

21-

Doc Number: **0839018**

03/04/2014 11:17 AM

OFFICIAL RECORDS

Requested By

TRI STATE SURVEYING LTD

A.P.N. 1320-30-802-028 &
1320-30-802-029

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 8 Fee: \$ 21.00
Bk: 0314 Pg: 203



Deputy: sg

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

✓ California Gold Minden Partners
133 Old Wards Ferry Road Ste. G
Sonora, CA 95370

The parties executing this document hereby affirm
that this document submitted for recording does
not contain the social security number person or
persons pursuant to NRS 293B.030.

EASEMENT

THIS EASEMENT is made effective this 21st day of February, 2014, between,
CALIFORNIA GOLD MINDEN PARTNERS, hereinafter referred to as "Grantor" and, the
TOWN OF MINDEN, hereinafter referred to as "Grantee".

WITNESSETH:

WHEREAS, the Grantor is the owner of that certain parcel of land located in Douglas
County, Nevada generally described as Assessor's Parcel Number 1320-30-802-028 & 1320-30-
802-029 (the "Servient Estate");

WHEREAS, Grantor has agreed to grant to Grantee an easement over and across portions of
the Servient Estate for the sole purposes of installing, inspecting, cleaning, maintaining,
accessing and repairing an underground public utility waterline and fire hydrants;

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

GRANTOR hereby grants, bargains and sells, unto Grantee, and to its respective successors
and assigns, a perpetual non-exclusive easement for the installation, inspection, cleaning,
maintenance, access and repair of fire hydrants and an underground public water utility waterline
over and across the Real Property described in Exhibit "A" hereto and incorporated herein by
this reference and as depicted on the maps attached hereto as Exhibits "B1" & "B2" and
incorporated herein by this reference.

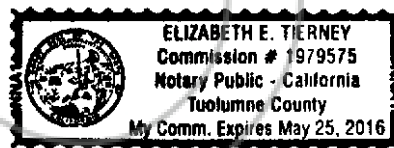
IN WITNESS WHEREOF, Grantor has executed this Easement on the date and year first above written.

CALIFORNIA GOLD MINDEN
PARTNERS, LLC

By: *Scott Patterson*
SCOT PATTERSON
Its: Managing Member

STATE OF CALIFORNIA :SS
COUNTY OF TUOLUMNE

On February 27, 2014, personally appeared before me, a notary public,
SCOT PATTERSON, personally known (or proved) to me to be the person whose
name is subscribed to the foregoing instrument, who acknowledged to me that he is the
Managing Member of CALIFORNIA GOLD MINDEN PARTNERS, LLC and who
further acknowledged to me that he executed the foregoing Easement on behalf of the company.



Elizabeth E. Tierney

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT
CIVIL CODE § 1189**

State of California

County of TUOLUMNE

On FEBRUARY 27, 2014 before me, ELIZABETH E. TIERNEY, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared SCOT PATTERSON
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Elizabeth E. Tierney
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

Signer Is Representing: _____



Land Information Solutions

TRI STATE SURVEYING, LTD.

425 East Long Street
Carson City, Nevada 89706
Telephone (775) 887-9911 ♦ FAX (775) 887-9915
Toll Free: 1-800-411-3752

Exhibit "A" Waterline Easements

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

Strips of land for waterline easement purposes located within a portion of Section 30, Township 13 North, Range 20 East, MDM, more particularly described as follows:

Easement No. 1

Commencing at a point on the easterly right of way line of State Route 88, said point being the southwest corner of Adjusted Parcel D as shown on the Record of Survey to Support a Boundary Line Adjustment for Maverik, INC filed for record November 8, 2012 in the office of Recorder, Douglas County, Nevada as Document No. 812496, a found nail and washer, PLS 6899;
Thence South $63^{\circ}56'19''$ East, 277.44 feet to the **POINT OF BEGINNING**;
Thence North $26^{\circ}03'41''$ East, 11.96 feet to the beginning of a curve to the right having a radius of 10.00 feet;
Thence southeasterly along said curve having a central angle of $179^{\circ}59'58''$ and an arc length of 31.42 feet;
Thence South $26^{\circ}03'41''$ West, 11.96 feet;
Thence North $63^{\circ}56'19''$ West, 20.00 feet to the **POINT OF BEGINNING** and end of this description.

