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RECORDING REQUESTED BY AND AFTER  
RECORDATION RETURN BY MAIL TO:

R.D. ANDERSON ENGINEERING INC.  
1603 EMERALDA AVE.  
MINDEN, NV 89423



00058531201709014080070073

KAREN ELLISON, RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PUBLIC UTILITY EASEMENT

This Public Utility Easement is made this 14<sup>th</sup> day of July, 2017, by and between Nevada Northwest, LLC ("Grantor") and the TOWN OF MINDEN and MINDEN-GARDNERVILLE SANITATION DISTRICT (Collectively, "Grantees")

WITNESSETH:

Recitals:

WHEREAS, a Public Utility Easement ("Original Easement") was recorded by Grantor to the benefit of Grantees on October 19, 2006, as document number 0686814 in the Douglas County Real Property Records;

WHEREAS, during the construction of a bio-swale, a meander was constructed that inadvertently intruded onto land that was not permitted by the Original Easement;

WHEREAS, the Grantor and Grantees wish to correct this error by recording this additional Public Utility Easement with a property description that permits the meander;

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby recognized, Grantor and Grantees hereby agree:

1. Grant of Easement: Grantor hereby grants to Grantees, and their successors and assigns, the following Public Utility Easement that is perpetual, exclusive, and runs with the lands affected hereby, located and more particularly described in Exhibit A.

2. Purpose of Easement: This Public Utility Easement is granted for the purposes of modifying the original utility improvements by the addition of the currently constructed meander by Grantees on the real property described in Exhibit A and recognizing the Grantees' right to construct, maintain, repair, and replace utilities, including but not limited to water and sewage related utilities, over, across, and through the real property described in Exhibit A.

3. Entire Agreement: This Public Utility Easement contains the entire agreement between the Grantor and Grantees regarding the rights granted and obligations assumed. Oral representations regarding this instrument shall be of no force and effect.

4. Attorneys' Fees: In the event of any legal action or proceeding brought in connection with a dispute between the Grantor and Grantees, with respect to the subject matter of this instrument, the prevailing party shall be entitled to their costs, expenses, and reasonable attorneys' fees.

In witness whereof, the parties have caused this instrument to be executed the date and year first written above.

Grantor

Nevada Northwest, LLC  
A Nevada limited liability company

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

Its: MANAGER

THIS DOCUMENT IS SIGNED  
IN COUNTERPART.

Grantees  
Town of Minden

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

Its: \_\_\_\_\_

Minden-Gardnerville Sanitation District

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

Its: \_\_\_\_\_

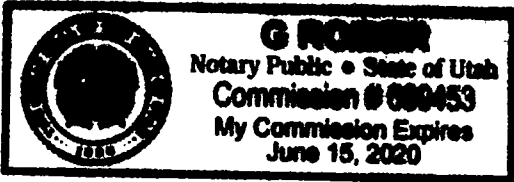
Utah

STATE OF NEVADA )

: ss.

\_\_\_\_\_ )

On July 6, 2017, personally appeared before me, a notary public, James Bradshaw, personally known (or proved) to me to be the person whose name is subscribed to the foregoing Public Utility Easement, who acknowledged to me that he executed the foregoing document.



[Signature]  
NOTARY PUBLIC

STATE OF NEVADA )

: ss.

\_\_\_\_\_ )

On \_\_\_\_\_, 2017, personally appeared before me, a notary public, \_\_\_\_\_, personally known (or proved) to me to be the person whose name is subscribed to the foregoing \_\_\_\_\_, who acknowledged to me that he executed the foregoing document.

\_\_\_\_\_  
NOTARY PUBLIC

STATE OF NEVADA )

: ss.

\_\_\_\_\_ )

On \_\_\_\_\_, 2017, personally appeared before me, a notary public, \_\_\_\_\_, personally known (or proved) to me to be the person whose name is subscribed to the foregoing \_\_\_\_\_, who acknowledged to me that he executed the foregoing document.

\_\_\_\_\_  
NOTARY PUBLIC

3. Entire Agreement: This Public Utility Easement contains the entire agreement between the Grantor and Grantees regarding the rights granted and obligations assumed. Oral representations regarding this instrument shall be of no force and effect.

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In witness whereof, the parties have caused this instrument to be executed the date and year first written above.

Grantor

Nevada Northwest, LLC  
A Nevada limited liability company

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

Its: \_\_\_\_\_

Grantees

Town of Minden

By: John Frisby

Its: Public Works Superintendent

Minden-Gardnerville Sanitation District

By: Frank T. Johnson

Its: District Manager

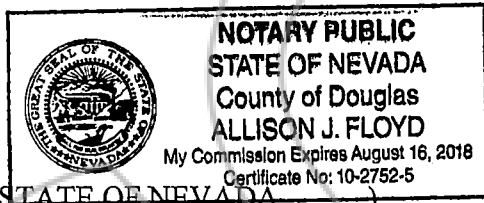
STATE OF NEVADA )  
 : ss.  
 )

On \_\_\_\_\_, 2017, personally appeared before me, a notary public,  
\_\_\_\_\_, personally known (or proved) to me to be the person whose name is  
subscribed to the foregoing \_\_\_\_\_, who acknowledged  
to me that he executed the foregoing document.

