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KAREN ELLISON, RECORDER

APN· 1419-03-002-010

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 RESIDENTIAL, 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 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 Clear Creek Residential, LLC

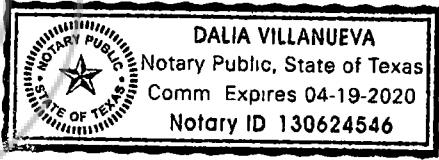
By [Signature]
Authorized Representative
David Arnobw

TEXAS)
STATE OF NEVADA)
TRAVIS) ss
COUNTY OF BOUCLAS)

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 Lot 212 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, & the Southeast Quarter (SE1/4) of Section 4, 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 southerly corner of said Lot 212, coincident with the 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,, being the beginning of a non-tangent curve to the right, from which the radius point bears North 15°45'47" East, a radial distance of 277 50 feet, said point being the **POINT OF BEGINNING**,

THENCE along said northerly boundary, Northwesterly 94 69 feet along the arc of said curve through a central angle of 19°33'05",

THENCE departing said northerly boundary, North 35°18'52" East, 15 00 feet to a point on a non-tangent curve to the left, from which the radius point bears North 35°18'52" East, a radial distance of 262 50 feet,

THENCE Southeasterly 105 75 feet along the arc of said curve, through a central angle of 23°04'59" to a point of the easterly boundary of said Lot 212,

THENCE along said boundary South 61°58'38" West 22 40 feet to the Southeasterly corner of said Lot 212 being the **POINT OF BEGINNING**.

Containing ±1,502 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

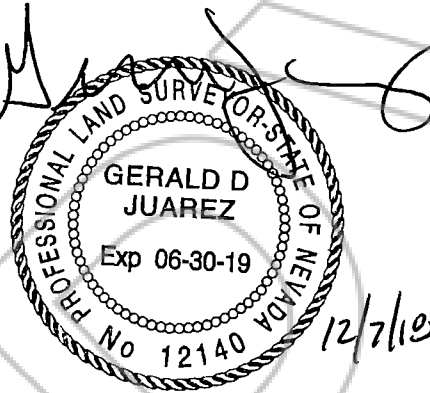


EXHIBIT A-1



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

SGPE
 PER DOC
 889746

EASEMENT AREA
 ±1502 SF

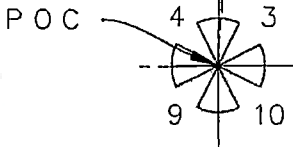
CLEAR CREEK
 GOLF COURSE LLC
 APN 1419-03-002-001
 PARCEL 12 TRACT MAP
 2016-8980939

CLEAR CREEK
 RESIDENTIAL LLC
 APN 1419-04-002-053
 LOT 211 TRACT MAP
 2016-8980939

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

WALTON TOLL RD.
 CLEAR CREEK RESIDENTIAL LLC
 APN 1419-04-002-062
 PARCEL D-A ROS 2017904050

N2°39'33"E 1903.64'



CLEAR CREEK DOUGLAS COUNTY PUBLIC UTILITY EASEMENT

PROJ. MGR. GDJ
 DRAWN BY. JLM
 DATE 11/13/18
 SCALE 1"=40'

Manhard
 CONSULTING INC. www.manhard.com
 9850 Double R Blvd, Suite 101, Reno, NV 89521
 tel [775] 746-3500 fax [775] 746-3520

SHEET
 1 OF 2
 CCPDCNV 01

EXHIBIT A-1

LINE TABLE		
LINE	BEARING	LENGTH
L1	N35°18'52"E	15 00'
L2	S61°58'38"W	22 40'

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	277 50'	94 69'	19 33'05"
C2	262 50'	105 75'	23°04'59"

LEGEND

----- PROPERTY LINES

----- EXISTING EASEMENTS


----- TIE LINE


P O B POINT OF BEGINNING

P O C POINT OF COMMENCEMENT

P U E 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	 Manhard CONSULTING <small>INC.</small> 9850 Double R Blvd, Suite 101, Reno, NV 89521 tel (775) 746-3500 fax (775) 746-3520	SHEET 2 OF 2 CCPDCNV 01
DRAWN BY	JLM		
DATE	11/13/18		
SCALE	N/A		