

APN: 1419-10-001-003



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)

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**GRANT OF PUBLIC UTILITY EASEMENT**

THIS INDENTURE is made this <sup>BF</sup> 2<sup>8th</sup> day of May, 2017, between CLEAR CREEK GOLF, LLC, a Delaware limited liability company ("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, thirty 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 legal description attached as Exhibit "B" and depicted on Exhibit "B-1" 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 GRANTORS'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.

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

**CLEAR CREEK GOLF, LLC**

By:

By: \_\_\_\_\_

**STATE OF NEVADA** )

) ss.

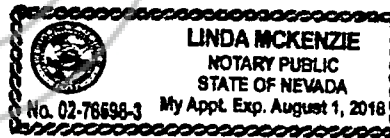
**COUNTY OF DOUGLAS** )

On the 2 day of May, 2017, before me, Linda McKenzie a Notary Public, personally appeared Jim Taylor, 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: \_\_\_\_\_

Notary Public



**EXHIBIT B  
LEGAL DESCRIPTION OF EASEMENT AREA**

A portion of Parcel 15 as shown on that Boundary Line Adjustment/Record of Survey (BLA/ROS) Map Document No. 725936 and described in Deed Document No. 725935 filed in the official records of Douglas County, Nevada on June 27, 2008, more particularly described as follows:

A 30.00-foot wide strip of land, 15.00 feet on either side of the following described centerline:

BEGINNING at a point on the line common to Parcel 4 and Parcel 15 of said BLA/ROS, from which the East 1/4 corner of Section 10, Township 14 North, Range 19 East, Mount Diablo Base and Meridian bears South 47°28'36" East, 2,908.72 feet;

THENCE departing said common line, North 81°03'38" West, 26.56 feet;

THENCE Northwesterly, 111.16 feet along the arc of a non-tangent curve to the right, having a radius of 430.99 feet, through a central angle of 14°46'37", the radius point bearing North 05°51'49" East from the beginning of said curve;

THENCE North 51°16'24" West, 255.93 feet;

THENCE North 68°16'17" West, 150.14 feet;

THENCE North 03°45'58" East, 72.44 feet to a point on the common line between Parcel 16 and Parcel 15 of said BLA/ROS, and the POINT OF TERMINUS.

The side lines and end lines being extended or shortened to intersect the boundary of said Parcel 15.

Containing 18,487 square feet or 0.42 acres, more or less.

**BASIS OF BEARINGS:** Identical to that of Record of Survey/Boundary Line Adjustment Map Document No. 725936 recorded June 27, 2008, official records of Douglas County, Nevada.

