

Assessor's Parcel Number: 1318-27-001-004

Date: NOVEMBER 29, 2017

Recording Requested By:

Name: JEANE COX, COMMUNITY DEVELOPMENT

Address: _____

City/State/Zip: _____

Real Property Transfer Tax: \$ N/A



00065502201709074720060066

KAREN ELLISON, RECORDER

**GRANT OF PUBLIC UTILITY EASEMENT
#2017.225**

(Title of Document)

APN: 1318-27-001-004

Recording Requested by and
Return Recorded Original to:
Douglas County, Nevada
District Attorney's Office
Post Office Box 218
Minden, Nevada 89423

DOUGLAS COUNTY
CLERK
BY [Signature]

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 20 day of OCTOBER, 2017, between Edgewood Companies, a Nevada corporation ("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 grant and convey a perpetual and permanent, 20 foot wide public utility easement, which is an interest in land, unto GRANTEE across, upon, over, through 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 (the "PUE"), for ingress, egress, construction, maintenance, operation, repair and replacement of underground public electrical utilities facilities serving street-crossing safety devices located on Lake Parkway at the approximate location of the Point of Beginning as defined in and described on Exhibit "A" attached hereto. Except for meters and vaults used in connection with the underground public electrical utilities facilities located in the PUE, all electrical utilities facilities located in the PUE area shall be underground.

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.

GRANTEE by acceptance of this Grant of Public Utility Easement acknowledges that the PUE is improved with landscaping, irrigation, lighting, pathways and parking lot improvements. GRANTOR acknowledges and expressly agrees that 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 the PUE, which is caused directly or indirectly by the use of the PUE, which includes but is not limited to access, ingress, egress, construction, maintenance, installation, or repair of any improvements. GRANTOR covenants for the benefit of GRANTEE, its successors and assigns, that no additional building, structure or other real property improvements will be constructed or placed on or within the PUE without the prior written consent of GRANTEE. Such additional 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 PUE 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. Except in the case of an emergency, GRANTEE shall notify GRANTOR prior to commencing any work in the PUE and shall coordinate such work with GRANTOR to minimize interference and distribution to the guest and activities on GRANTOR's property.

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

GRANTOR

GRANTEE

EDGEWOOD COMPANIES

DOUGLAS COUNTY

By: [Signature]
Name: JOHN McLAUGHLIN
Title: PRESIDENT & CEO

By: [Signature]
Name: William B. Perzel
Title: Chairman, Board of County Commissioners

Attest: [Signature]

STATE OF NEVADA

)
) ss.
)

COUNTY OF DOUGLAS

On the 20 day of OCTOBER, 2017, before me, SHEREE K ASHAPA, a Notary Public, personally appeared JOHN McLAUGHLIN, 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: [Signature]
Notary Public

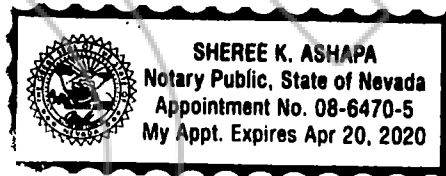


EXHIBIT 'A'

Edgewood Companies Public Utility Easement Legal Description

REAL PROPERTY in the County of Douglas, State of Nevada, being a portion of the North 1/2 of Section 27 and the South 1/2 of Section 22, Township 13 North, Range 18 East, M.D.B. & M. described as follows:

COMMENCING at the Southwest corner of Parcel 1 of that Certain Record of Survey to support a Boundary Line Adjustment for Park Cattle Company recorded as Document 2015-867832 on August 11, 2015, thence North 27°30'29" East a distance of 602.56 feet to the **TRUE POINT OF BEGINNING**;

Thence, the following eighteen (18) courses:

1. Thence North 05°16'16" West a distance of 67.65 feet;
2. Thence North 26°24'21" West a distance of 21.95 feet;
3. Thence North 56°02'29" West a distance of 29.17 feet;
4. Thence North 12°41'35" West a distance of 298.59 feet;
5. Thence North 55°33'37" East a distance of 61.66 feet;
6. Thence North 24°17'26" East a distance of 34.36 feet;
7. Thence South 65°42'34" East a distance of 20.00 feet;
8. Thence South 24°17'26" West a distance of 39.95 feet;
9. Thence South 55°33'37" West a distance of 53.70 feet;
10. Thence South 12°41'35" East a distance of 239.83 feet;
11. Thence North 77°18'25" East a distance of 54.60 feet;
12. Thence South 12°41'35" East a distance of 20.00 feet;
13. Thence South 77°18'25" West a distance of 54.60 feet;
14. Thence South 12°41'35" East a distance of 17.26 feet;
15. Thence South 56°02'29" East a distance of 26.51 feet;
16. Thence South 26°24'21" East a distance of 30.97 feet;
17. Thence South 05°16'16" East a distance of 52.55 feet;
18. Along a curve to the left with a radial bearing of North 47°55'11" West, along an arc of a Radius curve 1250.00', and an arc distance of 27.47', having a central angle of 01°15'33";

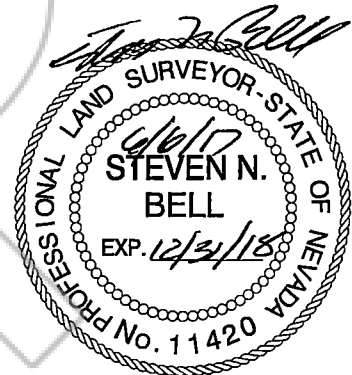
To the **TRUE POINT OF BEGINNING**, AND CONTAINING an area of 11,032 square feet, more or less.

Basis of Bearing:

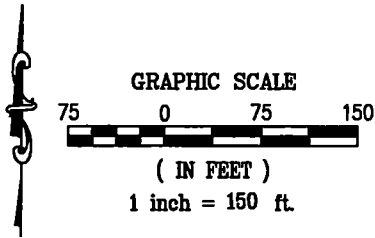
The basis of bearing for this description was established by GPS static observation (NAD83). Record bearings were rotated to found GLO monuments along the California-Nevada State Line, bearing North 47°51'50" West a distance of 1,753.58 feet apart.

End of this Description.

Prepared by: Welsh Hagen Associates
250 S. Rock Blvd. #118
Reno, NV 89502
(775) 853-7776



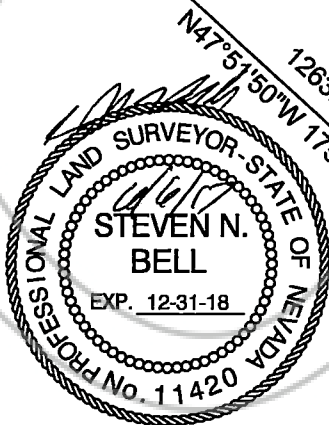
BEING A PORTION OF THE NORTH 1/2 OF SECTION 27
AND THE SOUTH 1/2 OF SECTION 22,
TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B. & M.
DOUGLAS COUNTY, NEVADA



LINE	LENGTH	BEARING
L1	61.66	N55°33'37"E
L2	34.36	N24°17'26"E
L3	20.00	S65°42'34"E
L4	39.95	S24°17'26"W
L5	53.70	S55°33'37"W
L6	54.60	N77°18'25"E
L7	20.00	S12°41'35"E
L8	54.60	S77°18'25"W
L9	17.26	S12°41'35"E
L10	26.51	S56°02'29"E
L11	30.97	S26°24'21"E
L12	52.55	S05°16'16"E
L13	67.65	N05°16'16"W
L14	21.95	N26°24'21"W
L15	29.17	N56°02'29"W

CURVE TABLE		
LENGTH	RADIUS	DELTA ANGLE
27.47	1250.00	1°15'33"

FD. GRANITE COLUMN
W/ GLO BRASS CAP



POC

LEGEND:

- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- GAS LINE EASEMENT CENTERLINE
- EDGEWOOD COMPANIES PROPERTY LINE
- TIE LINE
- EXISTING PRIVATE ROAD, PUBLIC UTILITY AND EMERGENCY ACCESS EASEMENTS
- FOUND 5/8" REBAR PLS 11420
- FOUND MONUMENT AS NOTED

LOT 1
DOC. 2015-867832
(BASIS OF BEARINGS)

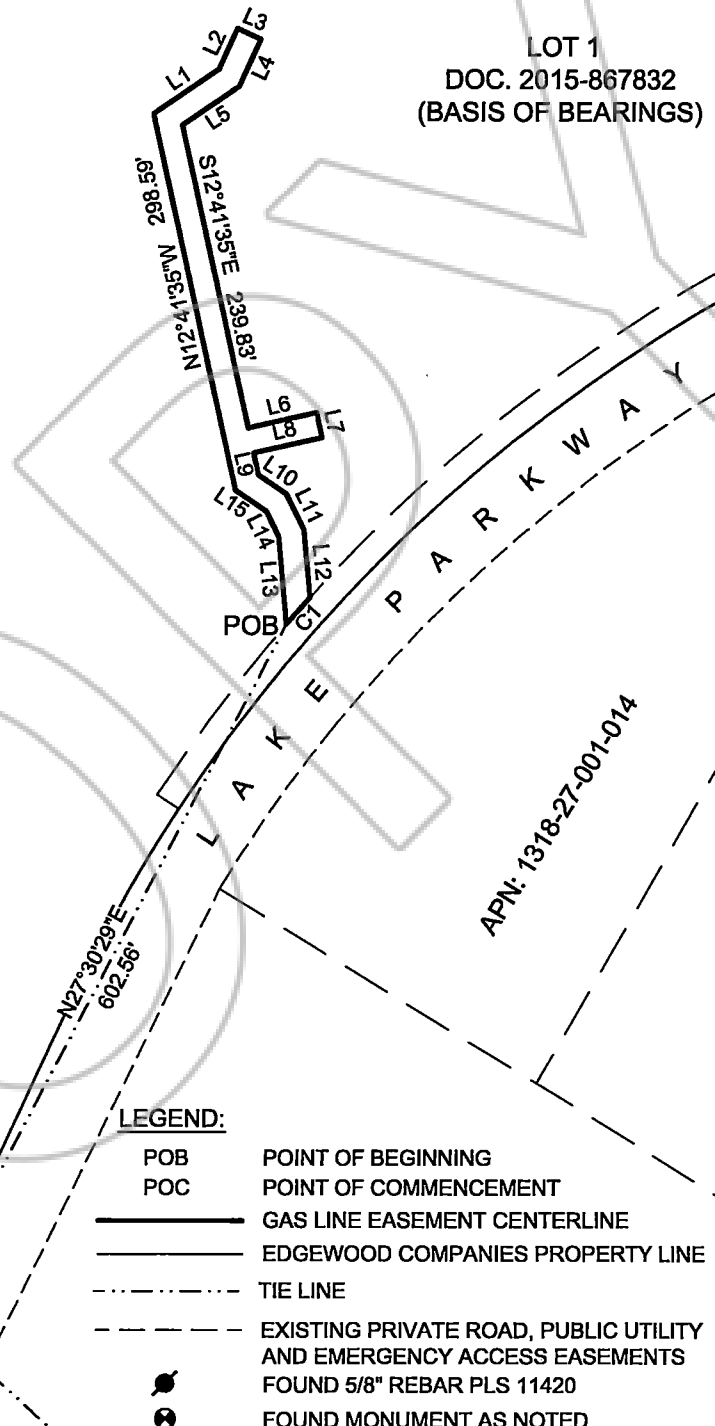


EXHIBIT "B"
EDGEWOOD COMPANIES
PUBLIC UTILITY EASEMENT

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

29th day of Nov, 2017

By [Signature] Deputy