

513

Ptn. of APN: 1320-32-702-009



KAREN ELLISON, RECORDER

AFTER RECORDING RETURN TO:
NEVADA DEPT. OF TRANSPORTATION
RIGHT-OF-WAY DIVISION
ATTN: STAFF SPECIALIST, ACQ.
1263 S. STEWART ST.
CARSON CITY, NV. 89712

LEGAL DESCRIPTION PREPARED BY:
LUMOS & ASSOCIATES
DEAN NEUBAUER, P.L.S.
308 N. CURRY STREET SUITE 200
CARSON CITY, NV 89703

Project No.: TAP-395-1(030)
E.A.: 73949
Parcel: U-395-DO-021.616PE
U-395-DO-021.617PE

GRANT OF EASEMENT

THIS GRANT, made this 7 day of MAY, 2019,
between JOSE SANCHEZ and OFELIA SANCHEZ, Husband and Wife, as Joint Tenants,
hereinafter called GRANTOR, and the STATE OF NEVADA, acting by and through its
Department of Transportation, hereinafter called GRANTEE,

WITNESSETH:

That the GRANTOR, for and in consideration of the sum of ONE DOLLAR (\$1.00),
lawful money of the United States of America, and other good and valuable consideration, the
receipt whereof is hereby acknowledged, does by these presents grant unto the GRANTEE
and to its assigns forever, for those purposes as contained in Chapter 408 of the Nevada
Revised Statutes, a perpetual easement and right-of-way for the location, construction, and
maintenance of a sidewalk upon, over and across certain real property of the undersigned
described on Exhibits "A" & "A-1" and depicted on Exhibits "B" & "B-1" attached hereto and
made a part hereof.

EXCEPTING THEREFROM any and all water rights appurtenant to said parcel.

TOGETHER with all and singular the tenements, hereditaments and appurtenances
thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder
and remainders, rents, issues and profits thereof; with the exception of any and all
reservations as are previously hereinabove expressly excepted from this conveyance.

To hereby waive, with full knowledge, that a public highway and the necessary incidents thereto are to be located upon, over and across the lands hereinabove described, any claim for any and all damages to the remaining adjacent lands and property of the GRANTOR by reason of the location, construction, landscaping and maintenance of said highway and appurtenances in said location.

TO HAVE AND TO HOLD all and singular the said real property, together with the appurtenances, unto the said GRANTEE and to any heirs, successors and assigns forever.

IN WITNESS WHEREOF said GRANTOR has hereunto signed on the day and year first above written.

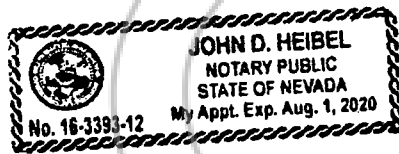
Jose Sanchez
Jose Sanchez

Ofelia Sanchez
Ofelia Sanchez

State of Nevada
County of DOUGLAS

This instrument was acknowledged before me on MAY 7, 2019 by Jose Sanchez.

S
E
A
L

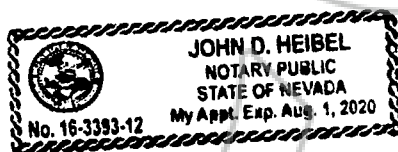


John D Heibel
(Signature of notarial officer)

State of Nevada
County of DOUGLAS

This instrument was acknowledged before me on MAY 7, 2019 by Ofelia Sanchez.

S
E
A
L



John D Heibel
(Signature of notarial officer)

D19-08
Legal Description verified against
Right-of-Way Plans ✓

EXHIBIT "A"

A Portion of A.P.N. 1320-32-702-009
Permanent Easement
U-395-DO-021.616PE

Job # 8939.000

A portion of Parcel Number 4-B as shown on that certain Parcel Map for Cowper Hamilton Building, Inc., recorded December 13th, 1985 as Document Number 128101 in the Official Records of the County of Douglas, State of Nevada, situate within a portion of the Southeast One-Quarter (SE ¼) of Section Thirty-Two (32), Township Thirteen (13) North, Range Twenty (20) East, Mount Diablo Meridian, County of Douglas, State of Nevada, more particularly described as follows:

