

When Recorded Return to:

Steve H. and Marianne Eisele
1859 Pinto Circle
Gardnerville, NV 89410
Portion of APN: 1220-13-801-003



KAREN ELLISON, RECORDER

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons as required by NRS Chapter 239B.030.

PRIVATE DRAINAGE EASEMENT ABANDONMENT & RELOCATION

THIS ABANDONMENT AND RELOCATION OF A PRIVATE DRAINAGE EASEMENT, is made this 18 day of July, 2018, by **STEVE H. EISELE AND MARIANNE EISELE, TRUSTEES OF THE EISELE FAMILY TRUST 2017.**

RECITALS

- A. WHEREAS, Steve H. Eisele and Marianne Eisele, Trustees of the Eisele Family Trust (hereafter 'Eisele') is the owner of certain real property within Douglas County, Nevada, generally described as Assessor's Parcel Number (APN) 1220-13-801-003, also known by its assigned address which is: 815 Horseman Court, Gardnerville, NV 89410 (hereafter 'Property').
- B. WHEREAS, the Property is burdened by an existing Drainage Easement as shown on that certain Parcel Map No. 1007 for Jerry E. Tilley recorded in Douglas County's official records as Document No. 386623 (hereafter 'Existing Drainage Easement'), which easement is considered by Douglas County to be a private drainage easement.
- C. WHEREAS, Eisele desires to abandon the existing private drainage easement and reserve unto themselves a relocated private drainage easement.

WITNESS ITH:

For good and valuable consideration, receipt of which is hereby acknowledged, Eisele does hereby abandon the Existing Drainage Easement, and does hereby reserve unto itself a new Private Drainage Easement as described in Exhibit 'A' attached hereto and depicted on Exhibit 'B' attached hereto including the right of entry for maintenance purposes upon, over, across and through the land herein described, together with a perpetual right to construct, reconstruct, maintain and repair said facilities and the further right to remove trees, bushes, undergrowth,

concrete, concrete asphalt and other obstructions interfering with the location, construction and maintenance of said drainage facilities.

TO HAVE AND TO HOLD, said easement unto Eisele and unto their successors and assigns forever.

This is a reservation of a non-exclusive easement over certain portions of the Property and to the extent that other uses do not interfere with the use and function of the described area for construction and maintenance of private drainage improvements, said other uses shall be permitted to use the same area for any purpose they may desire.

The covenants and agreements herein contained shall inure to the benefit of and shall be binding upon the executors, administrators, heirs, successors and assigns of the parties and shall be, and are, covenants running with the land binding upon the Property and for the benefit of Eisele as described in Exhibit "A" and as depicted on Exhibit "B".

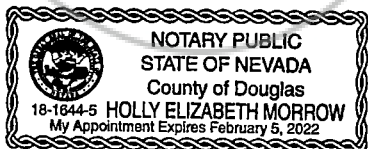
IN WITNESS WHEREOF, the parties hereto have executed this Private Drainage Easement Abandonment and Relocation the day and year first above written.

EISELE FAMILY TRUST 2017

By: *Steve H. Eisele*
Steve H. Eisele, Trustee

STATE OF NEVADA)
)ss:
COUNTY OF DOUGLAS)

On the 18 day of July, 2018,
personally appeared before me, a Notary Public, Holly Morrow, who acknowledged that
he executed the above instrument.



Holly E Morrow
NOTARY PUBLIC

EXHIBIT 'A'

2637-001
05/01/2018

**DESCRIPTION
PRIVATE DRAINAGE EASEMENTS
(a portion of A.P.N. 1220-13-801-003)**

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

A strip of land located within a portion of Section 13, Township 12 North, Range 20 East, M.D.M. being more particularly described as follows:

Commencing at a point on the easterly right-of-way line of Horsemen Court, which bears North 79°18'18" East, 1394.28 feet from the southwest corner of said Section 13, said point also being the southwest corner of Lot A as shown on Parcel Map No. 1007 for Jerry E. Tilley filed for record on April 30, 1996 in the office of Recorder, Douglas County, Nevada, as Document No. 386623;

thence along said easterly right-of-way line of Horseman Court, North 00°02'44" East, 91.20 feet to the **POINT OF BEGINNING**;

thence continuing along said easterly right-of-way North 00°02'44" East, 17.63 feet;

thence along the arc of the curve to the right having a radius of 20.00 feet, central angle of 85°09'43", and arc length of 29.73 feet;

thence South 04°47'33 East, 10.00 feet;

thence South 18°24'28" West, 29.07 feet;

thence WEST, 10.00 feet to the **POINT OF BEGINNING**, containing 504 square feet, more or less.

TOGETHER WITH:

A strip of land located within a portion of Section 13, Township 12 North, Range 20 East, M.D.M. being more particularly described as follows:

Commencing at a point on the easterly right-of-way line of Horsemen Court, which bears North 79°18'18" East, 1394.28 feet from the southwest corner of said Section 13, said point also being the southwest corner of Lot A as shown on Parcel Map No. 1007 for Jerry E. Tilley filed for record on April 30, 1996 in the office of Recorder, Douglas County, Nevada, as Document No. 386623;

thence along said easterly right-of-way line of Horseman Court the following courses:

North 00°02'44" East, 91.20 feet;

North 00°02'44" East, 17.63 feet;

EXHIBIT 'A'

2637-001
05/01/2018

Along the arc of a curve curve to the right having a radius of 20.00 feet, central angle of $85^{\circ}09'43''$, and arc length of 29.73 feet;

Along the arc of a reverse curve to the left having a radius of 63.00 feet, central angle of $97^{\circ}45'27''$, and arc length of 107.49 feet to the **POINT OF BEGINNING**;

thence continuing along the arc of a curve to the left having a radius of 63.00 feet, central angle of $09^{\circ}18'13''$, and arc length of 10.23 feet;

thence North $61^{\circ}05'46''$ East, 157.93 feet;

thence South $28^{\circ}54'14''$ East, 10.00 feet,

thence South $61^{\circ}05'46''$ West, 160.00 feet to the **POINT OF BEGINNING**, containing 1,588 square feet, more or less.

The basis of bearing for this description is identical to Parcel Map No. 1007 for Jerry E. Tilley filed for record on April 30, 1996 in the office of Recorder, Douglas County, Nevada, as Document No. 386623.

Prepared By: R.O. Anderson Engineering, Inc.
Cory J. Kleine, P.L.S. 21988
P.O. Box 2229
Minden, Nevada 89423



