

DOUGLAS COUNTY, NV

2016-878288

Rec:\$23.00

\$23.00 Pgs=10

03/18/2016 09:13 AM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN# : 1320-27-001-006

**Recording Requested By:**  
Bently Enterprises, LLC

**When Recorded Mail To:**  
Bently Enterprises, LLC  
1597 Esmeralda Avenue  
Minden, NV 89423

**Mail Tax Statements to: (deeds only)**  
Bently Enterprises, LLC  
1597 Esmeralda Avenue  
Minden, NV 89423

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature \_\_\_\_\_

Traci Adams

Escrow Officer

This document is being re-recording to add the Record of Survey Document No. 2016-877189 verbiage that was recorded concurrently with Document No. 2016-877063 and re-recorded as Document No. 2016-878272.

**PRIVATE ACCESS AND UTILITY EASEMENT**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

APN#: 1320-27-001-006

**Recording Requested By:**  
Bently Enterprises, LLC

DOUGLAS COUNTY, NV  
Rec: \$20.00  
\$20.00  
ETRCO, LLC  
KAREN ELLISON, RECORDER

**2016-878272**  
03/17/2016 04:04 PM

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Signature

  
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Escrow Officer

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**When Recorded Mail To:**  
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1597 Esmeralda Avenue  
Minden, NV 89423

Recorded Electronically  
ID: 2016-877189  
County: WYOS  
Date: 3/11/16 Time: 4:04 pm  
Signfile.com 800.460.5657

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SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

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### PRIVATE ACCESS AND UTILITY EASEMENT

THIS INDENTURE, made this 1<sup>st</sup> day of February, 2016, by and between BENTLY ENTERPRISES, LLC, a Nevada limited liability company, (hereinafter referred to as "GRANTOR"); and BENTLY ENTERPRISES, LLC (hereinafter referred to as "GRANTEE")

#### WITNESSETH:

THAT IN AND FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, the GRANTOR has this day bargained and sold, and by these presents does bargain and sell, transfer, and deliver unto the GRANTEE, a perpetual private access and public utility easement to construct, maintain, repair, replace, and rebuild access and utility facilities and improvements in conjunction with the parcel map as set forth on the Record of Survey recorded contemporaneously herewith in the Official Records of Douglas County as Document No. 2016-877189 at Book        Page       .

THE LAND AFFECTED by the grant of this private access and utility easement is located in the County of Douglas, State of Nevada, and is more particularly described in the attached **Exhibit 1**.

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Minden, NV 89423

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KARIN ELLISON, RECORDER

E03

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THE LAND AFFECTED by the grant of this private access and utility easement is located in the County of Douglas, State of Nevada, and is more particularly described in the attached **Exhibit 1**.

Said access and utility easement is conveyed pursuant to and is more particularly depicted on the Record of Survey recorded contemporaneously herewith.

TO HAVE AND TO HOLD said access and utility easement 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:

BENTLY ENTERPRISES, LLC  
A Nevada limited liability company

By: *Jeff Jarboe*  
Name: Jeff Jarboe  
Title: Chief Financial Officer

By: *Brady Frey*  
Name: Brady Frey  
Title: Chief Operations Officer

State of NEVADA            )  
  : ss.  
County of DOUGLAS        )

On February 1<sup>st</sup>, 2016, before me, Emily Tedore, a Notary Public, personally appeared JEFF JARBOE, 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.

I declare under the laws of the state of Nevada that the foregoing is true and correct.

WITNESS my hand and official seal.



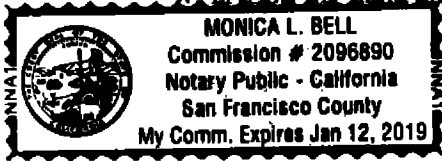
*Emily Tedore*  
Notary Public

State of CALIFORNIA        )  
  : ss.  
County of SAN FRANCISCO)

On February 9<sup>th</sup>, 2016, before me,  
Monica Bell, a Notary Public, personally appeared BRADY FREY,  
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.

I declare under the laws of the state of California that the foregoing is true and correct.

WITNESS my hand and official seal.



Monica Bell  
Notary Public

Name of Document: Grant Deed  
Date of Document: Feb. 9, 2016

S:\BENTLY\Bently Science Park\Deeds\Deed (Private Access-Utility Easement).doc

**LEGAL DESCRIPTION  
PRIVATE ACCESS & PUBLIC UTILITY EASEMENT  
BLOCK A, BENTLY SCIENCE PARK  
APN 1320-27-001-006**

A strip of land being for the purposes of a private access easement and a public utility easement across a portion of Block A of Final Map No. 1013 of Bently Science Park, a commercial subdivision as filed for record on December 12, 1995, in Book 1295, at Page 1534, as Document no. 376672, in the office of the Douglas County Recorder, lying entirely within the North One-half of Section 27, 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 Block A;

Thence S 02°02'19"W along the Easterly right-of-way line of Orbit Way, a 60 foot public road, a distance of 301.50 feet to the POINT OF BEGINNING;

Thence along the following eight courses:

- 1.) N 89°51'46"E a distance of 180.54 feet;
- 2.) S 65°26'06"E a distance of 29.29 feet;
- 3.) N 89°51'46"E a distance of 171.30 feet;
- 4.) S 00°08'14"E a distance of 28.68 feet;
- 5.) 24.94 feet along the arc of a curve to the left having a central angle of 37°36'00", a radius of 38.00 feet, and a chord which bears S 18°56'14"E 24.49 feet;
- 6.) S 37°44'14"E a distance of 56.88 feet;
- 7.) 33.87 feet along the arc of a curve to the right having a central angle of 31°17'54", a radius of 62.00 feet, and a chord which bears S 22°05'17"E 33.45 feet;
- 8.) S 06°26'20"E a distance of 666.72 feet;

