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Doc Number: **0816868**

01/23/2013 03:38 PM

OFFICIAL RECORDS

Requested By:  
**RO ANDERSON**

APN: 1220-10-110-011  
1220-10-101-003

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 of 12 Fee: \$ 25.00  
Bk: 0113 Pg: 6661



Deputy. ar

RECORDING REQUESTED BY AND AFTER  
RECORDING RETURN TO:  
Mark Forsberg, Esq.  
Scarpello & Huss, Ltd.  
600 E. William St., Suite 300  
Carson City, NV 89701

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned hereby affirms that this document  
does not contain the social security number of  
any person or persons.

**GRANT OF ACCESS EASEMENT**

This Access Easement is made on this 23<sup>rd</sup> day of January, 2013, by and  
between SIERRA NEVADA SW ENTERPRISES, LLC, a Nevada limited-liability company,  
(hereinafter: "Grantor") and BARRY AND KARLA JONES, husband and wife as community  
property with right of survivorship (hereinafter: "Grantees").

**RECITALS**

WHEREAS, Grantor is the owner of that real property commonly known as Douglas  
County Assessor's Parcel Number 1220-10-101-003 and more particularly described on Exhibit  
A attached hereto and incorporated herein by this reference. Exhibit A is sometimes hereinafter  
referred to as "the servient tenement."

WHEREAS, Grantees are the owner of that real property commonly known as Douglas  
County Assessor's Parcel Number 1220-10-110-011, "the dominant tenement" which is depicted  
on Exhibit B attached hereto and incorporated herein by this reference;

WHEREAS, Grantor desires to grant to Grantees access over and across THE portion of Grantor's Exhibit A parcel that runs between Grant Avenue and Grantees' Assessor's Parcel No. 1220-10-110-011. The easement being conveyed by Grantor to Grantees is depicted on Exhibit C hereto as "Non-Exclusive Access Easement (width varies) 5,681 SF," and hereinafter referred to as "the easement area";

WHEREAS, Grantees desire Grantor to grant and convey to Grantees perpetual access over and through the easement area on Grantor's Exhibit A parcel that runs between Grant Avenue and Grantees' parcel.

NOW THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, Grantor hereby grants to Grantees this non-exclusive access easement (width varies) 5,681 SF, which is described on Exhibit D attached hereto and incorporated herein by this reference.

1. The easement granted herein includes the right of ingress and egress over and through the easement area that lies upon and as a part of Grantor's Exhibit A parcel of real property.
2. The easement granted herein is appurtenant to the dominant tenement.
3. The easement granted herein is perpetual, non-exclusive, and runs with the land.
4. The legal description of the easement, or easement area, is attached hereto as Exhibit D. A drawing of the easement, or easement area, is attached hereto as Exhibit C and incorporated herein by this reference.

5. This instrument contains the entire agreement between the parties relating to the rights herein granted and the obligations herein assumed. Any oral representations or modifications concerning this instrument shall be of no force and effect except subsequent representations or modifications that are in writing and executed before a notary public, signed by the parties to this Grant of Access Easement.

6. In the event of any controversy, claim, or dispute relating to this instrument or the breach thereof, the prevailing party shall be entitled to recover from the losing party reasonable expenses, attorney's fees, and costs. Venue of any action brought by either party to this Agreement shall be the Ninth Judicial District Court of the State of Nevada in and for the County of Douglas.

7. This instrument shall be binding on and shall inure to the benefit of the heirs, executors, administrators, successors, and assigns of the parties hereto, and shall run with the lands affected hereby.

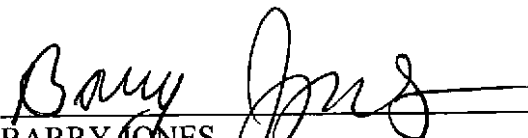
8. This instrument shall be interpreted in accordance with Nevada law.

