

APN: 1220-04-601-028

Recording of this document
is requested by:
Douglas County
Community Development
Post Office Box 218
Minden, Nevada 89423



KAREN ELLISON, RECORDER

WATERLINE EASEMENT

THIS INDENTURE, made and entered into this 30th day September 2014, by and between, DOUGLAS COUNTY, a political subdivision of the State of Nevada, hereinafter referred to as "GRANTOR," and GARDNERVILLE WATER COMPANY, a non-profit Nevada corporation, hereinafter referred to as "GRANTEE".

THAT FOR and in consideration of the sum of one dollar (\$1.00), lawful money of the United States of America, receipt of which is hereby acknowledged, and other considerations, the GRANTOR hereby grants to GRANTEE, its successors and assigns, an easement to improve, operate, maintain, conveniently access, repair, and replace a waterline, together with other necessary or convenient appurtenances connected therewith, across, over and upon a portion of real property owned by GRANTOR as further described and depicted in "EXHIBIT A" attached and incorporated herein by this reference (hereafter "Easement Area").

In the event GRANTEE intends to perform any maintenance or other activity within the Easement Area it shall provide Grantor, through its office of Community Services, not less than ten working days prior written notice of its intended activities. No notice shall be required in the event of an emergency. GRANTEE shall use its best efforts to coordinate its proposed activities with GRANTOR so as to minimize disruptions in the area. During the course of its activities GRANTEE shall take all reasonable efforts to keep the Easement Area free of debris created by its activities, and shall utilize good construction and operational practices. GRANTEE shall restore and/or replace any landscaping to a preconstruction condition equivalent, which is

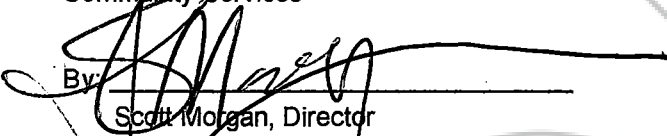
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damaged by GRANTEE in the course of its activities in Easement Area, to the reasonable satisfaction of GRANTOR, but only if the placement of such landscaping was previously approved by GRANTEE in writing.

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 GRANTEE, unless GRANTOR contributed to the harm suffered by any such person or property, in which event the provisions of this section shall not apply.

IN WITNESS WHEREOF, the said GRANTOR has executed this instrument on the day and year first above written.

DOUGLAS COUNTY
Community Services

By: 
Scott Morgan, Director

STATE OF Nevada)

ss.

COUNTY OF Douglas)

On September 30, 2014, personally appeared before me, a notary public, Scott Morgan, 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 Community Services Director for Douglas County and is authorized to execute this instrument on GRANTOR's behalf; and who further acknowledged to me that he executed the foregoing deed on behalf of Douglas County, a political subdivision of the State of Nevada.


