

APN: 1419-03-002-072



KAREN ELLISON, RECORDER

Recording Requested by and  
Return Recorded Original to:  
Douglas County  
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 6<sup>th</sup> day of March, 2020, 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, public utility easement, which is an interest in land, unto GRANTEE across, upon, over, though 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: \_\_\_\_\_

James S. Taylor

**STATE OF NEVADA**

)

) ss.

**COUNTY OF DOUGLAS**

)

On the \_\_\_\_ day of \_\_\_\_\_, 2020, before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_, 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: \_\_\_\_\_

Notary Public

*See Attachment*

**CALIFORNIA ACKNOWLEDGMENT**

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Santa Barbara

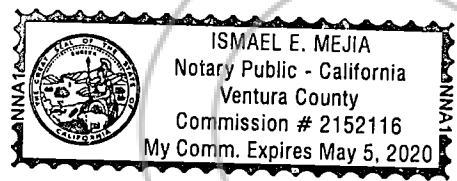
On March 6, 2020 before me, Ismael E. Mejia Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared James S Taylor  
Name(s) of Signer(s)

who 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/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature [Signature]  
Signature of Notary Public

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Grant of Public Utility Easement

Document Date: March 6, 2020 Number of Pages: Four

Signer(s) Other Than Named Above: NO OTHER SIGNER

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: JAMES S TAYLOR

- Corporate Officer – Title(s): \_\_\_\_\_
- Partner –  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator

Other: FAIRWAY ONE LLC OWNER  
Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Corporate Officer – Title(s): \_\_\_\_\_
- Partner –  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator

Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_

**EXHIBIT "A"**

**DESCRIPTION OF EASEMENT TO BE GRANTED**

**LOT 287, CLEAR CREEK TAHOE – UNIT 2**

A portion of Lot 287 as shown on Clear Creek Tahoe – Unit 2 File No. 2017-904626 (FM 904626), recorded September 26, 2017, Official Records of Douglas County, Nevada, situate within the Southwest one-quarter of the Southeast one-quarter (SW1/4 SE1/4) of Section 3, Township 14 North, Range 19 East, Mount Diablo Base and Meridian, being the west 5 feet of the following described line:

**BEGINNING** at the Northeast corner of said Lot 287, coincident with the Northwest corner of Parcel A as shown on said FM 904626.

**THENCE** along the common line of said Parcel A and Lot 287, South 14°09'35" West, 29.68 feet;

**THENCE** departing said common line, North 04°27'42" East, 33.93 feet to the beginning of a non-tangent curve to the right, a radial line to said beginning bears North 39°38'19" East;

**THENCE** southeasterly, 6.86 feet along the arc, having a radius of 25.00 feet through a central angle of 15°43'54" to the **POINT OF BEGINNING**.

Containing 86 square feet, more or less.

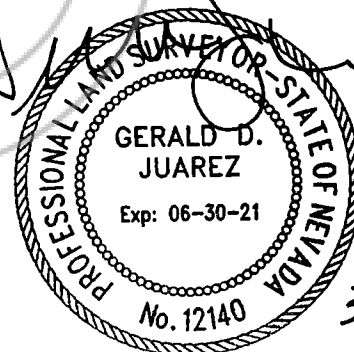
**BASIS OF BEARINGS:** North 89°12'38" East between the West Quarter corner and the East Quarter Corner of section 10, Township 14 North, Range 19 East, Mount Diablo Meridian, as shown on record of survey map doc. 494257.

