

No Fee

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OFFICIAL RECORDS

Requested By:

DC/COMMUNITY DEVELOPMENT

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 of 4 Fee: \$ 0.00

Bk: 0913 Pg: 1846



Deputy: gb

Recording Requested by and  
Return Recorded Original to:  
Douglas County, Nevada  
Douglas County Department of Community Development  
P.O. Box 218  
Minden, Nevada 89423

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (N.R.S. Chapter 239)

**DEDICATION OF A PUBLIC DRAINAGE EASEMENT**

This indenture made this 4<sup>th</sup> day of SEPTEMBER, 2013, between Brooks Golf, A Nevada Limited Liability Company ("Grantor"), and Douglas County, a political subdivision of the State of Nevada ("Grantee"),

The Grantor, its successors, assigns, and heirs dedicates, to the Grantee, its agents, contractors, successors, and assigns, a Public Drainage Easement which is an interest of land for the following purposes, namely: The right to ingress and egress, and the right to construct, operate, and maintain a culvert, including all incidental purposes consistent therewith on, over, or under and across the real property embraced within Douglas County, State of Nevada a piece of land situated in and being a portion of the Southeast 1/4 of Section 2, Township 12 North, Range 20 East, County of Douglas, State of Nevada, and more particularly described as shown as follows:

**See attached Exhibit A**

together with all and singular the tenements, hereditaments and appurtenances belonging or in any way pertaining to the property, and any reversion and reversions, remainder and remainders, rents, issues and profits. A map of the public drainage easement conveyed to Grantee is attached hereto as Exhibit B and is for general reference only.

The Grantee agrees to notify and receive written permission the Grantor prior to any work within the easement. In case of emergency, the Grantee must contact the Grantor to receive verbal or written permission to access the easement. If the Grantor fails to respond to the Grantee's request to access the property and certified mail is returned showing the Grantor's receipt of the maintenance request, the Grantee shall assume the Grantor provides the Grantee with the permission to access the property.

The Grantee acknowledges that specific permission (verbal or written) must be granted by the Grantor to use any type of equipment on any turf grass area. In addition the Grantee agrees to

restore the landscaping to a condition equivalent to preconstruction, and will receive a written statement from the Grantor after completion of any work that the condition of the landscape is equivalent or better to preconstruction condition.

**GRANTOR**

Brooks Golf, LLC

*Tom Brooks*  
Tom Brooks, President, Brooks Golf LLC

State of Nevada )  
County of Douglas ) ss.

This instrument was acknowledged before me on the 04 day of 09, 2013, by

Tom Brooks

WITNESS my hand and seal

*Jehan Abdulla*  
Notary Public



**GRANTEE**

DOUGLAS COUNTY

*Erik Nilssen*  
Erik Nilssen, P.E., County Engineer  
Douglas County Community Development

### Exhibit A

Commencing at the Southeast corner of Lot 50, as shown on that certain map of Country Club Estates, filed in the Office of the County Recorder of Douglas County, Nevada, on July 17, 1967, as document no. 37147, said Southeast corner of Lot 50 being a point on the Westerly right-of-way line of Glenwood Drive; thence South  $17^{\circ} 59' 30''$  East along the Westerly right-of-way line of Glenwood Drive, a distance of 198.14 feet, more or less, to the beginning of a 20.00 foot radius curve to the right, said point being the Point of Beginning, continuing through a central angle of  $90^{\circ} 00' 00''$ , and an arc length of 31.42 feet, to a point on the Northerly right-of-way line of River View Drive; thence continuing along the Northerly right-of-way line of River View Drive, along a 725.00 foot radius curve to the left, through a central angle of  $07^{\circ} 46' 32''$ , and an arc length of 98.39 feet; thence leaving said Northerly right-of-way line of River View Drive, North  $25^{\circ} 46' 02''$  West, 20.00 feet; thence along a 745.00 foot radius curve to the right, non-tangent to the last point, through a central angle of  $07^{\circ} 46' 32''$ , and an arc length of 101.10 feet; thence North  $72^{\circ} 00' 30''$  East, 20.00 feet to the Point of Beginning, said point being a point on the Westerly right-of-way line of Glenwood Drive.

# EXHIBIT B



Lot 50  
(Country Club Estates Doc 37147)

APN 1220-10-801-001  
Brooks Golf LLC

20' Wide  
Drainage Easement  
2309.1 Square Feet  
/ 0.053 Acres

Rocky Slough (Approx)

Glenwood Drive  
S 17° 56' 30" E  
198.14'

Point of Beginning

River View Drive

### Curve Data:

C1 R = 20.00'  
D = 90°  
L = 31.42'

C2 R = 725.00'  
D = 07° 46' 32"  
L = 98.39'

C3 R = 745.00'  
D = 07° 46' 32"  
L = 101.10'

### Line Data:

L1 N 25° 46' 02" W, 20.00'

L2 N 72° 00' 30" E, 20.00'