

APN: 1419-10-001-002



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 8th 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.

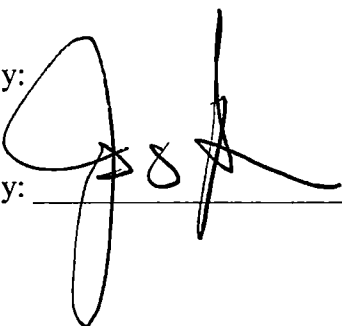
All rights, duties and obligations granted by this Grant of Public Utility Easement shall run with the land and shall be binding upon GRANTOR, its successors, agents and assigns forever.

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: Linda McKenzie
Notary Public

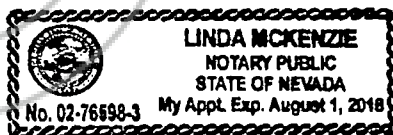


EXHIBIT B
LEGAL DESCRIPTION OF EASEMENT

A portion of Parcel 16 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 15 and Parcel 16 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 48°50'30" East, 3,469.60 feet;

THENCE departing said common line, North 03°45'58" East, 83.26 feet;

THENCE North 37°41'53" East, 67.71 feet to a point hereinafter referred to as POINT A;

THENCE continuing North 37°41'53" East, 23.16 feet;

THENCE North 07°29'02" West, 24.19 feet to a point on the common line between Parcel 17 and Parcel 16 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 16.

Containing 5,955 square feet or 0.14 acres, more or less.

TOGETHER WITH a portion of said Parcel 16, described as follows:

COMMENCING at the aforementioned POINT A;

THENCE South 52°18'07" East, 15.00 feet to the POINT OF BEGINNING;

THENCE North 37°41'53" East, a distance of 10.00 feet;

THENCE South 52°18'07" East, a distance of 48.20 feet;

THENCE North 85°59'35" East, a distance of 111.94 feet;

THENCE North 63°29'35" East, a distance of 2.19 feet;

THENCE North 26°30'25" West, a distance of 16.45 feet;

THENCE North 63°38'18" East, a distance of 10.00 feet;

THENCE South 26°30'25" East, a distance of 16.42 feet;

THENCE North 63°29'35" East, a distance of 21.68 feet;

THENCE North 18°29'35" East, a distance of 53.77 feet;

THENCE North 05°03'51" West, a distance of 38.79 feet;

THENCE South 84°56'09" West, a distance of 90.67 feet to a point on the easterly line of that public utility easement recorded July 6, 2015 as Document No. 865836, Official Records of Douglas County, Nevada;

THENCE along said easterly line the following two (2) courses:

1. North 51°43'14" East, a distance of 9.36 feet;
2. North 38°16'46" West, a distance of 33.00 feet to a point on the northerly line of said Parcel 16, being a point on a non-tangent curve to the left, from which the radius point bears North 48°07'59" West, a radial distance of 222.50 feet;

THENCE departing said easterly line, Northeasterly along said northerly line and along the arc of said curve, through a central angle of 00°31'08", a distance of 2.02 feet;

THENCE departing said northerly line, South 52°29'02" East, a distance of 20.87 feet;

THENCE North 84°56'09" East, a distance of 84.09 feet;

THENCE North 05°03'51" West, a distance of 30.82 feet;

THENCE North 84°56'09" East, a distance of 20.00 feet;

THENCE South 05°03'51" East, a distance of 32.82 feet;

THENCE North 84°56'09" East, a distance of 51.45 feet;

THENCE South 52°03'15" East, a distance of 6.76 feet;

THENCE South 37°56'45" West, a distance of 10.00 feet;

THENCE North 52°03'15" West, a distance of 2.82 feet;

THENCE South 84°56'09" West, a distance of 47.51 feet;

THENCE South 05°03'51" East, a distance of 50.96 feet;

THENCE South 18°29'35" West, a distance of 66.23 feet;

THENCE South 63°29'35" West, a distance of 33.78 feet;

THENCE South 26°30'25" East, a distance of 24.00 feet;

THENCE South 63°29'35" West, a distance of 10.00 feet;

THENCE North 26°30'25" West, a distance of 24.00 feet;

THENCE South 63°29'35" West, a distance of 2.35 feet;

