

APN: 1319-15-000-027



KAREN ELLISON, RECORDER

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)

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**GRANT OF PUBLIC UTILITY EASEMENT**

THIS INDENTURE is made this 3<sup>rd</sup> day of April, 2018, between 1862, LLC, a Nevada Limited Liability Company ("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: 1862, LLC, a Nevada Limited Liability Company  
by VPG Holdings Company, LLC.

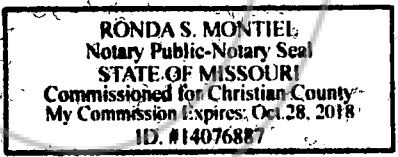
By: [Signature]  
Darren Abbott, Manager

STATE OF NEVADA )  
 ) ss.  
COUNTY OF DOUGLAS )

On the 3<sup>rd</sup> day of April, 2018, before me, Ronda Montiel, a Notary Public, personally appeared Darren Abbott, 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"**  
**PUBLIC UTILITY EASEMENT**  
**AT**  
**WALLEY'S HOT SPRINGS & RESORT**  
**(OVER A.P.N. 1319-15-000-027)**

A strip of land for Public Utility Easement purposes being a portion of Parcel O per the Record of Survey for David Walley's Resort filed for record July 26, 2006 in the office of Recorder, Douglas County, Nevada as Document No. 680634, more particularly described as follows:

Commencing at the southeast corner of said Parcel O, thence North 15°20'15" West, 46.03 feet to a point on the east line of said Parcel O, the POINT OF BEGINNING;

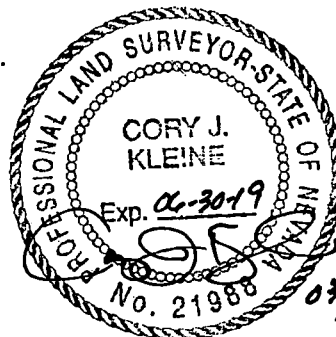
thence leaving said east line of Parcel O, South 70°46'10" West, 15.00 feet;  
thence North 20°42'09" West, 20.00 feet to the southwesterly terminus of an existing Public Utility Easement filed for record July 26, 2006 in said office of Recorder in Book 0706, at Page 9371;

thence along said Public Utility Easement, North 64°29'46" East, 14.91 feet to the southwesterly terminus thereof, said point also falling on said easterly line of Parcel O;

thence along said easterly line of Parcel O, along the arc of a curve to the right, non-tangent to the preceding course, having a radius of 339.00 feet, central angle of 03°39'25", arc length of 21.64 feet and chord bearing and distance of South 21°03'33" East, 21.63 feet to the POINT OF BEGINNING, containing 313 square feet, more or less.

The basis of bearing of this description is identical to the Record of Survey for David Walley's Resort filed for record July 26, 2006 in the office of Recorder, Douglas County, Nevada as Document No. 680634.

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





SCALE: 1" = 30'

FOOTHILL ROAD

A.P.N. 1319-15-000-027  
(PARCEL 0 PER  
DOC. NO. 680634)

PUBLIC UTILITY  
EASEMENT  
(313 SF)

(TIE)  
N15°20'15"W  
46.03'

L2  
L1  
A=03°39'25"  
R=339.00'  
L=21.64'

EXISTING  
PUBLIC UTILITY  
EASEMENT PER  
BK. 0706,  
PG. 9371

POINT OF  
BEGINNING

LINE TABLE

LINE	BEARING	LENGTH
L1	S70°46'10"W	15.00'
L2	N20°42'09"W	20.00'
L3	N64°29'46"E	14.91'



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**EXHIBIT "B"**  
**PUBLIC UTILITY EASEMENT**  
**(WALLEY'S HOT SPRINGS AND RESORT)**  
**DOUGLAS COUNTY, NV**

03/28/18