**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.

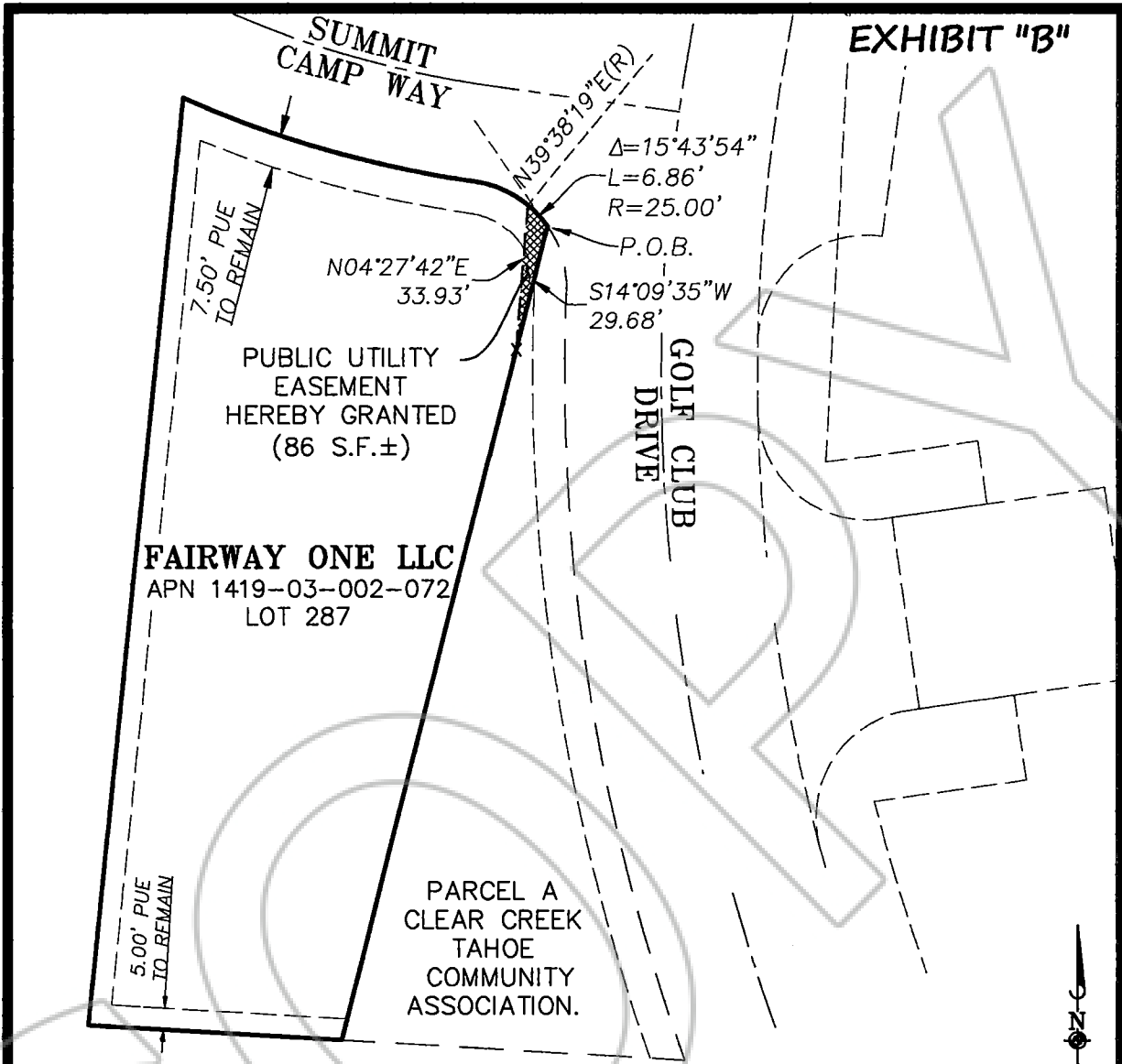
Gerald D. Juarez  
Nevada PLS 12140  
For and on behalf of

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



3/27/2020

**EXHIBIT "B"**



**PUBLIC UTILITY EASEMENT  
HEREBY GRANTED  
(86 S.F.±)**

**FAIRWAY ONE LLC**  
APN 1419-03-002-072  
LOT 287

**PARCEL A  
CLEAR CREEK  
TAHOE  
COMMUNITY  
ASSOCIATION.**

**LEGEND**

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

**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.

**LOT 287      DOUGLAS CO., NV      PUBLIC UTILITY EASEMENT**

PROJ. MGR.: **GDJ**  
DRAWN BY: **HHF**  
DATE: **1/6/2020**  
SCALE: **1"=40'**

**Manhard CONSULTING LTD**

241 Ridge Street, Suite 405, Reno, NV 89501    PH: 775-748-8800    FAX: 775-748-8820    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**  
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