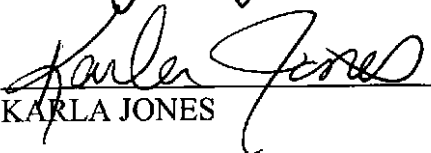
**GRANTOR**

**GRANTEES**

SIERRA NEVADA SW ENTERPRISES,  
LLC, a Nevada limited liability company  
By Corporate Management Services  
Its Manager

By \_\_\_\_\_  
JAMES S. BRADSHAW, President

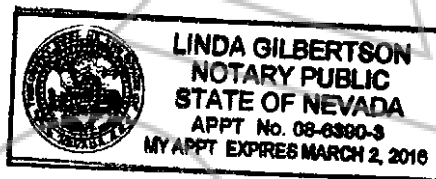
  
\_\_\_\_\_  
BARRY JONES

  
\_\_\_\_\_  
KARLA JONES

STATE OF NEVADA )  
 ) SS.  
CARSON CITY )

This instrument was acknowledged before me on Jan. 23, 2013, by JAMES S. BRADSHAW, as President of Corporate Management Services.

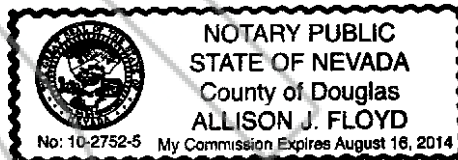
Linda Gilbertson  
NOTARY PUBLIC



STATE OF NEVADA )  
 ) SS.  
COUNTY OF DOUGAS )

This instrument was acknowledged before me on 1/22, 2013, by BARRY JONES.

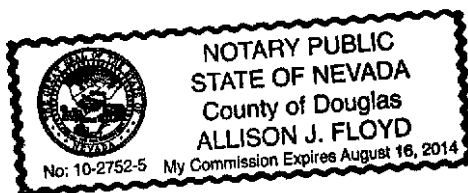
Allison J. Floyd  
NOTARY PUBLIC



STATE OF NEVADA )  
 ) SS.  
COUNTY OF DOUGAS )

This instrument was acknowledged before me on 1/22, 2013, by KARLA JONES.

Allison J. Floyd  
NOTARY PUBLIC



**EXHIBIT 'A'**

**DESCRIPTION  
A.P.N. 1220-10-101-003  
REGIONAL DETENTION BASIN  
(SIERRA NEVADA SW ENTERPRISES)**

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

A parcel of land for Regional Detention Basin purposes located within a portion of Section 10, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

All that portion of Adjusted Parcel 3 per the Record of Survey to Support a Boundary Line Adjustment for Sierra Nevada SW Enterprises, Ltd. and Barry & Karla Jones filed for record December 27, 2012 in the office of Recorder, Douglas County, Nevada as Document No. 815195 lying southerly of Carrick lane, Northerly of Grant Avenue, easterly of Service Drive and easterly of Adjusted Block 'B' Remainder per said Document No. 815195, more particularly described as follows;

**BEGINNING** at a point on the easterly boundary of said Adjusted Block 'B' Remainder, a found 5/8" rebar with plastic cap, PLS 6200;

thence along said easterly boundary of said Adjusted Block 'B' Remainder, North 05°55'25" West, 309.40 feet to a point on the easterly line of said Service Drive;  
thence along said easterly line of Service Drive, North 14°52'30" East, 21.76 feet;  
thence along the arc of a curve to the right, having a radius of 38.00 feet, central angle of 76°33'06" and arc length of 50.77 feet to a point on the southerly line of Carrick Lane;

thence along said southerly line of Carrick Lane the following courses:

- South 88°34'24" East, 14.68 feet;
- Along the arc of a curve to the right, having a radius of 38.00 feet, central angle of 05°05'39" and arc length of 3.38 feet;
- Along the arc of a reverse curve to the left, having a radius of 230.00 feet, central angle of 11°25'02" and arc length of 45.83 feet;
- North 85°06'13" East, 90.85 feet;
- Along the arc of a curve to the right, having a radius of 220.00 feet, central angle of 50°08'51" and arc length of 192.55 feet;
- South 44°44'56" East, 129.41 feet;