Contains 396 square feet, more or less.

Easement No. 2

Commencing at a point on the easterly right of way line of State Route 88, said point being the southwest corner of Adjusted Parcel D as shown on the Record of Survey to Support a Boundary Line Adjustment for Maverik, INC filed for record November 8, 2012 in the office of Recorder, Douglas County, Nevada as Document No. 812496, a found nail and washer, PLS 6899;
Thence North $59^{\circ}47'57''$ East, 227.01 feet to the **POINT OF BEGINNING**;
Thence North $25^{\circ}51'27''$ East, 1.47 feet;

Thence South $64^{\circ}21'51''$ East, 17.85 feet to the beginning of a curve to the left having a radius of 2.50 feet;

Thence northeasterly along said curve having a central angle of $114^{\circ}55'42''$ and an arc length of 5.01 feet;

Thence North $00^{\circ}42'27''$ East, 20.20 feet;

Thence South $63^{\circ}56'19''$ East, 10.40 feet;

Thence South $26^{\circ}03'41''$ West, 3.43 feet;

Thence South $63^{\circ}56'19''$ East, 151.77 feet;

Thence North $71^{\circ}03'41''$ East, 24.51 feet;

Thence South $63^{\circ}56'21''$ East, 71.16 feet;

Thence North $00^{\circ}22'11''$ East, 64.86 feet;

Thence South $89^{\circ}36'34''$ West, 0.81 feet to the beginning of a curve to the right having a radius of 10.00 feet;

Thence northwesterly along said curve having a central angle of $90^{\circ}45'37''$ and an arc length of 15.84 feet;

Thence North $00^{\circ}22'11''$ East, 28.57 feet;

Thence North $89^{\circ}57'32''$ East, 10.94 feet;

Thence North $00^{\circ}22'11''$ East, 141.90 feet;

Thence South $89^{\circ}37'49''$ East, 3.00 feet;

Thence South $00^{\circ}22'11''$ West, 123.00 feet;

Thence South $89^{\circ}37'49''$ East, 17.00 feet;

Thence South $00^{\circ}22'11''$ West, 127.01 feet;

Thence South $26^{\circ}03'39''$ West, 21.81 feet;

Thence South $63^{\circ}56'21''$ East, 216.69 feet;

Thence South $00^{\circ}22'11''$ West, 22.19 feet;

Thence North $63^{\circ}56'21''$ West, 33.63 feet;

Thence South $00^{\circ}22'11''$ West, 194.51 feet;

Thence South $64^{\circ}09'11''$ East, 29.80 feet;

Thence South $26^{\circ}03'41''$ West, 13.65 feet;

Thence North $63^{\circ}56'19''$ West, 45.48 feet;

Thence North $00^{\circ}22'11''$ East, 30.70 feet;

Thence North $63^{\circ}56'19''$ West, 112.98 feet to the beginning of a curve to the right having a radius of 10.00 feet;

Thence northeasterly along said curve having a central angle of $180^{\circ}00'00''$ and an arc length of 31.42 feet;

Thence South $63^{\circ}56'19''$ East, 103.36 feet;

Thence North $00^{\circ}22'11''$ East, 156.64 feet;

Thence North $63^{\circ}56'21''$ West, 215.04 feet;

Thence North $26^{\circ}03'39''$ East, 17.29 feet;

Thence North $63^{\circ}56'21''$ West, 38.34 feet;

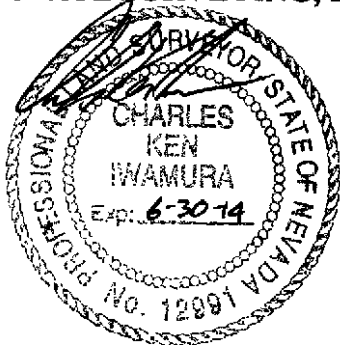
Thence South $71^{\circ}03'41''$ West, 24.51 feet;

Thence North $63^{\circ}56'19''$ West, 181.89 feet to the POINT OF BEGINNING and end of this description.

