

APN: 1219-14-001-009

Recording Requested by:
Ron & Ginger Mitchell
P.O. Box 5607
Stateline, NV 89449

Return Recorded Original to:
Ron & Ginger Mitchell
P.O. Box 5607
Stateline, NV 89449

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 11th day of May, 2020, between Ron & Ginger Mitchell, ("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 1219-14-001-009, 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

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

Ron & Ginger Mitchell

By: *Ron Mitchell*

By: *Ginger Mitchell*

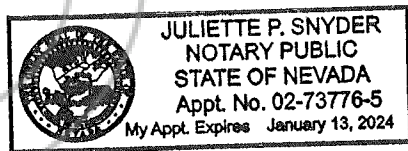
STATE OF Nevada)

COUNTY OF Douglas) ss.

The foregoing Grant of Public Utility Easement was acknowledged before me on this 11th day of May, 2020, by Ron & Ginger Mitchell who acknowledged to me that they executed the above instrument.

WITNESS my hand and official seal.

By: *Juliette P. Snyder*
Notary Public



**DESCRIPTION
25' PUBLIC UTILITY EASEMENT
(OVER A.P.N. 1219-14-001-009)**

A twenty-five foot (25') wide strip of land for public utility easement purposes located within a portion of Section 14, Township 12 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada, said strip of land being portion of Parcel C as shown on that certain Record of Survey for Run Around Ranch filed for record March 7, 1973 in the office of the Recorder, Douglas County, Nevada, as Document No. 64581, said strip of land being described as follows:

Beginning at the northwest corner of said Parcel C, thence along the northerly line of said Parcel C, North 78°29'46" East, 25.00 feet;
thence parallel and twenty-five feet (25') easterly of the westerly line of said Parcel C the following two (2) courses:

thence South 11°30'00" East, 115.04 feet;
thence South 05°08'27" East, 16.51 feet;

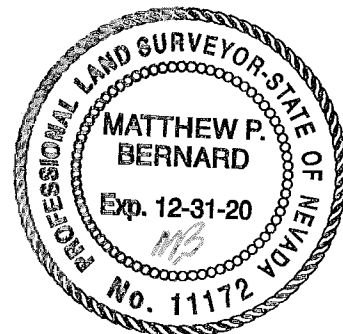
thence South 57°10'52" West, 28.23 feet to a point on the westerly line of said Parcel C;

thence along the westerly line of said Parcel C the following two (2) courses:

