



KAREN ELLISON, RECORDER

APN: 1419-03-002-068 & 1419-03-002-069

Recording Requested by and  
Return Recorded Original to:  
Douglas County, Nevada  
Community Development Department  
Post Office Box 218  
Minden, Nevada 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)

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**GRANT OF PUBLIC UTILITY EASEMENT**

THIS INDENTURE is made this 31<sup>st</sup> day of May, 2019, between FAIRWAY ONE, LLC (“GRANTOR”), and DOUGLAS COUNTY, a political subdivision of the State of Nevada (“GRANTEE”). The GRANTOR for good and valuable consideration, the receipt of which is acknowledged does hereby grants and conveys a perpetual and permanent, ten-foot (10’) public utility easement, which is an interest in land, unto GRANTEE across, upon, over, through and under a strip of land more particularly described in the legal description attached as Exhibit “A” and depicted on Exhibit “B” both of which are incorporated herein, for ingress, egress, construction, maintenance, operation, repair or replacement of public utilities, including but not limited to water facilities, as defined by Douglas County Code.

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 will be in all respects consistent with, the GRANTEE’S rights herein and all state, federal, and local regulations.

GRANTOR hereby represents that this Grant of Public Utility Easement has been duly executed and constitutes a valid, binding and enforceable obligation.

**GRANTOR**

By: Fairway One LLC

By: [Signature]  
James S. Taylor

**STATE OF NEVADA**

)  
) ss.

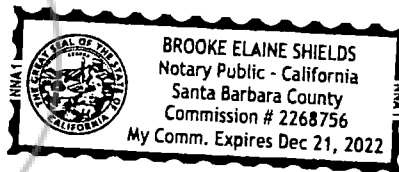
**COUNTY OF DOUGLAS**

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On the 31 day of May, <sup>2019</sup>~~2016~~, before me, Brooke Elaine Shields a Notary Public, personally appeared James S. Taylor, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she executed the same in his/her authorized capacity(s), and that by his/her signature on this instrument, the person(s), or the entity(ies) upon behalf of which the person(s) acted, executed this instrument.

WITNESS my hand and official seal.

By: Brooke Elaine Shields  
Notary Public



**EXHIBIT "A"**

**DESCRIPTION OF PUBLIC UTILITY EASEMENT TO BE GRANTED**

**LOT 290 & LOT 291, CLEAR CREEK TAHOE – UNIT 2**

A portion of Lots 290 and 291 as shown on Clear Creek Tahoe – Unit 2 recorded September 26, 2017 as File No. 2017-904626, (TM 904626) Official Records of Douglas County, Nevada, situate within the Southeast one-quarter of the Southwest one-quarter (SE 1/4 SW1/4) of Section 3, Township 14 North, Range 19 East, Mount Diablo Base and Meridian:

**AREA A**

**BEING** a 10-foot wide strip of land, 5-feet on each side of the following described centerline:

**BEGINNING** at the Southwest corner of said Lot 290, coincident with the Southeast corner of said Lot 291,

**THENCE** North 27°04'03" East, 197.49 feet to the **POINT OF TERMINUS;**

Containing 1,915 square feet of land, more or less.

The side lines at the beginning of said easement are to be lengthened or shortened so as to meet at the South property line and westerly property line of said Lot 290 and terminate at the northerly line of said Lot 290.

**AREA B**

**BEGINNING** at the Southwest corner of said Lot 290, coincident with the Southeast corner of said Lot 291,

**THENCE** along the South line of said Lot 291, North 86°37'44" West, 5.46 feet;

**THENCE** departing said South line, North 27°04'03" East, 24.01 feet to the easterly line of said Lot 291, coincident with the westerly line of said Lot 290;

**THENCE** along said common line, South 14°09'35" West, 22.38 feet to the **POINT OF BEGINNING;**

Containing 60 square feet of land, more or less.

