

513B

Ptn of APN:1320-32-702-009

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



KAREN ELLISON, RECORDER

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-021.615TE

GRANT OF TEMPORARY 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 for those purposes as contained in Chapter 408 of the Nevada Revised
Statutes, a temporary easement upon, over and across certain real property of the
undersigned for construction purposes. Said easement is described on Exhibit "C" and
depicted on Exhibit "C-1" attached hereto and made a part hereof.

The above described temporary rights shall commence on March 1, 2020 and shall
continue through and include the termination date of February 28, 2022, with the right and
option to extend the term for successive periods for a total term not to exceed an aggregate of 4
years.

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 for the term of this temporary easement deed.

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

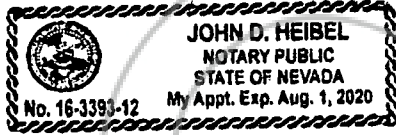
By: *Jose Sanchez*
JOSE SANCHEZ

By: *Ofelia Sanchez*
OFELIA SANCHEZ

State of Nevada
County of DOUGLAS

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

S
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A
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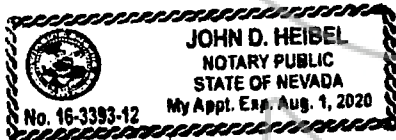


John D. Heibel
(Signature of notarial officer)

State of Nevada
County of DOUGLAS

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

S
E
A
L



John D. Heibel
(Signature of notarial officer)

D19-07
Legal Description verified against
Right-of-Way Plans *H*

EXHIBIT "C"

A Portion of A.P.N. 1320-32-702-009
Temporary Easement
U-395-DO-021.615TE

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.;

THENCE along said line, South 45°03'04" West, 14.07 feet to the **POINT OF BEGINNING**, lying 68.20 feet left of and at right angles to U.S. Highway 395 Engineer's Station "P" 667+40.19 P.O.T.,

THENCE continuing along said line, South 45°03'04" West 1.95 feet

THENCE leaving said line, North 44°53'17" West, 2.48 feet;

THENCE North 45°01'59" East, 16.88 feet to the beginning of a curve concave to the west having a radius of 13.00 feet;

THENCE along said curve 3.78 feet through a central angle of 16°39'25";

THENCE North 44°53'17" West, 9.44 feet;

THENCE North 45°02'09" East, 10.18 feet 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 South 54°44'29" West;

THENCE along said curve, 2.06 feet through a central angle of 7°52'02";

THENCE leaving 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, South 45°02'09" West, 7.70 feet;

THENCE South 44°53'17" East, 8.85 feet to the beginning of a non-tangent curve concave to the west having a radius of 14.54 feet and a radial bearing of North 67°45'47" West;

THENCE along said curve, 5.88 feet through a central angle of 23°09'27";

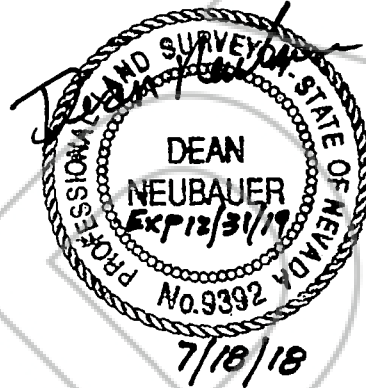
THENCE South 45°01'59" West, 14.94 feet;

THENCE South 44°53'17" East, 0.48 feet to the **POINT OF BEGINNING**, and the end of this description.

Containing 81 +/- square feet.

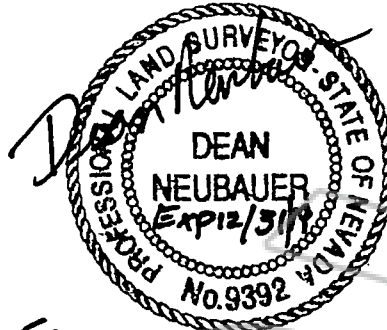
The Basis of Bearings for this description is identical to said Parcel Map Document Number 128101.

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



U-395-DO-021.615TE

Parcel Line Table		
Line #	Length	Direction
L20	1.95'	S45°03'04"W
L21	2.48'	N44°53'17"W
L22	9.44'	N44°53'17"W
L23	10.18'	N45°02'09"E
L24	7.70'	S45°02'09"W
L25	8.85'	S44°53'17"E
L26	0.48'	S44°53'17"E
L27	16.88'	N45°01'59"E
L28	14.94'	S45°01'59"W



U.S. Hwy 395
7/18/18

667+75

"P" ALIGNMENT
PER NDOT & DOC
#645806

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



EXISTING
RIGHT OF WAY
(TYP.)

R=13.00', L=3.78'
Δ=16°39'25"

81±
SQ. FT.

R=15.00', L=2.06'
Δ=7°52'02"

N 67°45'47" W(RAD)

R=14.54', L=5.88'
Δ=23°09'27"

P.O.C.=
54.15' LT

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

S 45°03'04" W
14.07' (TIE)

P.O.B.=
68.20' LT

"P" 667+40.19 P.O.T.

MILL STREET

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

EXHIBIT "C-1"

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

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