THENCE South 85°59'35" West, a distance of 18.07 feet;
THENCE South 04°00'25" East, a distance of 17.35 feet;
THENCE South 85°59'35" West, a distance of 10.00 feet;
THENCE North 04°00'25" West, a distance of 17.35 feet;
THENCE South 85°59'35" West, a distance of 72.96 feet;
THENCE South 04°00'25" East, a distance of 24.01 feet;
THENCE South 85°59'34" West, a distance of 10.00 feet;
THENCE North 04°00'25" West, a distance of 24.01 feet;
THENCE South 85°59'35" West, a distance of 12.51 feet;
THENCE North 52°18'07" West, a distance of 3.40 feet;
THENCE South 37°41'53" West, a distance of 25.21 feet;
THENCE North 52°18'19" West, a distance of 3.53 feet;
THENCE North 04°00'27" West, a distance of 9.72 feet;
THENCE North 37°41'53" East, a distance of 17.95 feet;
THENCE North 52°18'07" West, a distance of 42.41 feet;
THENCE North 37°41'53" East, a distance of 10.00 feet to the POINT OF BEGINNING.

Containing 10,642 square feet or 0.24 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.

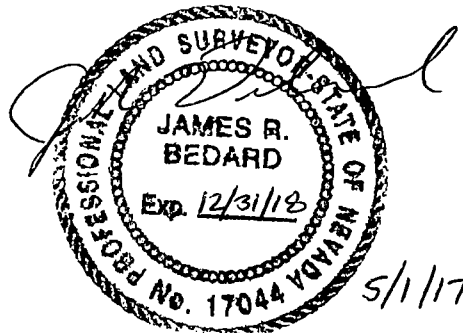
SURVEYOR'S CERTIFICATE

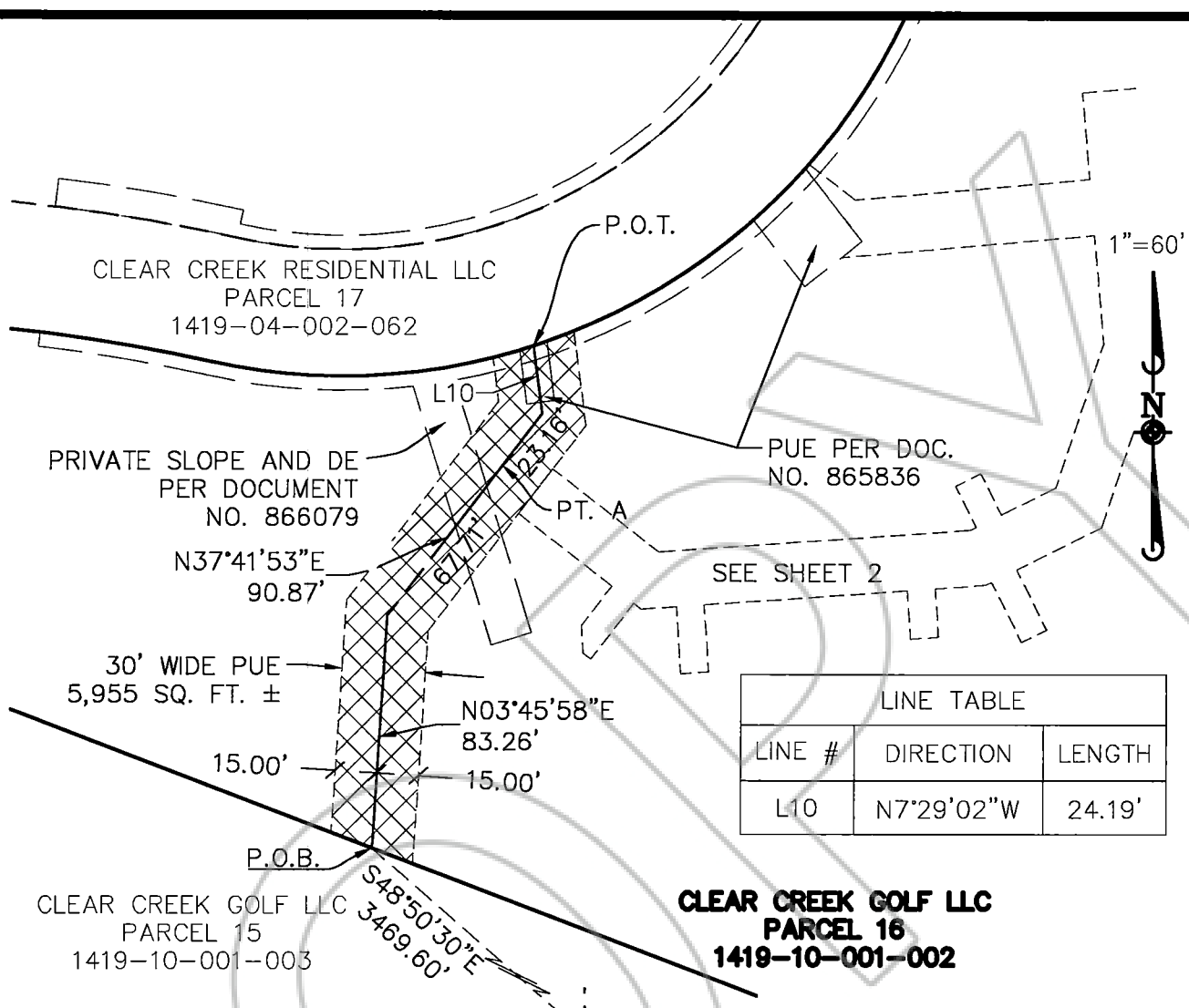
I hereby certify that the attached easement description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

