

APNs: 1220-09-001-015, 1220-09-001-016
1220-09-001-017

RECORDING REQUESTED BY:

Mark Forsberg, Esq.
Oshinski & Forsberg, Ltd.
504 E. Musser St., Suite 202
Carson City, NV 89701

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO:

Rivertree Ranch, LLC
Attn: Jim Bradshaw
P.O. Box 12488
Ogden, UT 84412



KAREN ELLISON, RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

EASEMENT FOR PUBLIC UTILITIES AND PRIVATE ACCESS

THIS EASEMENT FOR PUBLIC UTILITIES AND PRIVATE ACCESS is created this 14 day of May, 2019, by Rivertree Ranch, LLC, a Nevada limited liability company ("Rivertree") in support of a boundary line adjustment.

WITNESSETH:

WHEREAS, Rivertree is the owner of real property located in Douglas County, Nevada, consisting of Adjusted Parcels 1 – 6 as depicted on that Record of Survey to Support a Boundary Line Adjustment for Rivertree Ranch, LLC, recorded May 1, 2019, as Document No. 928527 in the official records of the Douglas County Recorder, and more particularly described in that Boundary Line Adjustment recorded May 1, 2019 as Document No. 928526; and

WHEREAS, Rivertree has abandoned and extinguished the Easement for Public Utilities and Private Access recorded June 6, 2008 as Document No. 724374 in the official records of the

This document is being
recorded as an
accomodation only.

Douglas County Recorder which burdened Adjusted Parcels 8 and 9 and benefitted Adjusted Parcel 6; and

WHEREAS, Rivertree, as owner of Adjusted Parcel 5, wishes to grant to Rivertree, as the owner of Adjusted Parcel 6, an easement over a portion of Adjusted Parcel 5 for public utilities and private access to replace the easement for the same purpose it has abandoned and to grant said easement in the location depicted on Exhibit A attached hereto and incorporated herein, and more particularly described in Exhibit B attached hereto and incorporated herein.

NOW, THEREFORE, for good and valuable consideration the value and sufficiency of which is hereby acknowledged:

Rivertree as owner of Adjusted Parcel 5 hereby creates an easement for the purposes set forth herein for the benefit of the owner of Adjusted Parcel 6 to enter upon and have access to the portion of Adjusted Parcel 5 depicted in Exhibit A and more particularly described in Exhibit B as is necessary to construct, install, repair, maintain, replace, alter and operate a private access and the public utility lines and appurtenant structures contemplated herein. Each of the easements granted herein shall be effective regardless of whether a single party holds present possessory fee simple title to both the dominant and subservient tenements, all in accordance with the requirement of Douglas County that every use have a permanent means of access to a public street by way of a public or private easement.

RIVERTREE RANCH, LLC, a Nevada
limited liability company
By: **Corporate Management Services,
Inc.**, a Nevada Corporation
Its: **Manager**

By: _____

2 James S. Bradshaw

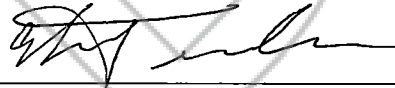
Its: **James S. Bradshaw**
President

Utah
STATE OF ~~NEVADA~~

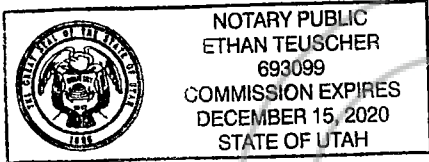
COUNTY OF Box Elder

On this 14 day of May, 2019, before me, the undersigned, a Notary Public in and for said state, personally appeared **JAMES S. BRADSHAW**, personally known or proved to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



NOTARY PUBLIC



**DESCRIPTION
PRIVATE ACCESS & PUBLIC UTILITY EASEMENT**

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

A sixty-foot (60') wide strip of land for private access and public utility easement purposes, located within a portion of Section 9, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

COMMENCING at the southwest corner of Adjusted Parcel 5 as shown on the Record of Survey to Support a Boundary Line Adjustment for Rivertree Ranch, LLC filed for record May 1, 2019 in the office of Recorder, Douglas County, Nevada as Document No. 928527;

thence along the west line of said Adjusted Parcel 5, North 00°12'56" West, 60.00 feet to the **POINT OF BEGINNING**;

thence continuing along said west line of Adjusted Parcel 5, North 00°12'56" West, 377.61 feet to the common corner of said Adjusted Parcel 5 & Adjusted Parcel 6 per said Record of Survey;

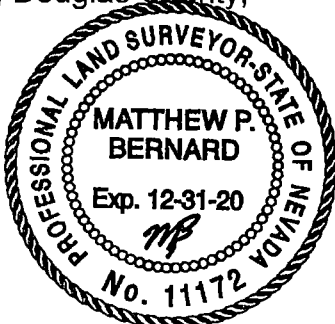
thence along the common line of said Adjusted Parcels 5 & 6, North 55°35'06" East, 72.54 feet;

thence South 00°12'56" East, 418.45 feet to a point on the northerly line of an existing 60' private access & public utility easement filed for record June 2, 2008 in said office of Recorder in Book 608, at Page 346;

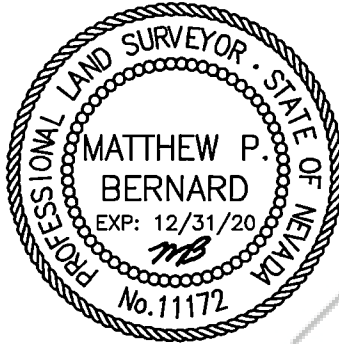
thence along said 60' private access & public utility easement, South 89°50'36" West, 60.00 feet to the **POINT OF BEGINNING**, containing 23,882 square feet or 0.55 acres, more or less.

The Basis of Bearing for this description is North 89°50'00" East, the north line of the northeast one-quarter (NE1/4) of Section 9, Township 12 North, Range 20 East, M.D.M. as shown on the Record of Survey to Support a Boundary Line Adjustment for Rivertree Ranch, LLC filed for record June 2, 2008 in the office of Recorder, Douglas County, Nevada as Document No. 724376.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
Matthew P. Bernard, PLS 11172
P.O. Box 2229
Minden, Nevada 89423



5-9-19



5-9-19

SCALE: 1" = 150'

ADJUSTED PARCEL 6
(DOC. NO. 928527)

ADJUSTED PARCEL 5
(DOC. NO. 928527)

ADJUSTED PARCEL 9
(DOC. NO. 928527)

60' PRIVATE ACCESS &
PUBLIC UTILITY EASEMENT
(0.55 AC.)

POINT OF
BEGINNING

ADJUSTED PARCEL 4
(DOC. NO. 928527)

60' PRIVATE ACCESS &
PUBLIC UTILITY EASEMENT
PER BK. 608, PG. 346



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Reno, NV 89521
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EXHIBIT
PRIVATE ACCESS & PUBLIC
UTILITY EASEMENT
(RIVERTREE RANCH)
DOUGLAS COUNTY, NEVADA

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