



KAREN ELLISON, RECORDER

Minden Lawyers, LLC  
Post Office Box 2860  
Minden, NV 89423

APN: 1319-19-802-008 and  
1319-19-802-009

FOR RECORDER'S USE ONLY

JUDGMENT

TITLE OF DOCUMENT

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. (NRS 239B.030)

I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the social security number of a person or persons as required by law. State specific law: \_\_\_\_\_

  
\_\_\_\_\_  
Signature

Charles S. Zumpft, Esq.  
Print Name & Title

WHEN RECORDED MAIL TO:

Minden Lawyers, LLC  
Post Office Box 2860  
Minden, NV 89423

FILED

NO. \_\_\_\_\_

CASE NO. 16-CV-0277

DEPT. NO. II

RECEIVED

17 APR -6 10:08

APR 06 2017

Douglas County  
District Court Clerk

BOBBIE R. WILLIAMS  
CLERK

BY **A. NEWTON** DEPUTY

IN THE NINTH JUDICIAL DISTRICT OF THE STATE OF NEVADA

IN AND FOR THE COUNTY OF DOUGLAS

KINGSBURY GENERAL IMPROVEMENT  
DISTRICT, a political subdivision of the State of  
Nevada,

Plaintiff,

JUDGMENT

v.

JAMES E. THULIN; JETCO INDUSTRIES, a  
Nevada corporation, aka JETCO INDUSTRIES,  
INC.; RICHARD W. YOUNG; all other persons  
unknown claiming any right, title, estate, lien or  
interest in the real property described in the  
Complaint; DOES I through XX, inclusive; and,  
DOE CORPORATIONS I through XX, inclusive,

Defendants.

MINDEN LAWYERS, LLC  
POST OFFICE BOX 2860  
MINDEN, NEVADA 89423

This is an action brought by Kingsbury General Improvement District ("KGID") for condemnation of certain real property interests of the defendants herein. The court has concurrently entered orders granting KGID's Motion for Judgment on Pleadings, and its Motion for Judgment Against Defaulted Defendants. Given those dispositions, final judgment is ripe for entry.

Having considered all the evidence on file herein, and in reliance on the court's prior orders and concurrent findings of fact and conclusions of law, the court hereby enters final judgment as follows:

IT IS HERBY ADJUDGED that Plaintiff Kingsbury General Improvement District is awarded permanent, non-exclusive rights of way and easements to construct, access, maintain,

MINDEN LAWYERS, LLC  
POST OFFICE BOX 2860  
MINDEN, NEVADA 89423

1 repair, replace and operate storm water drainage structures and related facilities over, under,  
2 through, across and upon that certain real property located in Douglas County, Nevada, Douglas  
3 County Assessor's parcel number 1319-19-802-008 ("Subject Property 1"), as more specifically  
4 identified on Exhibit 1 attached hereto; and Douglas County Assessor's parcel number 1319-19-  
5 802-009 ("Subject Property 2"), as more specifically identified on Exhibit 2 attached hereto.

6 IT IS FURTHER ORDERED that KGID shall pay just compensation to defendants in the  
7 amount of \$2,900.00 for the value of the property taken and for any damages caused by the taking  
8 of Subject Property 1.

9 IT IS FURTHER ORDERED that KGID shall pay just compensation to defendants in the  
10 amount of \$1,750.00 for the value of the property taken and for any damages caused by the taking  
11 of Subject Property 2.

12 IT IS FURTHER ORDERED that the total amount of just compensation to be paid by  
13 KGID is \$4,650.00.


14 IT IS FURTHER ORDERED that the difference between the foregoing amount and the  
15 amount previously deposited by KGID with the clerk of the court will be addressed by separate  
16 order.

17 IT IS FURTHER ORDERED that defendants shall not interfere with KGID's use of and  
18 access to the easement area.

19 IT IS FURTHER ORDERED that the Lis Pendens related to this matter, recorded in the  
20 office of the Douglas County Recorder on the 25<sup>th</sup> day of October, 2016, as document number  
21 2016-889597, is hereby released.

22 IT IS FURTHER ORDERED that the allocation of the just compensation paid as between  
23 the defendants will be the subject of post-judgment proceedings, in which KGID need not  
24 participate.