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



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





LINE TABLE		
LINE #	DIRECTION	LENGTH
L10	N7°29'02"W	24.19'

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

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.

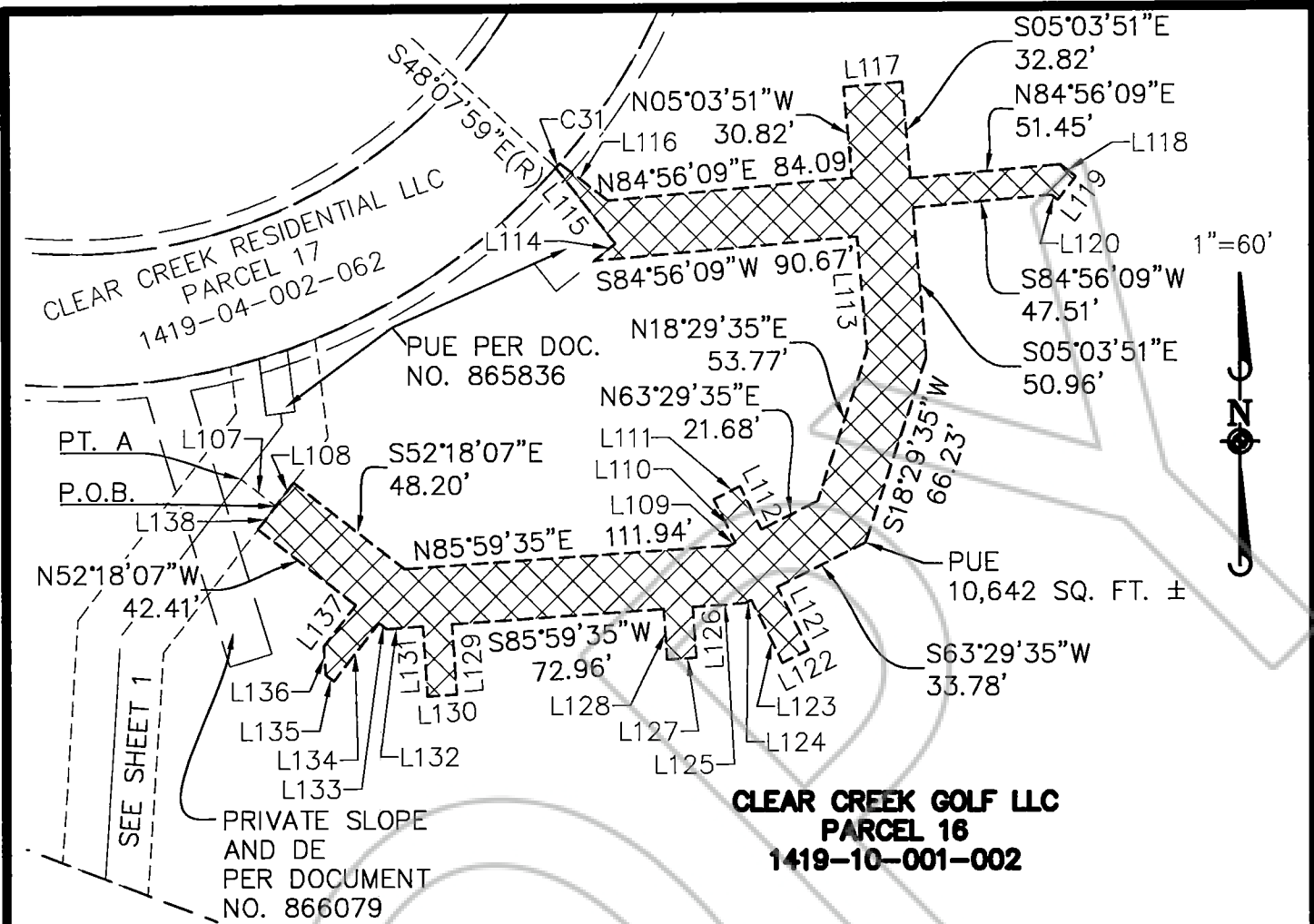
3950 Double R Blvd, Suite 101, Reno, NV 89521 tel: (775) 749-3500 fax: (775) 749-3590 www.manhard.com
 Civil Engineers - Surveyors - Water Resources Engineers - Water & Wastewater Engineers
 Construction Managers - Environmental Scientists - Landscape Architects - Planners

