

RETURN TO:
Minden-Gardnerville Sanitation District
Post Office Box 568
Minden, NV 89423

DOUGLAS COUNTY, NV

2017-907912

Rec:\$35.00

Total:\$35.00

12/11/2017 03:53 PM

RO ANDERSON

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KAREN ELLISON, RECORDER

A portion of APN 1320-33-213-018

GRANT OF SEWER EASEMENT

This indenture, made and entered into this 7 day of December, 2017, by and between HEYBOURNE MEADOWS 1, LLC, a Utah limited liability company, hereinafter referred to as Grantor, and the MINDEN-GARDNERVILLE SANITATION DISTRICT, hereinafter referred to as Grantee,

WITNESSETH

That for and in consideration of the sum of One Dollar (\$1.00), lawful money of the United States of America, (and other good and valuable consideration), the Grantor hereby grants to the Grantee, its successors and assigns, a permanent easement 20 feet wide for the installation and maintenance of a sewer line, together with other necessary or convenient appurtenances connected therewith, across, over, and upon the following described lands and premises, situate in the County of Douglas, State of Nevada:

See Attached Exhibit and Description

Together with the right of ingress and egress to and from the said easement and the right to use existing roads for the purpose of constructing, inspecting, repairing, and maintaining said sewer line and appurtenances.

Grantor agrees that no buildings or structures shall be placed upon, over, or under said easement, now or hereafter without the express approval of the Grantee, except that said parcel may be improved and used for street, road, landscape, or driveway purposes, insofar as such use does not interfere with its use by Grantee for the purposes for which this easement is granted.

EXHIBIT "A"

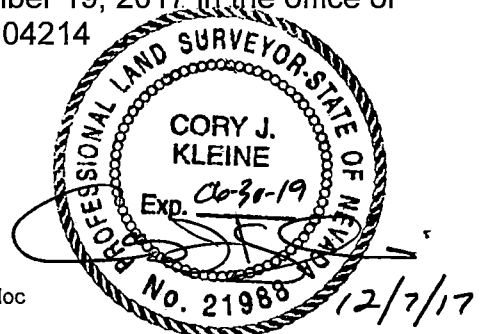
**DESCRIPTION
20' SEWER EASEMENT
OVER A.P.N. 1320-33-213-018
(HEYBOURNE MEADOWS PHASE IID)**

A strip of land for sewer easement purposes, located within a portion of Section 33, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, being a portion of Parcel 2D as shown on the Final Subdivision Map of Heybourne Meadows, Phase IIC filed for record September 19, 2017 in the office of the Recorder, Douglas County, Nevada, as Document No. 904214, more particularly described as follows:

BEGINNING at a point on the west line of said Parcel 2D, said point being the west corner of proposed Lot 147 of Heybourne Meadows, Phase IID, said point also falling on the right-of-way line of proposed Lasso Lane per said proposed Phase IID, thence northerly along a curve to the left, having a radius of 15.00 feet and a chord bearing and distance of North 16°57'33" East, 4.92 feet through a central angle of 18°51'41", with an arc length of 4.94 feet to the beginning of a reverse curve, having a radius of 57.00 feet; thence northeasterly along said reverse curve through a central angle of 31°30'49", with an arc length of 31.35 feet; thence North 39°02'31" East, 87.04 feet to the beginning of a curve to the right, having a radius of 24.00 feet; thence easterly along said curve through a central angle of 61°32'07", with an arc length of 25.78 feet; thence South 30°51'49" East, 7.92 feet; thence South 39°02'31" West, 111.52 feet; thence South 08°16'51" East, 18.48 feet to a point on said right-of-way line to the beginning of a non-tangent curve to the left, having a radius of 57.50 feet and a chord bearing and distance of North 84°55'19" West, 28.13 feet; thence westerly along said curve through a central angle of 28°19'03", with an arc length of 28.42 feet to the POINT OF BEGINNING, containing 2,722 square feet more or less.

The basis of bearing for this description is identical to the Final Subdivision Map of Heybourne Meadows Phase IIC, filed for record September 19, 2017 in the office of Recorder, Douglas County, Nevada as Document No. 904214

Prepared By: R.O. ANDERSON ENGINEERING, INC.
Cory J. Kleine, P.L.S. 21988
P.O. Box 2229
Minden, Nevada 89423



Y:\Client Files\2406-004\CAD\Survey\Exhibits\2406-004EXH-SEWER EASE.dwg 12/7/2017 1:23:32 PM Cory Kleine

SCALE: 1" = 30'

