

Assessor's Parcel Number: 1320-29-402-006

Date: JUNE 20, 2019

Recording Requested By:

Name: JEANE COX, COMMUNITY DEVELOPMENT

Address: _____

City/State/Zip: _____

Real Property Transfer Tax: \$ N/A



00092976201909307310070072

KAREN ELLISON, RECORDER

**GRANT OF PUBLIC UTILITY EASEMENT
#2019.086**

(Title of Document)

FILED

NO. 2019.D80

6-19-19
DATE

DOUGLAS COUNTY CLERK
MINDEN, NV

BY [Signature] DEPUTY

APN: 1320-29-402-006

Recording Requested by:
Bently Enterprises, LLC
1597 Esmeralda Avenue
Minden, NV 89423

Return Recorded Original to:
Bently Enterprises, LLC
1597 Esmeralda Avenue
Minden, NV 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 10th day of April, 2019, between BENTLY ENTERPRISES, LLC a limited liability company, by and through its Chief Financial Officer, Jeffrey Jarboe, ("Grantor"), and Douglas County, a political subdivision of the State of Nevada ("Grantee"). The Grantor hereby grants and conveys to the Grantee a permanent, non-exclusive public utility easement upon, over, under and through the real property located in the County of Douglas, State of Nevada, and also known as Douglas County Assessor's Parcel Number 1320-29-402-006, as more fully described in, and incorporated by reference as,

Exhibit and Description (the "Easement Area").

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 Grantor'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

Accepted for the County of Douglas,

By: *William B. Penzel*

William B. Penzel, Chair
Douglas County Board of County Commissioners

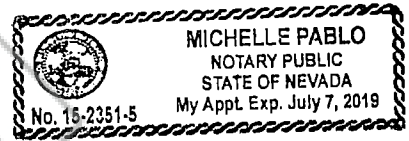
STATE OF NEVADA)

) SS:

COUNTY OF DOUGLAS)

On the 10th day of June, 2019, personally
appeared before me, a Notary Public, William B. Penzel, who acknowledged that he executed the
above instrument.

Michelle Pablo
NOTARY PUBLIC



**DESCRIPTION
PUBLIC UTILITY EASEMENT
(A Portion of A.P.N. 1320-29-402-006)**

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

A strip of land for Public Utility Easement purposes located within a portion of Section 29, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

BEGINNING at the south easterly corner of the that certain parcel as described in Grant, Bargain, and Sale Deed filed for record July 18, 2014 in the office of Recorder, Douglas County, Nevada as Document No. 846648;

Thence along the southerly line of said parcel along a non-tangent curve to the left, having a radius of 562.28 feet, central angle of $01^{\circ}25'29''$, arc length of 13.98, and chord bearing and distance of North $56^{\circ}54'34''$ West, 13.98 feet;

thence North $33^{\circ}48'10''$ East 33.79 feet;

thence North $56^{\circ}11'50''$ West 27.00 feet;

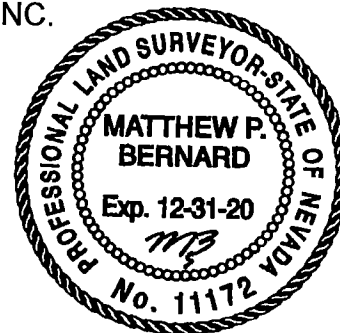
thence North $33^{\circ}48'10''$ East 21.00 feet to a point on the northerly line of said parcel;

thence along said parcel northerly line along a non-tangent curve to the right with a radius of 618.28 feet, central angle of $03^{\circ}48'01''$, distance of 41.01 feet, and chord bearing and distance of North $58^{\circ}05'50''$ West, 41.00 feet to the north easterly corner of said parcel;

thence along the easterly line of said parcel, South $33^{\circ}48'10''$ West 56.00 feet to the point of beginning, containing 1,354 square feet more or less.

The Basis of Bearing of this description is said parcels south easterly property line, which bears South $33^{\circ}48'10''$ West, per Record Map filed for record June 10, 2004 in the office of Recorder, Douglas County, Nevada as Document No. 615769.

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



4-9-19

Y:\Client Files\1640-008\CAD\Survey\Exhibits\1640-008P.U.E..dwg 4/9/2019 10:40:50 AM Dina Schnurbusch

SCALE: 1" = 10'

A.P.N. 1320-29-402-007
HELLWINKEL FAMILY, LLC

$\Delta=03^{\circ}48'01''$
 $R=618.28'$
 $L=41.01'$

PUBLIC UTILITY
EASEMENT
(1,354 SF)

S33°48'10"N 21.00'

S56°11'50"E 27.00'

A.P.N. 1320-29-402-006
BENTLY ENTERPRISES

N33°48'10"E 33.79'

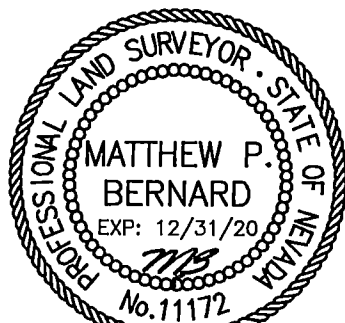
N33°48'10"E 56.00'

A.P.N. 1320-29-402-013
HELLWINKEL FAMILY, LLC

U.S. HIGHWAY
395

$\Delta=01^{\circ}25'29''$
 $R=562.28'$
 $L=13.98'$

POINT OF
BEGINNING



4-9-19

R|O|Anderson
WWW.ROANDERSON.COM

MINDEN 1603 Esmeralda Ave RENO
P.O. Box 2229 140 W. Huffaker Lane
Minden, NV 89423 Suite 507
p 775.782.2322 Reno, NV 89511
f 775.782.7084 p 775.782.2322
f 775.782.7084

EXHIBIT
PUBLIC UTILITY EASEMENT
DOUGLAS COUNTY, NV

COPY

Douglas County

State of Nevada

CERTIFIED COPY

I certify that the document to which this certificate is attached is a full and correct copy of the original record on file in the Clerk-Treasurer's Office on this

20th day of January, 2019

By [Signature] Deputy