01/22/13  
0396-132  
Page 2 of 3

Along the arc of a curve to the right, having a radius of 60.00 feet, central angle of 88°02'35" and arc length of 92.20 feet to a point on the northerly line of said Grant Avenue;

thence along said northerly line of Grant Avenue the following courses:

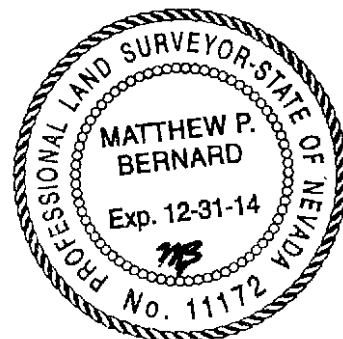
South 43°17'39" West, 31.49 feet;  
South 45°15'04" West, 208.65 feet;  
Along the arc of a curve to the right, having a radius of 401.00 feet, central angle of 08°19'51" and arc length of 58.31 feet;  
Along the arc of a compound curve to the right, having a radius of 13.00 feet, central angle of 90°16'09" and arc length of 20.48 feet;  
North 36°08'56" West, 6.98 feet;  
South 61°24'52" West, 61.18 feet to a point on said easterly boundary of Adjusted Block 'B' Remainder;

thence along said easterly boundary of Adjusted Block 'B' Remainder the following courses:

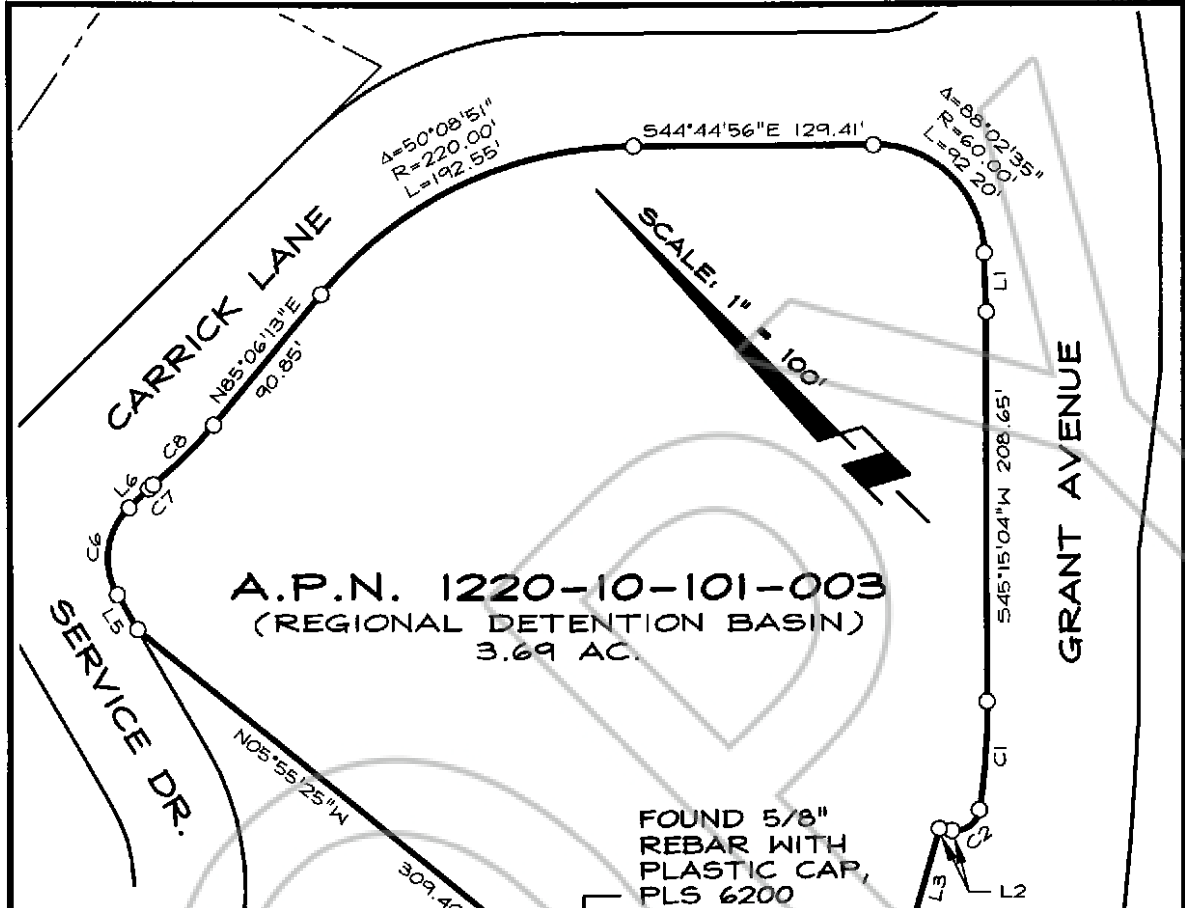
Along the arc of a curve to the left, non-tangent to the preceding course, having a radius of 44.00 feet, central angle of 52°18'45", arc length of 40.17 feet and chord bearing and distance of North 28°55'56" West, 38.79 feet;  
Along the arc of a compound curve to the left, having a radius of 119.00 feet, central angle of 33°37'20" and arc length of 69.83 feet;  
Along the arc of a compound curve to the left, having a radius of 134.00 feet, central angle of 11°29'07" and arc length of 26.86 feet;  
North 31°46'03" West, 60.45 feet to the POINT OF BEGINNING, containing 3.69 acres, more or less.

