

19

APN: 1318-24-310-009
1318-24-310-010
1318-24-310-011



KAREN ELLISON, RECORDER

When Recorded, Mail to:

✓ Kingsbury General Improvement District
Post Office Box 2220
Stateline, NV 89449

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

223, 226 and 299 Eagles Heaven Road, Stateline, NV 89449

WATER MAIN LINE EASEMENT

THIS INDENTURE, made this 13 day of August, 2015, by and between SCHILLING DEVELOPMENT, LLC, a Nevada Limited Liability Company, hereinafter referred to as "GRANTOR" and KINGSBURY GENERAL IMPROVEMENT DISTRICT, a political subdivision of the State of Nevada, hereinafter referred to as "GRANTEE."

WITNESSETH:

THAT FOR AND IN CONSIDERATION OF the sum of ONE DOLLAR (\$1.00), cash-in-hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, the GRANTOR has this day bargained and sold, and by these presents does bargain and sell, transfer, and deliver unto the GRANTEE, an existing water main line and a perpetual easement and right-of-way to construct, maintain, repair, replace, and rebuild underground pipelines, drains, water mains and other appurtenances for the purpose of conveying water over, across, through and under the lands hereinafter described, together with the right of ingress and egress; also together with the right to excavate and level ditches and/or trenches for the location of said pipelines, drains, and/or mains; and the further right to remove trees, bushes, undergrowth and any other obstructions, natural or constructed,

interfering with the location, construction, and maintenance of said pipelines, drains, and/or mains, provided the GRANTEE has the obligation to return said site to its natural grade reasonably comparable with the surrounding site.

GRANTOR covenants that no improvements shall be placed or erected on the subject easement without prior written approval by the GRANTEE.

THE LAND AFFECTED by the grant of this easement and right-of-way is located in the County of Douglas, State of Nevada, and is more particularly described in the attached Exhibit "A."

TO HAVE AND TO HOLD said easement and right-of-way unto the GRANTEE and unto its successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has executed these presents the day and year first above written.

"GRANTOR"

SCHILLING DEVELOPMENT, LLC
A Nevada Limited Liability Company

BY HRS Holdings, LLC, Manager

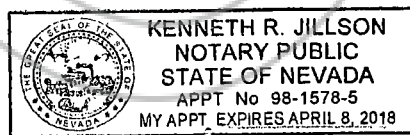
By: *Herbert E Schilling II*
Name/Title: Herbert E. Schilling, II
General Manager

State of NEVADA)
) : ss
County of DOUGLAS)

HRS Holdings, Manager

On *August 13,* 2015, before me, personally appeared HERBERT E. SCHILLING, II, as ~~General~~ Manager for SCHILLING DEVELOPMENT, LLC, personally known to me or proven to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or entity upon behalf of which the person(s) acted, executed the instrument.


WITNESS my hand and official seal.



Notary Public

KINGSBURY GENERAL IMPROVEMENT DISTRICT

“GRANTEE”

By: 
Name/Title: CAMERON McKAY
General Manager

State of NEVADA)
 : ss
County of DOUGLAS)

On August 21, 2015, before me, personally appeared CAMERON McKAY, General Manager of KINGSBURY GENERAL IMPROVEMENT DISTRICT, personally known to me or proven to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.




Notary Public

June 23, 2015
12156

DESCRIPTION
20' WIDE WATERLINE EASEMENT
SCHILLING DEVELOPMENT LLC TO K.G.I.D.

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

All that portion of New Parcel A, New Parcel B and New Parcel C per that Grant Deed filed for record on December 21, 2004 as Document No. 632571, more particularly described as follows:

A strip of land 20.00 feet wide, being 5.00 feet to the left and 15.00 feet to the right of a line described as follows:

Beginning at a point which bears North $00^{\circ}22'57''$ East 85.68 feet from the Southeast corner of said New Parcel A;

thence North $67^{\circ}19'57''$ West 289.93 feet;
thence South $84^{\circ}01'52''$ West 101.14 feet;
thence South $66^{\circ}47'17''$ West 169.00 feet;
thence along a non-tangent curve concave to the Northeast having a radius of 63.35 feet, a central angle of $139^{\circ}39'12''$, and an arc length of 154.41 feet, the chord of said curve bears North $39^{\circ}35'55''$ West 118.93 feet;
thence North $28^{\circ}47'29''$ East 114.99 feet to POINT A;
thence continuing North $28^{\circ}47'29''$ East 21.85' feet to POINT B;
thence continuing North $28^{\circ}47'29''$ East 15.18 feet to the termination point of this easement.

Also, together with all that portion of said New Parcel A;

Beginning at said POINT A, thence North $61^{\circ}12'31''$ West 20.17 feet to the termination point of this easement.

Also, together with all that portion of said New Parcel A and said New Parcel C;

Beginning at said POINT B, thence South 67°47'34" East 48.35 feet to the termination point of this easement.

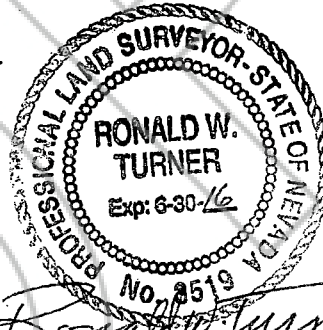
The side lines of this easement may be shortened or lengthened to meet the property lines.

Containing 18,101 square feet, more or less.

The Basis of Bearing for this description is the above referenced Grant deed per Document No. 632571.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.
Land Surveying
P.O. Box 5067
Stateline, NV 89449





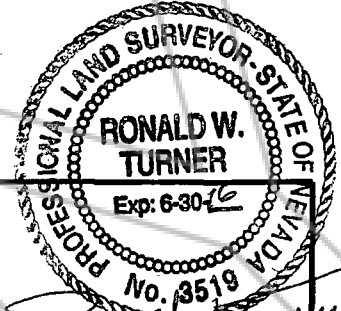
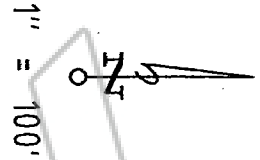
TURNER & ASSOCIATES, INC.

LAND SURVEYING

(775) 588-5458
308 DORLA COURT, SUITE 203
ROUND HILL, NEVADA
P.O. BOX 5867 - STATELOE, NEVADA 89449

PROJECT FILE:
12156 EASEMENT EXHIBIT -
NEW WATER METERS

DATE 06/2015 JOB No. 12156
PROJECT EXHIBIT OF EASEMENT
BY SW PAGE 1 OF 1
HANSEN HEIGHTS ESTATES



Ronald W. Turner

