

RECORDED AT THE REQUEST OF:  
Heybourne Meadows II, LLC  
4464 Ridge Crest Circle  
Bountiful, UT 84010



KAREN ELLISON, RECORDER

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030

**PUBLIC ACCESS AND UTILITY EASEMENT**

THIS INDENTURE MADE THIS 19<sup>th</sup> day of July, 2018 between HEYBOURNE MEADOWS II, LLC, a Utah Limited Liability Company (hereafter simply HEYBOURNE MEADOWS), and ALTON A. AND SUSAN L. ANKER (hereafter simply ANKER), together hereinafter called GRANTORS, and Douglas County, a political subdivision of the State of Nevada, hereinafter called GRANTEE.

**WHEREAS:**

- A. HEYBOURNE MEADOWS is the owner of certain real property within Douglas County, Nevada, generally described as Assessor's Parcel Number (APN) 1320-29-000-008;
- B. ANKER is the owner of certain real property within Douglas County, Nevada, generally described as APN 1320-29-000-014;
- C. For their mutual benefit, HEYBOURNE MEADOWS and ANKER desire to cooperate to establish a public access and utility easement for the planned alignment of that portion of Heybourne Road, a planned collector road, through their respective properties.

**WITNESSETH:**

That GRANTORS, do by these presents, grant unto the GRANTEE and to its assigns forever, a perpetual public access and utility easement for the location, construction, maintenance, repair, and replacement of a public road and public utilities including but not limited to water, sewer, natural gas, electricity, telephone, and television cable, and necessary incidents thereto, upon, over, across, and through the real properties situated within portions of Sections 29 & 32, Township 13 North, Range 20 East, Mount Diablo Baseline, County of Douglas, State of Nevada, and more particularly depicted in Exhibit 'A', and described on Exhibits 'B' and 'C' attached hereto and incorporated by reference.

Together with all and singular tenements, hereditaments, and appurtenances thereunto belonging or in any way appertaining.

IN WITNESS WHEREOF said GRANTORS have hereunto signed on the day and year above written.

GRANTOR:

**HEYBOURNE MEADOWS II, LLC,**

a Utah limited liability company

By: *Robert O. Anderson*  
Name: Robert O. Anderson

Title: Attorney-in-Fact

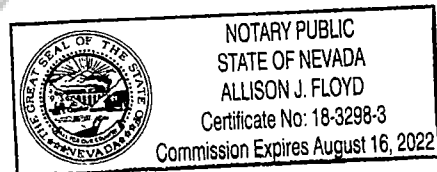
STATE OF Nevada

ss.

COUNTY OF Douglas

On this 23 day of Dec., 2019, personally appeared before me, a notary public, Robert O. Anderson, Attorney-in-Fact for Heybourne Meadows II, LLC, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that he/she executed the foregoing Public Access and Utility Easement Deed.

*Allison J. Floyd*  
Notary Public



GRANTOR:

**ALTON A. AND SUSAN L. ANKER**

By: *Alton A. Anker*

Alton A. Anker

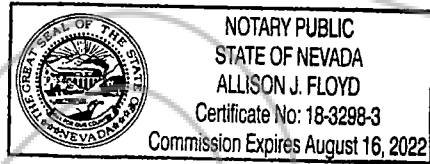
STATE OF NEVADA )

ss.

COUNTY OF DOUGLAS )

On this 24 day of December, 2019, personally appeared before me, a notary public, Alton A. Anker, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that he executed the foregoing Public Access and Utility Easement Deed.

Notary Public



By: Susan L Anker

Susan L. Anker

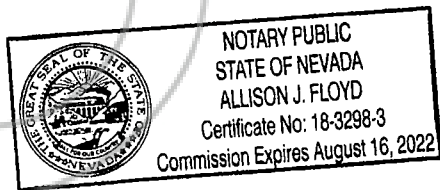
STATE OF NEVADA )

ss.

