

APN: 1320-17-000-012 PTN

RECORDING REQUESTED BY:

AFTER RECORDATION, RETURN BY MAIL TO:



KAREN ELLISON, RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

RIGHT-OF-WAY DEDICATION

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the undersigned, AREA FIFTY-TWO, LLC, a Nevada Limited Liability Company, by and through its Managing Member HARRY NIWRANSKI, as the owner of that certain tract of land in Douglas County, Nevada depicted by metes and bounds description in Exhibit "A", attached hereto and incorporated herein for all purposes of this dedication, and as more particularly described by drawing as set forth in the "Drawing of Exhibit A", attached hereto and incorporated herein for all purposes of this dedication, do hereby dedicate same to the County of Douglas, State of Nevada, for the use and benefit of the public as a perpetual right-of-way and easement for the passage and accommodation of vehicular and pedestrian traffic, and the construction, operation, use, maintenance, inspection, repair, alteration, and replacement of a paved road within the boundaries of the right-of-way and easement area, and for all other purposes for which a public street and right-of-way is commonly used, including installing, repairing, maintaining, altering, replacing, relocating and operating utilities in, into, upon, over, across, and under said right-of-way, and including but not limited to all such uses permitted by the Laws of the State of Nevada and the Ordinances of the County of Douglas, State of Nevada.

TO HAVE AND TO HOLD said right-of-way and easement unto the County of Douglas, its successors and assigns, and GRANTOR hereby binds itself, its successors and assigns to warrant and forever defend, all and singular, said premises unto the County of Douglas, its successor: and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. GRANTOR covenants and agrees that GRANTOR and GRANTOR'S heirs, representatives, successors and assigns shall at no time erect, place or construct, or cause to be erected, placed or constructed in, into, upon, over, across or under any easements granted herein any temporary or permanent structures, and it is further agreed that the County of Douglas shall have the right to excavate and fill upon said permanent easement, any fences, buildings or other obstructions as may now be found upon said permanent easement. It is further intended that the permanent right of way and easement herein granted to the County of

Douglas shall run with the land and forever be a right in and to the land belonging to GRANTOR, and GRANTOR'S successors and assigns, and said grant is expressly excepted from any right of reversion of said premises under any prior deeds in GRANTOR'S chain of title. The permanent right-of-way and easement rights and privileges granted therein are exclusive, and GRANTOR covenants that it will not convey any other easement or conflicting rights within the area covered by the grant to any other person.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents this _____ day of _____, 2015.

AREA FIFTY-TWO, LLC

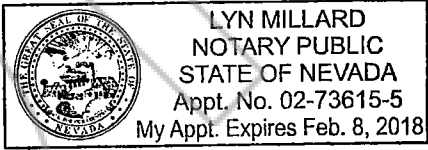
A.R. Shandke as agent for Harry Niwranski
Harry Niwranski, Managing Member

STATE OF Nevada)
) ss.
COUNTY OF Douglas)

This instrument was acknowledged before me on the 7th day of April, 2015, by ~~Harry Niwranski~~ *A.R. Shandke as agent for Harry Niwranski*

Lyn Millard

Notary Public



**LEGAL DESCRIPTION
RIGHT-OF-WAY DEDICATION
APN 1320-17-000-012**

A tract of land being a portion of Parcel 3, Phase II, per the Record of Survey recorded at Document no. 665101 in the office of the Douglas County Recorder, lying entirely within the Northwest One-quarter of Section 17, Township 13 North, Range 20 East of the Mount Diablo Meridian, Douglas County, Nevada, and being more particularly described as follows:

Commencing at the NW corner of said Parcel 3, being a 5/8 inch rebar with cap bearing the PLS no. 6497;

Thence N 89°47'30"E along the Southerly right-of-way line of Meridian Boulevard, a 60 foot public road per Document no. 635092 in said Douglas County records, a distance of 746.68 feet to the POINT OF BEGINNING;

Thence continuing N 89°47'30"E along said Southerly right-of-way line a distance of 19.99 feet;

Thence S 00°10'58"E along the Easterly right-of-way line of Heybourne Road, a 100 foot public road per Document no. 12782 in said Douglas County records, a distance of 19.99 feet;

Thence 31.39 feet along the arc of a curve to the left having a central angle of 89°58'28", a radius of 20.00 feet, and a chord which bears N 45°11'44"W 28.27 feet to the POINT OF BEGINNING;

Containing 86 square feet, more or less.

Basis of Bearings: The Southerly right-of-way line of Meridian Boulevard as shown on the Record of Survey recorded at Document no. 665101 in the office of the Douglas County Recorder (N 89°47'30"E).

Prepared by:
Richard B. Byrem, Nevada PLS No. 18297
Resource Concepts, Inc.
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(775) 588-7500

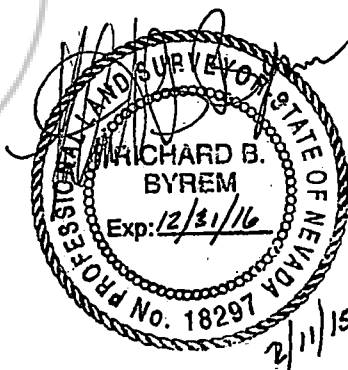


EXHIBIT 'A'

RIGHT-OF-WAY DEDICATION

AREA: 86± S.F

60' R/W OFFERED FOR DEDICATION
PER ROS DOC. NO. 635092
AND ACCESS AND PUBLIC UTILITY
EASEMENT PER DOC. NO. 0664935

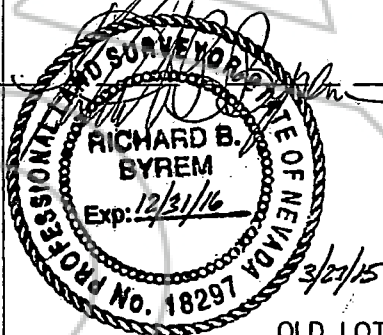
MERIDIAN BLVD.

HEYBOURNE

ROAD



SCALE 1" = 15'



OLD LOT LINE
(PER DOC. NO. 665101)

P.O.B.

N 89°47'30" E

746.68"

NW COR PARCEL 3
5/8" RB/CAP
PLS 6497

S 00°09'34" E 550.00'

**PARCEL 3,
DOC. 665101**

WEST LINE OF HEYBOURNE ROAD R-O-W
PER DOC. NO. 12782

766.89'

N 89°47'30" E

N 89°47'30" E
19.99'

A 31.39' DB 89.58' R 20.00'
S 45°17'44" E
28.27'

S 00°10'58" E
19.99'

25.48'
S 89°48'36" W

25'

S 00°10'58" E
530.01'

529.98'

SE COR PARCEL 3
PER DOC. NO. 665101
(FND 5/8" RB W/CAP PLS 6497)

100'

25.27'

LEGEND

- FOUND POINT AS NOTED
- FOUND 5/8" REBAR W/CAP PLS 18297
- DIMENSION POINT, NOTHING FOUND OR SET
- P.O.B. POINT OF BEGINNING

DFA, LLC

WITHIN A PORTION OF THE NE1/4,
OF THE NW1/4,
OF SECTION 17, T.13 N., R.20 E., M.D.M.

RCI
Resource Concepts Inc