The Basis of Bearing of this description is South 44°45'21" East, the east right-of-way of U.S. Highway 395 as shown on the Record of Survey to Support a Boundary Line Adjustment for Barton Healthcare System, Park Cattle Company & Sierra Nevada SW Enterprises filed for record August 31, 2006 in said office of Recorder as Document No. 683421.

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



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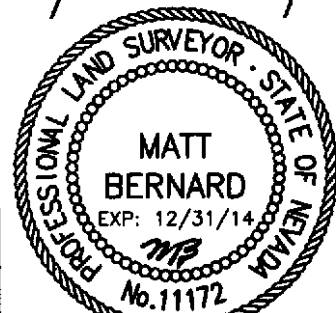


**LINE TABLE**

LINE	BEARING	LENGTH
L1	S43°17'39"W	31.49'
L2	N36°08'56"W	6.98'
L3	S61°24'52"W	61.18'
L4	N31°46'03"W	60.45'
L5	N14°52'30"E	21.76'
L6	S88°34'24"E	14.68'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	Δ=08°19'51"	401.00'	58.31'	S49°24'59"W	58.25'
C2	Δ=90°16'09"	13.00'	20.48'	N81°17'00"W	18.43'
C3	Δ=52°18'45"	44.00'	40.17'	N28°55'56"W	38.79'
C4	Δ=33°37'20"	119.00'	69.83'	N71°53'59"W	68.83'
C5	Δ=11°29'07"	134.00'	26.86'	S85°32'48"W	26.82'
C6	Δ=76°33'06"	38.00'	50.77'	N53°09'03"E	47.08'
C7	Δ=05°05'39"	38.00'	3.38'	S86°01'35"E	3.38'
C8	Δ=11°25'02"	230.00'	45.83'	S89°11'16"E	45.76'



1-23-13

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**R/O Anderson**  
 WWW.ROANDERSON.COM

NEVADA  
 1605 Esmeralda Ave  
 P.O. Box 2229  
 Minden, NV 89423  
 p 775.782.2322  
 f 775.782.7084

CALIFORNIA  
 595 Tahoe Keys Blvd  
 Suite A-2  
 South Lake Tahoe, CA 96150  
 p 530.600.1660  
 f 775.782.7084

**EXHIBIT 'A'**  
**REGIONAL DETENTION BASIN**  
 (A.P.N. 1220-10-101-003)  
 DOUGLAS COUNTY, NV



**EXHIBIT 'B'**

**DESCRIPTION  
A.P.N. 1220-10-110-011  
ADJUSTED BLOCK 'B' REMAINDER  
(BARRY & KARLA JONES)**

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

A parcel of land located within a portion of Section 10, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