BEGINNING at a point at the southerly end of a curve on the southeasterly line of said Parcel 4-B, said point also lying on the northwesterly right of way line of Mill Street as shown on said Parcel Map, lying 54.15 feet left of and at right angles to U.S. Highway 395 Engineer's Station "P" 667+40.21 P.O.T.;

THENCE along said line, South 45°03'04" West, 14.07 feet;

THENCE leaving said line, North 44°53'17" West, 0.48 feet;

THENCE North 45°01'59" East, 14.94 feet to the beginning of a curve concave to the west having a radius of 14.54 feet;

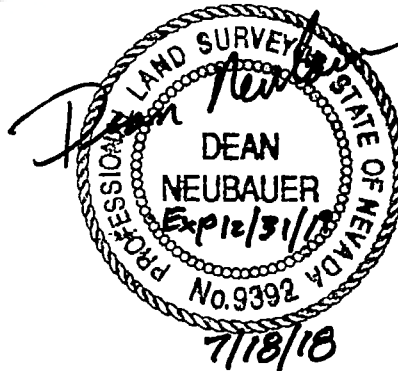
THENCE along said curve 7.20 feet through a central angle of 28°22'00" to the northeasterly line of said Parcel 4-B and southwesterly right of way line of U.S. Highway 395 as shown on said Parcel Map, being the beginning of a non-tangent curve concave to the west having a radius of 15.00 feet and a radial bearing of North 76°14'36" West;

THENCE along said curve, 8.19 feet through a central angle of 31°17'26" to the **POINT OF BEGINNING**, and the end of this description.

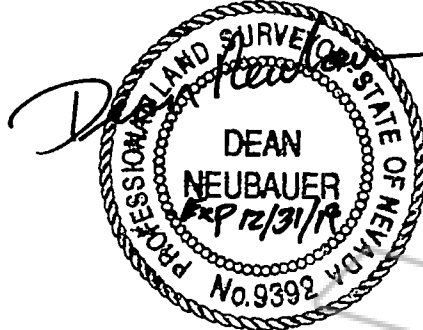
Containing 9 +/- square feet.

The Basis of Bearings for this description is identical to said Parcel Map Document Number 128101.

Prepared by Lumos & Associates
Dean Neubauer, P.L.S.
308 N. Curry Street, Suite 200
Carson City, NV 89703



U-395-DO-021.616PE



U.S. HWY 395
7/18/18

667+75

"P" ALIGNMENT
PER NDOT & DOC
#645806

EXISTING
RIGHT OF WAY
(TYP.)

PARCEL 4-B
DOC. NO. 128101
1320-32-702-009
SANCHEZ

N 72°53'17" W (RAD)

N 76°14'36" W (RAD)
(R.O.W.)

R=14.54', L=7.20'
Δ=28°22'00"

R=15.00', L=8.19'
Δ=31°17'26"

N 45°01'59" E
14.94'
9±
SQ. FT.

P.O.B.=
54.15' LT

"P" 667+40.21 P.O.T.

S 45°03'04" W
14.07'

N 44°53'17" W
0.48'

MILL STREET

LUMOS
& ASSOCIATES
308 N. CURRY ST., SUITE 200
CARSON CITY, NEVADA 89703
PH. (775) 883-7077

EXHIBIT "A-1"
HWY 395 ADA AND LIGHTING
A.P.N. 1320-32-702-009 PERMANENT EASEMENT
PORTION OF SEC. 32, T13N, R20E, MDM
DOUGLAS COUNTY GARDNERVILLE NEVADA

Date: JULY 2018
Scale: 1" = 10'
Job No: 8939.000

EXHIBIT "B"