CLEAR CREEK GOLF, LLC
DOUGLAS COUNTY, NEVADA
PUBLIC UTILITY EASEMENT

PROJ. MGR.: MAR SHEET 1 OF 3
 DRAWN BY: JRB
 DATE: 04/28/17
 SCALE: 1"=60'

EXHIBIT B-1
 CCPDCN 130470

Dwg Name: P:\Ccpdcn\dwg\Exhibit Drawings\Phase 1\CCPDCN-Ph1_Esmt-Golf.dwg Updated By: jbedard 15:48



BASIS OF BEARINGS

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

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.

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



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CLEAR CREEK GOLF, LLC	
DOUGLAS COUNTY, NEVADA	
PUBLIC UTILITY EASEMENT	
PROJ. MGR.: MAR	SHEET 2 OF 3
DRAWN BY: JRB	EXHIBIT B-1
DATE: 04/28/17	
SCALE: 1"=60'	CCPDCN 130470

Dwg Name: P:\Ccpdcn\dwg\Surv\Exhibit Drawings\Phase 1\CCPDCN-Ph1_Esmt-Golf.dwg Updated By: jbedard 13:53

LINE TABLE		
LINE #	DIRECTION	LENGTH
L107	S52°18'07"E	15.00'
L108	N37°41'53"E	10.00'
L109	N63°29'35"E	2.19'
L110	N26°30'25"W	16.45'
L111	N63°38'18"E	10.00'
L112	S26°30'25"E	16.42'
L113	N5°03'51"W	38.79'
L114	N51°43'14"E	9.36'
L115	N38°16'46"W	33.00'
L116	S52°29'02"E	20.87'
L117	N84°56'09"E	20.00'
L118	S52°03'15"E	6.76'
L119	S37°56'45"W	10.00'
L120	N52°03'15"W	2.82'
L121	S26°30'25"E	24.00'
L122	S63°29'35"W	10.00'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L122	S63°29'35"W	10.00'
L123	N26°30'25"W	24.00'
L124	S63°29'35"W	2.35'
L125	S85°59'35"W	18.07'
L126	S4°00'25"E	17.35'
L127	S85°59'35"W	10.00'
L128	N4°00'25"W	17.35'
L129	S4°00'25"E	24.01'
L130	S85°59'34"W	10.00'
L131	N4°00'25"W	24.01'
L132	S85°59'35"W	12.51'
L133	N52°18'07"W	3.40'
L134	S37°41'53"W	25.21'
L135	N52°18'19"W	3.53'
L136	N4°00'27"W	9.72'
L137	N37°41'53"E	17.95'
L138	N37°41'53"E	10.00'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C31	2.02'	222.50'	0°31'08"



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DOUGLAS COUNTY, NEVADA
PUBLIC UTILITY EASEMENT

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SHEET 3 OF 3
EXHIBIT B-1
CCPDCN 130470