

Assessor's Parcel Number: 1419-27-510-003

Date: OCTOBER 19, 2017

Recording Requested By:

Name: JEANE COX, COMMUNITY DEVELOPMENT

Address: _____

City/State/Zip: _____

Real Property Transfer Tax: \$ N/A



KAREN ELLISON, RECORDER

GRANT OF PUBLIC UTILITY EASEMENT #2017.204
(Title of Document)

FILED

NO. 2017-204

2017 OCT 19 PM 12: 20

DOUGLAS COUNTY
CLERK

BY [Signature] DEPUTY

APN: 1419-27-510-003

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 August, 2017, between William A. Millichap ("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 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 "A" and depicted on Exhibit "B" 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 GRANTOR'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.

GRANTOR

By:

By: *[Handwritten Signature]*

STATE OF NEVADA

)
) ss.

COUNTY OF DOUGLAS

On the 22nd day of Aug., 2017, before me, NATALIE FREY, a Notary Public, personally appeared WILLIAM A. MILLICAP, 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: *Natalie Frey*
Notary Public



08/10/17
2315-004

EXHIBIT 'A'
PUBLIC UTILITY EASEMENT
(OVER A.P.N. 1419-27-510-023)

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

A strip of land for public utility easement purposes located within a portion of Section 27, Township 14 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

COMMENCING at the northwesterly corner of Adjusted Lot 32 as shown on the Record of Survey to Support a Boundary Line Adjustment for James Canyon, LLC filed for record December 9, 2003 in the office of Recorder, Douglas County, Nevada as Document No. 599028, said point falling on the westerly line of James Canyon Loop;

thence South 49°52'44" East, 5.03 feet to a point on a 5 foot public utility easement per the Final Subdivision Map of Mountain Meadow Estates, Phase 1 filed for record March 6, 2002 as Document No. 536360, the POINT OF BEGINNING;

thence South 49°52'44" East, 241.55 feet to a point on a 7.5 foot public utility easement per said Document No. 536360;

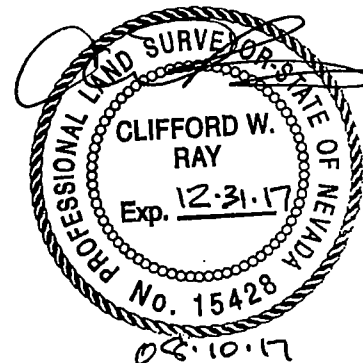
thence along said 7.5 foot public utility easement along the arc of a non-tangent curve to the left having a radius of 462.50, central angle of 00°37'20", an arc length of 5.02 feet and a tangent bearing of N 45°54'44" E;

thence leaving said 7.5 foot public utility easement, North 49°52'44" West, 241.53 feet to a point on the aforementioned 5 foot public utility easement;

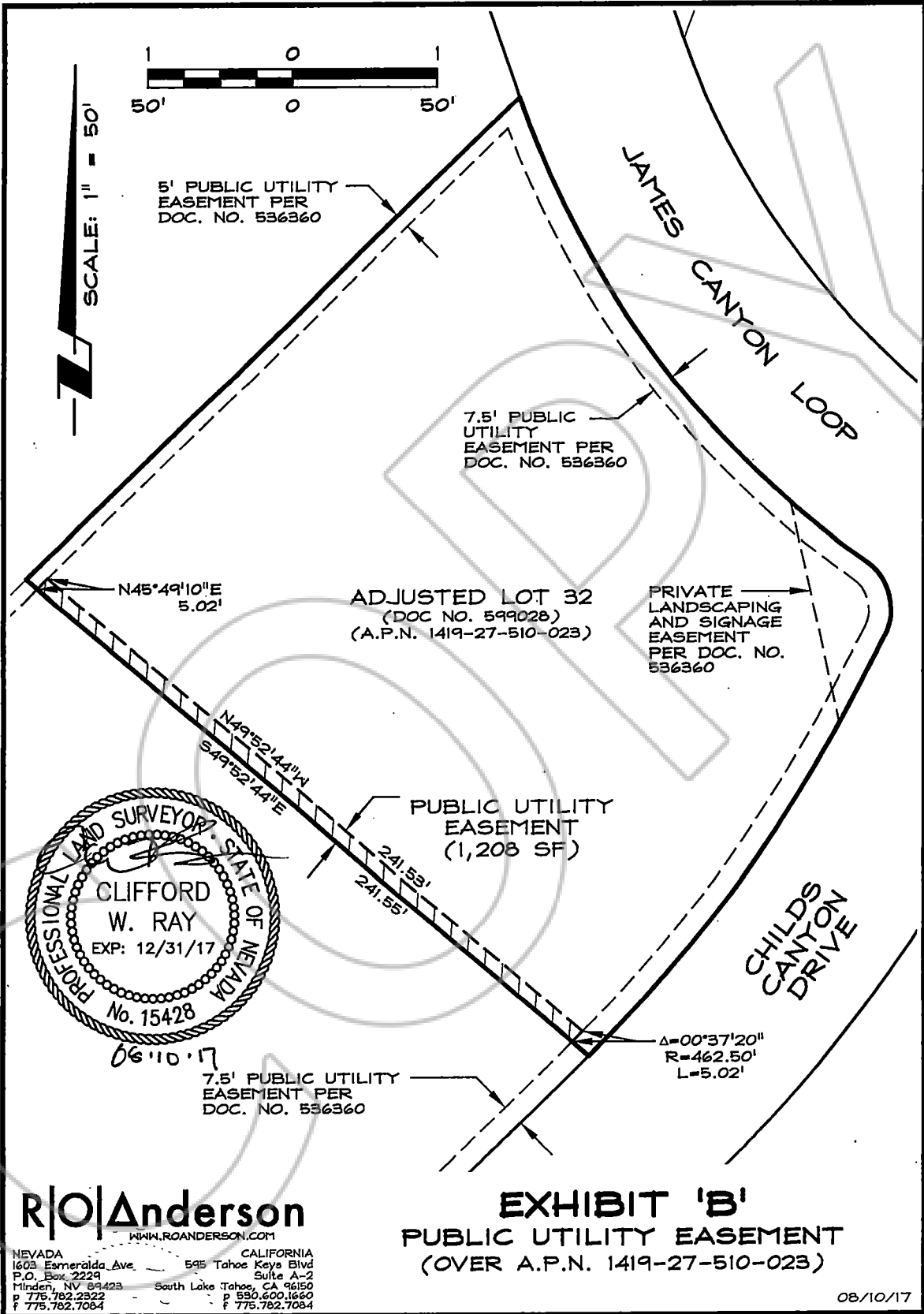
thence along said 5 foot public utility easement, North 45°49'10" East, 5.02 feet to the POINT OF BEGINNING containing 1,208 square feet, more or less.

The Basis of Bearing of this description is identical to said Record of Survey, Document No. 599028.

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



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R|O|Anderson
 www.roanderson.com

EXHIBIT 'B'
PUBLIC UTILITY EASEMENT
(OVER A.P.N. 1419-27-510-023)

NEVADA
 1603 Esmeralda Ave. — 595 Tahoe Keys Blvd
 P.O. Box 2229 — Suite A-2
 Henderson, NV 891423 — South Lake Tahoe, CA 96150
 p 775.782.2322 — f 530.600.1660
 f 775.782.7084 — f 775.782.7084

08/10/17

COPY

Douglas County

State of Nevada

CERTIFIED COPY

I certify that the document to which this certificate is attached is a full and correct copy of the original record on file in the Clerk-Treasurer's Office on this

19th day of December, 2017

By [Signature] Deputy