

Doc Number: **0830346**

09/10/2013 11:17 AM

OFFICIAL RECORDS

Requested By

DC/COMMUNITY DEVELOPMENT

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 6 Fee: \$ 0.00

Bk: 0913 Pg: 1914



Deputy gb

Assessor's Parcel Number: 1320-29-212-061

Date: SEPTEMBER 10, 2013

Recording Requested By:

Name: JEANE COX, COMMUNITY DEVELOPMENT

Address: _____

City/State/Zip: _____

Real Property Transfer Tax: \$ N/A

PUBLIC UTILITY EASEMENT #2013.212

(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

This cover page must be typed or legibly hand printed.



BK: 09 13
PG: 19 15
9/10/2013

FILED

NO. 2013.012

APN: 1320-29-212-061

2013 SEP 10 AM 10:07

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

TEU THUAN
CLERK
[Signature]

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)

PUBLIC UTILITY EASEMENT


This Public Utility Easement reservation, conveyance and grant is made this 4th day of September, 2013, by and between Douglas County, a political subdivision of the State of Nevada, ("Grantor") and Southwest Gas Corporation, NV Energy Incorporated, and Minden Gardnerville Sanitation District ("Grantee(s)").

Pursuant to NRS 278.480(6), the Grantor reserves, conveys and grants in favor of the above named public utilities, collectively referenced as Grantee(s), a Public Utility Easement for operating, maintaining and repairing existing public utilities on, over, across and through the real property situated in and being a portion of Section 29, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described in the legal description attached as Exhibit "A" and shown on Exhibit "B", which are hereby incorporated, together with all and singular 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. Other reasonable requests related to utility extensions or expansions will be considered at the discretion of the property owner. All rights and remedies afforded by this Public Utility Easement shall run with the land, and shall be binding upon the Grantor, its successors, agents and assigns forever.

Grantee(s) exercising a right hereunder shall hold harmless, indemnify and defend Grantor from and against all liabilities, penalties, costs, losses, damages, expenses, causes of action, claims, demands or judgments, including reasonable attorneys' fees, arising from or in any way connected with injury to or the death of any person, or physical damage to any property, resulting from any act or omission of the public utility.

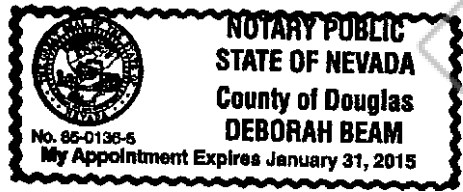
The Grantor has signed on the day and year written above.

GRANTOR: DOUGLAS COUNTY

By: 
Greg Lynn, Chairman
Douglas County, Board of County Commissioners

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 10th day of September, 2013, by
Greg Lynn/Douglas County as GRANTOR.




NOTARY PUBLIC

0110-097
04/08/13

EXHIBIT 'A'
PUBLIC UTILITY EASEMENT
(OVER A PORTION OF FORMER BOUGAINVILLEA DRIVE PER DOC. NO. 194373)

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

A strip of land for public utility purposes located within a portion of Section 29, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

BEGINNING at the southwesterly terminus of Bougainvillea Drive as shown on the Final Map of Winhaven Unit No. 1 filed for record January 13, 1989 in the office of recorder, Douglas County, Nevada as Document No. 194373;

thence along the westerly line of said Bougainvillea Drive, North 00°59'11" East, 69.99 feet;

thence continuing along said westerly line of Bougainvillea Drive, along the arc of a curve to the left, having a radius of 360.84 feet, central angle of 17°56'12" and arc length of 112.96 feet;

thence along the arc of a curve to the right, having a radius of 6.00 feet, central angle of 142°36'35" and arc length of 14.93 feet;

thence along the arc of a reverse curve to the left, having a radius of 100.00 feet, central angle of 33°51'41" and arc length of 59.10 feet;

thence South 88°12'06" East, 11.56 feet to a point on the easterly line of said Bougainvillea Drive;

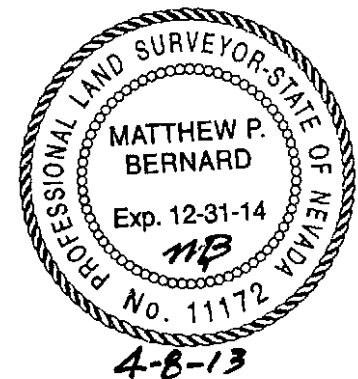
thence along said easterly line of Bougainvillea Drive, along the arc of a curve to the left, non-tangent to the preceding course, having a radius of 536.79 feet, central angle of 04°06'45", arc length of 38.53 feet and chord bearing and distance of South 01°04'11" East, 38.52 feet;