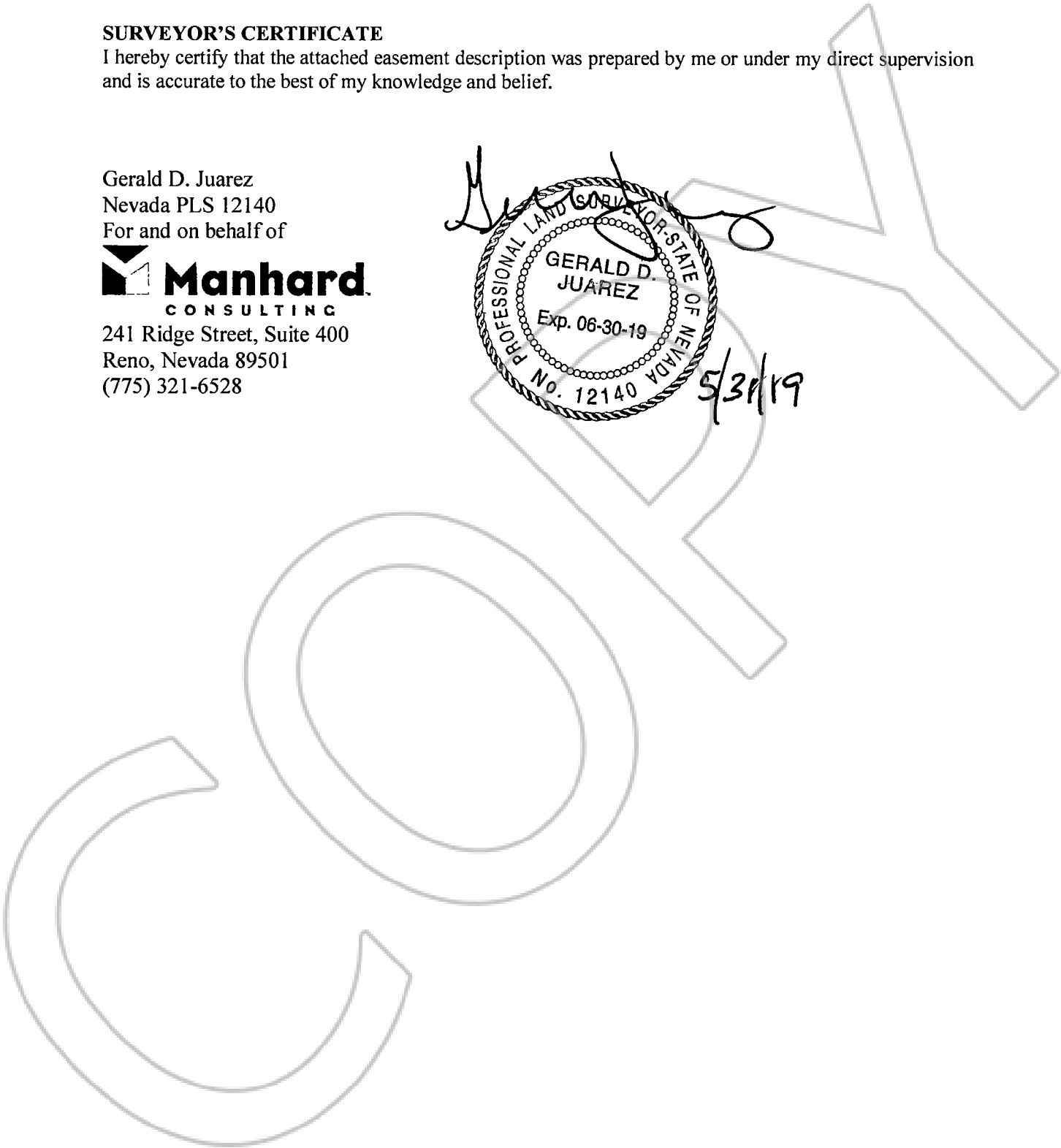
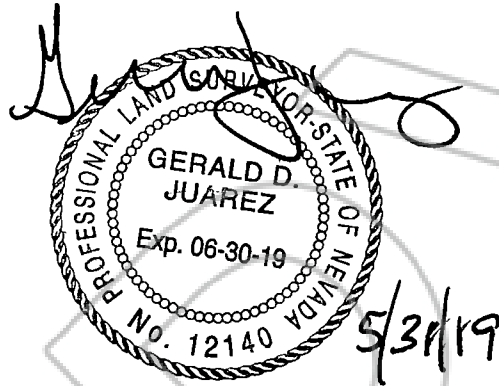
**BASIS OF BEARINGS:** North 89°12'38" East between the West Quarter corner and the East Quarter Corner of section 10, Township 14 North, Range 19 East, Mount Diablo Meridian, as shown on record of survey map doc. 494257.

