

APN: 1320-17-000-014



KAREN ELLISON, RECORDER

Recording Requested by and
Return Recorded Original to:
Douglas County, Nevada
District Attorney's Office
Post Office Box 218
Minden, Nevada 89423

The undersigned hereby affirms that this document,
including any exhibits, submitted for recording does not
contain the social security number of any person or
persons. (N.R.S. Chapter 239)

GRANT OF PUBLIC UTILITY EASEMENT

THIS INDENTURE is made this 10th day of March, 2016, between Area-52 LLC, a Nevada Limited Liability Company, by and through its Managing Member Harry Niwranski, ("GRANTOR"), and DOUGLAS COUNTY, a political subdivision of the State of Nevada ("GRANTEE"). The GRANTOR for good and valuable consideration, the receipt of which is acknowledged does hereby grants and conveys a perpetual and permanent, twenty foot public utility easement, which is an interest in land, unto GRANTEE across, upon, over, though and under a strip of land more particularly described in the attached legal descriptions and depicted on Exhibit "A" and Exhibit "B" both of which are incorporated herein, for ingress, egress, construction, maintenance, operation, repair or replacement of public utilities, including but not limited to water facilities, as defined by Douglas County Code.

All rights, duties and obligations granted by this Grant of Public Utility Easement shall run with the land and shall be binding upon GRANTOR, its successors, agents and assigns forever.

GRANTOR covenants for the benefit of GRANTEE, its successors and assigns, that no building, structure or other real property improvements will be constructed or placed on or within Easement Area without the prior written consent of GRANTEE. Such structures and improvements include, but are not limited to: drainage facilities, trees, fencing, parking canopies, and other covered facilities. GRANTOR retains, for GRANTOR's benefit, the right to maintain, use, and otherwise landscape the Easement Area for GRANTOR's own purposes

provided, however, that no use will interfere with, and will be in all respects consistent with, the GRANTEE's rights herein and all state, federal, and local regulations. GRANTEE is under no obligation to restore any landscaping that is damaged during maintenance of the utilities within the easement.

GRANTOR hereby represents that this Grant of Public Utility Easement has been duly executed and constitutes a valid, binding and enforceable obligation.

GRANTOR

By: AREA 52-TWO, LLC

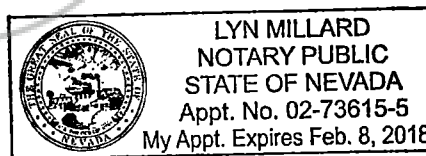
By: *Al Shankle* Al Shankle as Agent for Harry Niwranski.
Harry Niwranski, Managing Member

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On the 10th day of March, 2016, before me, Lyn Millard, a Notary Public, personally appeared Al Shankle, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she executed the same in his/her authorized capacity(s), and that by his/her signature on this instrument, the person(s), or the entity(ies) upon behalf of which the person(s) acted, executed this instrument.

WITNESS my hand and official seal.

By: *Lyn Millard*
Notary Public



**LEGAL DESCRIPTION
WATER LINE EASEMENT
PARCEL NO. 1
RECORD OF SURVEY Doc. No. 859824**

A strip of land being twenty feet in width for the purpose of the installation and maintenance of a water line and its appurtenances across Parcel No. 1, as shown on the Record of Survey filed for record at Document no. 859824 in the office of the Douglas County Recorder, lying entirely within the Northeast One-Quarter of the Northwest One-Quarter of Section 17, Township 13 North, Range 20 East of the Mount Diablo Meridian, Douglas County, Nevada, the centerline of which being more particularly described as follows:

Commencing at the NW corner of said Parcel 1;
Thence N 89°47'30"E along the North boundary of said Parcel 1 a distance of 324.26 feet to the POINT OF BEGINNING;

Thence along the following three courses:

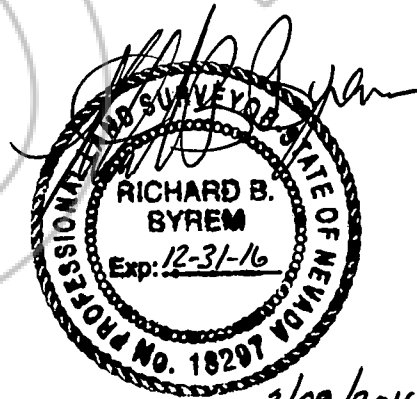
1. S 00°10'58"E a distance of 376.56 feet;
2. S 44°49'02"W a distance of 21.67 feet;
3. S 89°49'02"W a distance of 309.13 feet to a point on the West boundary of said Parcel 1, being the POINT OF TERMINUS of said easement;

Containing 14,147 square feet, more or less.

Basis of Bearings: The North line of Parcel 1, per the Record of Survey filed at Document no. 859824 in the office of the Douglas County Recorder, being established by the survey monuments shown thereon (N 89°47'30"E).

Prepared by:

Richard B. Byrem, Nevada PLS No. 18297
Resource Concepts, Inc.
212 Elks Point Road, Suite 443
PO Box 11796, Zephyr Cove, NV 89448
(775) 588-7500



**LEGAL DESCRIPTION
UTILITY EASEMENT
FOR IRRIGATION AND DOMESTIC WATER LINES
PARCEL NO. 1
RECORD OF SURVEY Doc. No. 859824**

A portion of land for the purpose of the installation and maintenance of irrigation and domestic water lines and associated appurtenances across Parcel No. 1, as shown on the Record of Survey filed for record at Document no. 859824 in the office of the Douglas County Recorder, lying entirely within the Northeast One-Quarter of the Northwest One-Quarter of Section 17, Township 13 North, Range 20 East of the Mount Diablo Meridian, Douglas County, Nevada, being more particularly described as follows:

Commencing at the NW corner of said Parcel 1;

Thence N 89°47'30"E along the North boundary of said Parcel 1 a distance of 314.26 feet to the northwest corner of an existing water line easement;

Thence S 00°10'58" E along the westerly line of said existing water line easement, a distance of 48.57 feet to the POINT OF BEGINNING;

Thence along the following four courses:

1. S 00°10'58"E along said existing water line easement, a distance of 15.00 feet;
2. S 89°49'02"W a distance of 40.00 feet;
3. N 00°10'58"W a distance of 15.00 feet;
4. N 89°49'02"E a distance of 40.00 feet to the POINT OF BEGINNING;

Containing 600 square feet, more or less.

Basis of Bearings: The North line of Parcel 1, per the Record of Survey filed at Document no. 859824 in the office of the Douglas County Recorder, being established by the survey monuments shown thereon (N 89°47'30"E).

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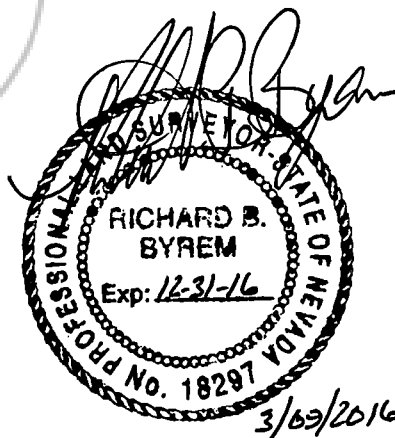


EXHIBIT "A"

WATER LINE EASEMENT
AREA: 14,147± S.F

MERIDIAN BLVD.

N 89°47'30" E 350.65'
324.26'
60' R/W OFFERED FOR DEDICATION
PER ROS DOC. NO. 635092
AND ACCESS AND PUBLIC UTILITY
EASEMENT PER DOC. NO. 0664935

PARCEL 1
RECORD OF SURVEY DOC. NO. 859824

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
- P.O.T. POINT OF TERMINUS

N 00°09'34" W 550.00'

N 00°09'34" W 20.00'

S 89°49'02" W 309.13'

AREA: 14147.0 SF

S 44°49'02" W 21.67'

S 00°10'58" E 376.56'

S 00°10'58" E 530.01'

S 00°10'58" E 2645.52'