BEGINNING at the southwesterly corner of Block 'B' Remainder as shown on the Record of Survey for Jewel Commercial Park – Phase1 filed for record October 28, 1992 in the office of Recorder, Douglas County, Nevada as Document No. 291858, said point falling on the easterly line of U.S. Highway 395;

thence along the boundary of said Block 'B' Remainder the following courses:

Along the arc of a curve to the right, having a radius of 1958.32 feet, central angle of 04°14'53", arc length of 145.20 feet and chord bearing and distance of North 40°16'03" West, 145.17 feet;  
North 54°17'05" East, 357.71 feet;  
North 35°42'55" West, 121.13 feet to a point on the easterly line of Service Drive;

Along said easterly line of Service Drive, along the arc of a curve to the left, non-tangent to the preceding course, having a radius of 150.00 feet, central angle of 41°07'59", arc length of 107.69 feet and chord bearing and distance of North 35°26'29" East, 105.39 feet;

Continuing along said easterly line of Service Drive, North 14°52'30" East, 73.76 feet;

South 05°55'25" East, 309.40 feet;

South 31°46'03" East, 60.45 feet;

thence along the arc of a curve to the right, non-tangent to the preceding course, having a radius of 134.00 feet, central angle of 11°29'07", arc length of 26.86 feet and chord bearing and distance of North 85°32'48" East, 26.82 feet;

thence along the arc of a compound curve to the right, having a radius of 119.00 feet, central angle of 33°37'20" and arc length of 69.83 feet;

thence along the arc of a compound curve to the right, having a radius of 44.00 feet, central angle of 52°18'45" and arc length of 40.17 feet;

thence South 61°24'52" West, 13.36 feet;



01/22/13  
0396-132  
Page 2 of 2

thence South 67°45'02" West, 53.68 feet to a point on said boundary of Block 'B' Remainder;

thence along said boundary of Block 'B' Remainder, South 31°46'03" East, 9.11 feet;

thence continuing along said boundary of Block 'B' Remainder, South 68°24'34" West, 223.65 feet;

thence along the arc of a curve to the left, having a radius of 50.00 feet, central angle of 21°11'27" and arc length of 18.49 feet;

thence along the arc of a reverse curve to the right, having a radius of 50.00 feet, central angle of 24°23'01" and arc length of 21.28 feet;

thence South 71°36'08" West, 31.98 feet;

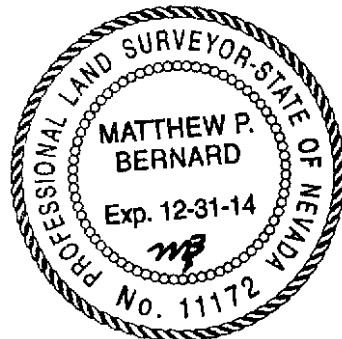
thence along the arc of a curve to the right, having a radius of 30.00 feet, central angle of 20°14'32" and arc length of 10.60 feet;

thence along the arc of a reverse curve to the left, having a radius of 30.00 feet, central angle of 23°26'06" and arc length of 12.27 feet to a point on said boundary of Block 'B' Remainder;

thence along said boundary of Block 'B' Remainder, South 68°24'34" West, 31.76 feet to the POINT OF BEGINNING, containing 1.94 acres or 84,404 square feet, more or less.