NOTARY PUBLIC

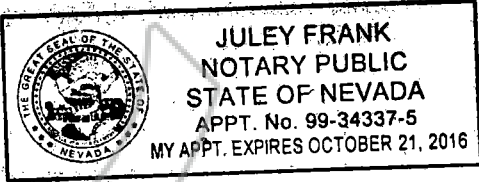
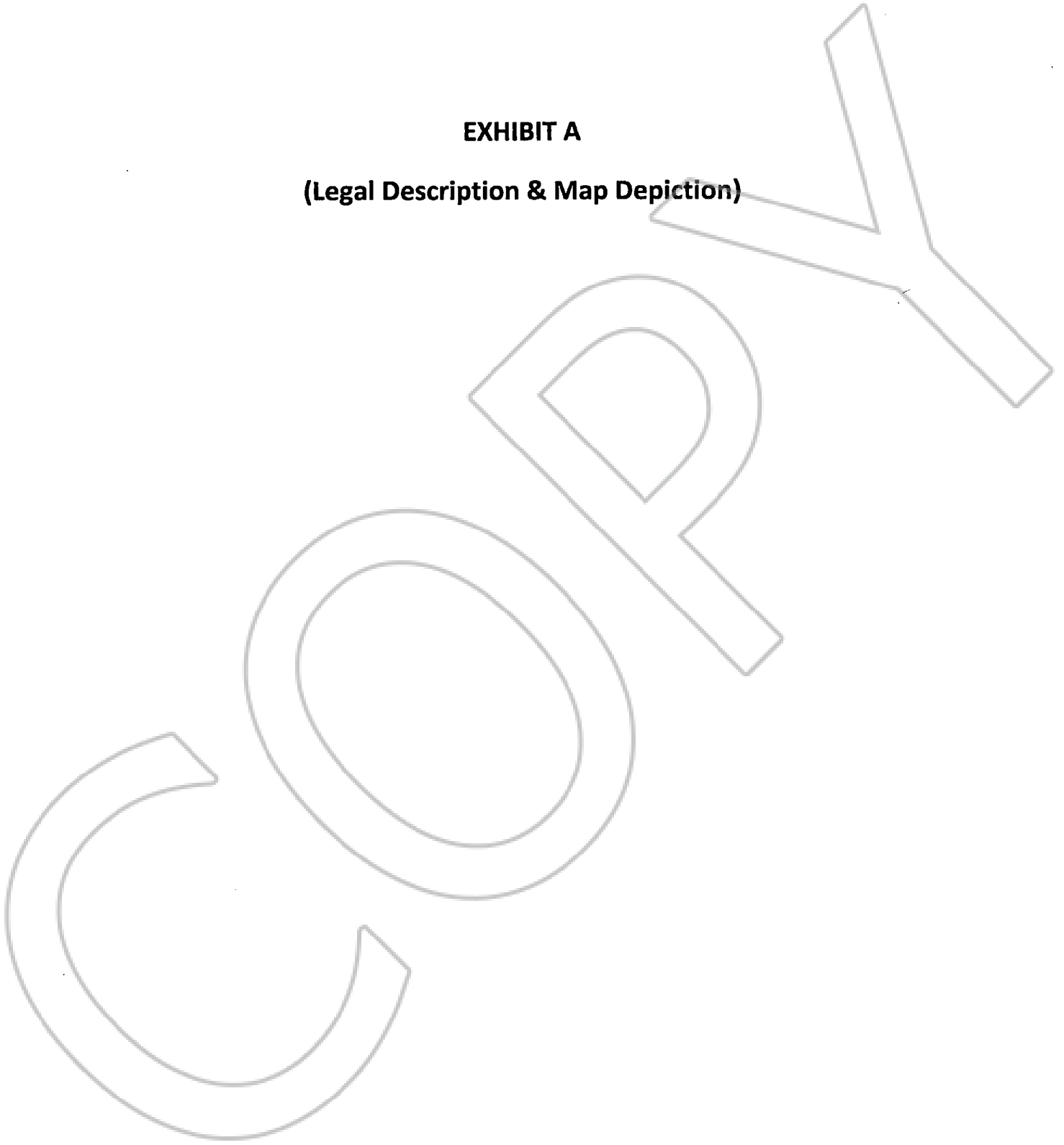


EXHIBIT A

(Legal Description & Map Depiction)



DESCRIPTION
Proposed 20' Waterline Easement
Senior and Community Center
Douglas County, Nevada

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

A twenty-foot (20') wide strip of land for waterline easement purposes, located within a portion of the Northeast one-quarter (NE1/4) of Section 4, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

COMMENCING at the northwesterly corner of Adjusted Parcel 2 as shown on the Record of Survey to Support a Boundary Line Adjustment for Douglas County filed for record November 20, 2012 in the office of Recorder, Douglas County, Nevada in Book 1112, at Page 5408, as Document No. 813165, a found 5/8" rebar with cap, P.L.S 9393;

thence along the easterly line of Waterloo Lane, South 44°51'26" West, 94.58 feet to the **POINT OF BEGINNING**;

thence leaving said easterly line of Waterloo Lane, South 45°08'33" East, 21.75 feet;

thence South 57°38'33" East, 20.80 feet;

thence South 75°44'15" East, 573.84 feet;

thence North 14°15'45" East, 216.51 feet;

thence North 00°06'48" West, 26.19 feet to the northerly line of said Adjusted

Parcel 2;

thence along said northerly line of Adjusted Parcel 2, North 89°53'12" East, 20.00 feet;

thence leaving said northerly line, South 00°06'48" East, 28.71 feet;

thence South 14°15'45" West, 231.18 feet;