Contains 20,882 square feet, more or less.

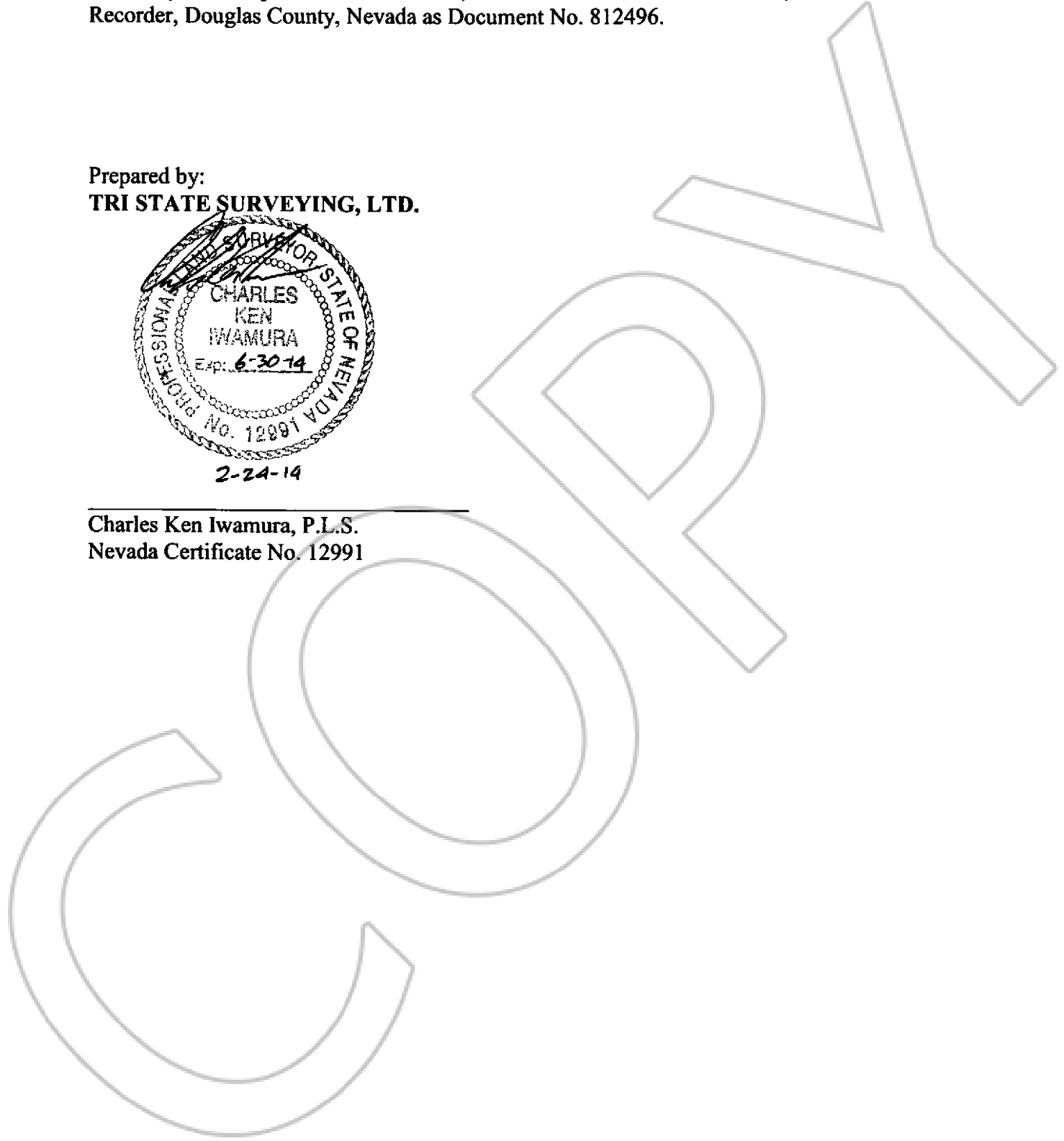
The Basis of Bearing of these descriptions is identical to that Record of Survey to Support a Boundary Line Adjustment for Maverik, INC filed for record November 8, 2012 in the office of Recorder, Douglas County, Nevada as Document No. 812496.

