

Ptn. of APN: 1320-33-301-005

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-021.484PE

GRANT OF EASEMENT

THIS GRANT, made this 24 day of MAY, 2019,  
between DOUGLAS COUNTY SCHOOL DISTRICT, 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 curb ramps upon, over and across certain real property of the undersigned  
described on Exhibit "A" and depicted on Exhibit "B" 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.

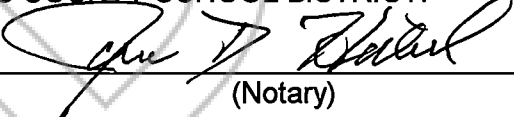
IN WITNESS WHEREOF said GRANTOR has hereunto signed on the day and year first above written.

DOUGLAS COUNTY SCHOOL DISTRICT

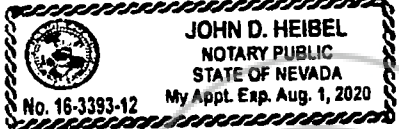
  
\_\_\_\_\_  
Teresa S. White, Superintendent

State of Nevada  
County of DOUGLAS

This instrument was acknowledged before me on MAY 24, 2019 by  
TERESA S. WHITE as Superintendent of DOUGLAS COUNTY SCHOOL DISTRICT.

  
\_\_\_\_\_  
(Notary)

S  
E  
A  
L



**EXHIBIT "A"**

A.P.N. 1320-33-301-005  
Permanent Easement  
U-395-DO-021.484PE

Job # 8939.000

A portion of that parcel of land described in that certain Boundary Line Adjustment Deed recorded March 21, 2000, as Document Number 488288, in Book 300 at Page 3677 in the Official Records of the County of Douglas, State of Nevada being shown on that certain Record of Survey Supporting a Boundary Line Adjustment recorded on March 21, 2000, as Document Number 488289, in Book 300 at Page 3681 in the Official Records of the County of Douglas situate within a portion of the Southwest One-Quarter (SW ¼) of Section Thirty-Three (33), 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 corner of said parcel, being at the northerly intersection of U.S. Highway 395 and High School Street, lying 40.00 feet right of and at right angles to Highway Engineer's Station "P" 660+35.22 P.O.T.;

**THENCE** along the southwesterly line of said parcel and northeasterly right of way line of said U.S. Highway 395, North 44°12'47" West, 1.10 feet;

**THENCE** leaving said line, North 45°35'13" East, 5.30 feet;

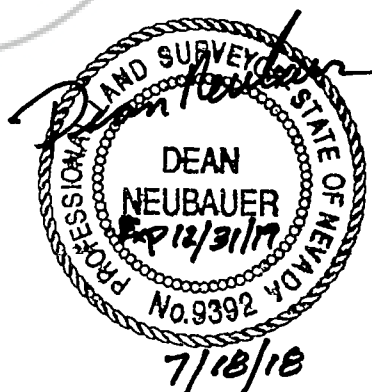
**THENCE** South 44°12'47" East, 1.10 feet to a point on the southeasterly line of said parcel and northwesterly right of way line of said High School Street;

**THENCE** along said line, South 45°35'13" West, 5.30 feet to the **POINT OF BEGINNING**, and the end of this description.

Containing 6 +/- square feet.

The Basis of Bearings for this description is identical to said Record of Survey Supporting a Boundary Line Adjustment, Document Number 488289.

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

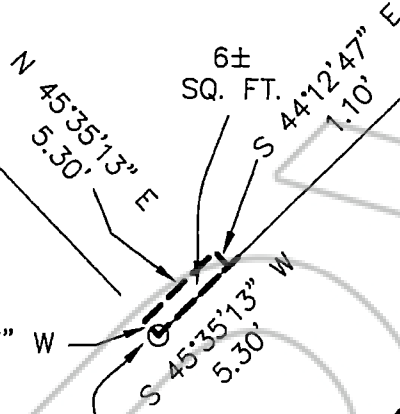


U-395-DO-021.484PE

DOC. NO. 0488288  
1320-33-301-005  
DOUGLAS COUNTY  
SCHOOL DISTRICT



EXISTING  
RIGHT OF WAY  
(TYP.)



N 44°12'47\" W  
1.10'

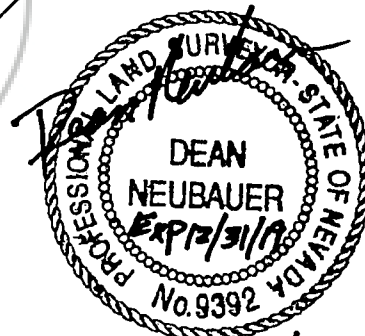
P.O.B. =  
40.00' RT,  
"P" 660+35.22 P.O.T

U.S. HWY 395

HIGH SCHOOL STREET

"P" ALIGNMENT  
PER NDOT & DOC  
#645806

660+25



7/18/18

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

**EXHIBIT "B"**  
HWY 395 ADA AND LIGHTING  
A.P.N. 1320-33-301-005  
PORTION OF SEC. 33, T13N, R20E, MDM  
DOUGLAS COUNTY      GARDNERVILLE      NEVADA

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