

18

RETURN TO:
Minden-Gardnerville Sanitation District
Post Office Box 568
Minden, NV 89423

DOUGLAS COUNTY, NV 2015-869205

Rec:\$18.00

Total:\$18.00

09/04/2015 10:45 AM

MINDEN GARDNERVILLE
SANITATION

Pgs=5



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KAREN ELLISON, RECORDER

APN 1220-11-002-022

GRANT OF UNDERGROUND UTILITY EASEMENT

This indenture, made and entered into this 25th day of August, 2015, by and between James J. "Butch" Peri, hereinafter referred to as Grantor, and the MINDEN-GARDNERVILLE SANITATION DISTRICT and the GARDNERVILLE WATER COMPANY, hereinafter referred to as Grantees,

WITNESSETH

That for and in consideration of the sum of One Dollar (\$1.00), lawful money of the United States of America, (and other good and valuable consideration), the Grantor hereby grants to the Grantees, their successors and assigns, a permanent easement for the installation and maintenance of underground sewer and water lines, together with other necessary or convenient appurtenances connected therewith, across, over, and upon the following described lands and premises, situate in the County of Douglas, State of Nevada:

See Attached Legal Description (Exhibit 'A') and Location Sketch (Exhibit 'B')

Together with the right of ingress and egress to and from the said easement and the right to use existing roads for the purpose of constructing, inspecting, repairing, maintaining said sewer line and appurtenances.

Grantor agrees that no buildings or structures shall be placed upon, over, or under said easement, now or hereafter without the express approval of the Grantees, except that said parcel may be improved and used for street, road, landscape, or driveway purposes, insofar as such use does not interfere with its use by Grantees for the purposes for which this easement is granted.

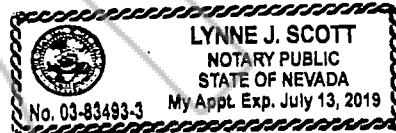
It is further agreed that the Grantees shall be responsible for damage to personal property or improvements of Grantor by reason of Grantees' respective operation, maintenance, repair or improvements of said sewer or water lines.

James J. (Butch) Peri
James J. (Butch) Peri
Owner

STATE OF Nevada)
COUNTY OF Carson City) ss

On the 25th day of August, 2015, personally appeared before me, a Notary Public, James J. "Butch" Peri, who acknowledged to me that he executed the above instrument.

Lynne J. Scott
Notary Public



WATER AND SEWER EASEMENT
(Over A.P.N. 1220-11-002-022)

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

A parcel of land for Water and Sewer purposes located within a portion of Section 11, Township 12 North, Range 20 East, Mound Diablo Meridian, more particularly described as follows:

COMMENCING at the southwest corner of Parcel 1 as shown on the Record of Survey for James J. Butch Peri, filed for record June 24, 2013 in Book 613, at Page 6155, as Document No. 825903, said point also being on the easterly line of U.S. Highway 395;
thence along the southerly line of said Parcel 1, South 88°51'17" East, 332.79 feet to the POINT OF BEGINNING;

