

OFFICIAL RECORD

Requested By:

DC/PUBLIC WORKS

Assessor's Parcel Number: 1420-00-001-007, ET AL

Date: MAY 26, 2010

Recording Requested By:

Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 Of 10 Fee: 0.00  
BK-0510 PG- 6491 RPTT: 0.00



Name: EILEEN CHURCH, PUBLIC WORKS  
(RR)

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Real Property Transfer Tax: \$ N/A

RIGHT-OF-ENTRY #2010.131

(Title of Document)

FILED

NO. 2010.131

2010 MAY 26 AM 11:23

Recorded at the Request of:  
Douglas County, Nevada  
Department of Public Works  
P.O. Box 218  
Minden, NV. 89423

TED THUAN  
CLERK

*[Signature]*  
DEPUTY

APN's  
1420-00-001-007  
1420-00-002-032  
1420-00-002-033  
1420-00-002-034  
(portion of)

**RIGHT-OF-ENTRY**

This Agreement, made this 6<sup>th</sup> day of May, 2010, between Bently Family Limited Partnership (Grantor) to and Douglas County, a political subdivision of the State of Nevada (Grantee).

**WITNESSETH**

That the Grantor does present to the Grantee, its employees, authorized agents, and contractors to enter on the Grantor's land, described as Assessor's Parcel Numbers 1420-00-001-007, 1420-00-002-032, 1420-00-002-033, and 1420-00-002-034 the right-of-entry for the limited purpose of construction pertinent to Phase 1 – Section 1 of the North Douglas County water line inter-tie project (project) which will involve the removal and replacement of fencing, excavation and underground placement of water lines and related infrastructure. Grantee shall exercise its rights hereunder and the necessary incidents thereto, upon, over across, and through all that real property situate, lying and being a portion of the property in the County of Douglas, State of Nevada, as more particularly described in Exhibits "A", "B", "C", and "D" attached hereto. This permission is granted with the understanding that Douglas County, after completion of the project, will leave the property addressed hereby in as neat and presentable condition as it existed before the entry as is reasonably possible.

Prior to the commencement of any work on the project, a walk-through may be conducted at the request of the Grantor. At the request of the Grantor photographs may be taken prior to commencement of any work for a visual record. After completion of the project, another walk-through with the same individuals may be conducted upon the Grantor's request to determine what damage, if any, was caused by exercising rights hereunder.

It is further understood that the Grantee agrees to indemnify and save and hold the





**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**TEMPORARY CONSTRUCTION**  
**EASEMENT**

The following describes a parcel of land situate within a portion of the East Half (E1/2) of Sections Eight (8), Seventeen (17), and Twenty (20), Township Fourteen (14) North, Range Twenty (20) East, Mount Diablo Meridian, Douglas County, Nevada; being described as follows:

**Commencing** at the 2 1/2" iron pipe with a Brass Cap found at the Northwest corner of Parcel 1, as shown on that Record of Survey for Nevis Industries Inc., Document No. 44253, Official Records of Douglas County, Nevada;

**Thence** N 89°50'41" E, along the North line of said Parcel 1, a distance of 287.95 feet to the **Point of Beginning**;

**Thence** N 89°50'41" E, a distance of 38.54 feet to the West line of Assessor's Parcel No. 1420-00-002-011;

**Thence** N 09°27'54" E, along the West line of said Assessor's Parcel No. 1420-00-002-011, parallel to the East line of that 35 foot Public Utility Easement recorded as Document No. 644013, on May 10, 2005, Official Records of Douglas County, Nevada, a distance of 9048.28 feet;

**Thence** N 49°09'30" E, to the Southerly property line of Assessor's Parcel No. 1420-08-701-002, a distance of 535.39 feet;

**Thence** N 89°12'35" W, along the Southerly line of said Parcel 1420-08-701-002, a distance of 320.06 feet;

**Thence** N 09°28'01" E, along the West line of said Assessor's Parcel No. 1420-08-701-002, a distance of 1456.14;

**Thence** continuing along the West line of said Assessor's Parcel No. 1420-08-701-002, through a curve to the right having a radius of 3454.85 feet, through a central angle of 13°38'00", and an arc length of 822.07 feet;

**Thence** N 23°06'20" E, continuing along the West line of said Assessor's Parcel No. 1420-08-701-002, a distance of 454.53 feet, to the South line of Assessor's Parcel No. 1420-08-401-001;

**Thence** N 89°18'00" W, along the South line of said Assessor's Parcel No. 1420-08-401-001, a distance of 263.72 feet;

**Thence** along the East line of that 35 foot Public Utility Easement recorded as Document No. 644013, on May 10, 2005, Official Records of Douglas County, Nevada, the following eight (8) courses:

S 10°16'40" W, a distance of 716.76 feet;



S 09°27'54" W, a distance of 3307.10 feet;

Through a curve to the left having a radius of 982.50 feet, through a central angle of 8°30'22", and an arc length of 145.86 feet;

Through a reverse curve to the right, having a radius of 1017.50 feet, through a central angle of 8°30'22", and an arc length of 151.06 feet;

S 09°27'54" W, a distance of 472.03 feet;

Through a curve to the right, having a radius of 1017.50 feet, through a central angle of 7°54'14", and an arc length of 140.36 feet;

Through a reverse curve to the left, having a radius of 982.50 feet, through a central angle of 7°54'14", and an arc length of 135.54 feet;

S 09°27'54" W, a distance of 7025.09 feet to the **Point of Beginning**.

**Containing:** 15.46 acres, more or less

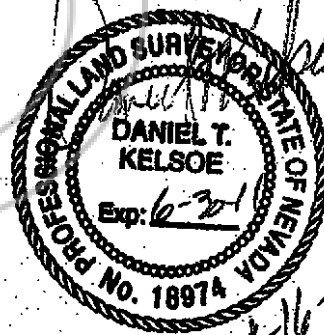
**Basis of Bearings:** The Nevada State Plane Coordinate System, West Zone, Carson City Modified

**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.

Daniel T. Kelsoe  
P.L.S. 18974  
for and on behalf of

 **Manhard**  
CONSULTING  
9850 DOUBLE R BLVD, SUITE 101  
RENO, NEVADA 89521  
(775) 746-3500



SEE EXHIBIT "C"



1420-00-002-032  
3338 HEYBOURNE RD.  
BENTLY FAMILY LTD  
PARTNERSHIP

1420-00-002-011  
3060 VICKY LN.  
INCLINE VILLAGE G.I.D.

1420-00-002-033  
(NO ADDRESS)  
BENTLY FAMILY LTD  
PARTNERSHIP

35' BENTLY WATER AND SEWER  
EASEMENT PER DOUGLAS COUNTY  
DOC. NO. 0644013

15.46 ACRES CONTAINED IN  
PROPOSED TEMPORARY  
CONSTRUCTION EASEMENT

1420-00-002-034  
(NO ADDRESS)  
BENTLY FAMILY LTD  
PARTNERSHIP

FD A 2 1/2" IRON PIPE WITH  
BRASS CAP AT NW CORNER  
PER DOC. #44253.

FOB

1420-20-801-001  
3095 HEYBOURNE RD.  
SIERRA PACIFIC  
POWER CO.

1420-00-002-035  
(NO ADDRESS)  
BENTLY FAMILY LTD  
PARTNERSHIP

1420-29-001-009  
3051 HEYBOURNE RD.  
DOUGLAS COUNTY

S09°27'54"W 7025.09'  
N09°27'54"E 9048.28'

35'

N89°50'41"E  
38.54'

N89°50'41"E  
287.95'



6660 Double R Blvd, Suite 101, Reno, NV 89521 tel: (775) 748-3600 fax: (775) 748-3620 www.manhard.com  
Civil Engineers - Surveyors - Water Resources Engineers - Water & Wastewater Engineers  
Construction Managers - Environmental Scientists - Landscape Architects - Planners