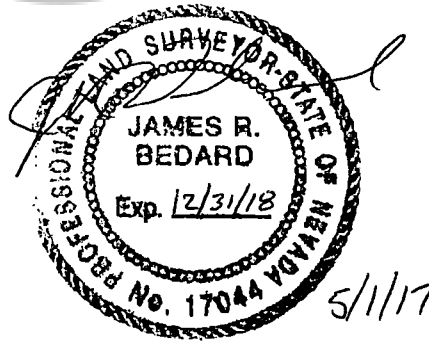
**SURVEYOR'S CERTIFICATE**

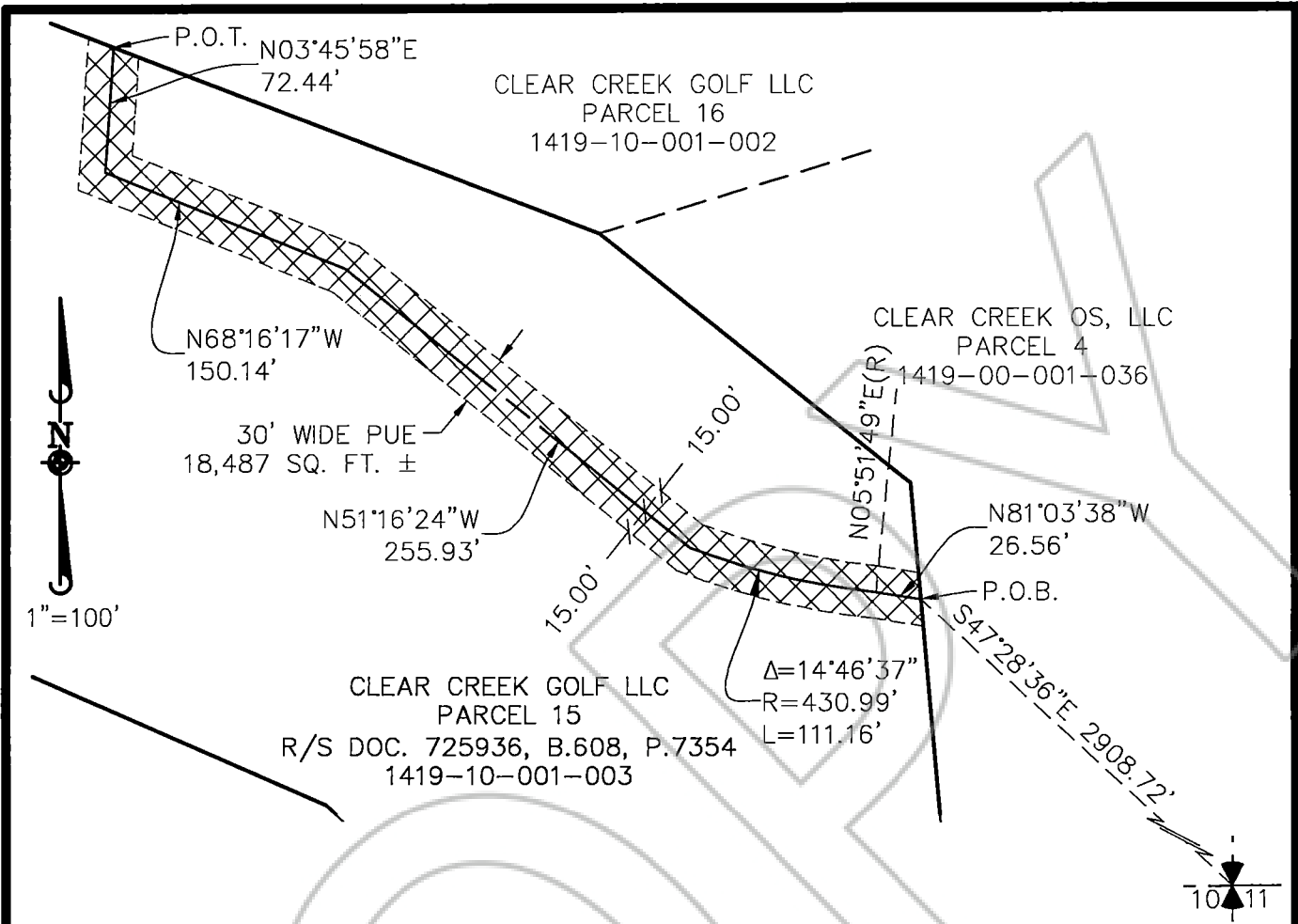
I hereby certify that the attached easement description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

James R. Bedard  
Nevada PLS 17044  
For and on behalf of



9850 DOUBLE R BLVD, SUITE 101  
RENO, NEVADA 89521  
(775) 743-3500





BASIS OF BEARINGS

IDENTICAL TO THAT OF ROS/BLA MAP  
 NO. 725936, BK. 608, PAGE 7354 OFFICIAL  
 RECORDS OF DOUGLAS COUNTY, NEVADA

LEGEND

- SUBJECT PROPERTY LINE
- EASEMENT AREA
- ADJACENT PROPERTY
- SURVEY TIE
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINUS
- PUE PUBLIC UTILITY EASEMENT
- (R) RADIAL BEARING

NOTE

OWNER(S) ACKNOWLEDGES AND EXPRESSLY AGREES DOUGLAS COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE, REPAIR, REMEDIATION, DAMAGES, EXPENSES, COSTS, INTERFERENCE WITH OR DISTURBANCE TO, ACCESS ROADS, GROUND SURFACE, LANDSCAPING, OR ABOVE-GROUND IMPROVEMENTS LOCATED WITHIN OR ADJACENT TO ANY PUBLIC UTILITY, PUBLIC SEWER, PUBLIC WATER, AND EFFLUENT WATER EASEMENTS, WHICH IS CAUSED DIRECTLY OR INDIRECTLY BY THE USE OF THE EASEMENTS, WHICH INCLUDES BUT IS NOT LIMITED TO ACCESS, INGRESS, EGRESS, CONSTRUCTION, MAINTENANCE, INSTALLATION, OR REPAIR OF ANY IMPROVEMENTS.



3850 Double R Blvd, Suite 101, Reno, NV 89521 Tel: (775) 746-3500 Fax: (775) 746-3520 www.manhard.com  
 Civil Engineers - Surveyors - Water Resources Engineers - Water & Wastewater Engineers  
 Construction Managers - Environmental Scientists - Landscape Architects - Planners

CLEAR CREEK GOLF, LLC	
DOUGLAS COUNTY, NEVADA	
PUBLIC UTILITY EASEMENT	
PROJ. MGR.: MAR	SHEET
DRAWN BY: JRB	<b>EXHIBIT B-1</b>
DATE: 04/28/17	CCPDCN 130470
SCALE: 1"=100'	