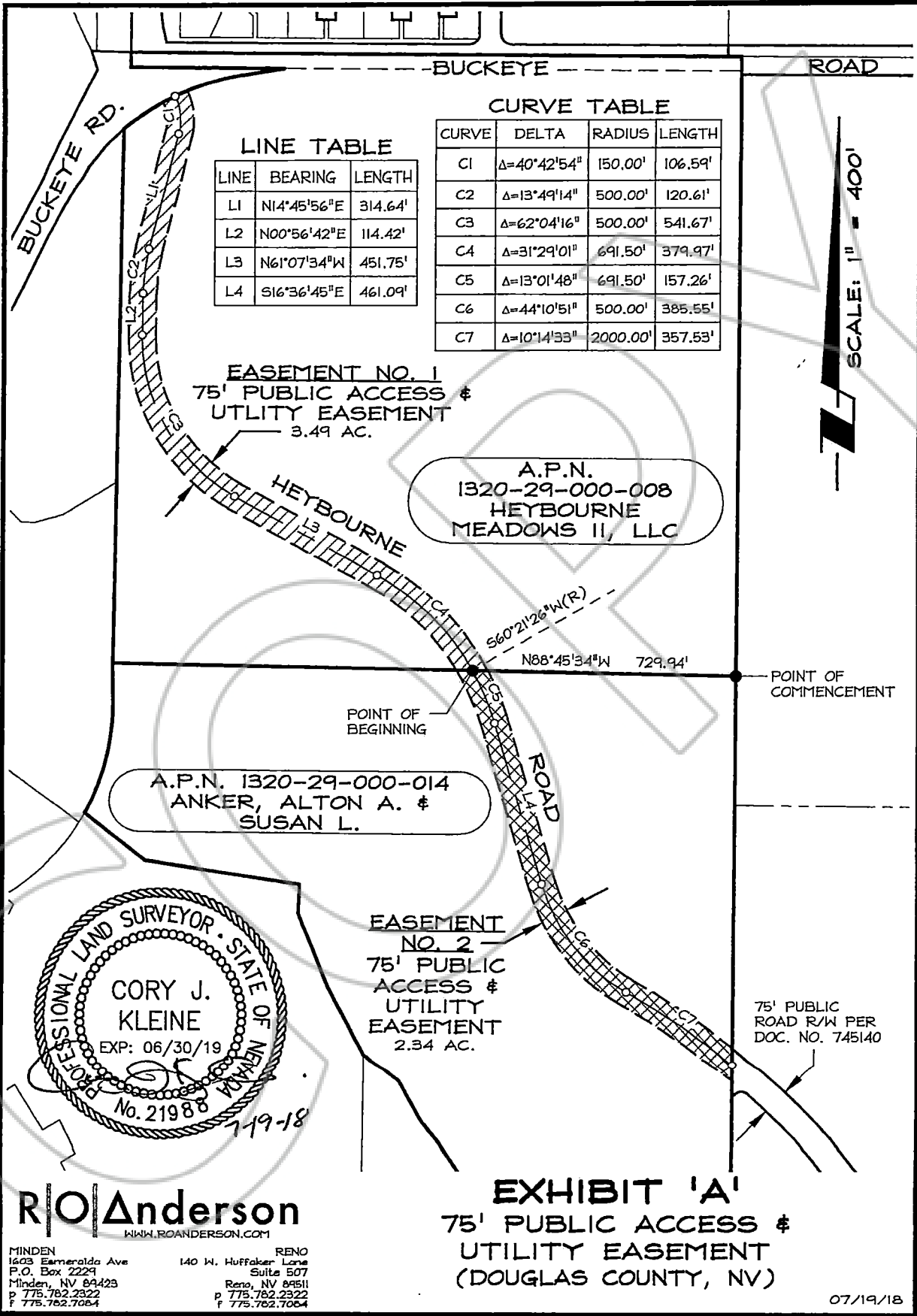
COUNTY OF DOUGLAS )

On this 24 day of Dec., 2019, personally appeared before me, a notary public, Susan L. Anker, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that she executed the foregoing Public Access and Utility Easement Deed.

Notary Public



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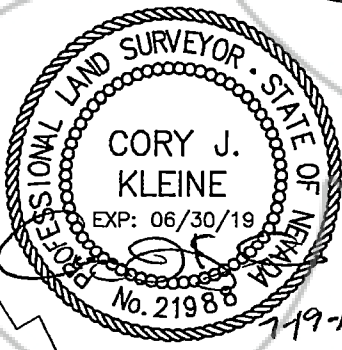


**LINE TABLE**

LINE	BEARING	LENGTH
L1	N14°45'56"E	314.64'
L2	N00°56'42"E	114.42'
L3	N61°07'34"W	451.75'
L4	S16°36'45"E	461.09'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C1	Δ=40°42'54"	150.00'	106.59'
C2	Δ=13°49'14"	500.00'	120.61'
C3	Δ=62°04'16"	500.00'	541.67'
C4	Δ=31°29'01"	691.50'	379.97'
C5	Δ=13°01'48"	691.50'	157.26'
C6	Δ=44°10'51"	500.00'	385.55'
C7	Δ=10°14'33"	2000.00'	357.53'



**R/O Anderson**  
 WWW.ROANDERSON.COM

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 RENO 140 W. Huffaker Lane Suite 507 Reno, NV 89511 P 775.782.2322 F 775.782.7064

**EXHIBIT 'A'**  
 75' PUBLIC ACCESS & UTILITY EASEMENT (DOUGLAS COUNTY, NV)

SCALE: 1" = 400'

