

DOUGLAS COUNTY, NV      **2020-945214**  
Rec:\$40.00  
\$40.00      Pgs=5      **04/27/2020 01:10 PM**  
FIRST AMERICAN TITLE INSURANCE COMPANY -  
KAREN ELLISON, RECORDER

When Recorded, Mail To:  
Douglas County  
P.O. Box 218  
Minden, NV 89423

With a Copy To:  
Maverik, Inc.  
Attn.: Real Estate Department  
185 S. State Street, Suite 800  
Salt Lake City, Utah 84111

Tax Parcel No: 1320-30-701-029

*Accomodation recording only*

(space above for recorders use only)

**DECLARATION OF  
PUBLIC ACCESS EASEMENT**

THIS DECLARATION OF PUBLIC ACCESS EASEMENT (this "**Declaration**") is made and entered into as of the date of the recordation of this Declaration in the official records of Douglas County, Nevada (the "**Effective Date**"), by MAVERIK, INC., a Utah corporation ("**Maverik**"), with reference to the following facts:

**RECITALS**

A. Maverik is the owner of that certain real property (the "**Maverik Property**") situated in the County of Douglas, State of Nevada. The Maverik Property is more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

B. In connection with its general development and approvals for the Maverik Property, Maverik now desires to create certain easements over the Easement Area (defined below), all as more particularly set forth herein.

**TERMS AND CONDITIONS**

NOW, THEREFORE, Maverik hereby declares as follows:

1. Declaration of Public Access Easement. Maverik hereby declares that the Maverik Property shall be held, sold, conveyed, transferred, constructed, operated, maintained, leased, and occupied subject to or as applicable, together with, a perpetual, non-exclusive public access easement (the "**Easement**"), for the benefit of the general public, on, over, and across those portions of the Maverik Property more particularly described on Exhibit B, and depicted on those certain Illustrations for Exhibit B, all attached hereto and incorporated herein by this reference (the "**Easement Area**"). The Easement shall be strictly limited to those members of the general public traveling over the Easement Area by foot, by horse, or by non-motorized vehicle. Additionally, any animal brought upon the Easement Area pursuant to this Declaration shall at all time be kept on a leash or other restraint being held by a person capable of controlling the animal, and who then has in his possession a proper or adequate utensil or other means of cleaning up immediately all feces of such animal, and it shall be the absolute duty and responsibility of such person to clean



## EXHIBIT A

### [Legal Description of the Maverik Property]

#### Parcel 1:

All that certain real property situate within a portion of Section 30, Township 13 North, Range 20 East, M.D.M, Douglas County, Nevada, being more particularly described as follows:

Beginning at the Southwest Corner of Parcel E as shown on that Record of Survey to support a Boundary Line Adjustment for Maverik, Inc., recorded as Document No. 812496 in the Official Record of Douglas County, Nevada, also being a point on the east right of way line of State Route 88; thence from the Point of Beginning, along said right of way line, North  $00^{\circ}22'11''$  East, 284.03 Feet; thence leaving said right of way line, South  $89^{\circ}37'49''$  East, 221.32 Feet; thence South  $00^{\circ}22'11''$  West, 183.26 Feet; thence North  $89^{\circ}37'49''$  West, 5.37 Feet; thence South  $00^{\circ}42'27''$  West, 26.19 Feet to the beginning of a 2.50 foot radius curve to the right; thence 5.01 Feet, Southwesterly along said curve through a central angle of  $114^{\circ}55'42''$ ; thence North  $64^{\circ}21'51''$  West, 17.85 Feet; thence South  $25^{\circ}51'27''$  West, 61.06 Feet; thence South  $44^{\circ}37'08''$  West, 77.07 Feet; thence South  $26^{\circ}05'16''$  West, 22.98 Feet; thence North  $63^{\circ}54'44''$  West, 117.72 Feet to the Point of Beginning.

Said land is further shown and delineated as Adjusted Parcel E on Record of Survey Map recorded August 27, 2013 as Document No. 829576.

Note: The above metes and bounds description appeared previously in that 829575, of Official Records Douglas County, Nevada.

**EXHIBIT B**

[Legal Description of the Easement Area]