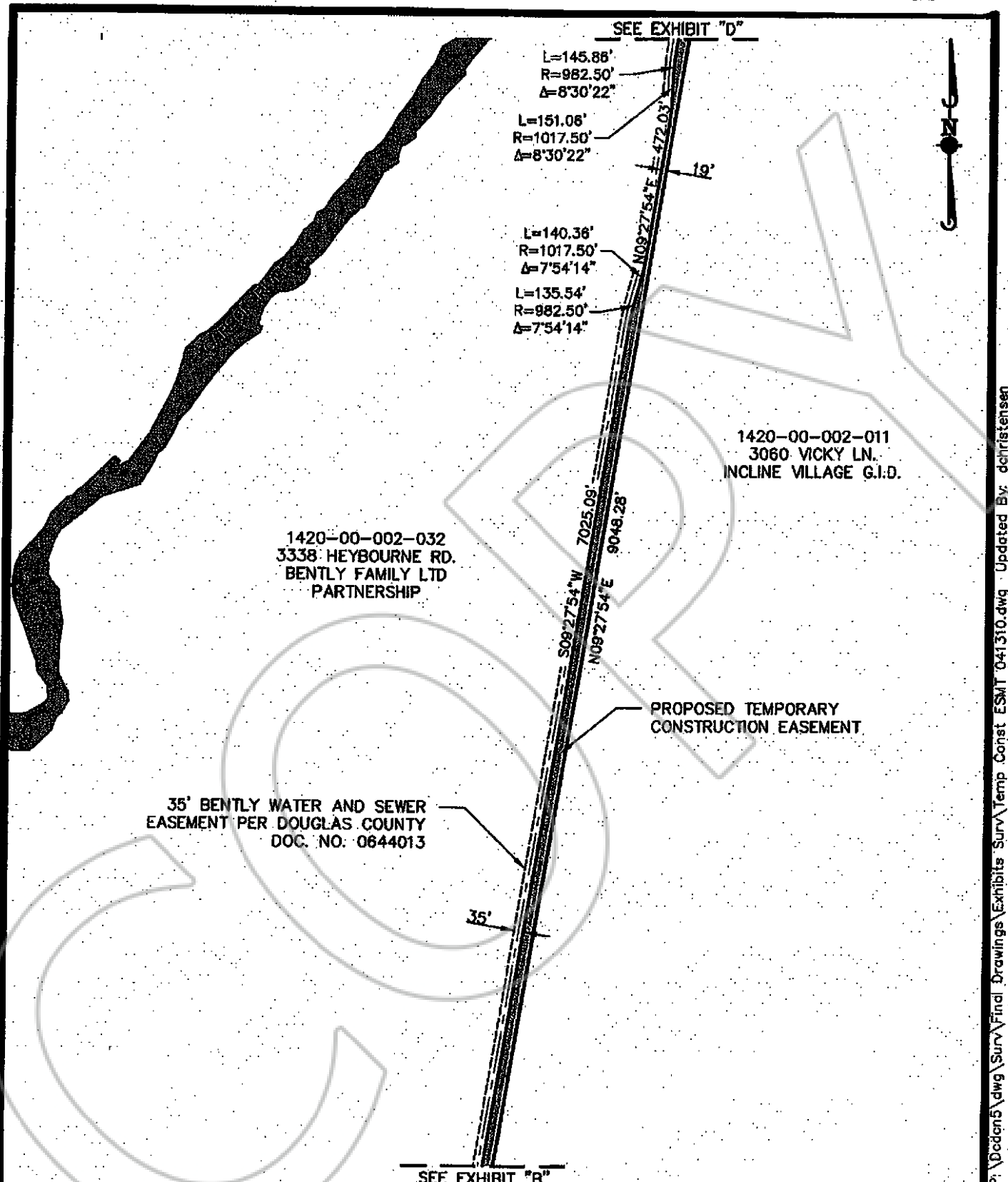
NORTH DOUGLAS COUNTY - CARSON CITY  
WATER LINE INTER-TIE PROJECT  
TEMPORARY CONSTRUCTION EASEMENT

PROJ. MGR.: DCR  
DRAWN BY: DKC  
DATE: 4-13-10  
SCALE: 1"=500'

SHEET  
**EXHIBIT B**  
DCDCN5 090249

Dwg Name: P:\Dcdcn5\dwg\Surv\Final Drawings\Exhibits\Surv\Temp Const ESMT 041310.dwg Updated By: dcristensen 11:56





SEE EXHIBIT "D"

L=145.88'  
 R=982.50'  
 Δ=8°30'22"

L=151.06'  
 R=1017.50'  
 Δ=8°30'22"

L=140.38'  
 R=1017.50'  
 Δ=7°54'14"

L=135.54'  
 R=982.50'  
 Δ=7°54'14"

1420-00-002-011  
 3060 VICKY LN.  
 INCLINE VILLAGE G.I.D.

1420-00-002-032  
 3338 HEYBOURNE RD.  
 BENTLY FAMILY LTD  
 PARTNERSHIP

PROPOSED TEMPORARY  
 CONSTRUCTION EASEMENT

35' BENTLY WATER AND SEWER  
 EASEMENT PER DOUGLAS COUNTY  
 DOC. NO. 0644013

SEE EXHIBIT "B"