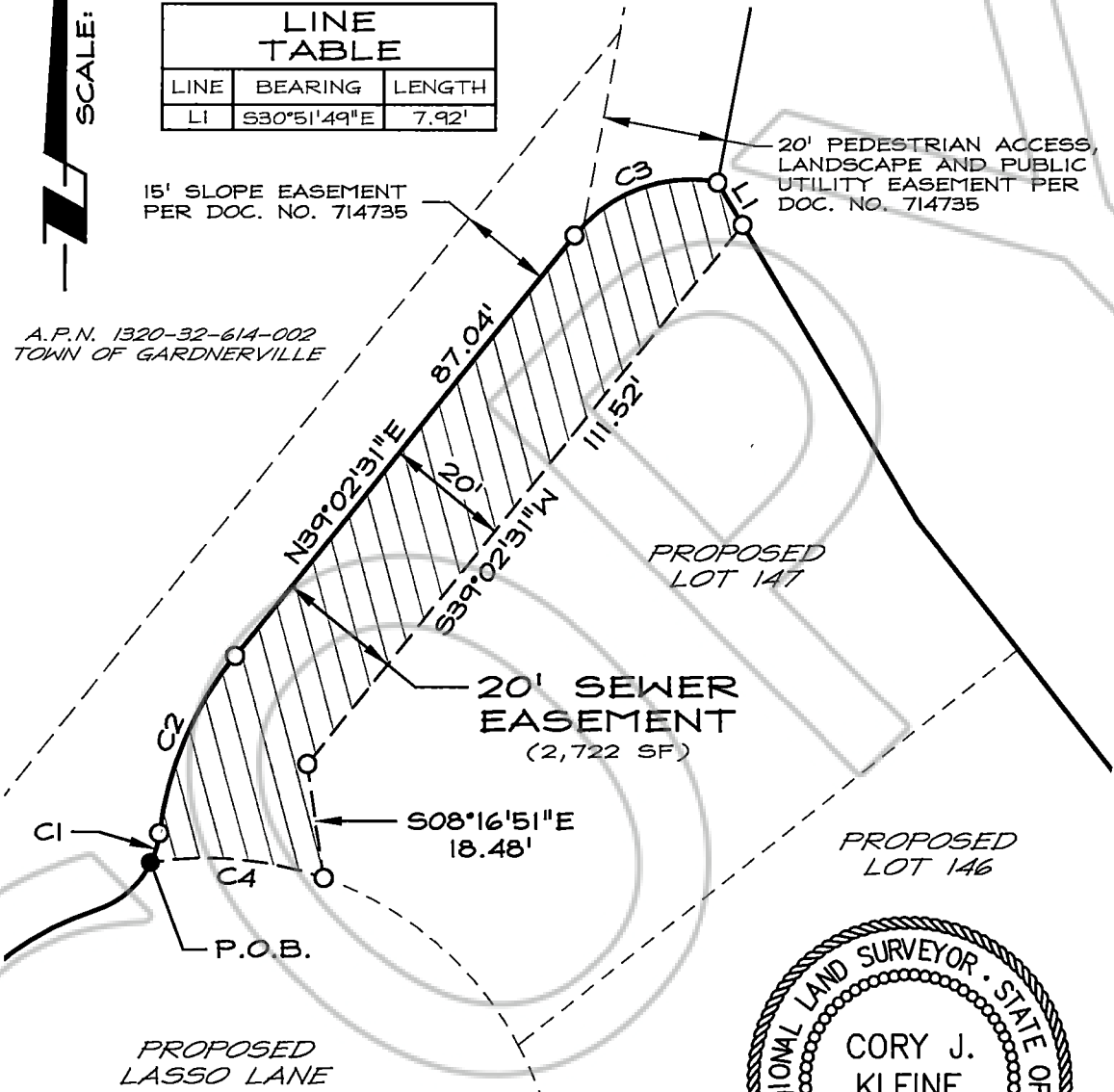
CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	$\Delta=18^{\circ}51'41''$	15.00'	4.94'	N16°57'33"E	4.92'
C2	$\Delta=31^{\circ}30'49''$	57.00'	31.35'	N23°17'07"E	30.96'
C3	$\Delta=61^{\circ}32'07''$	24.00'	25.78'	N69°48'35"E	24.55'
C4	$\Delta=28^{\circ}19'03''$	57.50'	28.42'	N84°55'19"W	28.13'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S30°51'49"E	7.92'

A.P.N. 1320-32-614-002
TOWN OF GARDNERVILLE

15' SLOPE EASEMENT
PER DOC. NO. 714735

20' PEDESTRIAN ACCESS,
LANDSCAPE AND PUBLIC
UTILITY EASEMENT PER
DOC. NO. 714735

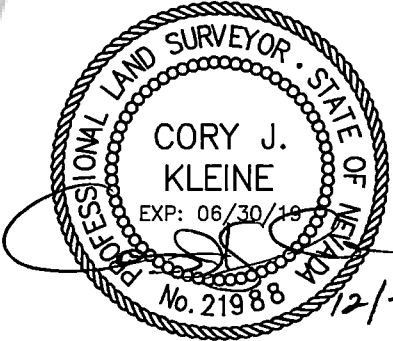


PROPOSED
LOT 147

20' SEWER
EASEMENT
(2,722 SF)

PROPOSED
LOT 146

PROPOSED
LASSO LANE



RO Anderson
WWW.ROANDERSON.COM

MINDEN 1603 Emeraldale Ave P.O. Box 2229 Minden, NV 89423
RENO 140 W. Huffaker Lane Suite 507 Reno, NV 89511

EXHIBIT "B"
20' SEWER EASEMENT
OVER A.P.N. 1320-33-213-018
(HEYBOURNE MEADOWS, PHASE IID)

12/07/17