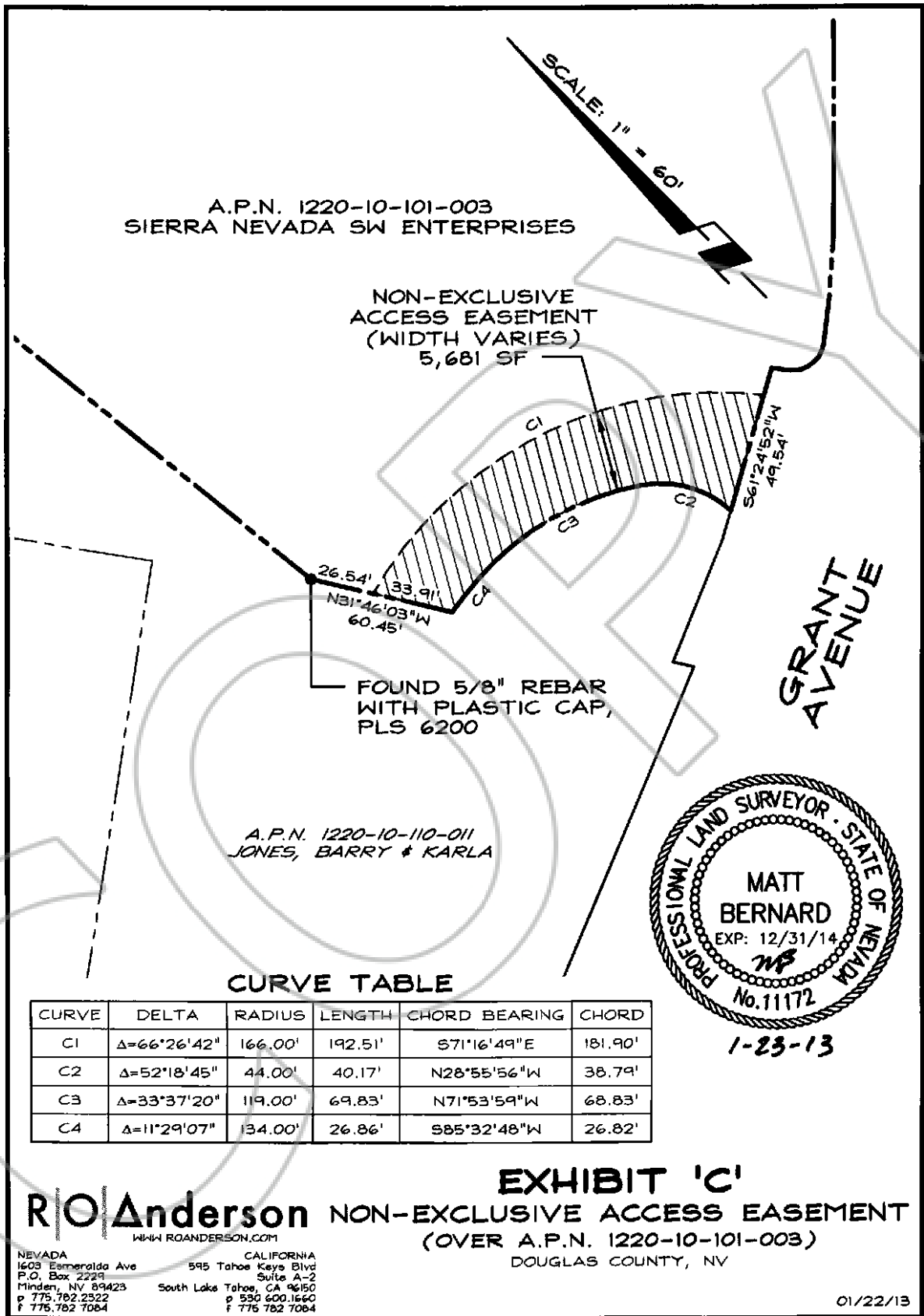
The Basis of Bearing of this description is South 44°45'21" East, the east right-of-way of U.S. Highway 395 as shown on the Record of Survey to Support a Boundary Line Adjustment for Barton Healthcare System, Park Cattle Company & Sierra Nevada SW Enterprises filed for record August 31, 2006 in said office of Recorder as Document No. 683421.