Thence N 89°29'42"W along the Northerly right-of-way line of Buckeye Road, a public road of varying width, a distance of 24.18 feet;

Thence along the following eight courses:

- 1.) N 06°26'20"W a distance of 663.80 feet;
- 2.) 20.76 feet along the arc of a curve to the left having a central angle of 31°17'54", a radius of 38.00 feet, and a chord which bears N 22°05'17"W 20.50 feet;
- 3.) N 37°44'14"W a distance of 56.88 feet;
- 4.) 40.69 feet along the arc of a curve to the right having a central angle of 37°36'00", a radius of 62.00 feet, and a chord which bears N 18°56'14"W 39.96 feet;
- 5.) N 00°08'14"W a distance of 4.68 feet;
- 6.) S 89°51'46"W a distance of 147.27 feet;
- 7.) N 89°55'10"W a distance of 63.39 feet;
- 8.) S 89°51'46"W a distance of 145.16 feet;



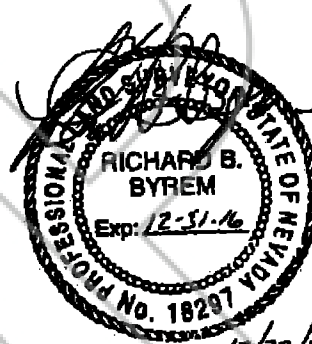
Page 2 of 2  
Legal Description for  
Private Access & Public Utility Easement  
Block A, Bently Science Park

(continued)

Thence N 02°02'19"E along said Easterly right-of-way line of Orbit Way a distance of 36.03 feet to the POINT OF BEGINNING;  
Containing 30,274 square feet, more or less.

Basis of Bearings: Said Final Map No. 1013 of Bently Science Park, as filed at Document no. 376672 in said Douglas County records.

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



# EXHIBIT "A"

PRIVATE ACCESS &  
PUBLIC UTILITY EASEMENT

AREA: 30,324± S.F

BENTLY PRESSURIZED BEARING COMPANY  
APN 1320-27-001-004

FND 5/8" RB  
W/CAP, PLS 3200

## BASIS OF BEARINGS

THE EAST BOUNDARY BLOCK "J"  
(1320-27-001-004), AS SHOWN ON FINAL  
MAP NO. 1013 OF BENTLY SCIENCE PARK,  
FILED FOR RECORD DECEMBER 12, 1995,  
AS DOCUMENT NO. 376672, OFFICIAL  
RECORDS OF DOUGLAS COUNTY, NEVADA  
(N. 04°19'58" W.)

## REFERENCES

1) FINAL MAP NO. 1013 OF BENTLY  
SCIENCE PARK, FILED FOR RECORD  
DECEMBER 12, 1995, AS DOCUMENT NO.  
376672, OFFICIAL RECORDS OF DOUGLAS  
COUNTY, NEVADA.

## LEGEND

- ⊕ FOUND MONUMENT AS NOTED
- EXISTING OR PROPOSED PROPERTY CORNERS
- RB REBAR
- (M) MEASURED BEARING AND DISTANCE
- P.O.B. POINT OF BEGINNING
- - - LINE/CURVE DIVISION MARK

BENTLY PRESSURIZED BEARING COMPANY  
APN 1320-27-001-006

## LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°08'14" W	16.68'
L2	N 37°44'14" W	56.88'
L3	N 02°02'19" E	36.03'
L4	N 89°51'46" E	180.54'
L5	S 85°28'08" E	28.28'
L6	N 89°51'46" E	171.30'
L7	S 00°08'14" E	28.68'
L8	S 37°44'14" E	56.88'
L9	S 06°26'20" E	666.72'
L10	N 89°29'42" W	24.18'
L11	N 06°26'20" W	663.80'
L12	N 37°44'14" W	56.88'
L13	N 00°08'14" W	4.68'
L14	S 89°51'46" W	147.27'
L15	N 89°55'10" W	83.39'
L16	S 89°51'46" W	145.16'

ORBIT WAY

S 02°02'18" W 1048.94'

HOG ALLEY DITCH-020  
APN 1320-27-001-020

BENTLY PRESSURIZED BEARING COMPANY  
APN 1320-27-001-006



SCALE 1" = 120'

## BUCKEYE ROAD (WIDTH VARIES)

## CURVE TABLE

CURVE	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH
C1	29.51'	84°32'17"	20.00'	S 40°11'30" E	28.90'
C2	32.81'	37°36'00"	50.00'	N 18°56'14" W	32.23'
C3	27.31'	31°17'54"	50.00'	N 22°05'17" W	26.97'
C4	24.94'	37°36'00"	38.00'	S 18°56'14" E	24.49'
C5	33.87'	31°17'54"	62.00'	S 22°05'17" E	33.45'
C6	20.76'	31°17'54"	38.00'	N 22°05'17" W	20.50'
C7	40.69'	37°36'00"	62.00'	N 18°56'14" W	39.96'

BENTLY ENTERPRISES, LLC  
WITHIN A PORTION OF THE R1/2,  
OF SECTION 17, T.13 N., R.20 E., M.D.M.

**ROI**  
Resource Concepts Inc