HEYBOURNE ROAD
(HEYBOURNE ROAD 100' RIGHT-OF-WAY PER DOC. NO. 12782)

DOUGLAS COUNTY AIRPORT
APN 1320-08-002-007

SCALE 1" = 80'

FND. BRASS CAP
IN MON WELL
PLS 6497

OLD LOT LINE
(PER DOC. NO. 665101)

25.48'
S 89°48'36" W



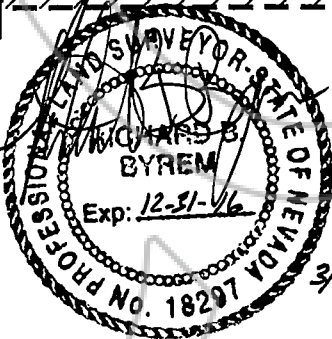
P.O.T.

10.00'

S 89°49'02" W 309.13'

WEST ROW LINE
HEYBOURNE

OLD LOT LINE
(PER DOC. NO. 665101)



370.89'

S 89°47'30" W 391.16'

5.0' PUBLIC UTILITY EASEMENT
PER DOC. NO 0665101

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

1/6 COR PER
DOC. NO. 101922

N 00°10'58" W
1326.64'

FND. 5/8" RB
W/CAP PLS 3579
C1/4

CURVE TABLE

CURVE	LENGTH	DELTA	RADIUS	CHORD	CH. BEARING	TANGENT
C1	31.43	90°02'56"	20.00	28.30	N45°11'02"E	20.02
C2	31.39	89°58'28"	20.00	28.27	N45°11'44"E	19.99

HELICOPTER PARTS INTERNATIONAL

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



7 8
18 17

FND. 1" ROD
W/TAG RLS 3579
PER MAP DOC
NO'S 84118 & 438003

EXHIBIT "B"

UTILITY EASEMENT
FOR IRRIGATION & DOMESTIC
WATER LINES
AREA: 600± S.F

MERIDIAN BLVD.

1/4 COR
NOT FND

FND. BRASS CAP
IN MON WELL
PLS 6497

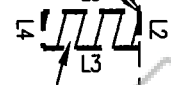
OLD LOT LINE
(PER DOC. NO. 665101)

N 89°47'30" E 350.65'

314.26'

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

P.O.B.



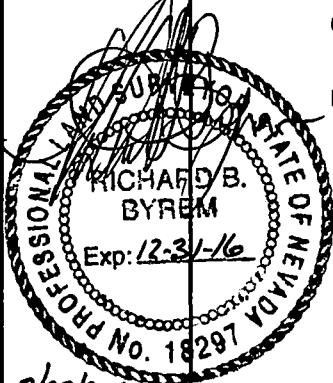
AREA: 600.0 SF

25.48'
S 89°48'36" W

100'



SCALE 1" = 80'



3/09/2016

PARCEL 1
RECORD OF SURVEY DOC. NO. 859824

EXISTING WATERLINE EASEMENT
PER DOC. NO.

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
- P.O.T. POINT OF TERMINUS

N 00°09'34" W 550.00'

HEYBOURNE ROAD
(HEYBOURNE ROAD 100' RIGHT-OF-WAY PER DOC. NO. 12782)
S 00°10'58" E 2645.52'

DOUGLAS COUNTY AIRPORT
APN 1320-08-002-007

S 00°10'58" E 530.01'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°10'58" E	48.57'
L2	S 00°10'58" E	15.00'
L3	S 89°49'02" W	40.00'
L4	N 00°10'58" W	15.00'
L5	N 89°49'02" E	40.00'

WEST ROW LINE
HEYBOURNE

OLD LOT LINE
(PER DOC. NO. 665101)

370.89'
S 89°47'30" W 391.16'

5.0' PUBLIC UTILITY EASEMENT
PER DOC. NO. 0665101

SE COR PARCEL 3
PER DOC. NO. 665101
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1/6 COR PER
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WITHIN A PORTION OF THE NE1/4,
OF THE NW1/4,
OF SECTION 17, T.13 N., R.20 E., M.D.M.