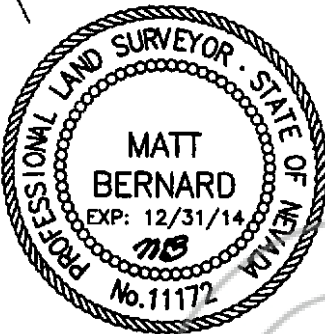
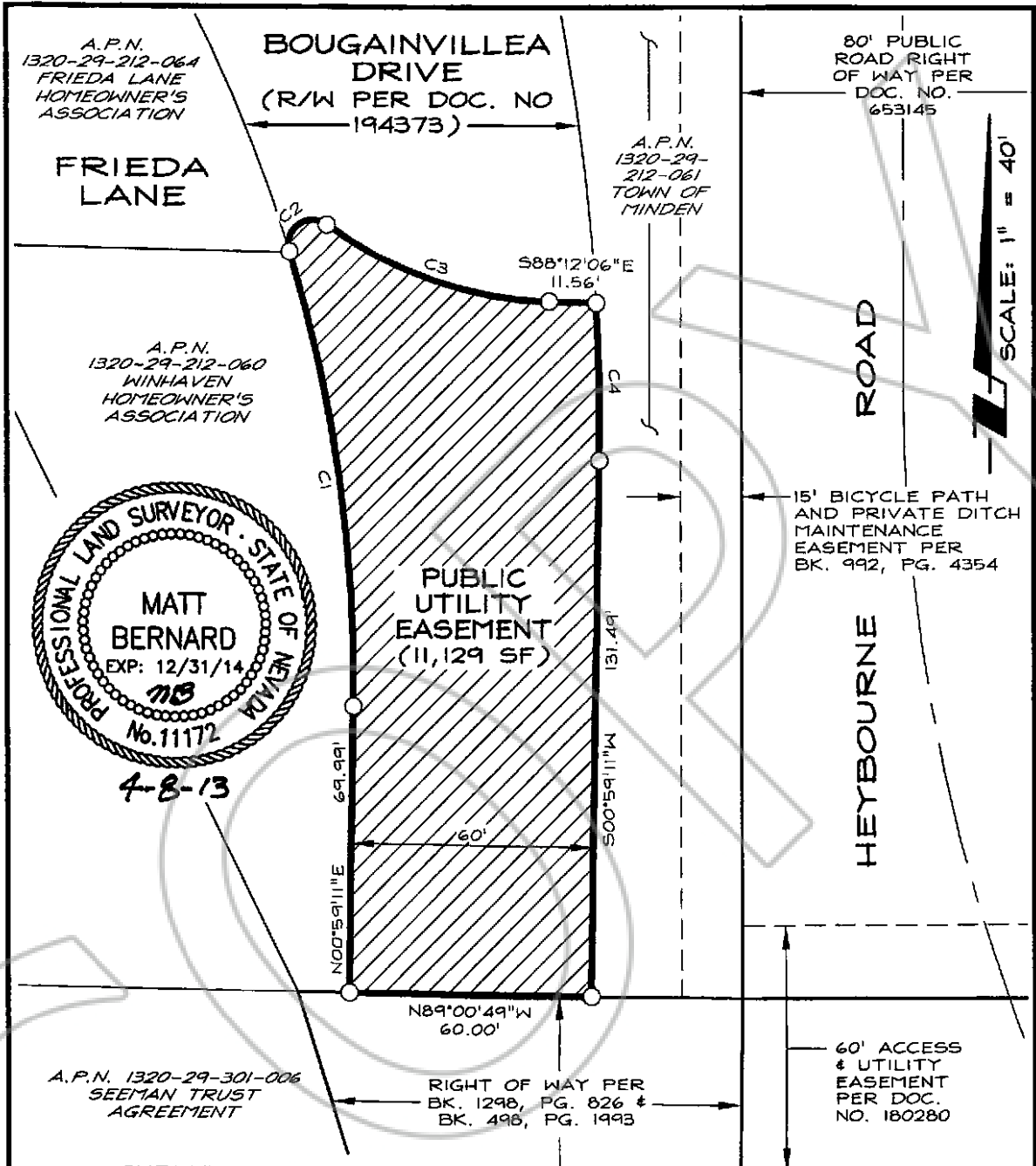
thence continuing along said easterly line of Bougainvillea Drive, South 00°59'11" West, 131.49 feet to the southeasterly terminus of said Bougainvillea Drive;

thence along the southerly terminus of said Bougainvillea Drive, North 89°00'49" West, 60.00 feet to the POINT OF BEGINNING, containing 11,129 square feet, more or less.

The Basis of Bearing for this description is North 89°57'06" East, the centerline of Lantana Drive (formerly South Coventry Drive) as shown on said Document No. 194373.

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





4-8-13

CURVE TABLE

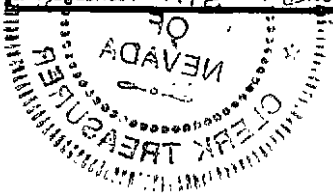
CURVE	DELTA	RADIUS	LENGTH
C1	Δ=17°56'12"	360.84'	112.96'
C2	Δ=142°36'35"	6.00'	14.93'
C3	Δ=33°51'41"	100.00'	59.10'
C4	Δ=04°06'45"	536.79'	38.53'

R. O. Anderson
 NEVADA: 1608 E. Springdale Ave., Reno, NV 89423, 775.782.2325
 CALIFORNIA: 575 Tahoe Keys Blvd., Suite A-2, South Lake Tahoe, CA 96150, 950.600.1660

EXHIBIT 'B'
PUBLIC UTILITY EASEMENT
 (OVER A PORTION OF FORMER BOUGAINVILLEA DRIVE RIGHT-OF-WAY PER DOC. NO. 194373)
 DOUGLAS COUNTY, NEVADA

04/08/13

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COPY

Douglas County

State of Nevada

CERTIFIED COPY

I certify that the document to which this certificate is attached is a full and correct copy of the original record on file in the Clerk-Treasurer's Office on this

10th day of Sept 20 13

By Bradley M. Kelly Deputy