**SURVEYOR'S CERTIFICATE**

I hereby certify that the attached easement description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

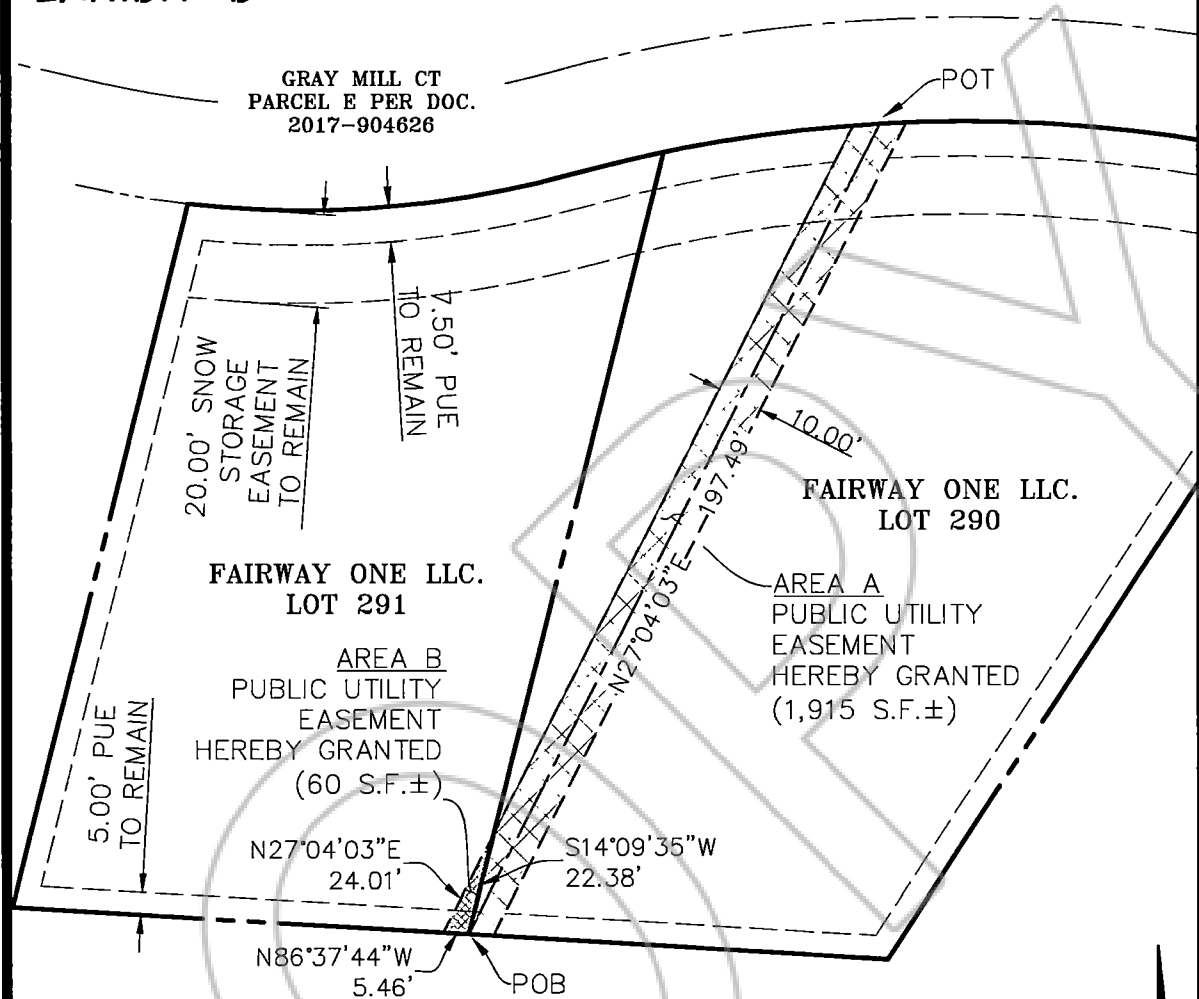
Gerald D. Juarez  
Nevada PLS 12140  
For and on behalf of

 **Manhard.**  
CONSULTING  
241 Ridge Street, Suite 400  
Reno, Nevada 89501  
(775) 321-6528



# EXHIBIT "B"

GRAY MILL CT  
PARCEL E PER DOC.  
2017-904626



**BASIS OF BEARINGS**

NORTH 89°12'38" EAST BETWEEN THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN AS SHOWN ON RECORD OF SURVEY MAP DOC. 494257. COORDINATES SHOW ARE BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.0002 ALL DISTANCES SHOWN HEREIN ARE GROUND VALUES.

**LEGEND**

- = EX. PROPERTY LINE
- - - = EX. EASEMENT AREA
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.O.T. = POINT OF TERMINUS
- P.U.E. = PUBLIC UTILITY EASEMENT

LOT 290 & LOT 291

DOUGLAS CO., NV

PUBLIC UTILITY EASEMENT

PROJ. MGR.: GDJ  
DRAWN BY: HHF  
DATE: 02/8/19  
SCALE: 1" = 40'

Manhard CONSULTING LTD  
241 Ridge Street, Suite 400, Reno, NV 89501 ph: 775-746-3600 fx: 775-746-3680 manhard.com  
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners

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SHEET  
1 OF 1  
FWODCNV 01