25 DATED this 6<sup>th</sup> day of April 2017.

26   
27 District Court Judge  
28

**EXHIBIT 1**

COPY

**EXHIBIT 1**

January 31, 2017  
16083

DESCRIPTION  
Storm Drain Easement

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

All that portion of Parcel 2-B per the Vesper Parcel Map no. 2, filed for record on August 25, 1980 as Document Number 47802, being more particularly described as follows:

Beginning at a Point along the Southerly property line of said Parcel 2-B, bearing South  $68^{\circ}06'19''$  East 5.98 feet from the Southwest corner of said Parcel 2-B,

A 20 foot wide easement, being 5.0 feet Easterly and 15.0 feet Westerly of the following described Storm Drain Pipe Centerline:

thence North  $39^{\circ}37'54''$  East 40.24 feet to the northerly line of said Parcel 2-B, being the Point of Termination of this easement, said Point bearing South  $89^{\circ}59'10''$  East 19.66 feet from the Northwest corner of said Parcel 2-B.

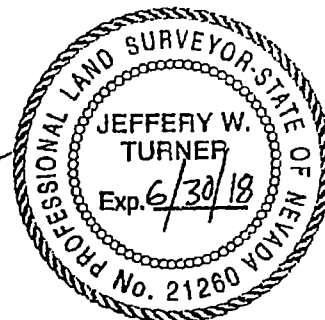
The side lines of these easements can be lengthened or shortened to meet the property lines.

Containing 605 square feet, more or less.

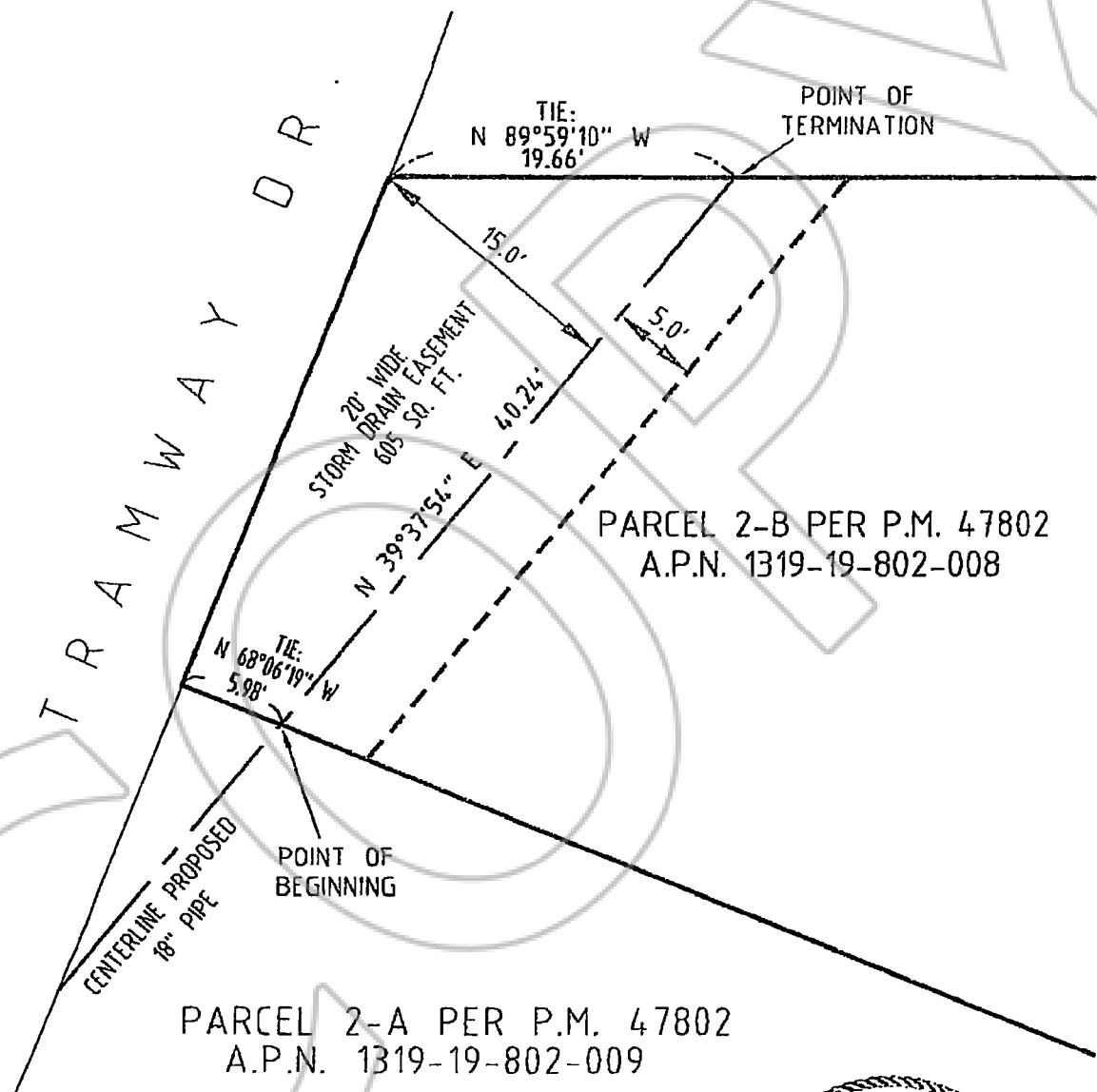
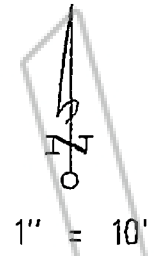
The Basis of Bearing for this description is said Vesper Parcel Map no. 2, filed for record on August 25, 1980 as Document Number 47802.