thence South 75°44'15" East, 5.76 feet;

thence along the arc of curve to the right having a radius of 10.00 feet, a central angle of 180°00'00", and an arc length of 31.42 feet;

thence North 75°44'15" West, 5.76 feet;

thence South 14°15'45" West, 122.04 feet;

thence South 75°44'15" East, 5.72 feet;

thence along the arc of curve to the right having a radius of 10.00 feet, a central angle of 173°25'27", and an arc length of 30.27 feet;

thence South 30°44'15" East, 34.08 feet;

thence South 14°15'45" West, 162.40 feet;

thence South 59°15'45" West, 86.52 feet;

thence North 75°44'15" West, 177.11 feet;

thence along the arc of a non-tangent curve to the right having a radius of 10.00 feet, a central angle of $180^{\circ}00'00''$, and an arc length of 31.42 feet and a chord bearing and distance of South $59^{\circ}15'45''$ West, 20.00 feet;
thence North $30^{\circ}44'15''$ West, 2.94 feet;
thence South $59^{\circ}15'45''$ West, 69.82 feet;
thence North $75^{\circ}44'15''$ West, 6.91 feet;
thence South $14^{\circ}15'45''$ West, 76.93 feet to the southerly line of said Adjusted Parcel 2;

thence along said southerly line, along the arc of a non-tangent curve to the left having a radius of 1080.00 feet, a central angle of $01^{\circ}06'26''$, arc length of 20.87 feet and a chord bearing and distance of South $87^{\circ}39'56''$ West, 20.87 feet;
thence leaving said southerly line, North $14^{\circ}15'45''$ East, 82.89 feet;
thence North $75^{\circ}44'15''$ West, 210.35 feet;
thence North $30^{\circ}44'15''$ West, 51.79 feet;
thence North $14^{\circ}15'45''$ East, 175.35 feet;
thence North $75^{\circ}44'15''$ West, 4.65 feet;
thence along the arc of curve to the right having a radius of 10.00 feet, a central angle of $180^{\circ}00'00''$, and an arc length of 31.42 feet;
thence South $75^{\circ}44'15''$ East, 4.65 feet;
thence North $14^{\circ}15'45''$ East, 26.77 feet;
thence North $75^{\circ}44'15''$ West, 12.02 feet;
thence along the arc of curve to the right having a radius of 10.00 feet, a central angle of $180^{\circ}00'00''$, and an arc length of 31.42 feet;
thence South $75^{\circ}44'15''$ East, 12.02 feet;
thence North $14^{\circ}15'45''$ East, 3.85 feet;
thence North $75^{\circ}44'15''$ West, 204.50 feet;
thence North $45^{\circ}08'33''$ West, 8.65 feet to a point on said easterly line of Waterloo Lane;
thence along said easterly line of Waterloo Lane, North $44^{\circ}51'26''$ East, 20.00 feet;

thence South $45^{\circ}08'33''$ East, 3.18 feet;
thence South $75^{\circ}44'15''$ East, 219.03 feet;
thence South $14^{\circ}15'45''$ West, 70.62 feet;
thence South $75^{\circ}44'15''$ East, 6.80 feet;
thence South $14^{\circ}15'45''$ West, 20.00 feet;
thence North $75^{\circ}44'15''$ West, 6.80 feet;
thence South $14^{\circ}15'45''$ West, 150.34 feet;
thence South $75^{\circ}44'15''$ East, 14.16 feet;
thence along the arc of curve to the right having a radius of 10.00 feet, a central angle of $180^{\circ}00'00''$, and an arc length of 31.42 feet;
thence North $75^{\circ}44'15''$ West, 10.88 feet;
thence South $30^{\circ}44'15''$ East, 30.58 feet;
thence South $75^{\circ}44'15''$ East, 220.68;
thence North $59^{\circ}15'45''$ East, 86.88 feet;

