

APN: 1023-17-001-008, 1023-17-002-001,
003, 004, and 005

RECORDING REQUESTED BY:

Gordon Gregory

AFTER RECORDATION, RETURN BY MAIL TO:

*3147 Moss Place
Paradise, CA. 95969*



00001935201408515500070077

KAREN ELLISON, RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PUBLIC UTILITY EASEMENT DEDICATION

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the undersigned, GARY G. GREGORY does hereby grant a perpetual easement and right-of-way for, and the right to use for PUBLIC UTILITY EASEMENT purposes, and those appurtenances and uses commonly associated therewith, through, in, on, over, above, under and across that certain portion of Grantor's real property situated in the County of Douglas, State of Nevada, more particularly described on Exhibit "A", attached hereto and made a part hereof by this reference.

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HEREBY REFERENCED.

The easement rights granted herein included the following: (a) the right of ingress and egress, from the easement herein described, across the lands of Grantor for all purposes useful or convenient in connection with or incidental to the exercise of the rights herein granted at locations which shall not interfere with grantor's reasonable use of its remainder property; (b) the right to construct, reconstruct, repair, replace, operate and maintain said facilities and the right to enter upon, pass and re-pass over, along, and beside said easement and right-of-way; and (c) the right to deposit tools, implements and material there on, by said City of Oceanside, its officers, agents, employees, successors or assigns, or by any contractor, its agents or employees, engaged by said City, its successors or assigns, whenever and wherever necessary for the purposes above set forth.

Grantor shall not plant any tree within or erect any fence, wall or any other type of structure over, across or upon said easement and right-of-way without first obtaining written permission from Grantee, which shall not be unreasonably withheld.

The conveyance of said easement and right-of-way is made for the benefit of all parties who have or may acquire any right, title, or interest in any part of the above described real property. This conveyance is binding on the Grantor, its heirs, assigns or successors in interest.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents this 15th day of October, 2014.

Gary G. Gregory by his
Bowden L. Gregory
attorney-in-fact
Gary G. Gregory

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 15th day of October, 2014, by Gary G. Gregory by Bowden L. Gregory his attorney in fact

Traci Adams
Notary Public



EXHIBIT "A"

PUBLIC UTILITY EASEMENT DEDICATION LEGAL DESCRIPTIONS

Dedication 'A': A Public Utility Easement being ten feet in width, lying entirely within the Southwest One-Quarter of Section 17, Township 10 North, Range 23 East of the Mount Diablo Meridian, Douglas County, Nevada, and being more particularly described as follows:

Commencing at the W $\frac{1}{4}$ corner of said 17, being a rebar with tag no. 3579 set at the original stone monument for the West Quarter Corner of said Section 17;

Thence N $89^{\circ}59'59''$ E along the North line of said SW $\frac{1}{4}$ of Section 17 a distance of 425.00 feet to the NE corner of Parcel 1A, as shown on Record of Survey to Support a Boundary Line Adjustment for Gary G. Gregory, et al;

Thence S $01^{\circ}19'21''$ W along the East boundary line of said Parcel 1A a distance of 5.00 feet to the POINT OF BEGINNING of said dedication;

Thence N $89^{\circ}59'59''$ E along the South line of an existing Public Utility Easement as previously indicated by note on the Map of Division of Land into Large Parcels recorded at Document No. 688583 in the office of the Douglas County Recorder a distance of 5.00 feet;

Thence S $01^{\circ}19'21''$ W a distance of 1,341.11 feet;

Thence S $88^{\circ}45'41''$ W along the North line of an existing Public Utility Easement per said Map recorded at Document No. 688583 a distance of 10.01 feet;

Thence N $01^{\circ}19'21''$ E a distance of 1341.32 feet;

Thence N $89^{\circ}59'59''$ E along the above said South line of an existing Public Utility Easement a distance of 5.00 feet to the POINT OF BEGINNING;

Containing 13,412 square feet.

Dedication 'B': A Public Utility Easement being ten feet in width lying entirely within the Southwest One-Quarter of Section 17, Township 10 North, Range 23 East of the Mount Diablo Meridian, Douglas County, Nevada, and being more particularly described as follows:

Commencing at the SW corner of said Section 17, being a $\frac{5}{8}$ " rebar with cap no. 11178;

Thence N $88^{\circ}48'36''$ E along the South line of said SW $\frac{1}{4}$ of Section 17 a distance of 950.00 feet to SE corner of Parcel 1A, as shown on Record of Survey to Support a Boundary Line Adjustment for Gary G. Gregory, et al, to the SE corner of said Parcel 1A;

Thence N $01^{\circ}50'20''$ W along the East line of said Parcel 1A a distance of 5.00 feet to the POINT OF BEGINNING of said dedication;

Thence S $88^{\circ}48'36''$ W along the North line of an existing Public Utility Easement as previously indicated by note on the Map of Division of Land into Large Parcels recorded at Document No. 688583 in the office of the Douglas County Recorder a distance of 5.00 feet;

Thence N $01^{\circ}50'20''$ W a distance of 1,320.97 feet;

(continued)

Public Utility Easement
Dedication Legal Descriptions (cont.)
Page 2 of 5

Dedication 'B'(cont.):

Thence N 88°45'41"E along the South line of an existing Public Utility Easement per said Map recorded at Document No. 688583 a distance of 10.00 feet;
Thence S 01°50'20"E a distance of 1,320.98 feet;
Thence S 88°48'36"W along the above said North line of an existing Public Utility Easement a distance of 5.00 feet to the POINT OF BEGINNING;
Containing 13,210 square feet.