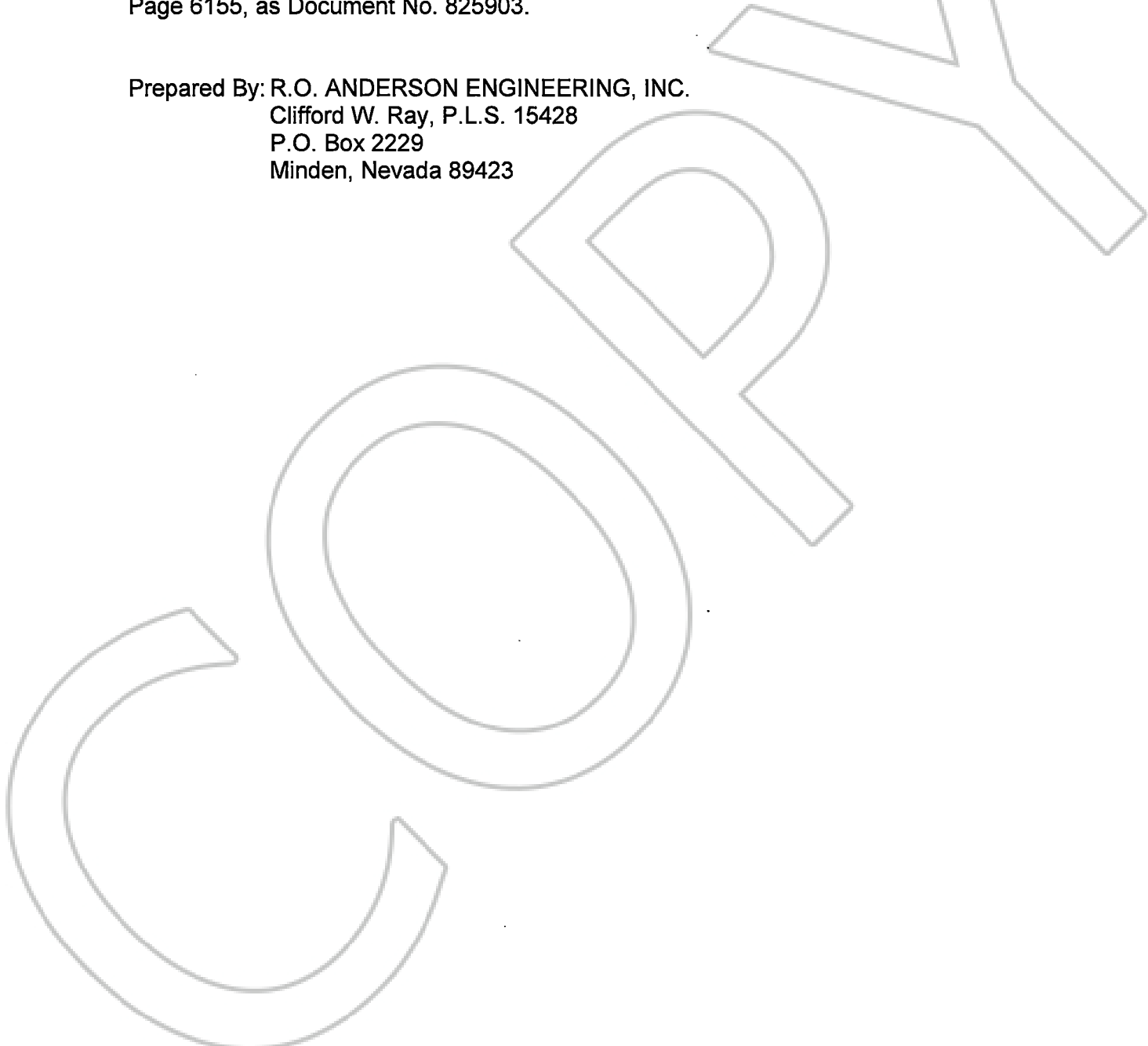
thence leaving said southerly line, North 64°27'51" West, 42.49 feet;
thence North 87°14'42" West, 257.28 feet;
thence South 45°29'11" West, 8.38 feet to a point on the easterly line of an existing 30' Public Utility Easement, filed for record in said office of Recorder in Book 299, Page 908;
thence along said easterly line, N 44°45'21" West, 56.49 feet;
thence leaving said easterly line, South 87°14'42" East, 7.89 feet;
thence along the arc of a non-tangent curve to the right, having a radius of 10.00 feet, central angle of 180°00'00", an arc length of 31.42 feet and a radial bearing of South 87°14'42" East;
thence South 87°14'42" East, 296.71 feet;
thence North 62°36'17" East, 34.01 feet to a point on the southerly line of an existing 7.5 foot Public Utility Easement, filed for record in said office of Recorder as Document No. 139348;
thence along said southerly line, South 89°07'34" East, 89.91 feet to a point on the westerly line of Pinenut Road;
thence along said westerly line of Pinenut Road, South 06°43'43" West, 65.96 feet to a point on the southerly line of said Parcel 1;
thence along said southerly line of Parcel 1, North 88°51'17" West, 95.54 feet to the POINT OF BEGINNING, containing 17,437 square feet, more or less.