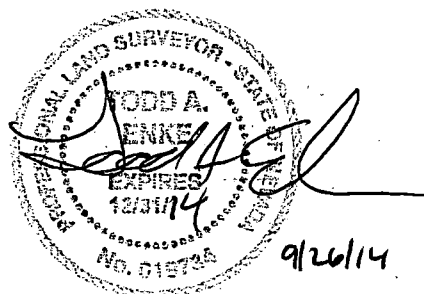
thence South 75°44'15" East, 181.27 feet;
thence North 59°15'45" East, 69.95 feet;
thence North 14°15'45" East, 26.07 feet;
thence North 75°44'15" West, 6.50 feet;
thence along the arc of curve to the right having a radius of 5.00 feet, a central angle of 180°00'00", and an arc length of 15.71 feet;
thence South 75°44'15" East, 6.50 feet;
thence North 14°15'45" East, 109.76 feet;
thence North 30°44'15" West, 43.80 feet;
thence North 14°15'45" East, 155.54 feet;
thence North 75°44'15" West, 176.17 feet;
thence South 14°15'45" West, 147.00 feet;
thence along the arc of curve to the right having a radius of 10.00 feet, a central angle of 180°00'00", and an arc length of 31.42 feet;
thence North 14°15'45" East, 147.00 feet;
thence North 75°44'15" West, 380.85 feet;
thence North 57°38'33" West, 26.18 feet;
thence North 45°08'33" West, 23.94 feet to a point on said easterly line of

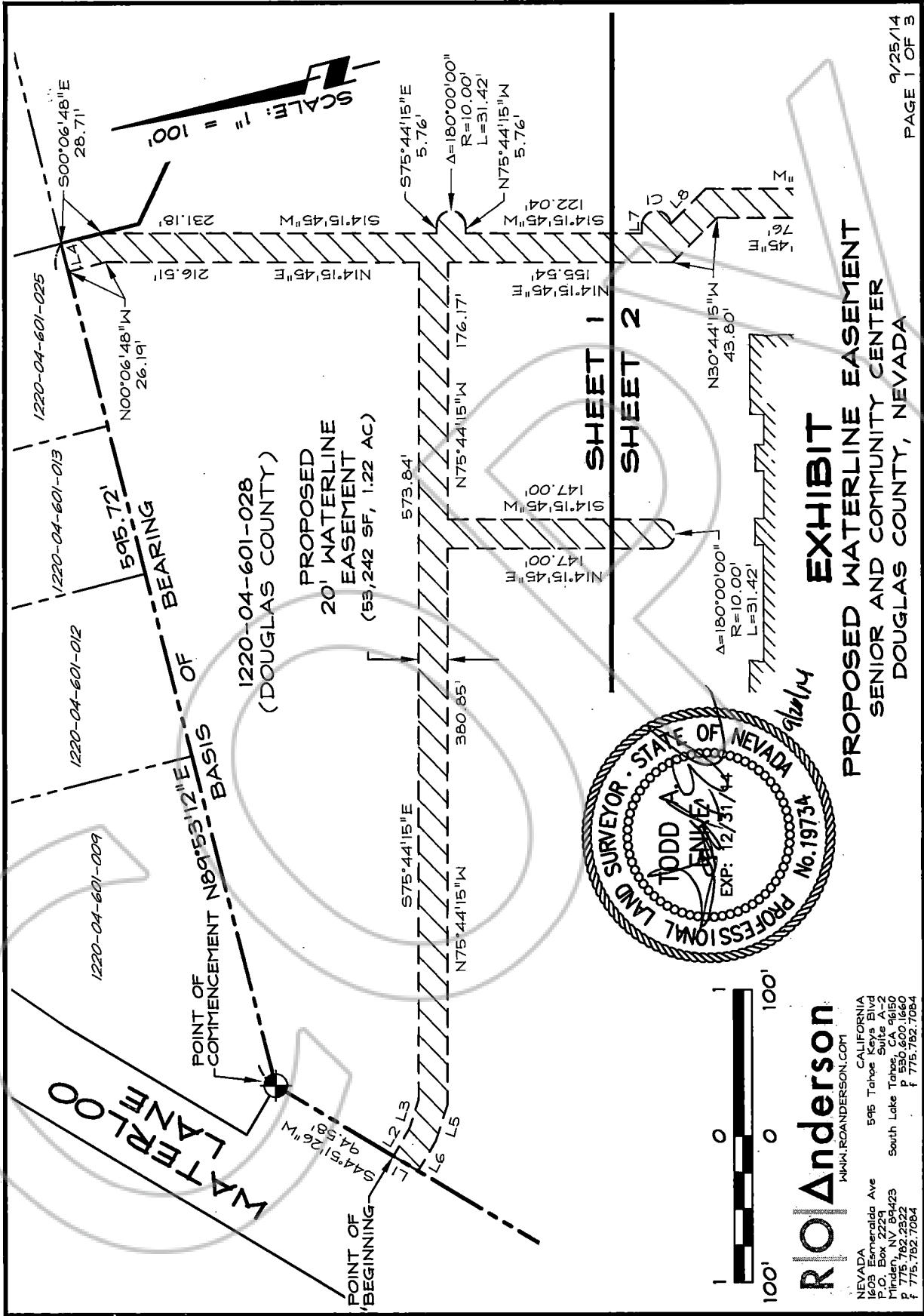
Waterloo Lane;