Dedication 'C': A Public Utility Easement being ten feet in width lying entirely within the Southwest One-Quarter of Section 17, Township 10 North, Range 23 East of the Mount Diablo Meridian, Douglas County, Nevada, and being more particularly described as follows:

Commencing at the S ¼ corner of said Section 17, being a 5/8 inch rebar with cap no. 11178;

Thence S 88°48'36"W along the South line of said SW ¼ of Section 17 a distance of 857.85 feet to the SE corner of Parcel 2A as shown on Record of Survey to Support a Boundary Line Adjustment for Gary G. Gregory, et al;

Thence N 15°25'00"W along the East boundary line of said Parcel 2A a distance of 5.16 feet POINT OF BEGINNING of said dedication;

Thence S 88°48'36"W along the North line of an existing Public Utility Easement as previously indicated by note on the Map of Division of Land into Large Parcels recorded at Document no. 688583 in the office of the Douglas County Recorder a distance of 5.16 feet;

Thence N 15°25'00"W a distance of 1,362.65 feet;

Thence N 89°24'21"E along the South line of an existing Public Utility Easement per said Map recorded at Document No. 688583 a distance of 10.34 feet;

Thence S 15°25'00"E a distance of 1,362.54 feet;

Thence S 88°48'36"W along the above said North line of an existing Public Utility Easement a distance of 5.16 feet to the POINT OF BEGINNING;

Containing 13,626 square feet.

Dedication 'D': A Public Utility Easement being ten feet in width lying entirely within the South One-Half of Section 17, Township 10 North, Range 23 East of the Mount Diablo Meridian, Douglas County, Nevada, and being more particularly described as follows:

Commencing at the Center One-Quarter corner of said Section 17, being a 5/8 inch rebar with plastic cap bearing the PLS no. 6497;

Thence S 01°35'00"W along the East line of said SW ¼ of Section 17, a distance of 1319.27 feet to the NE corner of Parcel 3A as shown on Record of Survey to Support a Boundary Line Adjustment for Gary G. Gregory, et al;

Thence S 21°27'18"E a distance of 5.35 feet to the POINT OF BEGINNING of said dedication;

Thence N 89°24'21"E along the South line of an existing Public Utility Easement as previously indicated by note on the Map of Division of Land into Large Parcels recorded at Document No. 688583 in the office of the Douglas County Recorder a distance of 5.35 feet;

Thence S 21°27'18"E a distance of 1,184.06 feet;

Thence along the North line of an existing Public Utility Easement per said Map recorded at Document No. 688583 for the following two courses:

1. S 26°02'48"W a distance of 11.02 feet;

2. S 33°47'27"W a distance of 2.28 feet;

Thence N 21°27'18"W a distance of 1,196.62 feet;

Thence N 89°24'21"E along the above said South line of an existing Public Utility Easement distance of 5.36 feet to the POINT OF BEGINNING;

Containing 11,906 square feet.

Dedication 'E': A Public Utility Easement being five feet in width lying entirely within the Southwest One-Quarter of the Northeast One-Quarter of Section 17, Township 10 North, Range 23 East of the Mount Diablo Meridian, Douglas County, Nevada, and being more particularly described as follows:

BEGINNING at the Center One-Quarter corner of said Section 17, being a 5/8 inch rebar with plastic cap bearing the PLS no. 6497;

Thence N 01°35'00"E along the West line of said SW ¼ NE ¼ a distance of 1,305.13 feet;

Thence S 89°43'59"E along the North line said SW ¼ NE ¼ a distance of 1,306.19 feet;

Thence S 01°50'15"W along the East line of said SW ¼ NE ¼ a distance of 1,299.20 feet;

Thence S 89°59'59"W a distance of 5.00 feet;

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Dedication 'E' (cont.):

Thence N 01°50'15"E a distance of 1,294.22 feet;
Thence N 89°43'59"W a distance of 1,296.17 feet;
Thence S 01°35'00"W a distance of 1,300.11 feet;
Thence S 89°59'59"W a distance of 5.00 feet to the POINT OF BEGINNING;
Containing 19,503 square feet.

Dedication 'F': A Public Utility Easement being ten feet in width lying entirely within the East One-Half of Section 17, Township 10 North, Range 23 East of the Mount Diablo Meridian, Douglas County, Nevada, and being more particularly described as follows:

Commencing at the Center One-Quarter corner of said Section 17, being a 5/8 inch rebar with plastic cap bearing the PLS no. 6497;

Thence N 01°35'00"E along the West line of said East One-Half of Section 17, a distance of 1,305.13 feet to the Northwesterly corner of Parcel 5A as shown on Record of Survey to Support a Boundary Line Adjustment for Gary G. Gregory, et al;

Thence S 19°59'26"E along the West line of said Parcel 5A a distance of 13.60 feet to the POINT OF BEGINNING;

Thence along the Easterly and Southerly line of the Public Utility Easement described above as Dedication 'E' for the following two courses:

1.) N 01°35'00"E a distance of 7.76 feet;

2.) S 89°43'59"E a distance of 2.29 feet;

Thence S 19°59'26"E a distance of 2,764.50 feet;

Thence S 42°21'00"W along the North line of an existing Public Utility Easement as previously indicated by a note on the Map of Division of Land into Large Parcels filed for record at Document no. 688583 in the office of the Douglas County Recorder a distance of 11.29 feet;

Thence N 19°59'26"W a distance of 2,750.67 feet;

Thence N 01°35'00"E along said Easterly line of the Public Utility Easement described above as Dedication 'E' a distance of 13.60 feet to the POINT OF BEGINNING;

Containing 27,600 square feet.

Basis of Bearings: Bearings are based upon the West line of the Southwest One-Quarter of Section 17, Township 10 North, Range 23 East of the Mount Diablo Meridian, as shown on said Map recorded at Document no. 688583 in the Douglas County records. (S 01°19'21"W)

Prepared by:

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