

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

APN 1320-33-229-008

GRANT OF SEWER EASEMENT

This indenture, made and entered into this 5th day of June, 2018, by and between KDH Builders the Ranch, LLC, a Nevada 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.

2406-004
05/31/18

EXHIBIT "A"
DESCRIPTION
SEWER EASEMENT
OVER LOT 147
(A.P.N. 1320-33-229-008)

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 Lot 147 as shown on the Final Subdivision Map of Heybourne Meadows, Phase IID filed for record January 17, 2018 in the office of the Recorder, Douglas County, Nevada, as Document No. 909251, more particularly described as follows:

Commencing at the northerly corner of said Lot 147;

thence along the easterly boundary of said Lot 147, South 30°51'49" East, 7.92 feet to a point of intersection with the southeasterly line of a sewer easement filed for record December 11, 2017 in said office of Recorder as Document No. 2017-907912;

thence along said southeasterly line of the sewer easement, South 39°02'31" West, 62.81 feet to the POINT OF BEGINNING;

thence South 30°01'36" West, 57.78 feet to a point on said southeasterly line of the sewer easement;

thence along said southeasterly line of the sewer easement the following two courses:

North 08°16'51" West, 12.31 feet;

North 39°02'31" East, 48.71 feet to the POINT OF BEGINNING,
containing 221 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



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