NOTARY PUBLIC

STATE OF NEVADA )  
 : ss.  
County of Douglas )

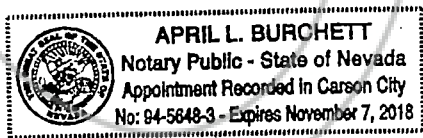
On July 6<sup>th</sup>, 2017, personally appeared before me, a notary public,  
John Frisby, personally known (or proved) to me to be the person whose name is  
subscribed to the foregoing Public Utility Easement, who acknowledged  
to me that he executed the foregoing document.



Allison J. Floyd  
NOTARY PUBLIC

STATE OF NEVADA )  
 : ss.  
County of Douglas )

On July 6, 2017, personally appeared before me, a notary public,  
Frank T. Johnson, personally known (or proved) to me to be the person whose name is  
subscribed to the foregoing Public Utility Easement, who acknowledged  
to me that he executed the foregoing document.



April L. Burchett  
NOTARY PUBLIC

**DESCRIPTION  
PUBLIC UTILITY EASEMENT  
(OVER A.P.N. 1320-30-510-001)**

2010-006  
06/14/17

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

A strip of land for public utility purposes located within a portion of Section 30, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

BEGINNING at a point that bears North 71°19'00" East, 106.78 feet from the southwest corner of Lot 1 as shown on the Final Subdivision Map for Monte Vista Subdivision filed for record November 30, 2004 in the office of Recorder, Douglas County, Nevada as Document No. 630595, said point also falling on the northerly line of an existing Public Utility Easement filed for record October 19, 2006 in Book 1006 at Page 7108 as Document No. 686814;

thence northeasterly along a curve to the right, having a radius of 170.00 feet through a central angle of 21°35'08", arc length of 64.05 feet, and chord bearing and distance of North 49°13'46" East, 63.67 feet;

thence North 60°01'20" East, 50.58 feet;

thence easterly along a curve to the right, having a radius of 110.00 feet through a central angle of 48°47'26", arc length of 93.67 feet, and chord bearing and distance of North 84°25'03" East, 90.87 feet;

thence South 71°11'14" East, 128.05 feet;

thence South 18°48'50" West, 23.00 feet;

thence South 71°11'14" East, 68.02 feet to a point on the easterly line of said Lot

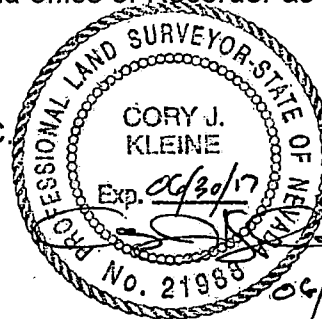
1;

thence along said easterly line of Lot 1, South 45°09'44" East, 4.10 feet to a point on said northerly line of an existing Public Utility Easement;

thence along said northerly line of an existing Public Utility Easement, North 88°04'41" West, 363.76 feet to the POINT OF BEGINNING, containing 19,342 square feet, more or less.