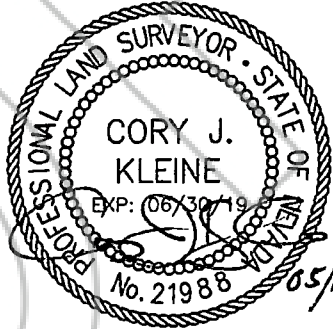
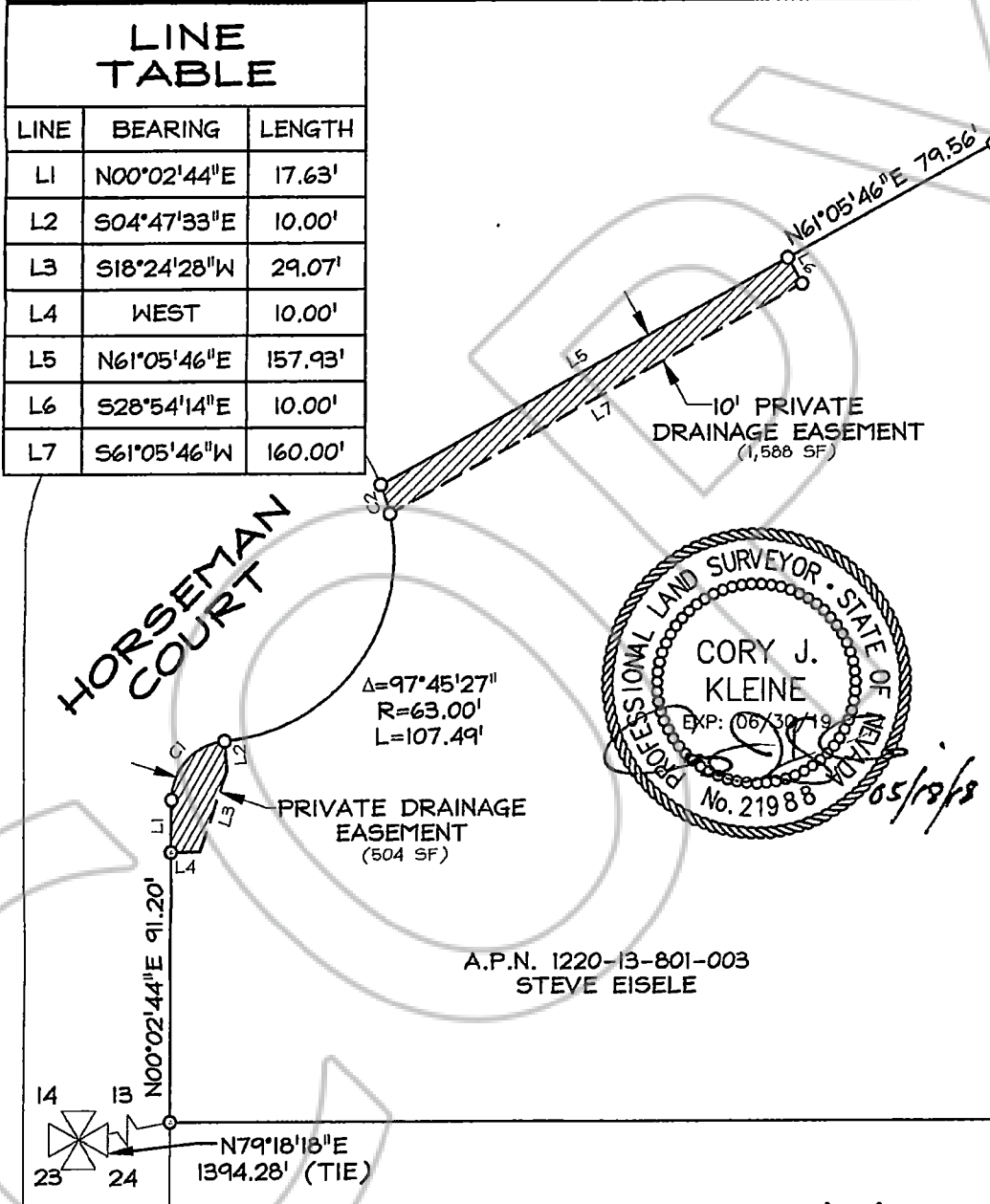
Y:\Client Files\2637-001\CAD\Survey\Exhibits\2637-001 NEW EASEMENT.dwg 5/18/2018 1:27:32 PM Cory Kleine

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	$\Delta=85^{\circ}09'43''$	20.00'	29.73'	N42°37'36"E	27.07'
C2	$\Delta=09^{\circ}18'13''$	63.00'	10.23'	N17°12'07"W	10.22'

LINE TABLE

LINE	BEARING	LENGTH
L1	N00°02'44"E	17.63'
L2	S04°47'33"E	10.00'
L3	S18°24'28"W	29.07'
L4	WEST	10.00'
L5	N61°05'46"E	157.93'
L6	S28°54'14"E	10.00'
L7	S61°05'46"W	160.00'



A.P.N. 1220-13-801-003
STEVE EISELE

RO Anderson
WWW.ROANDERSON.COM

EXHIBIT 'B'
PRIVATE DRAINAGE EASEMENTS
(OVER A PORTION OF A.P.N.
1220-13-801-003)

MINDEN 1603 Emerald Ave P.O. Box 2229 Minden, NV 89423 p 775.782.2322 f 775.782.7084

RENO 140 W. Huffaker Lane Suite 507 Reno, NV 89511 p 775.782.2322 f 775.782.7084

05/03/18