A Portion of A.P.N. 1320-32-702-009
Permanent Easement
U-395-DO-021.617PE

Job # 8939.000

A portion of Parcel Number 4-B as shown on that certain Parcel Map for Cowper Hamilton Building, Inc., recorded December 13th, 1985 as Document Number 128101 in the Official Records of the County of Douglas, State of Nevada, situate within a portion of the Southeast One-Quarter (SE ¼) of Section Thirty-Two (32), Township Thirteen (13) North, Range Twenty (20) East, Mount Diablo Meridian, County of Douglas, State of Nevada, more particularly described as follows:

COMMENCING at a point at the southerly end of a curve on the southeasterly line of said Parcel 4-B, said point also lying on the northwesterly right of way line of Mill Street as shown on said Parcel Map, lying 54.15 feet left of and at right angles to U.S. Highway 395 Engineer's Station "P" 667+40.21 P.O.T., and being the beginning of a curve concave to the west having a radius of 15.00 feet and a tangent bearing of North 45°03'04" East;

THENCE along said curve, 6.83 feet through a central angle of 26°05'05" to the **POINT OF BEGINNING**, lying 47.54 feet left of and at right angles to U.S. Highway 395 Engineer's Station "P" 667+41.75 P.O.T.;

THENCE leaving said line, North 44°53'17" West, 8.95 feet;

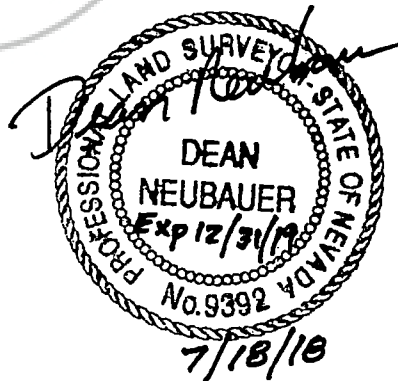
THENCE North 45°02'09" East, 7.70 feet to the beginning of a non-tangent curve concave to the west having a radius of 15.00 feet and a radial bearing of South 62°36'31" West;

THENCE along said curve, 12.14 feet through a central angle of 46°21'28" to the **POINT OF BEGINNING**, and the end of this description.

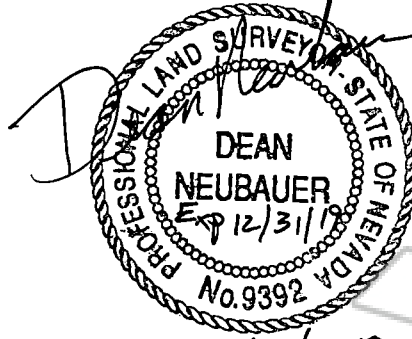
Containing 44 +/- square feet.

The Basis of Bearings for this description is identical to said Parcel Map Document Number 128101.

Prepared by Lumos & Associates
Dean Neubauer, P.L.S.
308 N. Curry Street, Suite 200
Carson City, NV 89703



U-395-DO-021.617PE



12/13/2018

U.S. HWY 395

667+75

"P" ALIGNMENT
PER NDOT & DOC
#645806

EXISTING
RIGHT OF WAY
(TYP.)

PARCEL 4-B
DOC. NO. 128101
1320-32-702-009
SANCHEZ

N 45°02'09" E
7.70'
N 44°53'17" W
8.95'

44±
SQ. FT.

R=15.00', L=12.14'
Δ=46°21'28"

N 71°02'01" W(RAD)

R=15.00', L=6.83'
Δ=26°05'05"

P.O.B.=
47.54' LT
"P" 667+41.75 P.O.T.

P.O.C.=
54.15' LT
"P" 667+40.21 P.O.T.

N 45°03'04" E

MILL STREET

LUMOS
308 N. CURRY ST., SUITE 200
CARSON CITY, NEVADA 89703
PH. (775) 883-7077

EXHIBIT "B-1"
HWY 395 ADA AND LIGHTING
A.P.N. 1320-32-702-009 STORM DRAIN EASEMENT
PORTION OF SEC. 32, T13N, R20E, MDM
DOUGLAS COUNTY GARDNERVILLE NEVADA

Date: JULY 2018
Scale: 1" = 10'
Job No: 8939.000