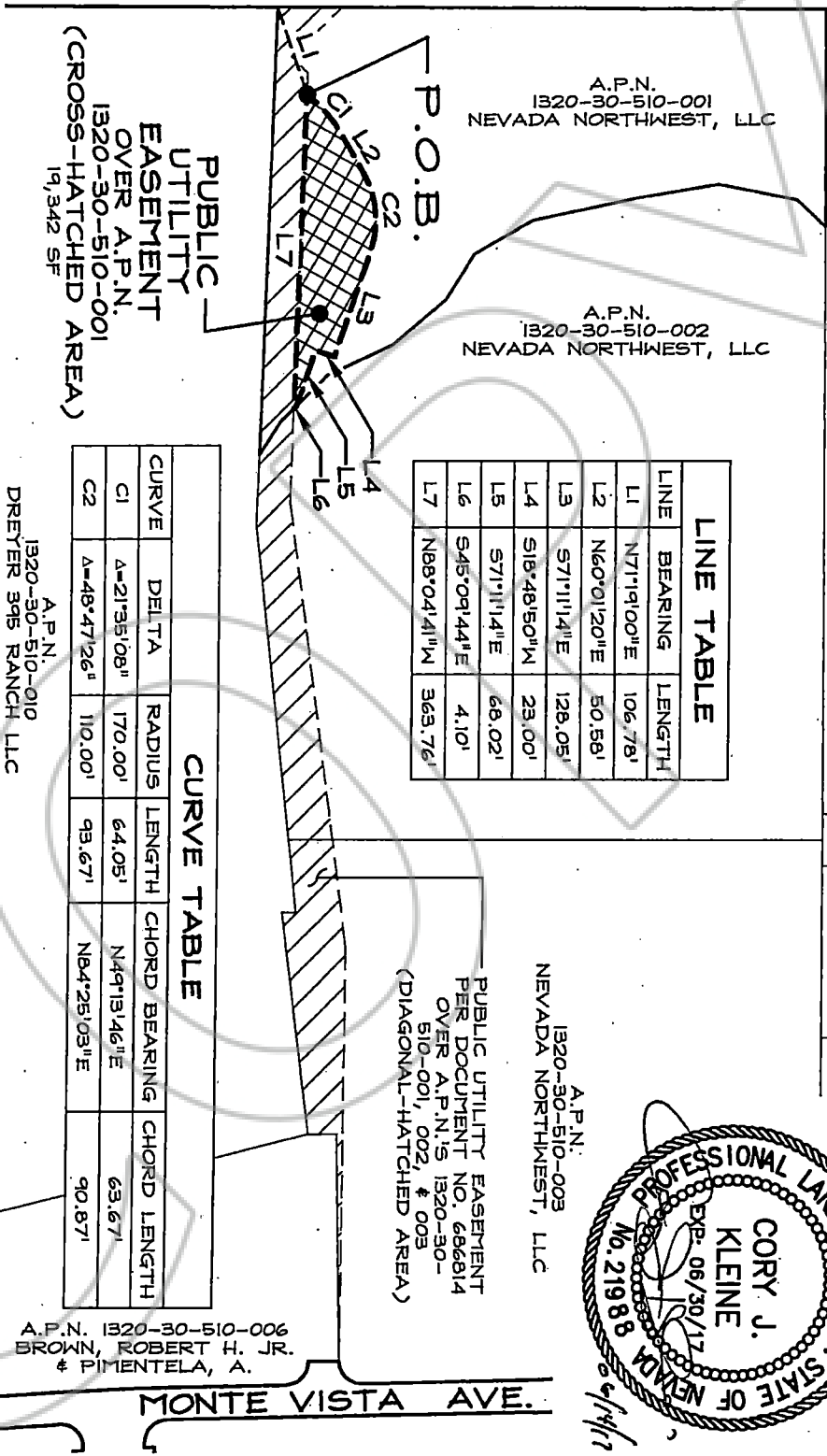
The Basis of Bearing for this description is North 00°18'16" East, the easterly right-of-way of U.S. Highway 395 as shown on said Final Subdivision Map for Monte Vista Subdivision filed for record November 30, 2004 in said office of Recorder as Document No. 630595.

Prepared By: R.O. ANDERSON ENGINEERING, INC.  
P.O. Box 2229  
Minden, Nevada 89423



U.S. HWY. 395

SCALE: 1" = 200'



A.P.N. 1320-30-510-001  
NEVADA NORTHWEST, LLC

A.P.N. 1320-30-510-002  
NEVADA NORTHWEST, LLC

LINE TABLE		
LINE	BEARING	LENGTH
L1	N71°19'00"E	106.78'
L2	N60°01'20"E	50.58'
L3	S71°11'14"E	128.05'
L4	S18°48'50"W	23.00'
L5	S71°11'14"E	68.02'
L6	S45°09'44"E	4.10'
L7	N88°04'41"W	363.76'

A.P.N. 1320-30-510-003  
NEVADA NORTHWEST, LLC

PUBLIC UTILITY EASEMENT  
PER DOCUMENT NO. 686814  
OVER A.P.N.'S 1320-30-510-001, 002, & 003  
(DIAGONAL-HATCHED AREA)

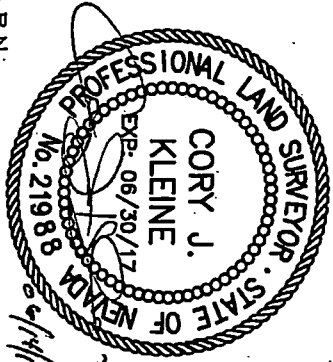
PUBLIC UTILITY EASEMENT OVER A.P.N. 1320-30-510-001 (CROSS-HATCHED AREA)  
19,342 SF

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	Δ=21°35'08"	170.00'	64.05'	N49°13'14"E	63.67'
C2	Δ=48°47'26"	110.00'	93.67'	N84°25'03"E	90.87'

A.P.N. 1320-30-510-010  
DREYER 395 RANCH LLC

A.P.N. 1320-30-510-006  
BRONZ, ROBERT H. JR.  
& PIMENTELA, A.

MONTE VISTA AVE.



**R/O Anderson**  
MINIDEN 1623 Fernside Ave Reno, NV 89423  
P.O. Box 2224 Tilden, NV 89423  
P 775.782.2322 F 775.782.7084

MIMI ROANDERSON, COURT  
140 W. Hufferd Reno, NV 89501  
P 775.782.2322 F 775.782.7084

**EXHIBIT**  
PUBLIC UTILITY EASEMENT  
OVER A.P.N. 1320-30-510-001

06/13/17  
2010-006-FUE.dwg