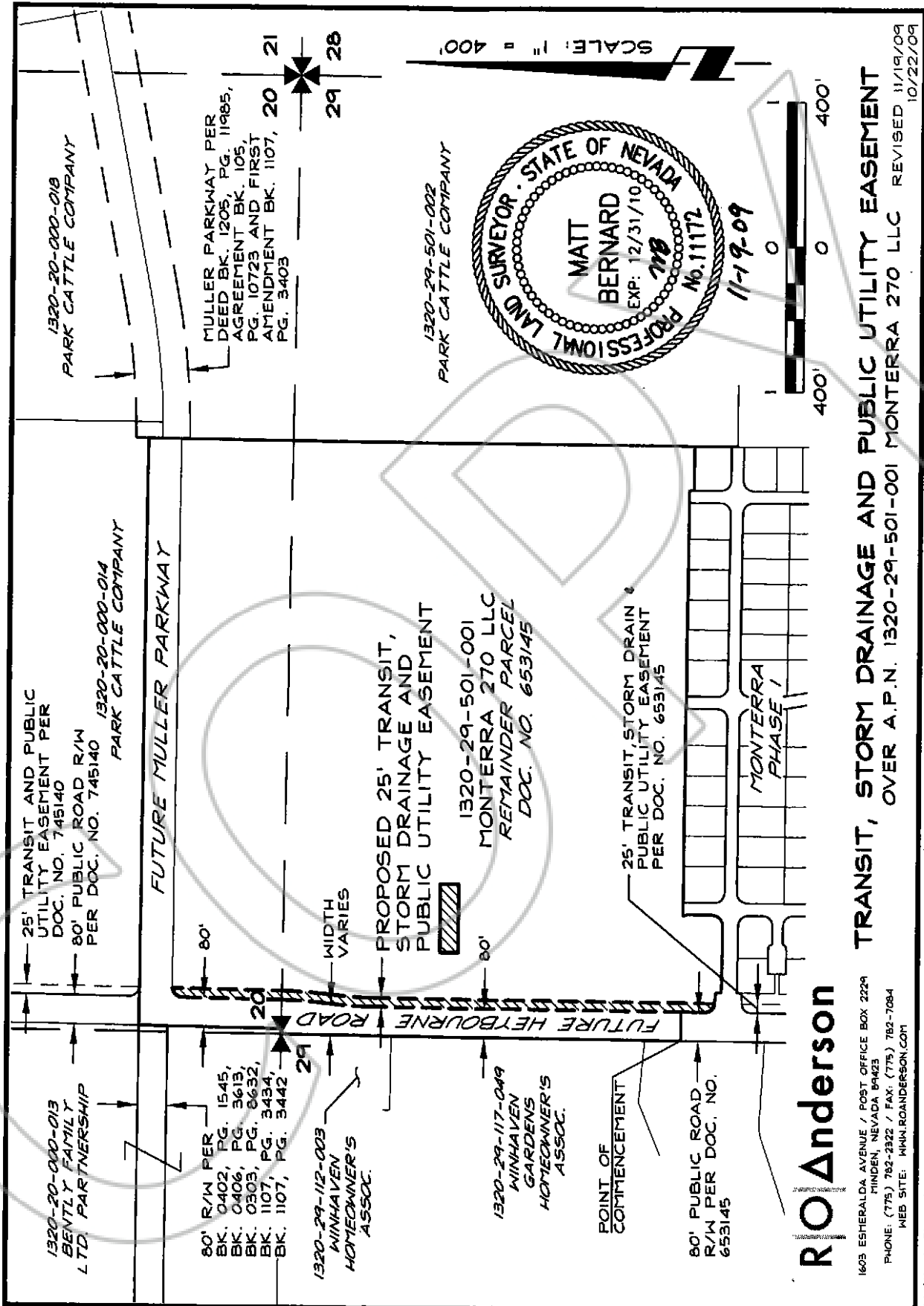
Note: Refer this description to your title company before incorporating into any legal document.

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



11-19-09

EXHIBIT B



RO Anderson

1603 ESTHERALDA AVENUE / POST OFFICE BOX 2224
 HINDEN, NEVADA 89423
 PHONE: (775) 782-2322 / FAX: (775) 782-7084
 WEB SITE: WINV.HOANDERSON.COM

**TRANSIT, STORM DRAINAGE AND PUBLIC UTILITY EASEMENT
 OVER A.P.N. 1320-29-501-001 MONTERRA 270 LLC** REVISED 11/19/09
 10/22/09



COPY

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: Dec 8, 2009

[Signature] Clerk of the 9th Judicial District Court of the State of Nevada, in and for the County of Douglas.

By [Signature] Deputy