

APN: 1219-14-001-008

Recording Requested by:  
Sheridan Creek Equestrian Center, LLC  
551 Centerville Lane  
Gardnerville, NV 89460

Return Recorded Original to:  
Sheridan Creek Equestrian Center, LLC  
551 Centerville Lane  
Gardnerville, NV 89460

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 8 day of May, 2020, between Sheridan Creek Equestrian Center, ("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 1219-14-001-008, 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



**DESCRIPTION  
25' PUBLIC UTILITY EASEMENT  
(OVER A.P.N. 1219-14-001-008)**

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 Adjusted Parcel H as shown on that certain 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, said strip of land being described as follows:

Beginning at the northwest corner of said Adjusted Parcel H, said point also being on the southerly right-of-way line of Centerville Lane, thence along said right-of-way line also being the northerly line of said Adjusted Parcel H, South 89°52'00" East, 25.52 feet;

thence leaving said right-of-way line, South 11°30'00" East, 1429.66 feet to the northerly line 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;

thence along said northerly line of Parcel C, South 78°29'46" West, 25.00 feet to the northwest corner of said Parcel C;

thence North 11°30'00" West, 1434.81 feet to the Point of Beginning, containing 35,806 square feet, more or less.

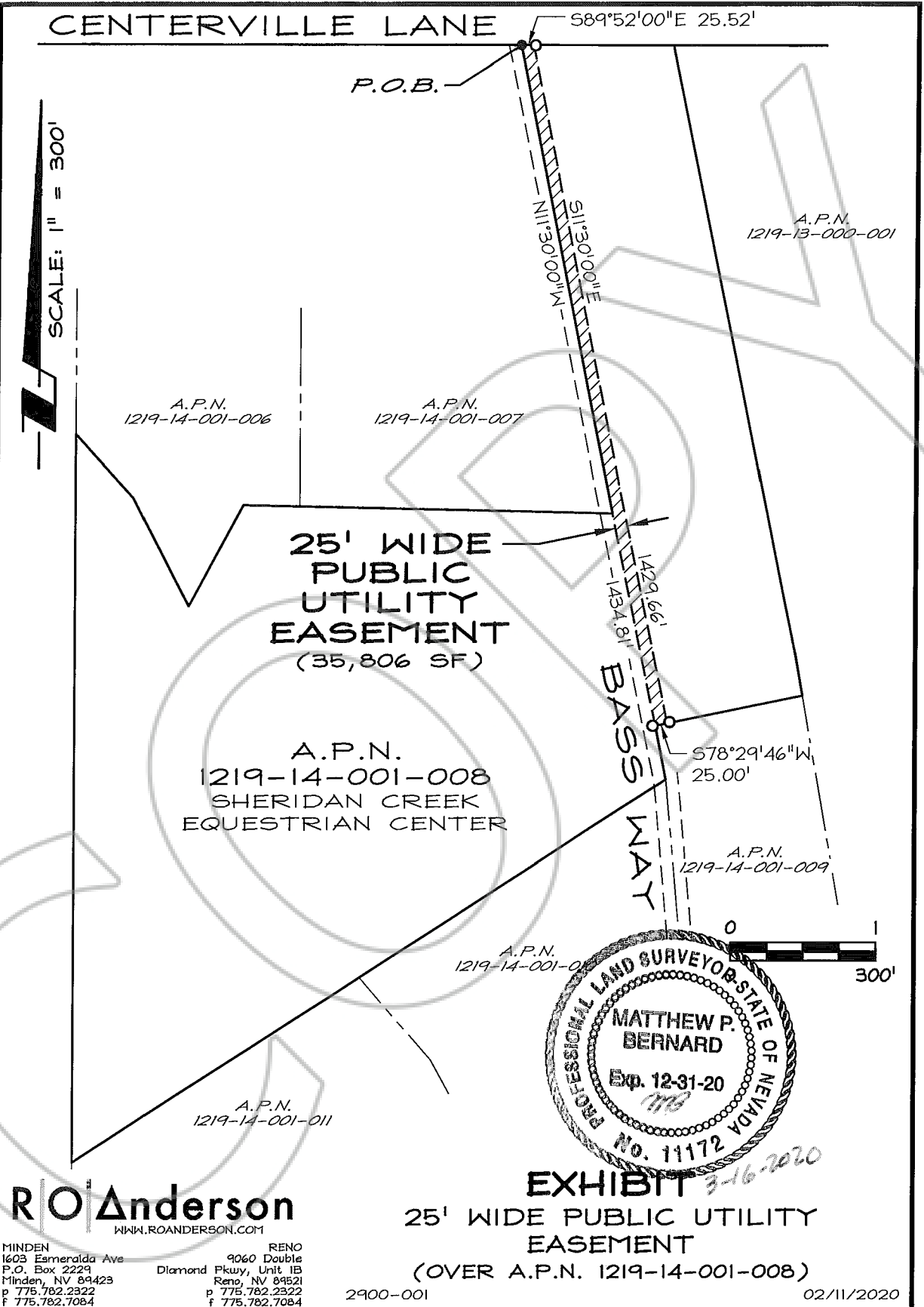
The basis of bearing for this description is identical to that Amended Record of Survey for Donald S. and Kristina Forrester filed for record October 14, 2005 in the office of the Recorder, Douglas County, Nevada, as Document No. 657826.

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



3-16-2020

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SCALE: 1" = 300'

A.P.N. 1219-14-001-006

A.P.N. 1219-14-001-007

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

25' WIDE PUBLIC UTILITY EASEMENT (35,806 SF)

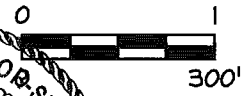
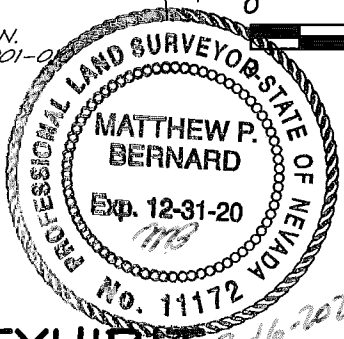
A.P.N. 1219-14-001-008 SHERIDAN CREEK EQUESTRIAN CENTER

578°29'46" W 25.00'

A.P.N. 1219-14-001-009

A.P.N. 1219-14-001-011

A.P.N. 1219-14-001-010



**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
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**EXHIBIT**  
25' WIDE PUBLIC UTILITY EASEMENT  
(OVER A.P.N. 1219-14-001-008)

2900-001

02/11/2020