EXHIBIT 'A'

0917-006
08/24/2015
Page 2 of 2

The Basis of Bearing of this description is the south line of Parcel 1 as shown on the Record of Survey for James J. Butch Peri filed for record June 24, 2013 in Book 613, at Page 6155, as Document No. 825903.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
Clifford W. Ray, P.L.S. 15428
P.O. Box 2229
Minden, Nevada 89423



1220-11-002-022

PARCEL 1
 RECORD OF SURVEY, DOC. NO. 825903
 PERI, JAMES J BUTCH

WATER AND SEMER EASEMENT
 17,437 SF

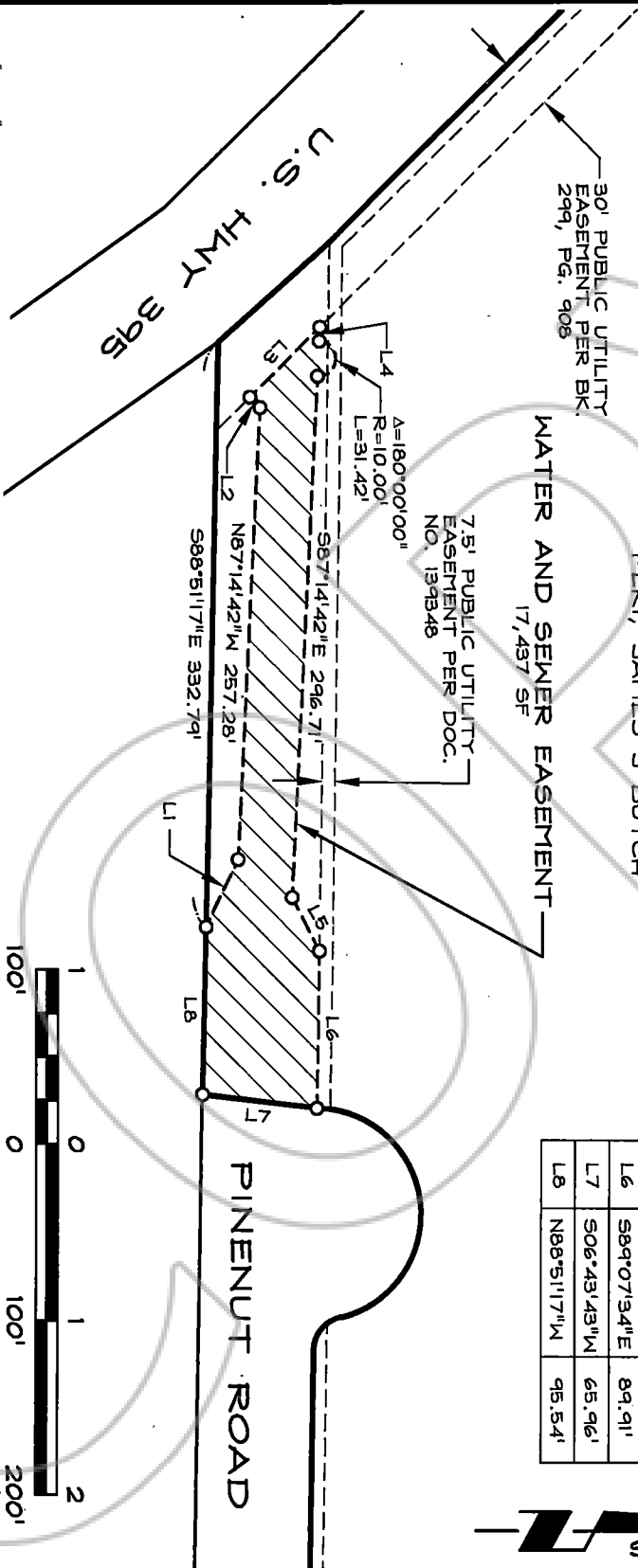
7.5' PUBLIC UTILITY
 EASEMENT PER DOC.
 NO. 139348

30' PUBLIC UTILITY
 EASEMENT PER BK.
 299, PG. 908

LINE TABLE

LINE	BEARING	LENGTH
L1	N64°27'51"W	42.49'
L2	S45°29'11"W	8.98'
L3	N44°45'21"W	56.49'
L4	S87°14'42"E	7.89'
L5	N62°36'17"E	34.01'
L6	S89°07'34"E	89.91'
L7	S06°43'43"W	65.96'
L8	N88°51'17"W	95.54'

SCALE: 1" = 100'



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 WWW.ROANDERSON.COM

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 P 775.782.7064

CALIFORNIA
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 South Lake Tahoe, CA 96150
 P 775.782.7064

EXHIBIT 'B'
 WATER AND SEMER EASEMENT
 (OVER APN 1220-11-002-022)
 GARDNERVILLE, NEVADA