

OFFICIAL RECORD

Requested By:

R O ANDERSON ENGINEERING

APN: 1320-04-001-029

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

JOAN C. WRIGHT, ESQ.  
ALLISON, MacKENZIE,  
PAVLAKIS, WRIGHT & FAGAN, LTD.  
402 North Division Street  
P.O. Box 646  
Carson City, NV 89702

Douglas County - NV  
Karen Ellison - Recorder

Page: 1 Of 7 Fee: 20.00  
BK-0811 PG- 0826 RPTT: 0.00



The parties executing this document hereby affirm that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030

EASEMENT

THIS EASEMENT is made effective as of this 5<sup>th</sup> day of August, 2011, by, DAVID B. DAVIS and SHARON LYNN DAVIS as Trustees of THE DAVIS FAMILY TRUST dated May 4, 1992 (hereinafter referred to as "GRANTOR") and DAVID B. DAVIS and SHARON LYNN DAVIS as Trustees of THE DAVIS FAMILY TRUST dated May 4, 1992 (hereinafter referred to as "GRANTEE");

WITNESSETH:

WHEREAS, GRANTOR owns real property in Douglas County, Nevada commonly identified as 2549 Business Parkway, Minden, NV, 89423, Assessor's Parcel No. 1320-04-001-029 (the "Servient Estate"), and more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference.

WHEREAS, GRANTOR is required by Douglas County to create a perpetual easement over and across the Servient Estate for the sole purposes of installing, inspecting, cleaning, maintaining, accessing and repairing drainage facilities to address drainage from the Servient Estate including but not limited to ponds, outlet structures and storm drain inlets and outlets (hereinafter "Drainage Facilities");

NOW, THEREFORE, in consideration of the above-referenced recitals and for other good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

GRANTOR hereby grants, bargains and sells unto the GRANTEE, and to its respective successors and assigns, a perpetual thirty-five foot wide easement for the installation, inspection, cleaning, maintenance, access and repair of a Drainage Facilities over and across the real property described in Exhibit "B" attached hereto and incorporated herein by this reference and as depicted on the map attached hereto as Exhibit "C" and incorporated herein by this reference. The easement shall be re-locateable anywhere on the Servient Estate at the sole discretion of the GRANTOR so long as such re-location does not inhibit the function of the drainage facility.

This easement shall not be merged with the GRANTOR's title to the Servient Estate and will continue in existence in perpetuity regardless of any transfer by the GRANTOR of any interest in the Servient Estate.

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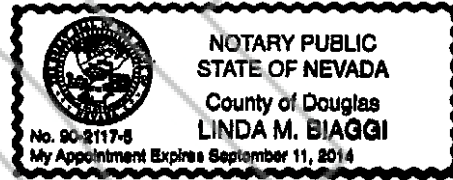




STATE OF NEVADA        )  
                                  : ss.  
COUNTY OF Douglas )

On August 5, 2011, personally appeared before me, a notary public, SHARON LYNN DAVIS, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that she is the Trustee of THE DAVIS FAMILY TRUST dated May 4, 1992, and who further acknowledged to me that she executed the foregoing Easement on behalf of said Trust.

Linda M. Biaggi  
NOTARY PUBLIC



**EXHIBIT "A"**  
**DESCRIPTION**

Lot 19, in Block G of that certain Record of Survey No. #4 for CARSON VALLEY BUSINESS PARK, PHASE 2, recorded in the office of the Douglas County Recorder, State of Nevada on April 27, 2001 in Book 0401, at Page 7164, as Document No. 513083, which is a parcel contained within the Final Map No. 1015-2 CARSON VALLEY BUSINESS PARK, PHASE 2, recorded on September 3, 1998 in Book 998, at Page 562, as Document No. 448664 of Official Records.

Assessors Parcel No. 1320-04-001-029

The above description appeared previously in that certain instrument recorded in the office of the Douglas County Recorder, State of Nevada on October 24, 2003 in Book 1003, at Page 13067, as Document No. 594778.

**EXHIBIT "B"**

0839-007-10

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**DESCRIPTION**  
**35' WIDE RELOCATABLE PRIVATE DRAINAGE FACILITIES EASEMENT**  
**(Over A.P.N. 1320-04-001-029)**

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

A thirty-five foot wide (35') relocatable private easement for drainage facilities purposes located within a portion of Section 4, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the southeasterly corner of Lot 19, Block G, as shown on Record of Survey #4 for Carson Valley Business Park, Phase 2, recorded April 27, 2001 in the office of Recorder, Douglas County, Nevada in Book 0401, at Page 7164, as Document No. 513083;

thence along the easterly line of said Lot 19, North 40°08'16" East, 438.50 feet to the POINT OF BEGINNING;

thence along a line 62-feet offset from and parallel with the northerly line of said Lot 19, North 49°51'44" West, 271.36 feet;

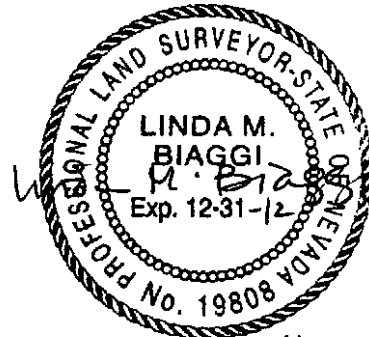
thence North 40°08'16" East, 35.00 feet;