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



DATE 02/2017 JOB No. 16038  
 PROJECT EASEMENT EXHIBIT  
 BY SW PAGE 1 OF 1  
 243 TRAMWAY DR, DOUGLAS CO., NV  
 A.P.N.'s 1319-19-802-008



PARCEL 2-A PER P.M. 47802  
 A.P.N. 1319-19-802-009

PARCEL 2-B PER P.M. 47802  
 A.P.N. 1319-19-802-008

**TA** TURNER & ASSOCIATES, INC.

LAND SURVEYING

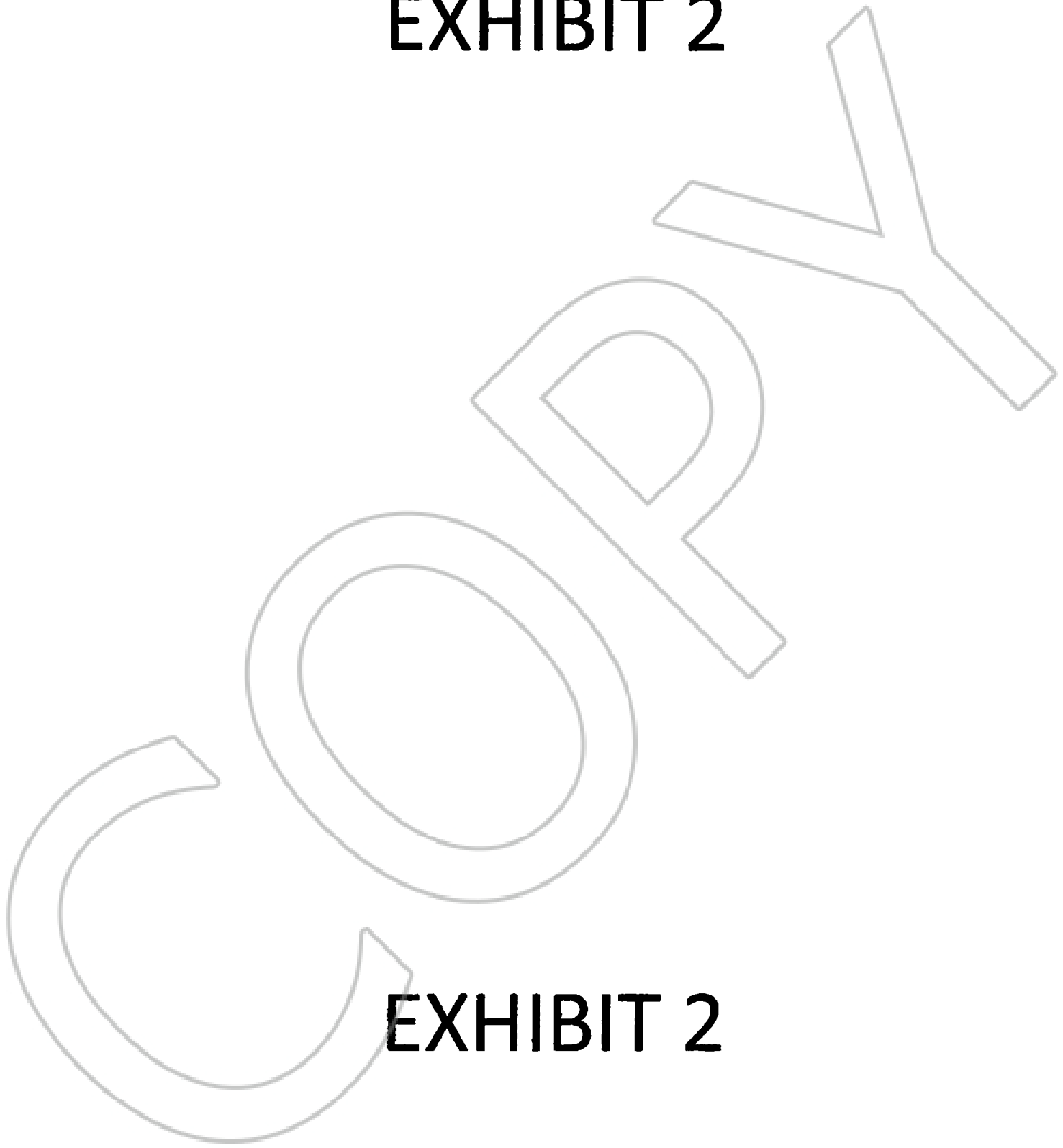
(775) 588-5658  
 308 DORLA COURT, SUITE 203  
 ROUND HILL, NEVADA