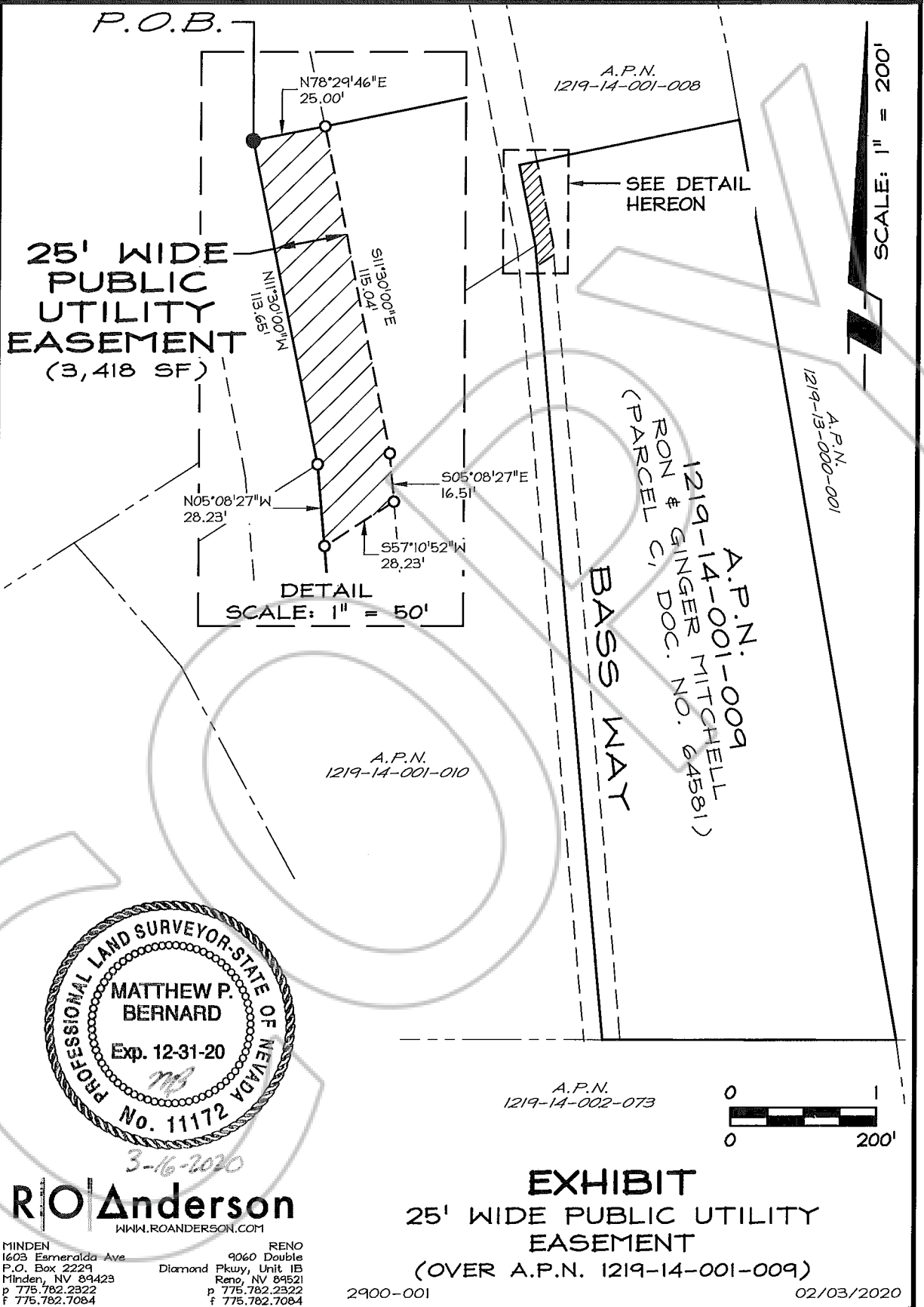
thence North 05°08'27" West, 28.23 feet;
thence North 11°30'00" West, 113.65 feet to the Point of Beginning,
containing 3,418 square feet, more or less.

The basis of bearing for this description is identical to that Amended Record of Survey for Donald S. and Kristina Forrester filed for record October 14, 2005 in the office of the Recorder, Douglas County, Nevada, as Document No. 657826.

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



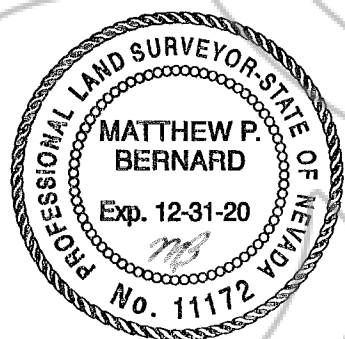
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25' WIDE PUBLIC UTILITY EASEMENT
(3,418 SF)

DETAIL
SCALE: 1" = 50'

SCALE: 1" = 200'



3-16-2020

RO Anderson
WWW.ROANDERSON.COM

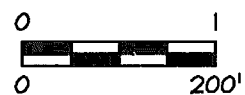
MINDEN 1603 Esmeralda Ave
P.O. Box 2229
Minden, NV 89423
p 775.782.2322
f 775.782.7084

RENO 9060 Double Diamond Pkwy, Unit 1B
Reno, NV 89521
p 775.782.2322
f 775.782.7084

2900-001

EXHIBIT
25' WIDE PUBLIC UTILITY EASEMENT
(OVER A.P.N. 1219-14-001-009)

02/03/2020



A.P.N. 1219-14-002-073

BASS WAY

(PARCEL C)
A.P.N. 1219-14-001-009
RON & GINGER MITCHELL
DOC. NO. 84581

A.P.N. 1219-14-001-008

A.P.N. 1219-13-000-001

P.O.B.

SEE DETAIL HEREON