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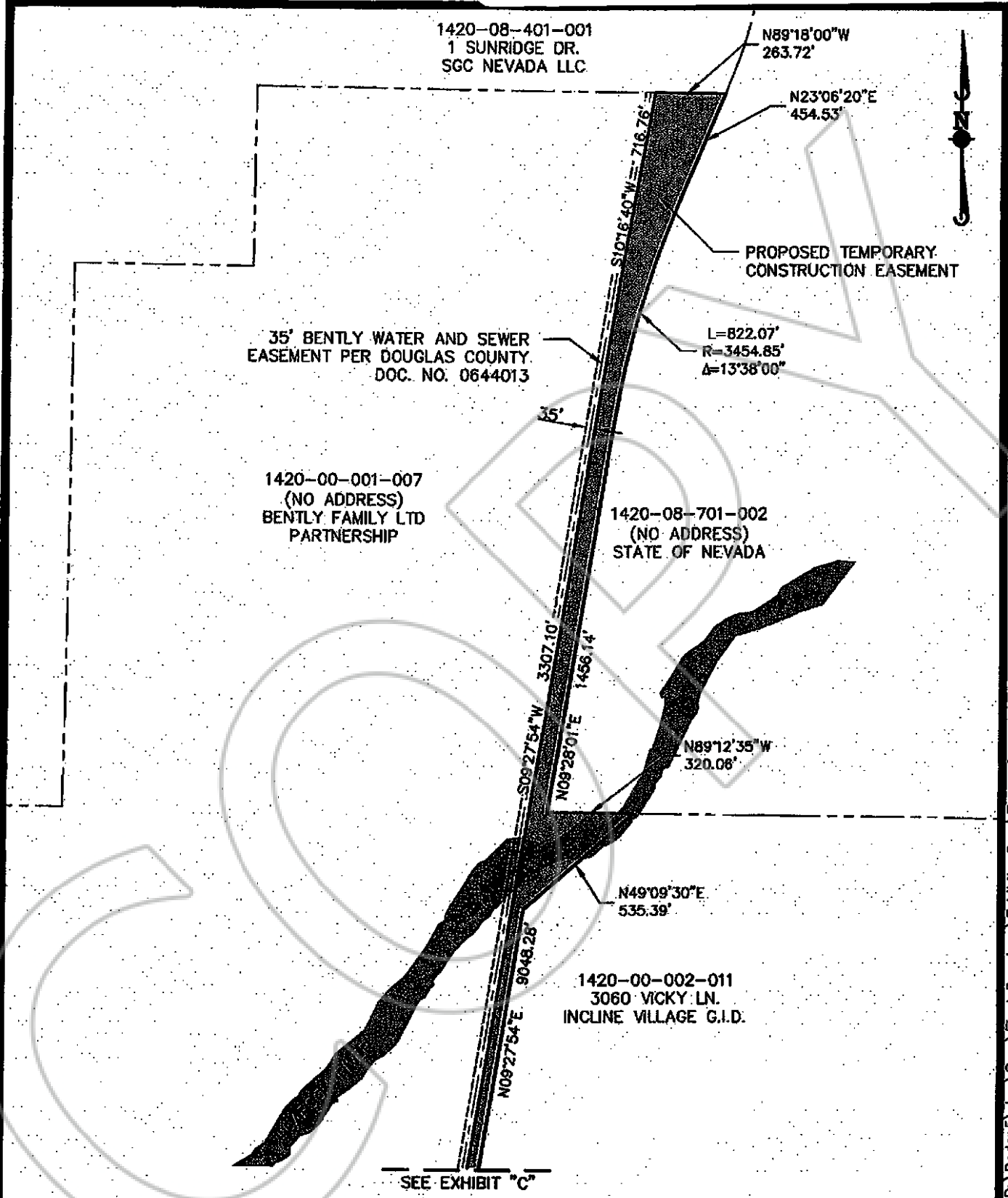
NORTH DOUGLAS COUNTY - CARSON CITY  
 WATER LINE INTER-TIE PROJECT  
 TEMPORARY CONSTRUCTION EASEMENT

PROJ. MGR.: DCR  
 DRAWN BY: DKC  
 DATE: 4-13-10  
 SCALE: 1"=500'

SHEET  
**EXHIBIT C**  
 DCDCN5 090249

Dwg Name: P:\Dcdcn5\dwg\Surv\Find Drawings\Exhibits\Surv\Temp Const ESMT 041310.dwg Updated By: dcristensen 11: 56





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Civil Engineers · Surveyors · Water Resources Engineers · Water & Wastewater Engineers  
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**NORTH DOUGLAS COUNTY - CARSON CITY  
WATER LINE INTER-TIE PROJECT  
TEMPORARY CONSTRUCTION EASEMENT**

PROJ. MGR.: DCR  
DRAWN BY: DKC  
DATE: 4-13-10  
SCALE: 1"=800'

SHEET:  
**EXHIBIT D**  
DCDCN5 090249



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: May 26, 2010

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

By [Signature] Deputy