**SIDEWALK EASEMENT  
MINDEN, NEVADA**

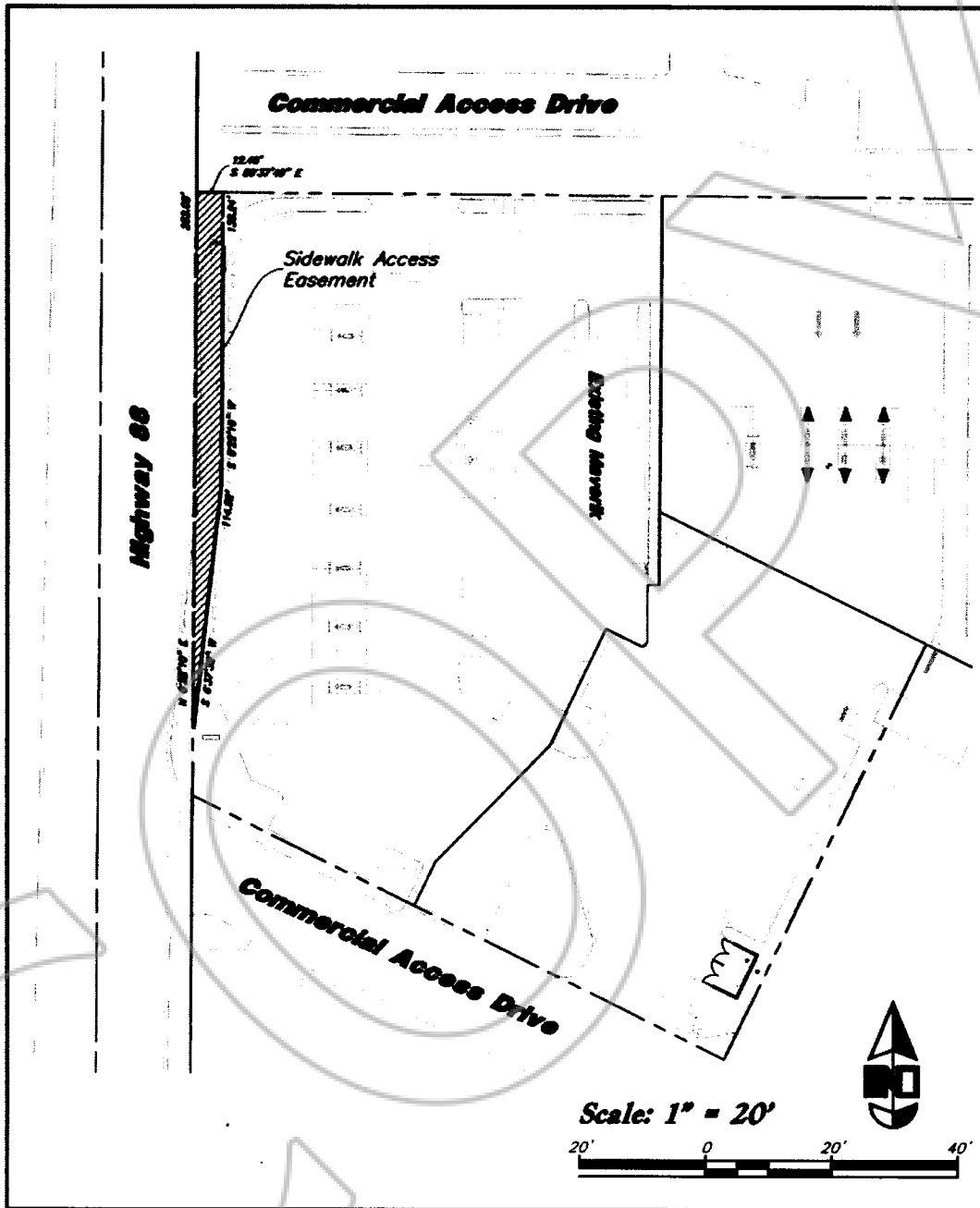
A sidewalk easement being a part of Adjusted Parcel E shown on a Record of Survey in Support of a Boundary Line Adjustment for Maverik, Inc, recorded as Document No. 829576 in Book 0813 at Page 7033 of Official Records of Douglas County, Nevada, located in Section 30, Township 13 North, Range 20 East, Mount Diablo Base and Meridian, being more particularly described as follows:

Beginning at the Northwest Corner of said Adjusted Parcel E on the East line of Highway 88; and running thence South  $89^{\circ}37'49''$  East 12.48 feet along the North line of said Parcel; thence South  $0^{\circ}22'10''$  West 138.24 feet; thence South  $6^{\circ}37'32''$  West 114.52 feet to a point on said East line of Highway 88; thence North  $0^{\circ}22'10''$  East 252.08 feet along said East line and the West line of said Parcel to the point of beginning.

Containing 2,435 square feet.

**ILLUSTRATION FOR EXHIBIT B**

[Depiction of the Easement Area]



**ANA**  
 ANDERSON WAHLEN & ASSOCIATES  
 2010 North Railroad Street, Salt Lake City, Utah 84116  
 801 521-8829 - [www.anaengineering.com](http://www.anaengineering.com)

**Sidewalk Access Easement**  
**Maverik, Inc. Store #460**  
 1651 NV-88  
 Minden, Nevada

Sheet No.  
**Exhibit B**

Designed By: JC  
 Drafted By: NE  
 Client Name:  
 Maverik, Inc.  
 19-107m-b  
 1 Apr, 2020