P.O. BOX 5067 - STATELINE, NEVADA 89449

PROJECT FILE 16083 EASEMENT EXHIBIT B-2



**EXHIBIT 2**



**EXHIBIT 2**

February 1, 2017  
16083

DESCRIPTION  
Storm Drain Easement

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

All that portion of Parcel 2-A per the Vesper Parcel Map no. 2, filed for record on August 25, 1980 as Document Number 47802, being more particularly described as follows:

Beginning at a Point along the Easterly Right-of-Way of Tramway Drive, said Point being on the Westerly property line of said Parcel 2-A, bearing North  $21^{\circ}53'41''$  East 12.30 feet from the Southwest corner of said Parcel 2-A,

A 20 foot wide easement, being 5.0 feet Easterly and 15.0 feet Westerly of the following described Storm Drain Pipe Centerline:

thence North  $39^{\circ}37'54''$  East 19.63 feet to the northerly line of said Parcel 2-A, being the Point of Termination of this easement, said Point bearing South  $68^{\circ}06'19''$  East 5.98 feet from the Northwest corner of said Parcel 2-A.

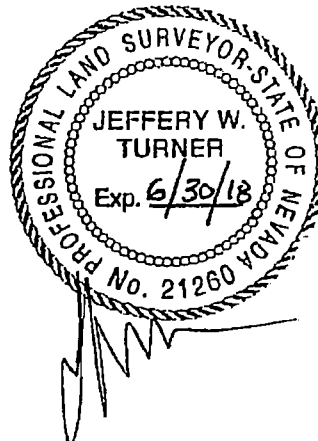
The side lines of these easements can be lengthened or shortened to meet the property lines.

Containing 194 square feet, more or less.

The Basis of Bearing for this description is said Vesper Parcel Map no. 2, filed for record on August 25, 1980 as Document Number 47802.