07/19/18

**EXHIBIT "B"**

**EASEMENT NO. 1  
75' PUBLIC ACCESS & UTILITY EASEMENT  
(OVER A.P.N. 1320-29-000-008)  
HEYBOURNE MEADOWS II, LLC**

A seventy-five foot (75') wide strip of land for public access & utility easement purposes, located within a portion of Section 32, Township 13 North, Range 20 East, Mount Diablo Meridian, lying 37.5' on both sides of the following described centerline:

COMMENCING at the northeast corner of Adjusted A.P.N. 1320-29-000-007 as shown on the Record of Survey to Support a Boundary Line Adjustment for Alton A. & Susan L. Anker and Park Cattle Co. filed for record June 28, 2006 in the office of Recorder, County of Douglas, State of Nevada as Document No. 678199;

thence along the north line of said Adjusted A.P.N. 1320-29-000-007, North 88°45'34" West, 729.94 feet to the POINT OF BEGINNING of this centerline description;

thence along the arc of curve to the left, non-tangent to the preceding course, whose radius point bears South 60°21'26" West, having a radius of 691.50 feet, central angle of 31°29'01" and arc length of 379.97 feet;

thence North 61°07'34" West, 451.75 feet;

thence along the arc of a curve to the right, having a radius of 500.00 feet, central angle of 62°04'16" and arc length of 541.67 feet;

thence North 00°56'42" East, 114.42 feet;

thence along the arc of a curve to the right, having a radius of 500.00 feet, central angle of 13°49'14" and arc length of 120.61 feet;

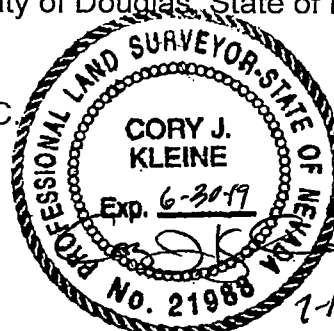
thence North 14°45'56" East, 314.64 feet;

thence along the arc of a curve to the left, having a radius of 150.00 feet, central angle of 40°42'54" and arc length of 106.59 feet to a point on the south line of Buckeye Road, the point of TERMINUS of this description, containing 3.49 acres, more or less.

The sidelines of the above strip of land shall be extended and trimmed at said north line of Adjusted A.P.N. 1320-29-000-007 and south line of Buckeye Road.

The basis of bearing for this description is identical to the Record of Survey to Support a Boundary Line Adjustment for Alton A. & Susan L. Anker and Park Cattle Co. filed for record June 28, 2006 in the office of Recorder, County of Douglas, State of Nevada as Document No. 678199.

Prepared By: R.O. ANDERSON ENGINEERING, INC.  
Cory J. Kleine, P.L.S. 21988  
P.O. Box 2229  
Minden, Nevada 89423



**EXHIBIT "C"**

**EASEMENT NO. 2  
75' PUBLIC ACCESS & UTILITY EASEMENT  
(OVER A.P.N. 1320-29-000-014)  
ANKER, ALTON A. & SUSAN L.**

A seventy-five foot (75') wide strip of land for public access & utility easement purposes, located within portions of Sections 29 & 32, Township 13 North, Range 20 East, Mount Diablo Meridian, lying 37.5' on both sides of the following described centerline:

COMMENCING at the northeast corner of Adjusted A.P.N. 1320-29-000-007 as shown on the Record of Survey to Support a Boundary Line Adjustment for Alton A. & Susan L. Anker and Park Cattle Co. filed for record June 28, 2006 in the office of Recorder, County of Douglas, State of Nevada as Document No. 678199;

thence along the north line of said Adjusted A.P.N. 1320-29-000-007, North 88°45'34" West, 729.94 feet to the POINT OF BEGINNING of this centerline description;

thence along the arc of curve to the right, non-tangent to the preceding course, whose radius point bears South 60°21'26" West, having a radius of 691.50 feet, central angle of 13°01'48" and arc length of 157.26 feet;

thence South 16°36'45" East, 461.09 feet;

thence along the arc of a curve to the left, having a radius of 500.00 feet, central angle of 44°10'51" and arc length of 385.55 feet;

thence along the arc of a reverse curve to the right, having a radius of 2000.00 feet, central angle of 10°14'33" and arc length of 357.53 feet to a point on the east line of said Adjusted A.P.N. 1320-29-000-007, said point also being the existing westerly terminus of the centerline of Heybourne Road, the point of TERMINUS of this description, containing 2.34 acres, more or less.

The sidelines of the above strip of land shall be extended and trimmed at said north line of Adjusted A.P.N. 1320-29-000-007 and westerly terminus of the centerline of Heybourne Road.

The basis of bearing for this description is identical to the Record of Survey to Support a Boundary Line Adjustment for Alton A. & Susan L. Anker and Park Cattle Co. filed for record June 28, 2006 in the office of Recorder, County of Douglas, State of Nevada as Document No. 678199.

Prepared By: R.O. ANDERSON ENGINEERING, INC.  
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