



00083935201809233490060065

KAREN ELLISON, RECORDER

APN. 1419-03-002-001

Recording Requested by and Return Recorded Original to Douglas County, Nevada Community Development Department 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)

GRANT OF PUBLIC UTILITY EASEMENT

THIS INDENTURE is made this 4th day of DECEMBER, 2018, between CLEAR CREEK GOLF, LLC ("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 "A-1" 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, sewer facilities, storm drain facilities, gas facilities, electrical facilities, communication facilities, and cable television 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 GRANTORS's benefit, the right to mantain, 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 Clear Creek Golf, LLC

By [Signature]
Authorized Representative
David Arnow

TEXAS)
STATE OF NEVADA)
TRAVIS) SS
COUNTY OF DOUGLAS)

On the 4TH day of DECEMBER 2018, before me, DALIA VILLANUEVA, a Notary Public, personally appeared DAVID ARNOW, 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

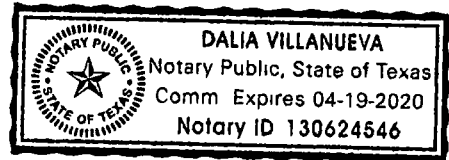


EXHIBIT A
LEGAL DESCRIPTION OF PUBLIC UTILITY EASEMENT

A portion of Parcel 12 as shown on the Final Map for Clear Creek Tahoe – Phase 1A & 1B, recorded as Document No 2016-890939 in the Official Records of Douglas County, Nevada on November 18, 2016, situate in the Southwest Quarter (SW1/4) of Section 3, Township 14 North, Range 19 East, Mount Diablo Base and Meridian, being more particularly described as follows,

EASEMENT 1

COMMENCING at the Southwest corner of said Section 3,

THENCE North 2°39'33" East, 1,903 64 feet to the Westerly corner of said Parcel 12, coincident with northerly boundary of Parcel D-A of Record of Survey in Support of a Boundary Line Adjustment for Clear Creek Residential, LLC recorded as Document No 2017-904050 in the Official Records of Douglas County, Nevada, said point being the **POINT OF BEGINNING**,

THENCE departing said northerly boundary, and along the Westerly boundary of said Parcel 12, North 61°58'38" East, 22 40 feet to a point on a non-tangent curve to the left, from which the radius point bears North 12°13'54" East, a radial distance of 262 50 feet,

THENCE departing said Westerly boundary, Easterly, 12 24 feet along the arc of said curve, through a central angle of 2°40'17"

THENCE Easterly, 69 15 feet along the arc of a reverse curve to the right having a radius of 337 50 feet and a central angle of 11°44'24",

THENCE South 68°42'00" East, 198 50 feet,

THENCE South 21°18'00" West, 15 00 feet to a point on the Northerly boundary of said Parcel D-A,

THENCE along said Northerly boundary, North 68°42'00" West, 198 50 feet to the beginning of a tangent curve to the left having a radius of 322 50 feet and a central angle of 11°44'24",

THENCE Westerly, 66 08 feet along the arc of said curve to the beginning of a reverse curve to the right having a radius of 277.50 feet, and a central angle of $06^{\circ}12'11''$,

THENCE Westerly, 30 04 feet along the arc of said curve the **POINT OF BEGINNING**.

Containing $\pm 4,310$ square feet

See Exhibit "A-1" attached hereto and made a part thereof

Prepared by
Manhard Consulting Ltd
241 Ridge Street, Suite 400
Reno, NV 89501

Gerald D. Juarez, P L S
Nevada Certificate No 12140

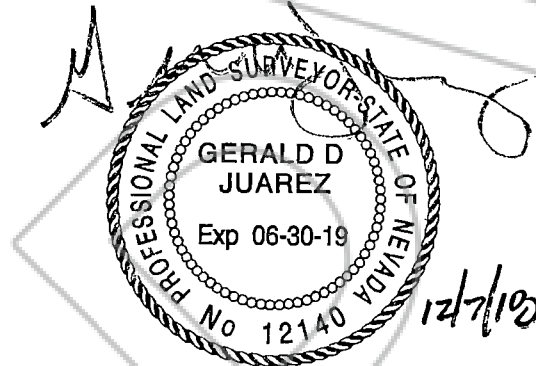


EXHIBIT A-1



CLEAR CREEK RESIDENTIAL LLC
 APN 1419-03-002-010
 LOT 212 TRACT MAP
 2016-8980939

CLEAR CREEK
 GOLF COURSE LLC
 APN 1419-03-002-001
 PARCEL 12 TRACT MAP
 2016-8980939

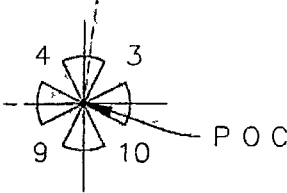
EASEMENT AREA
 ±4310 SF



CLEAR CREEK RESIDENTIAL LLC
 APN 1419-04-002-062
 PARCEL D-A ROS 2017904050

SGPE
 PER DOC
 889746

CLEAR CREEK
 GOLF COURSE LLC
 APN 1419-04-002-002
 PARCEL 13 TRACT MAP
 2016-8980939




CLEAR CREEK		DOUGLAS COUNTY	PUBLIC UTILITY EASEMENT	
PROJ MGR	GDJ	 Manhard CONSULTING & T D 9850 Double R Blvd, Suite 101, Reno, NV 89521 tel [775] 746-3500 fax [775] 746-3520	© 2018 ALL RIGHTS RESERVED	
DRAWN BY.	JLM		SHEET	
DATE	11/13/18		1 OF 2	
SCALE	1"=60'		CCPDCNV 01	

EXHIBIT A-1

LINE TABLE		
LINE	BEARING	LENGTH
L1	N61°58'38"E	22 40'
L2	S68°42'00"E	198 50'
L3	S21°18'00"W	15 00'
L4	N68°42'00"W	198 50'

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	262 50'	12 24'	2°40'17"
C2	337 50'	69 15'	11 44'24"
C3	322 50'	66 08'	11 44'24"
C4	277 50'	30 04'	6°12'11"

LEGEND

- PROPERTY LINES
- EXISTING EASEMENTS
- TIE LINE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PUE PUBLIC UTILITY EASEMENT
- SGPE PRIVATE SLOPE, GRADING,
DRAINAGE, STORM DRAIN,
& PEDESTRIAN ACCESS
EASEMENT
-  EASEMENT AREA

CLEAR CREEK

DOUGLAS COUNTY

PUBLIC UTILITY EASEMENT

PROJ MGR GDJ
 DRAWN BY JLM
 DATE 11/13/18
 SCALE N/A



Manhard
 CONSULTING LTD
 www.manhard.com
 9850 Double R Blvd, Suite 101, Reno, NV 89521
 tel (775) 746-3500 fax (775) 746-3520

©_JOB ALL RIGHTS RESERVED

SHEET

2 OF 2

CCPDCNV

01