Prepared by:
TRI STATE SURVEYING, LTD.



2-24-14

Charles Ken Iwamura, P.L.S.
Nevada Certificate No. 12991



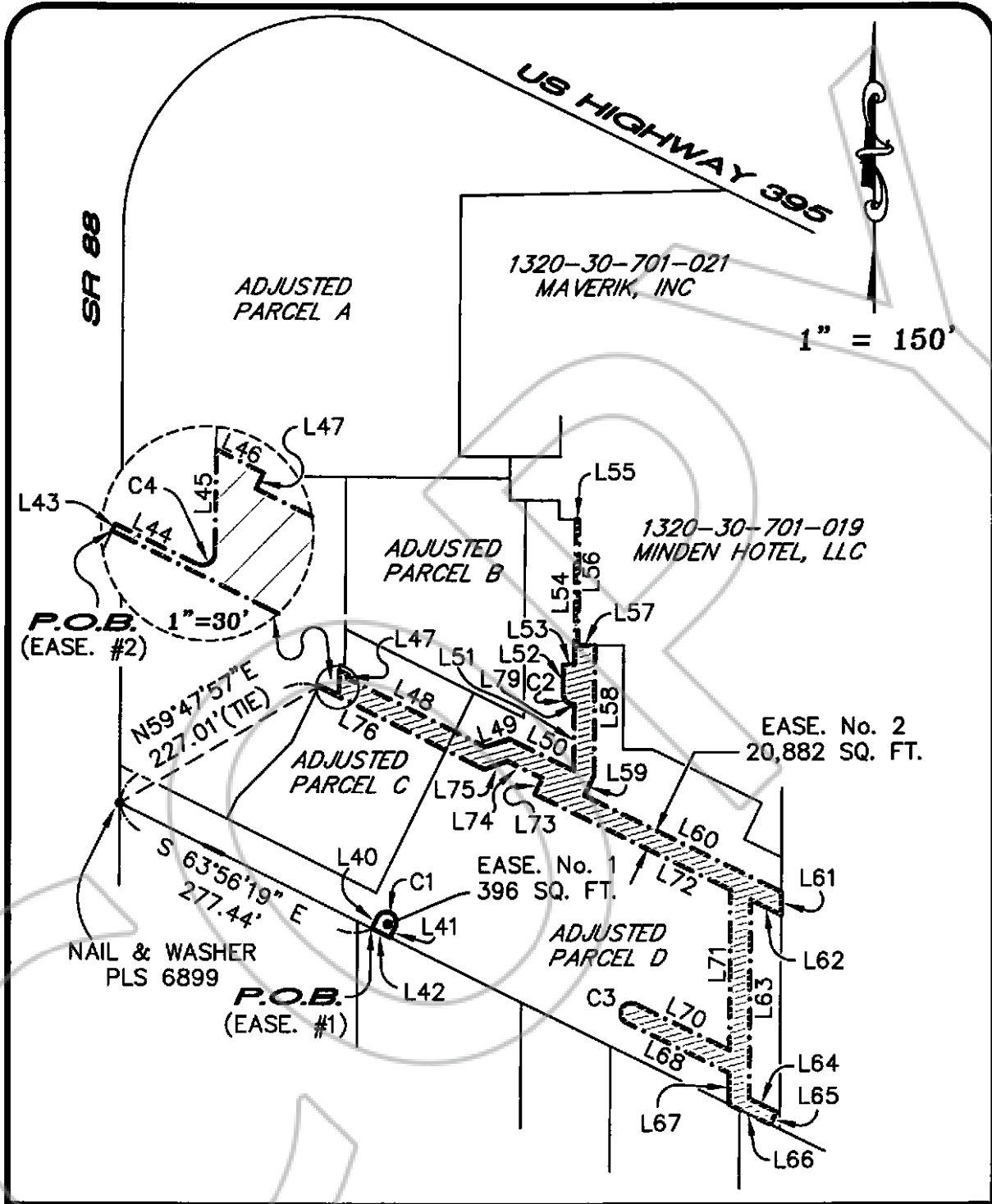


EXHIBIT "B1"
 WATERLINE EASEMENTS
 AFFECTING ADJUSTED PARCELS C & D OF
 RECORD OF SURVEY IN SUPPORT OF
 BOUNDARY LINE ADJUSTMENT,
 Doc. No. 829576
 DOUGLAS COUNTY, NEVADA

TRI STATE SURVEYING, LTD
 425 E. Long Street
 Carson City, Nevada 89706
 (775) 887-9911
 * FAX: (775) 887-9915

Land Information Solutions JN 13014.01.CM

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L40	N26°03'41"E	11.96'	L59	S26°03'39"W	21.81'
L41	S26°03'41"W	11.96'	L60	S63°56'21"E	216.69'
L42	N63°56'19"W	20.00'	L61	S00°22'11"W	22.19'
L43	N25°51'27"E	1.47'	L62	N63°56'21"W	33.63'
L44	S64°21'51"E	17.85'	L63	S00°22'11"W	194.51'
L45	N00°42'27"E	20.20'	L64	S64°09'11"E	29.80'
L46	S63°56'19"E	10.40'	L65	S26°03'41"W	13.65'
L47	S26°03'41"W	3.43'	L66	N63°56'19"W	45.48'
L48	S63°56'19"E	151.77'	L67	N00°22'11"E	30.70'
L49	N71°03'41"E	24.51'	L68	N63°56'19"W	112.98'