thence along said easterly line of Waterloo Lane, North 44°51'26" East, 20.00 feet to the **POINT OF BEGINNING**, containing 53,242 square feet (1.22 acres), more or less.

The Basis of Bearing of this description is North 89°53'12" East, the northerly line of Adjusted Parcel 2 as shown on the Record of Survey to Support a Boundary Line Adjustment for Douglas County filed for record November 20, 2012 in the office of Recorder, Douglas County, Nevada in Book 1112, at Page 5408, as Document No. 813165.

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





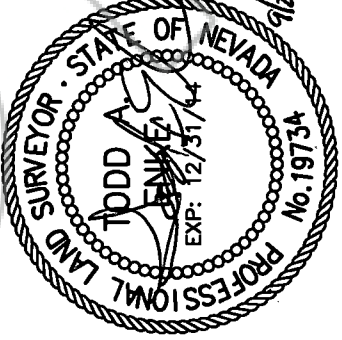
WATERLINE

POINT OF BEGINNING

POINT OF COMMENCEMENT

1220-04-601-028
(DOUGLAS COUNTY)

PROPOSED
20' WATERLINE
EASEMENT
(59,242 SF, 1.22 AC)



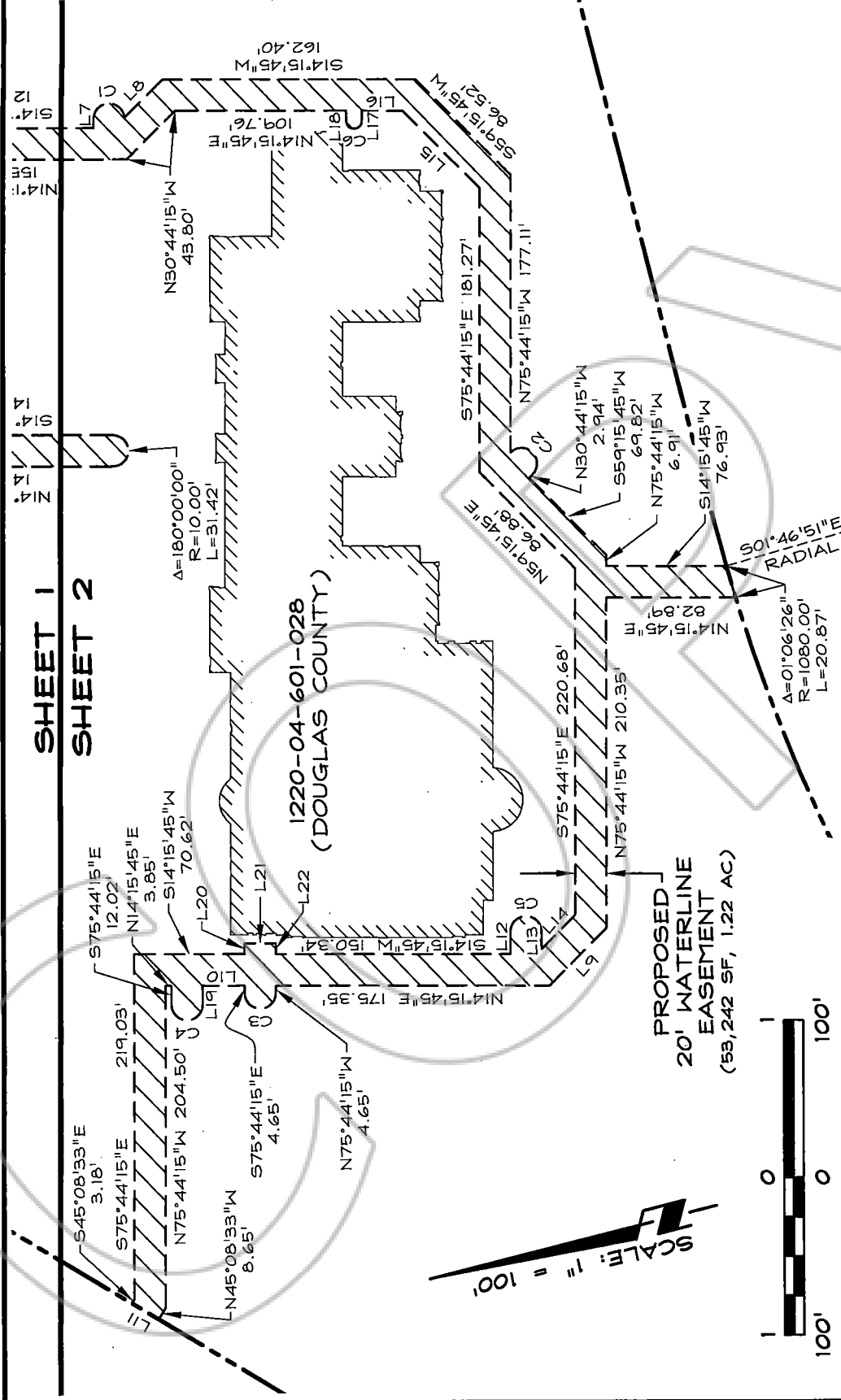
RO Anderson
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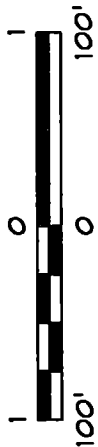
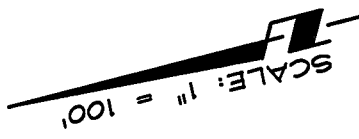
EXHIBIT
PROPOSED WATERLINE EASEMENT
SENIOR AND COMMUNITY CENTER
DOUGLAS COUNTY, NEVADA