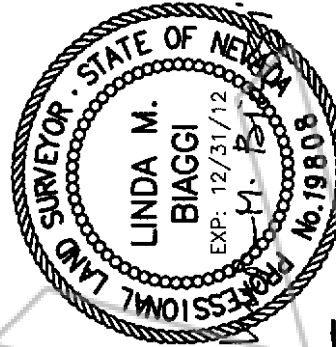
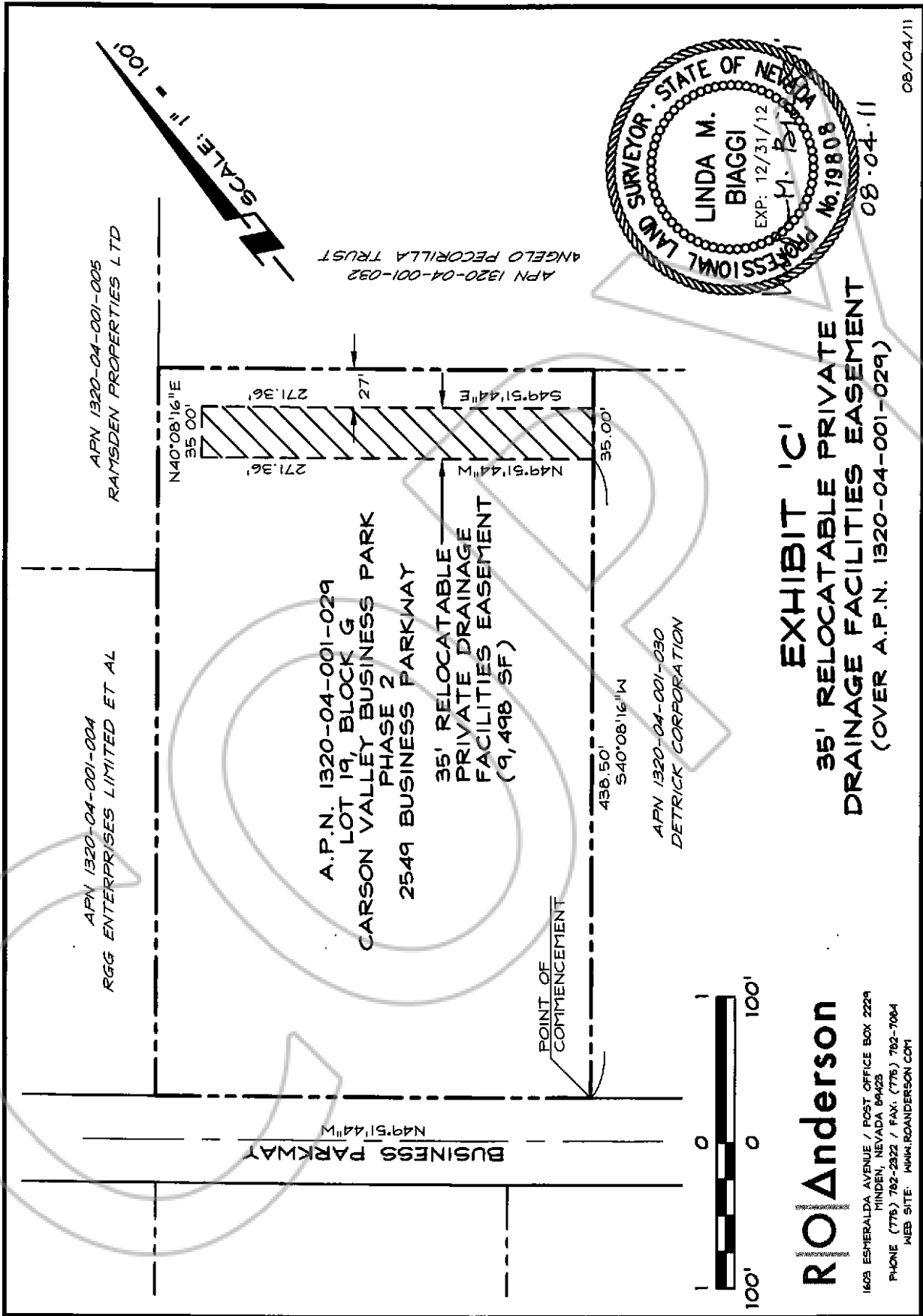
thence along a line 27-feet offset from and parallel with said northerly line of Lot 19, South 49°51'44" East, 271.36 feet to said easterly line of Lot 19;

thence along said easterly line, South 40°08'16" West, 35.00 feet to the POINT OF BEGINNING, containing 9,498 (0.22 acres), more or less.

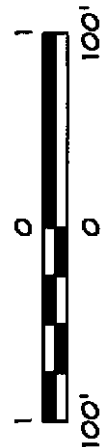
The Basis of Bearing of this description is North 49°51'44" West, the centerline of Business Parkway as shown on Record of Survey #4 for Carson Valley Business Park, Phase 2, recorded April 27, 2001 in the office of Recorder, Douglas County, Nevada in Book 0401, at Page 7164, as Document No. 513083.

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





**EXHIBIT 'C'**  
**35' RELOCATABLE PRIVATE  
 DRAINAGE FACILITIES EASEMENT  
 (OVER A.P.N. 1320-04-001-029)**



**ROAnderson**

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08/04/11