L50	S63°56'21"E	71.16'	L69	N32°00'19"E	0.00'
L51	N00°22'11"E	64.86'	L70	S63°56'19"E	103.36'
L52	N00°22'11"E	28.57'	L71	N00°22'11"E	156.64'
L53	N89°57'32"E	10.94'	L72	N63°56'21"W	215.04'
L54	N00°22'11"E	141.90'	L73	N26°03'39"E	17.29'
L55	S89°37'49"E	3.00'	L74	N63°56'21"W	38.34'
L56	S00°22'11"W	123.00'	L75	S71°03'41"W	24.51'
L57	S89°37'49"E	17.00'	L76	N63°56'19"W	181.89'
L58	S00°22'11"W	127.01'	L79	S89°36'34"W	0.81'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	10.00'	179°59'57"	31.42'	N63°56'19"W	20.00'
C2	10.00'	90°45'37"	15.84'	S45°00'38"E	14.24'
C3	10.00'	180°00'00"	31.42'	S26°03'41"W	20.00'
C4	2.50'	114°55'42"	5.01'	N58°10'18"E	4.22'

EXHIBIT "B2"
 WATERLINE EASEMENTS
 AFFECTING ADJUSTED PARCELS C & D OF
 RECORD OF SURVEY IN SUPPORT OF
 BOUNDARY LINE ADJUSTMENT,
 Doc. No. 829576
 DOUGLAS COUNTY, NEVADA



TRI STATE SURVEYING, LTD
 425 E. Long Street
 Carson City, Nevada 89706
 (775) 887-9911
 * FAX: (775) 887-9915

Land Information Solutions

JN 13014.01.CM