SHEET 1
SHEET 2



1220-04-601-028
(DOUGLAS COUNTY)

PROPOSED
20' WATERLINE
EASEMENT
(53,242 SF, 1.22 AC)



R/O Anderson
MINI, ROANDERSON.COM

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EXHIBIT
PROPOSED WATERLINE EASEMENT
SENIOR AND COMMUNITY CENTER
DOUGLAS COUNTY, NEVADA

LINE TABLE

LINE	BEARING	LENGTH
L1	N44°51'26"E	20.00'
L2	S45°08'33"E	21.75'
L3	S57°38'33"E	20.80'
L4	N89°53'12"E	20.00'
L5	N57°38'33"W	26.18'
L6	N45°08'33"W	23.94'
L7	S75°44'15"E	5.72'
L8	S30°44'15"E	34.08'
L9	N30°44'15"W	51.79'
L10	N14°15'45"E	26.77'
L11	N44°51'26"E	20.00'
L12	S75°44'15"E	14.16'
L13	N75°44'15"W	10.88'
L14	S30°44'15"E	30.58'
L15	N59°15'45"E	69.95'
L16	N14°15'45"E	26.07'
L17	N75°44'15"W	6.50'
L18	S75°44'15"E	6.50'
L19	N75°44'15"W	12.02'
L20	S75°44'15"E	6.80'
L21	S14°15'45"W	20.00'
L22	N75°44'15"W	6.80'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	Δ=173°25'27"	10.00'	30.27'	N10°58'28"E	19.97'
C2	Δ=180°00'00"	10.00'	31.42'	N59°15'45"E	20.00'
C3	Δ=180°00'00"	10.00'	31.42'	S14°15'45"W	20.00'
C4	Δ=180°00'00"	10.00'	31.42'	S14°15'45"W	20.00'
C5	Δ=180°00'00"	10.00'	31.42'	N14°15'45"E	20.00'
C6	Δ=180°00'00"	5.00'	15.71'	S14°15'43"W	10.00'

R/O Anderson

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