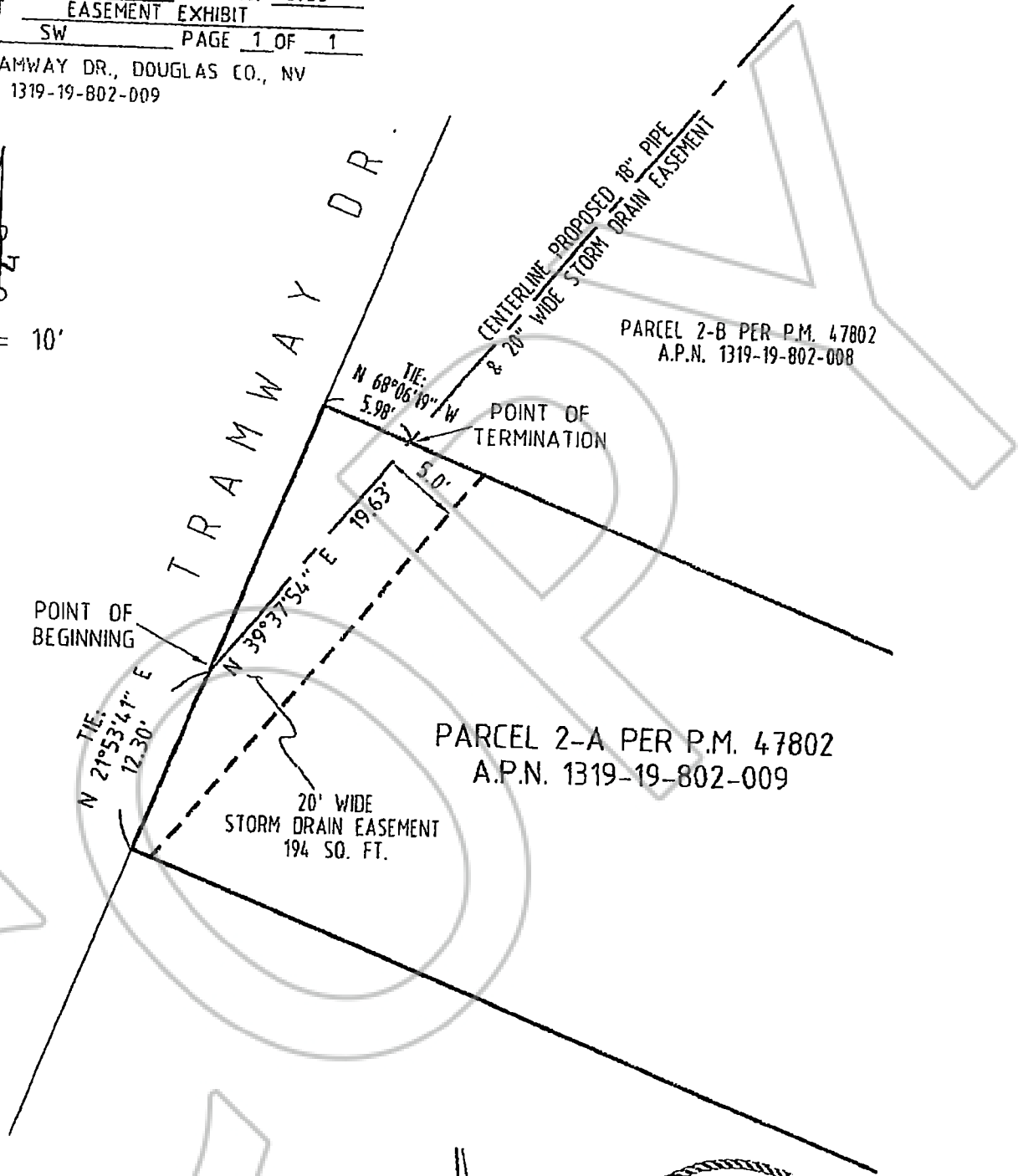
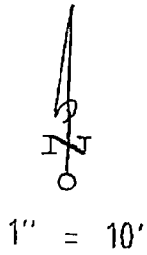
Note: Refer this description to your title company before incorporating into any legal document.

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





DATE 02/2017 JOB No. 16038  
 PROJECT EASEMENT EXHIBIT  
 BY SW PAGE 1 OF 1  
 245 TRAMWAY DR., DOUGLAS CO., NV  
 A.P.N.'s 1319-19-802-009



**TA** **TURNER & ASSOCIATES, INC.**

LAND SURVEYING

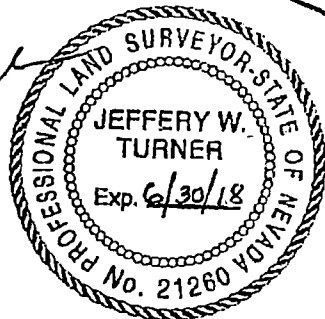
(775) 588-5658

309 DORLA COURT, SUITE 283

ROUND HILL, NEVADA

P.O. BOX 5067 - STATELINE, NEVADA 89449

PROJECT FILE 16083 EASEMENT EXHIBIT B-3 PARCEL 2-A



COPY

**CERTIFIED COPY**

The document to which this certificate is attached is a full, true and correct copy of the original in file and of record in my office.

DATE 4/7/17

BOBBIE R. WILLIAMS Clerk of Court  
of the State of Nevada, in and for the County of Douglas,

By ANNA Deputy