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



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A.P.N. 1220-10-101-003  
 SIERRA NEVADA SW ENTERPRISES

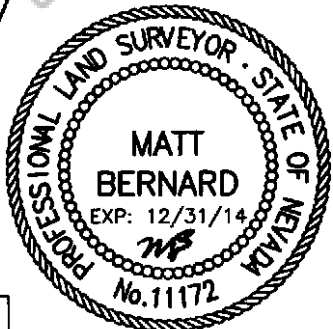
NON-EXCLUSIVE  
 ACCESS EASEMENT  
 (WIDTH VARIES)  
 5,681 SF

SCALE: 1" = 60'

GRANT AVENUE

A.P.N. 1220-10-110-011  
 JONES, BARRY & KARLA

FOUND 5/8" REBAR  
 WITH PLASTIC CAP,  
 PLS 6200



1-23-13

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	Δ=66°26'42"	166.00'	192.51'	S71°16'49"E	181.90'
C2	Δ=52°18'45"	44.00'	40.17'	N28°55'56"W	38.79'
C3	Δ=33°37'20"	119.00'	69.83'	N71°53'59"W	68.83'
C4	Δ=11°29'07"	134.00'	26.86'	S85°32'48"W	26.82'

**RO Anderson** EXHIBIT 'C'  
 NON-EXCLUSIVE ACCESS EASEMENT  
 (OVER A.P.N. 1220-10-101-003)  
 DOUGLAS COUNTY, NV

NEVADA  
 1603 Esmeralda Ave  
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CALIFORNIA  
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 South Lake Tahoe, CA 96150  
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 f 775.782.7064

01/22/13

01/22/13  
0396-132  
Page 1 of 2

**EXHIBIT 'D'**  
**DESCRIPTION**  
**NON-EXCLUSIVE ACCESS EASEMENT**  
**(OVER A.P.N. 1220-10-101-003)**

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

A strip of land for access easement purposes located within a portion of Section 10, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at a point on the boundary of Adjusted Block 'B' Remainder as shown on the Record of Survey to Support a Boundary Line Adjustment for Sierra Nevada SW Enterprises, Ltd. and Barry & Karla Jones filed for record December 27, 2012 in the office of Recorder, Douglas County, Nevada as Document No. 815195, a found 5/8" rebar with plastic cap, PLS 6200;

thence along said boundary of Adjusted Block 'B' Remainder, South 31°46'03" East, 26.54 feet to the POINT OF BEGINNING;

thence along the arc of a curve to the right, non-tangent to the preceding course, having a radius of 166.00 feet, central angle of 66°26'42", arc length of 192.51 feet and chord bearing and distance of South 71°16'49" East, 181.90 feet to a point on the right-of-way line of Grant Avenue;

thence along said right-of-way line of Grant Avenue, South 61°24'52" West, 49.54 feet;

thence along the arc of a compound curve to the left, non-tangent to the preceding course, having a radius of 44.00 feet, central angle of 52°18'45", arc length of 40.17 feet and chord bearing and distance of North 28°55'56" West, 38.79 feet;

thence along the arc of a compound curve to the left, having a radius of 119.00 feet, central angle of 33°37'20" and arc length of 69.83 feet;

thence along the arc of a compound curve to the left, having a radius of 134.00 feet, central angle of 11°29'07" and arc length of 26.86 feet to a point on said boundary of Adjusted Block 'B' Remainder;

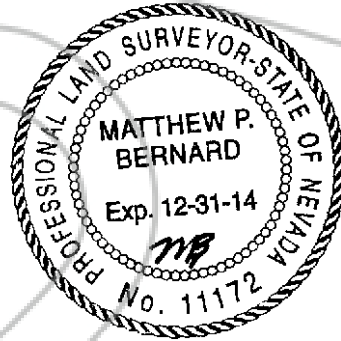
thence along said boundary of Adjusted Block 'B' Remainder, North 31°46'03" West, 33.91 feet to the POINT OF BEGINNING, containing 5,681 square feet, more or less.

The Basis of Bearing of this description is South 44°45'21" East, the east right-of-way of U.S. Highway 395 as shown on the Record of Survey to Support a Boundary Line Adjustment for Barton Healthcare System, Park Cattle Company & Sierra Nevada SW

01/22/13  
0396-132  
Page 2 of 2

Enterprises filed for record August 31, 2006 in said office of Recorder as Document No. 683421.

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